

City of Goldsboro Planning Commission Agenda for April 28, 2025

The Commission

William Rose Jr. - Chairperson

Ronald Waters – Vice Chairperson -
Wayne County & ETJ Representative

Duke Cox

Kevin Brown

Viola Figureoa

Glenn Barwick

Shirley Edwards -
Wayne County & ETJ Representative

The Staff

Mark E. Helmer, AICP, CFM, Planning Director

Kenny Talton, MPA, Assistant Planning Director

Roy Publico, Senior Planner

Paul Saylor, Planner I

Holly Jones, Planning Executive Assistant

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, APRIL 28, 2025**



(Please turn off, or silence, all cellphones upon entering the meeting.)

- 1. Call to Order**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Annual Election of New Chair and Vice-Chair**
- 5. Approval of Meeting Minutes**
 - 5.1 Approval of Meeting Minutes for March 31, 2025
- 6. Planning Commission Items**
 - 6.1 CZ-02-25 NORTHWEST ASSOCIATES, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street.
 - 6.2 RZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) – South side of E. Ash St. Extension between Malloy St. and Oak Forest Rd
- 7. Reports of Officers and Committees**
- 8. Adjournment**

The City of Goldsboro will make reasonable accommodations for access to City services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 580-4330 by noon on the Thursday prior to the meeting to make arrangements.

**MINUTES OF THE MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
MARCH 31, 2025**

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on March 31, 2025.

Present: Mr. William Rose Jr., Chair
Mr. Ronald Waters, Vice Chair (Wayne County & ETJ Representative) Arrived at 6:03pm
Ms. Viola Figueroa
Ms. Shirley Edwards (Wayne County & ETJ Representative)
Mr. Kevin Brown
Mr. Duke Cox
Mr. Glenn Barwick

Also Present: Mark Helmer, Planning Director
Kenny Talton, Assistant Planning Director
Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Mr. Rose began the meeting at 6:00 p.m.

Approval of the Agenda

Ms. Edwards made a motion to approve the Agenda. The motion was seconded by Ms. Figueroa and unanimously carried.

Approval of Minutes

Ms. Figueroa made a motion to approve the minutes of the Regular Meeting of November 25, 2024. The motion was seconded by Mr. Cox and unanimously carried.

Board of Adjustment

BOA-1-25 Philip A. Baddour, Jr.; Variance Request Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance. Kenny Talton, Assistant Planning Director, presented the item, after being properly sworn in.

The property is located at the corner of Pineridge Lane and Hillcrest Drive and addressed as 125 Pineridge Lane, Goldsboro, North Carolina 27534. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-16). The Wayne County Tax Identification No. is 3519-23-0765. The property has a total frontage of 100 ft. along Pineridge Lane and 200 ft. along N. Hillcrest Dr. and a total area of approximately 20,000 sq. ft. or 0.46 acres.

The applicant is requesting a variance of Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that new construction meets the corner side setback requirement of 32 ft. in the Residential (R-16) Zoning District.

Variations as stipulated in the North Carolina General Statutes Section 160A-388(d):

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Site Data:

The owners of the property are identified as Philip A. Baddour, Jr. and wife, Margaret B.

The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The owners of the property propose to construct a 20 ft. x 32.5 ft. one-story addition (650 sq. ft.) to include a master bedroom, bathroom and closet to their existing 2,812 sq. ft. single-family dwelling.

The proposed addition would encroach 13.3 ft. into the required corner setback of 32 ft. in the Residential (R-16) Zoning District. The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The subject property is located within Goldsboro’s corporate limits.

City water and sewer services are available to serve the property.

The subject property is not located in a Special Flood Hazard Area.

The home and lot are located in an R-16 (Residential) zoning district.

Setbacks for the Residential (R-16) zoning district are as follows:

| R-16 Residential Zoning District | |
|----------------------------------|------------|
| Front | 40 ft. |
| Rear | 25 |
| Side | 16 ft. |
| Corner Side | 32 ft. |
| Minimum Lot width (Frontage) | 100 ft. |
| Minimum Lot Area | 16,000 ft. |

FINDING OF FACT:

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

Finding: Applicant will suffer unnecessary hardship from strict application of the ordinance. Sufficient space is not available along the western property line to accommodate the proposed addition.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Finding: The hardship results from conditions that are peculiar to the property. Subject property is in an older subdivision developed prior to the adoption of City zoning regulations.

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Finding: The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

Finding: The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. Planning staff believe that the proposal would be in harmony with existing structures within the existing neighborhood. In addition, staff

believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety issues or traffic concerns within the neighborhood.

***NOTE: Before granting a variance, the board must take a separate vote to affirm by a (4/5) four-fifths majority on each of the four required findings stated above.**

A motion to deny a variance may be made on the basis that any one or more of the four criteria stated above are not satisfied. Such a motion shall include a statement of the specific reasons or findings of fact that support it. This motion is adopted as the board’s decision if supported by a simple majority of the board’s membership.

Mr. Rose opened the public hearing. The following person spoke after being properly sworn in:

1. Phillip Baddour Jr., applicant, provided additional images (attached as Exhibit A) and asked that the variance be approved. He stated that the home lacked a bedroom downstairs, making it difficult for he and his wife due to their advanced age. He further stated that the proposed location for the addition makes the most sense for the design of the home and lot.

No one else spoke and the public hearing was closed.

Mr. Rose read each finding and requested a motion to approve or deny.

Ms. Figueroa made a motion to approve finding 1. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 2. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 3. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 4. The motion was seconded by Mr. Waters and unanimously carried.

Rezoning

CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the southeast side of S. Harding Dr. between Hwy. 70 East (N. Spence Ave.) and W. New Hope Rd. Mark Helmer, Planning Director, presented the item. *Exhibit B: Harding Drive Assemblage.*

ADDRESS: TBD

PARCEL: 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367

OWNER: Goldsboro Family YMCA, Inc.

APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a change of zone from the Residential -12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling.

Area: 43.24 acres

SURROUNDING ZONING:

| Adjacent Zoning and Land Uses | | |
|-------------------------------|---------|------------------------|
| North | R12/16 | Vacant |
| South | R12/R16 | Vacant |
| East | R16 | Single-family detached |
| West | R9 | Multi-family dwellings |

The property is identified as within the Medium-Density land use category. Medium and High-Density Residential land uses have been provided in areas that have water or sewer service or where plans

exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro’s Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

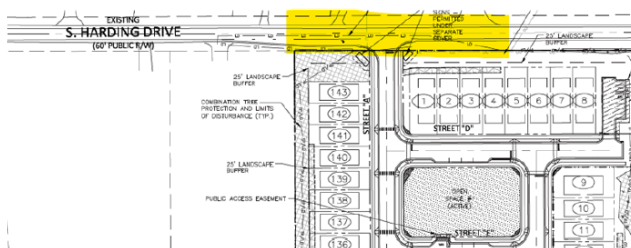
The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots.

Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

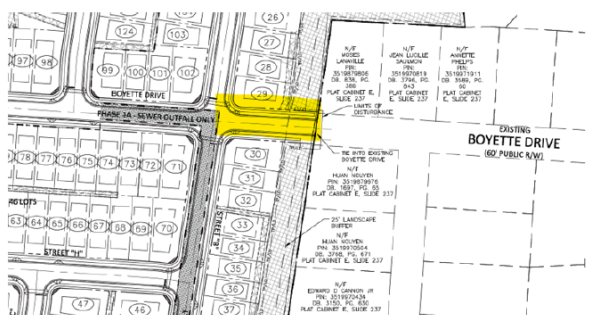
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed Residential-6 Conditional Zoning District, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report.

Existing Land Use: The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian buffer is located on the eastern and southern boundaries, along the reformed stream.

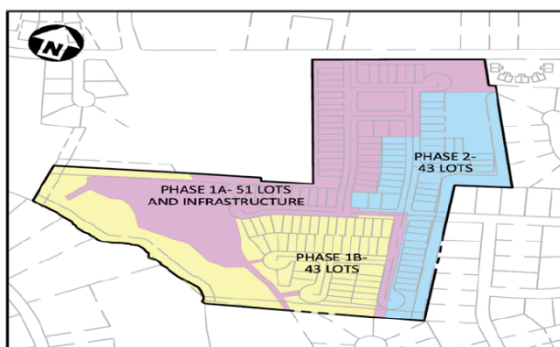
Access: Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr. A right turning lane will be required from S. Harding Dr. into the front entrance of the subdivision in accordance with City Engineering standards.



The project will connect into this existing Boyette Drive stub street.



The proposed 143-lot subdivision will be constructed as a 3-phase infill residential development project which will be surrounded by a mix of existing residential housing types including multi-family and single-family development. Adjacent Office and Institutional uses include a church and a preschool/daycare center directly west of the site.



Sidewalks: 5 ft. wide internal handicap accessible sidewalks will be provided on both sides of the streets connecting residential dwellings to other destinations such as trails, greenways, playgrounds, mail kiosks, and other site amenities.

Street signs and lighting: Street signs and lighting will be provided for the subdivision in accordance with City standards.

Utilities: All utilities will be required to be installed underground.

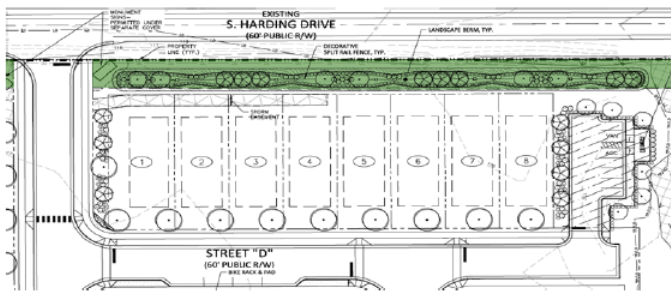
Interconnectivity: Interconnectivity has been identified for the site along the eastern property boundary at Boyette Dr.

Mail kiosk and Parking: All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.

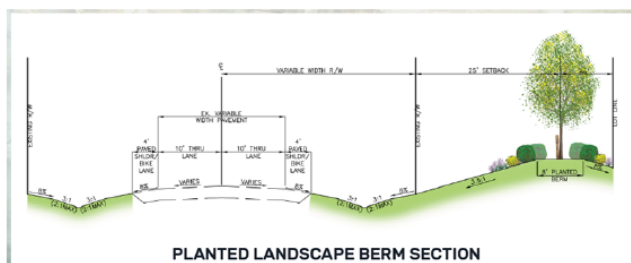
Subdivision signage: Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.



Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 25 ft. wide landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.



In addition, the applicant is proposing an earthen berm to be installed along the frontage of the subdivision adjacent to S. Harding Dr. The berm will be approximately 450 ft. in length and will include large trees, small trees, a variety of shrubs, and a split-rail fence.



Building Elevations: Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code.



Preliminary Subdivision Review and Approval

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision. The technical review committee will review the plan for compliance with all City of Goldsboro Development standards and Condition of the zoning district. Planning staff will then issue preliminary subdivision approval. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

Conditions of the proposed R-6 Conditional Zoning District:

The following are agreed upon deviations from the minimum development standards of the City of Goldsboro Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of this R-6 Conditional Zoning District.

