

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
JULY 17, 2023

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:00 p.m. on July 17, 2023.

Call to Order. Mayor Ham called the meeting to order at 5:00 p.m.

Roll Call.

- Present: Mayor David Ham, Presiding
Mayor Pro Tem Brandi Matthews
Councilman Bill Broadaway
Councilman Charles Gaylor, IV
- Absent: Councilwoman Hiawatha Jones
Councilman Greg Batts
- Also Present: Tim Salmon, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk
Matt Livingston, Assistant City Manager

Adoption of the Agenda. Mayor Ham requested Consent Agenda Item M, FY2023-2024 Annual Action Plan Recommendations be moved to Old Business, item c. Upon motion of Councilman Broadaway, seconded by Councilman Gaylor, and unanimously carried, Council adopted the amended agenda.

New Business work session Item c was conducted before Old Business.

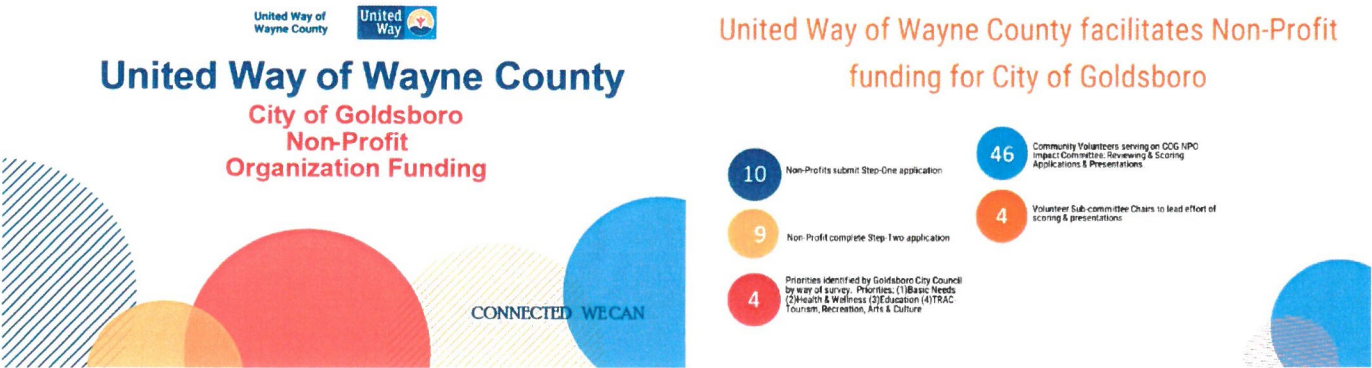
Industry Economic Development Update. Craig Foucht, Director of Business and Project Management at NC Global TransPark Economic Development Region shared North Carolina business statistics. He also shared the following information regarding three projects interested in Park East. The first was a 1.1-billion-dollar capital investment, 800 jobs, and Goldsboro was one of three communities that were asked to submit a specific property. The second was a 1.06-billion-dollar capital investment, 435 jobs, and we were one of only two sites that were asked to submit. We were unable to submit for these projects due to water and sewer capacity limitations. The third is a 2.95-billion-dollar capital investment, 3,650 jobs, and we were one of seven to submit but there has been no notification yet.

Mr. Foucht shared that we need a strategic plan to solve the wastewater issue if we want to attract large capital investment. Mr. Foucht discussed a recent meeting held to discuss regionalization for water and sewer in this area.

Councilman Broadaway asked about lobbying for wastewater. Mr. Foucht stated they are looking at hiring a federal lobbyist for infrastructure funding. Councilman Gaylor asked about the possibility of getting federal assistance with wastewater issues. Mr. Foucht discussed funding and grants for infrastructure. City Manager Salmon reemphasized that we have 14.2 million gallons per day in our wastewater treatment plant capacity and we are permitted up to 17.6. He shared a study was put in this year’s budget to see what it would cost to expand the wastewater capacity to 17.6 or more.

Old Business.

NPO Funding Recommended Allocation. Sherry Archibald, United Way Executive Director shared the following presentation:



COG NPO Funding Process

As the facilitator for your funding, the UWWC created a process specific to the COG.

The process followed your priorities with community engagement.

Thank you!

2023 COG Impact COMMITTEE MEMBERS

Basic Need

Health & Wellness

Education

TRAC

COG NPO Impact Committee Recommendations-

Organization	Amount Requested 2023	Amount in 2023	Recommend 2023	Four area MW/WW/DT/AC	2023 by Percent	2023 by Percent
4Cares Movement	\$ 115,000.00	\$ 1,214.00	\$ 1,000.00 (0.8%)		4.55	10
WACYS	\$ 25,000.00	\$ 10,148.00	\$ 11,000.00 (44%)		8.35	17.2
Boys & Girls Club	\$ 115,000.00	\$ 11,344.00	\$ 4,000.00 (3.5%)		11.99	31
CSG	\$ 115,000.00	\$ 13,088.00	\$ 11,500.00 (10%)		11.34	25
Literacy Connection	\$ 5,000.00	\$ 4,401.00	\$ 5,000.00 (100%)		8.5	11
Literacy Connection	\$ 5,000.00	\$ -	\$ 5,000.00 (100%)			
Arts Council	\$ 63,000.00	\$ 18,494.10	\$ 8,000.00 (12.7%)		16.74	6.7
Wayne Co Museum	\$ 16,750.00	\$ 7,788.10	\$ 3,000.00 (17.9%)		12.21	3.6
WY 241	\$ 25,000.00	\$ 1,118.00	\$ 11,000.00 (44%)		10.2	12.8
WY 241	\$ 25,000.00	\$ 1,118.00	\$ 11,000.00 (44%)		15.27	15.7
WY 241	\$ 25,000.00	\$ 1,118.00	\$ 11,000.00 (44%)			
Available Funds	90,000				300	100
Over/Under	\$ 1,214.00					

Mrs. Archibald shared the following: We received 10 applications with Step 1. Nine of those applicants returned completing the 2nd phase of the process. The Notice of Funding Opportunity and application offered two categories: Benefit and Practiced Partners. Benefit Partner was an opportunity to less experienced non-profits with some guidance and support as well as stronger oversight, reporting and reimbursable model. We did not receive any applicants in as Benefit Partners. Following a survey to you to identify your priorities, we completed a 10-page Notice of Funding Opportunity, advertised and shared Council’s priorities with all non-profits interested in applying. We opened the opportunity with a two-step application process and began recruiting volunteers to serve on the City of Goldsboro Impact Committee. After recruiting more than 40 volunteers to serve the City’s interest, we divided them into four sub-committees representing your priority areas and facilitated two days of presentations. A panel of four sub-committee chairs convened to discuss the presentations and determine final recommendations. Those 4 Sub-committee chairs are Esteban Guzman, Hope Gay, Tara Humphries & Eddie Edwards. Upon your approval of the recommendations, UWWC will provide a request, along with all the required documentation to the Finance Director, to process the first of two payments to these non-profits doing great work in our community. I plan to bring this process back to you in February/March 2024 to evaluate and determine how or if we proceed in the next budget cycle and will have reporting to share with you in May.

Councilman Gaylor asked about the duplicate listing for Literacy Connections. Mrs. Archibald shared that Literacy Connections applied for funding for two of their programs. Mayor Ham thanked Mrs. Archibald and her team for the United Way’s administration of the program.

Councilman Broadway made a motion to approve the presented recommendations. The motion was seconded by Councilman Gaylor and unanimously approved.

FY22-23 NPO Funding. Tim Salmon, City Manager shared the following comments: A nonprofit organization that was appropriated funding by council last fiscal year but did not receive the funding due to audit requirements has requested to receive the funding this fiscal year once their audit is complete. Would the council be agreeable to that?

Mayor Ham shared the nonprofit organization being referred to is Rebuilding Broken Places. He also shared he has spoken with their CPA and the delay in submitting the documents was the on the part of the CPA, not Rebuilding Broken Places.

Council discussed the issue and concurred to proceed with funding Rebuilding Broken Places for FY 22-23 in the FY 23-24 budget once their audit has been submitted. A budget amendment will be brought to a future Council meeting for approval.

FY2023-2024 Annual Action Plan Recommendations. Felecia Williams, Community Relations and Development Director presented the following information which was provided to Council after being revised on July 14, 2023: On July 5, 2023, HUD notified the City of the disapproval of the FY23-24 Annual Action Plan and offered a remedy of corrective actions to be taken within 30 days of the official date of disapproval.

- The corrective actions included:
- 25% HOME match/match waiver request must be included in the Expected Resources
 - Description of publicly owned land
 - Clarity on the type of housing to be funded for CHDO set-aside (rental/homeownership)
 - Projects do not equal total amount of available funds (CDBG-\$211,962 under funded / HOME-\$40 over funded)
 - Description of reasons for allocation priorities
 - Description of process for funding with HOME funds
 - Description of Recapture requirements

Staff made the following corrections and resubmitted the Annual Action Plan on July 14, 2023:

- Requested HOME match waiver, as Goldsboro meets HUD's criteria as a financially distressed city.
- Added further description of publicly owned land.
- Clarified that CHDO funds will be provided for rental and homeownership.
- Added the missing activity (Public Facilities & Improvements) and refunded activities so that all funds were appropriately allocated.
- Added further description of reasons for allocation priorities.
- Added further description of process for funding with HOME funds.
- Added further description of Recapture requirements.

There is no action needed from Council at this time.

New Business.

City Fiscal Policy Guidelines and Strategic Plan Finance Metrics. Octavius Murphy, Assistant to the City Manager introduced Mitch Brigulio with Davenport (participated electronically) and Hayden Clark, East Carolina Fellow and presented the following information: The City Fiscal Policy Guidelines adopted April 19, 2010, and revised February 15, 2012, establish General Fund (GF) available fund balance and Utility Fund (UF) reserve targets that enable our local government to fund operations and maintenance and capital requirements when revenue is down and costs may be up due to national, state, and/or local state of emergency or other City specific reasons. The City currently does not have a bond rating policy which enables it to be a low-risk borrower when undertaking projects. None of these important guidelines are in the City Strategic Plan.

City staff and our Davenport financial consultants recommend the following revisions to the City Fiscal Policy Guidelines and Strategic Plan: GF "available" fund balance should be replaced with "unassigned" fund balance as depicted in Annual Comprehensive Financial Report with the target being "at least" 15%, vice 15%, to be more in line with other cities our size as recommended by the NC Local Government Commission (LGC). Utility Fund "reserves" should be replaced with "cash and investments" to properly qualify the necessary liquidity. Maintaining a "very strong" bond rating is crucial to the city's financial stability and growth.

It was recommended that Council accept the Fiscal Policy changes and Strategic Plan metrics stated below:

RESERVE POLICIES

~~Unreserved, Undesignated Fund Balances will mean funds that remain available for appropriation by the City Council after all commitments for future expenditures, required reserves defined by State statutes, and previous Council designations have been calculated. The City will define these remaining amounts as "available fund balances."~~

1. The City of Goldsboro will strive to maintain ~~available~~ **unassigned** fund balances in the General Fund at a level sufficient to meet its objectives. The City will target an ~~available~~ **unassigned** fund balance at the close of each fiscal year equal to **at least** 15% of General Fund operating ~~Budget expenditures and transfers out~~; at no time shall the ~~available~~ **unassigned** fund balance fall below 10% of General Fund operating ~~Budget expenditures and transfers out without Council approval~~.
2. The City Council may, from time-to-time, appropriate fund balances that will reduce ~~available~~ **unassigned** fund balances below the 10% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore the ~~available~~ **unassigned** fund balances to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.
3. The City has adopted a comprehensive strategy for the long-term stability and financial health of the Combined Water and Sewer ~~Utility Fund that provides for annual increases in fund reserves to an established goal of. The~~ **City of Goldsboro will strive to maintain Utility Fund cash and investments at the close of each fiscal year equal to at least 50% of the Water and Sewer Utility Fund operating budget expenditures; at no time shall cash and investments fall below 30% of Utility Fund operating expenditures without Council approval.**
4. ~~The City Council may, from time-to-time, appropriate Utility Fund cash and investments below the 30% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore cash and investments to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.~~

BOND RATING POLICY. ~~The City will maintain a very strong/high bond rating to be considered a "low-risk" borrower when obtaining funding for projects. The City will target the Standard and Poor's AA+/Moody's Aa1 rating; at no time shall the rating drop below AA/Aa2 without Council notification. In such circumstances, the Council will adopt a plan to restore the bond rating to the policy level within 36 months from the date of the lower~~

or lost bond rating. If restoration cannot be accomplished within such time period without severe hardship to the City, then Council will establish a different but appropriate time period.

Councilman Gaylor made a motion to accept the Fiscal Policy Changes and Strategic Plan changes presented. The motion was seconded by Councilman Broadway and unanimously carried.

