MINUTES OF MEETING OF MAYOR AND CITY COUNCIL HELD
JULY 7, 2014

WORK SESSION

The Mayor and 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 6:00 p.m. on July 7, 2014 with attendance as follows:

Present:
Mayor Alfonzo King, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Michael Headen
Councilmember Chuck Allen
Councilmember William Goodman
Councilmember Gene Aycock
Jim Womble, City Attorney
Scott Stevens, City Manager
Melissa Corser, City Clerk
Kim Best, Public & Government Affairs Director
Angel Wright-Lanier, Assistant City Manager
Randy Guthrie, Assistant City Manager
Jimmy Rowe, Planning Director
Kaye Scott, Finance Director
Jeff Stewart, Police Chief
Betsy Rosemann, Travel & Tourism Director
Scott Barnard, Parks & Recreation Director
Felicia Brown, Parks & Recreation
Faye Reeves, HR Director
Julie Metz, DGDC Director
Gary Whaley, Fire Chief
Allen Anderson, Chief Building Inspector
Scott Williams, IT Director
Andrew Coccaro, EMS Manager
Matt Caulder, Goldsboro News-Argus
Lonnie Casey Citizen
Glenn Barwick, Citizen

Absent: Councilmember Charles J. Williams, Sr.

Call to Order. The meeting was called to order by Mayor King at 6:00 p.m.

Invocation. Councilmember Headen provided the invocation.

Cover Agenda. Each item on the cover agenda was generally discussed. Items with additional comments included the following:

Item C. Reimbursement Resolution – Installment Financing of Street Sweeper. Councilmember Allen asked about the other street sweepers. Mr. Martinez shared the Elgin has been down for one day since they received the new sweeper.

Police/Fire Radio Tower. Ms. Kaye Scott shared information regarding a radio tower which is currently located in the Goldsboro Police Department's parking lot. The tower is no longer used by the Fire or Police Departments. Staff contacted the County and asked if they could use the tower. The County advised they do not need the tower with the new radio system. Staff would like to place the tower on GovDeals if Council agrees. Council agreed staff could place the old tower on GovDeals.

Item D. High School Fire Fighter Technology Program Memorandum of Agreement. Councilmember Headen stated he has received a lot of compliments on the program.

Item F. Site and Landscape Plans E-Park, LLC (Self Service Auto Washing Facility). Councilmember Allen stated he felt sidewalks should be installed along Ash Street.

Upon motion of Councilmember Allen, seconded by Councilmember Headen and unanimously carried, Council modified the item to require sidewalks be installed along Ash Street.

Item G. S-4-14 Green Meadows Subdivision Revision of Lots No. 14, 46, 46 A and 47. Councilmember Allen expressed concerns over increasing density in a noise overlay zone.

Upon motion of Councilmember Allen, seconded by Mayor Pro Tem Broadaway and unanimously carried, Council removed Item G. S-4-14 from the Consent Agenda and placed it under Items Requiring Individual Action.

Additional items discussed included the following:

Herman Park Center HVAC Units. Ms. Felicia Brown updated Council on the issues with two HVAC units not working at Herman Park Center. She shared two units that control the temperature in the lobby, auditorium and the gray room are not working properly. She stated staff has received quotes. The lowest quote was from Jackson and Sons in the amount of $18,980.

Councilmember Allen asked what line item the expense was coming out of and Ms. Brown stated Equipment Expense.

Councilmember Aycock asked what the timeframe would be to have the units replaced and Ms. Brown stated the units have been ordered and as soon as the units come in Jackson and Sons stated they would get started. Mr. Stevens stated staff will contact Jackson and Sons to get an estimate and provide Council with an update on the timeframe.

Mayor Pro Tem Broadaway asked if the leak had been repaired and Ms. Brown stated the roof has been patched.

Contracts for Center Street – Phase II Streetscape Improvements, Gateway Transfer Station, and Walnut Street Streetscape. Mr. Stevens stated he believes part of his job is to help each of you avoid potential and perceived conflicts of interest. For several reasons he failed to notify Councilmember Allen not to vote at the June 16th Council Meeting on Center Street Streetscape Projects where he believes he has at least a perceived conflict of interest due to his ownership of property nearby and adjacent to the proposed project. After speaking with Jim Womble, Council should recuse Councilmember Allen from the upcoming vote, rescind the motion to approve the Resolution awarding the execution of contracts for Center Street Phase II Streetscape Improvements, Gateway Transfer Station and Walnut Street Streetscape Improvements approved June 16th, and consider adopting a resolution authorizing the Mayor and City Clerk to execute contracts in the amount of $6,827,853.80 plus $200,000 contingency for the Center Street Streetscape Improvements, $2,904,000.00 plus $80,000 contingency for Walnut Streetscape Improvements and $4,654,000.00 plus $120,000 contingency for the Gateway Transfer Station subject to FTA concurrence and financing approval of the Local Government Commission. Also, it is recommended Council authorize the Mayor and City Clerk to execute a contract with Duke Energy in the amount of $173,000 for utility relocation associated with the Center Street Streetscape Project.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Headen and unanimously carried Council recused Councilmember Allen from voting on the above mentioned item due to a conflict of interest.