1. Side Building Setback: Proposed reduction from 8 ft. to 5 ft.
2. Rear Building Setback: Proposed reduction from 25 ft. to 20 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 3,900 sq. ft.
4. Minimum lot width: Proposed reduction from 60 ft. to 39 ft.
5. Maximum Building height shall increased from 35 to 40 feet
6. Sidewalks will be provided on both sides of all proposed streets
7. Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
8. Two decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
9. Active open space in the form of a landscaped neighborhood park with playground equipment
10. Active open space with improved walking trails, UDO does not require walking trails

The following architectural standards shall become conditions of the proposed R-6 Conditional Zoning District:

11. Shutters or window trim shall be provided on the front façade on all homes
12. The front facades of all homes will feature a minimum two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding, Shake siding, Stone accent Brick accent or Balcony
13. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applies to front and side elevations with right of way frontage.
14. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
15. All windows within a street facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
16. All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
17. All dwelling units shall have either a 2-car garage or a 1-car garage.
18. Garage doors shall have windows or decorative hardware.
19. A covered front porch is required for all dwelling units.
20. A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
21. All homes shall have minimum 12-inch eaves on two sides.
22. All corner lot units shall have a minimum of one window, facing the public right-of-way.
23. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

The City Council may modify proposed conditions and add additional conditions if the requested conditions are deemed necessary to protect the public health, welfare and safety of the public. All other conditions placed upon the zoning district must be agreed upon by the applicant.

Staff Recommendation

Planning Staff opinion is that the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

Planning Staff opinion is that the City of Goldsboro can provide for the public's safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments.

Planning Staff opinion is that the proposed R-6 conditional zoning district will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is that the proposed R-6 conditional zoning district will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life.

Therefore, Planning staff recommends approval of the proposed R-6 Conditional Zoning District with all agreed upon conditions.

The Planning Commission shall refer to the attached worksheet and review the consistency and inconsistency statements, then vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.

Ms. Figueroa asked if there was only one driveway. Mr. Helmer stated that there are two points of access, from Harding Drive and Boyette Drive, an existing stump street to the east.

Mr. Cox asked if there were any enhancements that needed to be done with the traffic going through another neighborhood. Mr. Helmer stated that the existing roads were in good shape and more than adequate to meet required standards.

Mr. Rose opened the public hearing. The following person spoke:

1. Sarah Van Every, Senior Planner for McAdams Co., representing the applicant, Starlight Homes. She introduced the project staff, thanked the Planning staff for all that they had done to assist, and asked the board if they had any questions.

No one else spoke and the public hearing was closed.

Mr. Rose asked Mr. Helmer to read the Consistency Statement. Ms. Figueroa made a motion to approve the consistency statement. The motion was seconded by Mr. Brown and unanimously carried.

GZ-01-25 (7Brew Coffee) Mark Huonder (Office and Institutional-1 to General Business) – Corner of N. Berkley Blvd. and Ridgecrest Dr. Kenny Talton, Assistant Planning Director, presented the item.

ADDRESS: 706 N. Berkeley Blvd.
PARCEL: 3519-53-9599
PROPERTY OWNER: Riddle and Smith Holdings, LLC
APPLICANT: Mark Huonder

The applicant is requesting a rezoning from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: Approx. 18,730.80 sq. ft. or 0.43 acres

SURROUNDING ZONING:

North: Shopping Center (SC), Highway Business (HB)
South: Residential (R-16)/General Business (GB)
East: General Business (GB)/Residential (R-16)
West: General Business (GB)

Existing Use: The property is currently occupied and used as a law office.

Land Use Plan: The City's Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off of proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.

This is a rezoning proposal for approximately 0.43 acres to be rezoned from the Office and Institutional (O & I -1) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Discount Tire and directly across the street from Berkeley Mall and Panera Bread along Berkeley Boulevard. An existing residential subdivision is located south of the subject property.

Staff have distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only, since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

Staff is recommending approval of the rezoning request. The proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

The Planning Commission shall refer to the attached worksheet and review the consistency and inconsistency statements, then vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.

Mr. Rose opened the public hearing. No one spoke and the public hearing was closed.

Mr. Brown asked if the board needed to look at interconnectivity. Mr. Helmer stated not for a rezoning, and the property will be accessed from the side street. Mr. Talton also stated that it would be looked at when the site plan was reviewed, and there would not be any access allowed from Berkeley. The board briefly discussed the current traffic concerns in the area. Mr. Talton stated that DOT would also be consulted.

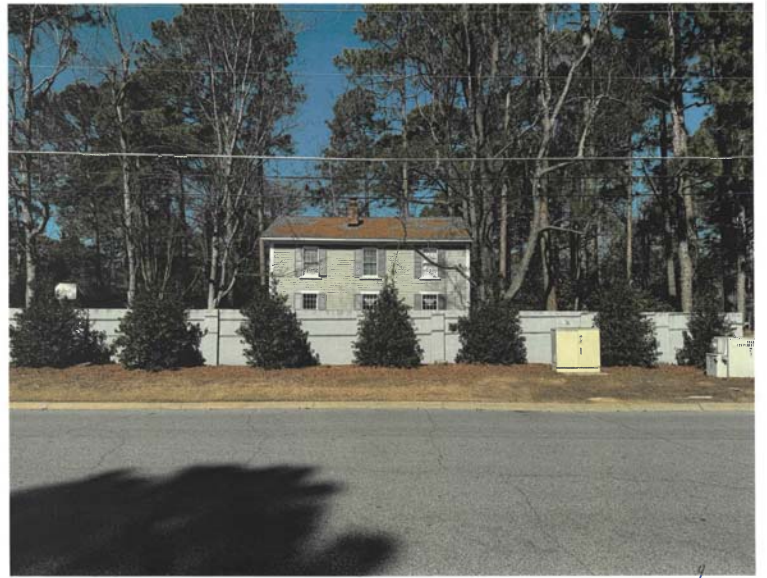
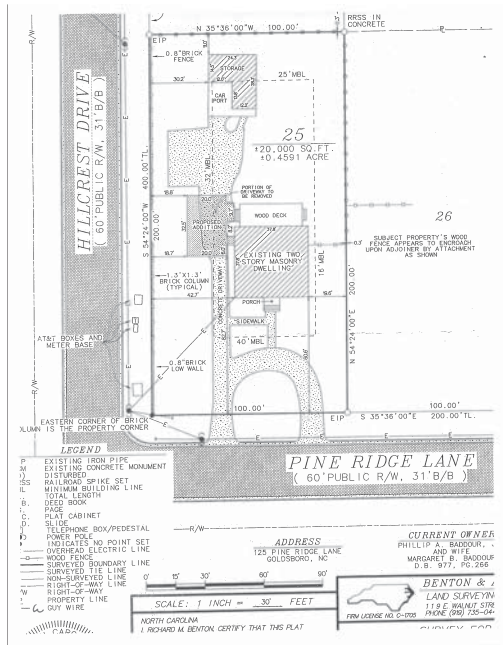
Ms. Figueroa asked if there was a left turn from Berkeley and onto Berkeley from the side Road. Mr. Talton and Mr. Helmer stated that the median does not extend past the intersection; it is a non-signalized intersection, and drivers can still choose to turn right or left.

Ms. Figueroa made a motion to approve the consistency statement. The motion was seconded by Mr. Brown and unanimously carried.

There being no further business, Ms. Figueroa made a motion to adjourn the meeting. The motion was seconded by Ms. Edwards and unanimously carried. The meeting adjourned at 6:56 p.m.

William Rose, Jr.
Chair

Holly Jones
Planning Executive Assistant



Zoning Conditions for S. Hardina Drive Assemblage R-6

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING
 Specific Use R-6
 Single Family, detached P*

*Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific standards of the Goldsboro Land Development Ordinance.

- There shall be a maximum of 145 dwelling units.
- A Homeowners Association (HOA) shall be established in accordance with the Town of Goldsboro Land Development Ordinance. HOA documents must be recorded with the first final plat.

Amenity and Common Area Commitments

- Twenty-six percent (26%) of the gross site area shall remain as Open Space.
- One (1) Active Open Space shall be provided in the development. Active Open Space programming shall include a minimum of outdoor seating, landscaping, and an open play field.
- Minimum 2,600 linear feet of private trail network with fitness stations shall be provided in the development.

Architectural Commitments

- Building height 2-stories, 35' maximum.
- Shutters or window trim shall be provided on the front façade on all homes.
- The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
 - Horizontal siding
 - Board & Batten siding
 - Shake siding
 - Stone accent
 - Brick accent
 - Balcony
- All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
- Any cantilevered projections shall have cosmetic brackets or shelf supports directly underneath them.
- All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
- All front-façade windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.

3/31/2025

Site Commitments:

- All interior roadways will have sidewalks on both sides.
- Enhanced mail kiosk area and remote parking will be provided, as generally depicted on the Concept Layout.
- At least one (1) but no more than two (2) decorative entry monument sign(s) shall be permitted at the entrance intersection with S. Harding Drive. All other UDO signage requirements will be met.

