



REVISED AGENDA
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
CITY OF GOLDSBORO
COUNCIL CHAMBERS – CITY HALL – 214 N. CENTER STREET
JANUARY 8, 2018



(Please turn off, or mute, all cell phones and pagers upon entering the Council Chambers)

I. ADOPTION OF THE AGENDA

II. WORK SESSION–5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206
OLD BUSINESS

NEW BUSINESS

- a. US Army Corps of Engineers 1135 Project (Public Works-Utilities)
- b. Discussion Items (Councilmember Foster)
 - 1. The crime reports and reporting data for 2016.
 - 2. Water safety report for 2016 & 2017.

III. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.
Invocation (Pastor John A. Howard, The First PH Church)
Pledge to the Flag

IV. ROLL CALL

V. ORGANIZATIONAL ACTIONS

- A. Administering of Oath of Office to Attorney Ron Lawrence

VI. PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. PUBLIC COMMENT PERIOD (TIME LIMIT OF 3 MINUTES PER SPEAKER)

- Request to Speak: Ms. Shirley Edwards

IX. CONSENT AGENDA ITEMS (*Motion/Second--Roll Call)

- B. Budget Amendment – Patrolling Funding (Finance)
- C. Sale of Real Property, Tax ID #3508-08-8394, South Weaver Drive and Tax ID #3508-18-1575 Lot Highland Place as recorded in the Wayne County Registry (Finance)
- Removed* D. Site and Landscape Plan-Car Wash (J.L. Gurley) (Planning)
- E. S-6-11 Tiffany Gardens-Revision of Section Five (Preliminary Plat) (Planning)
- F. S-6-17 CE2, LLC (3-Lot Preliminary Subdivision Plat) (Planning)
- G. Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive (Planning)

X. ITEMS REQUIRING INDIVIDUAL ACTION (*Motion/Second)

XI. CITY MANAGER'S REPORT

XII. CITY ATTORNEY'S REPORT AND RECOMMENDATIONS

XIII. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS

XIV. CLOSED SESSION

XV. ADJOURN

Neuse River Goldsboro Section 1135 Project - Summary Read-ahead for January 2017 City of Goldsboro Council Meeting

Bottom Line Up Front

The Recommended Plan is to rebuild the original USACE weir approximately 2 feet higher in elevation than the existing weir. Placement location will be approximately 25 feet downstream of current weir.

Project Purpose

Project conducted under the Section 1135 Authority – “Project Modification for Improvement of the Environment”

Section 1135 authorizes the U. S. Army Corps of Engineers (USACE) to initiate investigations and modify structures and operations of water resources projects constructed by the USACE for the purpose of improving the quality of the environment, as long as such modifications are feasible, consistent with authorized project purposes, and will improve the quality of the environment in the public interest.

To meet the goal of improvement of the environment, the objective of the project is to restore riverine functionality to the Neuse River main stem via reconnection of migrating fish passage to upstream spawning habitat, increasing flow volume and velocity toward a more natural state in the main stem of the river. The increase in weir height will contribute to these functional increases as components of the project.

Total Project Cost Range

\$1,975,000 - \$2,015,000 *

*this does not include non-federal costs to remove the existing temporary weir constructed in 2015.

Cost-sharing Parameters

Based on the Congressional Authority, cost sharing for the detailed design and construction of this project is as follows:

Federal Share: 75% (approximate range \$1,481,000 – \$1,511,000)

City of Goldsboro: 25% (approximate range \$490,000 - \$505,000)

Real Estate: Costs for staging area are estimated at \$25,000 (estimate included in total project costs).

The City of Goldsboro will be responsible for removing the temporary weir constructed in 2015 by the City of Goldsboro will need to be removed with non-federal funds. Additionally, the City of Goldsboro will be responsible for obtaining a staging and laydown area for a period of approximately three months as described in Appendix I of the Final Report.

Timeline

March 2018 – Feasibility Phase complete upon approval of Final Report at Division level.

March 2018 – Initiate Design and Implementation (DI) Phase (subject to availability of federal funding). DI phase can begin without non-Federal funds.

July 2018 – Execute Project Partnership Agreement (PPA). City to allocate approximately \$80,000 for non-federal cost share to complete detailed design. PPA must be signed and non-Federal funds received to move beyond \$100,000 in DI phase expenditures.

September 2018 – City to allocate remainder of non-federal funds required to complete construction (estimated remaining amount \$410,000 - \$425,000). At time of PPA execution, USACE would need at minimum the non-Federal funds required to complete detailed design (approximately \$80,000).

November 2018 – Initiate construction

Spring 2019 – Construction complete

Draft Agreement summary

An unsigned copy of the draft PPA must be submitted with the final report. City to review draft agreement and incorporate the correct signature blocks. The final agreement to be signed summer of 2018.

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Budget Amendment – Patrolling Funding

BACKGROUND: The City of Goldsboro and Wayne County has joined forces and created the Regional Enforcement and Crime Targeting Team (REACT). The REACT Team has been focusing on areas within Goldsboro that have seen increased levels of violence and drug crimes.

DISCUSSION: The City of Goldsboro has had ongoing assistance from the Wayne County Sheriff's Department on areas within Goldsboro that are the concerned "hotspot" areas. The Sheriff's Department has been providing extra assistance and is expected to continue until the end of the fiscal year. Thus far, the City has paid the County approximately \$10,000 for these services from July – November 2017.

Since it is anticipated that these REACT services will continue and cost approximately \$20,000 for the remainder of this fiscal year, it is necessary to appropriate the additional funding.

RECOMMENDATION: It is recommended that the attached budget ordinance be adopted decreasing the unassigned fund balance of the General Fund by \$20,000 for Police REACT Team services for FY 17-18.

