

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, MAY 5, 2025**



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

1. Call to Order – 5:30 P.M.

Council Chambers

1.1 Invocation (Father David Wyly, Police Chaplain)

1.2 Pledge of Allegiance

2. Roll Call

3. Adoption of the Agenda

4. Recognitions and Presentations

4.1 Mental Health Month Proclamation

4.2 NC Main Street Award Winners Recognition

4.3 Administering the Oath of Office to Deputy City Clerk, Sakeithia Reece

5. Public Hearings

5.1 CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive between Hwy. 70 East and West New Hope Road

5.2 GZ-01-25 Mark Huonder (Office and Institutional-1 to General Business) – Corner of North Berkeley Blvd. and Ridgecrest Drive

6. Public Comment Period

7. Consent Agenda

7.1 Authorization of sale of jointly owned property for 113 N Kornegay St (Adam Gonzalez)

7.2 Authorization of sale of jointly owned property for 426 Piedmont Airline Rd (Christopher Michael Jones)

7.3 Approval of the April 7, 2025 and April 21, 2025 Goldsboro City Council Regular Meeting Minutes

8. Old Business

9. New Business

9.1 Manager's Recommended Budget FY25-26 presented to Council as per N.C. G.S. 159-12

9.2 New Hope Village Drive Speed Limit Request

10. City Manager's Report

11. Mayor and Councilmembers' Comments

12. Closed Session (if necessary)

13. Adjournment

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

**MENTAL HEALTH MONTH
PROCLAMATION**

WHEREAS, mental health is essential to everyone's overall health and well-being; and

WHEREAS, all Americans experience times of difficulty and stress in their lives; and

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions; and

WHEREAS, there is a strong body of research that supports specific tools that all Americans can use to better handle challenges and protect their health and well-being; and

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, with effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, health care provider, organization, and citizen shares the burden of mental health problems and has responsibility to promote mental wellness and support prevention efforts.

NOW, THEREFORE, BE IT RESOLVED, that the Goldsboro City Council does hereby proclaim May 2025 as

MENTAL HEALTH MONTH

in Goldsboro, North Carolina, and call upon our citizens, government agencies, public and private institutions, businesses, and schools, to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro, North Carolina, this the 5th day of May, 2025.




Charles Gaylor, IV
Mayor

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: NC Main Street Award Winners Recognition

DEPARTMENT: Downtown Development

BACKGROUND:

Goldsboro's Main Street program received 2 awards for excellence in downtown revitalization during the 2025 NC Main Street Conference in Mooresville, NC on March 12th. Aly's Garden received the Best Public/Private Partnership Award and January Hammond was named Goldsboro's Main Street Champion.

North Carolina Department of Commerce Assistant Secretary of Rural Development Kenny Flowers and NC Main Street and Rural Planning Center Director Liz Parham presented the awards. The North Carolina Main Street and Rural Planning Center works in regions, counties, cities, towns, downtown districts and in designated North Carolina Main Street communities to inspire placemaking through asset-based economic development strategies that achieve measurable results in investment, business growth and jobs. North Carolina's Main Street program sets a benchmark for excellence in downtown revitalization. At its core, the program is dedicated to driving local economic growth and development, and the Main Street awards highlight the remarkable success and impact of the program in committed communities across the state.

The award narrative for Aly's Garden, Best Public-Private Partnership, is as follows: Aly's Memorial Garden is a vital part of the community's ongoing efforts to balance urban development with environmental stewardship. Created in memory of 11-year-old Aly Craft, the garden is a designated site on the Butterfly Highway, a statewide conservation initiative aimed at supporting pollinators by planting native species. Honoring Aly's love for nature, poetry, and dance, the garden strengthens Downtown Goldsboro's mission of being an historic downtown while also being lively and full of economic and cultural vitality.

This garden provides an essential habitat for butterflies, bees and other pollinators creating sustainable and eco-friendly green spaces. With its proximity to the Paramount Theater, where Aly often danced, the garden creates a harmonious blend of cultural arts and environmental awareness, embodying Downtown Goldsboro's vision of fostering diversity, vibrancy and a sense of community. This project highlights the importance of green spaces in urban areas, offering residents and visitors an inspiring place to pause, reflect and reconnect with both nature and the arts.

The success of Aly's Memorial Garden is partnership. Aly Craft's mom, Natalie reached out to a downtown Goldsboro board member seeking a unique way to honor her daughter's life. When presented to the board, the Design Committee took the opportunity to create a meaningful project that would engage a number of public groups and add much-needed sustainability. What started

as a minor update to an underutilized space, grew into a year-round attraction, with a wide variety of native pollinators, colorful sculptures, inviting seating and pathways, lighting, and a Little Free Library.

Downtown Goldsboro Development Corporation Committee's annual budget of \$5,000 was available for this project, but the majority of the investment in Aly's Garden was in-kind. The City's municipal service district budget was used to purchase sustainable outdoor furnishings from a local furniture store. Trees, shrubs, hardscape materials and design services were provided in-kind by Landscape Design.