Councilmember Allen left the room at 6:32 p.m.

Upon motion of Mayor Pro Tem Broadaway, seconded by Councilmember Headen and unanimously carried, Council rescinded the motion to approve the Resolution awarding the execution of contracts for Center Street Phase I Streetscape Improvements; Gateway Transfer Station; and Walnut Street Streetscape Improvements approved on June 16th.

Mayor Pro Tem Broadaway made a motion to approve the following entitled Resolution authorizing the Mayor and City Clerk to execute contracts in the amount of $6,827,853.80 plus $200,000 contingency for the Center Street Streetscape Improvements, $2,904,000.00 plus $80,000 contingency for Walnut Streetscape Improvements and $4,654,000.00 plus $120,000 contingency for the Gateway Transfer Station subject to FTA concurrence and financing approval of the Local Government Commission. The motion was seconded by Councilmember Headen. Mayor King, Mayor Pro Tem Broadaway, and Councilmember Headen voted in favor of the motion. Councilmember Goodman and Councilmember Aycock voted against the motion. Mayor King declared the motion passed with a 3:2 vote.

RESOLUTION NO. 2014-42 "RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF CONTRACTS FOR CENTER STREET–PHASE II STREETSCAPE IMPROVEMENTS; GATEWAY TRANSFER STATION; AND WALNUT STREET STREETSCAPE IMPROVEMENTS"

Councilmember Allen returned at 6:35 p.m.

Ms. Scott shared the Local Government Commission has approved financing.

Mr. Stevens shared staff is working on a number of studies and will be bringing them back to Council for your approval. Studies include:

- Fleet Maintenance
- IT Strategic Plan Update
- Fire Station Locations
- Route Optimization for Garbage Service

Councilmember Allen asked for an update on the resurfacing contract. Mr. Stevens shared bids were received last week. We did not receive 3 bids so we have to rebid and bids are due again on the 14th. Councilmember Allen asked for an update on the demolition contract. Ms. Scott shared bids will be opened on the 28th.

Councilmember Aycock shared because of some bylaws that were recently brought to their attention at Gateway 5 members will need to be replaced. Members can only serve 6 consecutive years. The Wayne County Commissioners will be replacing 3 members, Gateway will need to replace 1 and the City needs to replace one. He stated if anyone knows of someone willing to serve please let them know.

Councilmember Headen asked if we buy or lease the golf carts at the golf course. Mr. Stevens shared they are leased and he believes there are 59 carts. Ms. Scott stated the lease is $4400 per month for 5 years.

There being no further business, the work session adjourned at 6:43 p.m.

CITY COUNCIL MEETING

The Mayor and 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 7, 2014 with attendance as follows:

Present: Mayor Alfonzo King, Presiding
Mayor Pro Tem Bill Broadaway
Councilmember Michael Headen
Councilmember William Goodman
Councilmember Chuck Allen

Councilmember Gene Aycock

Absent: Councilmember Charles J. Williams, Sr.

The meeting was called to order by Mayor King.

The invocation was given by Councilmember Headen.

Approval of Minutes. Approved. Upon motion of Councilmember Aycock, seconded by Councilmember Headen and unanimously carried, Council approved the City Council Retreat Minutes of March 20-21, 2014 and the Work Session and Regular Meeting Minutes of May 5, 2014 as submitted.

Public Comment Period. Mayor King opened the public comment period and the following people spoke:

Yvonne Stanley, 916 Bryan Boulevard, Goldsboro stated she would like to give you a good report but she does not have one. She stated you all voted, obviously, to allow Busco Beach to hold their function, the other night, is that correct.

Councilmember Allen stated we did not vote. She stated someone gave them permission, correct. Mr. Stevens stated he did.

Ms. Stanley asked what time was that function supposed to be over. Mayor King reminded Ms. Stanley this is not a question answer session, it is public comment. Ms. Stanley stated in their petition, it was supposed to be over at 10:00, well it wasn't. Ms. Stanley stated they are not following the rules. They are still riding on the FEMA land, riding past 11:00 at night and starting before 8:00 am. She stated she is concerned about the fence around the FEMA property. She stated as of March 2nd, 2012, Mr. Womble wrote Mr. Bennett a letter stating the fence was not allowed on public open space according the FEMA Buyout Deed Restrictions. It is still there. She stated she talked to the Sheriff and he said he is not going to help us out, enforcing the rules. She stated she asked him to put it in writing as to why he will not help. Ms. Stanley stated the City has been kind enough to share why they are not going to enforce the law. She stated she needs it from the Sheriff Department.