Public Art Selection Process Update. Kayla Jones, Downtown Development presented the following information:



Public Art Selection for Center Street

City of Goldsboro
Council Work Session Meeting
July 17, 2023



Background



1) Center Street Design & Roundabouts

2) Options

- Purchase Art
- Lease Art
- Selection Process

3) July Applications for 23-24

PASC Members: 14 Responses

PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Background

4) Public Art Steering Committee

Regular Members Include:

- Erin Fonseca, Downtown Director
- Anna Hinson, Arts Council

2023 Members Included:

- Kayla Jones
- Beverly Durham
- Bruce Mahlstadt
- David Wily
- Fritz Knack
- Heath Radford
- Jim Grant
- Katie Dickens
- Michael Braswell
- Robert Pinder
- Terri Bradley

PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Background

5) 53 Pieces Reviewed

June 21

6) Shortlisted to 16

7) Public Input 6/28 to 7/12

8) Categories:

- A) Large pieces for roundabouts = \$3000
4 spaces, 6 finalists
- A) Medium pieces for medians & John Street
Parking lot entrance = \$1500
5 spaces, 7 finalists



PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Selections: Large - Center Street Roundabouts



THREE MUSKETEERS (3 UNITS)
Dimensions: 11' x 4', 10' x 4', 10' x 3'
Materials: Painted Aluminum



THREE SISTERS (3 UNITS- KINETIC)
Dimensions: Up to 16' Tall, 6' Diameter Each
Materials: Stainless Steel, Glass

PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Selections: Large - Center Street Roundabouts



QUEEN OF HEARTS
Dimensions: 13' x 9' x 6'
Materials: Painted Steel



COSMIC KNOT
Dimensions: 16' x 6' x 6'
Materials: Painted Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Selections: Large - Center Street Roundabouts

ATOM
Dimensions: 16' x 6.5' x 7'
Materials: Painted Steel



PORTAL
Dimensions: 10' x 6' x 1.3'
Materials: Painted Steel



PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Selections: Medium – John Street Lot & Median

OH DEER
Dimensions: 8' x 4' x 2'
Materials: Stainless Steel



PUBLIC ART SELECTION FOR CENTER STREET PROJECT



Selections: Medium – Medians & John Street Lot



BRIDGE OVER WATERS OF TIME II
 Dimensions: 14' x 6' x 5'
 Materials: Steel, Copper, Bronze



SPACE TIME
 Dimensions: 7' x 3' x 3'
 Materials: Painted Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Selections: Medium – John Street Lot & Median



LEGARD MEDIUM
 Dimensions: 6.5' x 5.7' x 3'
 Materials: Powder Coated Steel



ORIGINS MARKER
 Dimensions: 9.3' x 4' x 1.5'
 Materials: Granite, Bronze, Stainless Steel, Cast Glass

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Selections: Medium – Medians & John Street Lot



VESSELS
 Dimensions: 8' x 3' x 3'
 Materials: 3D Printed Clay, Steel Concrete



PARTICLE II
 Dimensions: 10' x 2' x 2'
 Materials: Painted Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Selections

8) Public Comments: 172 Responses

9) Public/PASC Recommendation - Large



THREE MUSKETEERS
 Dimensions: 11'x 4', 10'x4', 10'x3'
 Materials: Painted Aluminum



THREE SISTERS
 Dimensions: Up to 16' Tall, 6 Diameter Each
 Materials: Stainless Steel, Glass



QUEEN OF HEARTS
 Dimensions: 13' x 9' x 6'
 Materials: Painted Steel



PORTAL
 Dimensions: 10' x 6' x 1.3'
 Materials: Painted Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Selections

9) Public/PASC Recommendation - Medium



PARTICLE II
 Dimensions: 10' x 2' x 2'
 Materials: Painted Steel



BRIDGE OVER WATERS OF TIME II
 Dimensions: 14' x 6' x 5'
 Materials: Steel, Copper, Bronze



SPACE TIME
 Dimensions: 7' x 3' x 3'
 Materials: Painted Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Selections

9) Public/PASC Recommendation – Medium Cont'd



LEGARD MEDIUM
 Dimensions: 6.5' x 5.7' x 3'
 Materials: Powder Coated Steel



OH DEER
 Dimensions: 8' x 4' x 2'
 Materials: Stainless Steel

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Art Ceremony Day



Art Installation Ceremony is Scheduled for Friday, September 22, 2023 - Noon
The HUB – 200 S. Center St.

PUBLIC ART SELECTION FOR CENTER STREET PROJECT

Mayor Ham shared comments about what art means for our downtown and thanked Council for funding the art in the budget. Council had no further comments.

City Manager Salmon and City Attorney Lawrence shared if Council had any concerns regarding items K-O-P and Q, the item would need to be removed from the agenda and placed on Items Requiring Individual Action since these ordinances would require a super-majority (all 4 members present).

Consent Agenda Review. Items K - R on the consent agenda were reviewed. Further discussion included the following:

Item K. Adoption of an Ordinance Amending Chapter 115: Alcoholic Beverage Permits, and approval of the Maintenance Plan implementing a Social District in the City of Goldsboro. The item was presented by Greg Mills, Downtown Development. Mayor Ham shared concerns regarding the boundaries of the social district. Mr. Mills explained

the existing boundaries. Mayor Pro Tem Matthews made a motion to amend the agenda by removing Item K until the next meeting. The motion was seconded by Councilman Gaylor and unanimously carried.

Closed Session.

Upon motion of Councilman Gaylor, seconded by Councilman Broadway and unanimously carried, Council went into Closed Session to discuss Litigation and Economic Development.

After the Closed Session was held, Council came out of Closed Session and back into Open Session.

Mayor Ham recessed the meeting at 6:25 p.m.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on July 17, 2023.

Mayor Ham called the meeting to order at 7:00 p.m.

Archbishop Anthony Slater with Tehillah Church Ministries provided the invocation. The Pledge of Allegiance followed.

Roll Call.

- Present:

Mayor David Ham, Presiding
Mayor Pro Tem Brandi Matthews
Councilman Bill Broadway
Councilman Charles Gaylor, IV
- Absent:

Councilwoman Hiawatha Jones
Councilman Greg Batts
- Also Present:

Tim Salmon, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk
Matt Livingston, Assistant City Manager

Approval of Minutes. Councilman Broadway made a motion to approve the minutes of the Work Session and Regular Meeting of June 20, 2023 and the Minutes of the Special Meeting of July 6, 2023. The motion was seconded by Councilman Gaylor and unanimously carried.

Presentations.

Employee Performance Awards. City Manager Salmon presented the following awards:

The Employee of the Quarter Award: Luke Miller. Officer Luke Miller put his training to use on June 6, 2023. He was flagged down by a mother whose 13-year-old daughter was having an anaphylactic reaction due to food allergies. The 13-year-old was not breathing on her own, giving the universal sign for choking or not being able to breathe by putting her hands around her neck. The mother had an EpiPen but did not know how to utilize it. Officer Miller took the EpiPen, correctly utilized it, providing the child with some relief to her allergic reaction.

Officer Miller called for EMS and kept an eye on the daughter. He also took the time to educate the mother on how to properly utilize the remaining EpiPen, in the event it would be needed in the future. EMS took several minutes to arrive on scene, and had Officer Miller not properly utilized the EpiPen, the outcome for the 13-year-old could have been worse.

Officer Miller’s work ethic and accomplishments reflect well on himself and the City of Goldsboro.

The Supervisor of the Quarter Award: Joshua Shockley. As the Event Center Manager, Josh Shockley has exhibited professionalism, integrity, and customer-focus as we continue to work through and out of the pandemic. He continues to go above and beyond to serve the citizens of Goldsboro and many other guests that visit the Goldsboro Golf Course and Event Center.

Josh continues daily, weekly, and monthly to put in place protocols for the Event Center to run as smoothly as possible. He and his staff work together to take care of their patrons daily. The citizens and guests of Goldsboro are continuously relaying compliments regarding the service and professionalism they receive during their functions at the Event Center. The number of referrals and compliments continue to be a great asset to the success of the Event Center.

Josh has only been the Event Center Manager for a year, yet has accomplished a 67% increase in events over any year that the City of Goldsboro has owned the Event Center. For the month of January 2023, Josh brought in revenue in excess of

\$21,000 for the month; this is 72.5% more than any other month in the history of the City owning and operating the Event Center.

Josh's work ethic, professionalism, integrity, and customer-focus reflect well on himself and the City of Goldsboro.

Annual National Night Out Proclamation. Read by Mayor Ham: The Goldsboro City Council proclaimed Tuesday, August 1, 2023, as the ANNUAL NATIONAL NIGHT OUT in the City of Goldsboro, North Carolina, and called upon all citizens of the City of Goldsboro to join the National Association of Town Watch in supporting the “Annual National Night Out” on August 1, 2023.

Goldsboro/Wayne Purple Heart Proclamation. Read by Councilman Broadway: The Goldsboro City Council and Wayne County Board of Commissioners honored the service and sacrifice of our nation’s men and women in uniform wounded or killed by the enemy while serving to protect the freedoms enjoyed by all Americans. Jointly, the Goldsboro City Council and the Wayne County Board of Commissioners commended the Board of Directors of the Goldsboro/Wayne Purple Heart Foundation for honoring Purple Heart recipients at its annual banquet on August 5, 2023, as a special tribute to those service members who have received the Purple Heart and the families of Purple Heart recipients who are deceased.

Public Hearings.

Z-10-23 Meares Bluff Village (Residential 20 A to Residential 6 CZ) – North of US 70 on the east side of N NC 111 (Meares Bluff Subdivision). *Public Hearing continued to August 7, 2023.* The item was presented by Austin Brinkley, Assistant Planning Director.

ADDRESS: Pickens Dr. & N NC 111
PARCEL #: 3611048404 & 3601933033
OWNER/APPLICANT: CE2, LLC

The applicant is requesting a conditional rezoning from the Residential 20 Agriculture Zoning District to the Residential 6 (R-6) Conditional Zoning District. The purpose of the Residential 6 (R-6) Conditional Zoning District is to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature.

Access: Pickens Dr.
Area: 22.4 acres

Single-Family lots: 79 (3 phase construction)
Phase A – 35
Phase B – 21
Phase C - 23

SURROUNDING ZONING:
North: Residential 20 Agriculture
South: Residential 20 Agriculture
East: Residential 20 Agriculture
West: Residential 16 & Residential 20 Agriculture

Existing Use: The properties are currently vacant.

Land Use Plan: The City’s Land Use Plan locates these parcels within the Low-Density Residential designation.

Low-Density Residential: This designation is intended to locate in areas where development pressures are the least.

The Residential 6 (R-6) Conditional Zoning District is not identified as a corresponding district for the Low-Density Residential land use designation. The application states that in 2008, the developer purchased sewer capacity on the Stoney Creek Church force main in anticipation for future development.

This is a conditional rezoning proposal to establish a single-family residential planned unit development consisting of 79 single-family lots, this development is proposed to be built out in three separate phases. The adjacent uses are the Meares Bluff Subdivision and the Whispering Woods Subdivision. The parcels would have access off Pickens Dr. which is off of N NC 111. The development proposes to incorporate 25% open space.

TRC REVIEW: Staff has distributed this proposed conditional rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. There are no comments at this time, based off the concept design. If approved, this will require Site Plan submittal and will undergo TRC Review.

Staff is recommending approval of the conditional rezoning request based on the fact that this would aid in satisfying the growing demand for housing in the City of Goldsboro and would not be out of character with the surrounding area which is also residential in nature. The availability of water and sewer does support a higher density development which is allowed in the Residential 6 district.

The City of Goldsboro Planning Commission met on June 26, 2023, to review and make a recommendation regarding the rezoning request. Planning Commission voted 6 in favor 0 against.

Councilman Gaylor asked Mr. Brinkley to discuss the differences in R-20 and R-6 and what it would allow. Mr. Brinkley discussed the differences in the zoning.

Mayor Ham opened the Public Hearing. The following people spoke:

1. Daniel Brock, Mears Bluff resident, shared his comments (Exhibit A) and a map of Mears Bluff Plantation (Exhibit B) with the clerk. He spoke in opposition to the rezoning.
2. Kenneth Powell, Mears Bluff resident, spoke in opposition to the rezoning.
3. Mike Byrd, Mears Bluff resident, spoke in opposition to the rezoning.
4. Blain Crocker, Developer, spoke in favor of the rezoning.
5. Brian Daniels, Mears Bluff resident, spoke in opposition to the rezoning.
6. Tracy Haskins, Mears Bluff resident, spoke in opposition to the rezoning.
7. Mandy Murphy, Mears Bluff resident, spoke in opposition to the rezoning.
8. Janet Muscher, Mears Bluff resident, spoke in opposition to the rezoning.
9. Rick Nelson, Whispering Pines resident, spoke in opposition to the rezoning.
10. Wells Warner, Mears Bluff resident, spoke in opposition to the rezoning.
11. Tony Wooten, Mears Bluff resident, spoke in opposition to the rezoning.
12. Quinn Wright, Cottonwood Neighborhood resident, spoke in opposition to the rezoning.
13. David West, Mears Bluff resident, spoke in opposition to the rezoning.
14. Andrea Thomas, Mears Bluff resident, spoke in opposition to the rezoning.
15. Tony Gollotto, Mears Bluff resident, spoke in opposition to the rezoning.
16. Octavius Murphy, Mears Bluff resident, spoke regarding the rezoning.

No one else spoke and the Public Hearing was closed.

Council shall vote to adopt the recommendation for approval and consistency statement that the Planning Commission has provided and vote to adopt the Approval Ordinance with the inclusion of the consistency statement, or council shall vote to deny and adopt the Ordinance to Deny with the inclusion of a statement that deems this rezoning request to be inconsistent. Council may also continue the public hearing to a date certain if they determine further discussion is needed.

Councilman Gaylor made a motion to continue the public hearing to the August 7 council meeting. The motion was seconded by Councilman Broadaway and unanimously carried.

SU-5-23 Cemetery – T-intersection of Herbert St. and S. John St. ext. *Public Hearing continued to August 21, 2023.* Kenny Talton, Planning Director presented the following:

ADDRESS: (TBD)
PARCEL #: 2598792758
OWNER: Goldsby Memorial Gardens Inc.
APPLICANT: Timothy Goldsby

Mr. Talton stated the wording on the map, Ground Zero should just be Cemetery.