Date: 1-2-18


Kaye Scott, Finance Director

Date: 1-10-18


Scott Stevens, City Manager

ORDINANCE NO. 2018- |

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE
CITY OF GOLDSBORO FOR THE 2017-18 FISCAL YEAR

WHEREAS, the City of Goldsboro desires to continue REACT Team services with the Wayne County Sheriff's Department; and

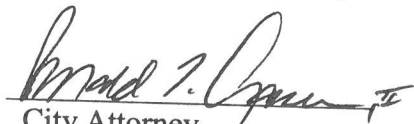
WHEREAS, the estimated cost to continue these services for FY 17-18 is \$20,000; and

WHEREAS, since the current fiscal year's budget does not contain sufficient monies to meet these obligations, the City of Goldsboro needs to appropriate \$20,000 from the General Fund.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro that the Budget Ordinance for the Fiscal Year 2017-18 be amended by:

1. Decreasing the Unassigned Fund Balance of the General Fund in the amount of \$20,000.
2. Increasing the line item entitled "Consultant Fees" (11-6121-1991) in the Police Department's budget of the General Fund in the amount of \$20,000.
3. This Ordinance shall be in full force and effect from and after the 8th day of January 2018.

Approved as to Form Only:


City Attorney

Reviewed by:


City Manager

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Sale of Real Property, Tax ID #3508-08-8394, South Weaver Drive and Tax ID#3508-18-1575 Lot Highland Place as recorded in the Wayne County Registry.

BACKGROUND: On December 6, 2017, Community Technical Assistance, Inc. offered to pay the City of Goldsboro the sum of \$36,565 for South Weaver Drive and \$12,125 for Lot Highland Place properties and made a bid deposit of \$2,434,50.

The City of Goldsboro and County of Wayne acquired this property in October 2016. At the December 19, 2017 meeting, the County Commissioners agreed to convey their share of this property to the City of Goldsboro with the stipulation that the City and County share equally the expenses.

DISCUSSION: Standard property will be offered for sale in accordance with the provisions of the G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property's tax value. The property's tax value for both properties is \$97,380. An advertisement appeared in the Goldsboro News-Argus on December 14, 2017. The ten (10) day upset bid period expired on December 24, 2017, with no counter-offers received after this bid.

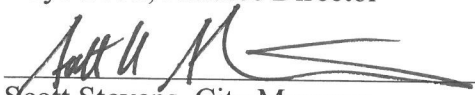
The buyer will pay the attorney fees associated with transferring the deed. The City and County's portion from the sale of these properties would be \$24,345 each minus expenses.

RECOMMENDATION: By motion, accept the offer from Community Technical Assistance Inc. in the amount of \$48,690 and authorize the Mayor and City Clerk to execute a deed on behalf of the City of Goldsboro and County of Wayne.

Date: _____

Kaye Scott, Finance Director

Date: 1-10-18



Scott Stevens, City Manager

Wayne County/City of Goldsboro Surplus Property
LOT SOUTH WEAVER DRIVE
PIN# 3508-08-8394



Wayne County/City of Goldsboro Surplus Property
LOT HIGHLAND PLACE
PIN# 3508-18-1575



CITY OF GOLDSBORO
AGENDA MEMORANDUM

Item D
Removed

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Site and Landscape Plan – Car Wash (J. L. Gurley)

BACKGROUND: The property is located on the west side of North William Street between Orange Street and Eleventh Street.

Frontage: 128.5 ft.
Depth: 200 ft. (average)
Area: 0.59 Acres
Zoning: General Business

The applicant proposes the development of a two-bay automated car wash. Only one bay will be developed initially.

The site is located between Greenleaf Grace Village and a children's entertainment venue.

DISCUSSION: A mechanical room is proposed between the two car wash bays. Access to the site would be through two curb cuts with the northernmost curb cut for entrance only traffic and the southernmost curb cut for exiting only.

NCDOT has reviewed the plans and recommends that the developer provide only one curb cut for both right-in, right-out access. With the upgrading of North William Street, a median will be installed which will prevent left turn movements into and out of the site.

A concrete driveway with curb and gutter would extend in a semi-circular configuration for entering the car wash area after paying at a designated pay station. A grassed area would be maintained between the drive aisles.

The property will be served by City water and sanitary sewer. The development will include a 1,000-gallon oil/water interceptor which will filter water before entering the City's storm sewer system.

Because less than one-half acre of land is being disturbed, stormwater calculations will not be required.

The submitted landscape plan indicates Two Autumn Fantasy Maples to serve as street trees. Additionally Type A (5 ft. wide) buffers are shown to the north and south which will contain a combination of Maples, Arborvitae, Loropetalum and Carissa Hollies. There is an existing wooded area at the rear which will remain along with Carissa Hollies and one Arborvitae to serve at the Type A buffer.

Within the grassed area, Dwarf Hollies and Snow Goose Flowering Cherry trees will serve as the vehicular surface area buffer.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the revised site and landscape plans which show only one curb cut to serve the property.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the site and landscape plans subject to revision to show one curb cut providing right-in, right-out access from North William Street.

