

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
APRIL 4, 2022

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on April 4, 2022.

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 Taj Polack
Councilwoman Hiawatha Jones (participating via Zoom)
Councilman Bill Broadaway
Councilwoman Brandi Matthews
Councilman Charles Gaylor, IV
Councilman Gene Aycock

Also Present: Tim Salmon, City Manager
Laura Getz, City Clerk
Ron Lawrence, City Attorney

Adoption of the Agenda. Councilwoman Jones requested adding Sponsorship of Dillard Alumni to the agenda. Councilwoman Matthews requested the addition of a Reentry Month Proclamation to the agenda. Councilman Aycock requested moving Item F, Z-3-22 to Items Requiring Individual Action. City Manager Salmon requested the removal of Item H from the agenda. Mayor Pro Tem Polack requested moving Item E, Z-2-22 to Items Requiring Individual Action. Upon motion of Mayor Pro Tem Polack, seconded by Councilman Aycock and unanimously carried, Council adopted the agenda. A roll call vote was held.

Old Business.

NPO Support Discussion. Mayor Ham discussed the nonprofit support request process. He proposed that council defer the actual dollar figure to a later time due to staff not having sufficient information at the time to determine what is available to allocate to non-profits. At the last meeting, it was suggested to use an outside organization to distribute the money after they vetted the applicants. This process wasn't acceptable to the majority of the council. Mayor Ham suggested the formation of a vetting committee to include one representative from each district as well as a mayor appointee. This committee would establish the criteria for vetting and awarding the monies to the applicants. Mayor Pro Tem Polack was in favor of having a representative from each district. Councilwoman Jones made a motion to develop a committee with representation of each district to vet the nonprofits with an at large position. The motion was seconded by Councilman Gaylor. Councilwoman Matthews stated the decision needed to stay with the Council. Councilwoman Jones shared that she was referring to representation from the council. Councilwoman Jones made a motion to develop a committee consisting of each city council person, representative of each city council person to vet the NPO. Council discussed the non-profits and holding a special meeting to vet the NPO's. Council will continue to vet the NPO's. Mayor Ham shared they need to come up with criteria to select, qualify and fund organizations. The Mayor will begin to formulate the process of qualifications before a special meeting is held and requested that Council submit any suggestions. The original motion was withdrawn by Councilwoman Jones.

GWTA Board Vacancy Discussion. Council discussed the GWTA board. Councilman Broadaway made a motion to appoint Ms. Carter, Ms. Jones and Mr. Aycock back to their December timeframe for their appointment, that we reappoint to those time frames. Councilman Aycock seconded the motion. The mayor called for discussion. Councilwoman Matthews shared concerns regarding the application process for the GWTA board and suggested that council set a standard for employees and/or councilmembers that leave the city.

Councilwoman Jones made a motion to appoint Shycole Simpson-Carter to the GWTA board through 12-19-22. The motion was seconded by Councilman Aycock. After a roll call vote was held, Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilman Gaylor and Councilman Aycock voted for the motion. Councilwoman Matthews voted against the motion. The motion passed 6:1.

Mayor Pro Tem Polack made a motion to appoint Councilman Aycock and Councilwoman Jones to a term beginning April 5, 2022 through 12-31-22. The motion was seconded by Councilman Aycock and a roll call vote resulted in all members voting in favor of the motion.

New Business.

Non-Resident Fees. Felicia Brown, Parks and Recreation Director shared the following presentation:

Parks and Recreation Program Fees

Felicia L. Brown, CPRP
Parks and Recreation Director

April 4, 2022


www.goldsboronc.gov

www.goldblondie.gov

Youth Soccer Participation

Youth Soccer Seasons at Bryan Multi-Sports Complex

Season	Participation Numbers
Spring 2015	611
Fall 2015	648
Spring 2020**	702
Fall 2020	598
Spring 2021	627
Fall 2021	848

** Registered participants; season did not occur due to COVID

GOLDSBORO
MULTI-SPORTS COMPLEX

Youth Soccer Seasons at Bryan Multi-Sports Complex



Fees Charged by Other P&R Departments (continued)

- Clayton Parks & Recreation Youth Sports Fees - \$30-\$40 for resident; \$60-\$80 for non-resident
- Clinton Parks & Recreation Youth Sports Fees – varies; \$10 more for non-residents
- Mt. Olive Parks & Recreation Youth Sports Fees - \$30 per participant, universal fee
- Kinston/Lenoir County Parks & Recreation Youth Sports Fees – one universal fee paid by participants

GOLDSBORO
BE • MORE • TO • MORE • GO • TO • GO

QUESTIONS?