The applicant requests a Special Use Permit for the establishment of a private cemetery located in the General Industry (I-2) Zoning District. The General Industry Zoning district is established to accommodate the widest range of manufacturing, wholesale, and distribution uses.

Mr. Talton shared a copy of the zoning map and stated there is R-9 zoning to the East, to the South and General Industry to the West and North.

According to the City’s Unified Development Code, a cemetery is a permitted use in the General Industry Zoning District only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. Chapels, mortuaries, mausoleums, administrative offices and maintenance buildings may be developed within the cemetery. Access to all buildings shall be from within the cemetery. The minimum setback for all structures, excluding gatehouses is one hundred feet from any exterior property line. Gatehouses are excluded from any minimum setback.
2. The minimum setback for any grave or burial plot is fifty feet from any exterior property line, except that any grave or burial plot shall be allowed within three feet of a property line of an abutting parcel containing an existing cemetery.
3. Where a cemetery abuts a residentially developed or zoned property, it shall be screened in accordance with Section 6.3 (Landscaping, Screening, and Buffering Standards).

Zoning: General Industry (I-2)
Floodplain: 100-year

Existing Use: Vacant woodland.

Acres: 2.9

The City's Land Use Plan locates this parcel within the Industrial land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the purpose of this sector is to establish and protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale. The General Industry (I-2) Zoning District is a corresponding district in the Industrial land use designation.

According to the applicant's submitted site plan, the proposed cemetery will consist of a total of 2,250 grave sites.

Hours of Operation/Days: 24 hours/7days a week

Employees: 1

TRC REVIEW: City Engineering was asked to review and provide comment since the location of the proposed cemetery was in the 100-year floodplain. In addition, the applicant was requested to provide additional information for how the impacts of potential flooding in a private cemetery could be mitigated.

Mr. Talton stated the following: During the TRC review, Planning and Engineering had concerns over the proposed use and its location being within the AE flood zone. The applicant has also been requested to provide additional information for how flood impacts can be addressed for this specific use.

If the Special Use Permit is approved, a full TRC review will be conducted, and site plan approval will be required in order to operate.

After being properly sworn in, Mr. Talton continued the presentation.

Mr. Talton stated the following: what you see here is the site plan for the proposed cemetery with South John Street being at the lower section of the slide and of course you see the 2,250 graves lots. Staff is recommending the following conditions in order to mitigate potential flood impacts for the use of the property. This condition has been recommended to do what has happened in previous flooding events. Each grave site as a condition would be required to have an engineer certification for the site certifying that coffins will not float, and other information deemed necessary by the Goldsboro Floodplain Administrator.

Mayor Ham stated the following: I am familiar with this area, I think we all are familiar with John Street and the flooding issues that happens along there. I've seen it flood, but your presentation mentions a requirement to certify that caskets will not float. I'm also familiar with floating caskets in our own cemetery. So, that's a concern that I have. I will speak for myself. There must be some methodology to having a non-floating casket. But I still think that we have to consider the location.

Mayor Ham opened the Public Hearing. The following person spoke after being properly sworn in:

1. Timothy Goldsby, applicant, stated the following: My name is Timothy Goldsby, I'm the one pitching the plan for this cemetery. I'm actually asking that this be continued until the next meeting. Planning did send me an e-mail on the 5th and there are still some issues that I am getting the information for to present to you all. I would like to have it continued until the next meeting so I could have a little bit more information to give you all to satisfy some of the concerns. What I will say, I have been in this industry for over 10 years and I'm as well familiar with the caskets that did float down in Elmwood. I was actually working at a funeral home at the time we were part of the team that kind of worked with that as well and I've also been the general manager of Cleanse Excavations and we handle burials for years. Just on the surface now one of the things I will say is those vaults that did come up were surface burials, which has been outlawed. By North Carolina law, burials must be 18 inches below the surface. With my plan being where it is to you know kind of make people feel better and help to ensure that they don't float I plan to go 6 more inches to cover 24 inches below the surface as well as there will be no just casket burials it will be mandated that you have concrete vault so those are a few things that I have come up with already for that issue. I will ask that if you will allow me to come back at the next meeting and I will have more information for you.

Attorney Lawrence clarified the dates for Special Use hearings, which is the second meeting of the month.

Mayor Pro Tem Matthews made a motion to continue the public hearing to the August 21st council meeting. The motion was seconded by Councilman Gaylor and unanimously carried.

No one else spoke and the Public Hearing was closed.

SU-8-23 Special Event Venues (POE/No ABC)– Intersection of N. William St. and W. Patetown Rd. *Public Hearing Held and Findings Adopted.* After being properly sworn in, Kenny Talton, Planning Director presented the following:

ADDRESS: 103 W. Patetown Rd.
PARCEL #: 3600258551
PROPERTY OWNER: Lillie W. Taylor
APPLICANT: Jeffrey Rudolph

The applicant requests a Special Use Permit for the establishment of special event venues to include weddings, birthday parties, anniversaries, etc.

The proposed Place of Entertainment w/no ABC permit is located in the General Business Zoning District. The General Business Zoning District is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Mr. Talton showed a map of the proposed location. He stated the following: I apologize for the lateness of our maps, that need to be reflected that this is a commercial, general industry zoning district, not industrial.

According to the City’s Unified Development Code, Places of Entertainment w/no ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

- 1. Upon a finding that there has been an increase in the volume, intensity or frequency of the use or a use different than set forth in the special use permit, the reviewing authority after a public hearing may modify, suspend or revoke the special use permit.
- 2. Six copies of the floor plan, drawn to scale, shall be submitted indicating the proposed uses within the structure including the location and number of all games and amusements.
- 3. A satisfactory statement setting forth the method and frequency of litter collection and disposal shall be submitted with the site plan.

Frontage: 20 ft.
Zoning: General Business

Existing Use: The property currently consists of a commercial structure with individual tenant spaces occupied for business. The tenant space proposed for use as a special event venue was formerly occupied as a thrift store.

The City’s Land Use Plan locates this parcel within the Commercial land use designation. The General Business Zoning District is a corresponding district for the Commercial land use designation. Mr. Talton stated the following: the Land Use recommendation designation is commercial. It is based off of proximately to existing major transportation corridors and commercial development.

Mr. Talton showed another map and stated the map is incorrect. It is showing industrial and should be commercial.

On June 20, 2023, Goldsboro City Council approved a rezoning (Z-7-23) for the entire property (Tax ID# 3600258551) from General Industry (I-2) to General Business (GB).

The proposed Place of Entertainment w/no ABC permit will provide a large assembly area, restrooms and storage area for customers of the business. Occupancy of the facility will be determined by Goldsboro’s Chief Building Inspector in accordance with the North Carolina State Building Code.

Hours of Operation

- Saturdays: 10:00 AM – 11:00 PM

Employees: 1

Due to the nature of this proposal, TRC was not asked to review. If the Special Use Permit is approved, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupancy of the facility.

Mr. Talton shared an illustration of the proposed assembly area. He also stated the following: The property will use City trash service for collection. The concept is for a large assembly area serving as a flexible space for weddings, anniversaries, birthday parties, etc.

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

After the Public Hearing was closed, City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Gaylor made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Mayor Pro Tem Matthews and unanimously carried.
2. Councilman Broadway made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Gaylor and unanimously carried.
3. Councilman Gaylor made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Broadway and unanimously carried.
4. Councilman Gaylor made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Broadway and unanimously carried.

SU-10-23 Bar (POE with ABC) – East side of N. Center St. between E. Mulberry St. and E. Walnut St. *Public Hearing Held and Findings Adopted.* After being properly sworn in, Kenny Talton, Planning Director presented the following:

ADDRESS: 136 N. Center St.
PARCEL #: 2599961157
PROPERTY OWNER: Frank Brian Foster
APPLICANT: Kyle Merritt

The applicant requests a Special Use Permit for the establishment of a bar in downtown Goldsboro.

The proposed Place of Entertainment with ABC permit is located in the Central Business Zoning District. The Central Business Zoning District is established to maintain and strengthen the concentration of commercial, service, residential and institutional uses that serve the entire community and region. The district encourages a mix of high intensity pedestrian-oriented uses compatibly designed and arranged around the existing compact core.

According to the City’s Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A fifty-foot separation distance shall be required for freestanding churches and schools.
2. There shall be no more than two such establishments, with the exception of microbreweries, located per City block, defined as the length of street between two intersections.
3. In the CBD, there shall be no minimum separation distance between two such establishments.
4. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.
5. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

Frontage: 22 ft.
Zoning: Central Business District (CBD)

Existing Use: The space proposed for use as a bar was formerly occupied as a retail store.

Land Use Plan: The City’s Land Use Plan locates this parcel within the Mixed-Use Downtown land use designation. The City of Goldsboro Comprehensive Land Use Plan identifies the following goals related to the Mixed-Use Downtown designation and desired development for the downtown Goldsboro area. The plan indicates that infill development is an action that is essential to the continued development of Goldsboro, this proposal qualifies as being infill development. The plan also identifies a goal as being to focus on improvement of the downtown Goldsboro area.

Mr. Talton shared a copy of the map and stated the property is in close proximity to City Hall.

According to the applicant’s submitted floor plan, the proposed bar will consist of seven tables, a bar, seating for approximately 45 people, restrooms, and a storage area.

Occupancy of the facility will be determined by Goldsboro’s Chief Building Inspector in accordance with the North Carolina State Building Code.

Hours of Operation

- Wednesday-Saturday; 5:00 PM – 1:00 AM

Employees: 6

Due to the nature of this proposal, TRC was not asked to review.

If the Special Use Permit is approved, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupancy of the facility.

Mr. Talton shared a diagram of the proposed use and stated the following: the property will use city trash for collection. Seven tables of bar seating for approximately 45 people will be provided.

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

After the Public Hearing was closed, City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Gaylor made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilman Broadaway and unanimously carried.
2. Councilman Broadaway made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Gaylor and unanimously carried.
3. Mayor Pro Tem Matthews made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Gaylor and unanimously carried.
4. Councilman Gaylor made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Broadaway and unanimously carried.

SU-11-23 Barber shop and Tattoo Parlor – North side of US 13N between Central Heights Rd. and Tommy’s Rd. Public Hearing Held and Findings Adopted. After being properly sworn in, Kenny Talton, Planning Director presented the following:

ADDRESS: 2379-A US 13N.
PARCEL #: 3620732392
PROPERTY OWNER: B.L. Rentals of Goldsboro, LLC.
APPLICANT: Raquel Quintanilla

Mr. Talton stated the following: The applicants request is to establish a tattoo parlor within an existing barbershop.

The applicant requests a Special Use Permit for the establishment of a Barber and Tattoo Parlor, located in the General Business Zoning District. The General Business Zoning District is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Mr. Talton shared the zoning map and stated the following: the zoning map is showing a mixture of R-12 Residential Manufacture non-conforming to the North. A large part of the property to the South of the proposed use is General Business.

According to the City’s Unified Development Code, Tattoo Parlors are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

Frontage: 80.8 ft
Zoning: General Business
Existing Use: Barber shop only.

The City’s Land Use Plan locates this parcel within the Medium-Density Residential land use designation. This land use was based on existing residential development patterns, constraints to development (i.e., floodplains, wetlands, etc.), and the location of infrastructure such as water, sewer, and the transportation network. Although the proposed use is inconsistent with the Medium-Density land use designation, the existing General Business Zoning District allows the use by right to serve the needs of the community and surrounding area.

Mr. Talton stated the following: the land use map is calling for Medium Density Residential. Due to the nature of the use, the full TRC was not required. If approved, the building permit shall be applied for and zoning compliance inspection shall take place prior to any use or occupancy as the barbershop is already in existence and this is just the addition of a tattoo use.

The proposed barber shop and tattoo parlor will provide two tattoo workstations, three barber chairs, a two-chair hair and hand washing workstation, lobby, restrooms, and an employee breakroom.

Hours of Operation
• Sunday – Saturday 10:00 AM – 7:00 PM

Employees: 4

Due to the nature of this proposal, the City TRC was not asked to review. If the Special Use Permit is approved, site plan approval will be required before the issuance of building permits.

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

After the Public Hearing was closed, City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Broadaway made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilman Gaylor and unanimously carried.
2. Councilman Gaylor made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Broadaway and unanimously carried.
3. Mayor Pro Tem Matthews made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Gaylor and unanimously carried.
4. Councilman Broadaway made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Gaylor and unanimously carried.

SU-12-23 Vinegar Manufacturing (Storage of Flammable Liquids and Gases) – South side of W. Dewey St. between N. George St. and N. US 117 BYP. *Public Hearing Held and Findings Adopted.* After being properly sworn in, Kenny Talton, Planning Director presented the following:

ADDRESS: 200/204 W. Dewey St.
PARCEL #: 3600022193/3600020213
PROPERTY OWNER: Bevell Leasing, LLC.
APPLICANT: North American Vinegar Co. c/o Kevin Merritt

The applicant requests a Special Use Permit for the storage of flammable liquids and gases to be in the General Industry (I-2) Zoning District. The General Industry Zoning District is established to accommodate the widest range of manufacturing, wholesale, and distribution uses.

Mr. Talton shared a map and stated the following: you see a picture of the property with North George Street to your West, 117 Bypass to the East. This district is established to accommodate the widest range of manufacturing wholesale and distribution uses. The zoning for property is General Industry.