Date: 01/02/18


Interim Planning Director

Date: 1-10-18


City Manager

ssj

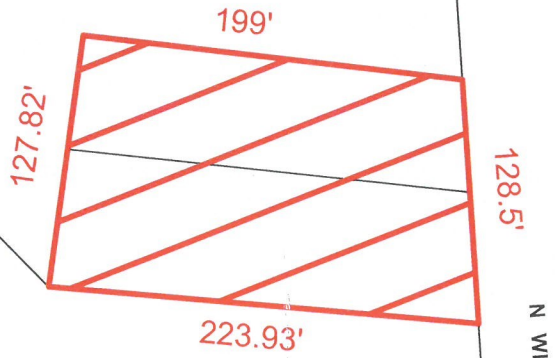
SITE PLAN

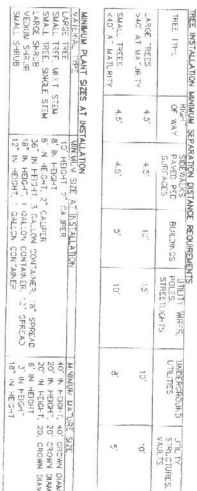
John Gurley - Car Wash



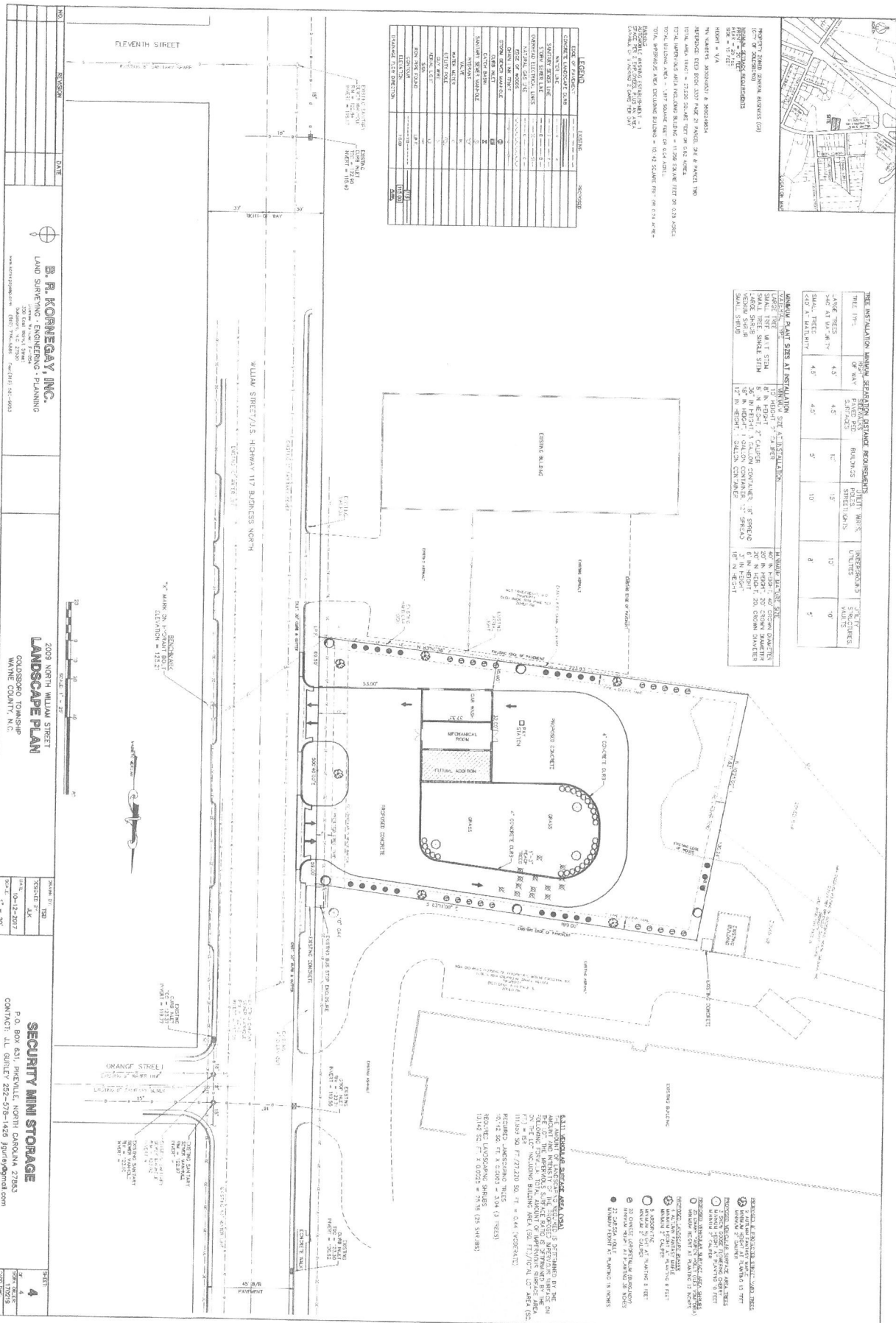
SITE PLAN

John Gurley - Car Wash



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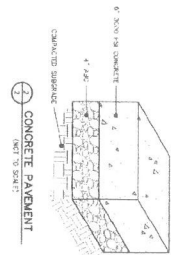
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WATER, ILL.	2441-2442	2442-2443	2443-2444
WATER, ILL.	2444-2445	2445-2446	2446-2447
WATER, ILL.	2447-2448	2448-2449	2449-2450
WATER, ILL.	2450-2451	2451-2452	2452-2453
WATER, ILL.	2453-2454	2454-2455	2455-2456
WATER, ILL.	2456-2457	2457-2458	2458-2459
WATER, ILL.	2459-2460	2460-2461	2461-2462
WATER, ILL.	2462-2463	2463-2464	2464-2465
WATER, ILL.	2465-2466	2466-2467	2467-2468
WATER, ILL.	2468-2469	2469-2470	2470-2471
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WATER, ILL.	2474-2475	2475-2476	2476-2477
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WATER, ILL.	2483-2484	2484-2485	2485-2486
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WATER, ILL.	2489-2490	2490-2491	2491-2492
WATER, ILL.	2492-2493	2493-2494	2494-2495
WATER, ILL.	2495-2496	2496-2497	2497-2498
WATER, ILL.	2498-2499	2499-2500	2500-2501
WATER, ILL.	2501-2502	2502-2503	2503-2504
WATER, ILL.	2504-2505	2505-2506	2506-2507
WATER, ILL.	2507-2508	2508-2509	2509-2510
WATER, ILL.	2510-2511	2511-2512	2512-2513
WATER, ILL.	2513-2514	2514-2515	2515-2516
WATER, ILL.	2516-2517	2517-2518	2518-2519
WATER, ILL.	2519-2520	2520-2521	2521-2522
WATER, ILL.	2522-2523	2523-2524	2524-2525
WATER, ILL.	2525-2526	2526-2527	2527-2528
WATER, ILL.	2528-2529	2529-2530	2530-2531
WATER, ILL.	2531-2532	2532-2533	2533-2534
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WATER, ILL.	2537-2538	2538-2539	2539-2540
WATER, ILL.	2540-2541	2541-2542	2542-2543
WATER, ILL.	2543-2544	2544-2545	2545-2546
WATER, ILL.	2546-2547	2547-2548	2548-2549
WATER, ILL.	2549-2550	2550-2551	2551-2552
WATER, ILL.	2552-2553	2	



