

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, JANUARY 6, 2025**



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

1. Call to Order

1.1 Invocation

1.2 Pledge of Allegiance

2. Roll Call

3. Adoption of the Agenda

4. Recognitions and Presentations

4.1 Night to Shine Presentation (Donna Countryman)

5. Public Comment Period

6. Consent Agenda Items

6.1 Approval of Meeting Minutes for December 2, 2024 and December 16, 2024

6.2 Contract Award for CDBG Infrastructure - McNair Heights

6.3 Resolution Authorizing Acceptance of Mini-Grant

6.4 Community Housing Development Organization (CHDO) Designation

7. Work Session – 5:30 P.M.

Council Chambers, 214 N. Center Street

7.1 Request to reclassify two part-time (PT) positions to one Permanent Part Time (PPT) position that will be assigned to the Goldsboro Events Center

7.2 Approval of Resolution Accepting Grant Funding through the Office of Local Defense Community Corporation (OLDCC)

7.3 Goldsboro 2024 PCS Council Presentation

8. Old Business

8.1 HOME-ARP:Plan B Proposal Update & Presentation

9. New Business

9.1 PUBLIC RIGHT OF WAY CLOSING – Shannon Ave

10. Public Hearings

10.1 CZ-11-24 - WOOTEN DEVELOPMENT COMPANY - Located at the corner of Maplewood Drive and North Berkeley Boulevard

10.2 CZ-12-24 - Duke Energy Progress, LLC – North side of Belfast Road, adjacent to, and east of, Interstate Highway 795.

11. Items Requiring Individual Action

12. City Manager's Report

13. Mayor and Councilmembers' Comments

14. Closed Session (if necessary)

15. Adjournment

Add ADA Notice.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: Contract Award for CDBG Infrastructure - McNair Heights

DEPARTMENT: Community Relations

BACKGROUND:

DISCUSSION:

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz
Matthew Livingston

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 COUNCIL MEETING

SUBJECT: Contract Award for CDBG Infrastructure – McNair Heights

BACKGROUND: The Community Relations & Development Department has approved a qualified organization to support the development of affordable housing for low-moderate income homeowners under the CDBG Public Facilities and Infrastructure Program.

DISCUSSION: The City received an application from Habitat for Humanity of Goldsboro-Wayne through the Neighborly Community Development Software Portal on June 5, 2024. The application for infrastructure to assist the new housing development received thorough underwriting of its finances by Posey and Associates, LLC. The application was found to meet all requirements and was approved.

RECOMMENDATION: It is recommended that the City Council, by motion, adopt the attached Resolution authorizing the Mayor and City Clerk to execute a contract for a total amount of \$600,000 (CDBG funds) with Habitat for Humanity of Goldsboro-Wayne, for the McNair Heights Housing Development project.

Date: _____

Felecia D. Williams
Community Relations & Development Director

Date: _____

Matthew Livingston
Interim City Manager

RESOLUTION NO. 2025 –

**RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION
OF A CONTRACT FOR CDBG PUBLIC FACILITIES AND INFRASTRUCTURE**

WHEREAS, The City of Goldsboro Community Relations & Development Department has approved a qualified organization to receive funding towards the development of affordable housing for low-moderate income homeowners under the CDBG Public Facilities and Infrastructure Program; and

WHEREAS, City staff received and evaluated an application from Habitat from Humanity of Goldsboro-Wayne for McNair Heights Housing Development; and

WHEREAS, City Staff through due diligence had the project underwritten to determine a reasonable and prudent amount of funding.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Goldsboro, North Carolina, that:

1. The Mayor and City Clerk are hereby authorized and directed to execute a contract not to exceed \$600,000 with Habitat from Humanity of Goldsboro-Wayne to perform CDBG Infrastructure for McNair Heights Housing Development.
2. This Resolution shall be in full force and effect from and after this 6th day of January 2025.

Charles Gaylor, IV
Mayor

Attested by:

City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: Resolution Authorizing Acceptance of Mini-Grant

DEPARTMENT: Community Relations

BACKGROUND:

DISCUSSION:

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz
Matthew Livingston

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 COUNCIL MEETING

SUBJECT: Grant Award for Goldsboro Mayor's Youth Council

BACKGROUND: Members of the Goldsboro Mayor's Youth Council voted on a service project for the 2024-2025 session that involves bringing in new stuffed animals, preparing small gift bags, and donating the gifts to pediatric patients at our local hospital.

DISCUSSION: The NC Department of Administration, through its Council for Women and Youth Involvement division, offers an annual mini grant. Community Relations & Development staff, on behalf of the Goldsboro Mayor's Youth Council, made application, requesting \$200 for the purchase of items needed for the service project.

The department received notification of the award on December 16, 2024.

RECOMMENDATION: It is recommended that the City Council, by motion, adopt the attached Resolution authorizing the Mayor and City Clerk to execute the grant agreement with NC Department of Administration's Council form Women and Youth Involvement division.

Date: _____

Felecia D. Williams
Community Relations & Development Director

Date: _____

Matthew Livingston
Interim City Manager

RESOLUTION NO. 2025 –

**RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT
THE NC COUNCIL FOR WOMEN & YOUTH INVOLVEMENT’S STATE
YOUTH COUNCIL MINI-GRANT**

WHEREAS, The NC Department of Administration’s Council for Women and Youth Involvement division offers an annual mini-grant through their State Youth Council program; and

WHEREAS, the City of Goldsboro’s Mayor’s Youth Council made application and has been awarded \$200 to assist with a service project that will provide gift bags to local pediatric patients.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Goldsboro, North Carolina, that:

1. The Mayor and City Clerk are hereby authorized and directed to execute the grant agreement with NC Department of Administration’s Council for Women and Youth Involvement division.
2. This Resolution shall be in full force and effect from and after this 6th day of January 2025.

Charles Gaylor, IV
Mayor

Attested by:

City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: Community Housing Development Organization (CHDO) Designation

DEPARTMENT: Community Relations

BACKGROUND:

DISCUSSION:

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz
Matthew Livingston

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2024 COUNCIL MEETING

SUBJECT: Community Housing Development Organization (CHDO)
Designation

BACKGROUND: Habitat for Humanity of Goldsboro-Wayne, Inc. is seeking designation as a CHDO for the City of Goldsboro to continue Community and Fair Housing Development through affordable home ownership. Habitat for Humanity of Goldsboro-Wayne, Inc. builds single-family homes for low-income families earning 30-60% of the area median-income for Wayne County. To date, Habitat for Humanity of Goldsboro-Wayne, Inc. has constructed one hundred (100) housing units in various locations throughout the city limits of Goldsboro.

DISCUSSION: In accordance with CFR 92.300(a), requirements of the HOME Program, the City must set-aside a minimum of 15% of its HOME allocation each fiscal year for CHDO(s) to perform eligible housing activities and up to 5% of its HOME allocation for CHDO Operating Expenses. The City received \$229,887 in HOME funds for FY 24-25, with \$34,483 being set-aside for CHDO Activities. CHDO funds must be reserved and expended within 24 months of entering into a written agreement with a certified Community Housing Development Organization (CHDO).

For an organization to be certified as a CHDO it must meet several qualifying requirements set forth by HUD and the City of Goldsboro. On October 14, 2024, the CR&D Department received a CHDO application from Habitat for Humanity of Goldsboro-Wayne, Inc. The application was evaluated and determined by staff to be complete and feasible.

CHDO funds must be committed to a specific local project that will benefit low-income citizens. Habitat for Humanity of Goldsboro-Wayne, Inc. intends to use the funds towards Low-moderate income homes within its new development, McNair Heights.

RECOMMENDATION: It is recommended that the City Council, by motion, authorize the Interim City Manager and the CR&D department to enter into a contractual agreement with Habitat for Humanity of Goldsboro-Wayne, Inc., designating the agency as a Community Housing Development Organization (CHDO) for the City of Goldsboro and to receive HOME Set-Aside and CHDO Operating Funds to perform eligible housing activities.

Date: _____

Felecia D. Williams
Community Relations and Development Director

Date: _____

Matthew Livingston
Interim City Manager

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 COUNCIL MEETING

SUBJECT: Approval of Resolution Accepting Grant Funding through the Office of Local Defense Community Corporation (OLDCC)

BACKGROUND: The City Council approved Resolution No. 2024-53 on May 6, 2024 authorizing staff to file a grant application with the Office of Local Defense Community Corporation to aid in flood mitigation at the City's Wastewater Treatment Plant. Staff proposes raising the berm around the treatment plant as a defensive measure against future flooding.

DISCUSSION: The OLDCC has approved an award package of \$404,800 subject to the 10% participation fee, leaving available funding of \$364,320.

The financing of this project has been discussed with the Finance Director and a Capital Project Ordinance is required to appropriate the grant revenue for funding for the proposed berm improvements. The Finance Director will present the budget ordinance to City Council for approval.

RECOMMENDATION: It is recommended that the City Council adopt the attached resolution accepting the \$404,800 grant funding from the Office of the Local Defense Community Corporation (OLDCC) .

Date: _____
Jonathan R. Perry, Engineering Services Manager

Date: _____
Matthew S. Livingston, Interim City Manager

RESOLUTION NO. 2025 –

RESOLUTION ACCEPTING GRANT FUNDS THROUGH THE
OFFICE OF LOCAL DEFENSE COMMUNITY CORPORATION (OLDCC)

WHEREAS, the City Council of the City of Goldsboro has heretofore found it the public interest to undertake a flood mitigation project at the Wastewater Treatment Plant; and

WHEREAS, the Office of Local Defense Community Corporation (OLDCC) has approved an award package of \$404,800 subject to the 10% participation fee, leaving available funding of 364,320;

WHEREAS, the estimated cost for the Wastewater Treatment Plant flood mitigation project equals \$400,000;

WHEREAS, the City Council deems it in the best interest of the City of Goldsboro to accept grant funding for this project through the Office of Local Defense Community Corporation (OLDCC);

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

1. The Council accepts the grant award package of \$404,800 subject to the 10% participation fee, leaving available funding of \$364,320 from the Office of Local Defense Community Corporation (OLDCC).
2. This resolution shall be in full force and effect from and after this 6th day of January, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk



City of Goldsboro, NC 2024 Pavement Condition Survey Council Presentation

January 6, 2024



WithersRavenel
Our People. Your Success.

FIRM PROFESSIONALS

Steve Lander, PE

Director of Pavement Management
31 Years of Experience

Rob Holland

Construction Manager II
Construction Administration
36 Years of Experience

Vlad Mitchev, PE

Director of Pavement Operations
24 Years of Experience

Zach Ward, PE

Staff Professional III
4 Years of Experience





WithersRavenel
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Background

- Last PCS – 2009
 - PCR - 76
- Bond 2017
 - \$7M
 - 25 Centerline miles paved
- 2024 PCS – \$70,350
 - PCS and Report
 - Lifecycle Modeling
 - Council Presentation





PCS

- **Pavement Condition Survey (PCS)**
 - **Phase 1**
 - FHWA recommends a survey every 2-3 years
 - Unbiased Perspective
 - **Software Analysis**
 - Predictive Modeling
 - Optimized Work Plans
 - **Report**



PCS

Windshield survey

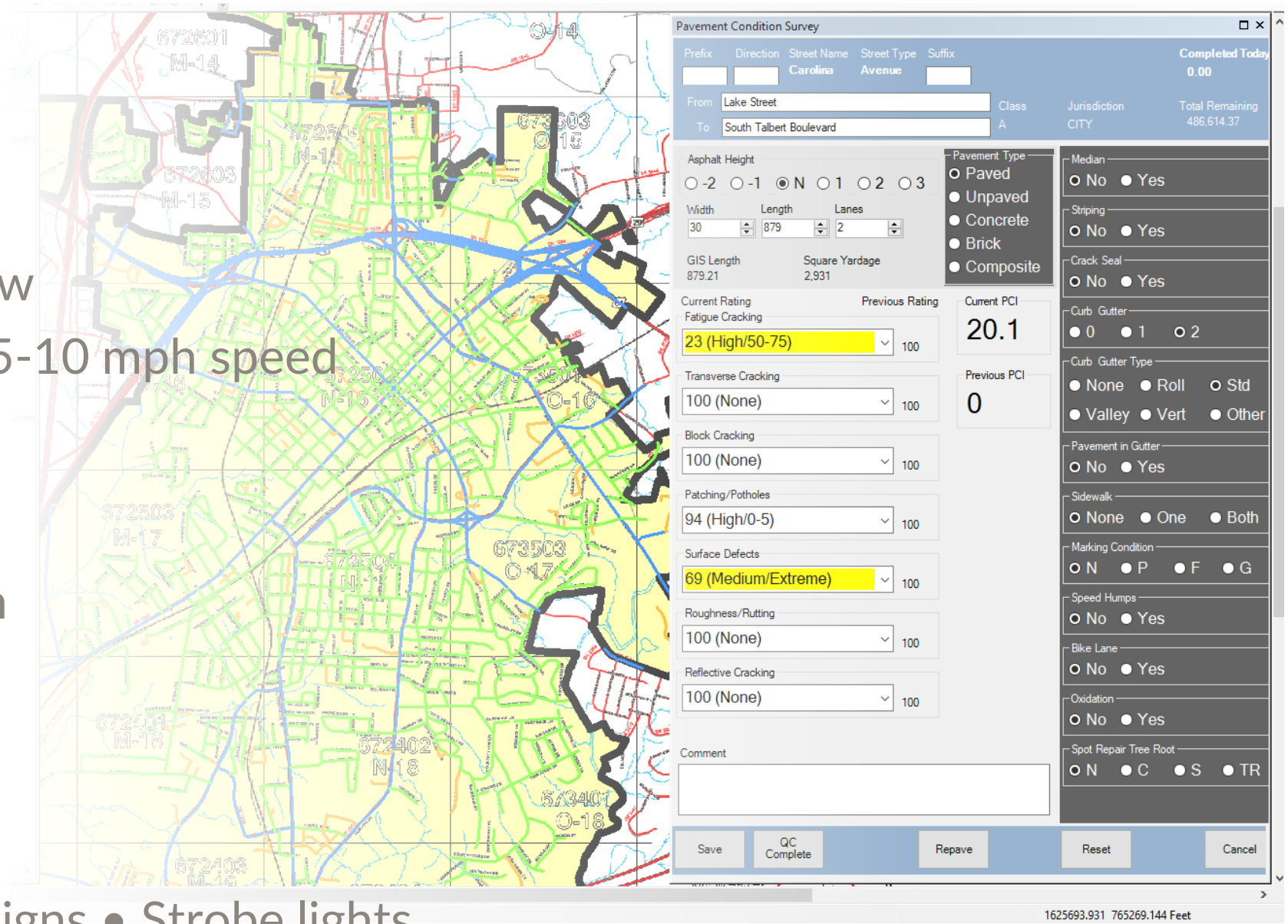
- Experienced 2-person crew
- Survey vehicle maintains 5-10 mph speed

Equipment

- Vehicle
- Laptop – Field Application
- Measuring wheel
- GPS

Safety

- PPE • Vehicle mounted signs • Strobe lights



PCS Methodology

- Goldsboro maintains 160 miles of asphalt pavement streets
- WR completed the PCS in September 2024
- Eight common pavement surface distresses observed (ITRE)
 1. Alligator Cracking
 2. Block Cracking
 3. Reflective Cracking
 4. Rutting
 5. Raveling
 6. Bleeding
 7. Ride Quality
 8. Patching



Street Inventory

Table 7 – Pavement Types

Surface Type	Miles	Percent of System
Asphalt Pavement (P)	160.24	96.2%
Unpaved (U)	6.26	3.8%
Total =	166.50	100.0%



Street Inventory

Table 8 – Low and High-Volume Street Breakdown

Volume	% Miles	Miles	Lane Miles	Avg Rating	Cost Per Mile	Total Cost	% Cost
Low	93.6%	150.03	301.71	65	\$320,236	\$48,043,710	93.7%
High	6.4%	10.21	22.00	66	\$318,063	\$3,247,587	6.3%
Total	100.0%	160.24	323.72	65	\$320,098	\$51,291,297	100.0%

Findings

- PCI = 65
 - Other Roadway Networks
- Network Condition – “Fair”

PCR Condition State	
VERY GOOD	91 – 100
GOOD	81 – 91
FAIR	65 – 81
POOR	26 – 65
VERY POOR	0 – 26

- RAV = \$88M

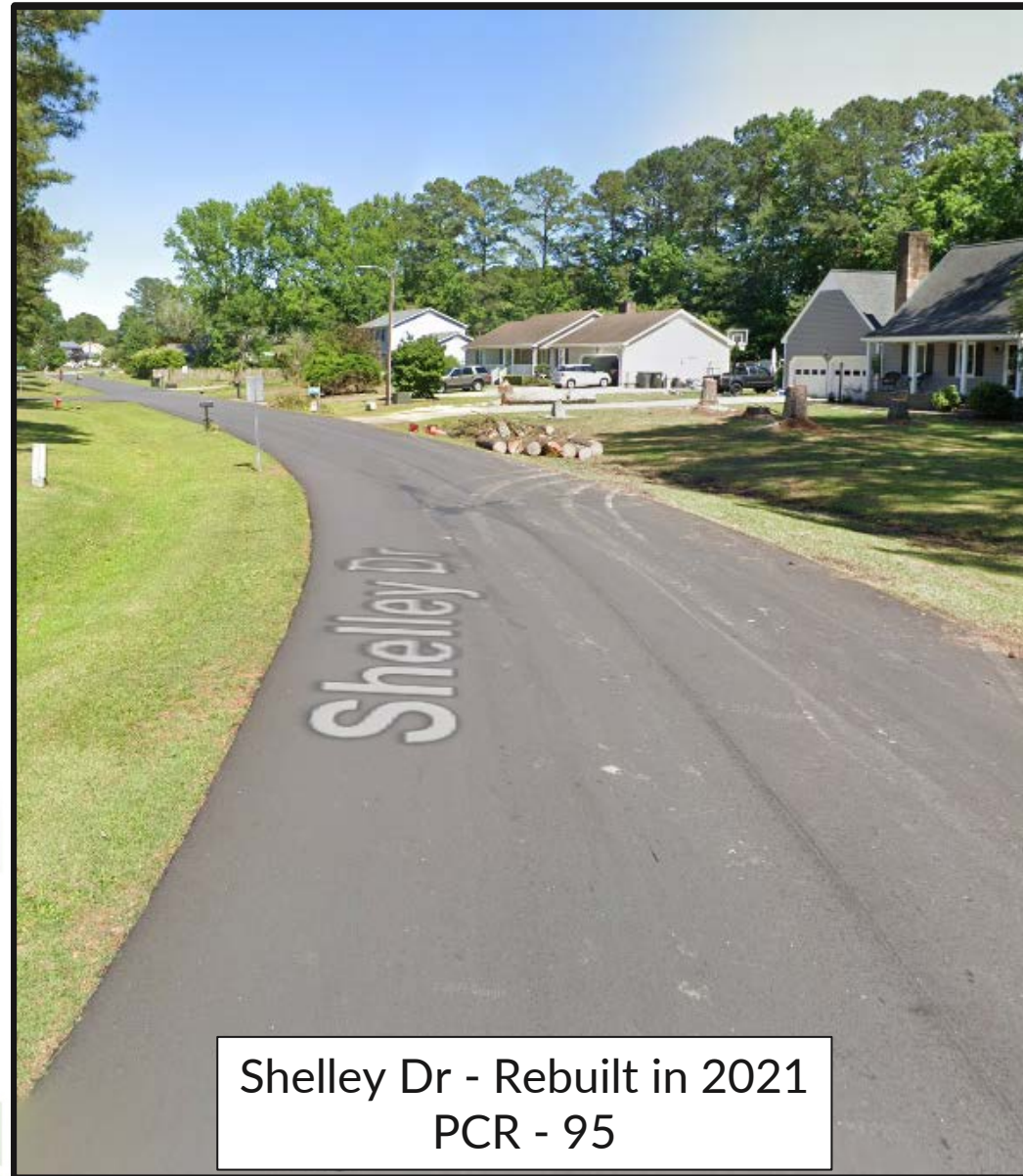
Table 3 – PCI/PCR Comparison

Municipality	Centerline Miles	PCI/PCR	Funding Level/YR	\$/Mile
Town of Apex	241	85	\$4.0M	\$16,598
Town of Fuquay-Varina	154	85	\$0.5M	\$3,247
Town of Morrisville	59	82	\$1.2M	\$20,339
Town of Holly Springs	156	80	\$1.0M	\$6,410
Town of Cary	530	79	\$8.2M	\$15,472
Town of Kernersville	98	69	\$0.5M	\$5,102
City of High Point	450	66	\$2.5M	\$5,556
★ City of Goldsboro*	160	65	\$0.5M	\$3,125
City of Monroe	171	65	\$2.0M	\$11,696
City of Lexington	126	65	\$1.0M	\$7,937
City of Greensboro	1,047	60	\$7.5M	\$7,163

* PCR



Bond Projects



Backlog Maintenance Needs

Table 2 – Backlog Maintenance Needs

Maintenance Activity	Lane Miles	Cost
No Treatment	12.71	\$0
Crack Seal	44.71	\$275,324
Preservation – Prevent (Rejuvenators)	9.09	\$84,348
Patching (Full-Depth Asphalt)	0.07	\$3,120
Preservation – Correct (Micro/Slurry/Thin Lift HMA)	115.17	\$6,658,965
Rehabilitation – Mill and Overlay	135.10	\$41,159,560
Reconstruction – FDR	6.86	\$3,109,980
Totals	323.72	\$51,291,297

Maintenance Activities

Table 4 – Maintenance Activity Recommendations

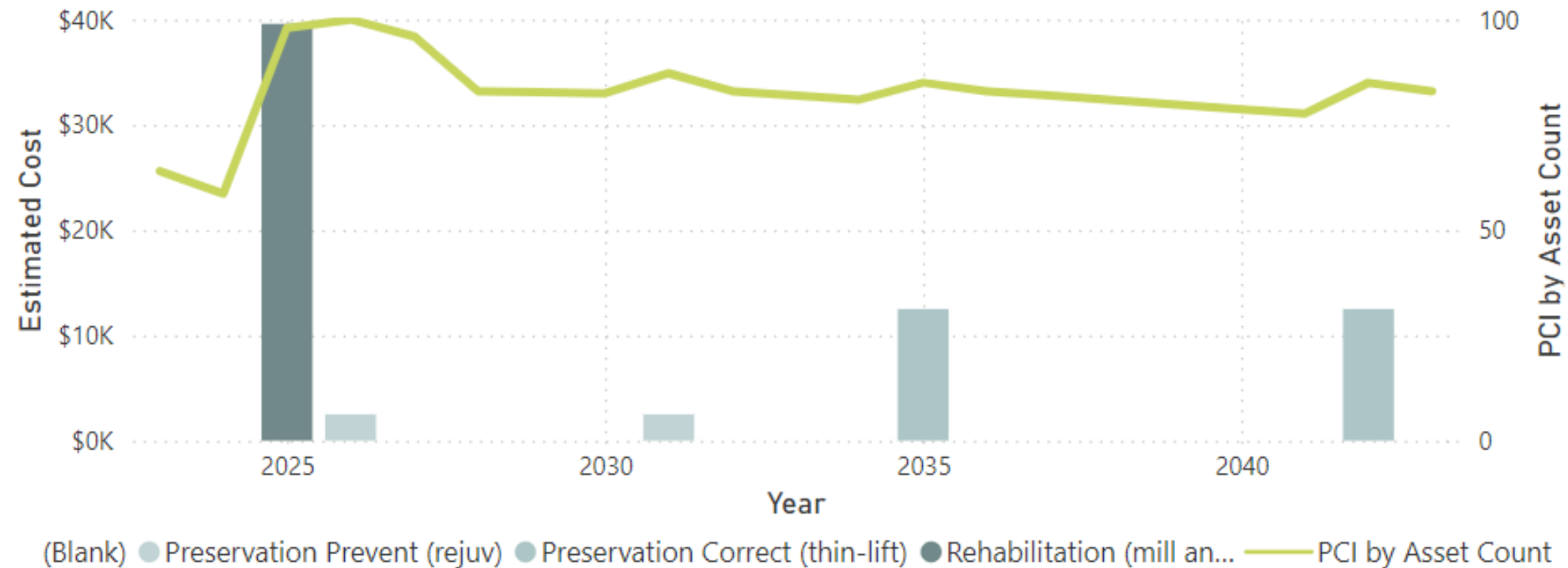
PCR Range	Recommended Maintenance Activity
87 to 100	Preservation – Prevent, Crack Sealing, and Patching
65 to 87	Preservation – Correct
26 to 65	Rehabilitation
0 to 26	Reconstruction