According to the City’s Unified Development Code, Storage of Flammable Liquids and Gases is permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. The proposed facility shall conform to the requirements of the Fire Prevention Codes of the North Carolina State Building Code, National Board of Fire Underwriters and the latest edition of the “Flammable and Combustible Liquids Code, NFPA 30” of the National Fire Protection Association.
2. A dike that forms a basin equal to the capacity of the largest tank shall surround all tanks constructed above the ground level. All tanks shall be located at least twenty-five feet from any property line or in accordance with Section 6.3.9, whichever is greater.
3. A security fence at least eight feet in height and three strands of barbed or razor wire shall surround all facilities used for the storage and handling of flammable materials.
4. If there is a yard area between the fence and the rear and side property lines, the area not used for customer and employee parking shall be planted with grass and have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
5. If there is no yard area between the fence and property line, the area within ten feet of the inside of the fence shall have landscaping composed of large trees spaced not more than forty feet apart and not less than one row of shrubs thirty inches in height, spaced so that they will form a continuous visual and opaque screen six feet in height within three growing seasons.
6. If the perimeter fence is greater than five hundred linear feet in length, the required planting is waived for the sections of the fence not adjacent to residentially zoned property or not visible from the public right-of-way.
7. The location, size and extent of tanks, pumps and other equipment, setbacks, screening and fencing may be modified as necessary to ensure public safety.

Frontage: Approx. 620 ft. (W. Dewey St.)
Zoning: General Industry (I-2)

Existing Use: The site was previously occupied by a power transformer manufacturing industry.

The City’s Land Use Plan locates this parcel within the Industrial land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the purpose of this sector is to establish and protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale. The General Industry (I-2) Zoning District is a corresponding district in the Industry land use designation.

According to the applicant’s submitted site plan, eight (8) vinegar storage tanks, each 14 ft. in diameter and 50 ft. tall and four (4) alcohol storage tanks, each 12 ft. in diameter and 20 ft. tall will be located in the southeast corner of the property fronting James Street.

Hours of Operation

- 24/7; 365 days a year

Employees: 7 initially

TRC REVIEW: Due to the nature of this proposal, the City Technical Review Committee was not asked to review. If the Special Use Permit is approved, site plan approval will be required before the issuance of building permits.

Mr. Talton shared a map of the proposed use and stated the following: here is an illustration of the proposed storage tanks. You'll see four alcohol storage tanks on the far East of the property in the rear yard, 12 inches in diameter, 20 feet tall. Just to the West of those are eight vinegar storage tanks, 14 inches in diameter and 50 feet tall.

Mayor Ham opened the Public Hearing and the following people spoke:

1. John Smith stated the following after being properly sworn in: My name is John Smith, I am Program Manager at Balfour Beatty TPG, which is the business located right across the street from where the proposed vinegar manufacturing company is. I'm just here to represent the company tonight and we have 56 employees with an aggressive 5-year plan to probably get up to around 80 employees. I think we're just concerned about any risk that could be to the company or to the employees with the manufacturing of the vinegar or any byproducts that they may have. We're just here to express concern and see what the outcome would be, of what this company will bring to the environment here.
 - a. Mayor Ham stated the following: Mr. Talton, has this issue been considered potential hazardous waste, or not just waste, but hazardous for people working.
 - b. Mr. Talton stated the following: it wouldn't be considered hazardous waste but again, because of its special nature, storing of flammable liquids and gases, is before you tonight as a special use permit. We'll address those concerns at a full TRC meeting, if this site is approved. At this point in time, I don't have any evidence to submit that would support it being a danger to the public.
 - c. Councilman Broadaway asked if TRC would determine the danger level.
 - d. Mr. Talton stated, absolutely, if the special use permit is approved, the TRC will be conducted. Our Fire Marshal will be a part of that TRC review process as well as the building inspections team. They're going to make sure that the site is in full compliance with the State Building Code, Fire Code and any other federal codes that may be involved with this type of application.

Mr. Smith stated: I think some of the concerns that TPG has is we have large roll-up doors and we have a large facility with people that could potentially be exposed of any of the smells or things that could impact our workforce and potentially impact delays to delivery of product and things like that to our customers so we just want to make sure that’s being addressed and that everything will be reviewed at that time.

2. Craig Foucht stated the following after being properly sworn in: I’m Craig Foucht, North Carolina Global Transpark, Economic Development Region. I've been working with American Vinegar Company since the onset of taking this particular job, trying to find them a facility to manufacture vinegar. There's three things in North Carolina that we know: pickles (Mount Olive, right here in Wayne County), hot sauce and North Carolina barbecue. They all require vinegar and there's no vinegar made in the State of North Carolina. This would be the only vinegar manufactured in the State of North Carolina and is a value-add company to the state of North Carolina and to Goldsboro. I will tell you that the client, as I have been working with him has been very conscious of any safety protocols. There are permits that are going to have to be put in place. He has already reached out to several state agencies as to containment that has to be put up for not just the alcohol but also the vinegar so there will be containment walls that are put up there and I'm here to speak to you guys to just tell you that I believe that this is a good fit for us. It's bringing capital investment into our city and into our county and it's providing jobs and for that I hope that you guys will consider that for special use and to let you know that this is just part of their due diligence on the building they haven't even signed this but if they don't get special use permit then they cannot move forward.

No one else spoke and the Public Hearing was closed.

After the Public Hearing was closed, City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Broadaway made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Mayor Pro Tem Matthews and unanimously carried.
2. Mayor Pro Tem Matthews made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Gaylor.

Discussion included the following comments: Councilman Gaylor stated the following: Until TRC is completed, and we are not going to know any sort of air particulate. I've seen vinegar being manufactured, it's clean. I'm going to vote in favor, I am not against them but if the TRC happens after the fact, in a different situation. How would we know?

Mayor Pro Tem Matthews stated the following: Kenny, can you explain what TRC actually is and that process?

Mr. Talton stated the following: The TRC (Technical Review Committee) is composed of members of city staff and departments and other outside agencies such as the NC DOT, Seymour Johnson Air Force Base, the school board if applicable. We have an opportunity to present this item up for discussion to each member on that committee. Now of course, if it doesn't involve any school system or if it doesn't involve any jurisdiction of Seymour Johnson Air Force Base or involve any highway construction then we will reduce that list back to our departments here within the City of Goldsboro. The TRC is responsible for reviewing site plans for the City of Goldsboro and those sites again, construction permits cannot be issued until full site plan approval is being granted and again we vet each site plan with the committee to make sure that there are no concerns, that there are no hazards, and if there's anything specific that needs to be addressed up front that we make sure everybody is aware of what those requirements may be in our ordinance or possibly outside the ordinance when it comes to building codes and things of that nature.

Councilman Gaylor stated the following: if there was something for example North Carolina Department of Environmental Quality. If there was a state issue that would be fully addressed with them.

Mr. Talton stated the following: It would have to be and most of the time, we have ordinance requirements that have to be fulfilled. In your packet, which also should be a part of the record, that submitted evidence, you'll see some requirements of the approval criteria for this type of proposed facility here in Goldsboro. It has to meet those ordinance requirements and a lot of times they'll refer back to either the US Code of Regulations, we will have that information available for us and again other references that we need to check to make sure that all codes and laws have been adhered to.

After discussion, the motion was unanimously carried.

3. Councilman Broadaway made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Gaylor and unanimously carried.
4. Councilman Gaylor made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Broadaway and unanimously carried.

Public Comment Period. Mayor Ham opened the public comment period. The following people spoke:

1. Phyllis Merritt-James shared concerns regarding NPO funding allocation recommendations for Rebuilding Broken Places.
2. Carl Martin shared concerns regarding the Hawthorne Trail item and requested that Council reconsider and hold another public hearing. Mr. Martin's comments are attached as Exhibit C.
3. Karl Landgren invited the public to a Liberty Seminar to be held this Saturday from 10-4.

No one else spoke and the public comment period was closed.

Consent Agenda – Approved as Recommended. City Manager Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Item K. Adoption of an Ordinance Amending Chapter 115: Alcoholic Beverage Permits of the City of Goldsboro's Code of Ordinances was removed from the agenda during the Consent Agenda Review. Item M. FY2023-2024 Annual Action Plan Recommendations was moved to Old Business item c during the Adoption of the Agenda. Councilman Broadaway moved the items on the Consent Agenda, Items L, N, O, P, Q and R be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Gaylor and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Contract Award for Consulting Services – Grants Management Software. The item was presented by Felecia Williams, Community Relations and Development Department Director.

The Community Relations & Development Department has sought community development grants management software services from qualified firms to provide equipment and services for end-to-end grants lifecycle support to enable city staff to successfully manage grantee activities (pre-award, post-award through grants close-out) across multiple grant categories. The City advertised and initiated an official Request for Proposals on May 4, 2023, accepting proposals until 2:00 pm, May 25, 2023. The City's Community Relations & Development Director, Information Technology Directors, and Procurement Manager facilitated a non-mandatory pre-proposal conference via Zoom on May 11, 2023 with 13 interested attendees.

The City received 4 proposals on or before May 25, 2023 from:

- Benevate, Inc. DBA Neighborly Software
- Autocene Government Solutions, Inc.

- Geocko, Inc. DBA Forward
- Valsatech

The Proposal Evaluation Committee, consisting of Community Relations & Development Director, Information Technology Director, and Assistant Information Technology Director met to review and evaluate received proposals on June 21, 2023 and submitted scored evaluations to the Procurement Manager on June 22, 2023.

Pursuant to NC General Statute 143-135.9 “Best Value” Information Technology Procurements, Benevate, Inc. DBA Neighborly Software received the highest score.

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute a contract for a total amount of \$61,800 with Benevate, Inc. DBA Neighborly Software, for community development grants management software. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

RESOLUTION NO. 2023-51 “RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR COMMUNITY DEVELOPMENT GRANTS MANAGEMENT SOFTWARE”

Distributions and Collections Division’s Valve Truck Vendor Change. *Approved.* The item was presented by Jamie Stanley, Deputy Public Works Director.

The valve truck is comprised of a truck chassis and valve maintenance service body. Both components were authorized to be purchased in the FY21 budget, but each has been repeatedly delayed due to the shortage of F-550 chassis available on government contract. The current purchase order for the chassis remains unfulfilled, and the vendor has no information on when the chassis can possibly be delivered. Our staff has identified an alternate vendor with definitive access to the chassis needed, and it is a 2024 model not a 2023. Due to inflation and the updated model year, this potential vehicle is \$6,583.30 in additional cost, but there are funds identified in the Distribution and Collections budget to offset the difference.

The lack of chassis has also delayed the manufacture and installation of the valve maintenance service body by E. H. Wachs. The FY21 funds allocated for this vehicle chassis are currently encumbered on PO P2101026, which we would like to cancel and issue a new PO to the alternate vendor with those same funds plus \$6,583.30 from the current Distribution and Collections budget without transferring funds from the Utility Fund balance or Capital Repair fund.

The Public Works Staff recommends Council votes to cancel the original purchase order for the valve truck chassis due to failure to delivered and approve the use of those FY21 funds for a new purchase order to a new vendor; and approve reallocating an additional \$6,5380.30 from funds already approved in the Distribution and Collections FY24 budget towards the valve truck chassis new purchase order. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

Amending Chapter 32: Boards, Commissions and Departments, of the City of Goldsboro’s Code of Ordinances. *Ordinance Adopted.* The item was presented by Laura Getz, City Clerk.

The City of Goldsboro recognizes the need to maintain correct descriptions of City departments and advisory boards. Sections of the City Code of Ordinances related to City Departments have not been revised since November 1974.

After a review of Chapter 32, several administrative changes are needed to include: moving the Engineering Department to its own section, moving the Code Enforcement Division from the Inspections Department to the Planning Department, removing Community Development from the Planning Department, changing the name of the Community Relations Department to the Community Relations and Development Department, and updating the duties of the Planning Commission.

It was recommended that Council adopt the following entitled Ordinance amending Chapter 32: Boards, Commissions and Departments, of the City of Goldsboro’s Code of Ordinances. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

ORDINANCE NO. 2023-44 “AN ORDINANCE AMENDING CHAPTER 32: BOARDS, COMMISSIONS AND DEPARTMENTS, OF THE CITY OF GOLDSBORO’S CODE OF ORDINANCES”

Amending Chapter 33: Police and Fire Departments, of the City of Goldsboro’s Code of Ordinances. *Ordinance Adopted.* The item was presented by Laura Getz, City Clerk.

The City of Goldsboro recognizes the need to maintain correct descriptions of City departments. Parts of the Code of Ordinances sections related to the Police Department and Fire Department have not been updated since the 1970’s.

After a review of Chapter 33, several administrative changes are needed to include: updating cross references, updating parts of the Code for the Police and Fire Departments and revising the Fireman’s Relief Funds to correspond with NC General Statutes.

It was recommended that Council adopt the following entitled Ordinance amending Chapter 33: Police and Fire Departments, of the City of Goldsboro’s Code of Ordinances. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

ORDINANCE NO. 2023-45 “AN ORDINANCE AMENDING CHAPTER 33: POLICE AND FIRE DEPARTMENTS, OF THE CITY OF GOLDSBORO’S CODE OF ORDINANCES”

Amending Chapter 53: Water and Sewer Systems to include the adoption of System Development Fees.
Ordinance Adopted. The item was presented by Matt Livingston, Assistant City Manager.

The North Carolina General Assembly enacted Session Law 2017-138 (HB 436), known as the "Public Water and Sewer System Development Fee Act" amending Chapter 162A of the General Statutes to add Article 8, titled System Development Fees. Per NCGS 161A-205, the City of Goldsboro contracted with Stantec Consulting Services Inc. to conduct a Water and Sewer System Development Fee Study. Per NCGS 162A-209, a properly noticed, Stantec analysis was published in a report made available for a 45-day public comment period which ended May 27, 2023; there were no public comments. At the Council meeting on June 20, 2023, Council held a public hearing and approved the proposed rates as presented.