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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 April 4, 2022.

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

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilwoman Hiawatha Jones (participating via Zoom)
Councilman Bill Broadaway
Councilwoman Brandi Matthews
Councilman Charles Gaylor, IV
Councilman Gene Aycock

Also Present: Tim Salmon, City Manager
Laura Getz, City Clerk
Ron Lawrence, City Attorney

Pastor Stanley Kelly with Fellowship Baptist Church provided the invocation. The Pledge of Allegiance followed.

Approval of Minutes. Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of March 7, 2022 and the minutes of the Work Session and Regular Meeting of March 21, 2022. The motion was seconded by Councilman Aycock and unanimously carried after a roll call vote was held.

Presentations.

Homefront Room Revival Presentation. Katelyn Tinsley shared the following presentation:



ON A MISSION TO PROVIDE CREATIVE OUTLETS TO IMPROVE RESILIENCY AND ENRICH THE MILITARY LIFECYCLE

STUDIO LOCATED:
CONNECT 4, 1515 GOODSON STREET, SLYMOUR JOHNSON AFB NC
PHONE: 919 750 9878

  @HOMEFRONTROOMREVIVAL

www.homefrontroomrevival.org kate@homefrontroomrevival.org



THE PROCESS



- THE STUDIO**
 - COMMUNITY BRIDGE
 - SOFT ENTRY POINT INTO TRADITIONAL RESOURCES
 - APPROACHABLE, SAFE SPACE ON BASE TO RETREAT TO, IN PERSON
 - PROGRAMS EMPLOY SPOUSES/VETERANS
 - LIFESKILL MENTORS ARE AVAILABLE & CREATIVE COPING SKILLS ARE TAUGHT
- CREATIVE CHAOS SERIES**
 - INCLUDES COMMUNITY OF CONNECTIONS
 - LIFESKILLS ARE TAUGHT BY VETERANS/SPOUSES TO VETERANS/SPOUSES
 - FREE CHILDCARE IS AVAILABLE
 - CONTINUOUS GROUP SERIES FACILITATING FRIENDSHIPS & SUPPORT
- CURB ALERT**
 - LEARN TO AFFORDABLY FURNISH EMPTY HOUSES INTO HOMES
 - UPCYCLING WORKSHOPS USING TEAMBUILDING AND NETWORKING
 - OPENS UP CONVERSATIONS FOR PERSONALIZED SUPPORT
 - IN HOME OUTREACH AVAILABLE TO AT RISK FAMILIES/ARMYMAN
- DEC' THE DEPLOYMENT**
 - HOLIDAY PROGRAMS BRINGING COMMUNITY TOGETHER TO SUPPORT THOSE IN NEED
 - IN HOME HOLIDAY DECORATING AND PERSONAL CONNECTIONS DELIVERED TO AT RISK FAMILIES/ARMYMAN

Looking for a place to get connected, meet new friends and learn some cool new stuff? Come on in! We make meaning out of chaos through turning it into the creative kind! Our form of CHAOS stands for Coaching Healing Activities of Outreach and Socializing. Our team is here for conversations, help pointing you in the right direction for resources and to create positive personal experiences through coaching new life skills for creative outlets to better cope! Self-refer into one of our outreach programs if you are in need or join in the fun through one of our various social events as we connect Friends, Foodies, DIYs & Repeat!