Mayor King stated he hoped she knew that they have no authority over the Sheriff's Office. Ms. Stanley asked where she could go, who would enforce the laws, but he does not know how much control they have over the Sheriff. The Sheriff is in a very unique position. Not too many tell him what to do. She shared she spoke with the State Attorney General, but he stated this had to be dealt with on a local level. Mayor King stated she could talk to the County Commissioners; they may have some ideas for you. Ms. Stanley stated she has talked to some of them too, and she can't seem to get any answers. She stated that is a concern as a taxpayer. She thinks someone should be able to help enforce the laws. She stated she would like the taxpayers to be aware that their dollars are being spent on land for someone to use and make money which she does not think is right. Mayor King stated a lot of people watch this show. She stated that is why she is here.

Mayor King stated the County Commissioners, it's in their bailiwick. She stated it highly upsets her that this gentleman (pointed at Jimmy Rowe) has wrote Busco Beach two letters and they have totally ignored him. Ms. Stanley stated to her he is a city official and they should respect him, might not always agree with him, but should respect him. Ms. Stanley stated enough is enough. She thanked Council for their time.

Presentation – Ms. Tonia Harrison. Ms. Tonia Harrison stated a lot of you probably knew her dad, Tom Harrison. Ms. Harrison shared back in 1993 she graduated from college and not even two months after graduation, she was in a really bad car accident. She stated her skull shattered and upon arrival at the first hospital she was DOA, they got her back and she suffered what is called a traumatic brain injury. People look at her now and they have no idea anything ever happen to her but if they stay around for a little while they can tell. She shared she has problems on the inside of her, for instance, she is legally blind. There are other people like her, and they have to have a way to get around. She stated they know they cannot drive, so they walk where ever they want to go. Ms. Harrison stated if you ever go down Spence Avenue or Royall Avenue you will see her walking. She stated she has put miles on Spence and Royall up to Herman and across Ash. She stated she walks all over town and she is not the only person in town that walks. It's bad when we don't have sidewalks. She stated there are others who want to walk but they are stuck in wheelchairs. She stated no one can take them walking because there is just a little trail along the road. Ms. Harrison stated we need sidewalks, and it would not have to be all City money. She stated we could pull some money from the State, because roads like William Street, Ash Street, Berkeley, and Royall Avenue are State roads so we could get help from them on these sidewalks. It is not only something that would help the community, but also beautify the community. She stated while we are waiting on those to be completed, we should also look at greenways. Ms. Harrison stated if you could make the trails wide enough where they could have someone push their wheelchair through the greenway. She stated this is something really needed in the community. Ms. Harrison stated she is with wheelchair clients every day, she lives at Renu Life. She stated she has to live at Renu Life because she has seizures. She stated this could be something for the older community as well, her grandparents used to love to get out and walk in the evening.

Councilmember Allen asked how many live in Renu Life. Ms. Harrison stated currently they have 42 but another person is getting ready to move in. Ms. Harrison stated they can house 44. Councilmember Allen asked her how long it took her to get to this point and she replied about 15 years. It is a slow recovery process. Ms. Harrison stated she will never get back to the person she was before the wreck.

Councilmember Headen shared he is a certified brain injury treatment specialist and Ms. Harrison has made a remarkable recovery. In just listening to her, he stated he can tell she has made tremendous leaps and bounds.

Mayor Pro Tem Broadaway stated he thinks Ms. Harrison is very brave.

Mayor King stated she is a very special human being, a miracle. Ms. Harrison stated she feels she has been blessed. She feels like if it weren't for God she would not be here. Ms. Harrison stated the doctors gave her 72 hours to live, after 5 ½ days, they said what you see is what you get, she will likely be in a coma but she will not live long. After about 4 ½ weeks she shared she started waking up.

Councilmember Allen stated he wanted Ms. Harrison to know that sidewalks are important to them as well. He shared we started a sidewalk program a few years ago. They have partnered with NCDOT to install sidewalks along Wayne Memorial. He stated they do understand the need for sidewalks and they are working on it. Ms. Harrison stated just to know you are working on it tickles her.

Mayor King thanked Ms. Harrison for coming.

Councilmember Headen thanked Ms. Pier Tarrant and her staff, he stated it is a wonderful facility.

Ms. Tarrant stated their doors are always open and encouraged Council to stop by.