HERITAGE DOWNS
 SOUTH HARDING DRIVE
 GOLDSBORO, NORTH CAROLINA, 27534

CONDITIONAL REZONING MASTER PLAN
 PROJECT NUMBER: STL-24001
 DATE: MARCH 28, 2025

SHEET INDEX

| | |
|--------|--------------------------|
| 01.00 | PAGE COVER SHEET |
| 02.00 | GENERAL NOTES |
| 03.00 | EXISTING CONDITIONS PLAN |
| 04.00 | PROPOSED LAYOUT PLAN |
| 05.00 | PROPOSED LAYOUT PLAN |
| 06.00 | PROPOSED LAYOUT PLAN |
| 07.00 | PROPOSED LAYOUT PLAN |
| 08.00 | PROPOSED LAYOUT PLAN |
| 09.00 | PROPOSED LAYOUT PLAN |
| 10.00 | PROPOSED LAYOUT PLAN |
| 11.00 | PROPOSED LAYOUT PLAN |
| 12.00 | PROPOSED LAYOUT PLAN |
| 13.00 | PROPOSED LAYOUT PLAN |
| 14.00 | PROPOSED LAYOUT PLAN |
| 15.00 | PROPOSED LAYOUT PLAN |
| 16.00 | PROPOSED LAYOUT PLAN |
| 17.00 | PROPOSED LAYOUT PLAN |
| 18.00 | PROPOSED LAYOUT PLAN |
| 19.00 | PROPOSED LAYOUT PLAN |
| 20.00 | PROPOSED LAYOUT PLAN |
| 21.00 | PROPOSED LAYOUT PLAN |
| 22.00 | PROPOSED LAYOUT PLAN |
| 23.00 | PROPOSED LAYOUT PLAN |
| 24.00 | PROPOSED LAYOUT PLAN |
| 25.00 | PROPOSED LAYOUT PLAN |
| 26.00 | PROPOSED LAYOUT PLAN |
| 27.00 | PROPOSED LAYOUT PLAN |
| 28.00 | PROPOSED LAYOUT PLAN |
| 29.00 | PROPOSED LAYOUT PLAN |
| 30.00 | PROPOSED LAYOUT PLAN |
| 31.00 | PROPOSED LAYOUT PLAN |
| 32.00 | PROPOSED LAYOUT PLAN |
| 33.00 | PROPOSED LAYOUT PLAN |
| 34.00 | PROPOSED LAYOUT PLAN |
| 35.00 | PROPOSED LAYOUT PLAN |
| 36.00 | PROPOSED LAYOUT PLAN |
| 37.00 | PROPOSED LAYOUT PLAN |
| 38.00 | PROPOSED LAYOUT PLAN |
| 39.00 | PROPOSED LAYOUT PLAN |
| 40.00 | PROPOSED LAYOUT PLAN |
| 41.00 | PROPOSED LAYOUT PLAN |
| 42.00 | PROPOSED LAYOUT PLAN |
| 43.00 | PROPOSED LAYOUT PLAN |
| 44.00 | PROPOSED LAYOUT PLAN |
| 45.00 | PROPOSED LAYOUT PLAN |
| 46.00 | PROPOSED LAYOUT PLAN |
| 47.00 | PROPOSED LAYOUT PLAN |
| 48.00 | PROPOSED LAYOUT PLAN |
| 49.00 | PROPOSED LAYOUT PLAN |
| 50.00 | PROPOSED LAYOUT PLAN |
| 51.00 | PROPOSED LAYOUT PLAN |
| 52.00 | PROPOSED LAYOUT PLAN |
| 53.00 | PROPOSED LAYOUT PLAN |
| 54.00 | PROPOSED LAYOUT PLAN |
| 55.00 | PROPOSED LAYOUT PLAN |
| 56.00 | PROPOSED LAYOUT PLAN |
| 57.00 | PROPOSED LAYOUT PLAN |
| 58.00 | PROPOSED LAYOUT PLAN |
| 59.00 | PROPOSED LAYOUT PLAN |
| 60.00 | PROPOSED LAYOUT PLAN |
| 61.00 | PROPOSED LAYOUT PLAN |
| 62.00 | PROPOSED LAYOUT PLAN |
| 63.00 | PROPOSED LAYOUT PLAN |
| 64.00 | PROPOSED LAYOUT PLAN |
| 65.00 | PROPOSED LAYOUT PLAN |
| 66.00 | PROPOSED LAYOUT PLAN |
| 67.00 | PROPOSED LAYOUT PLAN |
| 68.00 | PROPOSED LAYOUT PLAN |
| 69.00 | PROPOSED LAYOUT PLAN |
| 70.00 | PROPOSED LAYOUT PLAN |
| 71.00 | PROPOSED LAYOUT PLAN |
| 72.00 | PROPOSED LAYOUT PLAN |
| 73.00 | PROPOSED LAYOUT PLAN |
| 74.00 | PROPOSED LAYOUT PLAN |
| 75.00 | PROPOSED LAYOUT PLAN |
| 76.00 | PROPOSED LAYOUT PLAN |
| 77.00 | PROPOSED LAYOUT PLAN |
| 78.00 | PROPOSED LAYOUT PLAN |
| 79.00 | PROPOSED LAYOUT PLAN |
| 80.00 | PROPOSED LAYOUT PLAN |
| 81.00 | PROPOSED LAYOUT PLAN |
| 82.00 | PROPOSED LAYOUT PLAN |
| 83.00 | PROPOSED LAYOUT PLAN |
| 84.00 | PROPOSED LAYOUT PLAN |
| 85.00 | PROPOSED LAYOUT PLAN |
| 86.00 | PROPOSED LAYOUT PLAN |
| 87.00 | PROPOSED LAYOUT PLAN |
| 88.00 | PROPOSED LAYOUT PLAN |
| 89.00 | PROPOSED LAYOUT PLAN |
| 90.00 | PROPOSED LAYOUT PLAN |
| 91.00 | PROPOSED LAYOUT PLAN |
| 92.00 | PROPOSED LAYOUT PLAN |
| 93.00 | PROPOSED LAYOUT PLAN |
| 94.00 | PROPOSED LAYOUT PLAN |
| 95.00 | PROPOSED LAYOUT PLAN |
| 96.00 | PROPOSED LAYOUT PLAN |
| 97.00 | PROPOSED LAYOUT PLAN |
| 98.00 | PROPOSED LAYOUT PLAN |
| 99.00 | PROPOSED LAYOUT PLAN |
| 100.00 | PROPOSED LAYOUT PLAN |

VICINITY MAP

- All dwelling units shall have either a 2-car garage or a 1-car garage.
- Garage doors shall have windows or decorative hardware.
- A covered front porch is required on all dwelling units.
- A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
- All homes shall have a minimum 12-inch eaves on two (2) sides.
- All corner lot units shall have a minimum of one window, facing the public right-of-way.
- To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

Dimensional Commitments:

- Minimum side setback shall be 5 feet.
- Minimum rear setback shall be 20 feet.
- Minimum lot size shall be 3,900 square feet.
- Minimum lot width shall be 39 feet.

Buffer-Yard Commitments:

Per table below, additional perimeter buffer width and plantings shall be provided:

| Direction | Adjacent to | Required buffer width | Provided buffer width |
|-----------|---|-----------------------|-----------------------|
| North | Harding Dr | 8' | 25' |
| | PINs 3519774999 & 3519787052 | 15' | 25' |
| | PIN 3519789182 | 10' | 25' |
| | PIN 3519873233 (portion of to be recombined with PIN 3519774999) | 15' | 25' |
| East | PIN 3519980842 | 10' | 25' |
| | PINs 3519889569, 3519889456, 3519980326, 3519980266, 3519981135, 3519879806, 3519879676, 3519970504, 3519970434, 3519970364, 3519970285, 3519971115 | 15' | 25' |
| South | PINs 3519868997, 3519867963, 3519866845, 3519971911, 3519970819, 3519879806 | 15' | 25' |
| | PIN 3519866164 | 20' | 25' |
| West | PIN 3519766657 | 20' | 25' |
| | PIN 3519789182 | 10' | 25' |
| | PIN 3519676771 | 10' | 25' |
| | PINs 3519764877, 3519762982, 3519761938 | 50' | 50' |

2

3

Harding Drive Assemblage STL24001
 R6 Conditional Zoning Narrative

Contact Information
 Owner: Goldsboro Family YMCA INC
 Authorized Agent: Starlight Homes, Bob Mishler
 Engineer: McAdams, Ryan Barker, PE
 Planner: McAdams, Sarah Van Every, AICP

Site Data
 Address: S. Harding Drive
 Current zoning: R9, R12
 Parcel Size: 43.24 acres
 PINs: 3519881157, 3519883223, 3519885239, 3519887367, 3519873233* (*portion of)
 Legal Descriptions: See attached

General Information
 Development Name: S. Harding Drive Assemblage
 Proposed lots: 145 (maximum)
 Open Space dedication: 11.51 acres
 ROW dedication: 7.36 acres

Density
 Proposed Density: 3.7 dwelling units per acre
 Calculation Method: Number of units/net acreage

Proposed Infrastructure
 Roadways: 4,769.53 lf of public roadway
 Water mains: 4,728.79 lf
 Sewer mains: 4,600.63 lf
 Sidewalks: 9,722.5 lf
 Trails: 2,632 lf of private trail
 Length of each expected sewer allocation: 41,100 GPD

Neighboring Property Concerns
 No known concerns from adjacent properties. Following this submittal but before public meetings, we will voluntarily host a neighborhood meeting.

Adjacent Land Use
 Compatibility: The subject property is an infill site surrounded by a mix of residential housing types, including single-family attached and detached and multi-family. The proposed single-family residential development is compatible to the adjacent land use.
 Environmental impacts: The majority of the site is vacant with tree stands primarily along the perimeter buffer. Streams track near the eastern, southern and western property boundaries and floodplain extends into the site along the western boundary.
 Mitigation: There is a 50' Neuse River Basin buffer on the eastern and southern boundary along the reformed stream. To protect the floodplain and provide future residents access to plenty of natural green space, development west of the existing transmission easement has been limited to passive open space, including a trail and benches.

Provide justification that the proposal will not place excessive burdens
 Proposed development will not place excessive burdens to the City of Goldsboro. Careful and thoughtful design has avoided road extension and development toward the stream and floodplain, allowing for a substantial area to remain in its natural, wooded state (along the western boundary).

The future development will provide an attractive neighborhood for Goldsboro residents, where they will be able to enjoy access to open green space. The centralized space not only provides space for field game activities but also provides on-street parking at the green. Additional parking is also provided at the mail kiosk, adjacent to the central green. This project employs traffic calming initiatives through on-street parking and hi-visibility crosswalks at the centralized green. The green and mail kiosk include enhanced landscaping as generally depicted on the conceptual plan.

Open Space

Description: The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open Space programming includes outdoor grills, seating, and shade sails/structures at the centralized green. Additional detail will be provided during subdivision process.

In addition to sidewalks on both sides of internal streets, this project proposes a trail network, meandering along the stream and stormwater control measure, with bump-outs for fitness activity. The 2,600+ linear feet of trail network provides opportunity for residents to take a relaxing stroll or a more energetic fitness run.

Ownership and Maintenance: All open space shall be owned and maintained by the HOA.

Development Schedule

Phasing: The subsequent subdivision development is intended to be developed in two (2) phases. There is now a phasing plan in the submittal to reflect this.

Deviations

The proposed lot development deviations are aimed at creating a compact development that centralizes public infrastructure in an effort to reduce burden. While the minimum dimensions are just those, the minimums and only apply to a small percentage of the lot layout, the average lot is 4,770-square feet.

Side setback: Proposed reduction from 8' to 5'

Rear setback: Proposed reduction from 25' to 20'

Minimum lot size: Proposed reduction from 6,000 sf to 3,900 sf

Minimum lot width: Proposed reduction from 60' to 39'

Improvements

Sidewalks on both sides of all internal streets.

Private trail along the western side of the development.

Maximum density of 3.7 du/a.

Architectural standards requiring high quality materials and design.

26% Open Space provided.

Expected sales/rental prices

The intent is to provide a quality housing choice for Goldsboro residents.

Architectural standards

The proposed conditional zoning proffers several architectural standards, including the following:

1. Building height 2-stories, 35' maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
 - a. Horizontal siding
 - b. Board & Batten siding
 - c. Shake siding
 - d. Stone accent
 - e. Brick accent
 - f. Balcony
4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.

6. All windows within a street facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
7. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
8. All dwelling units shall have either a 2-car garage or a 1-car garage.
9. Garage doors shall have windows or decorative hardware.
10. A covered front porch is required on all dwelling units.
11. A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
12. All homes shall have minimum 12-inch eaves on two sides.
13. All corner lot units shall have a minimum of one window, facing the public right-of-way.
14. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

Buffer Yard Commitments:

Per table below, additional perimeter buffer width and plantings shall be provided:

| Direction | Adjacent to | Required buffer width | Provided buffer width |
|-----------|--|-----------------------|-----------------------|
| North | Harding Dr | 8' | 25' |
| | PINs 3519774999 & 3519787052 | 15' | 25' |
| | PIN 3519789182 | 10' | 25' |
| | PIN 3519873233 (portion of to be recombined with PIN 3519774999) | 15' | 25' |
| East | PIN 3519980842 | 10' | 25' |
| | PINs 3519889569, 3519889456, 3519980326, 3519980266, 3519981135, 3519879806, 3519879676, 3519970504, | 15' | 25' |

| | | | |
|-------|---|-----|-----|
| | 3519970434, 3519970364, 3519970285, 3519971115 | | |
| South | PINs 3519868997, 3519867963, 3519866845, 3519971911, 3519970819, 3519879806 | 15' | 25' |
| | PIN 3519866164 | 20' | 25' |
| West | PIN 3519766657 | 20' | 25' |
| | PIN 3519789182 | 10' | 25' |
| | PIN 3519676771 | 10' | 25' |
| | PINs 3519764877, 3519762982, 3519761938 | 50' | 50' |

Site Commitments:

1. All interior roadways will have sidewalks on both sides.
2. Enhanced mail kiosk area and remote parking will be provided, as generally depicted on the Concept Layout.
3. At least one (1) but no more than two (2) decorative entry monument sign(s) shall be permitted at the entrance intersection with S. Harding Drive. All other UDO signage requirements will be met.