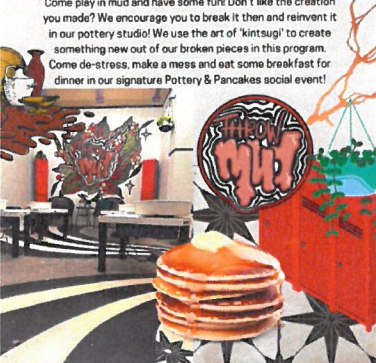


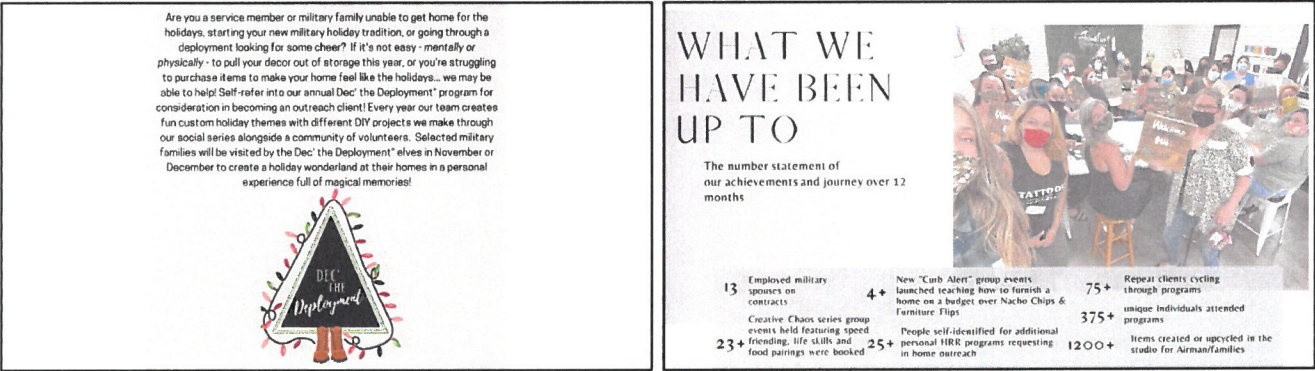
CURB ALERT! WE REPEAT, CURB ALERT!

How many times have you seen furniture stacked on a base curb during a military move? This culture of decluttering inspired our entire upcycling program! We work with community partners and source for free donations to turn one man's trash into a custom piece to treasure for Airman and families in need. Self-refer into our program for one of our group Curb Alert upcycling socials (Furniture Flips & Nacho Chips or Furniture Flips & French Toast Sticks) or apply for consideration in as an outreach client if you are in need. If selected as a client, our team will work with you to source for, and recreate, a home furnishing donation into your own custom missing home necessity. All you have to do is want to learn and give a little sweat equity into recreating a masterpiece that we will lead you to dream up!



Come play in mud and have some fun! Don't like the creation you made? We encourage you to break it then and reinvent it in our pottery studio! We use the art of 'kintsugi' to create something new out of our broken pieces in this program. Come de-stress, make a mess and eat some breakfast for dinner in our signature Pottery & Pancakes social event!





Mrs. Tinsley shared a video, which can be viewed on the SJAFB Facebook page and discussed the Homefront Room Revival. They are located in the New Connections Center on Seymour Johnson AFB. Mayor Ham spoke about the program. Mrs. Tinsley stated that donations are welcome.

Month of the Military Child Proclamation. Read by Councilman Broadaway, Mayor Ham proclaimed April 2022 as the MONTH OF THE MILITARY CHILD and April 8th as Purple Up Day for Wayne County Public Schools. He encouraged all school personnel and City of Goldsboro residents to recognize the contributions of our military families and to celebrate the spirit of military children across our city and nation by wearing purple on April 8th as an outward symbol of appreciation for our youngest heroes.

Re-Entry Month Proclamation. Read by Councilwoman Matthews, Mayor Ham proclaimed April as Re-Entry Month in Goldsboro, North Carolina and encouraged residents to observe this month and recognize the efforts of those who work to improve rehabilitation and reintegration of formerly incarcerated individuals. Councilwoman Matthews presented the proclamation to Ms. Renita Dawson, member of the Wayne County Reentry Council.

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

1. Willie Baptiste, 1403 E. Elm Street shared concerns regarding traffic lights. He shared comments regarding the property on 1402 Lemmon Street. He shared comments regarding his appointment to the Golf Course Committee. He also shared comments regarding a police issue.
2. Gary Packer, National President of the Goldsboro Alumni and Friends, Inc. requested \$10,000 for the 67th Annual Dillard Alumni homecoming event. He stated that the event is a four-day event, every City venue and hotel is full during the event. He shared the financial impact is on low side of \$3.8 or \$4 million dollars every year they have their presentation.
3. Sherwood Williford shared comments regarding an article concerning Goldsboro native, Ruth Whitehead Whaley. He stated a historical marker for Ms. Ruth Whitehead Whaley has been approved by Raleigh and will be installed in mid-May.
4. Al Strickland, 1009 Corbett Street, shared comments and concerns regarding agenda item Z-3-22. He requested that Council not remove the single-family home designation off the zoning.
5. Henry Battle, 312, 314, 316 S. James Street, shared comments regarding a recent property that was sold by the city for \$1.00 when the city is raising the utility rates 20%. He shared concerns about properties on Virginia Street and that the city should auction the properties off.
6. Trey Taylor, attorney with Warren, Kerr, Walston, Taylor and Smith, shared he is here for the property owner, Land Branch Development. He shared comments regarding item Z-3-22. He shared the use would be 107 townhomes and made comments regarding the proposed townhomes and the property owners.
7. Jennifer Scott, representing RBV Investments, shared comments regarding the rezoning item Z-3-22.
8. Craig Daughtery shared comments and concerns regarding item Z-3-22 and property values of their homes.