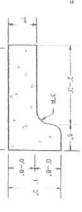
B. F. KORMEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
2000 N. 1st Ave. P.O. Box 100
250 Cecil Belfrage Street
Spartanburg, S.C. 29303
(815) 734-5885 Fax (815) 734-6053
www.bfcorp.com

2009 NORTH WILLIAM STREET
LANDSCAPE PLAN
GOLDSBORO TOWNSHIP
WAYNE COUNTY, NC.

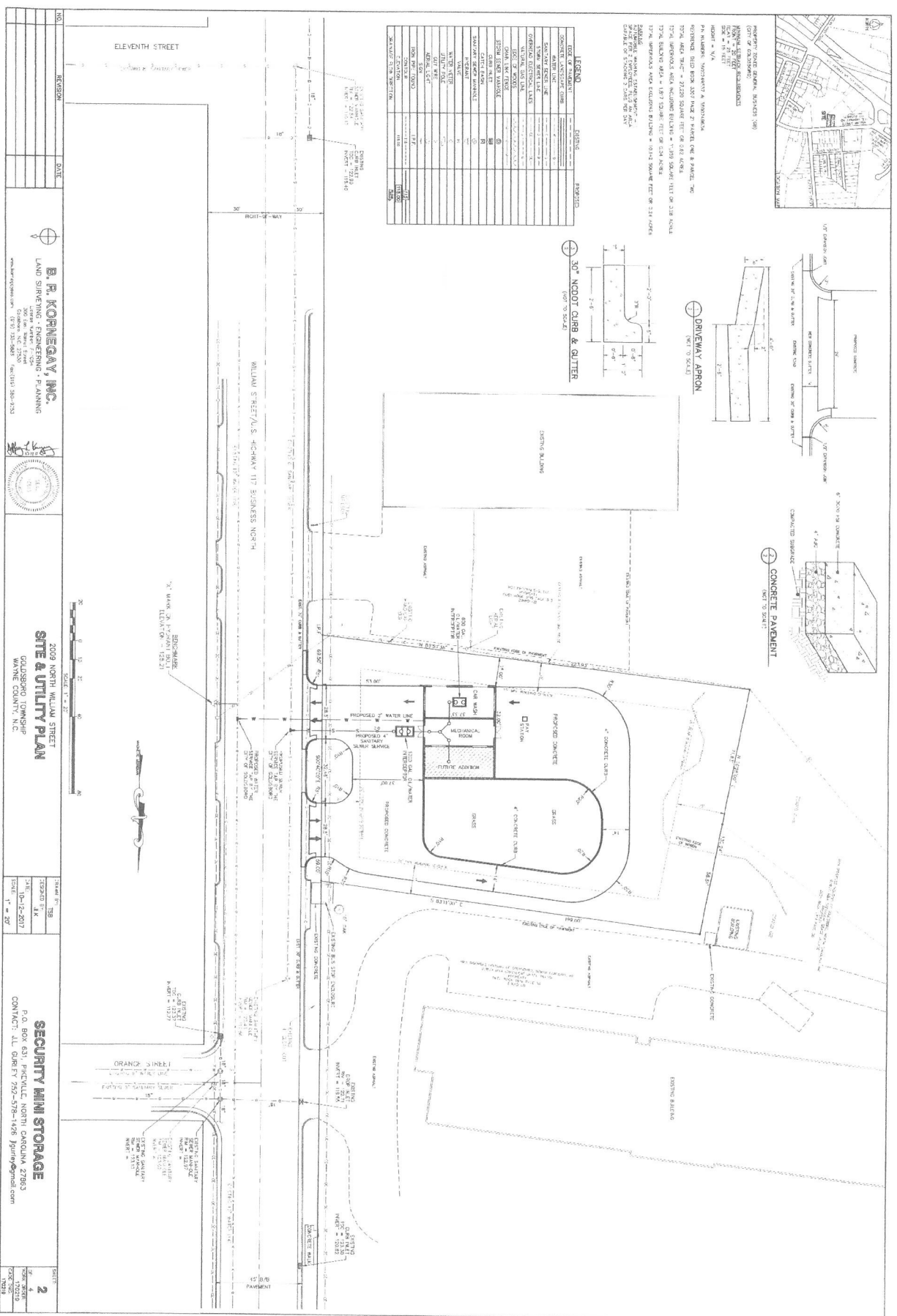
SECURITY MINI STORAGE
P.O. BOX 631, PIKEVILLE, NORTH CAROLINA 27863
CONTACT: J.L. GURLEY 252-576-1426 jgurley@aol.com



① DRIVEWAY APRON
(NOT TO SCALE)



30" NCDOT CURB & GUTTER
(NOT TO SCALE)

[illegible]

SECURITY MINI STORAGE

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: S-6-11 Tiffany Gardens – Revision of Section Five
(Preliminary Plat)

BACKGROUND: The property is located on the east side of Waters Circle between National Drive and Thoroughfare Road. It abuts the city limits line and is within the City's Extraterritorial Jurisdiction.

The subject property is located directly adjacent to Tiffany Gardens Subdivision and is owned by Earnest Waters.

On September 6, 2011, Council approved a 15-lot preliminary plat for this property which included two new streets. At that time, modifications were granted as follows:

1. Modification of the paved width requirement for residential streets located within the City's one-mile extraterritorial jurisdiction from 31 ft. to 27 ft.; and
2. Modification of the curb and gutter requirement.

Council required the developer to pay a fee in lieu of sidewalk installation.

DISCUSSION: At this time, the owner proposes dividing the property into only two tracts.

Total Area: 490,659.84 sq. ft. or 11.264 Acres

Average Lot Size: 5.63 Acres

Lot No. 1: 5.0 Acres

Lot No. 2: 6.624 Acres

Zoning: R-12 Residential

Access to the subject property is provided through Lot No. 66 of Tiffany Gardens Subdivision Section Four.