**CITY OF GOLDSBORO
 AGENDA MEMORANDUM
 APRIL 28, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING**

TITLE: CZ-02-25 NORTHWEST ASSOCIATES, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street.

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: Denton Place

PARCEL: 3519-12-0156

OWNER: Northwest Associates, LLC

APPLICANT: Northwest Associates, LLC c/o R. Michael Woodard

The applicant is requesting a rezoning classification from a Residential-9 (R-9) Zoning District to a General Business Conditional (GB-CZ) zoning district for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size. Mini-warehousing is a permitted use by right within what will be the underlying General Business zoning district.

The property considered for rezoning is an existing 20,590 square feet in size with approximately 216 feet of lot frontage on an existing 13' wide private access easement. The proposed 3,000-square-foot building will meet or exceed the setback of the General Business zoning district and will be setback 35.93-feet from the front property line, 25-feet from the rear property line and 15-feet from the side property line.

SURROUNDING ZONING:

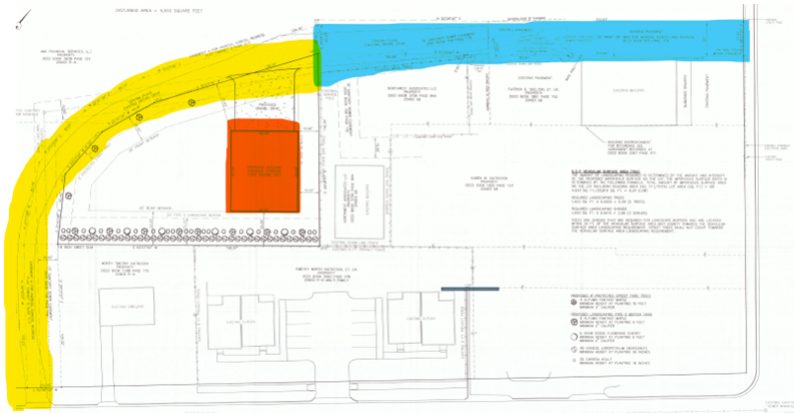
| Adjacent Zoning and Land Uses | | |
|-------------------------------|-------|---------------------------------|
| North | R9/GB | Single/two-family/Repair garage |
| South | R9 | Vacant/multi-family |
| East | R16 | Vacant/multi-family |
| West | R9 | Vacant/two-family |

LAND-USE PLAN:

The property is identified as within the Mixed-Use I land use category. This category will allow a mixture of uses and have minimum impact on adjacent areas. The General Business Zoning District is not a corresponding zoning district in the Mixed-Use I land use designation.

EXISTING LAND USE AND ACCESS:

The site is currently vacant and is served by an existing 12 ft. wide access easement. The access easement (highlighted yellow) consists of a gravel drive extending northward from Glenwood Trail to a northeasterly terminus approximately 390 ft. The access easement connects to another access easement (highlighted in blue) 25 ft. in width and extends 312 ft. northeast to East Ash Street.



LANDSCAPING:

Street trees have been provided along the easement known as Denton Place. A Type C 20 ft. wide landscape buffer is required adjacent to the residential zoned properties to the southeast.

UTILITIES:

All utilities to the site will be installed underground.

REFUSE:

Commercial dumpsters may be utilized for garbage collection and stored within the building or be stored outside and screened from off-site views in accordance with City standards.

BUILDING ELEVATIONS:

Building elevations have not been submitted by the applicant. Staff will ensure that the proposed facility will meet the building design standards per the requirements of the City’s Unified Development Code.

OUTDOOR STORAGE:

No outdoor storage is requested or identified on the site plan.

TRC REVIEW:

Staff has distributed the proposed conditional rezoning request to members of the Technical Review Committee (TRC). If the request is approved by City Council, site plan approval will be required prior to the issuance of building permits.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-9 to General Business Conditional Zoning District to construct a 3,000 sq. ft. to be used by the applicant to store personal items. Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel General Business Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an

amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed General Business Conditional Zoning District, the deviations shall be identified in righting for Council approval. The proposed use will be for mini-warehouse to be used by the applicant to store personal items. No commercial enterprises will be permitted, and no deviations are requested by the applicant or planning staff.

REQUIRED ACTION:

Refer to the attached worksheet and review the consistency and inconsistency statements. The Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the June 2, 2025, meeting.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

The City’s Comprehensive Land-Use Plan identifies the area as being suitable for a mix of land uses. There are several factors that would support the applicant’s proposed conditional rezoning request for the General Business Conditional Zoning District:

1. The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.

2. The City and other utility service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments.

3. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.

4. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.

5. All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

Therefore, the Planning Staff is recommending approval of the conditional rezoning request based on the factors listed above.

MANAGER'S RECOMMENDATION:

APPROVERS

Holly Jones
Mark Helmer

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-02-25 NORTHWEST ASSOCIATES, LLC
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency and other matters as deemed appropriate by the Planning Board (Planning Commission).

CONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds the proposed conditional zoning request to the General Business Conditional Zoning District (NBCZ) for the construction of a 3,000-square-foot mini warehouse to be used by the applicant to store personal items to be consistent with the Mixed Use-I land use designation and the Comprehensive Land Use Map. The City of Goldsboro Planning Commission finds that the conditional rezoning request is reasonable and in the public interest and recommends approval to the City of Goldsboro City Council for the following reasons:

1. The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.
2. The City and other utility service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments.
3. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.
4. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.
5. All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

VOTING RECORD FOR RECOMMENDATION:

Yes _____ No _____

INCONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds the proposed conditional zoning request to the General Business Conditional Zoning District (GBCZ) for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items to be inconsistent with the Mixed-Use land use designation and the Comprehensive Land Use Map. Further, the Planning Commission finds that this rezoning, if executed, would have a negative impact on the public due to the fact the rezoning would be incompatible with the surrounding zoning patterns and existing and new land uses. The City of Goldsboro Planning Commission deems this proposed rezoning to not be reasonable and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Comprehensive Land Use Plan.

VOTING RECORD FOR RECOMMENDATION:

Yes _____ No _____

CZ-02-25

*** CONDITIONAL ZONING APPLICATION**

Development Name **NORTHWEST ASSOCIATES LLC**

Proposed Use **PROPOSD METAL BUILDING PERSONAL STORAGE**

Project location or address **DENTON PLACE**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

| | | | |
|------|------------|---------|--|
| PIN# | 3519120156 | TAX ID# | |
| | | | |

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name **NORTHWEST ASSOCIATES, LLC**

Address **2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121**

Phone **919-738-4078**

Email

OWNER/DEVELOPER INFORMATION

Company Name **NORTHWEST ASSOCIATES, LLC**

Contact Name **MIKE WOODARD**

Address **2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121**

Phone **919-738-4078**

Email

CONSULTANT/ENGINEERING FIRM

Company Name **BR KORNRGAY, INC.**

Contact Name **TERRY BEASLEY**

Address **300 E. WALNUT STREET, GOLDSBORO, NORTH CAROLINA 27530**

Phone **919-735-5886**

Email **terry@kornegaysep.com**

ZONING INFORMATION

Existing Zoning District **R-9**

Proposed Zoning District **GB-CDU**

If more than one district, provide the acreage of each:

Overlay District?

Yes No

Inside City Limits?

Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

| | |
|--------------------------------------|--|
| Existing Impervious Surface acres/sf | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface acres/sf | Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Watershed Protection Area NA | Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| FEMA Map Panel 3720352900K | Base Flood Elevation NA |

SITE DATA

| | |
|--------------------------------|-------------------------------------|
| Total # of single-family lots | Total densities per zoning district |
| Total # of townhouse lots | Acreage in active open space |
| Total # of all lots | Acreage in passive open space |
| Linear feet of new roadways | Linear feet of new sewer mains |
| Linear feet of new water mains | Linear feet of new sidewalks |
| Proposed sewer allocation | Linear feet in new trails |
| | |

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Mike Woodard to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

| | |
|--------------------------------------|--------------------------------|
| Signature <u><i>Mike Woodard</i></u> | Date <u>3/6/25</u> 3-5-2025 |
| Signature _____ | Date _____ |

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner _____ Printed Name of Owner _____

(State)

(County)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____ 20_____.

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

-
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;

 - A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);

 - A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;

 - A statement showing the proposed density of the project with the method of calculating said density shown;

 - Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.

 - A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);

 - A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;

 - Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;

 - A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;

 - A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).

 - List of deviations from the town's minimum UDO requirements.

 - List of improvements that exceed the town's minimum UDO requirements.

 - Expected sales, rental prices

 - Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

EXISTING ZONE R-9 (CITY OF GOLDSBORO)
 PROPOSED ZONED GB-CDU GENERAL BUSINESS CONDITIONAL USE (CITY OF GOLDSBORO)