Over 200 volunteer hours was put into Aly's Memorial Garden which included tree removal, landscape, lighting repair and installation of a pet waste station. A number of donors contributed plant materials including American Meadows, Baker Creek, Princeton High School FFA and Casey Garden Center along with a decorative metal panel from Dailco and graphic design services from AccuCopy. The estimated total in-kind contributions were \$32,000. The 200 volunteer hours equated to savings of over \$6,000.

Aly's Memorial Garden has become a hub for downtown foot traffic, contributing to both the social and economic vitality of the area. The proximity to local businesses, such as coffee shops and restaurants, makes the garden an ideal location for enjoying a meal or drink in a beautiful, relaxing setting.

January Hammond was honored as Goldsboro's Main Street Champion, defined by NC Main Street as dynamic leaders who drive progress within their communities. Ms. Hammond's award narrative is as follows:

Every Main Street needs someone who embodies love for their community through service. For Goldsboro, that person is January Hammond. Known for her dependability and hard work, January steps in wherever there's a need—without hesitation.

January began volunteering for the Downtown Goldsboro Development Corporation in 2021 and quickly became an indispensable part of its leadership. By 2022, she had joined the board and taken on the role of promotion committee chair, earning a spot on the executive committee. Her rapid ascent was driven by her tireless dedication, remarkable energy, and creativity. January's consistent efforts and positive attitude not only make her a gifted leader but also inspire others to elevate their own contributions to the board.

Balancing two successful careers—Operations Manager for a downtown pediatric dentistry practice and proprietor of Myss January Events, a thriving event planning and logistics service—January still finds time to lead vital downtown initiatives. She has devoted more than 200 hours to the steering committee for the 2024 Main Street Conference and continues to guide key promotion committee programs. The list of her contributions is as extensive as her enthusiasm for downtown Goldsboro.

For her extraordinary dedication and leadership, Goldsboro is proud to recognize January Hammond as its 2024 North Carolina Main Street Champion.

DISCUSSION:

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

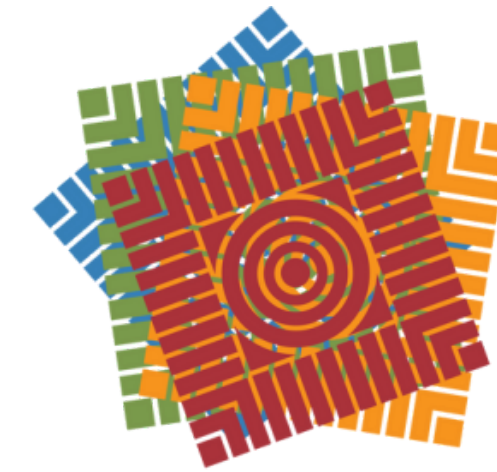
STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz

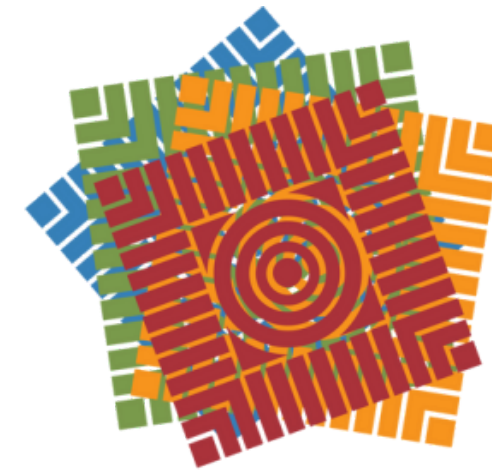
Matthew Livingston



North Carolina
MAIN STREET

ALY'S GARDEN

2024 NC Main Street Award
of Merit for Best Public-
Private Partnership



North Carolina
MAIN STREET

JANUARY HAMMOND

2024 NC Main Street
Award Champion

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive between Hwy. 70 East and West New Hope Road

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

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

OWNER: Goldsboro Family YMCA, Inc.

APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a rezone classification from the Residential-12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro. The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The properties considered for rezoning are approximately 43.24 acres in size.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R12 & R16	Vacant
South	R12 & R16	vacant
East	R16	Single-Family Dwellings
West	R9	Multi-Family Dwellings

LAND-USE PLAN:

The property is identified as within the Medium-Density land use category. Medium and High-Density residential land uses have been provided in areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-12 and

Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots. Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