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

Consent Agenda – Approved as Recommended. City Manager Tim 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 E, Z-2-22 Eastern Hill, Inc. – South side of E. Elm Street between Crawford St. and Beale St. and within the corporate City limits and Item F, Z-3-22 RBV Investments, LLC. – North side of E. US 70 Hwy. between Corbett St. and N. Oak Forest Dr. and located in the corporate City limits were moved to Items Requiring Individual Action during the adoption of the agenda. Item H, Contract Extension for Goldsboro-Wayne Transportation Authority (GWTA) Marketing and Public Relations Services with Quest Corporation of America, Inc. was removed from the agenda during the adoption of the agenda. Mayor Pro Tem Polack moved the items on the Consent Agenda, Items D, G, I, J and K be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Broadaway and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Z-1-22 Angelita Morrisroe – East of N. William Street between Wilson St. and E. US 70 Hwy. service road and within the corporate City limits. Ordinance Adopted. The applicant is requesting a change of zone from Residential (R6) to General Business (GB) for two (2) private lots which are of continuous frontage and under single ownership within the Residential (R6) zoning district.

If approved, the owner will be required to recombine the lots into one for commercial development purposes meeting the requirements of the General Business (GB) zoning district.

Frontage:	92 ft. (Wilson St.) 90 ft. (E. Hwy. 70 SR)
Area:	18,030 sq. ft. or 0.41 acres
North:	Residential (R-6)
East:	Residential (R-6)
West:	General Business (GBCZ)

One of the two private lots is currently vacant. The other lot is occupied by a single-family dwelling.

The City’s Land Use Plan (CLUP) recommends High-Density Residential development for the property.

Although the (CLUP) recommends High Density Residential Development, the requested change of zone would be compatible with existing commercial zoning and uses in proximity to the site.

City water and sewer are available to serve the property. The subject property is not located in a Special Flood Hazard Area. Grading and drainage plans may be required.

At the public hearing held March 21, 2022, no one spoke in favor of or against the request.

On Monday, March 28, 2022, the Goldsboro Planning Commission recommended approval of the change of zone request from Residential (R6) to General Business (GB).

Although the Planning Commission’s recommendation is inconsistent with the City’s Comprehensive Land Use Plan (CLUP), the request would be compatible, and therefore, reasonable with existing commercial zoning and uses in proximity to the site.

It was recommended that Council accept the recommendation of the Planning Commission and;

- 1. Find the proposed zoning amendment inconsistent with the City’s adopted Comprehensive Land Use Plan however, the request would be compatible, and therefore, reasonable with existing commercial zoning and uses in proximity to the site.
- 2. Find the proposed zoning amendment would be in the public interest because the zoning would allow uses that are compatible with adjacent properties within the surrounding areas and;
- 3. Adopt an Ordinance changing the zoning for the property from Residential (R6) to General Business (GB).
Consent Agenda Approval. Polack/Broadaway (7 Ayes)

ORDINANCE NO. 2022-9 “AN ORDINANCE AMENDING THE ZONING MAP, COMPREHENSIVE LAND-USE MAP AND UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

Z-4-22 KRP Investments, LLC. – East side of Wayne Memorial Dr. between Fourth St. and Gracie Pl. and located in the corporate City limits. Ordinance Adopted. The applicant is requesting a change of zone for a portion of the subject property (approximately 3 acres) from Office and Institutional (O & I-1) to Residential (R-6CZ) Conditional Zoning district limiting the use of the property to a three (3) story multi-family development complex consisting of sixty-three (63) units for individuals fifty-five (55) years of age and older. Remaining acreage will be reserved for future development.

According to the City’s UDO, the proposed development shall meet the Multi-Family and Townhome development design standards of the R-6 zoning district.

Frontage:	+40.8 ft. (Fourth St.)
Area:	631,620 sq. ft. or 14.5 acres
North:	Office and Institutional (O &I-1)
South:	Office and Institutional (O & I-1), Residential (R-9), Neighborhood Business (NB)
East:	Residential (R-9)
West:	Residential (R-9)/Office and Institutional (O & I-1)

The property currently consists of agricultural farmland and woodlands.

The City’s Land Use Plan recommends Office and Institutional development. Multi-family developments are a permitted use in the Office and Institutional (O & I-1) zoning district and must meet the development requirements of

the closest, most restrictive zoning district. According to the City's Land Use Plan, higher residential densities are recommended and should be encouraged since City water and sewer are available to serve the property.

The submitted preliminary site plan indicates one, three-story apartment building containing a total of 63 units.