Repair Activities



Treatments and Network PCI Scores by Asset Count



Unit Costs

Table 5 – Maintenance Activities and Unit Costs

Maintenance Activity	Unit Cost	Segment Life Extension (YR) *	\$/SY/YR*
Crack Seal	\$0.85	4	\$0.21
Preservation – Prevent (Rejuvenators)	\$1.20/SY	4	\$0.30
Patching	\$50.00/SY	15	\$3.33
Preservation – Correct (Micro Surfacing)	\$7.50/SY	7	\$1.07
Rehabilitation (Mill and Overlay)	\$40.00/SY	15	\$2.67
Reconstruction	\$60.00/SY	20	\$3.00
* These numbers are averages and can vary with costs and pavement performance. \$/SY/YR = Unit Cost divided by Segment Life Extension (YR)			



Result of The Analysis

5 Budget Scenarios (20-Year Analysis)

1. Scenario #1 – Current Budget (\$500K/YR)
2. Scenario #2 – \$1M/YR
3. Scenario #3 - \$1.7M/YR
4. Scenario #4 - Maintain PCR (\$3.2M/YR)
5. Scenario #5 - PCR Goal of 75 in 6 YRS
 - o Years 1-5 (\$6.5M/YR)
 - o Years 6-7 (\$6M/YR)
 - o Years 8-20 (\$3.25M/YR)



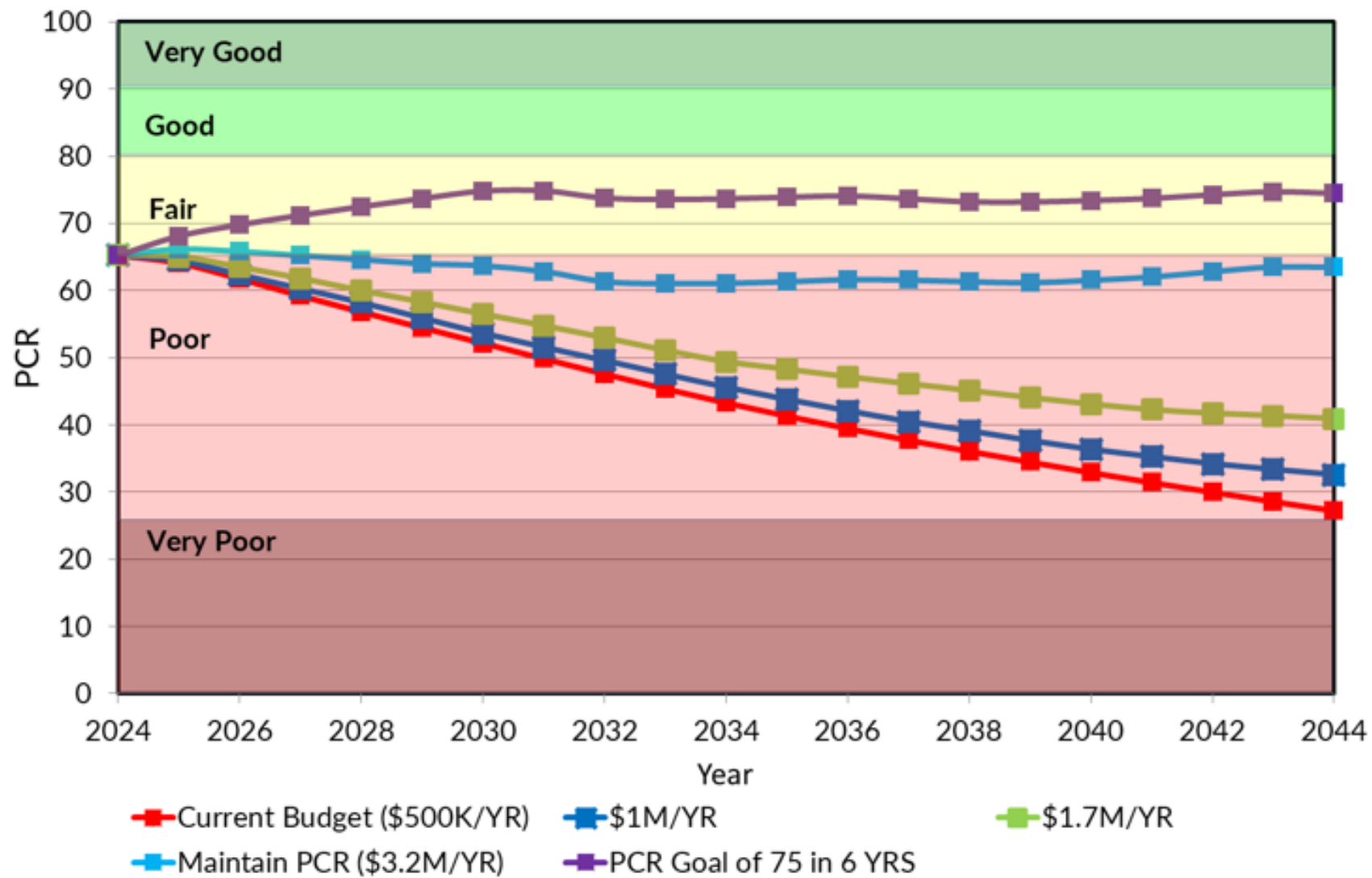
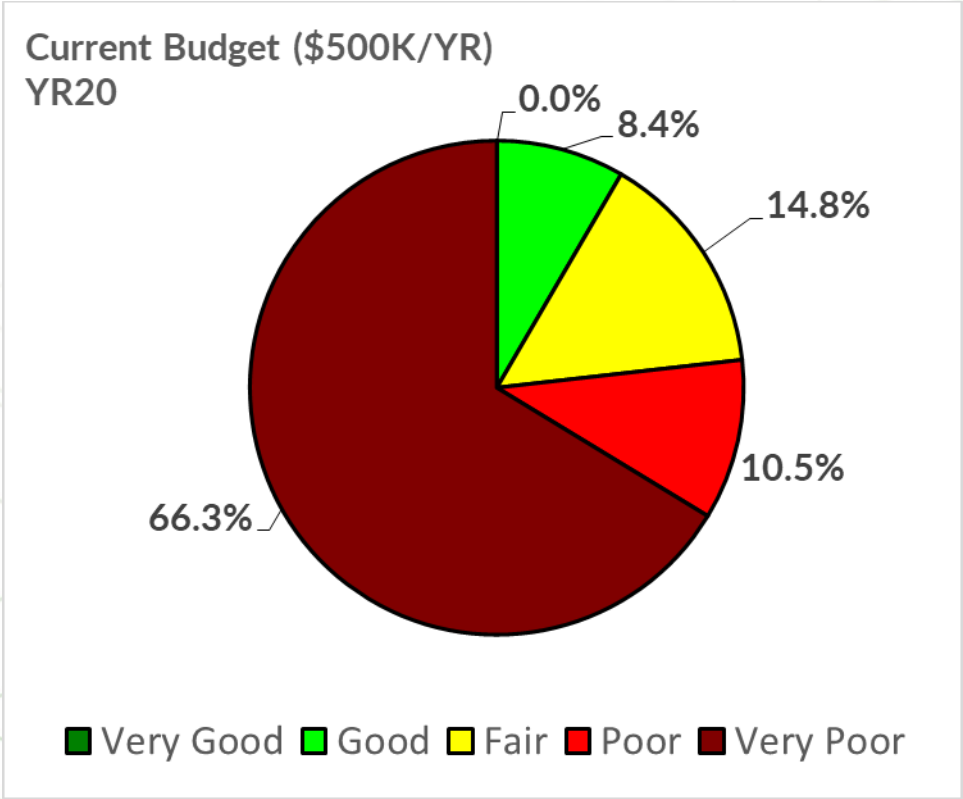
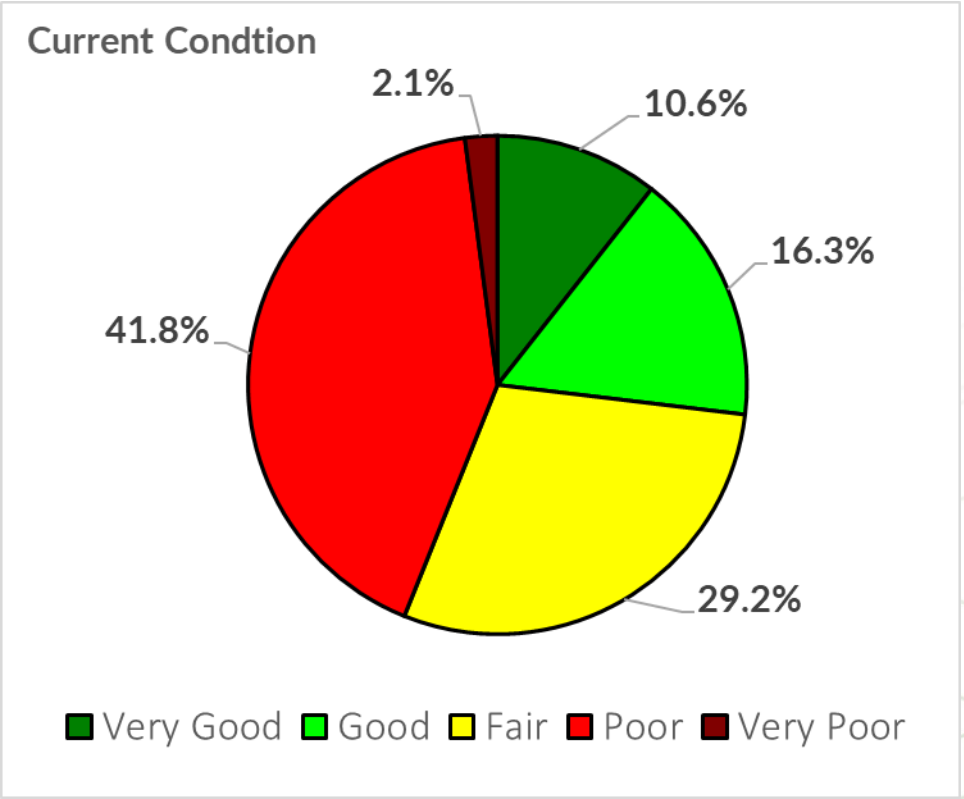


Figure 1 – PCR Comparison

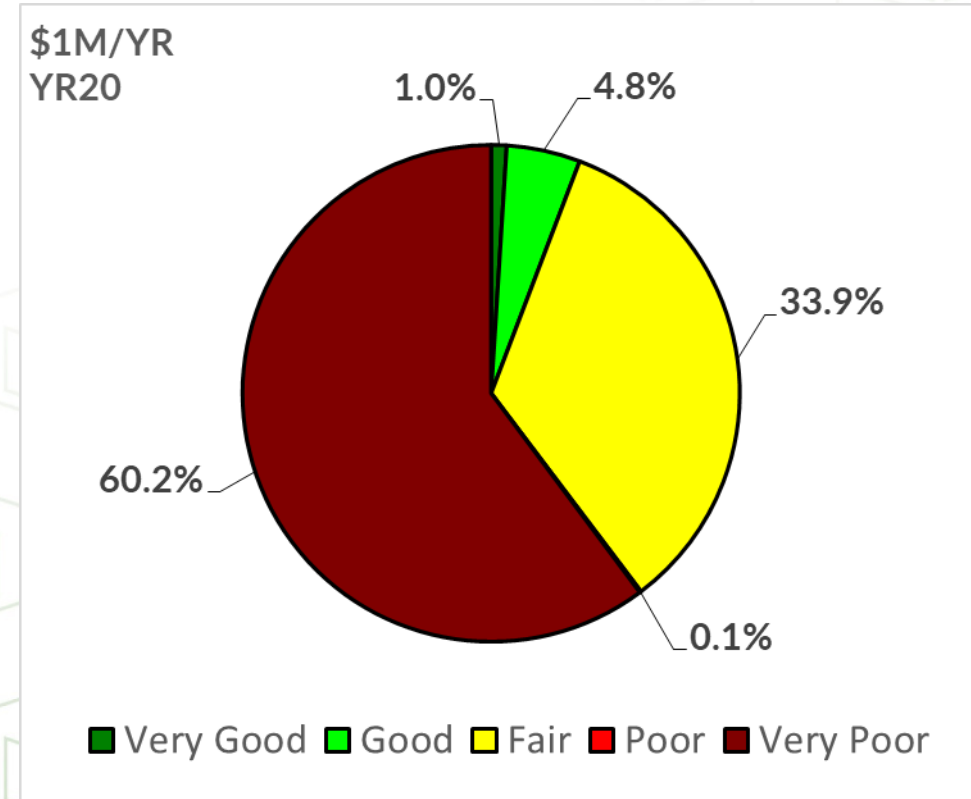
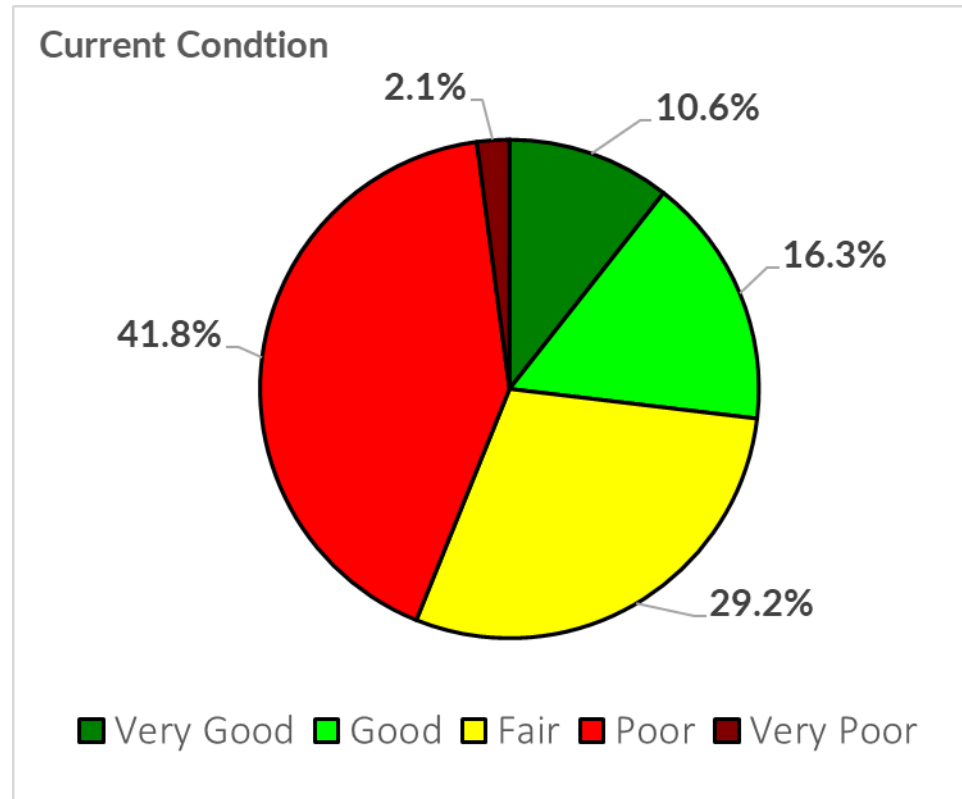
Network Condition

PCR Condition State	
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GOOD	81 – 91
FAIR	65 – 81
POOR	26 – 65
VERY POOR	0 – 26