System development fees are based on the costs of utility infrastructure including, but not limited to, water supply facilities, treatment facilities, effluent disposal facilities, and transmission mains. System development fees serve as the mechanism by which growth can “pay its own way” and minimize the extent to which existing customers must bear the cost of facilities that will be used to serve new customers. The SDF Act outlines three primary approaches to the calculation of system development fees: Buy-In, Incremental/Marginal Cost, and Combined Cost methods. The Buy-In method was determined to be the most appropriate for the City since it has existing infrastructure capacity and limited defined capacity for expansion in the City’s capital improvement plan. Tables 3-1 and 3-2 of the report identify the recommended calculated water and sewer SDF schedules; an equivalent residential unit (ERU) would pay \$1,926 and \$3,032 respectively to buy-in to the existing utility system.

It was recommended that Council adopt the following entitled Ordinance amending Chapter 53: Water and Sewer Systems of the City of Goldsboro’s Code of Ordinances to include the adoption of System Development Fees. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

ORDINANCE NO. 2023-46 “AN ORDINANCE AMENDING CHAPTER 53: WATER AND SEWER SYSTEMS AND ADOPTING SYSTEM DEVELOPMENT FEES AS AUTHORIZED BY ARTICLE 8 OF CHAPTER 162A OF THE NORTH CAROLINA GENERAL STATUTES”

Departmental Monthly Reports. Accepted as Information. The various departmental reports for June 2023 were submitted for Council approval. It was recommended that Council accept the reports as information. Consent Agenda Approval. Broadaway/Gaylor (4 Ayes)

City Manager’s Report.

City Manager Salmon shared the following data from the Travel and Tourism Department: The economic impact reports for the Wings over Wayne Air Show is estimated that 9.5 million was generated in visitor spending and also \$215,000 in local taxes. The Dillard Goldsboro Alumni and Friends that took place in May. Their economic impact is estimated to be \$600,000 with the local taxes of about \$16,000. Choice Neighborhoods had its kickoff party on July 8th from 4:00-9:00 PM downtown. He shared we would like to thank the people that put that together and everybody in attendance.

Mayor and Councilmembers’ Comments.

Councilman Broadaway had no comments.

Mayor Pro Tem Matthews had no comments.

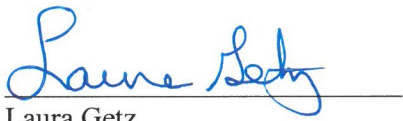
Councilman Gaylor had no comments.

Mayor Ham shared the following comments: Thank you Council, it has been a long session and we have covered some really important items and had great participation by the citizens of this city.

There being no further business, Mayor Ham adjourned the meeting at 9:22 p.m.




David Ham
Mayor


Laura Getz
City Clerk

Concerned Residents of Meares Bluff Plantation (MBP) and neighboring community's petition of dissent for current rezoning request as proposed.

1. The proposed rezoning would bring an already tenuous traffic pattern at the entrance of the MBP and adjacent to Cottonwood drive (Whispering Woods) to an even greater hazardous environment to all vehicle traffic (recent head on collision at entrance blocked all traffic from entering or leaving the neighborhood)
2. Currently there is only one point of entrance and exit to the neighborhood, which currently has over 150 single-family residence and 240 home sites. The addition of 79 patio homes at the entrance of the neighborhood would greatly exacerbate the number of vehicles using only one entrance and exit. As one of the largest neighborhoods in Wayne County MBP is one; if not the only, with only one point of entrance and exit for a community of this size.
3. Without a secondary access for entrance or exit if there were an automobile accident (as occurred in 1/2023) EMS would not be able to access other residents in the neighborhood in cases of emergency.
4. Roads are already deteriorating at the front of the neighborhood with the current traffic volume (see pictures). The pace of road deterioration has outpaced the NC Department of Transportation's ability to adequately maintain at an appropriate level.
5. Currently exiting the neighborhood in the morning is a hazard due to school and work traffic. Within a two mile radius there is Tommy's Road Elementary, Wayne Preparatory Academy (K-12 – requiring sheriff deputy's presence for traffic control in AM and PM), Wayne Christian School and Wayne Country Day School.
6. When the initial plans for this development were presented to the City of Goldsboro planning board in the mid 2000's there was no plan for a new K-12 charter school (Wayne Prep) nor did it take into the account the rapid growth of Wayne Christian School or Wayne Country Day School.

7. The current proposal was never presented to any homeowner who purchased property in this subdivision. While we were aware of future plans for development – it was never presented in this current iteration with this significant increase in the number of home sites. It has been zoned as single family rural residential and that has been the expectation of the homeowners of this subdivision.
8. The proposed homes would not meet current covenant guidelines for this community. The proposed homes do not hold to the character, design or integrity of this neighborhood.
9. This current proposal would destroy the current natural landscape of the front entrance that was presented as a selling point to all homeowners when looking at property within the subdivision. The developer has made no effort to incorporate feedback or input from the homeowners who have dutifully purchased property from them and built homes. Homeowners' decisions were based on information provided by the developer to potential buyers. If this current proposal had been known – most current homeowners would not have purchased property within this subdivision.

The city of Goldsboro sited on the original plan that in an effort to preserve existing trees, the city of Goldsboro has incorporated a tree preservation ordinance into its unified development ordinance; therefore existing trees shall be retained and incorporated into the landscape/development plan to the greatest extent possible.

This comes directly from the original site map; this current proposal makes no attempt to preserve the natural tree line / area at the front of the development.

10. The current proposal is for homes that would not be close to value of homes that have been built. There is grave concern over how such a densely populated patio home area would affect the value of single-family residence that homeowners' have worked hard to pay for. While this may seem trivial to the developer; this is most homeowner's largest investment.



20230717 City Council Public Comments

At the June 20, 2023 Hawthorne Trails rezoning Public Hearing, I was surprised to see slides of information that was presented by the Planning Department and the representative for the developer, that had not been provided by the City of Goldsboro, to the public and to City Council, prior to the hearing.

I was outraged because, if I had seen and reviewed those slides before the hearing, the comments I made at hearing would have been different and more convincing.

After the hearing I was quite surprised when I contacted a majority of the council members, and they confirmed that they had not seen or reviewed the slides before the meeting. I therefore requested, received and reviewed several public record documents.

Based on information in the public records obtained, I believe

- The City Planning Department received slides of relevant information about the rezoning request on May 25, 2023, almost a month before the public hearing,
- The City Planning Department shared the slides they received of relevant information, with the Planning Commission before their June 12, 2023 unofficial meeting, when they voted to recommend the rezoning request,
- The City didn't share the slides they received of relevant information, with the public or with City Council prior to the June 20, 2023 council meeting.
- Information in the developer slides about their target buyers, and the traffic relief from NCDOT is misleading.

In view of the inactions on the part of the City, I think the City may have assisted the developer in getting the rezoning request approved by Council because,

- The developer is agreeing to correct the water pressure issue that was created when the two dead-end waterlines along Cuyler Best Road were not properly connected and,
- By approving the rezoning request, the City will be adding over \$440,000 annually in property tax revenue.

In view of the lack of transparency of the part of the City I am asking Council to reconsider the decision made to approve the rezoning request, and that the City hold another Public Hearing on this rezoning request, so that informed decisions can be made on the rezoning request by the public, and by City Council.

Exhibit Index

Exhibit A – Documentation on when the Planning Department received the developer's slide information.

Exhibit B – Planning Department slide of information not disclosed until their Public Hearing presentation.

Exhibit C – Copy of developer's slides that were not provided to the public or City Council until their Public Hearing presentation. Note the highlighted sections on pages 2, 3, 8, 10, 11 & 14.

Laura Getz

EXHIBIT A

From: Austin Brinkley
Sent: Wednesday, June 28, 2023 10:17 AM
To: Laura Getz
Subject: FW: Hawthorne Trail Planning Meeting

From: Rachael Smith <rachaelsmith@goldsboronc.gov>
Sent: Thursday, May 25, 2023 1:39 PM
To: Austin Brinkley <ABrinkley@goldsboronc.gov>
Subject: FW: Hawthorne Trail Planning Meeting

Rachael Smith

Planning
Administrative Assistant III
City of Goldsboro
P 919-580-4313
F 919-580-4291
www.goldsboronc.gov

From: Scott Stone <sstone@american-ea.com>
Sent: Thursday, May 25, 2023 12:45 PM
To: Rachael Smith <rachaelsmith@goldsboronc.gov>
Cc: Michael Fleming <michaelfleming@trianglelandgrp.com>
Subject: RE: Hawthorne Trail Planning Meeting

CAUTION: External Email. Be careful when clicking links or opening attachments.

Rachel-

Below is a link to a Sharefile which has our PowerPoint presentation for tonight.

<https://americanengineering.sharefile.com/d-sd292e816d196467a9a48b2b37518d9bd>

Thanks,

Scott Stone

-----Original Message-----

From: Rachael Smith <rachaelsmith@goldsboronc.gov>
Sent: Thursday, May 25, 2023 9:38 AM
To: Scott Stone <sstone@american-ea.com>; Michael Fleming <michaelfleming@trianglelandgrp.com>
Cc: Austin Brinkley <ABrinkley@goldsboronc.gov>
Subject: RE: Hawthorne Trail Planning Meeting

[ALERT: This is an External E-mail. Use caution when opening attachments or clicking links.]

Good Morning,

Can you send us the PowerPoint so we can place it in our presentation?

Rachael Smith
Planning
Administrative Assistant III
City of Goldsboro
P 919-580-4313
F 919-580-4291
www.goldsboronc.gov

-----Original Message-----

From: Scott Stone <sstone@american-ea.com>
Sent: Thursday, May 25, 2023 9:32 AM
To: Rachael Smith <rachaelsmith@goldsboronc.gov>; Michael Fleming
<michaelfleming@trianglelandgrp.com>
Subject: RE: Hawthorne Trail Planning Meeting

CAUTION: External Email. Be careful when clicking links or opening attachments.

Rachel-

I look forward to tonight's meeting. I will have a PowerPoint presentation. Please let me know if you need anything in advance or if I need to do anything to facilitate the presentation process.

Scott Stone

-----Original Message-----

From: Rachael Smith <rachaelsmith@goldsboronc.gov>
Sent: Thursday, May 25, 2023 9:04 AM
To: Michael Fleming <michaelfleming@trianglelandgrp.com>
Cc: Scott Stone <sstone@american-ea.com>
Subject: RE: Hawthorne Trail Planning Meeting

[ALERT: This is an External E-mail. Use caution when opening attachments or clicking links.]

Meeting is still on track. Starts at 6 in City Council Chambers.

Rachael Smith
Planning
Administrative Assistant III
City of Goldsboro
P 919-580-4313
F 919-580-4291
www.goldsboronc.gov

-----Original Message-----

From: Michael Fleming <michaelfleming@trianglelandgrp.com>
Sent: Thursday, May 25, 2023 8:50 AM
To: Rachael Smith <rachaelsmith@goldsboronc.gov>
Cc: Scott Stone <sstone@american-ea.com>
Subject: Hawthorne Trail Planning Meeting

CAUTION: External Email. Be careful when clicking links or opening attachments.

Good morning Rachel,

Can you please confirm if the planning board is having their meeting tonight? Marc Best sent me an email showing this may be rescheduled. Can you please let me know at your earliest convenience as our engineer will be driving up from Charlotte and we would like to avoid his travel if the meeting is postponed.