Access to the site will be directly from the E. Fourth Street terminus. The applicant intends to construct and formally dedicate a public road built to City standards approximately 800 ft. eastward to the site and incorporate into the City's street network.

Parking for the site requires two spaces per unit for 1 and 2 BR apartments. 24 of the 63 total units will be 1-bedroom units and 39 will be 2-bedroom units. A total of 126 parking spaces are required and only 71 spaces have been shown on the preliminary site plan. Staff is working with developer to meet the City's commercial parking ordinance.

A common area equal to twenty percent (20%) of the entire development (excluding rights-of-way) shall be preserved, maintained and improved by the development owner for active recreational use by residents of the development. The required open space shall be held in common ownership, for the perpetual benefit of residents of the development, by a legally established corporation, association or other legal entity, or be dedicated to the City of Goldsboro as a public park. Staff is working with the developer to ensure compliance with this requirement.

External City sidewalks are required and are not shown for the proposed development. Staff is working with the developer to meet this requirement.

Internal concrete sidewalks are shown providing access to building entrances through sloped ramps and handicap accessible walkways.

A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City's Commercial Lighting ordinance.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along the private access drive leading to the senior living facility. A Type B 15 ft. wide landscape buffer is required along all property lines with the exception of the eastern property line which will require a Type A 10 ft. wide buffer yard. Vehicular surface area landscape requirements must be met. Staff is working with the applicant to ensure landscape requirements are met per the requirements of the City's Unified Development Ordinance.

Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations been submitted. Roofing will consist of architectural shingles. Wall siding will consist of fiber cement cedar shakes, decorative brackets and brick-veneer.

Staff will ensure all multi-family development design standards are met per the requirements of the City's Unified Development Ordinance prior to issuance of any building permits.

According to the City's Land Use Plan, higher residential densities are recommended and should be encouraged since City water and sewer are available to serve the property.

The City's Land Use Plan recommends Office and Institutional development. Multi-family developments are a permitted use in commercially-zoned districts such as General Business (GB), Office and Institutional (O & I-1), Neighborhood Business (NB), Shopping Center (SC), and Highway Business (HB) and must meet the development requirements of the closest, most restrictive residential zoning district.

At the public hearing held March 21, 2022, no one spoke in favor of or against the proposal.

On Monday, March 28, 2022, the Goldsboro Planning Commission recommended approval of the change of zone request for a portion of the subject property (approximately 3 acres) from Office and Institutional (O & I-1) to Residential (R-6CZ) Conditional Zoning district limiting the use of the property to a three (3) story multi-family development complex consisting of sixty-three (63) units for individuals fifty-five (55) years of age and older.

It was recommended that Council accept the recommendation of the Planning Commission and;

1. Find the proposed zoning amendment consistent with the City's adopted Comprehensive Land Use Plan.
2. Find the proposed zoning amendment reasonable and in the public interest because the proposed zoning would allow for infill and multi-family development which is compatible with existing properties in the surrounding area.

3. Find that City water and sewer are available to serve the property and that higher residential densities should be encouraged and considered for the site.
4. Adopt an Ordinance changing the zoning for the property for a portion of the subject property (approximately 3 acres) from Office and Institutional (O & I-1) to Residential (R-6CZ) Conditional Zoning district limiting the use of the property to a three (3) story multi-family development complex consisting of sixty-three (63) units for individuals fifty-five (55) years of age and older. Consent Agenda Approval. Polack/Broadaway (7 Ayes)

ORDINANCE NO. 2022-10 "AN ORDINANCE AMENDING THE ZONING MAP, COMPREHENSIVE LAND-USE MAP AND UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

Municipal Agreement with the North Carolina Department of Transportation for Inspection of Bridges on the Municipal Street System. Resolution Adopted. The Surface Transportation Assistance Act of 1978 requires that all bridges open for public use must be inspected on an interval not to exceed two years. The bridges on the municipal street system in Goldsboro were last inspected in 2020. Thus, they are due to be reinspected during 2022.

With the inspections, the City at its option may: (1) inspect the bridges with its own staff; (2) employ a consultant firm to accomplish the inspections; or (3) have the Department of Transportation (DOT) or a consultant employed by DOT to make the inspections. Should the City elect either (1) or (2), the DOT will reimburse the City the 80% federal-aid share of the cost. Should the City elect (3), DOT will bill the City for the 20% local share of the cost upon completion of the work. Under any of the three options, no work can be done until a municipal/state agreement is properly executed by both the City Council and the Department of Transportation.