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

PIN NUMBER 3519120156

REFERENCE PLAT CABINET Q SLIDE 5-F

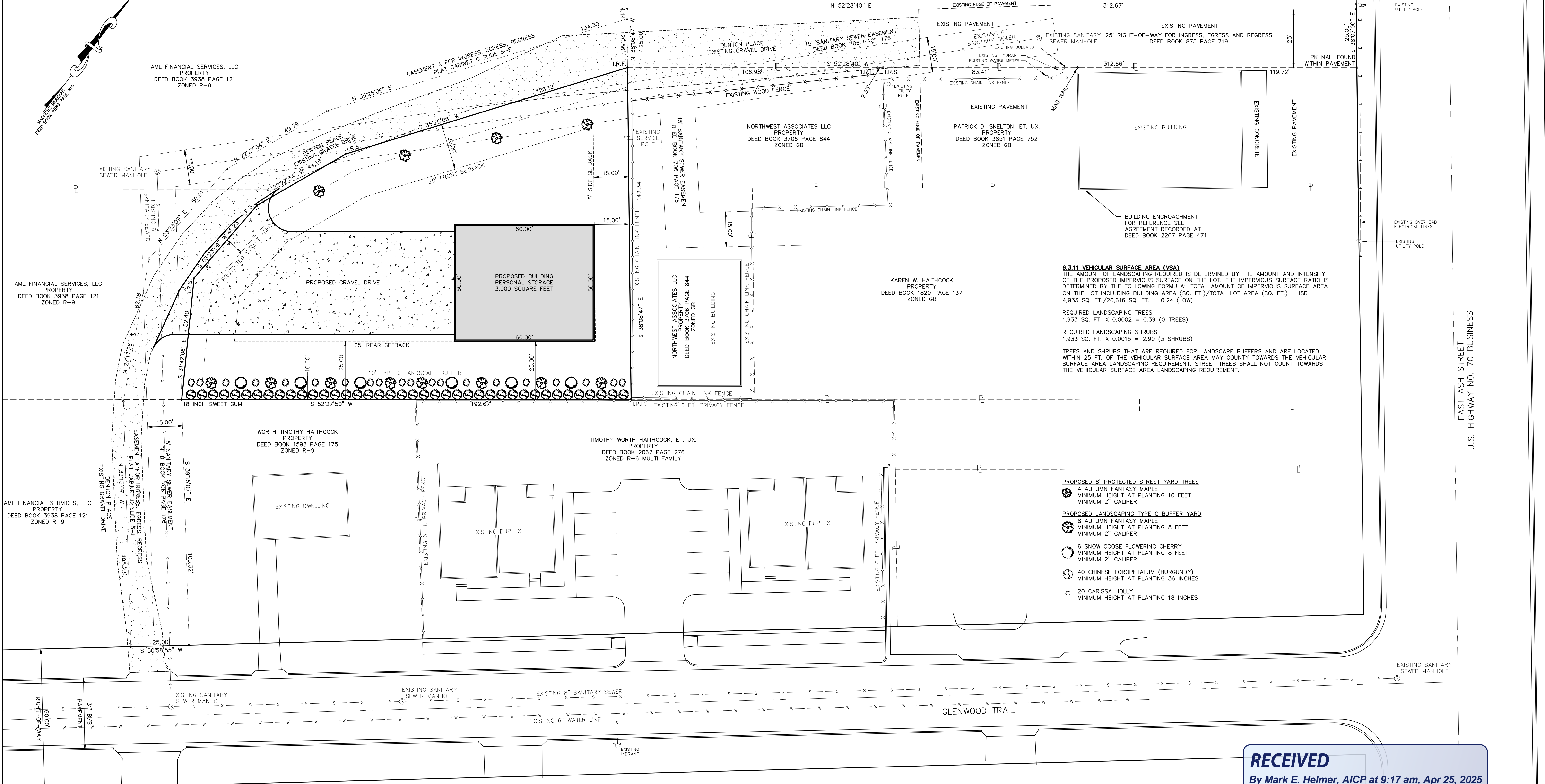
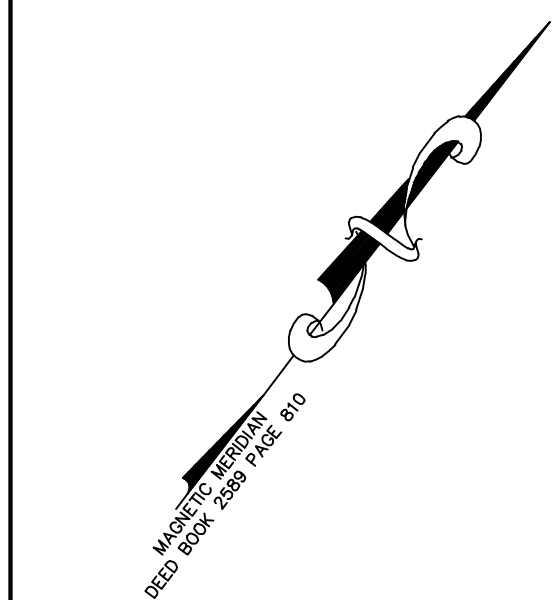
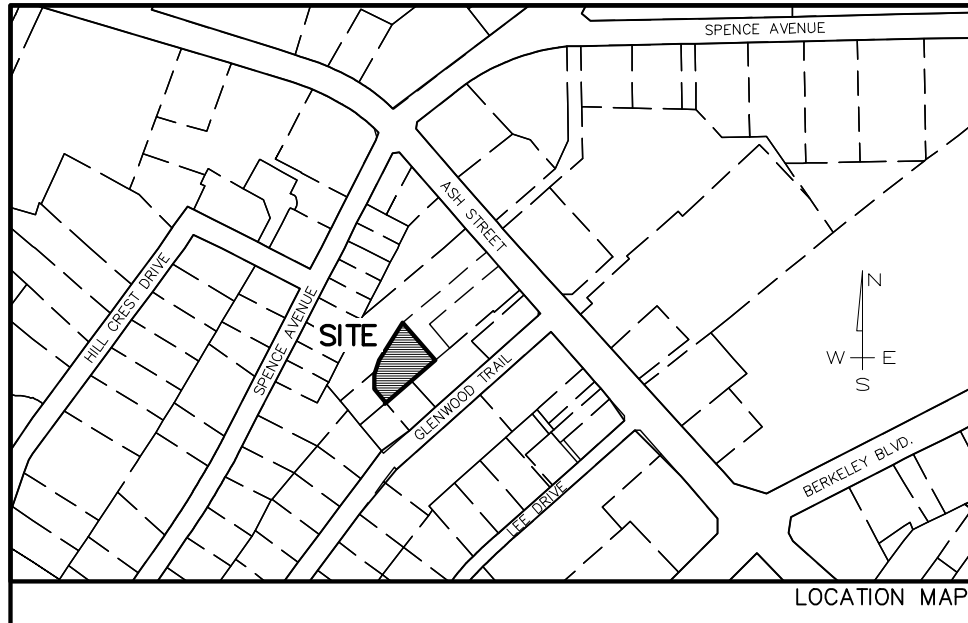
AREA = 20,616 SQUARE FEET OR 0.473 ACRE±

TOTAL IMPERVIOUS AREA = 7,904 SQUARE FEET INCLUDING BUILDINGS

TOTAL IMPERVIOUS AREA = 4,904 SQUARE FEET EXCLUDING BUILDINGS

TOTAL AREA BUILDINGS = 3,000 SQUARE FEET

DISTURBED AREA = 7,904 SQUARE FEET



6.3.11 VEHICULAR SURFACE AREA (VSA)
 THE AMOUNT OF LANDSCAPING REQUIRED IS DETERMINED BY THE AMOUNT AND INTENSITY OF THE PROPOSED IMPERVIOUS SURFACE ON THE LOT. THE IMPERVIOUS SURFACE RATIO IS DETERMINED BY THE FOLLOWING FORMULA: TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA (SQ. FT.)/TOTAL LOT AREA (SQ. FT.) = ISR

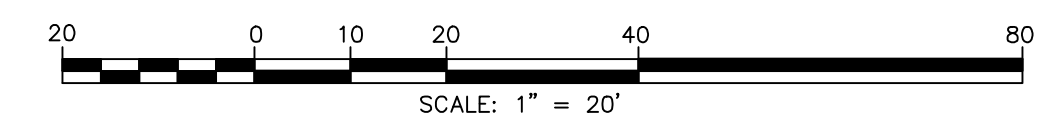
4,933 SQ. FT./20,616 SQ. FT. = 0.24 (LOW)

REQUIRED LANDSCAPING TREES
 1,933 SQ. FT. X 0.0002 = 0.39 (0 TREES)

REQUIRED LANDSCAPING SHRUBS
 1,933 SQ. FT. X 0.0015 = 2.90 (3 SHRUBS)

TREES AND SHRUBS THAT ARE REQUIRED FOR LANDSCAPE BUFFERS AND ARE LOCATED WITHIN 25 FT. OF THE VEHICULAR SURFACE AREA MAY COUNTY TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT. STREET TREES SHALL NOT COUNT TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT.

- PROPOSED 8' PROTECTED STREET YARD TREES**
- 4 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER
 - 8 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER
 - 6 SNOW GOOSE FLOWERING CHERRY
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER
 - 40 CHINESE LOROPETALUM (BURGUNDY)
MINIMUM HEIGHT AT PLANTING 36 INCHES
 - 20 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES
- PROPOSED LANDSCAPING TYPE C BUFFER YARD**
- 8 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER



RECEIVED
 By Mark E. Helmer, AICP at 9:17 am, Apr 25, 2025

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

B. R. KORNEGAY, INC.
 LAND SURVEYING • ENGINEERING • PLANNING
 License Number: F-1054
 300 East Walnut Street
 Goldsboro, N.C. 27530
 www.kornegaysep.com (919) 735-5886 Fax:(919) 580-9053

PROPOSED METAL BUILDING PERSONAL STORAGE

SITE PLAN

CITY OF GOLDSBORO
 GOLDSBORO TOWNSHIP
 WAYNE COUNTY, N.C.

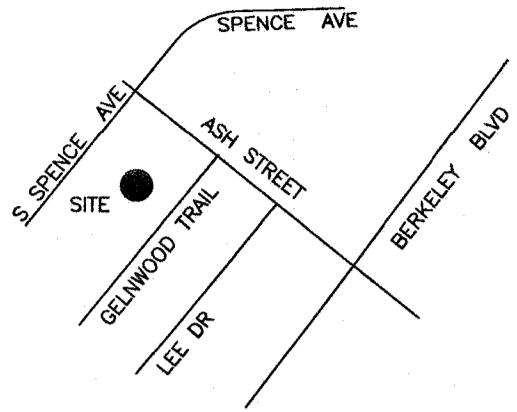
DRAWN BY: TSB
 DESIGNED BY: BRK
 DATE: 3-5-2025
 SCALE: 1" = 20'

PROPERTY OF
NORTHWEST ASSOCIATES, LLC
 2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121
 MIKE WOODARD 919-738-4078

SHEET: **1**
 OF: 1
 WORK ORDER: 250080
 CADD DWG: 250080

Q-5-7

PRESENTED FOR REGISTRATION
DATE December 20, 2024
TIME 8:56:04 AM
TINA ARDER
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY: [Signature]
DEPUTY ASSISTANT



VICINITY MAP - NTS



STATE OF NORTH CAROLINA
COUNTY OF WAYNE
I, Berry Gray REVIEW OFFICER OF WAYNE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature] 12/21/24
REVIEW OFFICER DATE

GRID NORTH AND GRID COORDINATES
ESTABLISHED UTILIZING SINGLE FREQUENCY
CARLSON BRx7
COMBINATION FACTOR 0.9999997

LEGEND

- E - ELECTRICAL POWER LINE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- IRON ROD SET SET ON ALL CORNERS
UNLESS OTHERWISE NOTED
- PKNF - P.K. NAIL FOUND
- MNS - MAG NAIL SET
- BG - BELOW GROUND
- AG - ABOVE GROUND
- P - PROPERTY LINE
- SS - SANITARY SEWER LINE
- CP - COMPUTED POINT

AREA CALCULATED BY DMD
ALL BEARINGS ARE NC GRID NORTH NAD 83
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 2000'

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 34°33'56" W | 52.41' |
| L2 | N 00°31'19" E | 41.23' |
| L3 | N 19°35'44" E | 44.16' |
| L4 | N 42°08'57" W | 8.64' |
| L5 | S 47°26'39" W | 25.00' |
| L6 | N 00°31'19" E | 50.91' |
| L7 | N 19°35'44" E | 49.79' |
| L8 | S 32°33'16" W | 134.55' |
| L9 | S 40°20'29" E | 20.93' |

I, W. HILLMAN RAY, JR., A PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING:

A - THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT REGULATES PARCELS OF LAND

B - THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCEL OF LAND

C - ANY ONE OF THE FOLLOWING:

1. - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OF LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
2. - THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR NATURAL FEATURE, SUCH AS A WATERCOURSE
3. - THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDED HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHT OF OWNERSHIP.
4. - THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

D - THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION

E - THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISION CONTAINED IN (A) THROUGH (D) ABOVE.