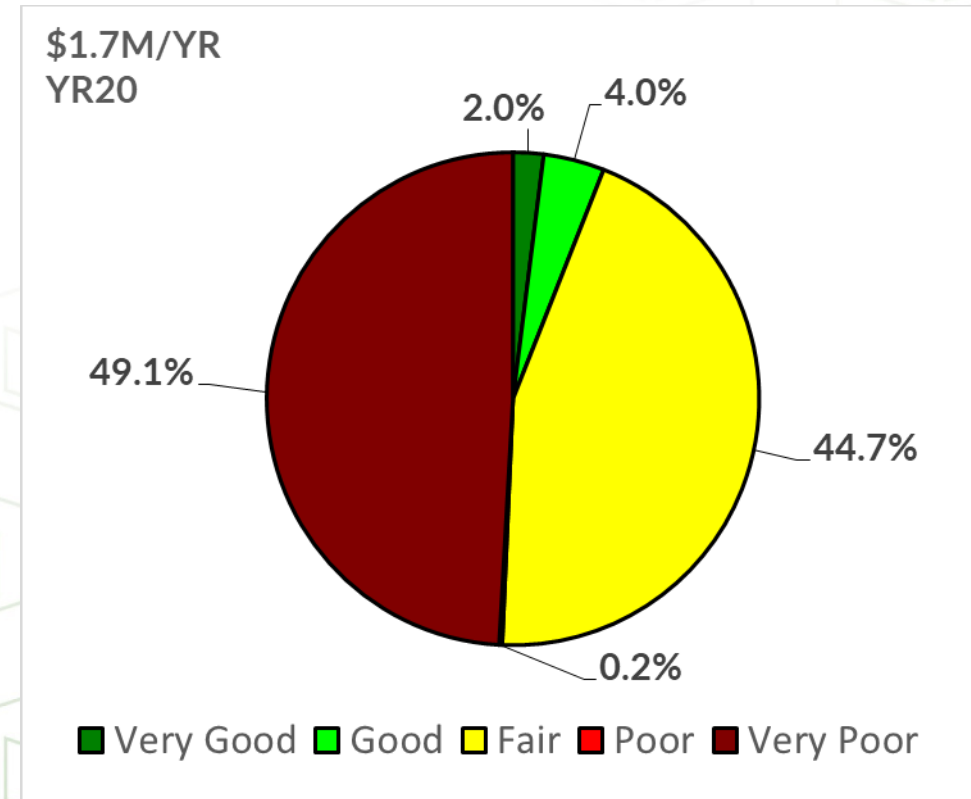
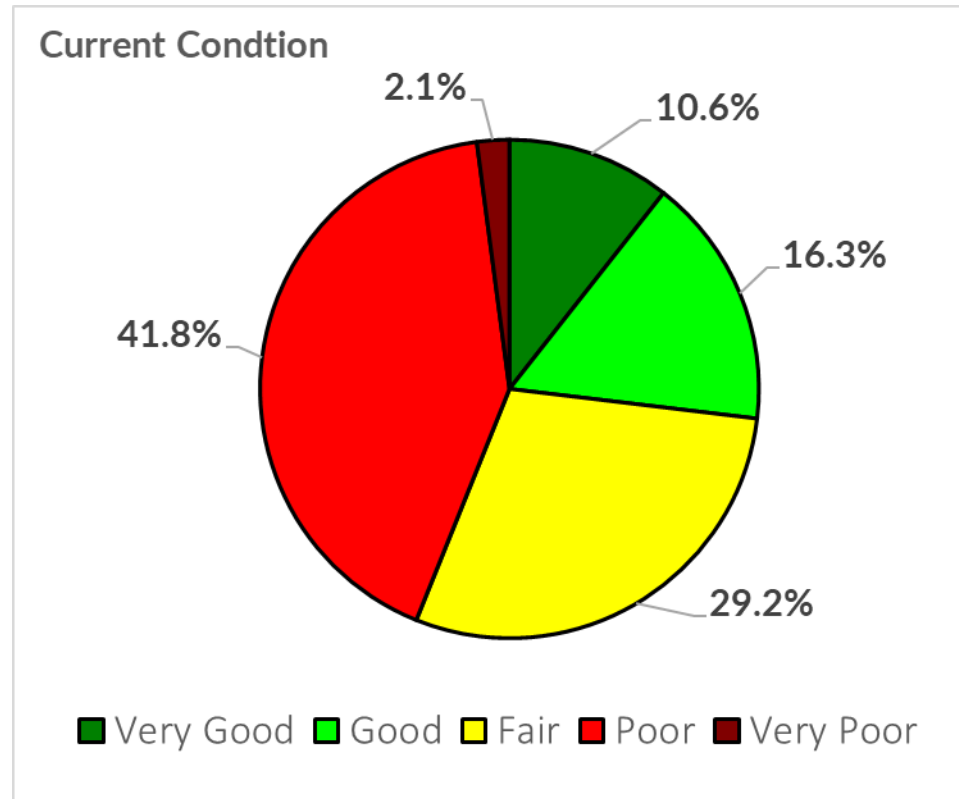
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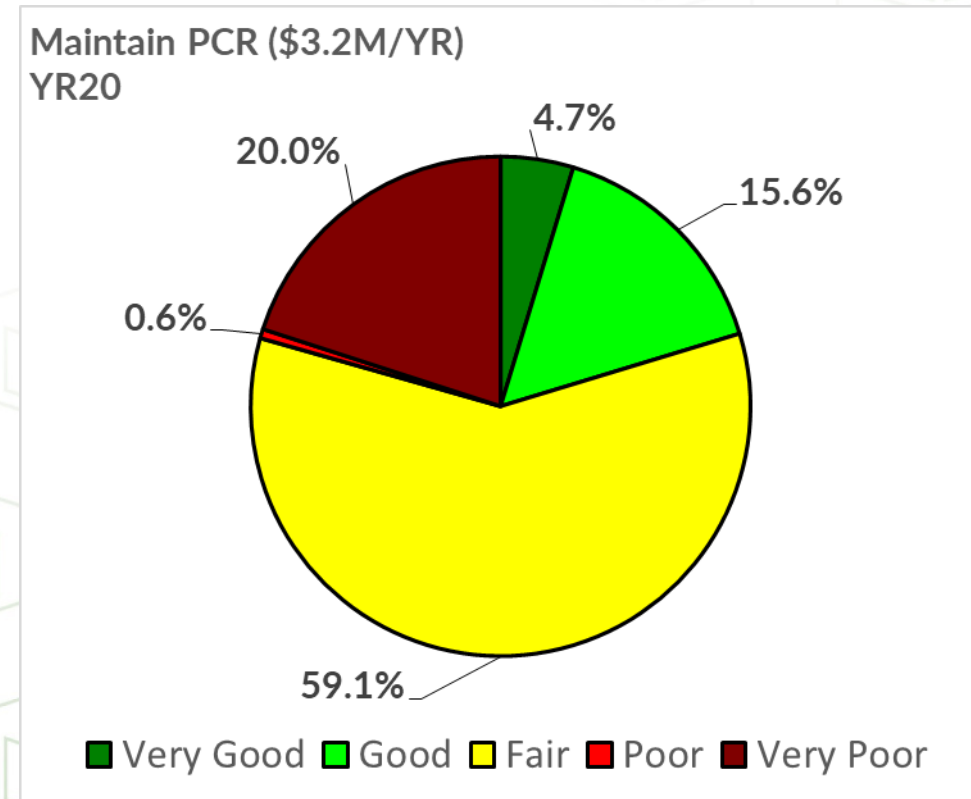
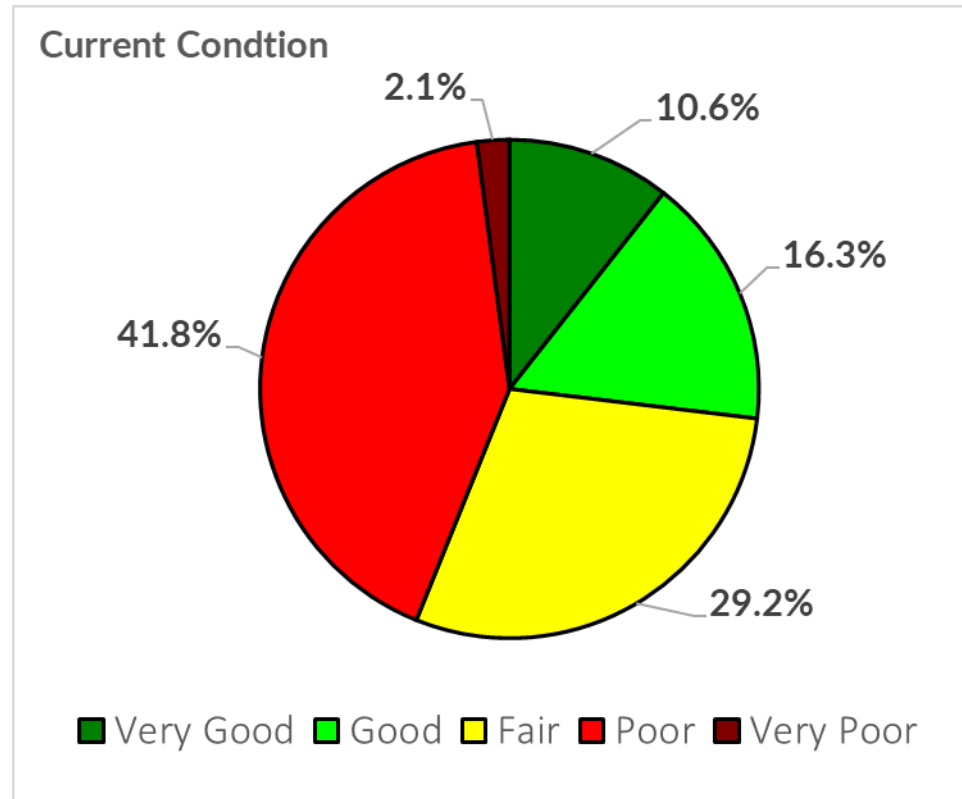
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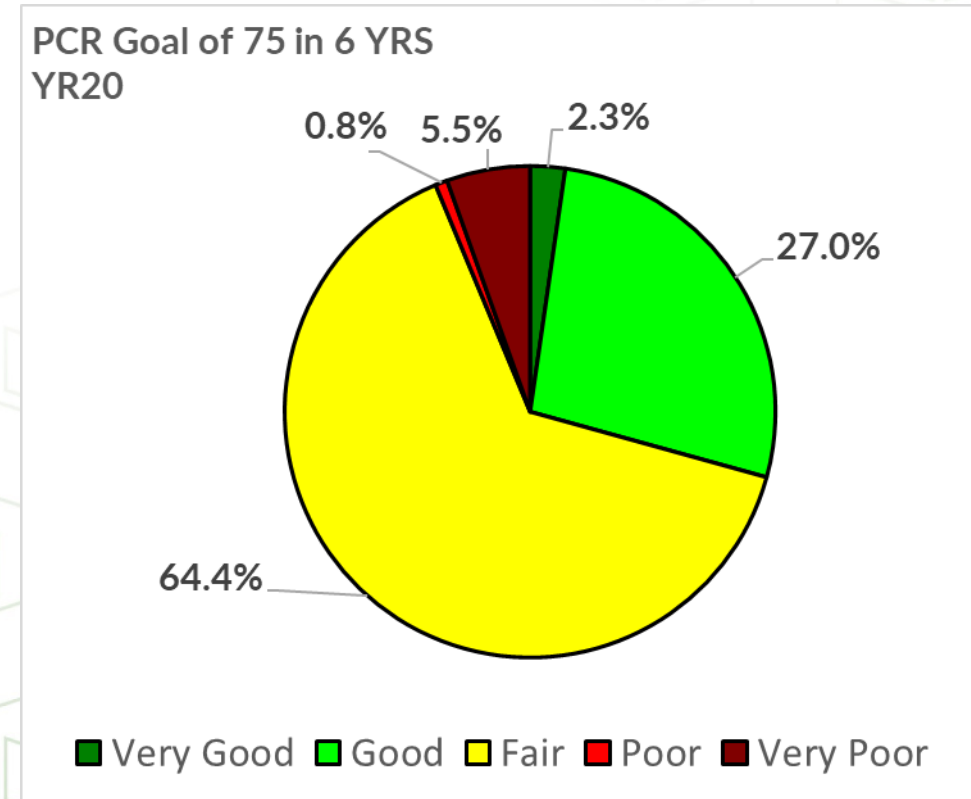
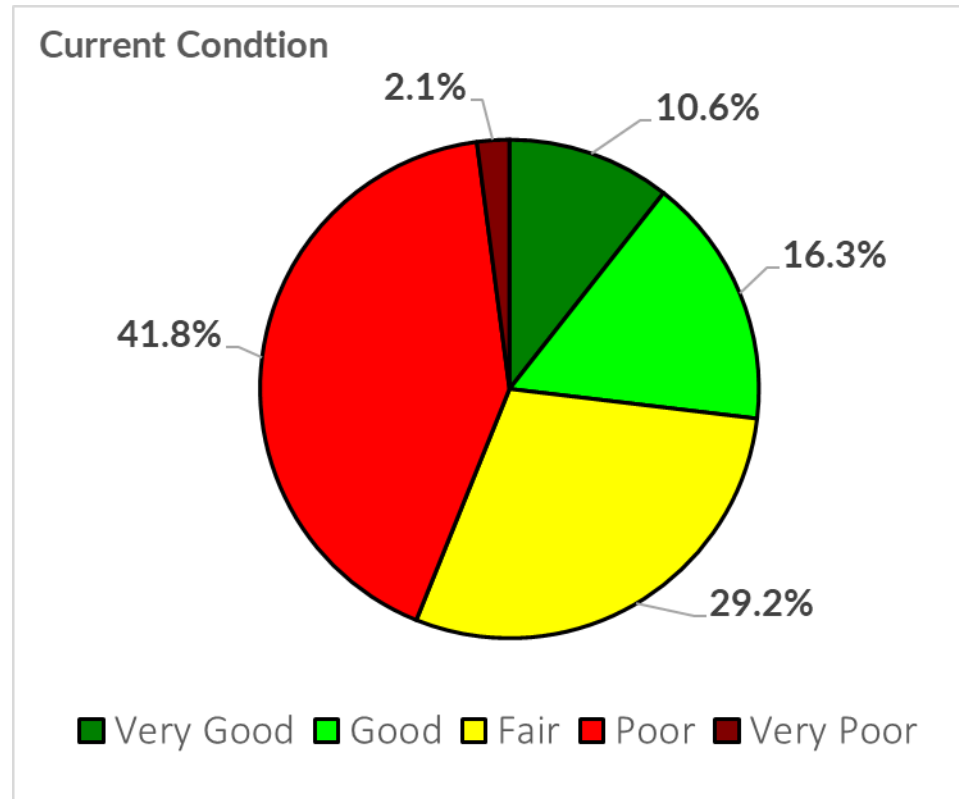
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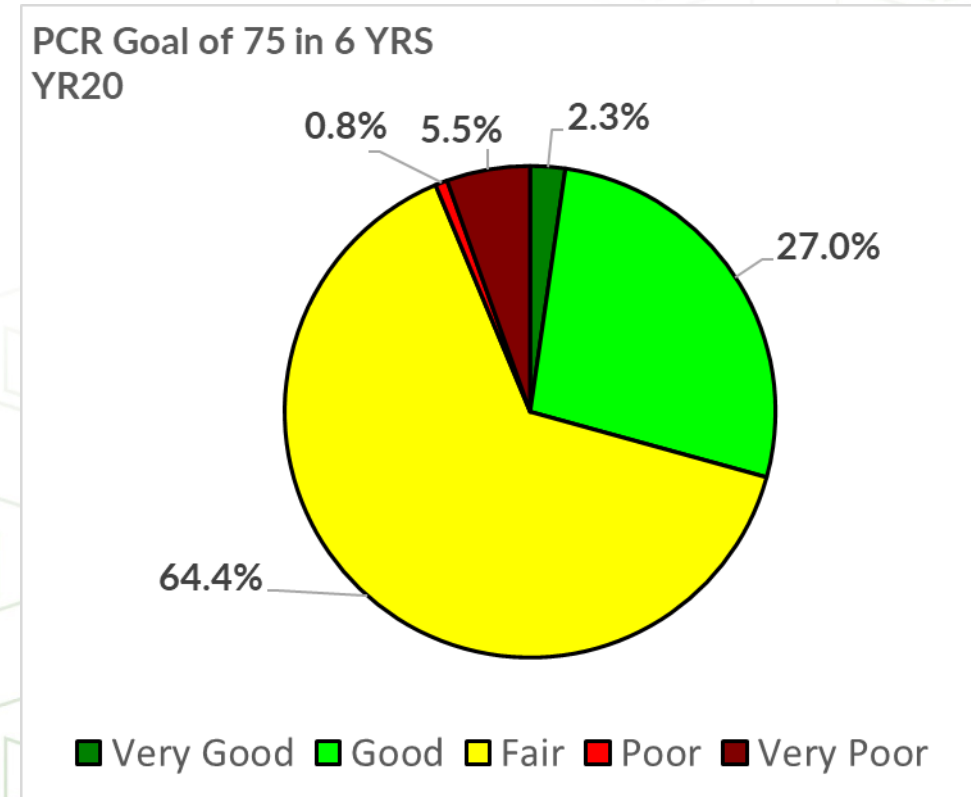
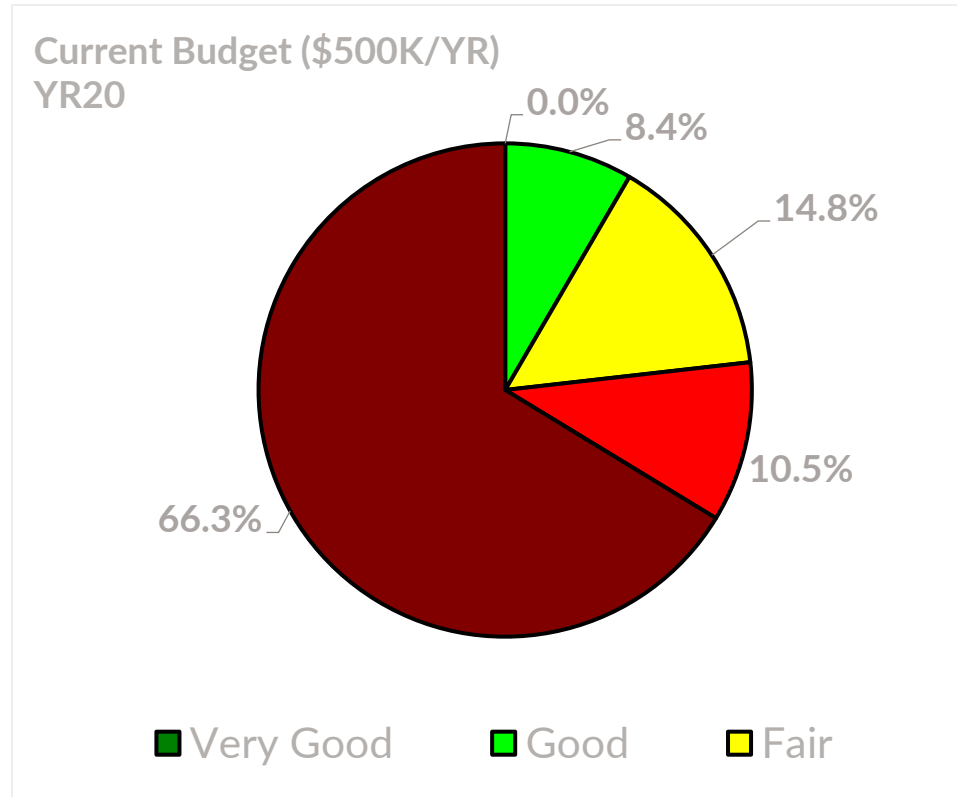
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Network Condition

PCR Condition State	
VERY GOOD	91 – 100
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Recommendations

- Increase Annual Roadway Funding
- Regular PCSs (Every 2 to 3 Years)
- Geotechnical Testing
- Utilizing the Full Toolbox
 - Preservation (Prevent and Correct)
- Construction History
- Utilize Software Results
- Integrate with Other Assets



Next Steps

- Evaluate the Plan
- Set Visions and Goals
- FY25 Recommendations





WithersRavenel

Steve Lander, PE – 336.215.5521

slander@withersravenel.com



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Community Relations & Development Department
HOME-ARP Plan B Proposal **UPDATE**

	Nonprofit Operating and Capacity Building Assistance
Overview	- The City may use <u>up to 5% of its Allocation to pay operating expenses of CHDOs and other nonprofits</u> that will carry out activities with HOME-ARP funds. - The City may also use <u>up to an additional 5% of its Allocation to pay eligible costs related to building the capacity of eligible nonprofits to carry out HOME-ARP eligible activities.</u> - The City may award operating expense assistance and/or capacity building assistance to a nonprofit organization if it reasonably expects to provide HOME-ARP funds to the organization(s) for any of the eligible HOME-ARP activities within 24 months of the award.
Eligible Costs for Nonprofit Operating Expenses	Employee salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; and equipment, materials, and supplies. *HOME-ARP funds used for operating expenses must be used for the general operating costs of the nonprofit; these operating costs must not have a particular final cost objective (i.e., project or activity), or must not be directly assignable to a HOME-ARP activity or project.
Eligible Costs for Nonprofit Capacity Building Assistance	Salaries for new hires including wages and other compensation and benefits; employee training or other staff development that enhances an employee's skill set and expertise; equipment (e.g., computer software or programs that improve organizational processes), upgrades to materials, and supplies; and contracts for technical assistance or for consultants with expertise related to the HOME-ARP qualifying populations. *HOME-ARP funds must be given to CHDOs and other nonprofits for the expansion and/or improvement of an organization's ability to successfully carry out for eligible HOME-ARP activities.
Way Ahead	- Identify CHDOs and Nonprofit Organizations within City limits. - Schedule meetings with current homeless provider agencies to assess needs. - Need to consider how the City wants to fund.

	Supportive Services
Overview	- The City may use its HOME-ARP Allocation to provide a broad range of supportive services to individuals and families that meet one of the qualifying populations as defined in CPD 21-10. - Supportive services may be provided to individuals and families who are not already receiving the services outlined in CPD 21-10 through another program. - The City may establish a separate supportive services activity/activities or combine supportive services with other HOME-ARP activities.
Eligible Costs for McKinney-Vento and Homelessness Prevention Supportive Services	Agencies identified by the department that may qualify to provide eligible SS: - Costs of improving knowledge and basic educational skills – Wayne Community College - Homelessness Outreach Services – Tommy’s Foundation & Four Day Movement - Substance Abuse Treatment Services – Integrated Care of Greater Hickory (ICGH) - Financial assistance costs: rental application fees, security deposits, utility deposits, payment of rental arrears – WAGES Other Eligible Costs: - Costs of childcare; costs of establishing and/or operating employment assistance and job training programs; costs of providing meals or groceries; costs of assisting eligible program participants to locate, obtain, and retain housing; costs of certain legal services; and costs of teaching critical life management skills.
Eligible Costs for Housing Counseling Services	Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-Program participants; development of a housing counseling workplan; marketing and outreach; intake; financial and housing affordability analysis; action plans that outline what the housing counseling agency and the client will do to meet the client’s housing goals and that address the client’s housing problem(s); and follow-up communication with program participants. *Costs may only be paid under HOME-ARP if housing counseling services are provided by HUD-certified housing counselors and organizations.
Things to Consider	All supportive services would have to be monitored. Due to limited capacity in the CR&D department and how much oversight is required by HUD, it is more reasonable if organizations take on more than one supportive service.

The Department believes that the following can be attempted at a later date, as they are all important needs for the City:

	Tenant-Based Rental Assistance	Non-Congregate Shelter	Rental Housing
Overview	- HOME-ARP funds may be used to provide Tenant-Based Rental Assistance (HOME-ARP TBRA) to individuals and families that meet one of the qualifying populations as defined in CPD 21-10. - The City may assist a qualifying household by providing payments towards housing and housing-related costs (i.e., rent, security deposits, utility deposits, and utility costs.) - HOME-ARP TBRA is attached to the household NOT the unit, the household may choose to move to another unit as long as it meets the applicable property standards. - HOME-ARP TBRA may be provided in coordination with a nonprofit HOME-ARP sponsor that facilitates a household's use of HOME-ARP TBRA, the sponsor may make rental subsidy payments and a security deposit payment on behalf of the household or may sublease a unit to the household.	- HOME-ARP funds may be used to acquire and develop non-congregate shelter (HOME-ARP NCS) for individuals and families that meet one of qualifying populations as defined in CPD 21-10. - The NCS provides private rooms as temporary shelter to individuals and/or families without signing a lease or occupancy agreement. - This activity may include the new construction, acquisition, or rehabilitation of existing structures (i.e., hotels, nursing homes).	- The City may use HOME-ARP funds to acquire, construct, and rehabilitate rental housing for occupancy by individuals and families that meet one of the qualifying populations as defined in CPD 21-10. - HOME-ARP rental housing may include single and/or multifamily housing, transitional and/or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing. *To promote the development of financially viable housing, the City may pay the entire amount of associated eligible costs and are encouraged to work with local Housing Authorities and Local or State agencies to obtain project-based rental assistance. *To promote inclusion of HOME-ARP mixed-income housing units, up to 30% of the units a City funds with its Allocation may be restricted for occupancy by low-income households.

HOME-ARP 3

Eligible Costs	Rental assistance, security deposit assistance, utility deposits, and utility payments. *HOME-ARP may pay up to 100% of these costs for a qualifying household.	Acquisition costs, demolition costs, development hard costs, related soft costs, and replacement reserves. *HOME-ARP funds may not be used to pay ongoing costs of operating HOME-ARP NCS or to convert NCS to housing.	Development hard costs (including actual constructing and rehabilitating costs), site improvements, utility connections, costs to construct or rehabilitate laundry and community facilities located within the same building as the HOME-ARP housing, refinancing of existing debt secured by a HOME-ARP rental project rehabilitated with HOME-ARP funds, acquisition costs, related soft costs, certain costs related to the payment of construction, bridge, or guaranteed loans, and operating cost assistance through a capitalized operating reserve or ongoing operating cost payments. *HOME-ARP funds may pay up to 100% of these costs.
Things to Consider	- The household must reside in a unit within city limits. - The City must determine the maximum term of assistance contracts and if those contracts will be renewable. - Rent must be reasonable, and the housing must comply with all housing quality standards.	- The City does not have enough HOME-ARP funding to do this project. - The NCS must be operated and maintained by eligible service providers, not the City. - There are no known eligible providers within the City at this time.	Taking other current HUD projects into consideration, the City does not have capacity in the CR&D department to undertake HOME-ARP Rental Housing at present.

HOME-ARP Update

Community Relations & Development
January 6, 2025



Timeline of Events

- Oct. 17, 2022: Invited non-profits made presentations to Council on how their respective agencies could best utilize HOME-ARP funding.
- Dec. 19, 2022 : CR&D updated Council and informed that the initial focus for HOME-ARP dollars should be centered on which eligible activities the City wishes to fund. Council moved to use funding for Non-congregate Shelter (NCS) & Supportive Services.
- Jan. 10, 2023: CCRD agreed to recommend to Council that the HOME-ARP allocation be split at 60% for NCS and 40% for Supportive Services.
- Jan. 23, 2023: CR&D and CCRD presented to Council. CCRD Chair made the recommendation of the 60/40 allocation split. Council moved to distribute remaining funds (minus 15% Admin. dollars) at the 60/40 split as recommended.
- Throughout 2023: CR&D staff combed through regulations and developed required policies and standard operating procedures for Non-Congregate Shelter, Supporting Services, and Underwriting/Subsidy Layering for HOME-ARP, as well as an RFP-Application for NCS & SS; Sought out potential suitable properties; met with interested community stakeholders; had discussions with interested agencies.



Timeline of Events, cont.'d..

- Oct. 17, 2023 : Ahead of the RFP-Application launch, CR&D held an advertised HOME-ARP Non-Congregate Shelter & Supportive Services Pre-Application Information Session at City Hall. There were 4 attendees (UW, Homeless citizen, City Council candidate, & City Employee).
- Oct. 30, 2023: The City published the RFP-Application through the City's Bid Listing Portal and made an official announcement of Notice of Funding Availability (NOFA) on the City's website. *1 sealed bid was received but not opened due to lack of competition.
- Feb. 21, 2024: CR&D updated Council at its annual retreat, presenting the Plan B Proposal.
- March 19, 2024: Members of the CCRD were updated on the Plan B proposal.
- May 20, 2024: CR&D provided Council a refresher of the Plan B proposal.
- Remainder of 2024: CR&D has kept Managers & Council updated through weekly reports.



Plan B Proposal

	Nonprofit Operating and Capacity Building Assistance
Overview	- The City may use up to 5% of its Allocation to pay operating expenses of CHDOs and other nonprofits that will carry out activities with HOME-ARP funds. - The City may also use up to an additional 5% of its Allocation to pay eligible costs related to building the capacity of eligible nonprofits to carry out HOME-ARP eligible activities. - The City may award operating expense assistance and/or capacity building assistance to a nonprofit organization if it reasonably expects to provide HOME-ARP funds to the organization(s) for any of the eligible HOME-ARP activities within 24 months of the award.
Eligible Costs for Nonprofit Operating Expenses	Employee salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; and equipment, materials, and supplies. *HOME-ARP funds used for operating expenses must be used for the general operating costs of the nonprofit; these operating costs must not have a particular final cost objective (i.e., project or activity), or must not be directly assignable to a HOME-ARP activity or project.
Eligible Costs for Nonprofit Capacity Building Assistance	Salaries for new hires including wages and other compensation and benefits; employee training or other staff development that enhances an employee's skill set and expertise; equipment (e.g., computer software or programs that improve organizational processes), upgrades to materials, and supplies; and contracts for technical assistance or for consultants with expertise related to the HOME-ARP qualifying populations. *HOME-ARP funds must be given to CHDOs and other nonprofits for the expansion and/or improvement of an organization's ability to successfully carry out for eligible HOME-ARP activities.
Way Ahead	- Identify CHDOs and Nonprofit Organizations within City limits. - Schedule meetings with current homeless provider agencies to assess needs. - Need to consider how the City wants to fund.

Plan B Proposal

	Supportive Services
Overview	- The City may use its HOME-ARP Allocation to provide a broad range of supportive services to individuals and families that meet one of the qualifying populations as defined in CPD 21-10. - Supportive services may be provided to individuals and families who are not already receiving the services outlined in CPD 21-10 through another program. - The City may establish a separate supportive services activity/activities or combine supportive services with other HOME-ARP activities.
Eligible Costs for Supportive Services	Agencies identified by the department that may qualify to provide eligible SS: - Costs of improving knowledge and basic educational skills – Wayne Community College - Homelessness Outreach Services – Tommy’s Foundation & Four Day Movement - Substance Abuse Treatment Services – Integrated Care of Greater Hickory (ICGH) - Financial assistance costs: rental application fees, security deposits, utility deposits, payment of rental arrears – WAGES Other Eligible Costs: - Costs of childcare; costs of establishing and/or operating employment assistance and job training programs; costs of providing meals or groceries; costs of assisting eligible program participants to locate, obtain, and retain housing; costs of certain legal services; and costs of teaching critical life management skills.
Eligible Costs for Housing Counseling Services	Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-Program participants; development of a housing counseling workplan; marketing and outreach; intake; financial and housing affordability analysis; action plans that outline what the housing counseling agency and the client will do to meet the client’s housing goals and that address the client’s housing problem(s); and follow-up communication with program participants. *Costs may only be paid under HOME-ARP if housing counseling services are provided by HUD-certified housing counselors and organizations.
Things to Consider	All supportive services would have to be monitored. Due to limited capacity in the CR&D department and how much oversight is required by HUD, it may be reasonable to use the grant’s Administrative funds to hire a temporary employee designated to oversight of the program.

Allocation Breakdown (Initial)



Total Allocation	\$907,913
Administration (15%)	\$136,186.95
Remaining Allocation	\$771,726.05
Non-Congregate Shelter (60%)	\$463,035.63
Supportive Services (40%)	\$308, 690.42

Allocation Breakdown (Plan B Proposed)

***Triggers amendment to current Allocation Plan**



Total Allocation	\$907,913
Administration (15%)	\$136,186.95
Remaining Allocation	\$771,726.05
CHDO & Nonprofit Operating (5%)	\$45,395.65
Nonprofit Capacity (5%)	\$45,395.65
Supportive Services	\$680,934.75

HOME-ARP: Effective Administration of Funds

- Identify the knowledge, skills, and abilities necessary for development, performance, and compliance
- Assess gaps in current internal capacity

Reminder!

HOME-ARP provides PJs with the flexibility to fund non-profit operating and capacity building assistance.

Use this funding to ensure your non-profit partners hire staff and authorize training opportunities needed to carry out HOME-ARP activities.

Assess Internal Capacity

Assess External Capacity

Expand Capacity



HOME-ARP is a one-time allocation to be used for strategic local investments in housing, homelessness assistance, and supportive services. implementation.

Participating Jurisdictions (PJs) are responsible for managing the day-to-day operations of HOME-ARP programs and should assess and expand capacity as needed to ensure effective program implementation.