Consent Agenda - Approved as Recommended. City Manager, Scott A. Stevens, 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. Mr. Stevens reminded Council during the work session the motion for Item F. Site and Landscape Plans – E Park, LLC (Self Service Auto Washing Facility) was modified to include installation of sidewalks on Ash Street and Item G. S-4-14 Green Meadows Subdivision Revision of Lots Nos. 14, 46, 46A and 47 (Preliminary Plat) was removed from the Consent Agenda and placed under Items Requiring Individual Action. Councilmember

Allen moved the items on the Consent Agenda, Items B, C, D, E,F, H, and be approved as recommended by the City Manager and staff. The motion was seconded by Councilmember Headen, and a roll call vote resulted in all members voting in the affirmative. Mayor King declared the Consent Agenda approved as recommended. The items on the Consent Agenda were as follows:

Budget Amendment – Outstanding Purchase Order Adjusting Entries. Ordinance Adopted. It is a practice of the City of Goldsboro when incurring expenses to encumber money through the use of a purchase order. Purchase orders remain outstanding until the item or service being procured is received by the affected department. At that time, the purchase order is closed out through the issuance of a payment check.

Accounting standards for municipal governments necessitate that certain book entries be undertaken at the conclusion of a fiscal year. These entries, in effect, close outstanding purchase orders from the previous fiscal year, and reappropriate funds for the same purpose for the new fiscal year. Failure to accurately reflect the receipt of materials, supplies and services during the same year in which monies are appropriated distorts the City's financial statements. Generally accepted accounting principles mandate that appropriations and expenditures correspond to the same fiscal year.

The City of Goldsboro has its financial records and subsidiary systems on an on-line computer basis; therefore, it is necessary to make adjusting entries concerning outstanding purchase orders as close to the beginning of a new fiscal year as possible. As in previous instances, these transactions do not alter the City's unassigned, unrestricted fund balances. These entries basically appropriate sufficient funds to correspond with the budget year in which purchase order payments will be made by the City.

Staff recommended Council adopt the following entitled Ordinance amending the Budget Ordinance for the 2014-15 Fiscal Year by reappropriating monies associated with outstanding 2013-2014 purchase orders. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

ORDINANCE NO. 2014 -31 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2014-15 FISCAL YEAR"

Reimbursement Resolution – Installment Financing of Street Sweeper. Resolution Adopted. During the City of Goldsboro FY 2014-15 budget work session, Council discussed the City's street sweeping program. The Streets and Storm Division recommended the replacement of a 2004 street sweeper in their departmental budget request. Council adopted the budget authorizing the allocation for the purchase of the street sweeper with installment financing.

Staff has researched quotes and pricing for the street sweeper. The sweeper can be purchased through the National Joint Powers Alliance (NJPA), which serves as a municipal contracting agency, at a cost of $204,644. Council authorized the City to use NJPA at its June 16, 2014 meeting.

Since the installment financing will not be finalized until January 2015, it is necessary that the attached reimbursement be adopted declaring our intent to use those funds for repayment to the City.

It is recommended that Council adopt the following entitled resolution declaring the City Council's intent to reimburse the City of Goldsboro from the proceeds of the installment financing for the street sweeper. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

RESOLUTION NO. 2014-43 "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO, NORTH CAROLINA DECLARING ITS INTENTION TO REIMBURSE THE CITY OF GOLDSBORO, NORTH CAROLINA FROM THE PROCEEDS OF THE INSTALLMENT FINANCING FOR THE PURCHASE OF STREET SWEEPER"

High School Fire Fighter Technology Program Memorandum of Agreement. Approved. The Fire Fighter Technology Program is offered to support an emerging workforce for preliminarily trained volunteer and career fire fighters within Wayne County and the surrounding regions. In addition to workplace skills and knowledge, the program is designed to help students obtain industry recognized certifications and to provide resources to assist high school students in making informed decisions about future career paths.

The responsibilities of the City of Goldsboro Fire Department are included in the attached agreement. This continual agreement will be reviewed on an annual basis. Except as otherwise provided in the agreement, it shall not be amended, changed, modified or altered except by written agreement of the parties by giving (90) calendar days advance notice. Such notification shall state the effective date of termination or cancellation.

It is recommended the City Council authorize Fire Chief, Gary Whaley to sign the Memorandum of Agreement between Wayne County Public Schools Career & Technical Education, Goldsboro High School, and the City of Goldsboro Fire Department. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

CU-5-14 Willow Run Townhouses Phases IV and V -North and south sides of Taylor Street between Harris Street and Stephens Street. Approved. The applicant requests a Conditional Use Permit to modify a previously-approved Planned Unit Development (PUD).