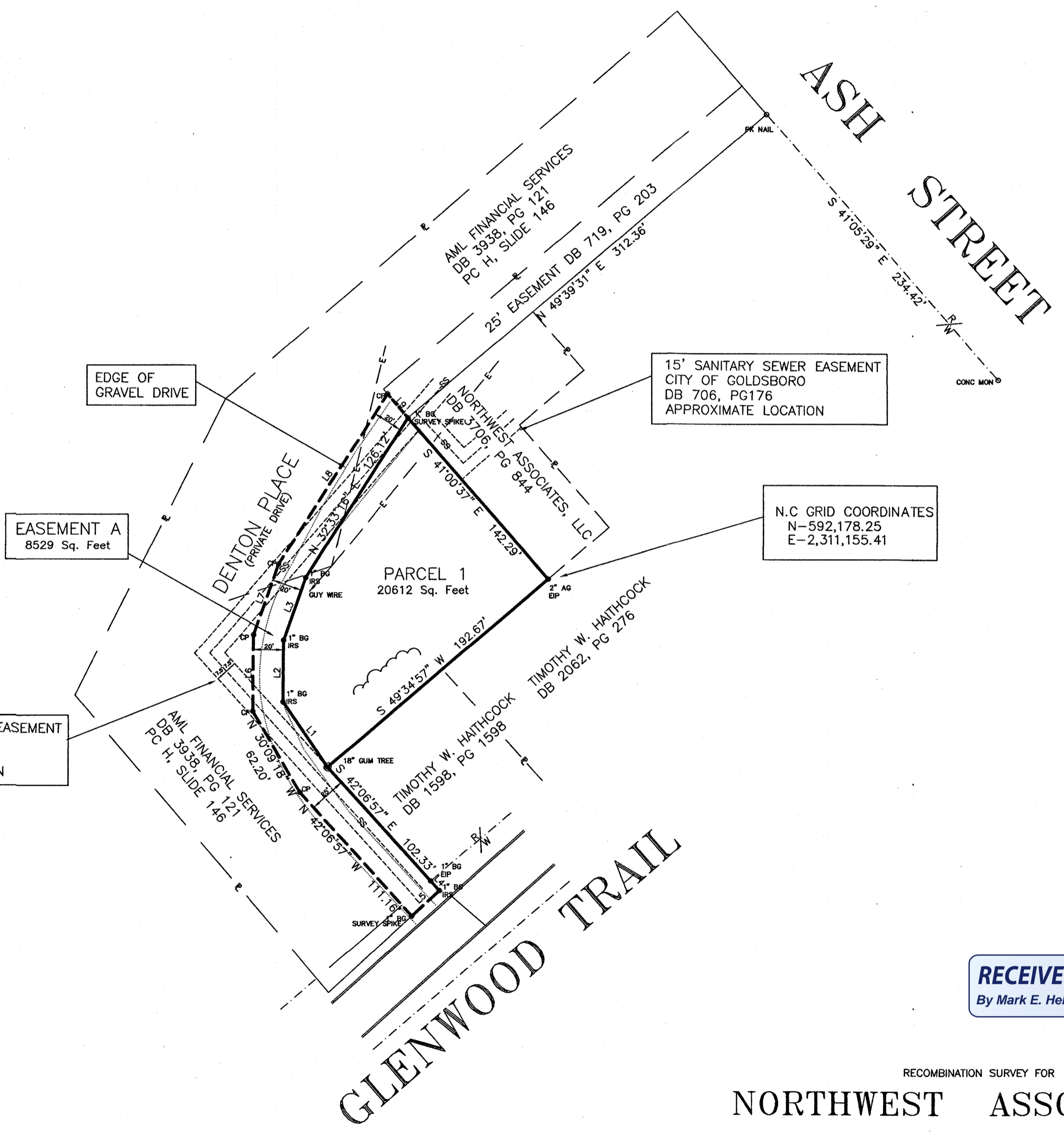
[Signature]
W. HILLMAN RAY, JR. PLS -2569 PIKEVILLE, NC

15' SANITARY SEWER EASEMENT
CITY OF GOLDSBORO
DB 706, PG176
APPROXIMATE LOCATION

EASEMENT A
8529 Sq. Feet

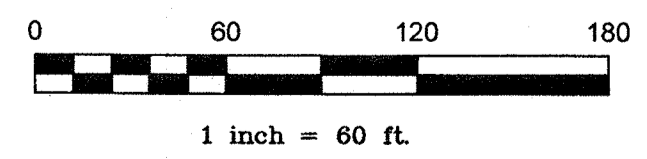
15' SANITARY SEWER EASEMENT
CITY OF GOLDSBORO
DB 706, PG176
APPROXIMATE LOCATION

N.C. GRID COORDINATES
N-592,178.25
E-2,311,155.41

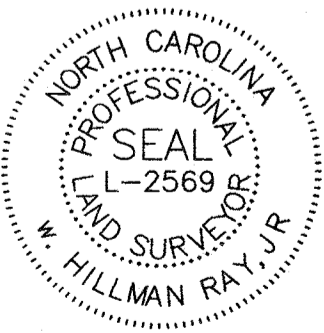


RECEIVED
By Mark E. Helmer, AICP at 9:16 am, Apr 25, 2025

RECOMBINATION SURVEY FOR
NORTHWEST ASSOCIATES, LLC
GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

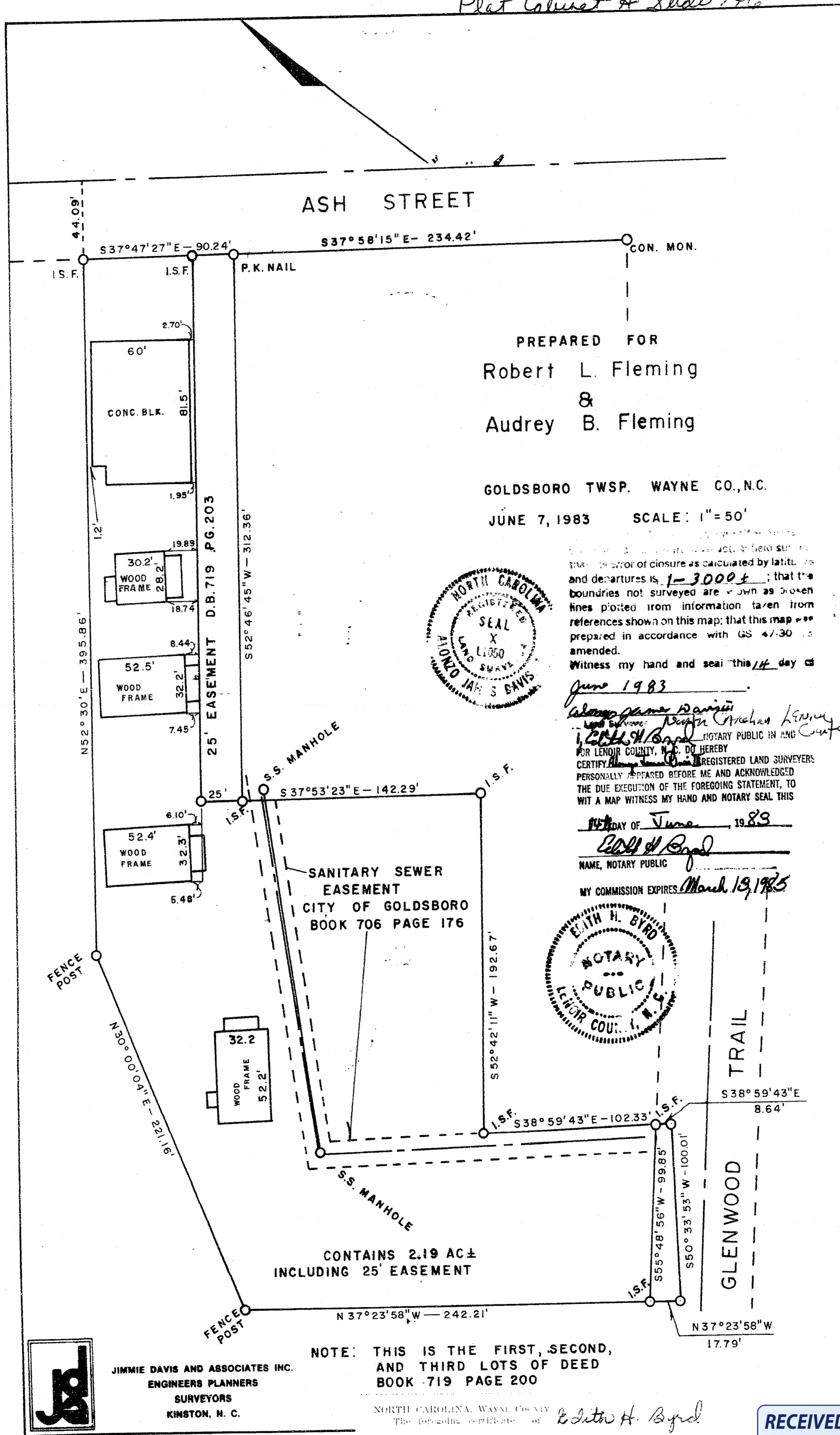


I, W. HILLMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 3938, PAGE 121; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/100000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE, PAGE 121; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17 DAY OF DECEMBER, 2024.



W. HILLMAN RAY, JR.
PROFESSIONAL LAND SURVEYOR
301 COFFMAN DRIVE
PIKEVILLE, NC 27863
919-344-1511

Plot Cabinet # Slide 146



PREPARED FOR
Robert L. Fleming
 &
Audrey B. Fleming

GOLDSBORO TWSP. WAYNE CO., N.C.
JUNE 7, 1983 SCALE: 1" = 50'



Witness my hand and seal this 14 day of June 1983

Edith H. Byrd
 Edith H. Byrd, Notary Public in and for Lenoir County, N.C. DO HEREBY CERTIFY THAT THE REGISTERED LAND SURVEYORS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING STATEMENT, TO WIT A MAP WITNESS MY HAND AND NOTARY SEAL THIS

DAY OF June, 1983
 Edith H. Byrd
 NAME, NOTARY PUBLIC
 MY COMMISSION EXPIRES March 13, 1985