Goldsboro's City bridges are as follows:

1. Best Street over Long Branch
2. Harris Street over Long Branch
3. Berry Street over Long Branch
4. Wayne Avenue over Big Ditch
5. Retha Street over Big Ditch
6. Slocumb Street over Stoney Creek

DOT anticipates the inspections to cost the City of Goldsboro approximately \$650 per structure for a total estimate of \$3,900. The actual cost is based on the work being performed, therefore the final invoice amount will not be known until the work is complete.

The Engineering Department does not have a licensed Bridge Inspector. The proposed FY2022-23 budget includes funds to meet this financial responsibility.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to sign an agreement with the N. C. Department of Transportation for the inspection of bridges on the municipal street system. Consent Agenda Approval. Polack/Broadaway (7 Ayes)

RESOLUTION NO. 2022-32 "RESOLUTION AUTHORIZING AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INSPECTION OF BRIDGES ON THE MUNICIPAL STREET SYSTEM"

Professional Engineering On-Call Services to conduct a study for Utility Merger/Regionalization Feasibility (MRF). Resolution Adopted. CDM Smith, Inc., WithersRavenel, and The Wooten were selected for on-call engineering services for various engineering projects relating to Water Treatment & Distribution, Wastewater Treatment & Distribution, Stormwater, Transportation, and Construction Inspection.

Staff requested CDM Smith, Inc. provide costs in reference to conducting a study for Utility Merger/Regionalization Feasibility (MRF) pertaining to the City of Goldsboro, Wayne County, Town of Pikeville, Town of Eureka, Town of Fremont, and Town of Mount Olive.

CDM Smith engineering services detailed as follows:

- Data Collection and Data Review
- Identify Top 3 Alternatives for Analysis
- Alternatives Feasibility and Financial Analysis
- Prepare Report and Meeting to Review Comments
- Project Management and Administration

Total Costs Not To Exceed= \$100,000

We have reviewed the financing of this project with the Finance Director and determined that funds are available from a grant from the NC Department of Environmental Quality Division of Water Infrastructure.

It was recommend that Council adopt the following entitled Resolution authorizing the City Manager to execute a Professional Engineering Services Agreement with CDM Smith, Inc. pertaining to conducting a MRF Study for an amount not to exceed \$100,000. Consent Agenda Approval. Polack/Broadaway (7 Ayes)

RESOLUTION NO. 2022-33 “RESOLUTION AUTHORIZING THE EXECUTION OF PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH CDM SMITH, INC. FOR UTILITY MERGER/REGIONALIZATION FEASIBILITY (MRF) STUDY”

Approve PO for Computer Replacement Plan. Approved. The City Council approved the expenditure in the current fiscal year budget. In December 2021, Council approved the financing for our replacement plan to replace staff computers for the City of Goldsboro.

G.S. 143-129 requires formal bidding when the estimated expenditure of public money is greater than \$90,000 for apparatus, supplies, materials or equipment, and further requires that the governing body must award the contract. The statute allows the governing body to delegate the authority to award contracts, reject bids, or readvertise bids on behalf of the unit to the manager or other employee. City Council authorized the City Manager or the Finance Director this authority on April 19, 2021 in RES 2021-30.

The procurement of the IT equipment was done through State Contract as allowed by law. As per internal memorandum dated April 19, 2021, the City Manager and Finance Director stipulate that the delegated authority limit is \$250,000, and contracts over this amount shall be presented to City Council for approval and award. The purchase order amount is \$510,931.15 to Netcom Business Solutions, Inc.

It was recommended that Council authorize the award of IT equipment to Netcom Business Solutions, Inc. in the amount of \$510,931.15 as documented on P2200827. Consent Agenda Approval. Polack/Broadaway (7 Ayes)

End of Consent Agenda.

Items Requiring Individual Action.

Z-2-22 Eastern Hill, Inc. – South side of E. Elm Street between Crawford St. and Beale St. and within the corporate City limits. Ordinance Adopted. The applicant is requesting a change of zone from Residential (R6) to General Business (GB) for three (3) private lots which are of continuous frontage and under single ownership within the Residential (R6) zoning district.

If approved, the owner will be required to recombine the lots into one for commercial development purposes meeting the requirements of the General Business (GB) zoning district.

In addition, a variance will be required for one of the three lots consisting of an existing non-conforming commercial building which does not meet the required front setback of 20ft. along E. Elm, Crawford and Hugh St.

Frontage:	159.4 ft. (E. Elm St.), 97.3 ft. (Crawford St.) and 146.3 ft. (Hugh St.)
Area:	14,385 sq. ft. or 0.33 acres
North:	General Business (GB)
South:	Residential (R-6)
East:	Residential (R-6)
West:	General Business (GB)

Two of the three lots fronting E. Elm St. are vacant. The third lot at the corner of E. Elm and Crawford consists of an existing non-conforming, one-story brick-veneer and concrete block commercial building of approximately 1,782 sq. ft.