Lot Width: 321.53 ft.
Average Depth: 624.54 ft.
Total Area: 207,220 sq. ft., or 4.757 acres
Zoning: R-9 Residential

The preliminary subdivision plat for Willow Run Townhouses was approved on February 16, 1981. The site was initially proposed to be developed in Two Phases which were identified as Phase I and Phase II. Subsequently, Phase II was divided into Phase II A and II B.

On July 21, 1997, the City Council and Planning Commission approved the Final Subdivision Plat for Willow Run Phase III.

On March 9, 2001, the City of Goldsboro implemented mandated Stormwater Management Guidelines for new development in accordance with the Neuse River Basin-Nutrient Sensitive Water management Strategy. As a result, all previously approved development plans prior to March 9, 2001 were vested in accordance with G.S.153A-344.1 or G.S. 160A-385.1 or were no longer valid. Based on this, the developer must submit a new preliminary subdivision plat for this project to be approved by the City Council and Planning Commission.

On May 1, 2006 the City Council approved a preliminary subdivision plat/site plan that consisted of 11 lots on the north side of Taylor Street (Private Drive) which was named Willow Run Phase IV. At that time, Phase V was considered open space area for Phase IV in order to meet stormwater requirements.

On May 7, 2007, the City Council approved a preliminary plat/site plan that consisted of 14 lots on the south side south side of Taylor Street (Private Drive) which was named Willow Run Phase V. As of today, no lots have been developed in Phase IV or V of Willow Run.

The owner now proposes to develop Phase IV and V of Willow Run Townhouses. The submitted preliminary subdivision plat/site plan indicates a total of 25 lots on the north and south sides of Taylor Street (Private Street). Two existing curb cuts along Harris Street will provide access to the site.

The submitted plat has been revised to show raised patio's that are located approximately 1.34 ft. from the rear property line. The developer is requesting a modification of the rear yard setback from 25 ft. to 1.34 ft.

Open Space Proposed: 2.739 acres
Area in Lots: 1.286 acres
Area in Streets, Drives and Walks: 0.732 acres
Average Lot Area: 2,242 sq. ft.
Maximum Building Area: 2,239 sq. ft.

Five-foot wide sidewalks are required along the frontage of Taylor Street (Private Drive). Currently, no sidewalks have been installed within the previously developed phases of Willow Run Townhouse's. The developer is requesting a modification of the sidewalk requirement.

A total of 32 Laurel Oaks will be planted along Taylor Street in conjunction with Phase IV and V of Willow Run to meet the street tree requirement of the Unified Development Ordinance.

In addition, a modification of the minimum lot size for Planned Unit Development from 5 acres to 4.757 acres is requested. Also, a modification to waive the 10 ft. Class "A" buffer requirement along the rear and sides of the site which adjoins R-9 Residential property has been requested.

On April 6, 2006 a variance request to encroach into Zone 2 of the Neuse River Riparian Buffer Protection Area was submitted to the Division of Water Quality by the developers engineering firm. On August 1, 2006 the Division of Water Quality approved the above mentioned variance request to impact Zone 2 of the Riparian Buffer Area by 4,639 sq. ft. to construct Phase V of Willow Run Subdivision.

Stormwater calculations have been submitted and are currently being reviewed by the Engineering Department for compliance with stormwater regulations.

Declaration of Covenants for maintenance of the open space area by the homeowner's association must be submitted for the City Attorney's review and approval.

At the public hearing held on June 16, 2014, one person spoke in favor of the request and two people appeared expressing their concerns about maintenance of the waterways within the development.

The staff met with the applicant and representatives of the Willow Run Homeowners' Association on the site and the applicant has agreed to include verbiage within the covenants regarding maintenance of the bulkheads and waterways in the development. Transporting of wet dirt during the dredging process will be by plastic-lined truck so there will not be a need to provide a drying area. Those covenants will have to be reviewed and approved by the City Attorney as part of the overall Planned Unit Development.

The Planning Commission, at their meeting held on June 30, 2014, recommended approval of the Conditional Use Permit and related subdivision plat with the requested modifications subject to review and approval of the covenants by the City Attorney.

Staff recommended Council accept the recommendation of the Planning Commission and:

1. Approve the Conditional Use Permit to allow amendment to an existing Planned Unit Development with the following modifications:

   a. Modification of Class A buffer on the rear and sides of the development abutting property zoned R-9 Residential;

b. Modification of rear yard setback from 25 ft. to 1.34 ft. in order to accommodate raised patios;

c. Modification of minimum lot size for a Planned Unit Development from 5 acres to 4.757 acres; and

d. Modification of sidewalk installation and payment of fee in lieu.