- Assess capacity of existing and potential subrecipient, state recipient, and development partners
- Identify the knowledge, skills, and abilities of external partners
- Evaluate how your partners can support short-term and long-term success

- Hire temporary or permanent staff to fill gaps
- Use consultants to meet capacity needs, such as hiring an underwriter or construction manager for a rental project

HOME-ARP: Pillars of Success



Ensure your team has the skills necessary to support a successful HOME-ARP program through September 2030.

HOME-ARP: Pillars of Success

Program Administration

Underwriting and Due Diligence tasks:

- Assess project viability and long-term financial feasibility for construction projects
- Determine funding gaps and confirm needed HOME-ARP investment for capital projects
- Assess and right-size HOME-ARP TBRA and supportive services assistance for qualifying populations

Policies and Procedures for:

- Administering HOME-ARP program (ongoing assessment of staff capacity, implement project selection process, and distribute funding)
- Operating non-congregate shelter, rental housing, tenant-based rental assistance, and supportive services projects
- Overseeing developers, subrecipients, and contractors

Asset Management of activities through the applicable program compliance period:

- Document Qualifying Population (QP) eligibility (at lease up) & income determinations (throughout tenancy)
- Inspect properties
- Complete required reporting
- Evaluate performance
- Prepare for audits
- Provide ongoing educational opportunities to ensure compliance during monitoring



Thank you

Community Relations & Development

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: PUBLIC RIGHT OF WAY CLOSING – Shannon Ave

DEPARTMENT: Planning

BACKGROUND:

From Cuyler Best Rd./ NCSR 1565 southeast 297.96 ft. along Shannon Ave. to its terminus and having a right of way width of 60 ft.

Petitioners: Robert R. Strickland
Horace Best (Best Properties)
Judson Pope (Preps, Inc.)

Petitioners listed above are the owners of portions of property abutting the public right of way as identified on the attached City GIS aerial and proposed right of way closure plat by Kornegay Land Surveyors and Engineering)

Public improvements (paving, curb, and gutter) have never been constructed within it.

Petitioners desire the City to abandon the existing public right of way (Shannon Ave.) so that they can use it for designing a site for commercial development in accordance with Goldsboro's Unified Development Ordinance.

Preps, Inc. recently received approval from City Council for a change of zone for property located at the corner of W. New Hope Rd. and Cuyler Best Rd. from the Neighborhood Business Zoning District to the Neighborhood Conditional Zoning District to construct and operate a convenience store with fuel sales.

City Planning has reviewed site plans for the convenient store and supports the proposal to abandon the public right of way.

DISCUSSION:

The petitioned street closing has been forwarded to City Engineering, Public Utilities, and the Public Works Departments.

The attached Resolution would schedule a public hearing on the proposed street closings for February 17, 2025. The Resolution would be advertised in the newspaper for four consecutive weeks.

In addition, the public right of way would be posted on both ends and all adjacent property owners would be notified of the public hearing by certified mail.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the attached Resolution scheduling a public hearing on the closing of the petitioned street for February 17, 2025.

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz

Matthew Livingston

RESOLUTION NO. 2025-

**RESOLUTION AS TO THE INTENT OF THE CITY COUNCIL OF THE
CITY OF GOLDSBORO TO CLOSE A CERTAIN STREET OR PUBLIC RIGHT OF WAY
WITHIN THE CITY OF GOLDSBORO, NORTH CAROLINA**

BE IT RESOLVED that the City Council of the City of Goldsboro, North Carolina, pursuant to the authority given them by General Statute 160A-299 of North Carolina do hereby declare:

1. That it is the intent of the City Council to consider closing a certain street or public right of way within the City of Goldsboro.
2. That the street or public right of way requested for closing shall be described as set forth hereunder:

From Cuyler Best Rd./ NCSR 1565 southeast 297.96 ft. along Shannon Ave. to its terminus and having a right of way width of 60 ft.

3. That a map portraying the layout of the above designated street or public right of way proposed to be closed and the area served by it may be examined in the Goldsboro Department of Planning.
4. That, in accordance with Section 160A-299(c) of the General Statutes of North Carolina, the abutting property owners will be vested with the right, title, and interest in the right-of-way extending to the centerline of the street to be closed.
5. That, in accordance with Section 160A-299(f) of the General Statutes of North Carolina, the City may reserve its right, title, and interest in any utility improvement or easement within the street or public right of way to be closed.
6. That a public hearing on all matters concerning the proposed street or public right of way closing will be held before the City Council in the Council Chambers, City Hall on Monday, February 17, 2025 at 5:30 p.m.

Adopted this 6th day of January, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

PUBLISH: January 23, 2025
January 30, 2025
February 6, 2025
February 13, 2025



Submit Application to:
Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4335

**PETITION
FOR THE CLOSING OF
A CERTAIN STREET OR ALLEY IN THE CITY OF
GOLDSBORO, NORTH CAROLINA**

To the City Council of the City of Goldsboro, North Carolina:

The undersigned Petitioner(s) respectfully show unto the Council:

1. That they are desirous that the following street or alley in the City of Goldsboro be closed:

Street Name or Alley From – To

Shannon Avenue From the City of Goldsboro to Robert W. Strickland

Shannon Avenue From the City of Goldsboro to Best Properties Inc.

Shannon Avenue From the City of Goldsboro to Preps Inc.

2. That they are/are not the owners of all/a portion of the property abutting the street or alley as designated in paragraph 1 above.
3. WHEREFORE, the petitioners respectfully request that the City Council close the street or alley as designated in Paragraph 1 above under the authority of and according to the provisions set forth in General Statute 160A-299.

This is the 12TH day of Dec 20 24.

Owners Address: 133 Quail Croft Drive, Goldsboro, N.C. 27534-9626

Robert R. Strickland

Signed by:

FA435338932249A...

Printed Name

Signature

Owners Address: PO Box 10085, Goldsboro, N.C. 27532

Horace Best

DocuSigned by:

77FBD73538AD48B...

Printed Name

Signature

Owners Address: 1092 Breazeale Avenue, Mount Olive, N.C. 29365-1106

Judson Pope

DocuSigned by:

64191AE848C944D...

Printed Name

Signature

[illegible]

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: CZ-11-24 - WOOTEN DEVELOPMENT COMPANY - Located at the corner of Maplewood Drive and North Berkeley Boulevard

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

PARCEL #: 3529-17-5623

PROPERTY OWNER: Dillon S. Wooten, Jr.

APPLICANT: Wooten Development Company

The applicant is requesting a change of zone for the subject property from Office and Institutional (O&I-1)/Neighborhood Business (NB) to Neighborhood Business Conditional Zoning District (NBCZ) for the purpose of constructing a multi-tenant commercial retail center. 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 Neighborhood Business (NB) 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 Neighborhood Business Conditional Zoning (NBCZ) District, the deviations shall be identified on the concept plan for Council approval.

The purpose of the Neighborhood Business (NB) Zoning District is to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

Access: N. Berkeley Blvd. and Maplewood Dr.

Area: 1.42 acres

SURROUNDING ZONING:

North: General Business (GB)/Neighborhood Business (NB)

South: Office and Institutional (O&I-1)/Residential (R9)

East: Residential (R9)

West: Office and Institutional (O&I-1)

Existing Use: The property is currently vacant.

Land Use Plan: The City's Land Use Plan locates these parcels within the Mixed-Use I and Medium Density Residential (portion of) land-use designation. The Neighborhood Business Zoning District is a corresponding zoning district for the Mixed-Use I land-use designation. It is not a corresponding zoning district for the Medium Density Residential land-use designation.

DISCUSSION:

As previously stated, this is a conditional zoning with site plan approval to rezone 1.42 acres of land from the Office and Institutional (O&I-1) and Neighborhood Business (NB) Zoning District to Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center. Adjacent uses include commercial retail and public assembly facilities to the north, Maplewood subdivision to the east and Brookdale, a senior living facility to the south.

Access: Access to the site will be from an existing driveway cut along N. Berkeley Boulevard and one from Maplewood Drive. Approved driveway permits will be re-quired from NCDOT and the City of Goldsboro prior to site plan approval.

Building and Lot: The applicant is proposing a 8,450 square foot commercial structure for the site currently consisting of five (5) tenant spaces.

Parking: The site has been designed for a total of fifty-nine (59) parking spaces to include handicap accessible parking. Forty-three (43) parking spaces will be located in front of the proposed commercial building and sixteen (16) will be located behind the facility.

Sidewalks: External and internal sidewalks have been identified for the site utilizing handicap accessible slopes and ramps.

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

Interconnectivity: Interconnectivity has been shown on the submitted site plan providing cross-access to the commercial center directly north of the property.

Engineering: City water and sewer are available to serve the property. The site is not located within a Special Flood Hazard Area. City Engineering will require approval of stormwater calculations and drainage plans prior to issuance of any building permits.

Landscaping: Street trees have been provided along Maplewood Drive and N. Berkeley Boulevard. A Type A 10 ft. wide landscape buffer is required along the northern and eastern property lines and has been identified on the submitted site plan. The applicant has agreed to provide additional landscaping should existing landscaping along the north-ern and eastern property lines be insufficient to meet the City landscaping codes.

Utilities: All utilities to the site will be installed underground.

Refuse: Commercial dumpsters will be utilized for garbage collection within the storage area at the rear of the facility 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.

TRC REVIEW: Staff have not 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.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

The City's Comprehensive Land-Use Plan identifies the area as being Mixed Use and Medium-Density Residential (portion of). There are several factors that would support the applicant's proposed conditional rezoning request for Neighborhood Business Conditional Zoning District:

1. The majority of the property is located within the Mixed-Use land-use designation. Although the City's Comprehensive Land-Use Plan recommends Medium-Density Residential for a portion of the property, the proposed conditional rezoning would be compatible with the surrounding zoning patterns and existing 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.

Planning staff is recommending approval of the conditional rezoning request based on the factors listed above.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, at its November 25th, 2024 meeting, unanimously voted to recommend approval of Wooten Development Company request to rezone a 1.42 acre tract of land from the Office and Institutional (O&I-1) and Neighborhood Business (NB) zoning districts to a Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a retail shopping center to be located at the northeast corner of Maple-wood Drive and North Berkeley Boulevard. The property is further identified as NCPIN# 3529-17-5623.

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

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz

Matthew Livingston

CITY OF GOLDSBORO PLANNING COMMISSION
CZ-11-24
WOOTEN DEVELOPMENT COMPANY

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 Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center 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 recommend approval to the City of Goldsboro City Council for the following reasons:

1. The majority of the property is located withing the Mixed-Use land-use designation. Although the City's Comprehensive Land-Use Plan recommends Medium-Density Residential for a portion of the property, the proposed conditional rezoning would be compatible with the surrounding zoning patterns and existing 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 5 No 0

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed conditional zoning request to Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center to be inconsistent with the Mixed-Use I and Medium-Density 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 _____

ORDINANCE NO. 2025 - _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF GOLDSBORO, NORTH CAROLINA**

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, **January 6, 2025**, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on **November 25, 2024**; and

WHEREAS, The Wooten Development Corporation, c/o S. Dillion Wooten Jr. has submitted a petition to rezone Tax Parcel 3529-17-5623 from Office and Institutional (O&I-1) and Neighborhood Business (NB) to Neighborhood Business Conditional Zoning District (NBCZ); and

WHEREAS, the City of Goldsboro Comprehensive Land Use Plan places the proposed rezoning area in the Mixed Use land use designation; and

WHEREAS, the proposed Neighborhood Business Conditional Zoning District (NBCZ) is consistent with the City's Comprehensive Land Use Plan; and

WHEREAS, the Neighborhood Business Conditional Zoning District (NBCZ) is intended to services and commercial development needed to serve primarily the adjoining neighborhoods; and

WHEREAS, the Neighborhood Business Conditional Zoning District (NBCZ) is intended to promote the development of small pedestrian oriented establishments whose character and use is compatible with nearby residential neighborhoods; and

WHEREAS, the Neighborhood Business Conditional Zoning District (NBCZ) will accommodate the wide range of uses including general goods and services to the community; and

WHEREAS, the proposed rezoning is reasonable due to the fact that the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses along North Berkeley Boulevard; and

WHEREAS, the proposed conditional rezoning request will not impair or injure the health, safety, and general welfare of the public; 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 Official Zoning Map of the City of Goldsboro 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 Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing:

From the Office and Institutional (O&I-1) and Neighborhood Business (NB) zoning districts to Neighborhood Business Conditional Zoning District (NBCZ)

CZ-11-24 Wooten Development Company: A site-specific development plan documenting the conditions of this Neighborhood Business Conditional Zoning District (NBCZ)

City of Goldsboro Future Land Use map shall continue to identify this property with the Mix Use land use classification.

The entirety of Wayne County Parcel Identification# 3529-17-5623 shall be rezoned.

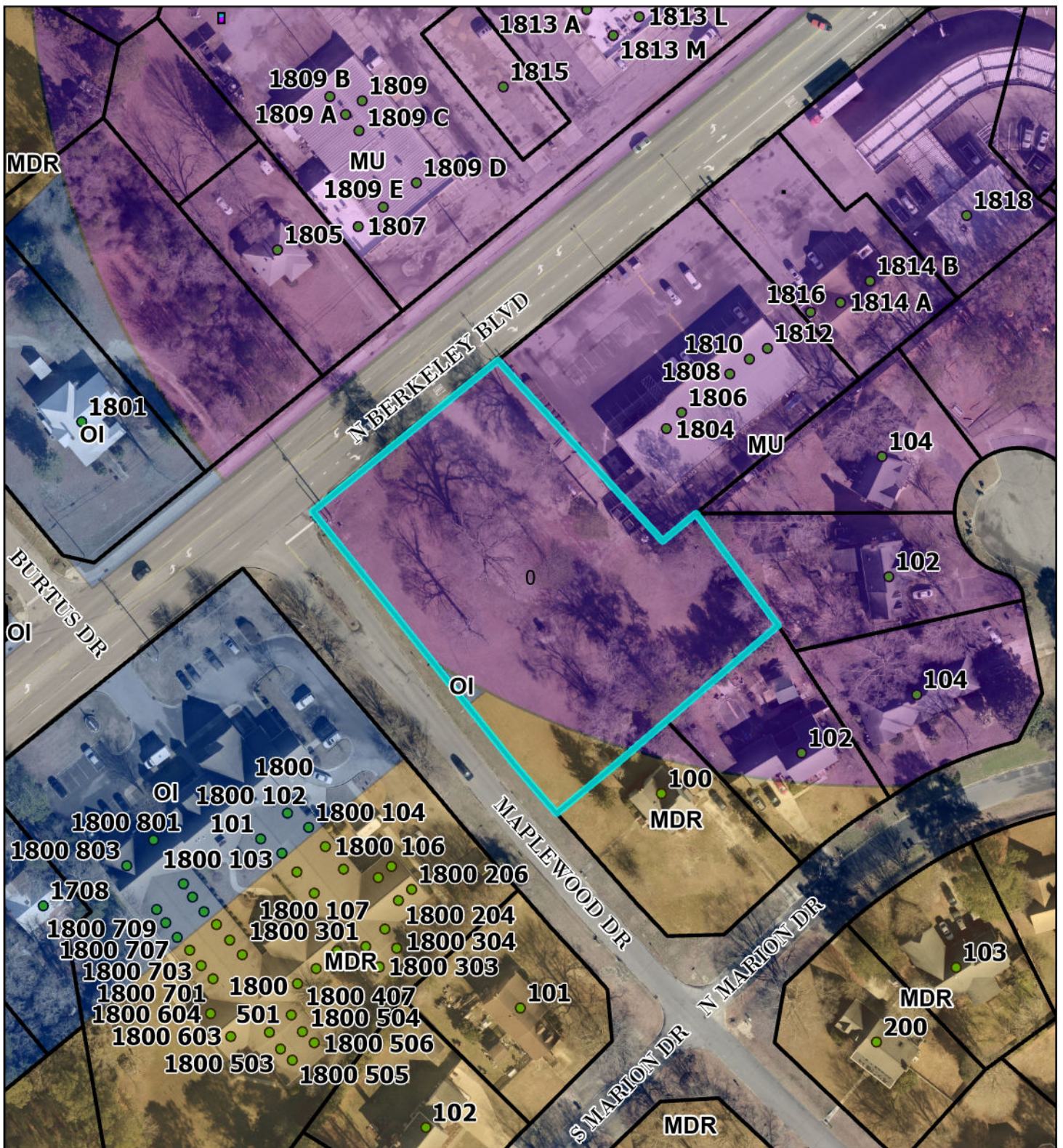
- 2. The above amendment is effective upon the adoption of this Ordinance.

Adopted this 6th day of January, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk



Case Number: CZ-11-24
 Request: Rezone from O&I-1 & NB to
 Neighborhood Business Conditional
 Zoning District
 NCPIN#3529175623
 Owner: Dillon S Wooten Jr

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation
- Mixed Use**
- Mixed Use - Downtown
- Mixed Use I

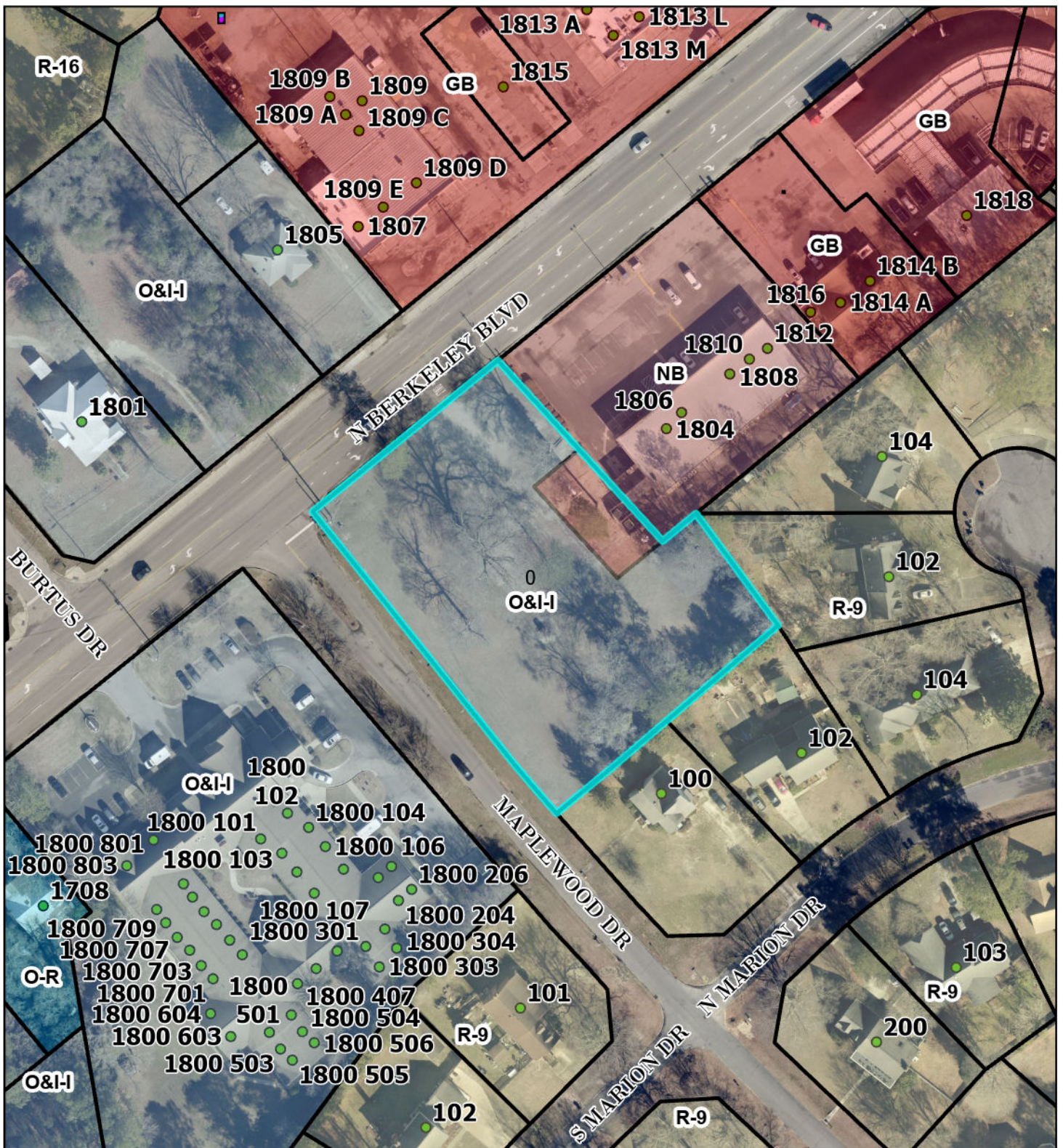
Mixed Use II

Residential

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

0 50 100 200 Feet





Case Number: CZ-11-24
 Request: Rezone from O&I-1 & NB to
 Neighborhood Business Conditional
 Zoning District
 NCPIN#3529175623
 Owner: Dillon S Wooten Jr

0 50 100 200 Feet



Zoning

- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2

Legend

- 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

02-10-24
2-10-24 - 012504

CONDITIONAL ZONING APPLICATION

Development Name **WOOTEN DEVELOPMENT COMPANY**

Proposed Use **PROPOSED COMMERCIAL BUILDING**

Project location or address **N. BERKELEY BOULEVARD**

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

PIN# **3529175623**

TAX ID#

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

PROPERTY OWNER INFORMATION

Name **S. DILLON WOOTEN JR.**

Address **PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907**

Phone **919-920-5246**

Email **rsumner@kmsnc.com**

OWNER/DEVELOPER INFORMATION

Company Name **WOOTEN DEVELOPMENT COMPANY** Contact Name **RICK SUMNER**

Address **PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907**

Phone **919-920-5246**

Email **rsumner@kmsnc.com**

CONSULTANT/ENGINEERING FIRM

Company Name **BR KORNEGAY, 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 **O & I-1**

Proposed Zoning District **NB**

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 ☐ Yes ☒ No
Proposed Impervious Surface acres/sf	Neuse River Buffer ☐ Yes ☒ No
Watershed Protection Area NA	Wetlands ☐ Yes ☒ No
FEMA Map Panel 3720352900K	Base Flood Elevation NA

SITE DATA

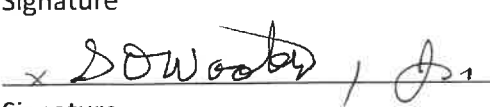
Total # of single-family lots	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer 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 BR KORNEGAY, INC. 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 	Date 10-14-2024
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 RICK SUMNER (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.

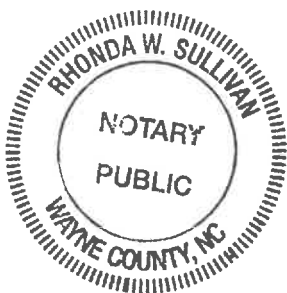
I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, 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 *[Signature]* Printed Name of Owner S D WOOTEN, Jr.