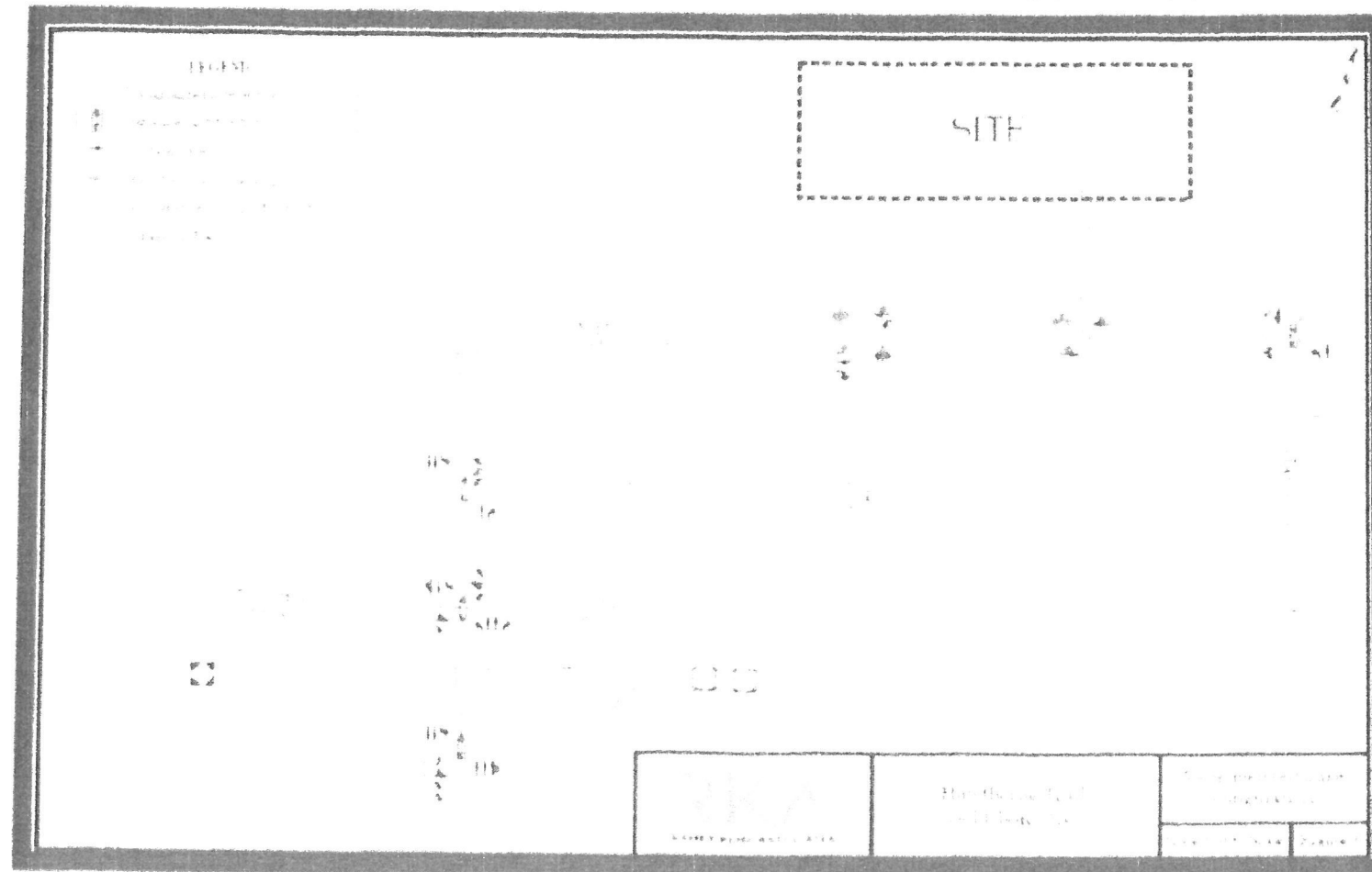
Thank you

Sent from my iPhone

[<http://www.goldsboronc.gov/images/email/logosm.jpg>]

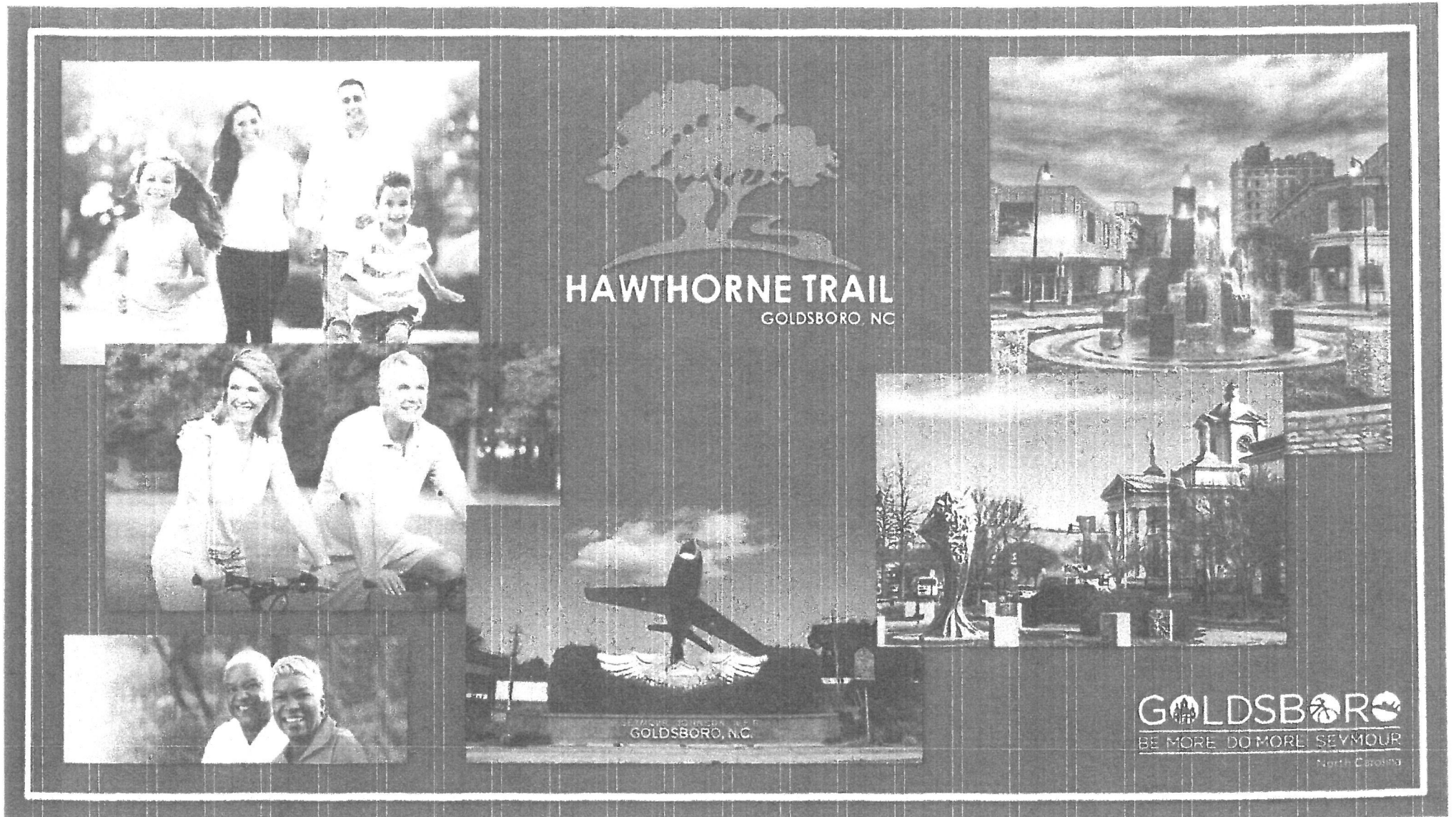
Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

EXHIBIT B



0111111111

EXHIBIT C





Reasons for Selecting Goldsboro

Desirability of Goldsboro for Investment

- ✓ **Military Community** – Needed military housing.
- ✓ **Central Location** – In between other bases (Ft. Bragg, Camp LeJeune) and job centers (Raleigh, Fayetteville, Greenville, Global Transpark (Kinston)).
- ✓ **Desire for options** for those who have had enough of Big City living and looking for the small city community.



GOLDSBORO
BEHOLD THE FUTURE OF THE TRIANGLE





Help Goldsboro Support the Military Mission

Seymour Johnson Air Force Base | Goldsboro, NC

Support the Military Mission

- Provide housing options & variety to military families
- Currently not enough supply of homes
- Potential partnership with Seymour Johnson to provide military housing
- Support families wanting to establish roots

Price Points Will Match Target Buyers

Rank	Estimated Monthly Pay	Basic Allowance for Housing (BAH)
Staff Sgt (E-5)	\$3,500	\$1,278
1st LT (O-2)	\$5,000	\$1,539

The target buyer is likely an E-5 or an O-2.
The family of an O-5 LTC will not be the only ones able to afford homes in this neighborhood.



View Your 2023 Military BAH Rate

Pay Grade	
Location	
Dependents	
Your Basic Allowance for Housing	\$1,278



HAWTHORNE TRAIL
CONCEPT PLAN

Provide Amenities & Improvements

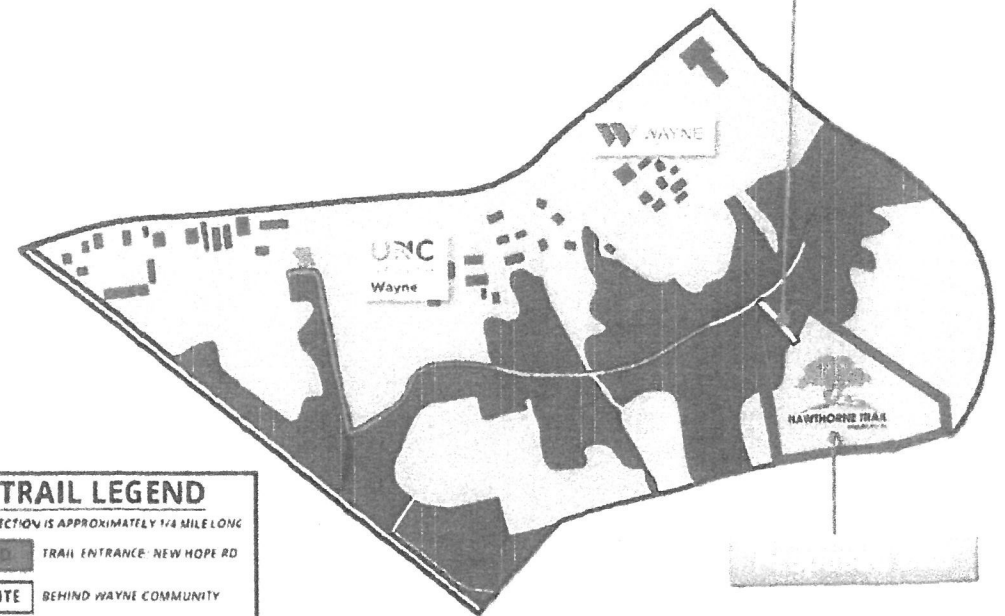
Provide amenities and improvements for surrounding neighborhoods

- **Pedestrian Trails and Greenway Connection**
- **Expanding multi-use path along Cuyler Best**
- **Connects to existing path on West New Hope**
- **Provides added shade, water fountain, and benches along West New Hope**
- **Trails around ponds – similar to hospital paths and Greenway connection.**
- **Connection to the Reedy Branch Greenway**



Future Greenway Connection

HAWTHORNE TRAIL
UNIVERSITY OF NORTH CAROLINA



TRAIL LEGEND

EACH SECTION IS APPROXIMATELY 1/4 MILE LONG

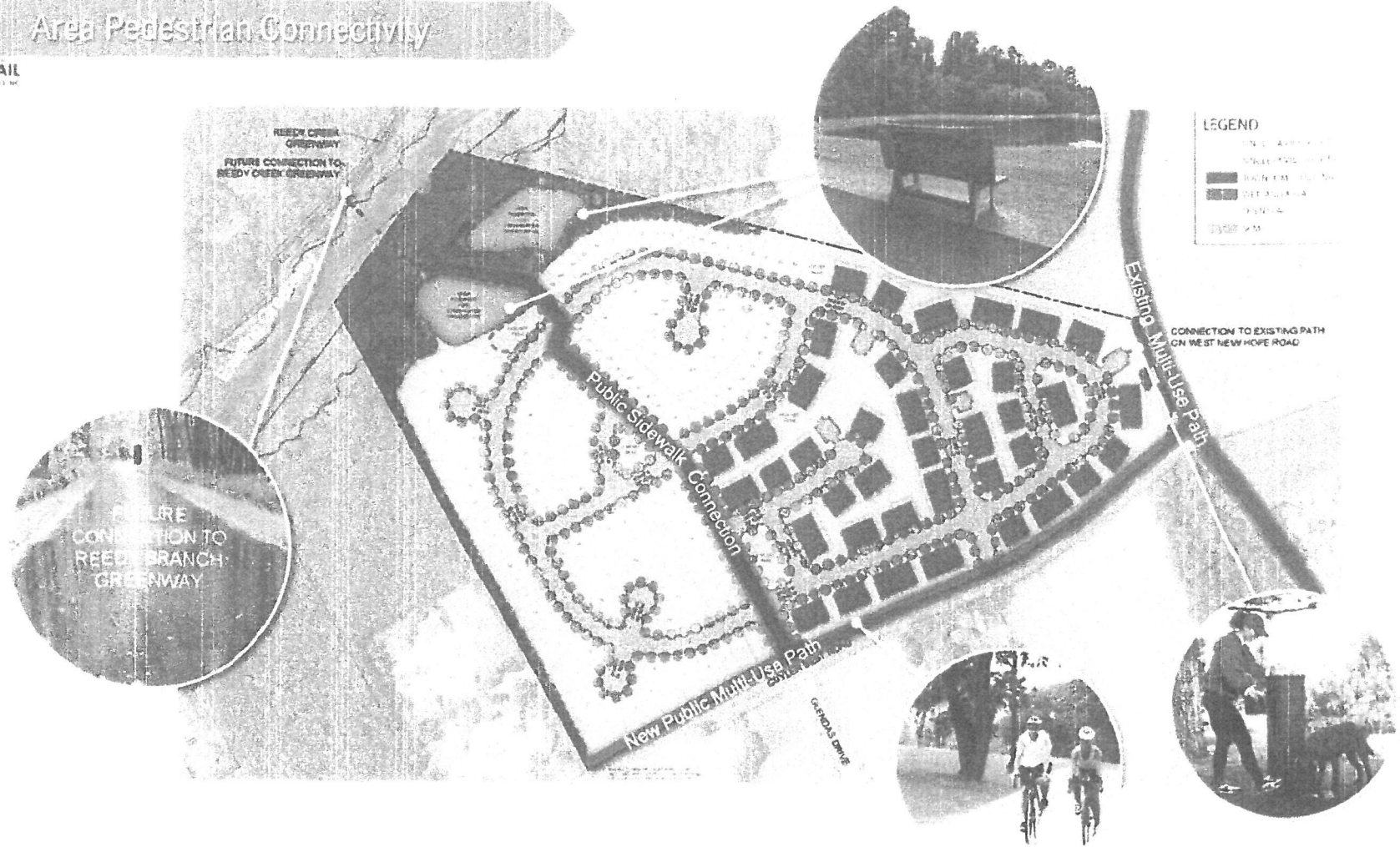
RED	TRAIL ENTRANCE NEW HOPE RD
WHITE	BEHIND WAYNE COMMUNITY
BLUE	BEHIND WAYNE COMMUNITY
YELLOW	TRAIL ENTRANCE WAYNE UNC HEALTH CARE
GREEN	TRAIL ENTRANCE WAYNE UNC HEALTH CARE
ORANGE	TRAIL ENTRANCE GLOUCESTER RD