2. Approve the revised site plan, subdivision plat and Declaration of Covenants subject to review and approval of covenants by the City Attorney. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

Site and Landscape Plans – E Park, LLC (Self-Service Auto Washing Facility). Approved. The property is located on the northwest corner of East Ash Street and Durant Street. It is occupied by a vacant building that was previously utilized for retail sales.

Frontage: 100 ft. (Ash Street)
180 ft. (Durant Street)
Area: 0.41 acres
Zoning: General Business

The developer proposes demolition of the existing 1,600 sq. ft. building on the site and construction of a new 900 sq. ft. automobile washing facility. An additional 540 sq. ft. wash bay is shown for future construction.

Automobile washing facilities are a permitted use within the General Business zoning district, however, since the developer is requesting several modifications, the Planning Commission and Council must approve site and landscape plans.

The facility will be open for operation 24 hours a day. One employee will service the facility daily and on an as-needed basis.

The City's UDO requires one parking space per two employees plus an area capable of stacking two cars per washing bay. Three parking spaces are shown on the plans with stacking space for six vehicles.

A portion of the property is located within a Flood Hazard Area. The proposed car wash, as well as bay and mechanical room, will be flood-proofed subject to City of Goldsboro requirements.

Stormwater calculations are not required since the development will decrease the impervious area on the lot.

The applicant has been informed that the City will require all drainage from the car wash be connected to the City's sanitary sewer system and not the stormwater system.

There are currently three curb cuts providing access to the site—one on East Ash Street and two on Durant Street. The applicant proposes closing the driveway on Durant Street which is closest to Ash Street. Entrance to the lot would be provided through the remaining Durant Street curb cut with traffic exiting through the curb cut on Ash Street.

NCDOT has recommended that the Ash Street curb cut be appropriately signed as an exit-only driveway and that existing interconnectivity between the site and Auto Zone near Ash Street be closed in order to avoid conflicts between vehicles. There is another existing point of interconnectivity at the rear of the building which will provide access to the Auto Zone site.

The site will utilize a private refuse collection service and, if any new lighting for the site is proposed other than that which currently exists, a lighting plan will have to be submitted and approved.

The submitted landscape plan indicates a total of 29 Glossy Abelia shrubs to be installed along both street frontages. Corner visibility will prohibit the installation of street tree plantings along Ash Street. There are three existing hollies and one existing oak to serve as street trees along Durant Street and the applicant proposes installing one additional large tree in this area.

An existing 5 ft. landscape buffer is shown on the western property line which consists of hollies and juniper shrubs.

The City's UDO requires that a 5 ft. landscape buffer be installed at the rear of the site on the north. The applicant has requested a modification of this requirement since the lot immediately behind the subject property will never be developed due to flood hazard issues.

The applicant has also requested a modification of the sidewalk installation and fee in lieu requirement for both East Ash Street and Durant Street.

The Planning Commission, at their meeting held on June 30, 2014, recommended approval of the site and landscape plans with the requested modifications.

During the work session, Council amended the motion to include installation of sidewalks along Ash Street. Council approved the site and landscape plans with the following modifications:

1. Modification of 5 ft. wide landscape buffer at the rear of the site; and
2. Modification of sidewalk installation and fee in lieu requirement for Durant Street. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

Site, Landscape and Building Elevation Plans – The Little Bank. Approved. The site is located on the southwest corner of East Ash Street and South Spence Avenue.

Frontage:	241 ft. on Ash Street.
Frontage:	192 ft. on Spence Avenue
Lot Area:	1.18 Acres
Zoning:	O&I-1

The property is currently vacant and was previously occupied by Arts Council of Wayne County.

The submitted site plan indicates a 4,561 sq. ft. one-story building which will be occupied by The Little Bank. Other information included on the site plan is as follows:

1. Parking required: 13 spaces (includes 1 Handicapped space)
2. Parking shown: 23 spaces (includes 2 Handicapped spaces)

Since the area of impervious surface is to be decreased, stormwater calculations are not required for the development.

Two existing curb cuts will provide access to the site. The existing curb cut on Ash Street will be designated as a right-in/right-out only and the existing curb cut along Spence Avenue will remain full access.

The proposed dumpster location will be screened by an 8 ft. wooden enclosure with a privacy gate for access to the dumpsters.

Existing sidewalks are shown along Ash Street and sidewalks are being proposed along Spence Avenue. Interior sidewalks are proposed within the development.

Two drive-thru lanes are shown around the building with an area capable of stacking up to four vehicles in each lane. Interconnectivity is provided with the adjacent property to the north and west.

The submitted landscape plan indicates street trees along Ash Street and Spence Avenue which will consist of Willow Oaks and Lace Bark Elms.

The landscape plan indicates a Type A (5 ft. wide) buffer along the western and southern property lines which will contain a combination of Red Maples, Redbuds, Crape Myrtles, Inkberry Hollies, and Carissa Hollies.