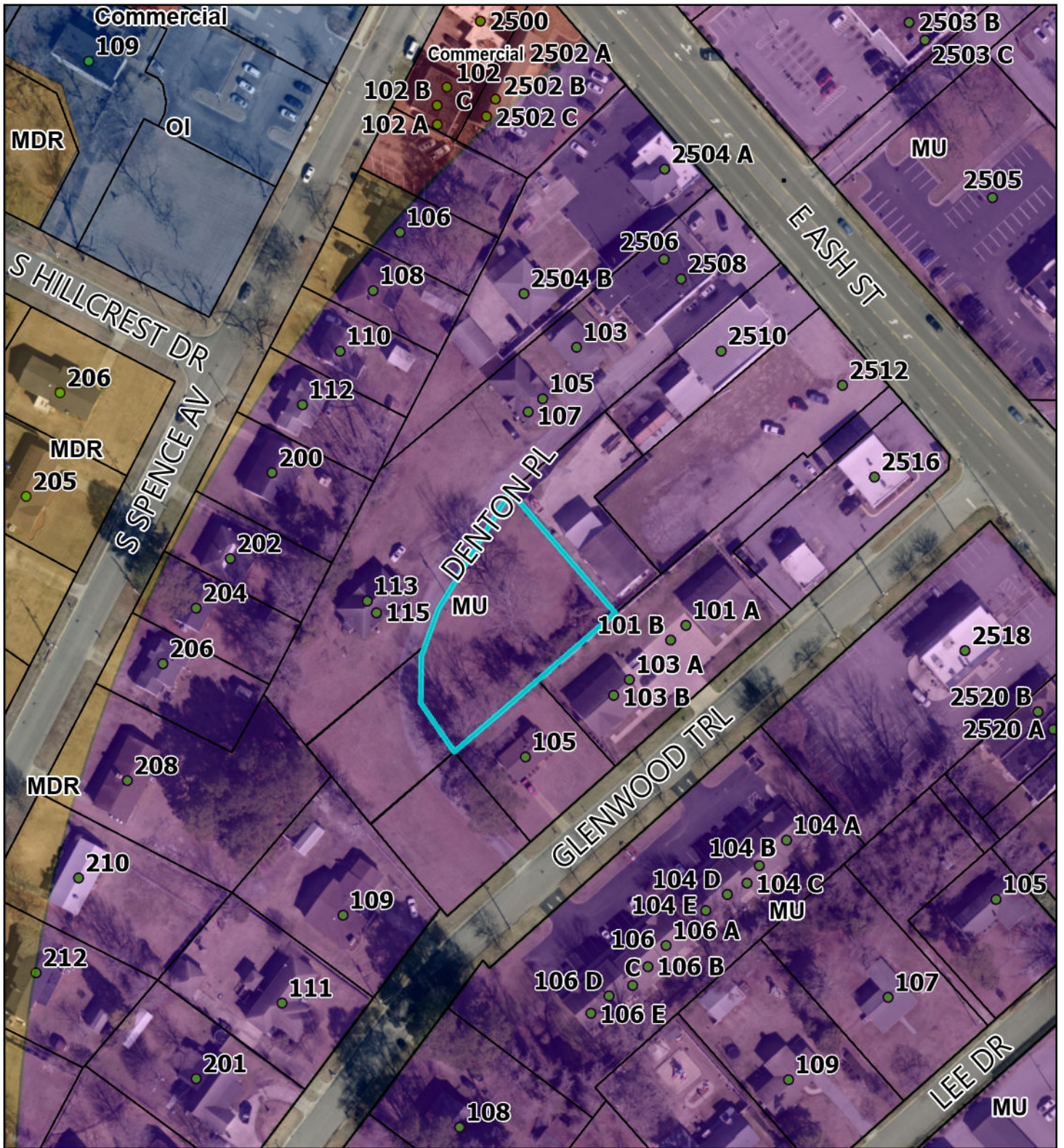
JIMMIE DAVIS AND ASSOCIATES INC.
 ENGINEERS PLANNERS
 SURVEYORS
 KINSTON, N. C.

NOTE: THIS IS THE FIRST, SECOND, AND THIRD LOTS OF DEED BOOK 719 PAGE 200

NORTH CAROLINA, WAYNE COUNTY
 The foregoing certificate of *Edith H. Byrd*

RECEIVED
 By Mark E. Helmer, AICP at 9:14 am, Apr 25, 2025

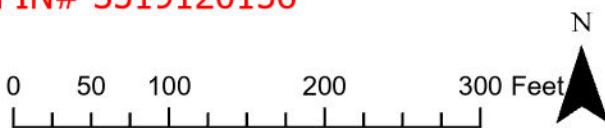
Filed for registration at 310 on this 27 day of June 1983
 MARGARET M. PEACOCK, Register of Deeds By *Audrey B. Fleming* Deputy Assistant Register of Deeds

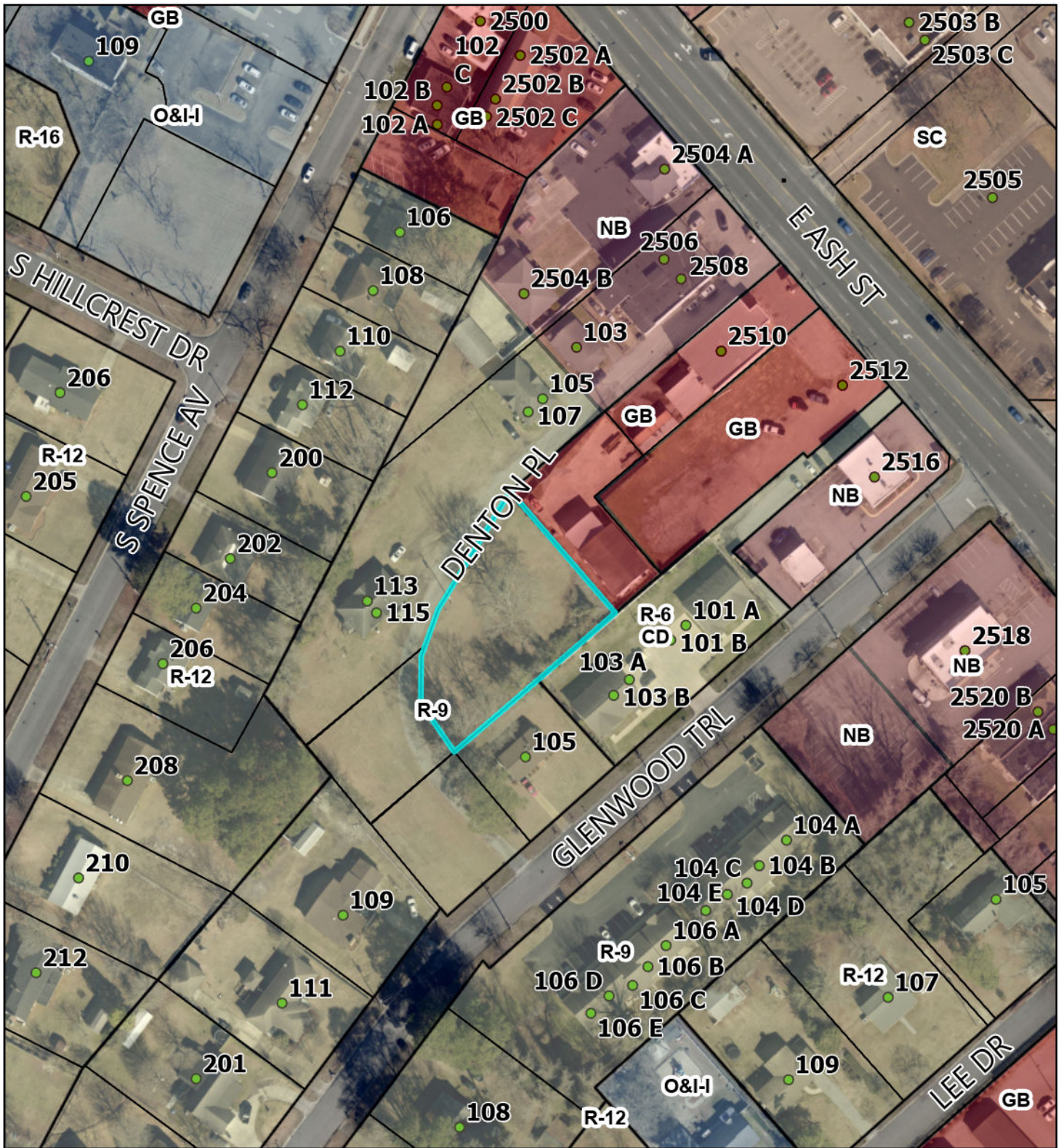


Case Number: CZ-02-25
Request: Personal Storage Building
Owner: Mike Woodard
Location: Denton Place
PIN# 3519120156

Legend

- | | | |
|--|--|--|
| <p>Future Land Use</p> <ul style="list-style-type: none"> Commercial Office and Institutional Industrial Conservation | <p>Mixed Use</p> <ul style="list-style-type: none"> Mixed Use - Downtown Mixed Use I Mixed Use II <p>Residential</p> <ul style="list-style-type: none"> High Density Residential | <ul style="list-style-type: none"> Medium Density Residential Low Density Residential Rural Residential/ Agriculture Property Lines |
|--|--|--|

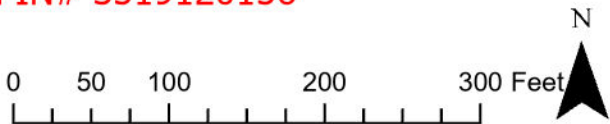




Case Number: CZ-02-25
Request: Personal Storage Building
Owner: Mike Woodard
Location: Denton Place
PIN# 3519120156

Legend

| | | |
|--|---|--|
| <p>Zoning</p> <ul style="list-style-type: none"> AB AG CBD GB HB I-1 I-2 | <ul style="list-style-type: none"> IBP-1 NB O&I-I O&I-II O-R R-12 R-12SF R-16 R-20 | <ul style="list-style-type: none"> R-20A R-40 R-6 R-9 R-9SF RM-8 RM-9 SC Property Lines |
|--|---|--|



**CITY OF GOLDSBORO
 AGENDA MEMORANDUM
 APRIL 28, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING**

TITLE: RZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) – South side of E. Ash St. Extension between Malloy St. and Oak Forest Rd

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: East Ash Street
PARCEL: 3518-68-7973
PROPERTY OWNER: Lewis B. Jones
APPLICANT: Lewis B. Jones

The applicant is requesting a rezoning from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments, serving the needs of the community and surrounding area. The existing parcel is approximately 41,188 square feet in area. There is no minimum lot size in the General Business zoning district.

SURROUNDING ZONING:

| Adjacent Zoning and Land Uses | | |
|-------------------------------|-----|-------------|
| North | NB | Hair Salon |
| South | R16 | Residential |
| East | NB | Residential |
| West | NB | Hair Salon |

EXISTING USE:

The property is currently vacant and heavily vegetated with trees and shrubs.

LAND USE PLAN:

The City’s Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.

DISCUSSION:

This is a rezoning proposal for approximately 0.95 acres to be rezoned from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Meadow Lane Elementary School and north of the Bryan Multi-Sports Complex. Surrounding land uses include barber and beauty shops, a used car lot, a single-family dwelling, and Black Dragon Smoke Shop.

City water and sewer are available to serve the site. The property is not located in the City’s Special Flood Hazard Area.

The property is located within Seymour Johnson Air Force Base’s Noise Overlay Contour. Certain building restrictions may apply to the property should the owner develop the property for commercial use in the future.

TRC REVIEW:

Staff has distributed this proposed rezoning request to Seymour Johnson Air Force Base, City Engineering, and the Fire Marshall’s Office only, since this is a straight rezoning request.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning request. While the requested General Business (GB) rezoning proposal is not consistent with existing zoning classifications in the vicinity of the subject property, the range of uses permitted are generally compatible with existing land uses in the area. In addition, the proposed rezoning is consistent with the City of Goldsboro’s Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety, and general welfare of the public.

REQUIRED ACTION:

Refer to the attached worksheet and review the consistency and inconsistency statements. Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the June 2, 2025 meeting.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Holly Jones
Mark Helmer

**CITY OF GOLDSBORO PLANNING COMMISSION
RZ-02-25 LEWIS B. JONES
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency and other matters as deemed appropriate by the Planning Board (Planning Commission).

CONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest. While the requested General Business (GB) rezoning proposal is not consistent with existing zoning classifications in the vicinity of the subject property, the range of uses permitted are generally compatible with existing land uses in the area. In addition, the proposed rezoning is consistent with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

VOTING RECORD FOR RECOMMENDATION:

Yes _____ No _____

INCONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Commercial land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan.