HAWTHORNE TRAIL
COLUMBIA, MO

Area Pedestrian Connectivity

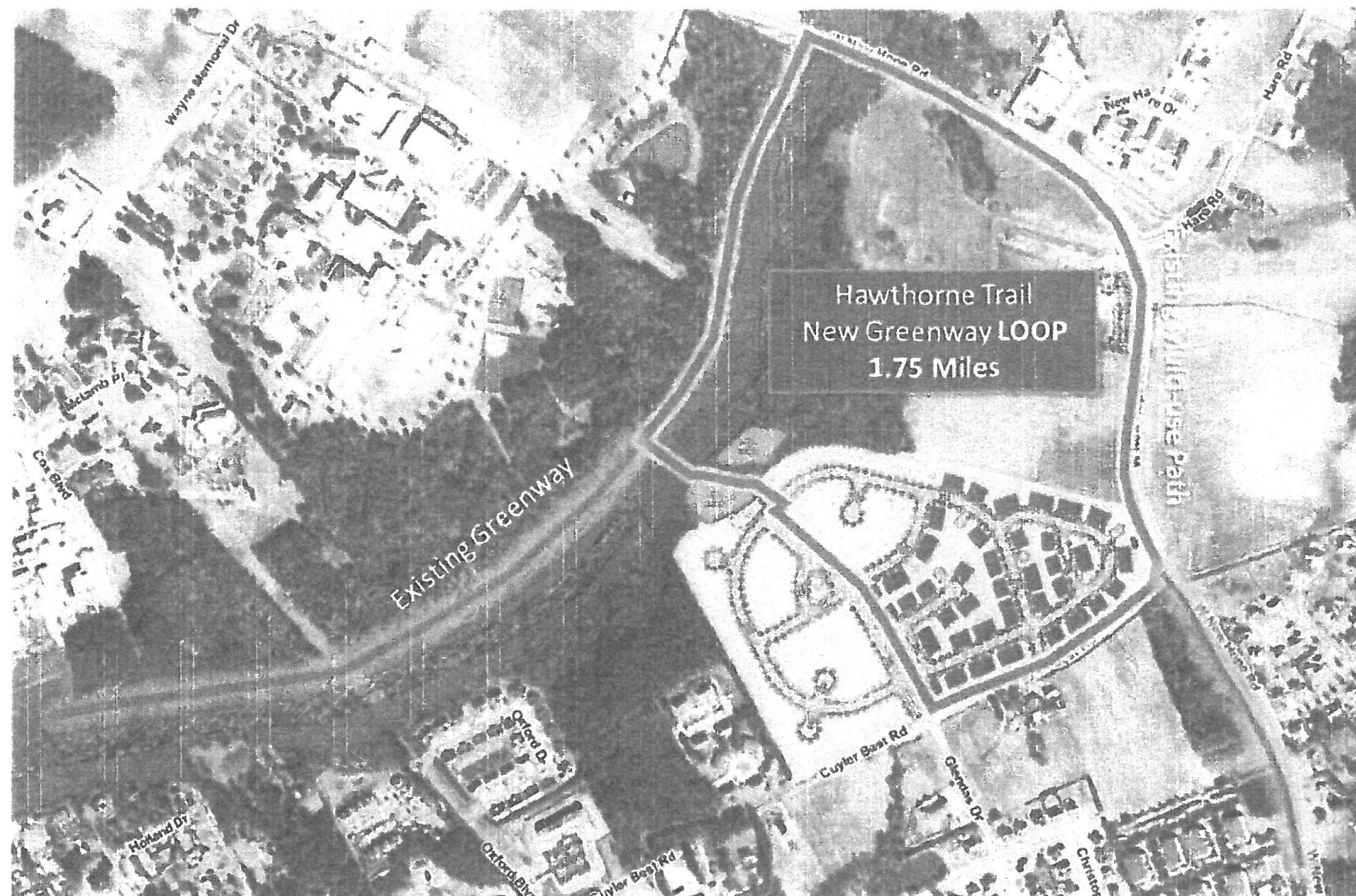
Amenities & Multi-Use Paths



Greenway Connection & New Trail Loop

HAWTHORNE TRAIL
CO-PLAN 180-10

Area Pedestrian Connectivity



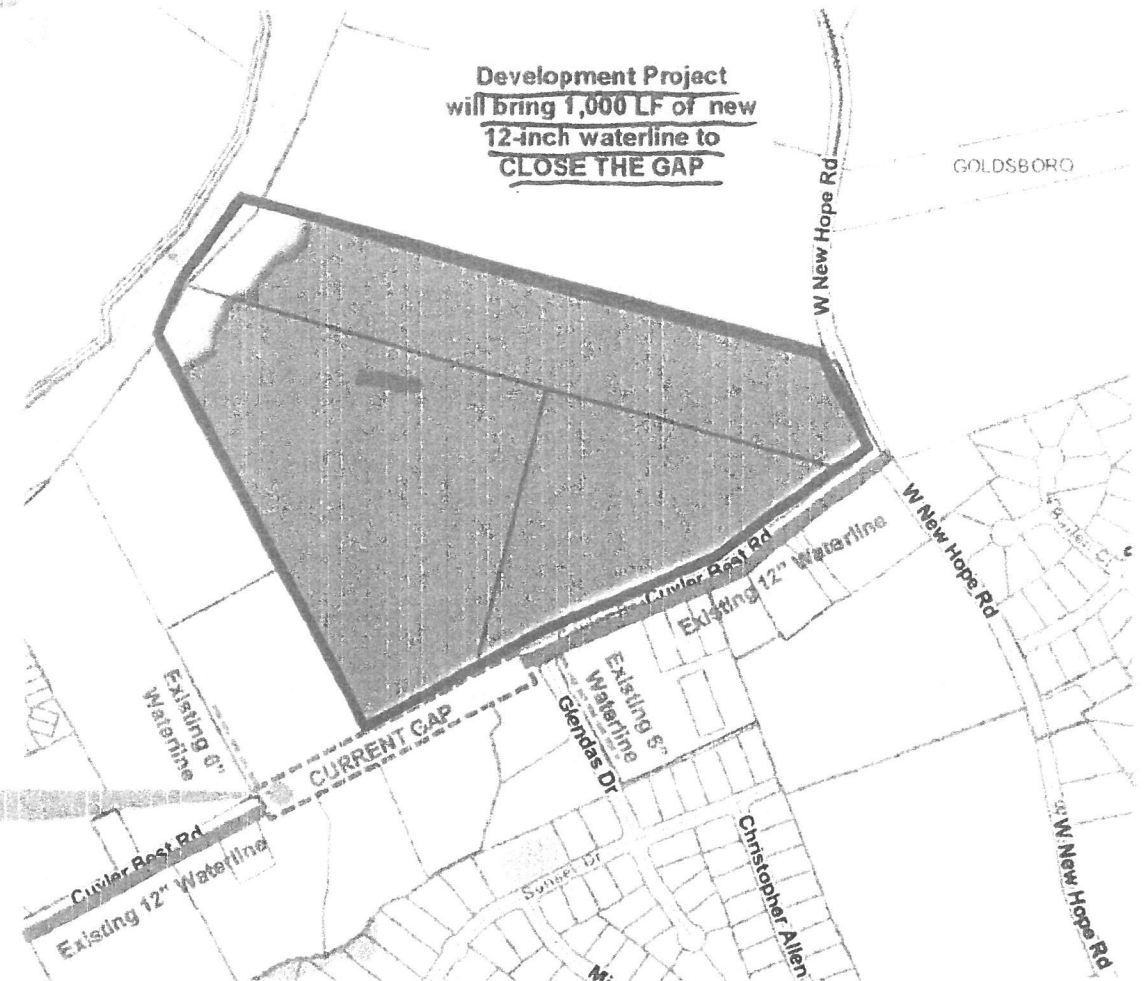
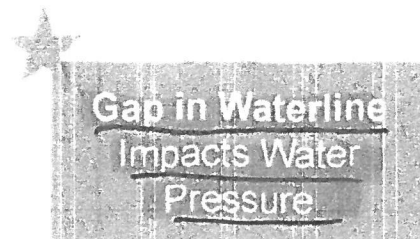


HAWTHORNE TRAIL
GOLDSBORO, NC

Relief for Water Pressure Challenges

Provide amenities and improvements for surrounding neighborhoods

- Can improve water pressure
- Collaboration with City to add new pipes to "Close the Gap."
- Project will add 1,000 L.F. of waterline along Cuyler Best Rd and create a loop system.
- Corrects current dead-ends in water system





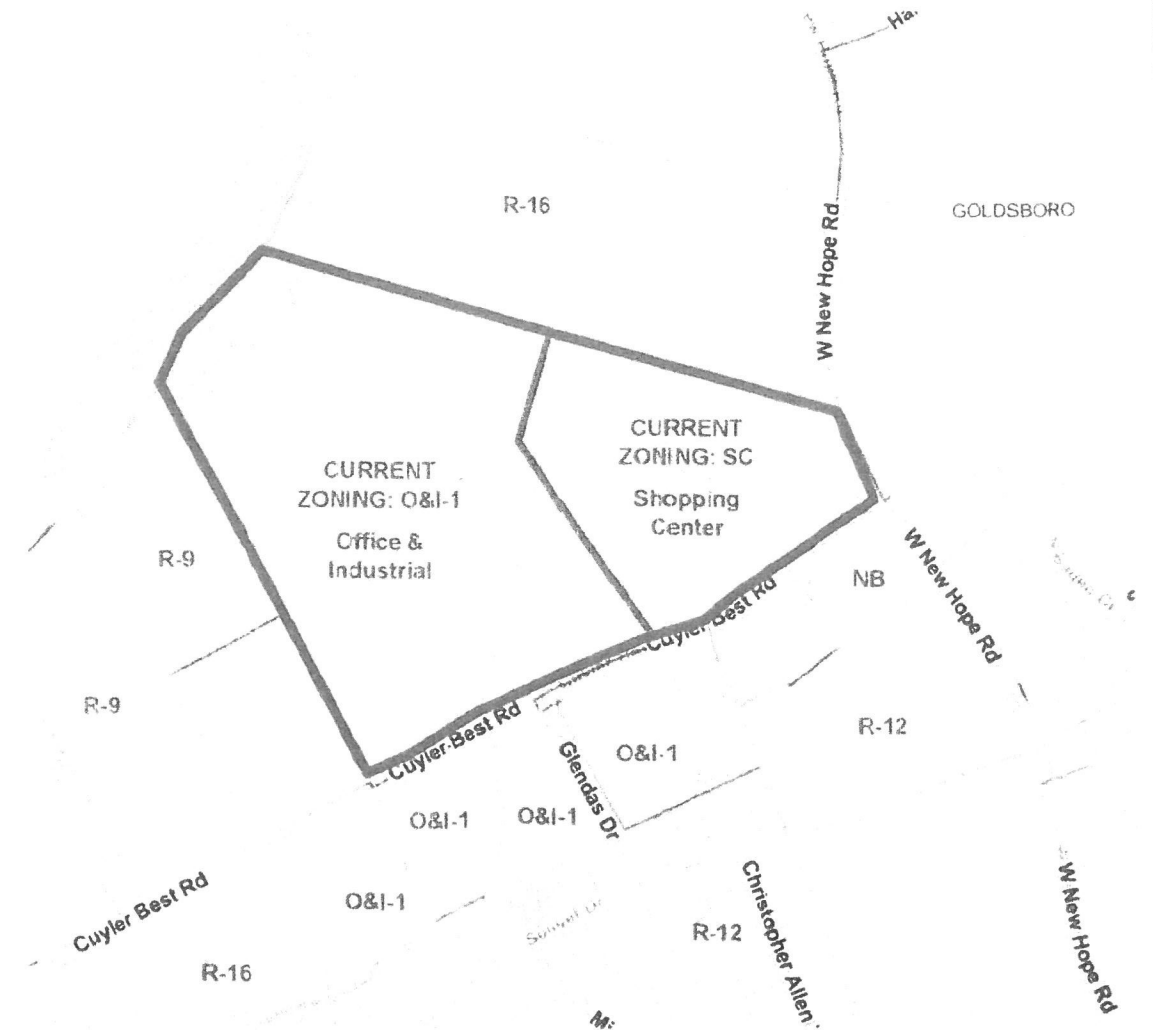
Traffic & Zoning

HAWTHORNE TRAIL
GOLDSBORO, NC

There are 2 Choices:

CURRENT ZONING: O&I-1 & SC	PROPOSED ZONING: R4 Cluster
• Zoned Office, Industrial and Shopping Center • Could add 16,000 more cars per day than residential • NO ZONING APPROVALS REQUIRED	• R-6 Residential • Reduced <u>potential</u> future traffic by 86%