NC
(State)
Wayne
(County)

I, Rhonda W Sullivan, a Notary Public in and for said County and State, do hereby certify that S D Wooten Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 14th day of October 20 24.
Notary Public: Rhonda W Sullivan



(Seal)

(Printed Name)
Rhonda W. Sullivan
(Signature)

County of Commission: Wayne
Commission Expires: 1-26-27

GOLDSBORO, CITY OF
200 NORTH CENTER STREET
GOLDSBORO, NC 27530
(919) 580-4340

Miscellaneous Receipts 550.00
271 Planning & Zoning Fees
From: WOOTEN DEVELOPMENT COMPANY
Desc:
Misc Recpt #: 000000

TOTAL 550.00

CHECK 73584 550.00

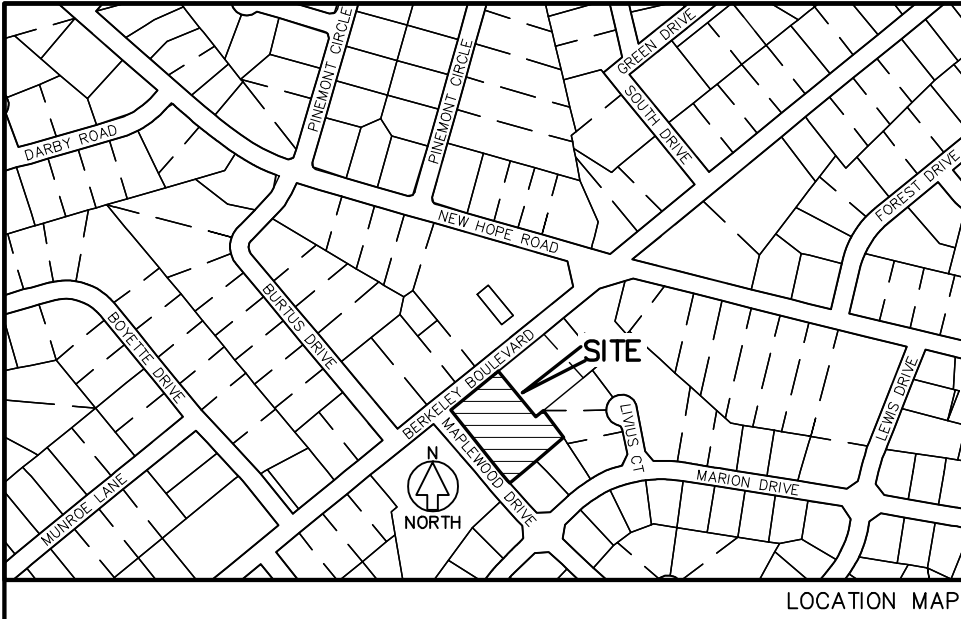
TOTAL PAID 550.00

TOTAL TENDERED 550.00

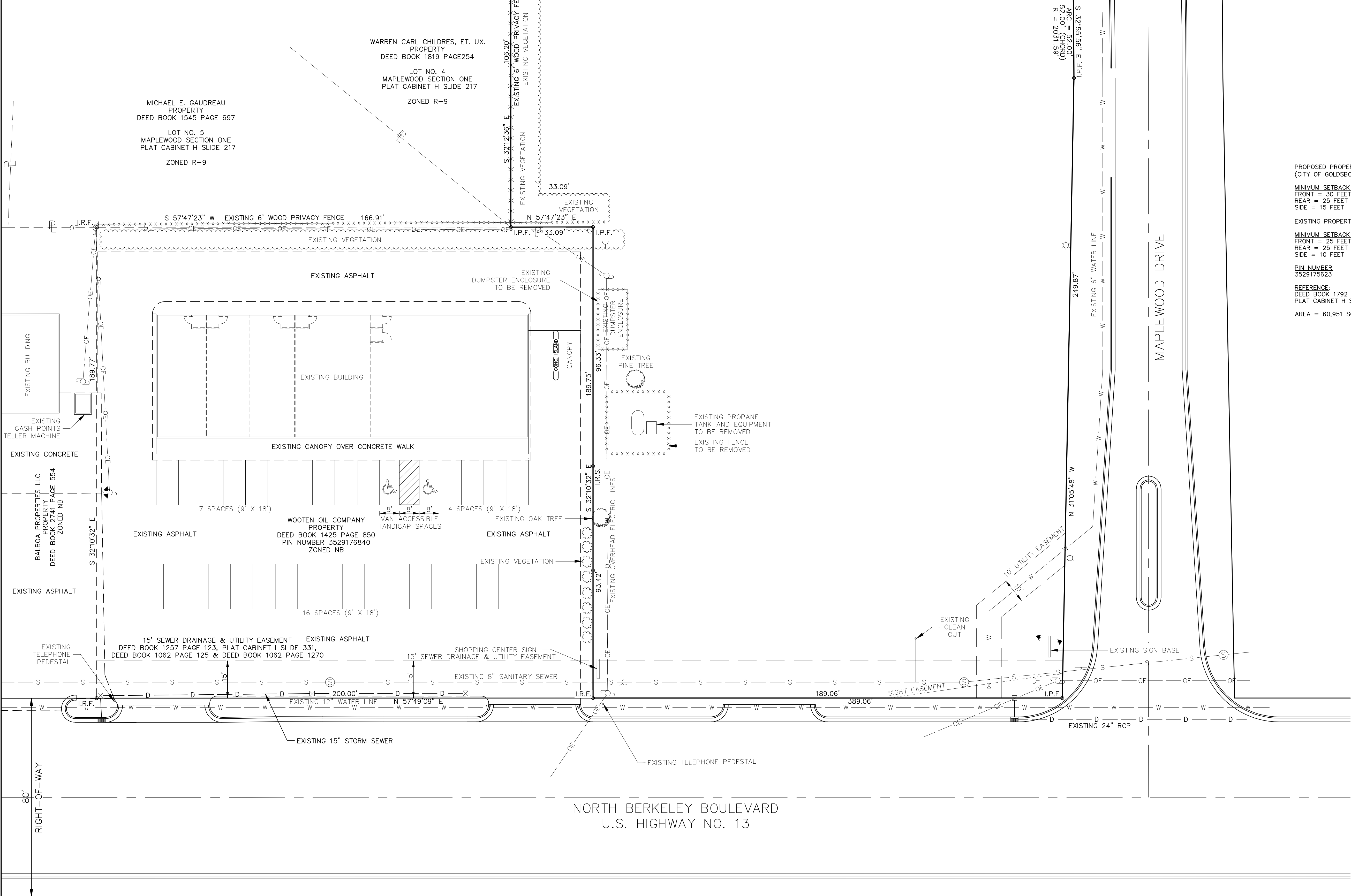
CHANGE 0.00

Payment Date 10/15/24

10/15/24 10:44AM 000000316272 02 BRN



LOCATION MAP



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROPOSED PROPERTY ZONED NEIGHBORHOOD BUSINESS (NB)
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 15 FEET

EXISTING PROPERTY ZONED OFFICE AND INSTITUTIONAL DISTRICT (O & I-1) (CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 25 FEET
REAR = 25 FEET
SIDE = 10 FEET

PIN NUMBER
3529175623

REFERENCE:
DEED BOOK 1792 PAGE 687
PLAT CABINET H SLIDE 217 RESERVED LOT

AREA = 60,951 SQUARE FEET OR 1.399 ACRES±

LEGEND	
	EXISTING
EDGE OF PAVEMENT	---
CONCRETE CURB AND GUTTER	==
SANITARY SEWER LINE	--- S ---
SANITARY SEWER SERVICE LINE	--- S ---
STORM SEWER LINE	--- D ---
WATER LINE	--- W ---
WATER SERVICE LINE	--- W ---
OVERHEAD ELECTRICAL LINES	--- OE ---
FENCE	-X-X-X-X-X-
SANITARY SEWER MANHOLE	(S)
CATCH BASIN	(C)
DROP INLET	(D)
HYDRANT	(H)
VALVE	(V)
WATER METER	(M)
BACKFLOW PREVENTER	(B)
UTILITY POLE	(P)
AERIAL LIGHT	(A)
GUY WIRE	(G)
IRON ROD SET	I.R.S.
IRON ROD FOUND	I.R.F.
IRON PIPE FOUND	I.P.F.

NO.	REVISION	DATE

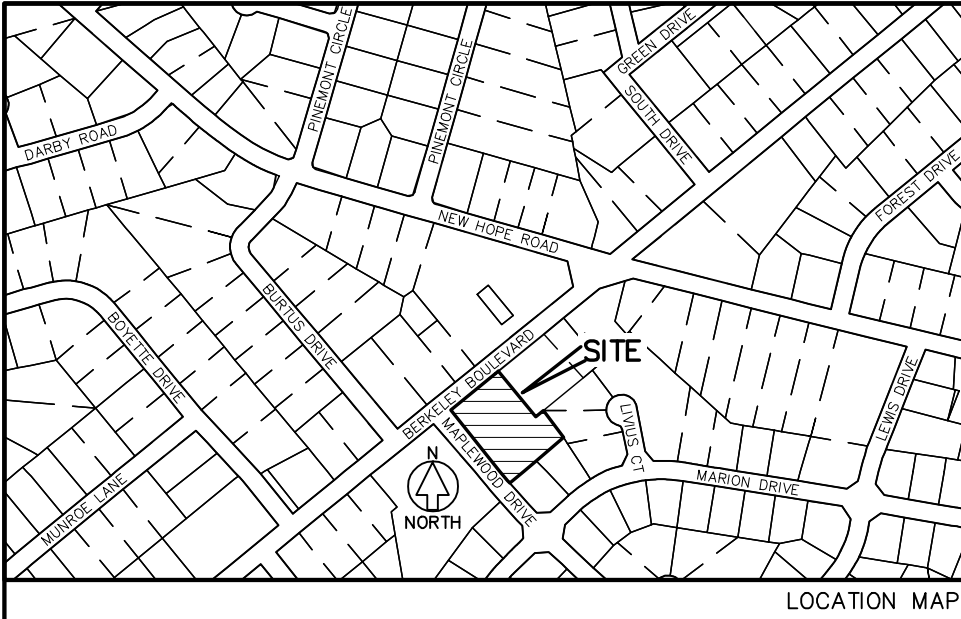
B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegaysep.com (919) 735-5886 Fax:(919) 580-9053

EXISTING SITE
PROPOSED BUILDING AND PARKING
N. BERKELEY BOULEVARD
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

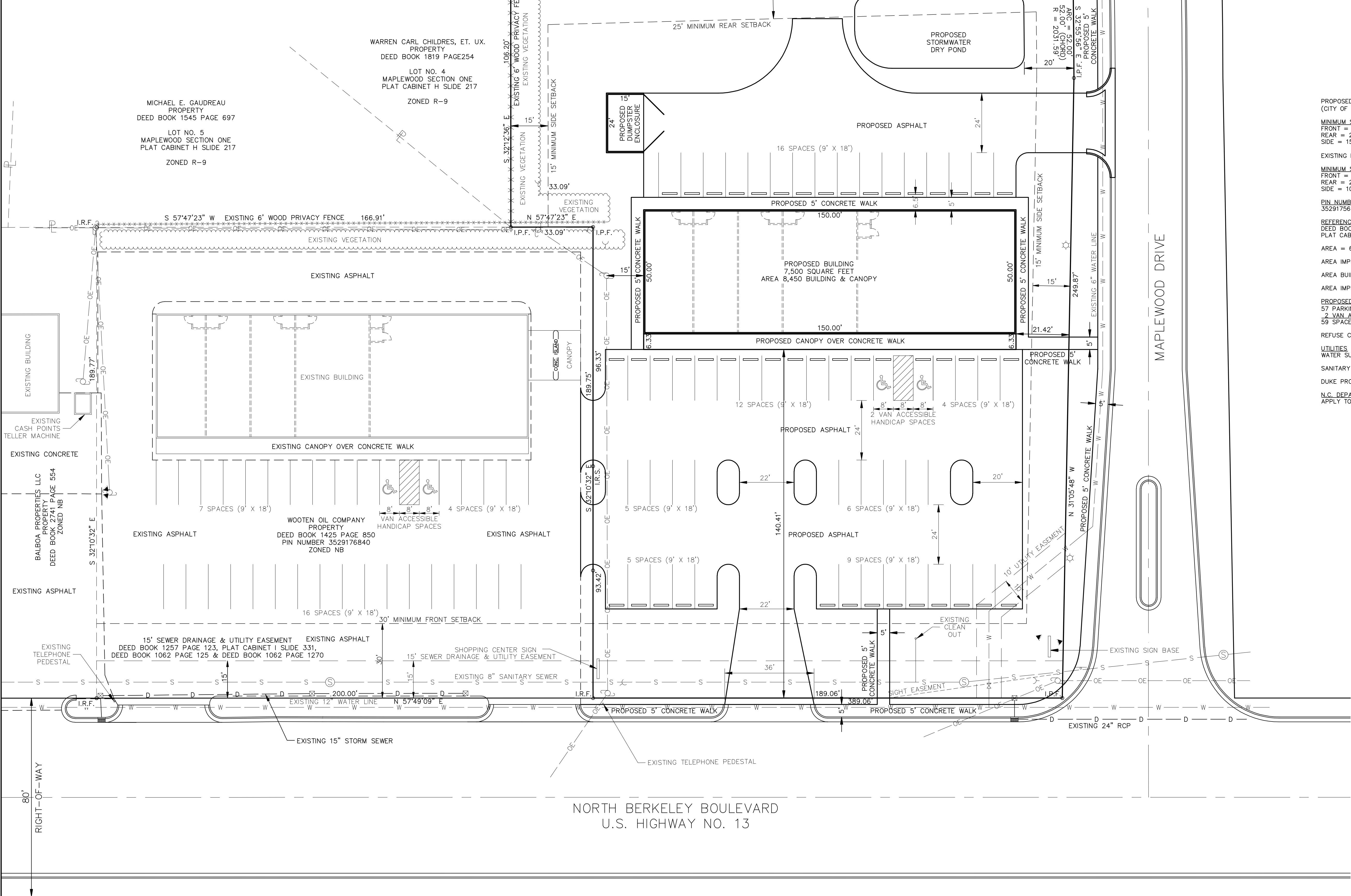
DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
10-2-2024
SCALE:
1" = 20'

PROPERTY OF
WOOTEN DEVELOPMENT COMPANY
PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907
CONTACT: RICK SUMNER 919-920-5246 rsumner@kmsnc.com

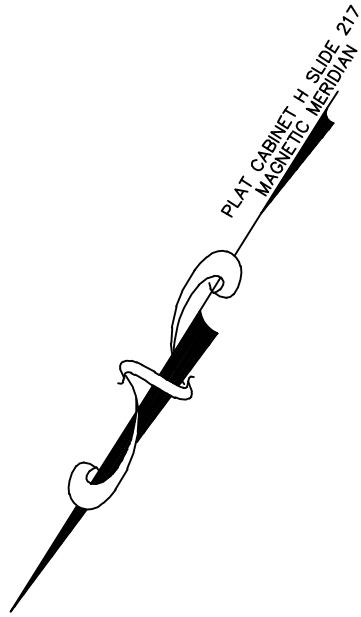
SHEET:
1
OF: 4
WORK ORDER:
240287
CADD DWG:
240287



LOCATION MAP



FOR REVIEW ONLY
NOT FOR CONSTRUCTION



PROPOSED PROPERTY ZONED NEIGHBORHOOD BUSINESS (NB)
(CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 15 FEET

EXISTING PROPERTY ZONED OFFICE AND INSTITUTIONAL DISTRICT (O & I-1) (CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 25 FEET
REAR = 25 FEET
SIDE = 10 FEET

PIN NUMBER
3529175623

REFERENCE:
DEED BOOK 1792 PAGE 687
PLAT CABINET H SLIDE 217 RESERVED LOT

AREA = 60,951 SQUARE FEET OR 1.399 ACRES±

AREA IMPERVIOUS INCLUDING BUILDING AND CANOPY = 36,201 SQUARE FEET

AREA BUILDING AND CANOPY AND CANOPY = 8,450 SQUARE FEET

AREA IMPERVIOUS EXCLUDING BUILDING AND CANOPY = 27,751 SQUARE FEET

PROPOSED PARKING
57 PARKING SPACES 9' X 18'
2 VAN ACCESSIBLE HANDICAP SPACES
59 SPACES TOTAL

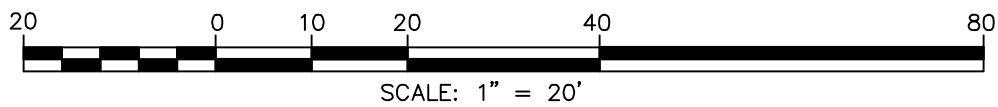
REFUSE COLLECTION BI-WEEKLY BY PRIVATE CARRIER.

UTILITIES
WATER SUPPLIED BY CITY OF GOLDSBORO
SANITARY SEWER BY CITY OF GOLDSBORO

DUKE PROGRESS

N.C. DEPARTMENT OF TRANSPORTATION
APPLY TO N.C. DEPARTMENT OF TRANSPORTATION FOR DRIVEWAY PERMIT.

SANITARY SEWER LINE	— S —	SS
SANITARY SEWER SERVICE LINE	— S —	SS
STORM SEWER LINE	— D —	
WATER LINE	— W —	
WATER SERVICE LINE	— W —	WS
OVERHEAD ELECTRICAL LINES	— OE —	
FENCE	— X — X — X — X — X —	XXXXXX
SANITARY SEWER MANHOLE	⊙	
CATCH BASIN	■	
DROP INLET	⊕	
HYDRANT	⊙	
VALVE	⊕	
WATER METER	⊙	
BACKFLOW PREVENTER	⊕	
UTILITY POLE	⊙	
AERIAL LIGHT	⊙	
GUY WIRE	— > —	
IRON ROD SET	I.R.S.	
IRON ROD FOUND	I.R.F.	
IRON PIPE FOUND	I.P.F.	



NO.	REVISION	DATE

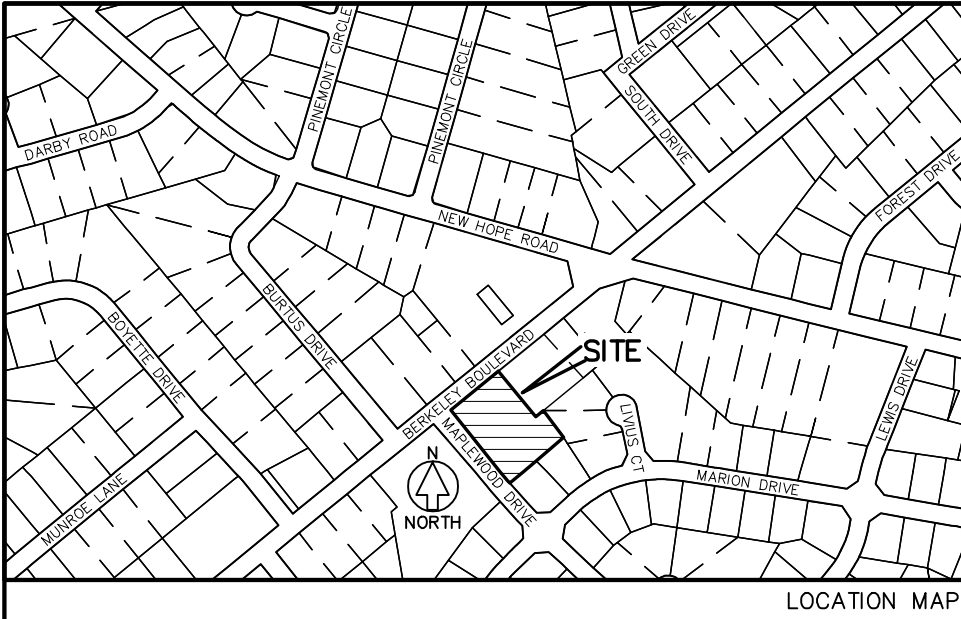
B. R. KORNEGAY, INC.
LAND SURVEYING • ENGINEERING • PLANNING
License Number: F-1054
300 East Walnut Street
Goldsboro, N.C. 27530
www.kornegaysep.com (919) 735-5886 Fax:(919) 580-0953

SITE PLAN
PROPOSED BUILDING AND PARKING
N. BERKELEY BOULEVARD
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

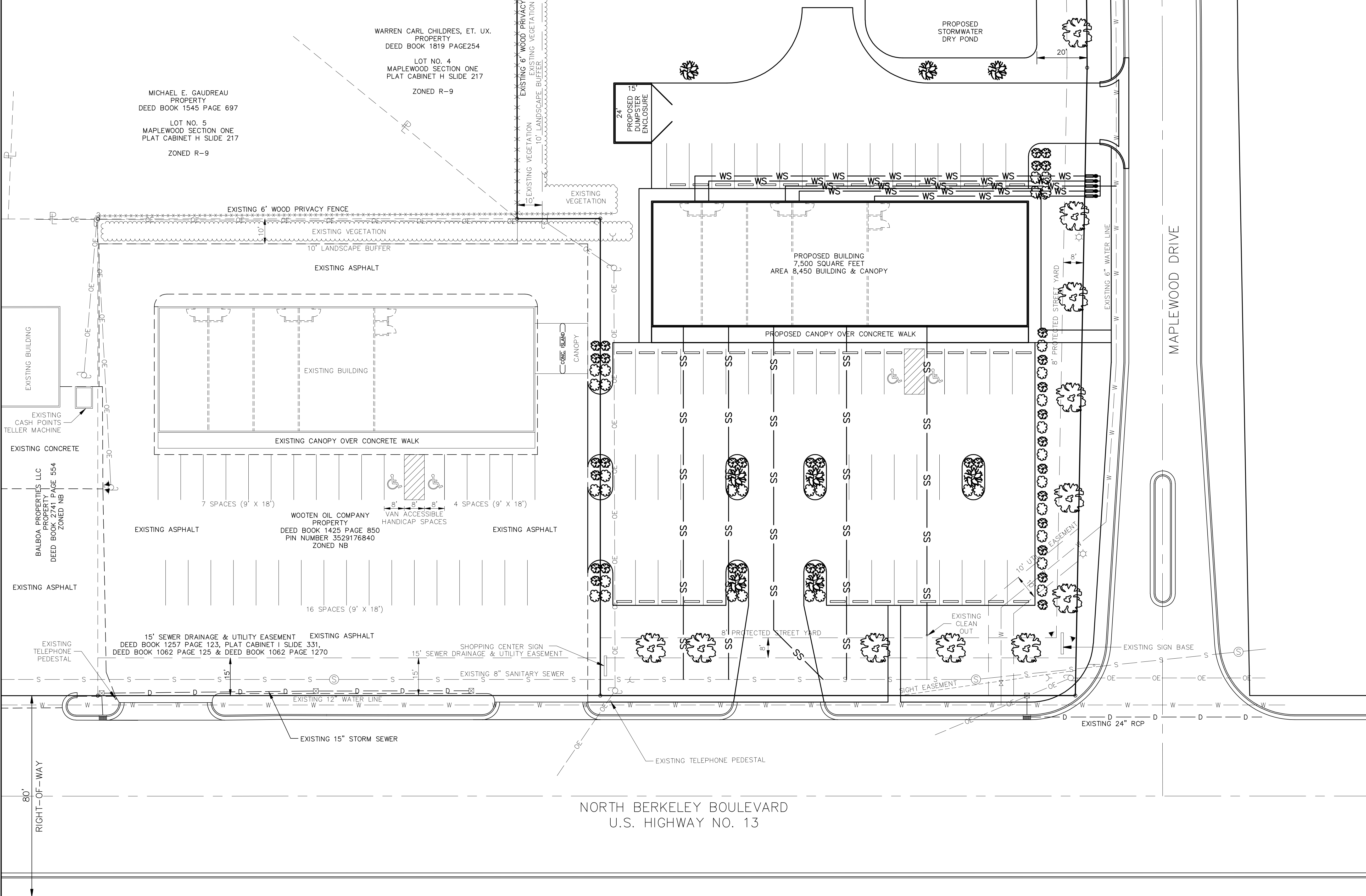
DRAWN BY:
TSB
DESIGNED BY:
JLK
DATE:
10-2-2024
SCALE:
1" = 20'

PROPERTY OF
WOOTEN DEVELOPMENT COMPANY
PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907
CONTACT: RICK SUMNER 919-920-5246 rsumner@kmsnc.com

SHEET:
2
OF: 4
WORK ORDER:
240287
CADD DWG:
240287



LOCATION MAP



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

6.311 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 36,201 SQ. FT./ 60,951 SQ. FT. = 0.59 (MODERATE)

REQUIRED LANDSCAPING TREES
27,751 SQ. FT. X 0.0003 = 8.33 (8 TREES)

REQUIRED LANDSCAPING SHRUBS
27,751 SQ. FT. X 0.0025 = 69.38 (69 SHRUBS)

NOTES:
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.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY APPROVE THIS DEVELOPMENT PLAN.
I (WE) FURTHER CERTIFY THAT ALL EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, AS SHOWN ON THE SITE PLAN WILL BE MAINTAINED IN ACCORDANCE WITH THIS PLAN.