Vehicular Surface Area plantings will include Red Maples, Dogwoods, Crape Myrtles, Chinese Fringe, Knock-Out Roses, and Carissa Hollies. These plants will be interspersed as interior plantings within end aisles, foundation plantings, and buffer plantings will also count toward VSA requirements.

A lighting plan is not required; however any proposed lighting is subject to staff approval and the requirements of the Unified Development Ordinance.

Elevation plans have been submitted and the building is predominately constructed of brick with accent brick trim and a standing seam metal roof. Metal canopies are also proposed over the entrances along the eastern and northern elevations. Colors will be red brick with sandstone accent brick detail and a green standing seam metal roof.

At their meeting held on June 30, 2014, the Planning Commission recommended approval of the plans as submitted.

Staff recommended Council accept the recommendation of the Planning Commission and approve the site, landscape and building elevation plans for The Little Bank, as submitted. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

Reapproval of Site and Landscape Plans – Sheetz. Approved. The subject property is located on the southeast corner of NC 581 and Highway 70 West.

Site and landscape plans were previously approved by the City Council on January 7, 2013, however, development has not yet commenced and, as a result, the site plan approval has expired. According to Sheetz, this project is now ready for bid and is scheduled to begin construction in August, 2014. Reapproval of the site and landscape plans will be necessary in order to allow the company to obtain the necessary building permits.

Below is information regarding the site and landscape plans which are identical to the plans previously approved.

The site was previously occupied by Stackhouse Inc. and Car-Vir Equipment Company. Currently the property in question is vacant and is to be sold for development.

Frontage: 347.19 ft. (NC 581 South)
Frontage: 266.03 ft. (Highway 70 West)
Depth: 264.77 ft. (approx.)
Area: 102,741.60 sq. ft., or 2.36 acres
Zoning: Shopping Center Conditional District
(Watershed Protection)

The submitted site plan indicates a proposed one-story building consisting of 6,489 sq. ft. of gross floor area. The proposed 6,489 sq. ft. structure will be used as a convenience store (Sheetz). There will be a 27-seat restaurant located within the proposed store.

Hours of operation: 24 hrs (Sunday-Saturday)
No. of Employees: 8
Refuse collection: Bi-Weekly by Private Carrier
(Dumpster)

Thirty-three (33) parking spaces are required for the proposed convenience store. Seventeen (17) parking spaces are required for the restaurant. A total of 49 parking spaces are required for the entire site. The submitted site plan indicates that 56 parking spaces will be provided for the site which includes 3 handicapped parking spaces and 2 spaces at each pump island.

Two new curb cuts will be created as result of the proposed convenience store. A new full-access curb cut will be constructed along NC Highway 581for ingress and egress into the site.

NCDOT will require that the developer widen NC 581 in order to create a left turn lane into the site coming from Highway 70 and to develop a slip lane onto the site coming from the Rosewood Community.

In addition, NCDOT will require the developer to construct a right-turn lane from NC 581 for a distance of approximately 245 ft. for access into the proposed site. This new curb cut will also be used to make right-turn movements along Highway 70 West from the proposed convenience store.

As indicated earlier, the subject property is located within the watershed protection area. Residential and Non-Residential development shall not exceed twenty-four percent (24%) built-upon area on a project-by-project basis.

For projects without a curb and gutter street system, development shall not exceed thirty-six percent (36%) built-upon area on a project-by-project basis. For the purpose of calculating built-upon area, total project area shall include acreage in the tract on which the project is to be developed.

High density developments using engineered stormwater controls to control runoff from the first inch of rainfall and development shall not exceed 70% built-upon area.

Stormwater calculations are required for this site and must be submitted and approved by the Engineering Division prior to the insurance of a building permit.

The proposed dumpster location and all HVAC units will be screened from public view in accordance with the requirements of the Unified Development Ordinance.

Interconnectivity to the adjacent property is shown on the submitted site plan. A lighting plan must be submitted and approved by the Planning Staff prior to a building permit being issued.

The submitted landscape plan indicates that 22 trees will be installed along NC Highway 581 and Highway 70 West to serve as street trees.

The developer will install a Class A five (5) ft. wide aesthetic landscape buffer along the southern property line. Extensive landscaping will be installed within the islands located within the parking area.

The Planning Commission, at their meeting held on June 30, 2014, recommended reapproval of the site and landscape plans as submitted.

Staff recommended Council accept the recommendation of the Planning Commission and reapprove the site and landscape plans for Sheetz as submitted. Consent Agenda Approval. Allen/Headen (6 Ayes – Williams Absent)

End of Consent Agenda.