VOTING RECORD FOR RECOMMENDATION:

Yes _____ No _____

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 4-11-25
Initials: HJ

CHANGE OF ZONE APPLICATION

| | | | | | |
|--|--|----------------------|--|--------------------------------|--|
| Application Number: <u>RZ -02 -25</u> | | For Office Use Only: | | Date processed: <u>4-16-25</u> | |
| Fee Type: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>9009</u> <input type="checkbox"/> Credit Card | | | | Initials: <u>HJ</u> | |

Applicant Acknowledgement: Only applicable if Conditional Zoning

I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is proposed to be rezoned then a survey is required for the proposed area or application will not be accepted.

Applicant Signature: Lewis B. Jones

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

Conditional Zoning General Zoning (check which applies)

Name of Development: _____

Property Address: E Ash St. Goldsboro, NC 27534

Total Acreage: .955 Frontage: 220 ft Depth: 309 ft

Wayne Co. Pin #: 3518687973 Current Zoning: NB Proposed Zoning: GB

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Applicant (Print): Lewis B. Jones

Applicant Address: 113 Pinehurst Lane City, State, Zip: Goldsboro NC, 27534

Applicant Phone: 252-521-7965 Applicant Email: fjpbholdings.Ben@gmail.com

I, Lewis B. Jones, do hereby consent to the specific conditions and or uses listed on this application. I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): Lewis B. Jones

Owner Address: 113 Pinehurst Lane City, State, Zip: Goldsboro NC, 27534

Owner Phone: 252-521-7965 Owner Email: fjpbholdings-ben@gmail.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): _____

Surveyor/Site Designer Address: _____ City, State, Zip: _____

Surveyor/Site Designer Phone: _____ Surveyor/Site Designer Email: _____

SIGNATURE REQUIRED

Lewis B. Jones Applicant - Printed

Lewis B. Jones Applicant Signature

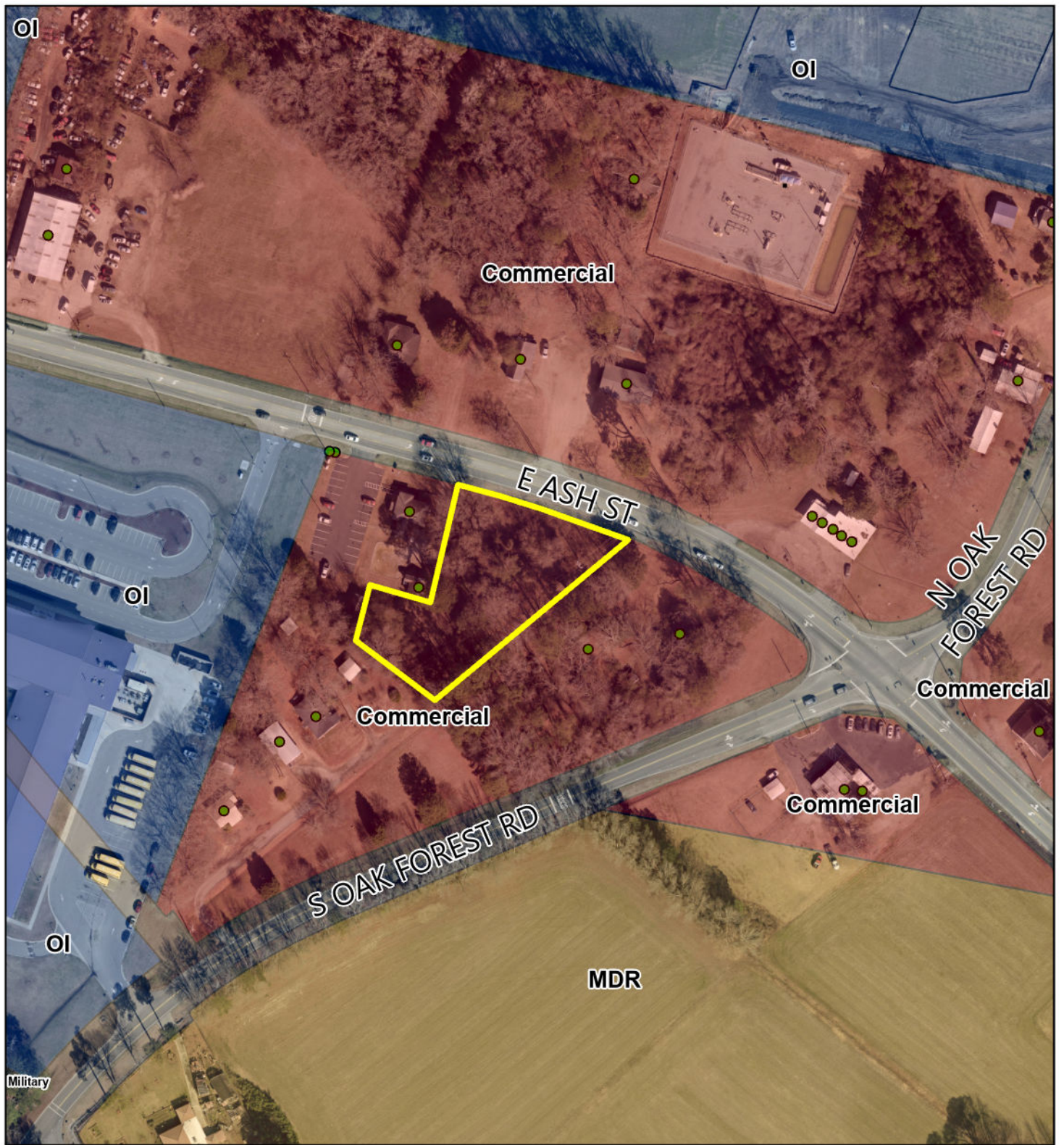
4-11-25 Date

CONDITIONAL REZONING & SPECIAL USE PERMIT APPLICATION

SITE PLAN REQUIREMENTS

**All requirements may not be applicable due to existing site conditions or the nature of the proposal*

- Staff recommends that a Professional Land Surveyor or Professional Engineer prepare the plan, this is not required but the site plan must be drawn to scale of at least 1": 100'
- Property Owner information (name, phone, email, address) to be noted on site plan
- Location of property lines (boundary of property)
- Property acreage/sq feet
- Property Tax Parcel number
- Location of existing R/W and easements
- Zoning district (noted on plan)
- Adjacent property uses
- Locations of proposed structures & setbacks from property line (including dimensions)
- Hours of operation
- Number of employees
- Parking detail
- Buffer detail
- Landscaping detail
- Trash collection area
- Loading/unloading area
- Flood hazard areas
- Number of dwelling units (multi-family details as applicable)
- Floor plan detail for existing structures



Case Number: RZ-02-25
Request: Rezone from NB to GB
Owner: Lewis B. Jones
Location: East Ash Street
PIN# 3518687973

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

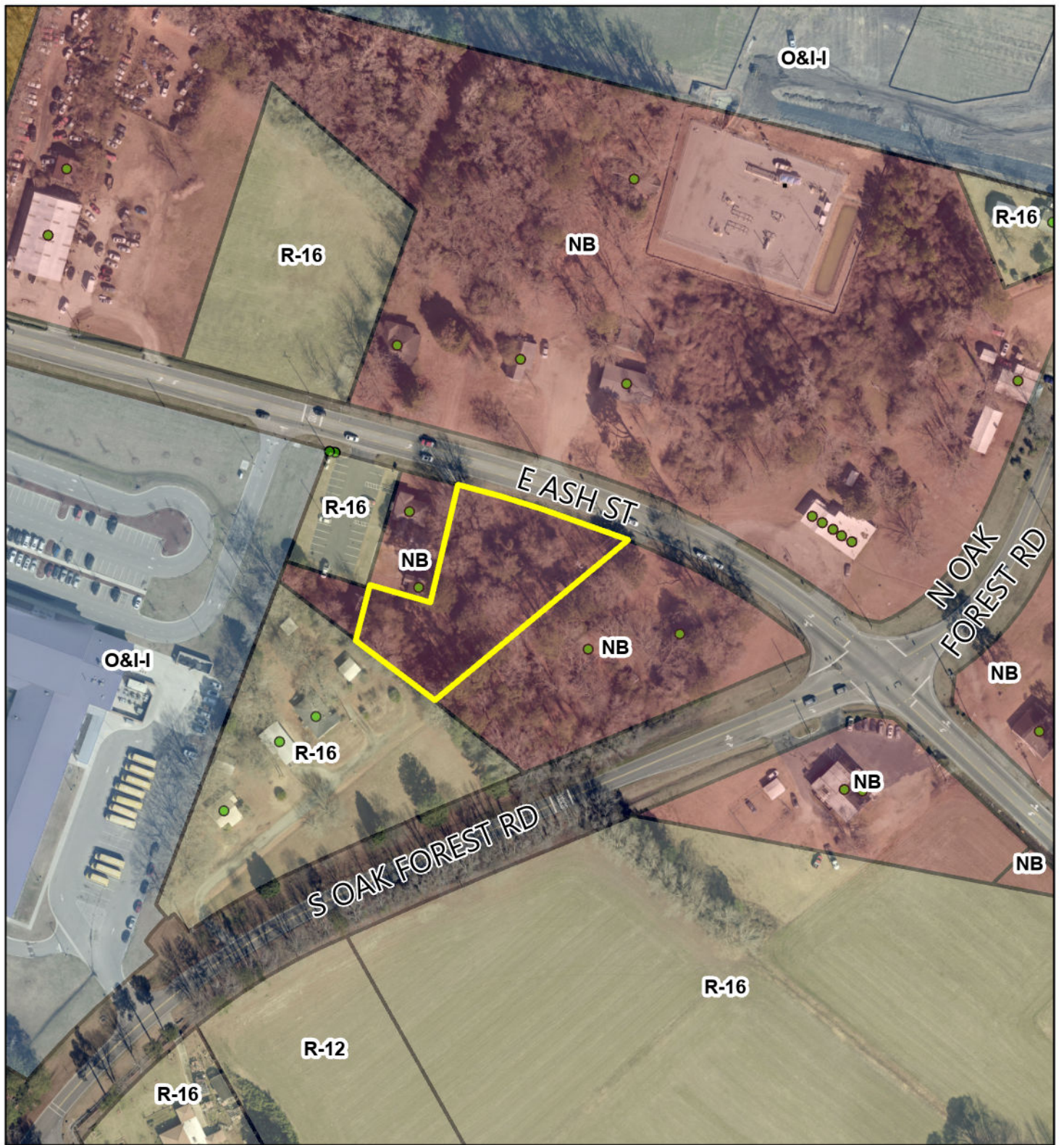
Residential

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/Agriculture

0 50 100 200 300 400 Feet





Case Number: RZ-02-25
Request: Rezone from NB to GB
Owner: Lewis B. Jones
Location: East Ash Street
PIN# 3518687973

Legend

| Zoning | |
|--------|--------|
| | AB |
| | AG |
| | CBD |
| | GB |
| | HB |
| | I-1 |
| | I-2 |
| | IBP-1 |
| | NB |
| | O&I-I |
| | O&I-II |
| | O-R |
| | R-12 |
| | R-12SF |
| | R-16 |
| | R-20 |
| | R-20A |
| | R-40 |
| | R-6 |
| | R-9 |
| | R-9SF |
| | RM-8 |
| | RM-9 |
| | SC |