In order to subdivide the property as requested, the developer will be required by Code to construct a street built to City standards in order to provide access to Lots No. 1 and No. 2. In addition, a temporary cul-de-sac will have to be installed to prevent this new street section from being a dead-end street until Lot No. 2 is developed.

The developer has requested a modification of the City's requirement that all lots have frontage on an improved public street. Staff contends that in order to develop this subdivision to City standards, an improved public street needs to be constructed to serve both lots.

The Planning Commission, at their meeting held on December 18, 2017, recommended approval of the preliminary plat subject to dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the preliminary plat subject to the dedication and improvement of a street built to City standards to serve the lots as well as the inclusion of a temporary cul-de-sac at the end of the new street section

Date: 01/02/18

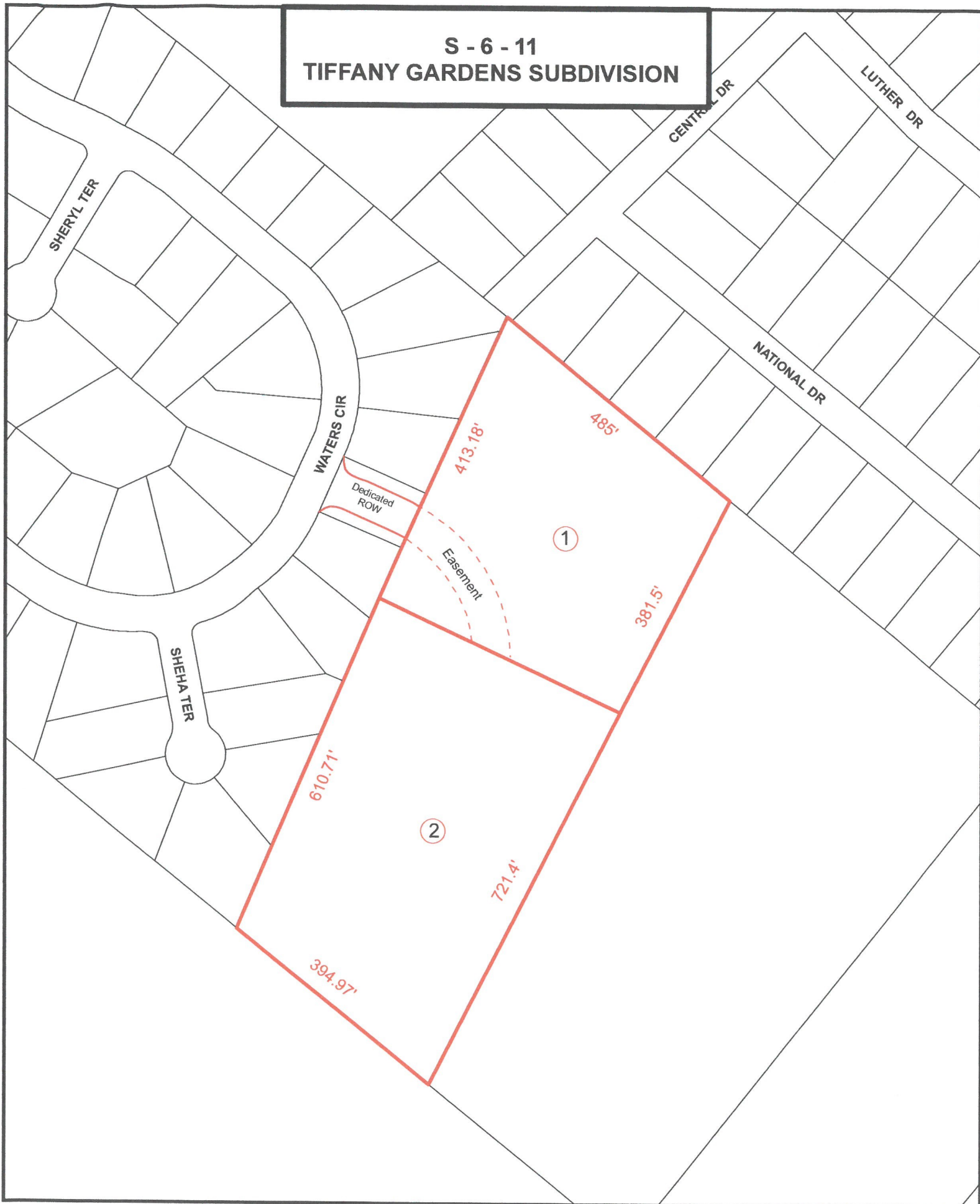

Interim Planning Director

Date: 1-10-18


City Manager

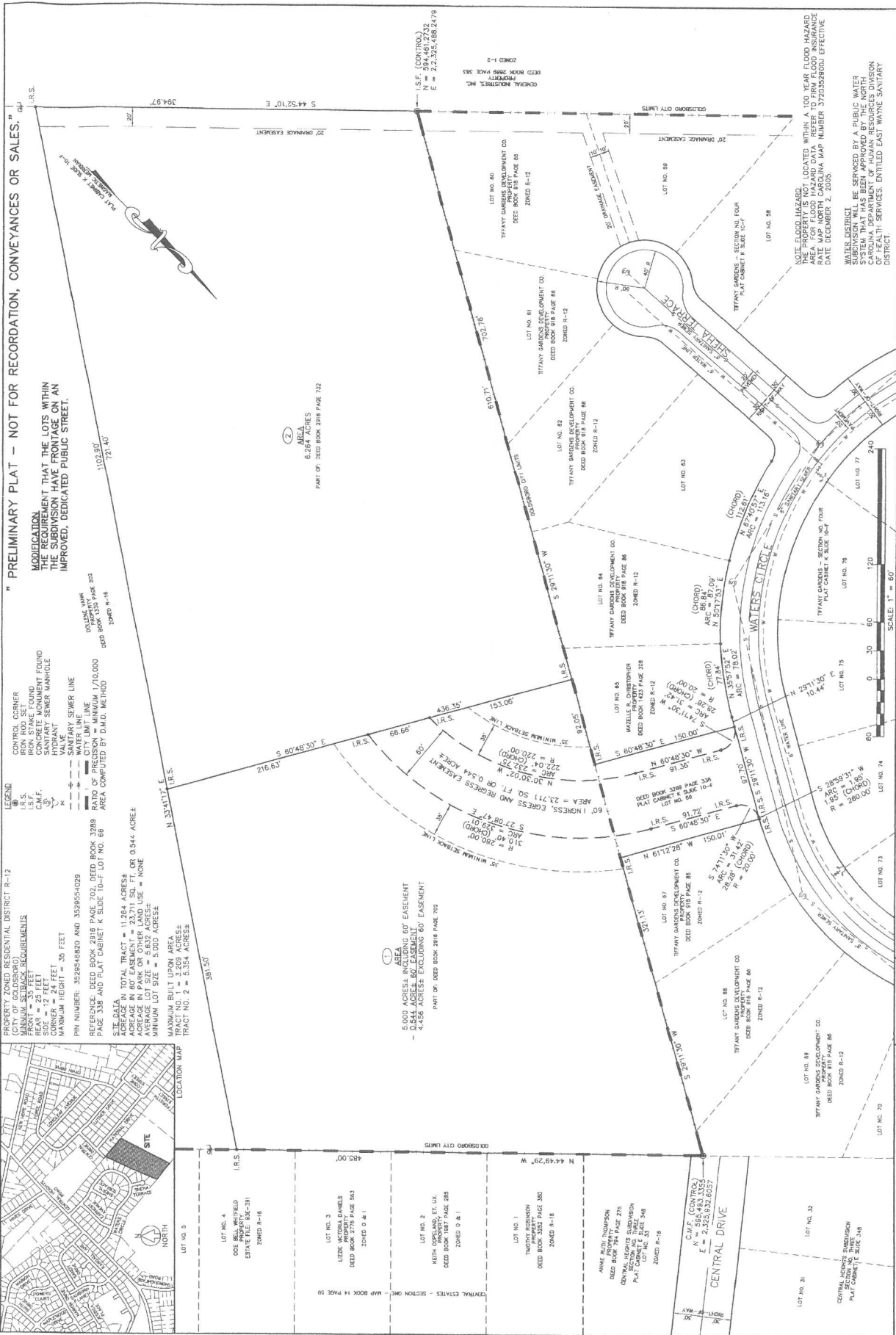
ssj

S - 6 - 11
TIFFANY GARDENS SUBDIVISION



S - 6 - 11
TIFFANY GARDENS SUBDIVISION





B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1034
300 East Walnut Street
Goldsboro, N.C. 27530
(919) 733-5886 Fax: (919) 580-9253

PRELIMINARY PLAN
NEW HOPE TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: BRK
DATE: 12-01-17
SCALE: 1" = 60'

PROPERTY OF
TIFFANY GARDENS DEVELOPMENT CO.
420 WATERS CIRCLE, GOLDSBORO, NORTH CAROLINA 27534-8405
CONTACT: EARNEST WATERS 919-394-4220

SHEET:
OF:
WORK ORDER:
CADD NUMBER:
170561
170561

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 8, 2018 CITY COUNCIL MEETING

SUBJECT: S-6-17 CE2, LLC (3-Lot Preliminary Subdivision Plat)

BACKGROUND: The property is located on the north side of Fedelon Trail between Seaboard Coast Line Railroad and Granville Drive.

Total Area: 72.51 acres

Total Lots: 3

Lot No. 1: 14.46 acres

Lot No. 2: 52.84 acres

Lot No. 3: 5.20 acres

Zoning: I-2 CD General Industry Conditional District
General Business

On March 4, 2013, the Goldsboro City Council approved a zoning change for the property from General Business and I-2 General Industry to I-2 General Industry Conditional District to allow the development of a solar farm. In addition to the zoning change, site and landscape plans for the proposed solar farm were approved with the following modifications:

- 1) Modification to eliminate the large tree requirement along the western property line and utilize large shrubs in lieu;
- 2) Modification to allow a Class C (20 ft. wide) buffer in lieu of a Class D (50 ft. wide) buffer along the drive aisle portion of the eastern property line.
- 3) Modification of the 10 ft. wide aesthetic buffer along a portion of the eastern property line adjacent to the railroad; and
- 4) Modification of the 10 ft. wide aesthetic buffer along the western drive aisle which is in the same ownership and which is zoned General Business.

DISCUSSION:

The subject property has now been proposed for division into three lots to allow for the sale and future development of two new lots and one existing lot currently occupied by an existing solar facility.

The majority of the subject property lies outside of the City limits. A small portion (approximately 4.6 acres) along Fedelon Trail is located within the City limits.

An access easement is shown between proposed lots no. 2 and 3 extending from Carolina Commerce Drive and running westerly 1,120 ft. and northerly approximately 535 ft. The owner has requested a modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3.

The subject property is not located within a 100-year flood hazard area.

City water and sewer are available within 1000 ft. of the property. Connection to City services will require the property to be annexed into the City limits.

Site and landscape plans will need to be approved by City Council if property is to be developed in the future.

The Planning Commission, at their meeting held on December 18, 2017 recommended approval of the preliminary subdivision plat with the requested frontage modification.

Recommendation:

By motion, accept the recommendation of the Planning Commission and approve the three-lot preliminary subdivision plat with the additional modification of the City's requirement that all lots have frontage on an improved, dedicated public street for lot no. 3.

Date: 01/02/18


Interim Planning Director

Date: 1-10-18


City Manager

S - 6 - 17
Subdivision for CE2, LLC



S - 6 - 17
Subdivision for CE2, LLC



" PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES OR SALES."

MODIFICATION
THE REQUIREMENT THAT THE LOTS WITHIN
THE SUBDIVISION HAVE FRONTAGE ON AN
IMPROVED, DEDICATED PUBLIC STREET.