The City’s Land Use Plan (CLUP) recommends High-Density Residential development for the property.

Although the (CLUP) recommends High Density Residential Development, the requested change of zone would be compatible with existing commercial zoning and uses in proximity to the site.

However, staff recommends a more restrictive zone such as Neighborhood Business (NB) to serve as a more appropriate transitional buffer between commercial and residential development.

The applicant intends to rehabilitate the existing commercial building for office-use; business and professional services are preferred.

City water and sewer are available to serve the property. The subject property is not located in a Special Flood Hazard Area. Grading and drainage plans may be required.

At the public hearing held March 21, 2022, no one spoke in favor of or against the request.

On Monday, March 28, 2022, the Goldsboro Planning Commission recommended approval of the change of zone request from Residential (R6) to Neighborhood Business (NB).

Although the Planning Commission’s recommendation is inconsistent with the City’s Comprehensive Land Use Plan (CLUP), the request would be compatible, and therefore, reasonable with existing commercial zoning and uses in proximity to the site.

It was recommended that Council accept the recommendation of the Planning Commission and,

- 1. Find the proposed zoning amendment inconsistent with the City’s adopted Comprehensive Land Use Plan however, the request would be compatible, and therefore, reasonable with existing commercial zoning and uses in proximity to the site.
- 2. Find the proposed zoning amendment would be in the public interest because the zoning would allow uses that are compatible with adjacent properties within the surrounding areas and;
- 3. Adopt an Ordinance changing the zoning for the property from Residential (R6) to Neighborhood Business (NB).

Councilwoman Matthews made a motion to adopt the Planning Commission’s recommendation of approval of Z-2-22. The motion was seconded by Councilman Gaylor and a roll call vote resulted in all members voting in favor of the motion.

ORDINANCE NO. 2022-11 “AN ORDINANCE AMENDING THE ZONING MAP, COMPREHENSIVE LAND-USE MAP AND UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

Z-3-22 RBV Investments, LLC. – North side of E. US 70 Hwy. between Corbett St. and N. Oak Forest Dr. and located in the corporate City limits. Ordinance Adopted. The applicant is requesting a change of zone for the subject property from Residential Single-Family Conditional Zoning (R-9SFCZ) to Residential Conditional Zoning (R-9CZ) limiting the property to a townhome development complex consisting of one-hundred and seven (107) units.

According to the City’s UDO, the proposed development shall meet the Multi-Family and Townhome development design standards of the R-9 zoning district.

Frontage:	+400 ft. (Corbett St.)
Area:	599,385 sq. ft. or 13.7 acres
North:	Office and Institutional (O &I-1)
South:	Residential (R-16/R-12SF), Office and Institutional (O &I-1)
East:	Residential (R-16)
West:	Residential (R-16)/Neighborhood Business (NB)

On November 4, 2013, the Goldsboro City Council concurred with the recommendation of the Planning Commission and adopted an ordinance changing the zoning for the subject property from Residential (R-12SF) to Residential (R-9 SFCZ) and approved a conceptual plan for a total of 42 single-family lots. The site was never developed.

Currently, the property consists of agricultural farmland.

The City’s Land Use Plan recommends Commercial and Industrial development.

The submitted preliminary site plan indicates a total of one-hundred and seven (107) townhome units.

Access to the site will be directly from the Corbett St. terminus off of McClain St. The applicant intends to extend Corbett St. and construct two new roads built to City standards for formal dedication and acceptance into the City’s street network.

Parking for the site requires two spaces per unit for 1 and 2 BR apartments and three spaces for units over 3 BRs. Staff is working with developer to ensure compliance with the City’s parking ordinance.

A common area equal to twenty percent (20%) of the entire development (excluding rights-of-way) shall be preserved, maintained and improved by the development owner for active recreational use by residents of the development. The site plan shows open space equal to forty-four percent (44%) of the developed area.

In addition, the required open space shall be held in common ownership, for the perpetual benefit of residents of the development, by a legally established corporation, association or other legal entity, or be dedicated to the City of Goldsboro as a public park.

External City sidewalks are required and are shown for the proposed development utilizing handicap accessible slopes and ramps. Additional sidewalks will be required along interconnecting streets for future development purposes.

A commercial lighting plan has not been submitted. Since the subject property is located adjacent to residentially-zoned and developed properties, the developer will be required to submit a lighting plan in compliance with the City’s Commercial Lighting ordinance.