There is NOT a "No Build" Option

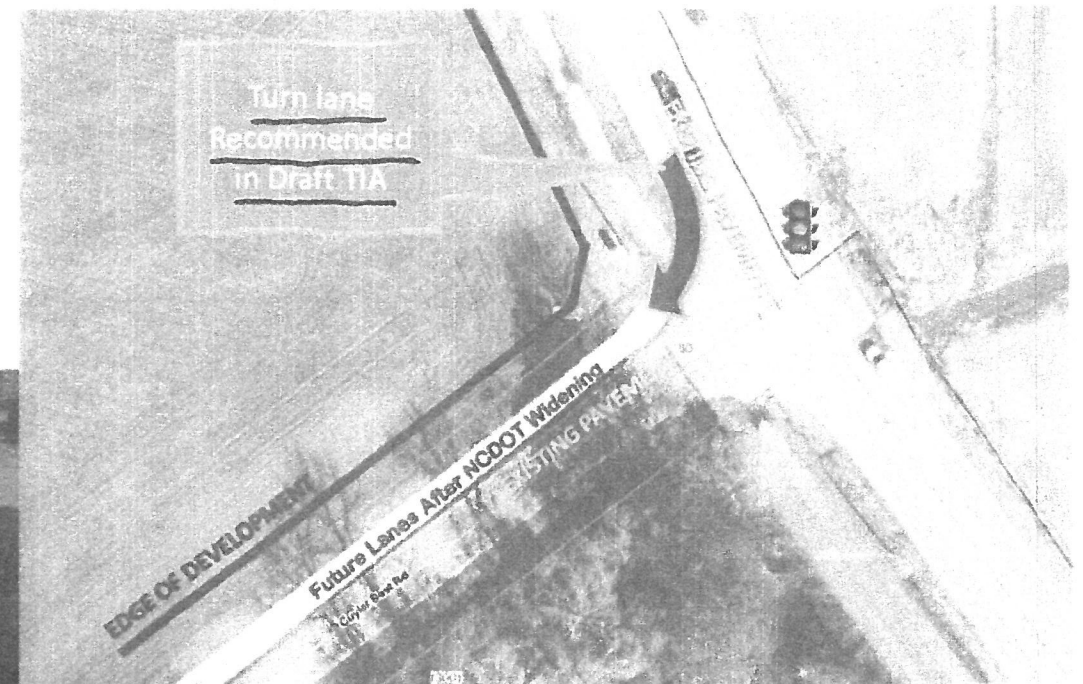
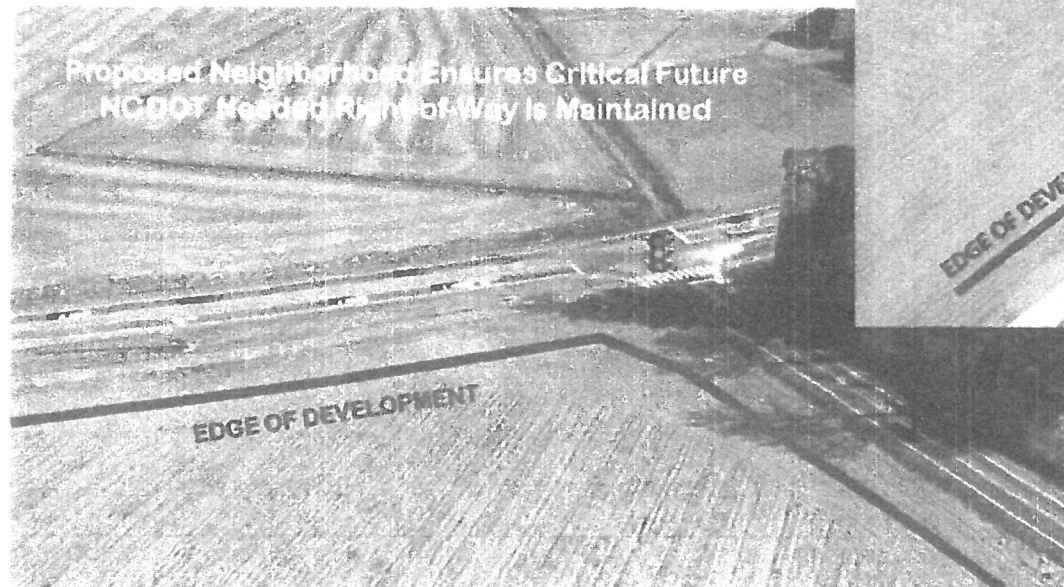




Supports Traffic Relief from NCDOT

Road Widening on the way from NCDOT (at some point in future)

- NCDOT should not need additional R/W
- No R/W Acquisition will help STIP scoring



TIA Recommendations

HAWTHORNE VALLEY GREENWAY
ROADWORKS

LEGEND

- SINGLE FAMILY 50 LOTS
- SINGLE FAMILY 40 LOTS
- TOWNHOME BUILDINGS
- WETLAND AREA
- OPEN SPACE
- SCM

Recommendations are from a DRAFT TIA, Pending City and NCDOT review.

Schedule for NCDOT intersection improvements are to be determined

Widening West New Hope

WEST NEW HOPE ROAD

CONNECTION TO EXISTING PATH ON WEST NEW HOPE ROAD

CUYLER 1ST ROAD

New 50' Left Turn Lane
Widening Cuyler Best

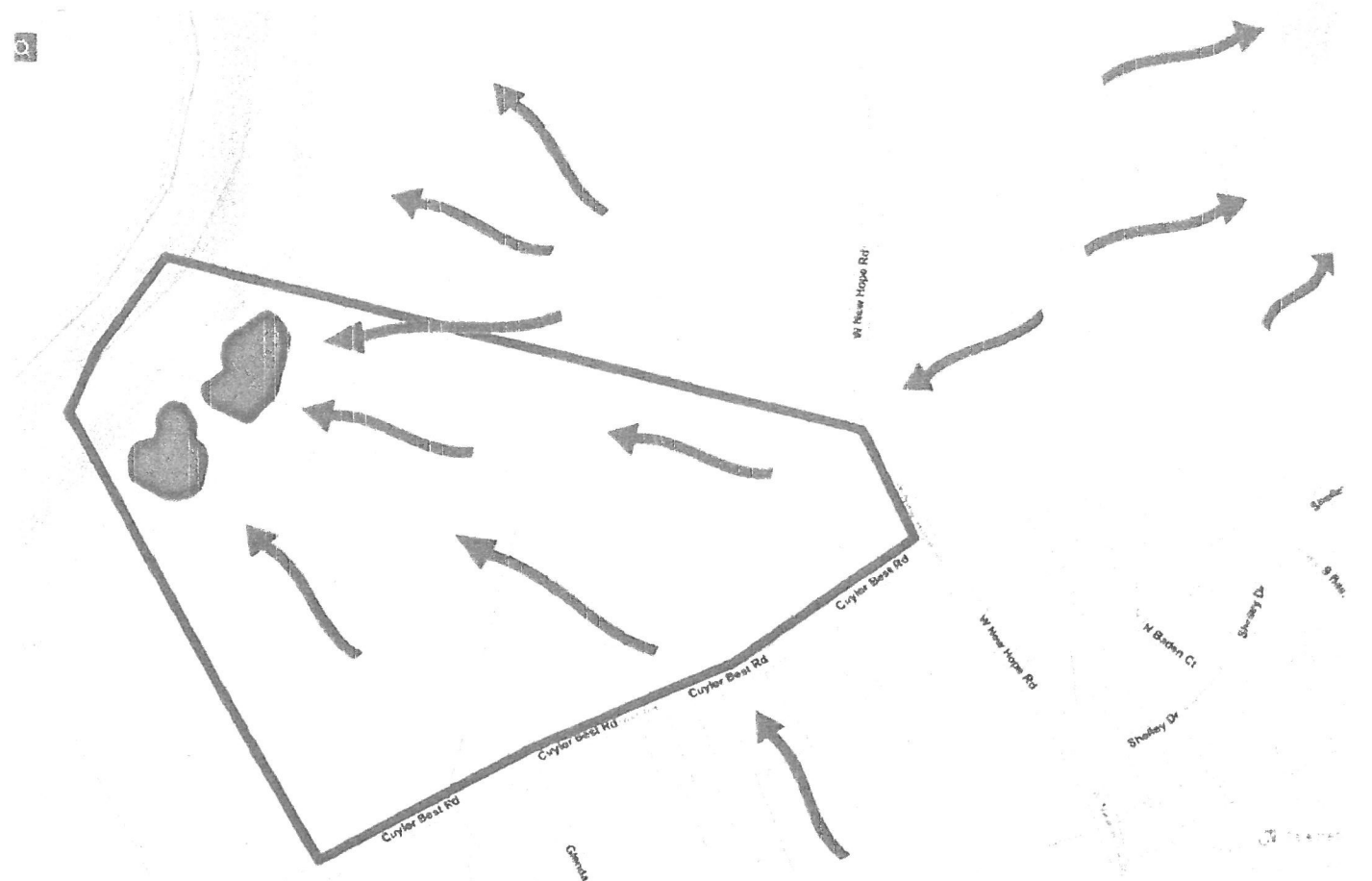


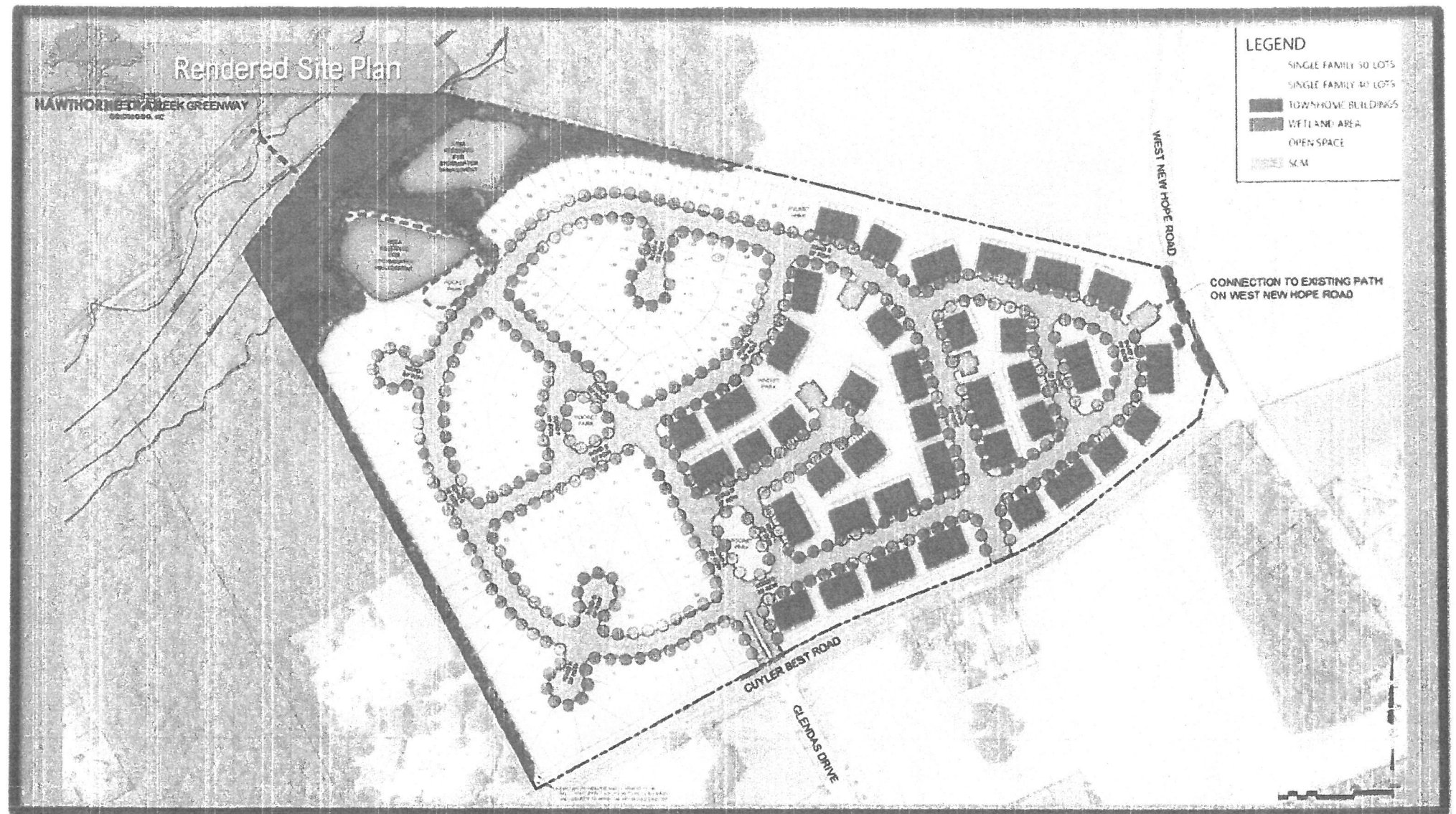
HAWTHORNE TRAIL
GOLF COURSE

No Adverse Impacts to Stormwater Drainage

Stormwater Flow

- The project will ensure **stormwater flows towards the creek and away from existing neighborhoods.**
- Could **help current drainage challenges** in area by pulling stormwater to the creek







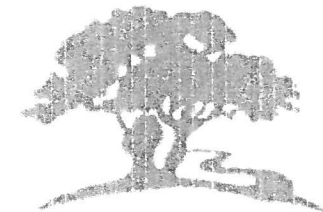
HAWTHORNE TRAIL
GOLDSBORO, NC

Increase Tax Base

Financial Impact

	CURRENT PROPERTY	PROPOSED PROPERTY
Property Value	\$1.24M	\$61.0M
<u>Annual City Tax Revenue</u>	\$9,173	<u>\$451,000</u>

ADDs over \$450,000
Annually in revenue to
the City of Goldsboro



HAWTHORNE TRAIL
GOLDSBORO, NC