PROPOSED 8\"/>

12 PIN OAK
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2\"/>

PROPOSED VEHICULAR SURFACE AREA TREE
8 SNOW GOOSE FLOWERING CHERRY
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2\"/>

PROPOSED VEHICULAR SURFACE BUFFER SHRUBS
34 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES

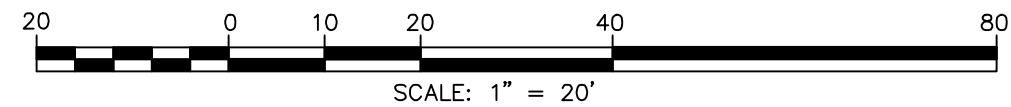
35 WINTERGREEN BOXWOOD
MINIMUM HEIGHT AT PLANTING 18 INCHES

PROPOSED 10 FT. LANDSCAPE BUFFER

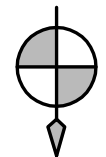
1 PIN OAK
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2\"/>

4 CHINESE LOROPETALUM (BURGUNDY)
MINIMUM HEIGHT AT PLANTING 36 INCHES

LEGEND	EXISTING	PROPOSED
EDGE OF PAVEMENT	---	---
CONCRETE CURB AND GUTTER	=====	=====
SANITARY SEWER SERVICE LINE	---	S
SANITARY SEWER SERVICE LINE	---	SS
STORM SEWER LINE	---	D
WATER LINE	---	W
WATER SERVICE LINE	---	WS
OVERHEAD ELECTRICAL LINES	---	OE
FENCE	-X-X-X-X-X-	*****
SANITARY SEWER MANHOLE	⊙	
CATCH BASIN	■	
DROP INLET	⊞	
HYDRANT	⊞	
VALVE	⊞	
WATER METER	●	●
BACKFLOW PREVENTER	■	■
UTILITY POLE	⊞	
AERIAL LIGHT	⊞	
GUY WIRE	>	
IRON ROD SET	I.R.S.	
IRON ROD FOUND	I.R.F.	
IRON PIPE FOUND	I.P.F.	



NO.	REVISION	DATE



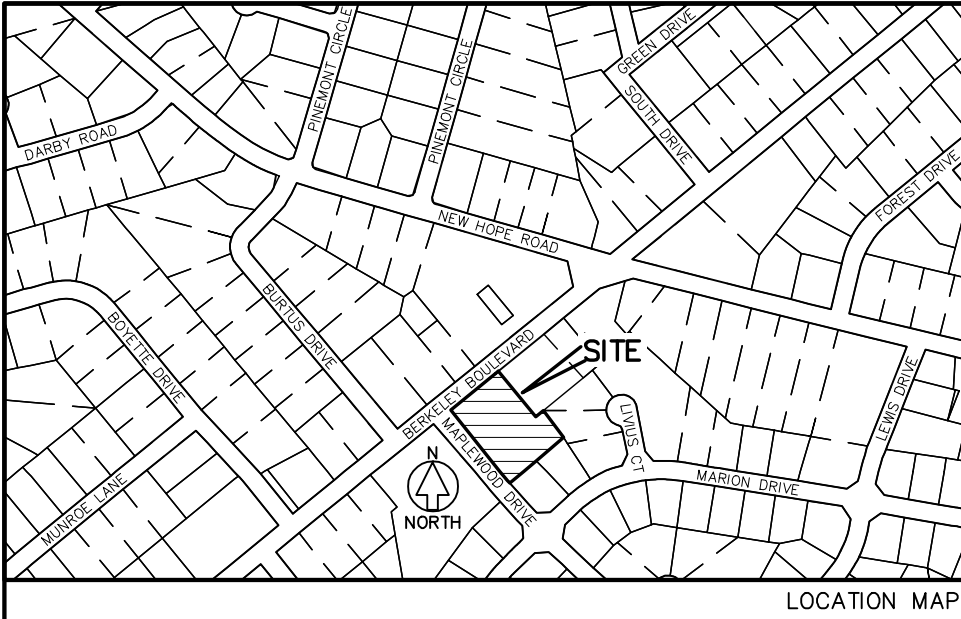
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LANDSCAPE PLAN
PROPOSED BUILDING AND PARKING
N. BERKELEY BOULEVARD
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

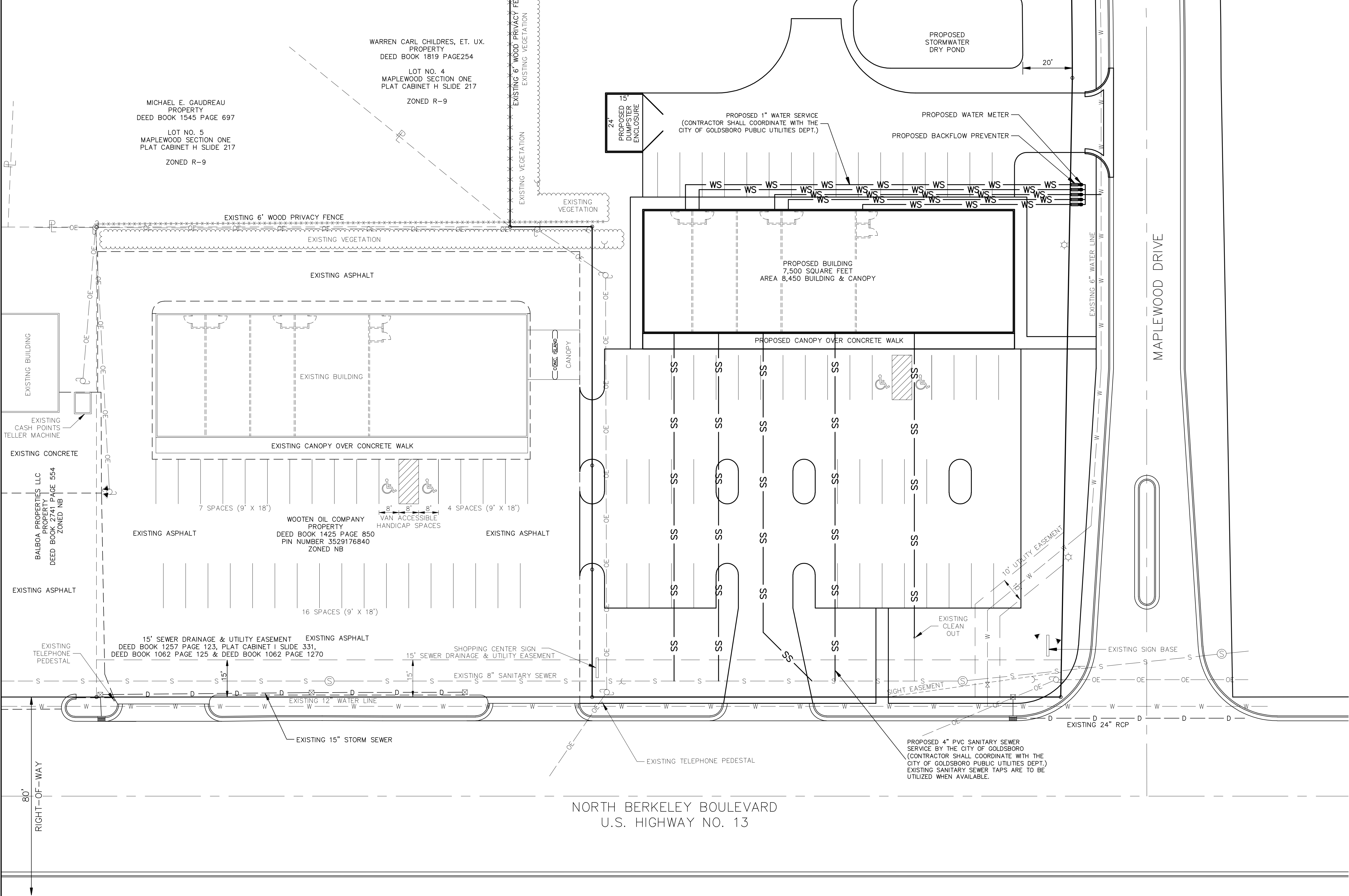
DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 10-2-2024
SCALE: 1" = 20'

PROPERTY OF
WOOTEN DEVELOPMENT COMPANY
PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907
CONTACT: RICK SUMNER 919-920-5246 rsumner@kmsnc.com

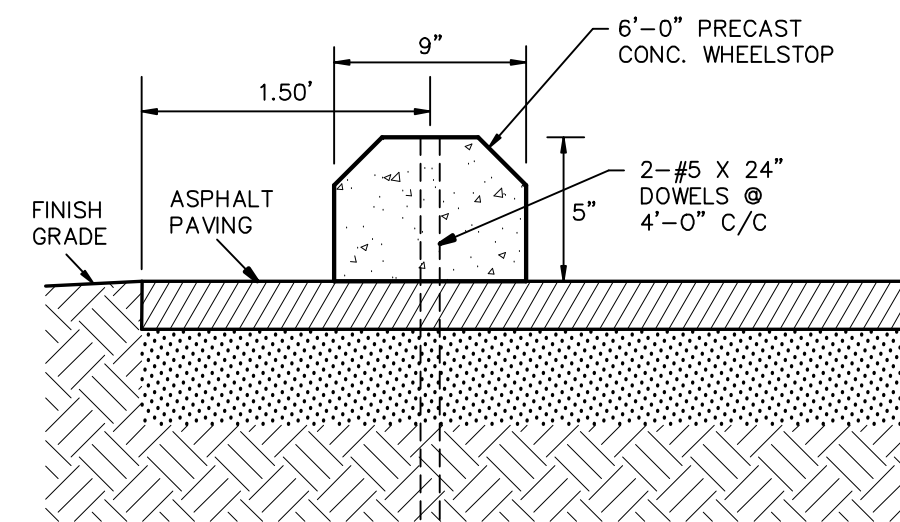
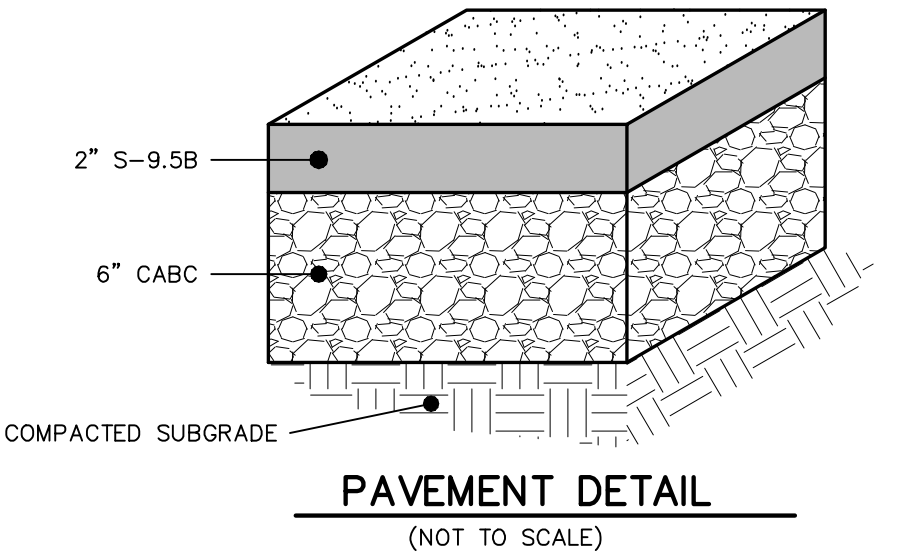
SHEET: **3**
OF: 4
WORK ORDER: 240287
CADD DWG: 240287



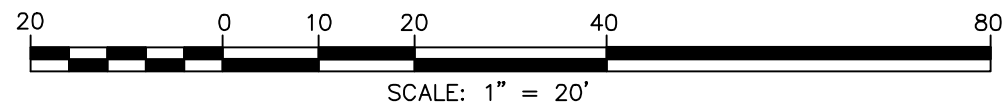
LOCATION MAP



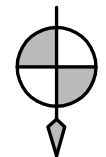
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



SYMBOL	DESCRIPTION	NOTES
SS	SANITARY SEWER SERVICE LINE	
D	STORM SEWER LINE	
W	WATER LINE	
WS	WATER SERVICE LINE	
OE	OVERHEAD ELECTRICAL LINES	
XXXXXX	FENCE	
S	SANITARY SEWER MANHOLE	
□	CATCH BASIN	
□	DROP INLET	
□	HYDRANT	
□	VALVE	
●	WATER METER	
□	BACKFLOW PREVENTER	
□	UTILITY POLE	
□	AERIAL LIGHT	
—	GUY WIRE	
I.R.S.	IRON ROD SET	
I.R.F.	IRON ROD FOUND	
I.P.F.	IRON PIPE FOUND	



NO.	REVISION	DATE



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SANITARY SEWER SERVICE AND WATER SERVICE UTILITY PLAN
PROPOSED BUILDING AND PARKING
N. BERKELEY BOULEVARD
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.

DRAWN BY: TSB
DESIGNED BY: JLK
DATE: 10-2-2024
SCALE: 1" = 20'

PROPERTY OF
WOOTEN DEVELOPMENT COMPANY
PO BOX 10907, GOLDSBORO, NORTH CAROLINA 27532-0907
CONTACT: RICK SUMNER 919-920-5246 rsumner@kmsnc.com

SHEET: 4
OF: 4
WORK ORDER: 240287
CADD DWG: 240287

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 6, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-11-24 Wooten Development Company: The applicant is requesting to rezone 1.42 acres of land from the Office and Institutional (O&I-1) Zoning District and Neighborhood Business to the Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center. The property considered for zoning reclassification is at the corner of Maplewood Drive and North Berkeley Boulevard. The property is further identified as Wayne Co. Pin#: 3529-17-5623, Goldsboro, North Carolina.

CZ-12-24 Duke Energy Progress LLC: The applicant is requesting an amendment to an existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a telecommunication tower at the present site of Duke Energy Progress' Operations Center. The property is located on the North side of Belfast Road, adjacent to, and east of, Interstate Highway 795. The property is further identified as Wayne Co. Pin#: 3601-23-1254, Goldsboro, North Carolina.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.

Publish on 12/26/2024

Publish on 1/2/2025



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-11-24, were notified by first class mail on 12-20-24.

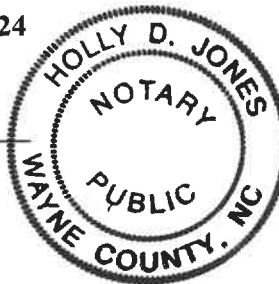
Mark E. Helmer
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and the State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged that due execution of the foregoing instrument. Witness my hand and official seal, this the

20th day of December, 2024

Holly D Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JANUARY 6, 2025 CITY COUNCIL MEETING**

TITLE: CZ-12-24 - Duke Energy Progress, LLC – North side of Belfast Road, adjacent to, and east of, Interstate Highway 795.

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: 236 Belfast Road

PARCEL #: 3601-23-1254

PROPERTY OWNER: Duke Energy Progress LLC

APPLICANT: Duke Energy Progress LLC

The applicant is requesting an amendment to an existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a telecommunication tower at the present site of Duke Energy Progress' Operations Center.

On December 4, 2023, Goldsboro City Council approved the applicant's request for conditional rezoning of subject property from Residential (R16), General Business (GB) and General Industrial (I-2) to General Industry Conditional Zoning District (I2CZ) limiting the use of the property to office space, warehouse space, a covered garage area and an outdoor storage laydown and training yard.

The purpose of the I-2 zoning district is to accommodate the widest range of manufacturing, wholesale and distribution uses, provided the use does not create smoke, dust, noise, vibration or fumes beyond the lot line. The district also prohibits those uses that would interfere with the future development of industrial establishments. There is no minimum lot size.

Access: Belfast Road

Area: 27.90 acres

SURROUNDING ZONING:

North: Residential (R-16)

South: Residential (R-16) and (I-2)

East: Residential (R-16) and (I-2)

West: Residential (R-16)

Existing Use: The property was previously used for agricultural-related purposes.

Land Use Plan: The City's Land Use Plan locates these parcels within the Industrial and Mixed-Use II land-use designation.

DISCUSSION:

As previously stated, this is an amendment to an existing General Industry (I-2) Conditional

Zoning District for the purpose of constructing a wireless telecommunication tower within the proposed operations center as part of Duke Energy Progress' electric reliability enhancement project. To permit a 120' ft. in height telecommunication tower, an amendment to the previously approved Conditional Zoning request is required.

The proposed tower is an important part of Duke Energy Progress' day-to-day operations and is required to support Duke's SmartGrid, the new generation of energy grid support-ed by digital technology. This upgrade will provide additional security for Duke Energy Progress' assets, as the tower will securely transmit data to and from operation centers/substations and support the smart technology improvements made to increase reliability and quality of service to customers. The tower also provides an essential communication function following major storms using Duke's Land Mobile Radio system—a tool that Duke's first responders use to help make repairs to its critical infrastructure when re-storing service to customers.

The proposed Operations Center and tower will enhance Duke Energy Progress' ability to supply power efficiently and safely throughout the region and improve outage recovery times during storms with new smart technology. These uses help support a smarter grid and will enhance public health and safety.

If the existing General Industry I-2 Conditional Zoning District is amended, the applicant is proposing to limit the uses of the property to office space, a warehouse and covered garage area, a laydown yard, a pole training area, a 120' wireless communications tower, and a possible future storm staging yard.

The applicant is requesting the following permitting uses within the I-2 zoning district be prohibited within the requested I-2 Conditional Zoning District: borrow pits, sand and gravel operations, chemical products, manufacturing and processing, dairy products processing and packaging, meat products processing and packaging, petrochemical manufacturing and processing, asphalt paving plants, asphalt roofing plants, and refineries, and wood products manufacturing to include lumber mills, wood composite panels, etc.

If the proposed amendment to the existing General Industry (I-2) is approved, the telecommunications tower shall adhere to the City's UDO, Section 5.5.4.J Supplemental Regulations for Communication Towers.

TRC REVIEW: Staff have distributed the proposed amendment to the existing General Industry (I-2) Conditional Zoning District to SJAFB and required applicant to provide supporting documentation from the FAA (Federal Aviation Administration) that there are no hazards present to air navigation. Both agencies have provided documentation that there are no hazards or concerns with the proposed telecommunication tower. Site plan approval will be required prior to the issuance of building permits.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

The proposed amendment to the General Industry (I-2) Conditional Zoning District for the construction of a telecommunications tower is consistent with the City of Goldsboro Comprehensive Land Use Plan due to the fact that the proposed site and tower location are located in an area with access to a major highway transportation network and the use would be

compatible with new and existing zoning and land-use patterns in proximity to the site. The proposed uses would provide a centralized location from which to deploy personnel, equipment, and resources necessary to conduct and coordinate repairs, minimizing travel times and help to ensure quick, efficient, and reliable service during regular service hours or in times of emergency. The proposed tower is necessary to support Duke Energy Progress' energy grid providing essential communication which would provide reliability and quality of service to their customers as well as supports economic development, public safety and an excellent quality of life. Staff are recommending approval for amending the existing General Industry (I-2) Zoning District request for the construction of a telecommunications tower to the site.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission, at its November 25, 2024 meeting, unanimously voted to recommended approval of the Duke Energy Progress request to amend the existing General Industry-2 Conditional Zoning District (I-2CZ) for the construction and use of a tele-communication tower on property located at 236 Belfast Road and further identified as NCPIN# 3601-23-1254.

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

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz
Matthew Livingston

CITY OF GOLDSBORO PLANNING COMMISSION
CZ-12-24

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 amendment to the General Industry (I-2) Conditional Zoning District for the construction of a telecommunications tower to be consistent with the Industrial and Mixed-Use II land use designations and the Comprehensive Land Use Map due to the fact that the proposed site is located in an area with access to a major highway transportation network and the use would be compatible with new and existing zoning and land-use patterns in proximity to the site. The proposed use would provide a centralized location from which to deploy personnel, equipment, and resources necessary to conduct and coordinate repairs, minimizing travel times and help to ensure quick, efficient, and reliable service during regular service hours or in times of emergency. The proposed tower is necessary to support Duke Energy Progress' energy grid providing essential communication which would provide reliability and quality of service to their customers as well as supports economic development, public safety and an excellent quality of life. The City of Goldsboro Planning Commission finds that the conditional rezoning request is reasonable and in the public interest due to the location of the property along Belfast Road and Interstate Highway 795 and recommend approval to the Goldsboro Planning Commission.

Voting Record for Recommendation:

Yes 5 No

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed amendment to the General Industry (I-2) Conditional Zoning District for the construction of a telecommunications tower conditional rezoning to be inconsistent with the Mixed-Use II 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

ORDINANCE NO. 2025 - _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
THE CITY OF GOLDSBORO, NORTH CAROLINA**

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, **January 6, 2025**, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on **November 25, 2024**; and

WHEREAS, Duke Energy Progress LLC, has submitted a petition to rezone Tax Parcel 3601-23-1254 from General Industry-2 Conditional Zoning District (I-2CZ) to the General Industry-2 Conditional Zoning District (I-2CZ) to allow for the construction of a 120-foot-tall communication tower; and

WHEREAS, the City of Goldsboro Comprehensive Land Use Plan places the proposed rezoning area in the Industrial land use designation; and

WHEREAS, the proposed General Industry-2 Conditional Zoning District (I-2CZ) is consistent with the City's Comprehensive Land Use Plan; and

WHEREAS, the General Industry-2 Conditional Zoning District (I-2CZ) is accommodate the widest range of manufacturing, wholesale and distribution uses, provided the use does not create smoke, dust, noise, vibration or fumes beyond the lot line; and

WHEREAS, the General Industry-2 Conditional Zoning District (I-2CZ) prohibits those uses that would interfere with the future development of industrial establishments; and

WHEREAS, the proposed rezoning is reasonable due to the fact that the requested use of communication tower is a permitted use in the parallel zoning district of General Industry-2 (I-2); and

WHEREAS, the proposed conditional rezoning request will not impair or injure the health, safety, and general welfare of the public; 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 Official Zoning Map of the City of Goldsboro 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 Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing:

From the General Industry-2 Conditional Zoning District (I-2CZ) to the General Industry-2 Conditional Zoning District (I-2CZ) to allow for the construction of a 120-foot-tall communication tower; and

CZ-12-24 Duke Energy Progress LLC: A site-specific development plan documenting the conditions of this General Industry-2 Conditional Zoning District (I-2CZ); and

City of Goldsboro Future Land Use map shall continue to identify this property with the Industrial land use classification.

The entirety of Wayne County Parcel Identification# 3601-23-1254 shall be rezoned.

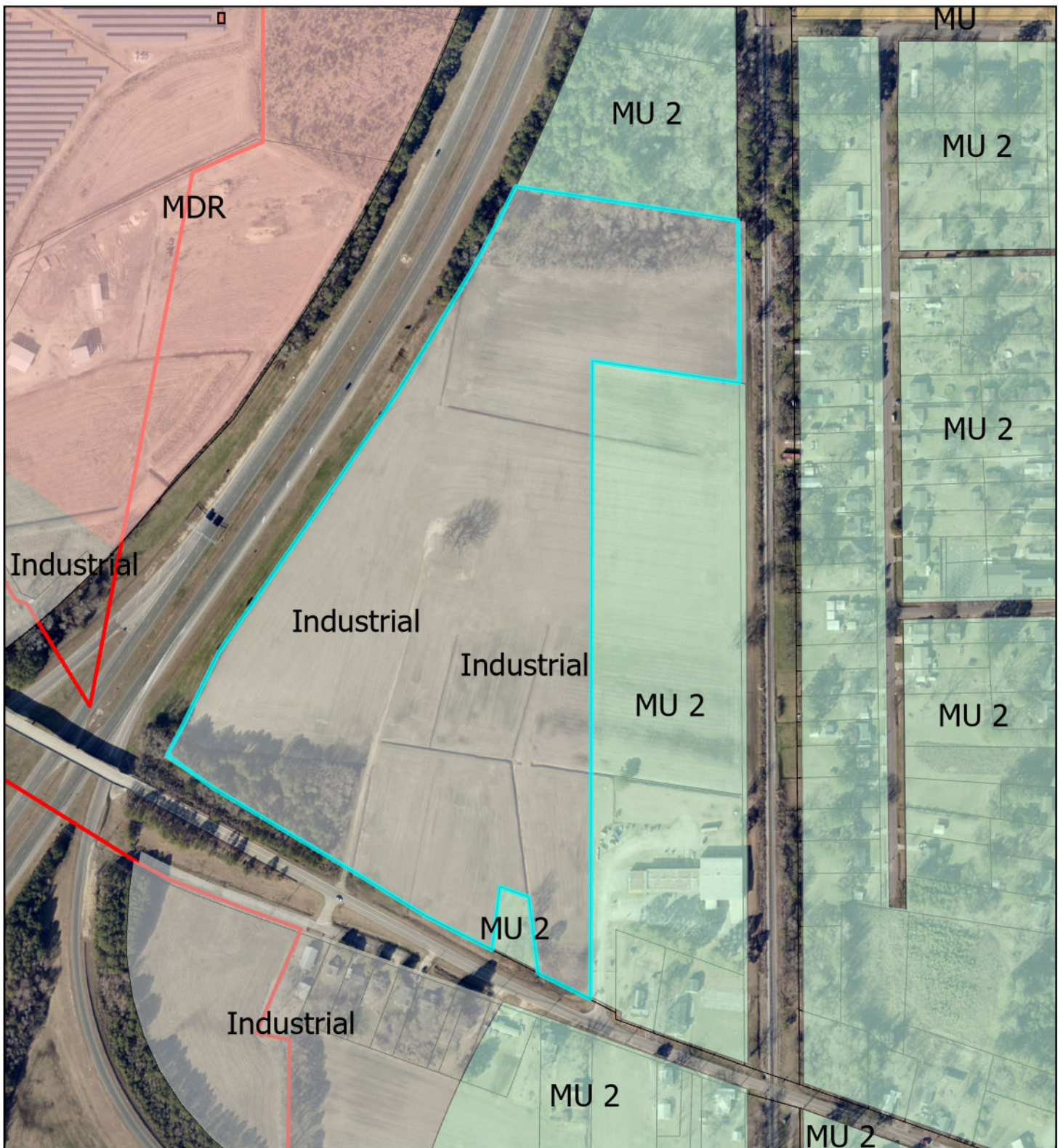
2. The above amendment is effective upon the adoption of this Ordinance.