MAGNETIC MERIDIAN
PLAT CABBET N SIDE 74-A

- AREA TRACT NO. 1
14.461 ACRES± INCLUDING ROAD RIGHT-OF-WAY
- 0.560 ACRES± ROAD RIGHT-OF-WAY
- 13.901 ACRES± EXCLUDING ROAD RIGHT-OF-WAY
- AREA TRACT NO. 2
52.844 ACRES± INCLUDING ROAD RIGHT-OF-WAY AND RAILROAD RIGHT-OF-WAY
- 0.560 ACRES± ROAD RIGHT-OF-WAY
- 2.810 ACRES± RAILROAD RIGHT-OF-WAY
- 49.931 ACRES± EXCLUDING ROAD RIGHT-OF-WAY AND RAILROAD RIGHT-OF-WAY
- AREA TRACT NO. 3
5.208 ACRES± INCLUDING RAILROAD RIGHT-OF-WAY
- 0.324 ACRES± RAILROAD RIGHT-OF-WAY
- 4.884 ACRES± EXCLUDING RAILROAD RIGHT-OF-WAY
- AREA INGRESS, EGRESS AND RECESS EASEMENT
28,283 SQUARE FEET OR 0.649 ACRES±

PROPERTY ZONED GENERAL BUSINESS (GB)
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
REAR = 25 FEET
SIDE = 15 FEET

PROPERTY ZONED I-2 INDUSTRIAL DISTRICT
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 20 FEET
SIDE = 15 FEET (SEE NOTE 1)
RESIDENTIAL = 75 FEET (SEE NOTE 1)

MAXIMUM HEIGHT N/A

NOTE 1:
THE MINIMUM SEPARATION DISTANCE BETWEEN
THE MINIMUM SETBACK REQUIREMENTS
FROM A RESIDENTIALLY DEVELOPED OR ZONED LOT.

REFERENCE: PART OF: DEED BOOK 3224 PAGE 237
PART OF: DEED BOOK 3224 PAGE 240
PART OF: PLAT CABBET L SLIDE 09-G

PIN NUMBER: 300294455

SITE DATA
TOTAL TRACT = 77.613 ACRES±
ACRES IN PARK OR OTHER LAND USE = NONE
AVERAGE LOT SIZE = 24.171 ACRES±
MINIMUM LOT SIZE = 5.208 ACRES±
MAXIMUM BUILT UPON AREA
TRACT NO. 1 = 12.583 ACRES±
TRACT NO. 2 = 52.844 ACRES±
TRACT NO. 3 = 2.889 ACRES±

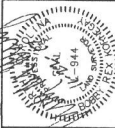
NOTE: FLOOD HAZARD
THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD
AREA FOR FLOOD HAZARD DATA. REFER TO FIRM FLOOD INSURANCE
STATION "BRYAN" X = 2,203,425.25167 Y = 610,360.41882
37203601000 EFFECTIVE DATE DECEMBER 2, 2005.

WATER DISTRICT
WATER WILL BE SERVED BY A PUBLIC WATER
SYSTEM. THE PROPERTY IS NOT LOCATED WITHIN
CAROLINA DEPARTMENT OF HEALTH SERVICES DIVISION
DISTRICT AND BELFAST-PATENTOWN SANITARY DISTRICT.

NOTE:
STATION "A" LOCATED AS FOLLOWS FROM N.C. GEODETIC
SURVEY MONUMENT ENTITLED "BRYAN"

STATION	GRID BEARING	GRID DISTANCE	MAGNETIC BEARING	HORIZONTAL DISTANCE
"BRYAN"	S 25°31'32" W	1528.71'	1528.90'	
COMBINED FACTOR = 0.9999764				

B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldsboro, N.C. 27534
(919) 735-5986 Fax: (919) 580-9053



PRELIMINARY PLAN

STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: BRK
DATE: 11-22-2017
SCALE: 1" = 200'

PROPERTY OF
CE2, LLC
809 MILL ROAD, GOLDSBORO, NORTH CAROLINA 27534-8947
CONTACT: JACK BEST 919-920-9988 jackbest@cesdev.com

SHEET: 1
OF: 1
WORK ORDER: 170535
CADD DWG: 170535

CITY OF GOLDSBORO

AGENDA MEMORANDUM

JANUARY 8, 2018 COUNCIL MEETING

SUBJECT: Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive

BACKGROUND: The applicant requests a zoning change from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Frontage: 581.02 ft.

Depth: 420 ft. (average)

Area: 4.0 Acres

Surrounding Zoning: North: Office & Institutional-1

South: R-9 and R-16 Residential

East: R-9, R-12, R-16 Residential

West: R-16 Residential

Existing Use: The property is currently vacant woodland.

Proposed Use: A Conditional District designation has been requested which, if approved, would allow commercial uses subject to development plan approval by the Planning Commission and City Council.

Comprehensive Plan Recommendation: The City's adopted Land Use Plan designates the front portion of the property for Office and Institutional uses. The rear of the property is designated for Medium-Density Residential development.

DISCUSSION: Engineering Comments: City water and sanitary sewer lines are available to serve the subject property.

The properties can be accessed through Warrick Circle and Caudill Avenue. It is doubtful that NCDOT would approve any curb cut or access from North Berkeley Boulevard.

Shopping Center zoning exists just south of Hill Drive Circle (Berkeley Commons) and on either side of Fallon Boulevard to the south which is currently not developed.

At the public hearing held on December 18, 2017, the attorney for the applicants spoke in favor of the request. No one appeared in opposition.

At their meeting held after the public hearing, the Planning Commission recommended approval of the zoning change.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and adopt an Ordinance changing the zoning for the property from Office and Institutional-1 to Shopping Center Conditional District with site plan approval required prior to development.

Although not entirely compliant with the City's Land Use Plan, the Conditional District zoning would afford protection to adjoining properties and would extend commercial zoning along Berkeley Boulevard which has recently been upgraded to five lanes.