Interconnectivity has been shown for the site off of Corbett St. and Seymour Village Dr.

Subject property is located within the City limits of Goldsboro. As such, City water and sewer are available to serve the property. The property is not located within a special flood hazard area. City Engineering will require approval of storm water calculations and drainage plans prior to issuance of any building permits.

Street trees have been provided along the proposed townhome street network. A Type B 15 ft. wide landscape buffer is required along all property lines and has been shown for the development.

All utilities shall be underground.

At least twenty-four square feet of individual enclosed storage space shall be provided for each dwelling unit.

Commercial dumpsters will be utilized for garbage collection. Staff will ensure that dumpster corals are properly constructed and appropriately screened from off-site views in accordance with City standards.

Building elevations have not been submitted. Staff will ensure all townhome development design standards are met per the requirements of the City’s Unified Development Ordinance prior to issuance of any building permits.

According to the City’s Land Use Plan, higher residential densities are recommended and should be encouraged since City water and sewer are available to serve the property.

The City’s CLUP recommends Commercial development for the property. Multi-family developments are a permitted use in commercially-zoned districts such as General Business (GB), Office and Institutional (O & I-1), Neighborhood Business (NB), Shopping Center (SC), and Highway Business (HB) and must meet the development requirements of the closest, most restrictive residential zoning district.

At the public hearing held March 21, 2022, one person spoke against the proposal and requested City Council not to change the existing residential zone from single-family residential use.

On Monday, March 28, 2022, the Goldsboro Planning Commission recommended approval of the change of zone request from Residential Single-Family Conditional Zoning (R-9SFCZ) to Residential Conditional Zoning (R-9CZ) limiting the property to a townhome development complex consisting of one-hundred and seven (107) units.

It was recommended that Council accept the recommendation of the Planning Commission and;

- 1. Find the proposed zoning amendment consistent with the City’s adopted Comprehensive Land Use Plan.
- 2. Find the proposed zoning amendment reasonable and in the public interest because the proposed zoning would allow for infill and townhome/multi-family development which are compatible with existing properties in the surrounding area.
- 3. Find that City water and sewer are available to serve the property and that higher residential densities should be encouraged and considered for the site.
- 4. Adopt an Ordinance changing the zoning for the property from Residential Single-Family Conditional Zoning (R-9SFCZ) to Residential Conditional Zoning (R-9CZ) limiting the property to a townhome development complex consisting of one-hundred and seven (107) units.

Mayor Ham asked that Attorney Lawrence speak to the signatures on the petition. Attorney Lawrence shared that the petition shared with the Planning Department could have been submitted at the Public Hearing and cannot be submitted tonight.

Councilman Aycock shared his concerns regarding the item.

Councilman Aycock made a motion to deny the zoning request. There was no second and the motion failed.

Council discussed the proposed development with Kenny Talton, Planning Director.

Councilman Gaylor made a motion to follow the Planning Council recommendation and approve the zoning request. The motion was seconded by Mayor Pro Tem Polack. After a roll call vote was held, Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadaway, Councilwoman Matthews and Councilman Gaylor voted for the motion. Councilman Aycock voted against the motion. The motion passed 6:1.

ORDINANCE NO. 2022-12 “AN ORDINANCE AMENDING THE ZONING MAP, COMPREHENSIVE LAND-USE MAP AND UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOLDSBORO, NORTH CAROLINA”

City Manager's Report. Tim Salmon thanked Roe O'Donnell, Temporary Assistant City Manager and congratulated Scott Satterfield, next Wayne County Chamber of Commerce. He shared the city would be turning the fountain purple for Purple Up Day.

Ceremonial Documents.

Week of the Young Child Proclamation. Read by Councilman Gaylor, Mayor Ham proclaimed April 10-16, 2022, as WEEK OF THE YOUNG CHILD and commended its observance to all citizens of the City of Goldsboro.

Mayor and Councilmembers' Comments.

Councilwoman Jones had no comments.

Councilman Broadaway had no comments.

Mayor Pro Tem Polack shared that it is imperative that we support the Goldsboro Dillard Alumni with all they contribute to the city.

Councilwoman Matthews had no comments.

Councilman Gaylor shared comments regarding the zoning item that was approved. He also shared that he would like to see the open area in the proposed project added to our Parks and Recreation asset sheet.

Councilman Aycock shared he thinks the property approved tonight was for tax dollars, and for that, he did not feel comfortable.

Mayor Ham thanked council for their work tonight.

The meeting adjourned at 8:17 pm.




David Ham
Mayor


Laura Getz, MMC/NCCMC
City Clerk