Adopted this 6th day of January, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk



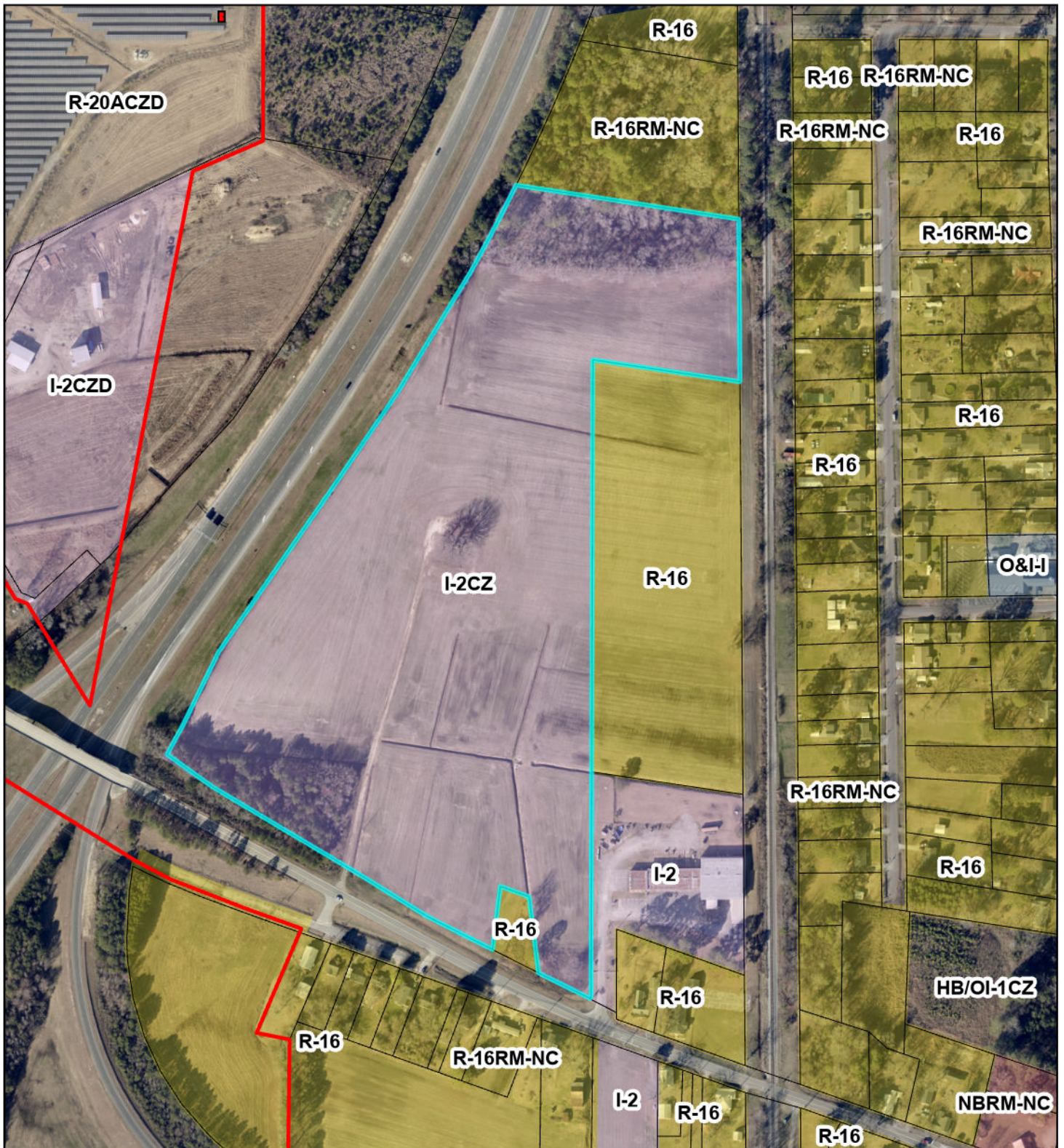
Case Number: CZ-12-24
 Request: Modifications to
 existing I-2 CZD
 NCPIN# 3601231254
 Owner: Duke Progress Energy

Legend

- Property Lines
- Municipal Boundaries
- Proposed Land Use**
- Land Use Description**
- Commercial
- Conservation
- HDR
- Industrial
- Commercial
- Conservation
- HDR
- Industrial

- LDR
- MDR
- MU
- MU 2
- MU DT
- Military
- OI
- RR_Ag
- LDR
- MDR
- MU
- MU 2
- MU DT
- Military
- OI
- RR_Ag

0 500 1,000 Feet



Case Number: CZ-12-24
 Request: Modifications to
 existing I-2 CZD
 NCPIN# 3601231254
 Owner: Duke Progress Energy

Legend

Zoning Cases CURRENT ZONING

AB	AB
AG	AG
CBD	CBD
GB	GB
HB	HB
I-1	I-1
I-2	I-2
IBP-1	IBP-1

NB	NB
O&I-I	O&I-I
O&I-II	O&I-II
O-R	O-R
R-12	R-12
R-12SF	R-12SF
R-16	R-16
R-20	R-20
R-20A	R-20A
R-40	R-40
R-6	R-6



0 500 1,000 Feet

CONDITIONAL ZONING APPLICATION

Development Name **Belfast Rd Operations Center**

Proposed Use **120' monopole addition to approved Duke Energy Operations Center**

Project location or address **236 Belfast Rd, Goldsboro NC**

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

PIN# **3601231254**

TAX ID#

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

PROPERTY OWNER INFORMATION

Name **Duke Energy Progress LLC**

Address **526 S Church St, # ECII-05, Charlotte NC 28202-1802**

Phone **704-614-3042**

Email **Ashley.Hess@duke-energy.com**

OWNER/DEVELOPER INFORMATION

Company Name **Duke Energy Progress LLC**

Contact Name **Ashley Hess**

Address **525 South Tryon Street, Charlotte NC 28202**

Phone **704-614-3042**

Email **Ashley.Hess@duke-energy.com**

CONSULTANT/ENGINEERING FIRM

Company Name **McAdams**

Contact Name **David Bergmark**

Address **621 Hillsborough St, Suite 500, Raleigh NC 27603**

Phone **919-449-4005**

Email **bergmark@mcadamsco.com**

ZONING INFORMATION

Existing Zoning District **I-2 Conditional Zoning District**

Proposed Zoning District **I-2 Conditional Zoning District**

If more than one district, provide the acreage of each: **N/A**

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☐ Yes ☒ No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 0.52 Acres	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/sf 7.10 acres	Neuse River Buffer ☐ Yes ☒ No
Watershed Protection Area Little River - applies to portion	Wetlands ☒ Yes ☐ No
FEMA Map Panel 3720360100K (eff. 6/20/2018)	Base Flood Elevation N/A (Zone X)

SITE DATA

Total # of single-family lots 0	Total densities per zoning district N/A
Total # of townhouse lots 0	Acreage in active open space N/A
Total # of all lots 1	Acreage in passive open space N/A
Linear feet of new roadways N/A (no new roadways)	Linear feet of new sewer mains N/A (not on city sewer)
Linear feet of new water mains N/A (not on city water)	Linear feet of new sidewalks N/A
Proposed sewer allocation N/A	Linear feet in new trails N/A

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 David Bergmark (McAdams) & Amy Crout (Smith Law) 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



Date

10/30/2024

Signature

Date

APPLICATION FEES

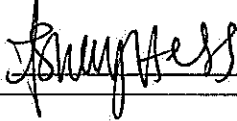
Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to David Bergmark & Amy Crout (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

Ashley Hess

North Carolina

(State)

Mecklenburg

(County)

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

Witness my hand and notarial seal this the 30 day of October 2024.

Notary Public:

Andrew Rogers III

(Printed Name)

Andrew Rogers III

(Signature)

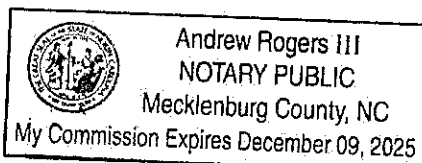
(Seal)

County of Commission:

Mecklenburg

Commission Expires:

12-9-2025



Goldsboro Operations Center
Monopole Addition
I-2 Conditional Zoning Narrative

Contact Information

- Owner: Duke Energy Progress LLC
- Authorized Agent: Ashley Hess, Manager (Duke Energy)
 - Phone: (704) 614-3042
- Engineer: Nick Parks, PE (McAdams)
 - Phone: 919-413-8322
- Planner: David Bergmark, AICP (McAdams)
 - Phone: 919-449-4005
- Land Use Attorney: Amy Crout (Smith Law)
 - Phone: 919-821-6694

Site Data

- Address: 236 Belfast Rd, Goldsboro
- Current Zoning: I-2 CZ
- Parcel Size: 27.9 acres
- PIN(s): 3601231254
- Legal Description: See attached.

General Information

- Development Name: Goldsboro Operations Center (Monopole Addition)
- Proposed Lots: 1 (non-residential)
- Open Space Dedication: N/A
- ROW Dedication: N/A

Density

- N/A (no residential units included in proposal)

Proposed Infrastructure

- Water: No new public mains proposed.
- Sewer: N/A (Proposed Septic Field)
- Storm Drainage Pipe Length: 605 LF

- Roadways: No new roadways proposed.
- Sidewalk: N/A
- Trails: N/A
- Sewer Allocation: N/A

Neighboring Property Concerns

- No known concerns from adjacent property owners.

Proposed Use / Land Use Impact

- Proposed Use Description / Justification
 - Duke Energy identified this site as an ideal location to relocate its Goldsboro Operations Center, as the existing operations center is currently located within a flood zone. On December 4, 2023, the City of Goldsboro approved a conditional zoning request (Ordinance # 2023-70) to rezone the subject property to a General Industry (I-2) Conditional Zoning district. In order to permit a 120' Cambium telecommunication pole, an amendment to the previously approved Conditional Zoning request is required.
 - The request to install the proposed wireless communication tower within the proposed operations center on the Property is a part of Duke's electric reliability enhancement project. The proposed tower is an important part of Duke's day-to-day operations and is required to support Duke's SmartGrid, the new generation of energy grid supported by digital technology. This upgrade will provide additional security for Duke assets, as the tower will securely transmit data to and from operation centers/substations and support the smart technology improvements made to increase reliability and quality of service to customers. The tower also provides an essential communication function following major storms using Duke's Land Mobile Radio system—a tool that Duke's first responders use to help make repairs to its critical infrastructure when restoring service to customers.
 - To accomplish these goals, the tower must be tall enough to communicate in a direct line of site to other existing Duke tower structures that connect across the State. To securely collect data and control Duke equipment, Duke does not co-locate its equipment on non-Duke communications towers and, except in rare circumstances, Duke does not allow co-location on Duke communication towers.
 - The proposed Operations Center will include office space, a warehouse and covered garage area, a laydown yard, a pole training area, a 120' wireless communications tower, and a possible future storm staging yard.
 - The proposed Operations Center and tower will enhance Duke's ability to supply power efficiently and safely throughout the region and improve outage recovery

times during storms with new smart technology. These uses help support a smarter grid and will enhance the public health and safety.

- **Compatibility**
 - The site is currently undeveloped, neighbors an existing industrial use, and is large enough for the Operations Center to be designed in a manner that is sensitive to other neighboring properties. The site's proximity to other Duke Energy facilities, I-795, and BYP-70 provides a centralized location from which to distribute personnel or needed equipment to conduct and coordinate repairs, minimizing travel times for maintenance crews and helping to ensure quick, efficient, and reliable service.
 - The proposed use is consistent with the goals of the City's Envision 35 Comprehensive Plan by enhancing and expanding the electrical infrastructure, which is paramount to support the anticipated growth in the region. In addition, a stable power grid supports economic development, safety, and quality of life, as all forms of land use (residential, commercial, civic, recreational, industrial, etc.) rely on electrical power to support their daily needs. This rezoning request is further consistent with the Future Land Use Map, which designates the site as Industrial and Mixed Use II.
- **Environmental Impacts / Mitigation**
 - The site does not contain any floodplain or buffered stream features.
 - Field investigation identified multiple linear wetland features present on the site, located closer to Belfast Road. The site has been designed to minimize wetland impacts by locating the operations centers and its accessory uses more internal to the site, set back from Belfast Rd.

Impact on Public Infrastructure / Public Services

- The proposed use will have minimal impacts on roadways or traffic, as the proposed use will have limited trip generation and is not open to the general public.
- The proposed use is not served by City of Goldsboro water or sewer.
- Since the proposed use is non-residential, it will not impact parks or schools in any meaningful way.
- The site will be designed to adhere to all applicable fire code regulations and should require very little police service compared to other land uses (such as residential, retail, etc.).

Parks/ Open Space

- N/A (Non-residential proposal)

Development Schedule

- The proposed development is not phased.
- Preliminary estimates anticipate construction to begin in Q2 of 2025 and be completed in Q1 of 2026.

Expected Sales/ Rental Prices

- N/A (project is non-residential)

Architectural Standards

- N/A (project is non-residential)

List of Improvements Exceeding UDO Requirements

- As proposed in the associated site plan, the tower base exceeds the minimum setback requirement of 150% of the tower height.

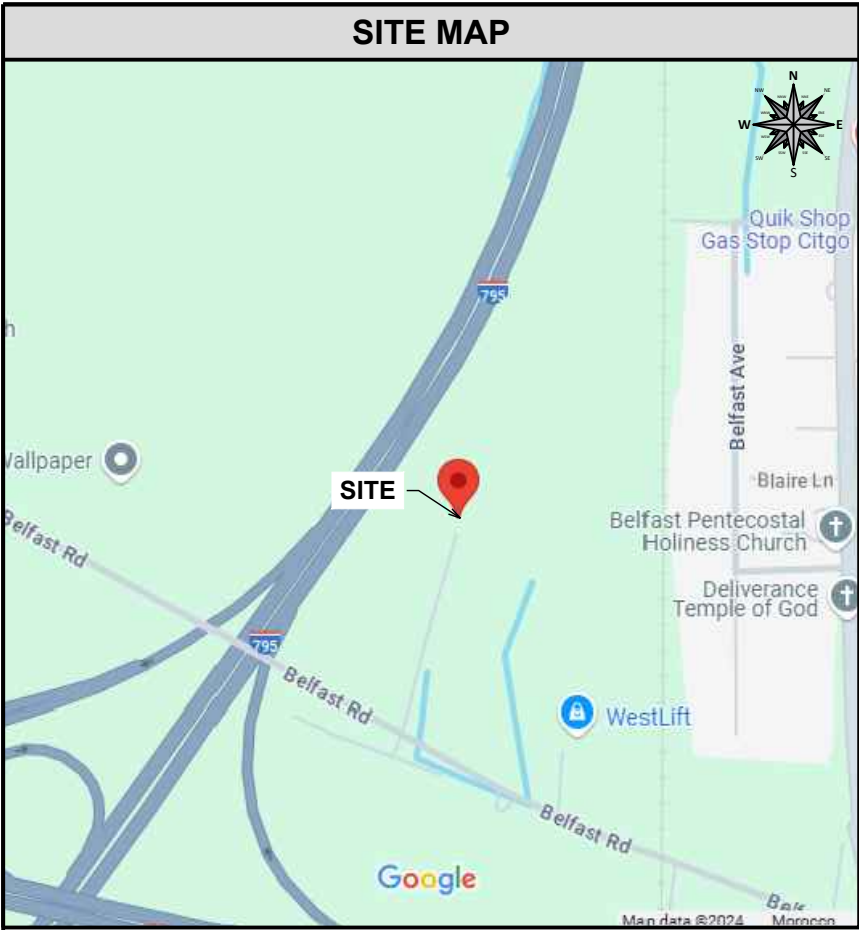
Proposed Zoning Conditions / Deviations

- The telecommunications pole, as proposed and constructed in accordance with the approved site plan, shall be allowed as a permitted use as part of the Conditional Zoning approval, without the need for a separate Special Use Permit application or approval.
- The proposed telecommunication pole will adhere to the standards of Section 5.5.4.J (Special Use Specific Regulations for Cell Towers and Co-Location Facilities), except as modified by this application. Specifically:
 - This application will be exempt from Approval Criteria # 1, # 2, #3, and #4 of Section 5.5.4.J, which relate to co-location.
 - Approval Criteria # 7 (related to security fencing) may be satisfied by the security fence proposed for the broader laydown yard which surrounds the proposed tower location.
- No-colocations by third-parties shall be required on the pole.
- The proposed tower may be relocated anywhere on the Property as a minor change to the approved plans, so long as the proposed location adheres to the applicable sections of Section 5.5.4.J of the UDO. Such a change would only require approval by the Zoning Administrator or a designee, and does not require City Council approval. Further, the tower may be replaced by a new tower placed on the Property subject to the terms of this provision. In the event the tower is replaced, the existing tower shall be removed within ninety (90) days after the new tower becomes operational.
- To enhance security of sensitive utility infrastructure, the applicant may utilize a non-opaque chain-link security fence (with barbed wire on top) in lieu of a solid or opaque fence.

DUKE ENERGY PROGRESS, LLC
PIN: 3601231254
27.90 ACRES – 1,215,296 SQ.FT.

BEGINNING AT AN EXISTING IRON PIPE(EIP) AT THE INTERSECTION OF THE COMMON CORNER OF DUKE ENERGY PROGRESS LLC PIN: 3601231254 AND WEST INDUSTRIAL PARK LLC PIN:3601225714 WITH THE NORTHERN RIGHT-OF-WAY LINE N.C.S.R. 1313 BELFAST ROAS A PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N612431.40, E2302304.79;

- THENCE NORTH 63°37'31" WEST A DISTANCE OF 138.90 FEET TO AN IRON PIPE;
- THENCE NORTH 07°04'54" WEST A DISTANCE OF 175.79 FEET TO AN IRON PIPE;
- THENCE NORTH 70°10'48" WEST A DISTANCE OF 72.30 FEET TO AN IRON PIPE;
- THENCE SOUTH 07°04'08" WEST A DISTANCE OF 146.65 FEET TO AN IRON PIPE;
- THENCE NORTH 63°37'31" WEST A DISTANCE OF 172.20 FEET TO AN IRON PIPE;
- THENCE NORTH 58°50'31" WEST A DISTANCE OF 205.73 FEET TO AN IRON PIPE;
- THENCE NORTH 59°09'19" WEST A DISTANCE OF 385.53 FEET TO A REBAR W/DISC TT 1003;
- THENCE NORTH 54°27'48" WEST A DISTANCE OF 132.15 FEET TO A REBAR W/DISC TT 1004;
- THENCE ALONG I-795 NCDOT PROJECT #8.1330505 (PROJECT I.D.# R-1030AB) NORTH 28°23'22" EAST A DISTANCE OF 83.08 FEET TO AN IRON PIPE;
- THENCE NORTH 25°52'10" EAST A DISTANCE OF 188.37 FEET TO AN IRON PIPE;
- THENCE NORTH 34°50'35" EAST A DISTANCE OF 476.79 FEET TO A PL;
- THENCE NORTH 34°14'29" EAST A DISTANCE OF 266.68 FEET TO AN IRON PIPE;
- THENCE WITH A CURVE TO THE LEFT A RADIUS OF 4740.92 FEET, AN ARC LENGTH OF 295.25 FEET, A CHORD BEARING OF NORTH 31°22'13" EAST, A CHORD LENGTH OF 295.21 FEET TO AN IRON PIPE;
- THENCE WITH A CURVE TO THE LEFT A RADIUS OF 4740.92 FEET, AN ARC LENGTH OF 274.13 FEET, A CHORD BEARING OF NORTH 27°55'47" EAST, A CHORD LENGTH OF 274.09 FEET TO AN IRON PIPE;
- THENCE LEAVING SAID I-795 NCDOT PROJECT #8.1330505 (PROJECT I.D.# R-1030AB) SOUTH 80°11'27" EAST A DISTANCE OF 533.44 FEET TO A REBAR;
- THENCE SOUTH 00°29'30" EAST A DISTANCE OF 377.20 FEET TO A REBAR;
- THENCE NORTH 81°29'35" WEST A DISTANCE OF 351.87 FEET TO A REBAR;
- THENCE SOUTH 00°12'53" WEST A DISTANCE OF 1322.03 FEET TO A REBAR;
- THENCE SOUTH 00°11'29" WEST A DISTANCE OF 179.39 FEET TO A REBAR;
- THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 3.75 FEET, A CHORD BEARING OF SOUTH 07°37'37" WEST, A CHORD LENGTH OF 3.74 FEET TO AN IRON PIPE WHICH IS THE **POINT OF BEGINNING**, HAVING AN AREA OF 27.90 ACRES – 1,215,296 SQUARE FEET.