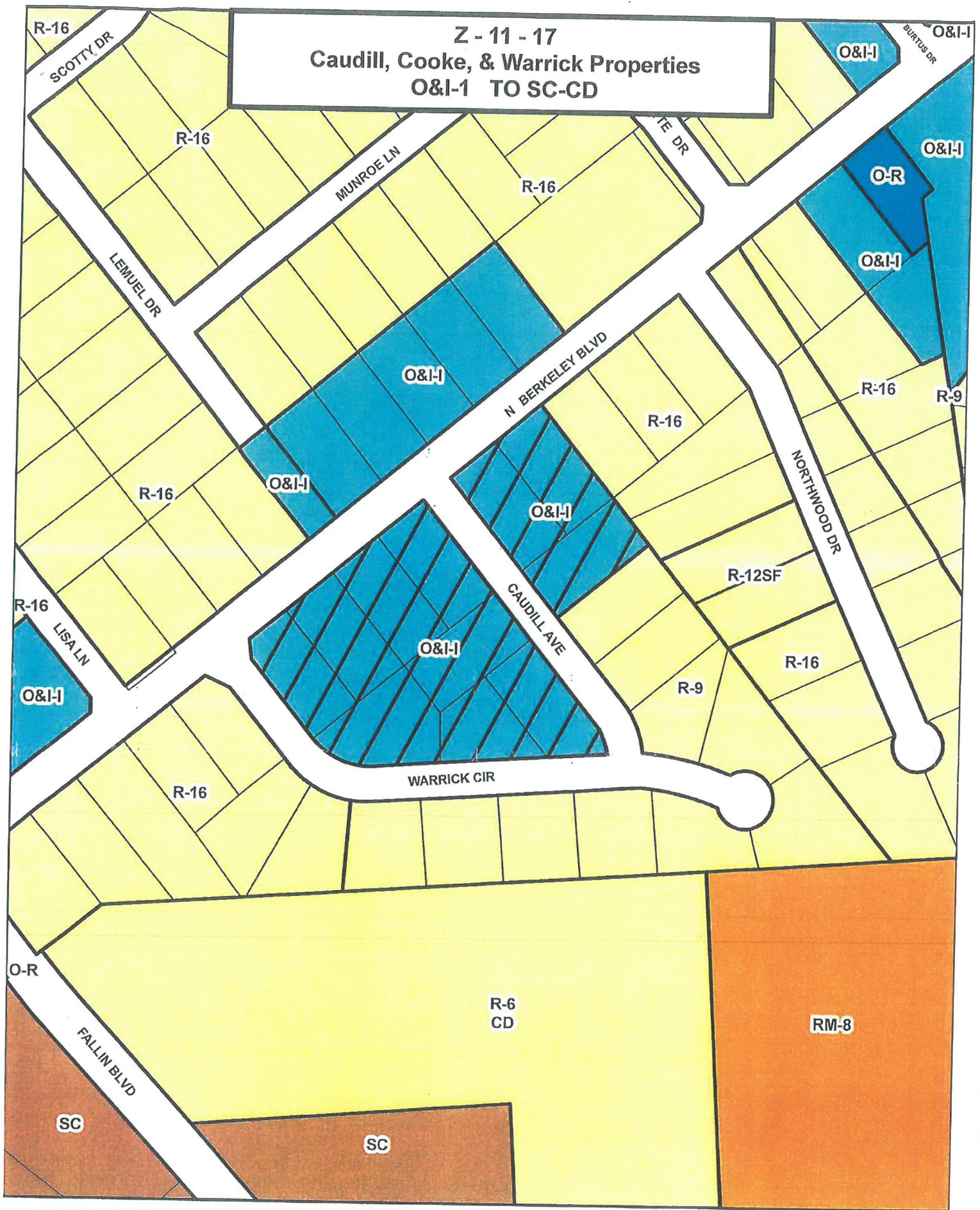
Date: 01/02/18


Interim Planning Director

Date: 1-10-18


City Manager

ssj



ORDINANCE NO. 2018 - 2

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
OF THE CITY OF GOLDSBORO, NORTH CAROLINA
CODE OF ORDINANCES

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council and the Planning Commission at a regular meeting held in the Council Chamber, City Hall, on Monday, December 18, 2017, at 7:00 p. m., for the purpose of considering and discussing the passing of an ordinance amending the Unified Development Ordinance of the City of Goldsboro, North Carolina; and

WHEREAS, after completion of said public hearing and receipt of the recommendation of the Planning Commission, the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the Unified Development Ordinance be amended as herein below set forth;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Goldsboro, North Carolina:

1. That the Unified Development Ordinance of the City of Goldsboro, North Carolina Code of Ordinances, be and the same is hereby amended by changing:

From Office and Institutional-1 to Shopping Center Conditional District (Development Plan Approval required prior to issuance of any City permits.)

Z-11-17 Caudill, Cooke and Warrick Properties – East side of North Berkeley Boulevard between Fallin Boulevard and Northwood Drive

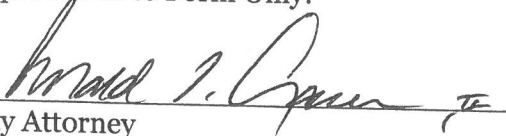
The Wayne County Tax Identification Nos. are 3509-06-4416, 3598, 2667, 5439, 3733, 5795, 5849, 2456 and 1514. The property has a total frontage of 581.02 ft., an average depth of approximately 420 ft. and a total area of approximately 4.0 acres.

2. That the Official Zoning Map, Goldsboro, North Carolina, on file in the Office of the Director of Planning and Community Development be promptly changed to reflect this amendment and the appropriate entries in reference thereto be entered in the descriptive record of changes as provided in Section 2 of the Unified Development Ordinance.

3. That this Ordinance shall become effective from and after the entry of the changes or amendments herein made on the said Official Zoning Map.

Adopted this 8th day of January, 2018.

Approved as to Form Only:


City Attorney

Reviewed by:


City Manager