S-4-14 Green Meadows Subdivision Revision of Lots Nos. 14, 46, 46A and 47 (Preliminary Plat). Denied. The property is located on the south side of Surry Drive between Carriage Road and Horseshoe Drive.

The subject property currently consists of four (4) lots. The existing lots will be reconfigured and new property lines will be created as a result of the revision with no new lots resulting.

The property is zoned R-20 Residential which requires a lot frontage of 120 ft. Currently, the existing lots do not meet this requirement and are considered nonconforming.

Total Lots: 4
Total Area: 68,031 sq. ft. or 1.563 acres
Average Lot Size: 17,021 sq. ft. or 0.391 acres
Zoning: R-20 Residential

The developer now proposes to subdivide lots 14, 46, 46A and 47 of the Green Meadows Subdivision into four lots for the purpose of constructing single family dwellings.

Habitat for Humanity has recently built homes within the Green Meadows Subdivision and has contacted the owner of the lots in question regarding purchasing them for residential development.

As currently subdivided, only three homes could be constructed on the existing lots. If the lots are reconfigured as proposed, four homes could be built on the subject lots.

As indicated previously, the lots in question are zoned R-20. A modification of the lot width requirement is required since the lots do not meet the 120 ft. lot frontage requirement per the UDO.

A portion of Surry Drive was closed by the courts in 1998. Lots 46 and 14 of Green Meadows Subdivision had frontage on the section of Surry Drive that was closed. As a result of the reconfiguration of lots 14, 46, 46A and 47, that portion of Surry Drive which was closed in 1998 will remain closed.

All lots within this subdivision will have frontage on an improved street as required within the Unified Development Ordinance.

The location of this subdivision is within the Noise Overlay District of Seymour Johnson Air Force Base and must meet all building requirements pertaining to the noise decibel levels within its contours.

The portion of the property shown for development is located within the 70-74 DNL noise area. A noise reduction level of 30 decibels will be required for all residential structures constructed within the proposed subdivision.

The request was forwarded to Seymour Johnson Air Force for comment and Base officials indicated that, according to the 2011 Air Installation Compatible Use Zone (AICUZ) Report, residential uses in these zones (70-74 DNL) are strongly discouraged.

The Report goes on to state that where the community determines that residential use must be allowed in this noise zone in order to meet a demonstrated need, measures to achieve an outdoor to indoor noise level reduction of at least 30 decibels should be incorporated into the design and construction of the homes on these lots.

The following modifications have been requested in conjunction with this subdivision:

1. Modification of the 120 ft. lot width requirement for lots 47, 47A, 46 and 14; and
2 Modification of the minimum lot area from 20,000 sq. ft. to 9,691 sq. ft. for lot no. 47; and
3. Modification of the minimum lot area from 20,000 sq. ft. to 10, 913 sq. ft. for lot no. 47A; and
4. Modification of the minimum corner lot setback from 40 ft. to 20 ft. for lot no. 47; and
5. Modification of the minimum lot frontage from 50 ft. to 30.50.

The Planning Commission, at their meeting held on June 30, 2014, recommended approval of the preliminary subdivision plat with the requested modifications.

Upon motion of Councilmember Allen, seconded by Councilmember Headen and unanimously carried Council denied the request to change it from 3 lots to 4 lots.

City Manager's Report. Mr. Stevens shared he spoke with Councilmember Williams today, he is doing very well. He stated Councilmember Williams stated he missed everyone and hoped to be back soon.

City Attorney's Report and Recommendations. No report.

Mayor and Councilmembers' Reports and Recommendations. Mayor Pro Tem Broadaway thanked Ms. Harrison for her presentation. He also wished Councilmember Williams well.

Councilmember Headen stated he hoped everyone had a great 4th ,the fireworks were great and he loved the finale. He thanked Pierre and her staff for all they do at Renu-life. He shared he has visited Renu-life several times and it is a wonderful thing they do.

Councilmember Goodman made no comments.

Councilmember Allen wished Councilmember Williams well.

Councilmember Aycock wished Councilmember Williams a speedy recovery. He also thanked Ms. Harrison for her presentation and thanked her for providing a different perspective, a different view on sidewalks and greenways. He stated most think greenways or sidewalks are just for a nice walk, but there are some who cannot afford a car or cannot operate an automobile.

Mayor King shared a story about Ms. Harrison. He thanked Ms. Harrison for her presentation and stated she is a very special person. Mayor King wished Councilmember Williams a speedy recovery. He stated he hoped everyone had an enjoyable 4th. He also stated it was good to see Mr. Weil at the meeting tonight.

There being no further business, the meeting adjourned at 7:31 p.m.

Alfonzo King
Mayor

Melissa Corser, CMC
City Clerk