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SCOPE OF WORK

INSTALLATION OF A PROPOSED 120' ± MONOPOLE, WITH NEW MOUNTED CAMBIUM 5GHZ EQUIPMENT, AT A PROPOSED DUKE ENERGY OPERATIONS CENTER

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2018 N.C. BUILDING CODE (2015 IBC W/ AMENDMENTS)
- 2018 N.C. EXISTING BUILDING CODE (2015 IEBC W/ AMENDMENTS)
- 2018 N.C. FIRE CODE (2015 IFC W/ AMENDMENTS)
- 2018 N.C. FUEL GAS CODE (2015 IFGC W/ AMENDMENTS)
- 2018 N.C. MECHANICAL CODE (2015 IMC W/ AMENDMENTS)
- 2018 N.C. PLUMBING CODE (2015 IPC W/ AMENDMENTS)
- 2020 N.C. ELECTRICAL CODE (2020 NEC)

North Carolina 811
www.nc811.org

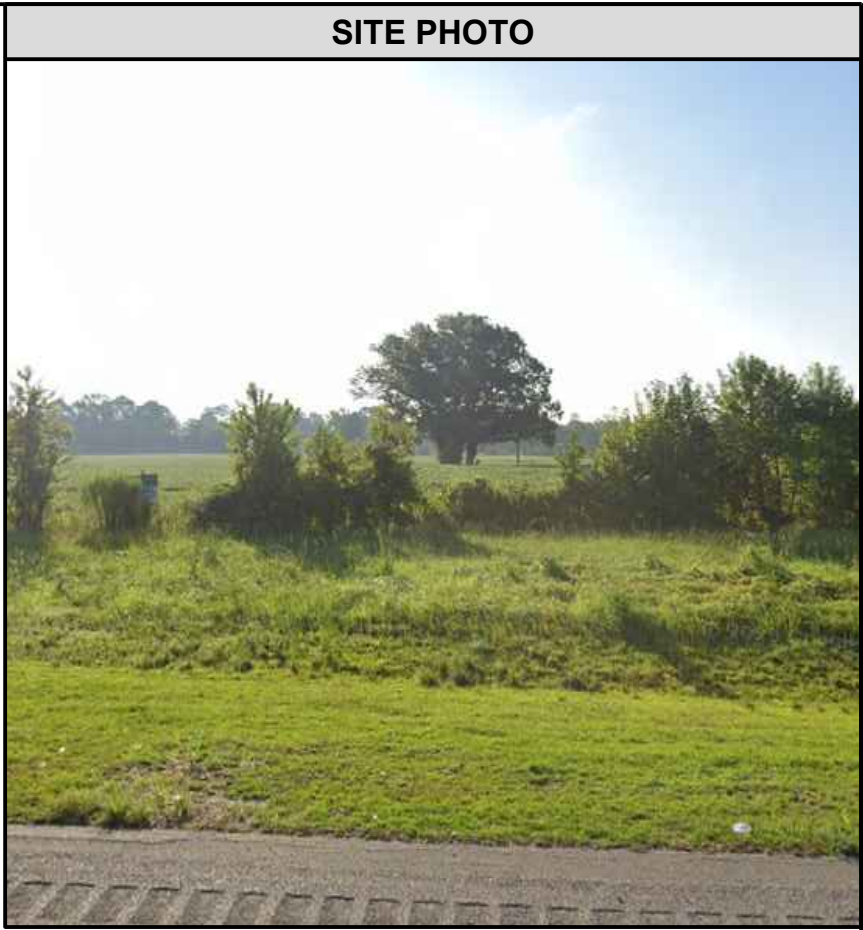
SUBSTATION NAME:
GOLDSBORO OPERATIONS CENTER - DEP

SUBSTATION ADDRESS:
BELFAST ROAD
GOLDSBORO, NC 27530

LATITUDE & LONGITUDE:
N 35° 25' 53.79" , W 77° 59' 11.19"

INDEX OF SHEETS	
T-1	TITLE PAGE
1-2	SURVEY
GN-1	GENERAL NOTES I
GN-2	GENERAL NOTES II
GN-3	GENERAL NOTES III
GN-4	NC APPENDIX B I
GN-5	NC APPENDIX B II
GN-6	NC APPENDIX B III
GN-7	NC APPENDIX B IV
GN-8	NC APPENDIX B V
C-1.0	OVERALL PROPERTY PLAN
C-1.1	COMPOUND PLAN
C-2	COMMUNICATION POLE ELEVATION & ANTENNA PLAN
C-3.1	DETAILS I
C-3.2	DETAILS II
C-3.3	DETAILS III
C-3.4	DETAILS IV
C-3.5	DETAILS V
C-3.6	DETAILS VI

SITE SUMMARY	
SITE TYPE:	NEW CONSTRUCTION
STRUCTURE TYPE:	MONOPOLE
STRUCTURE OWNER:	DUKE ENERGY
SITE APPLICANT:	DUKE ENERGY
STRUCTURE HEIGHT (AGL):	120' ±
OCCUPANCY TYPE:	UTILITY & MISCELLANEOUS (U)
STRUCTURE LATITUDE (NAD 83):	N 35° 25' 53.79" (35.431608°)
STRUCTURE LONGITUDE (NAD 83):	W 77° 59' 11.19" (-77.986442°)
PROPERTY OWNER:	DUKE ENERGY
JURISDICTION:	GOLDSBORO CITY
COUNTY:	WAYNE COUNTY
PARCEL ID:	3601231254
GROUND ELEV. (NAVD):	132'



PROJECT TEAM	
SURVEYOR NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	MCADAMS 621 HILLSBORO STREET, SUITE 500 RALEIGH, NC 27603 JOHN R. PICKENS, P.L.S. (919) 361-5000
CIVIL ENGINEER NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	ENGINEERED TOWER SOLUTIONS 3227 WELLINGTON COURT RALEIGH, NC 27615 PAUL A. BRIDGES, P.E. (919) 782-2710
STRUCTURAL ENGINEER NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	ENGINEERED TOWER SOLUTIONS 3227 WELLINGTON COURT RALEIGH, NC 27615 J. SCOTT HILGOE, P.E. (919) 782-2710
ELECTRICAL ENGINEER NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	ENGINEERED TOWER SOLUTIONS 3227 WELLINGTON COURT RALEIGH, NC 27615 PAUL A. BRIDGES, P.E. (919) 782-2710
GEOTECHNICAL ENGINEER NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	S&ME, INC. 3201 SPRING FOREST ROAD RALEIGH, NC 27616 KEITH BROWN, P.E.
POLE MANUFACTURER NAME: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	VALMONT INDUSTRIES 15000 VALMONT PLAZA OMAHA, NE 68154 CUSTOMER SERVICE (402) 963-1000

PREPARED BY:

3227 WELLINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.ets-llc.com

PREPARED FOR:

SUBSTATION NAME:

GOLDSBORO OPERATIONS CENTER - DEP

SUBSTATION ADDRESS:

BELFAST ROAD
GOLDSBORO, NC 27530

LATITUDE/LONGITUDE:

35.431608° , -77.986442°

SEAL: FIRM # 1016

**PRELIMINARY
NOT FOR CONSTRUCTION**

REV	DATE	DETAILS
A	10/25/2024	PRELIMINARY
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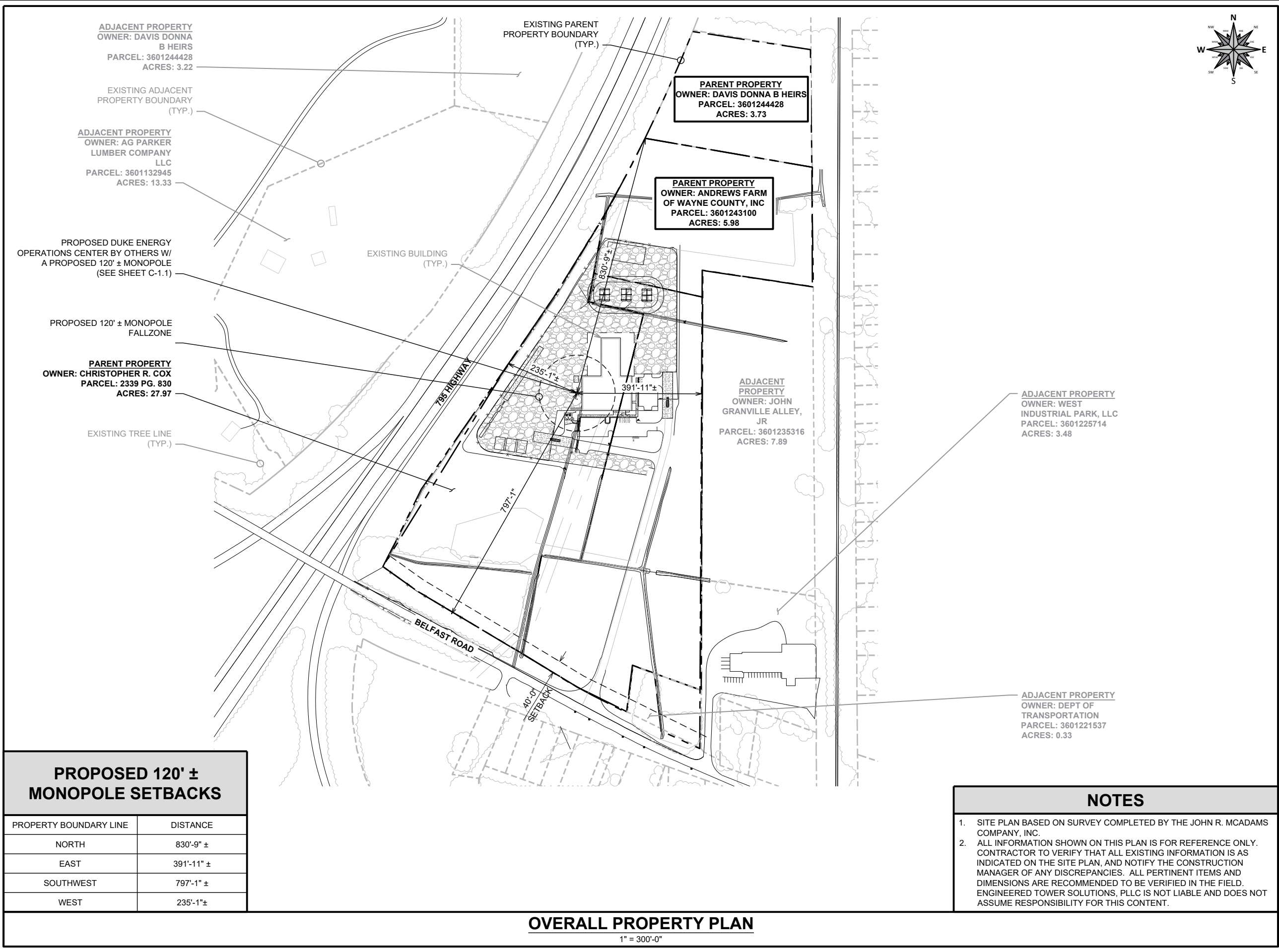
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SHEET TITLE:

TITLE PAGE

SHEET # **T-1**

CURRENT REV # **A**
ETS #: 24127540



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PREPARED FOR:

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GOLDSBORO OPERATIONS CENTER - DEP

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35.431608°, -77.986442°

SEAL: FIRM # 1016

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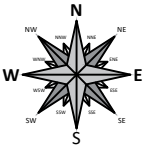
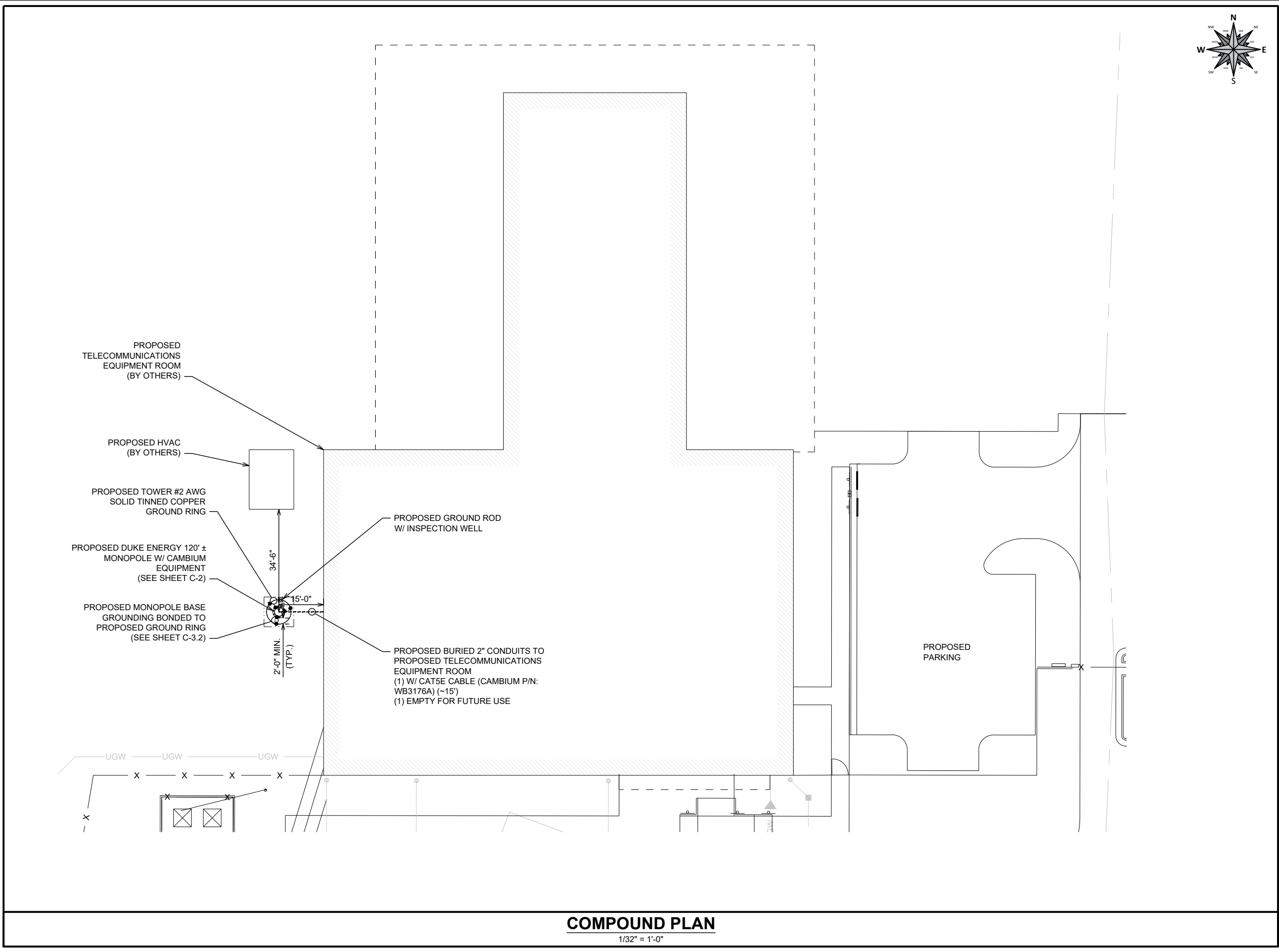
SHEET TITLE:

OVERALL PROPERTY PLAN

SHEET # **C-1.0**

CURRENT REV #: A

ETS #: 24127540



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**ENGINEERED
TOWER SOLUTIONS**

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RALEIGH, NC 27615
919-782-2710
www.ets-pllc.com

PREPARED FOR:

**DUKE
ENERGY®**

SUBSTATION NAME:
**GOLDSBORO OPERATIONS
CENTER - DEP**

SUBSTATION ADDRESS:
BELFAST ROAD
GOLDSBORO, NC 27530
LATITUDE/LONGITUDE:
35.431608°, -77.986442°

SEAL: FIRM # P-1016

**PRELIMINARY
NOT FOR CONSTRUCTION**

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SHEET TITLE:

COMPOUND PLAN

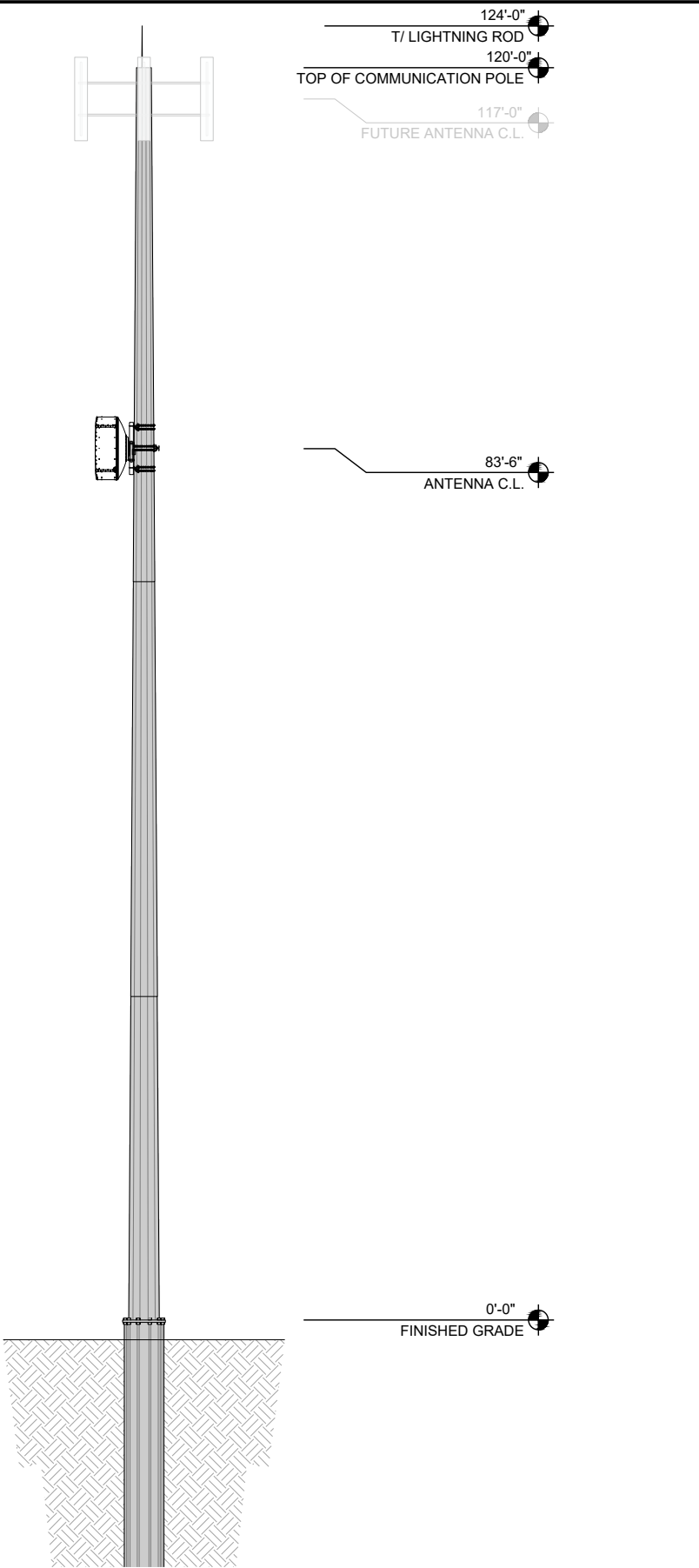
SHEET # **C-1.1** CURRENT REV #: **A**
ETS #: 24127540

- NOTES
1.

CONTRACTOR TO REFER TO MOST RECENT TOWER ANALYSIS, COMPLETED BY ENGINEERED TOWER SOLUTIONS, PRIOR TO INSTALLATION.
2.

COMMUNICATION POLE TO BE A GALVANIZED STEEL COLOR TO BLEND IN WITH EXISTING TRANSMISSION LINE EQUIPMENT.
3.

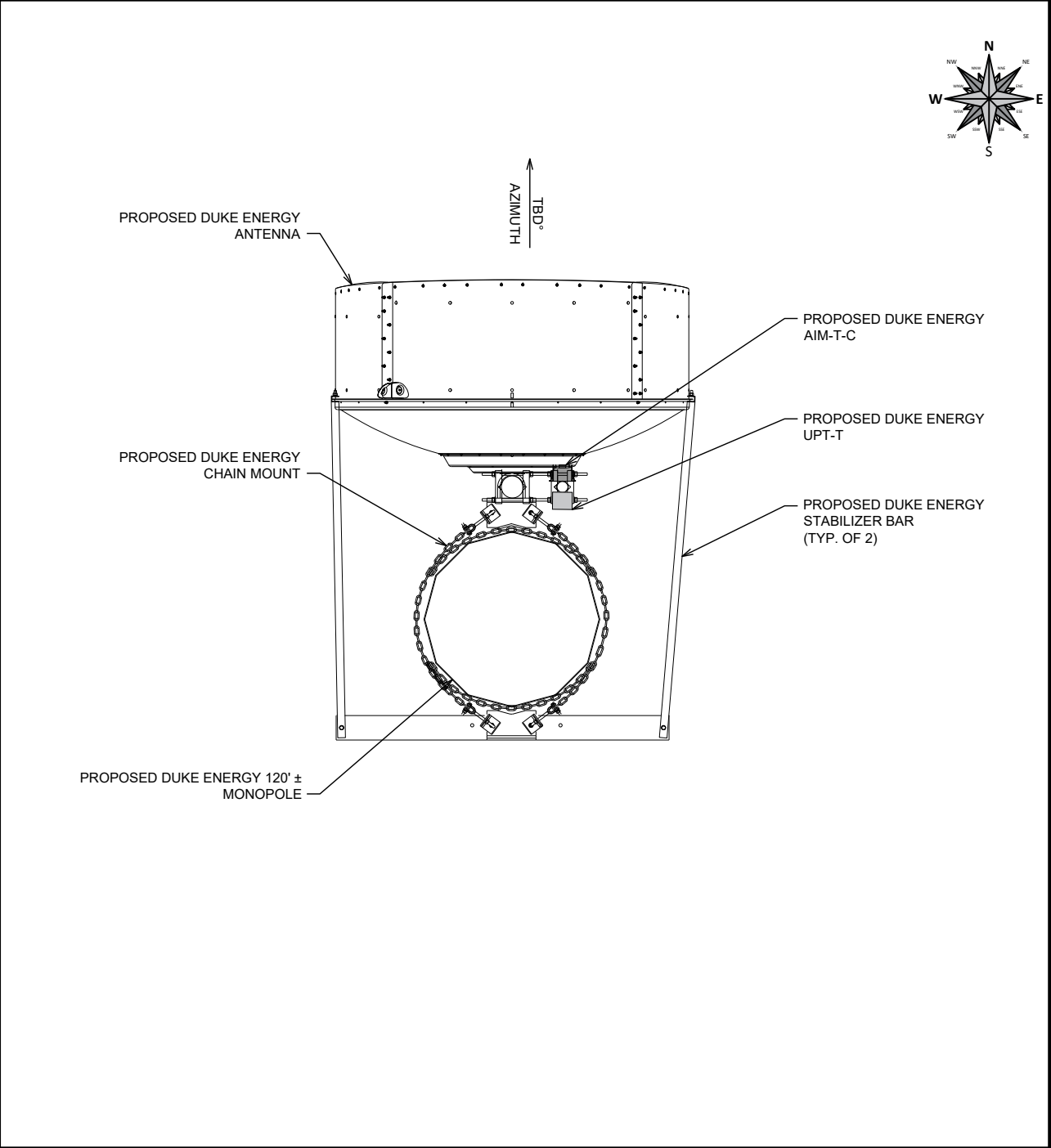
COMMUNICATION POLE INTENDED FOR DUKE ENERGY EQUIPMENT ONLY. NO TENANTS ARE PERMITTED TO CO-LOCATE ONTO COMMUNICATION POLE.



COMMUNICATION POLE ELEVATION

1/16" = 1'-0"

SIZE (FT)	TYPE	MANUFACTURER	PART #	ELEVATION (FT)	AZIMUTH	MOUNT
4'	AIR TERMINAL	--	--	122'-0"	--	DIRECT TO TOWER
8'x1.2'x0.74'	ANTENNA (FUTURE)	JMA	(9) X7CQAP-86-880-VR0	117'-0"	TBD°	MC-RM1030-3 (W/ T-FRAMES ASSUMED)
2.1'x0.77x0.77	SURGE SUPPRESSOR	RAYCAP	(3) DC6-48-60-18-8C	117'-0"	--	
1.9'x1'x0.58'	RRUS	ERICSSON	(9) RRUS 32	117'-0"	--	
6'	ANTENNA	COMMSCOPE	LX6-6W-6WH	83'-6"	TBD°	5'X4.5" PIPE MOUNT W/ DCH8 CHAIN MOUNT
--	--	NOKIA	UPT-T	83'-6"	--	ANTENNA
--	--	NOKIA	AIM-T-C	83'-6"	--	--



ANTENNA PLAN

3/8" = 1'-0"

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SUBSTATION NAME:

GOLDSBORO OPERATIONS
CENTER - DEP

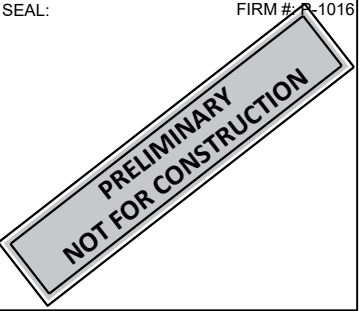
SUBSTATION ADDRESS:

BELFAST ROAD
GOLDSBORO, NC 27530

LATITUDE/LONGITUDE:

35.431608°, -77.986442°

SEAL: FIRM # 1016



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DRAWN BY: HM

CHECKED BY: AS

SHEET TITLE:

COMMUNICATION
POLE ELEVATION &
ANTENNA PLAN

SHEET # C-2

CURRENT REV #: A
ETS #: 24127540

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 6, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-11-24 Wooten Development Company: The applicant is requesting to rezone 1.42 acres of land from the Office and Institutional (O&I-1) Zoning District and Neighborhood Business to the Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center. The property considered for zoning reclassification is at the corner of Maplewood Drive and North Berkeley Boulevard. The property is further identified as Wayne Co. Pin#: 3529-17-5623, Goldsboro, North Carolina.

CZ-12-24 Duke Energy Progress LLC: The applicant is requesting an amendment to an existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a telecommunication tower at the present site of Duke Energy Progress' Operations Center. The property is located on the North side of Belfast Road, adjacent to, and east of, Interstate Highway 795. The property is further identified as Wayne Co. Pin#: 3601-23-1254, Goldsboro, North Carolina.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.

Publish on 12/26/2024

Publish on 1/2/2025



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-12-24, were notified by first class mail on 12-20-24.

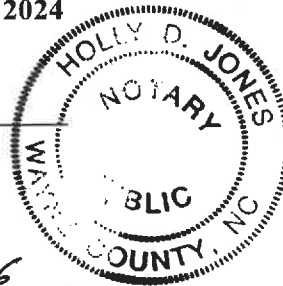
Mark E. Helmer
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and the State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged that due execution of the foregoing instrument. Witness my hand and official seal, this the

20th day of December, 2024

Holly D Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)