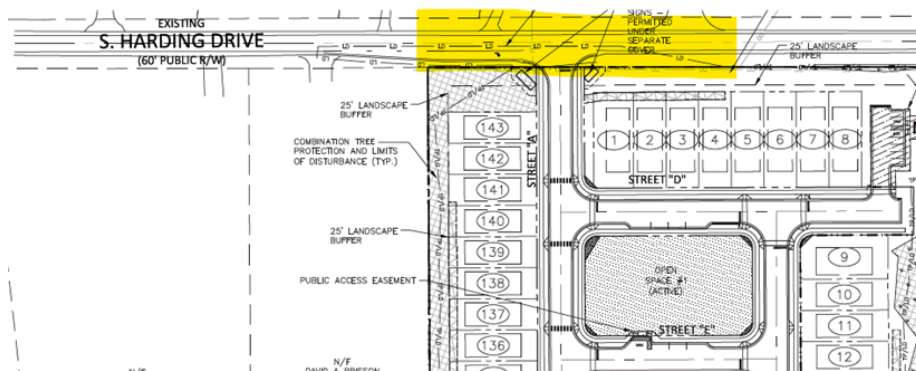
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules,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

EXISTING LAND USE:

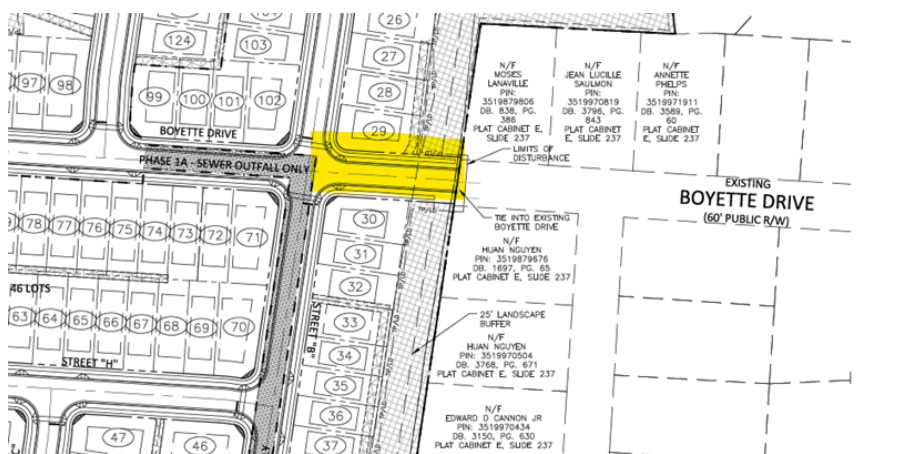
The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian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

SITE ACCESS:

Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr.

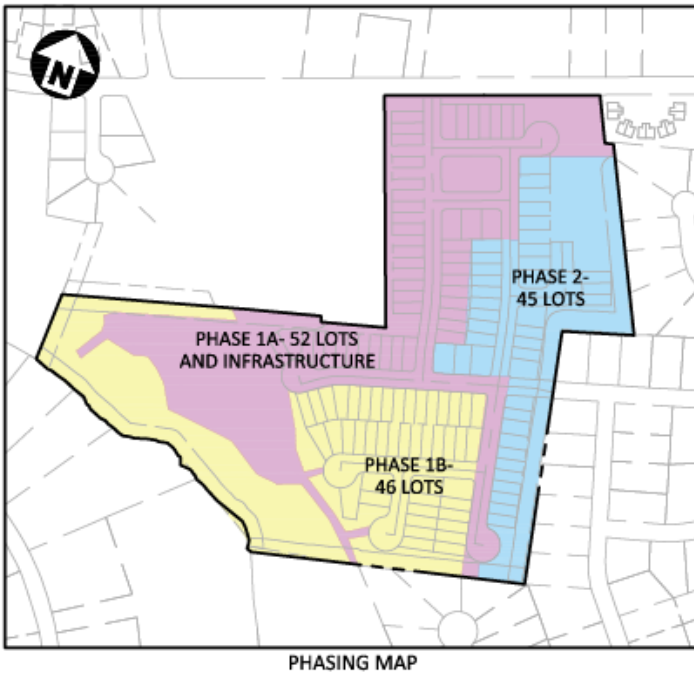


The project will tie into this existing Boyette Drive stub street.



PHASING PLAN:

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

**DENSITY:**

143 units/38.88 acres = 3.67 dwelling units per acre

- Min. lot size: 3,900 sq. ft.
- Min. lot width: 39 ft.
- Min. front setback: 20 ft.
- Min. side setback: 5 ft.
- Min. side corner setback: 16 ft.
- Min. rear setback: 20 ft.
- Max. building height: 3 stories

REQUIRED OPEN SPACE:

The proposed development will provide 11.51 acres of open space (26% of the gross site area).

Open spaces will include both active (walking trails, playgrounds, outdoor grills, seating, and shade sails/structures) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Required	7.74.ac
Proposed Passive	10.74 ac
Proposed Active	0.78 ac
Total	11.51 ac

PARKING:

On-site parking spaces per unit	286 spaces
2 x 143 units	
Off-site kiosk spaces	7
On-street parallel spaces	8
Total	301

EXISTING UTILITIES:

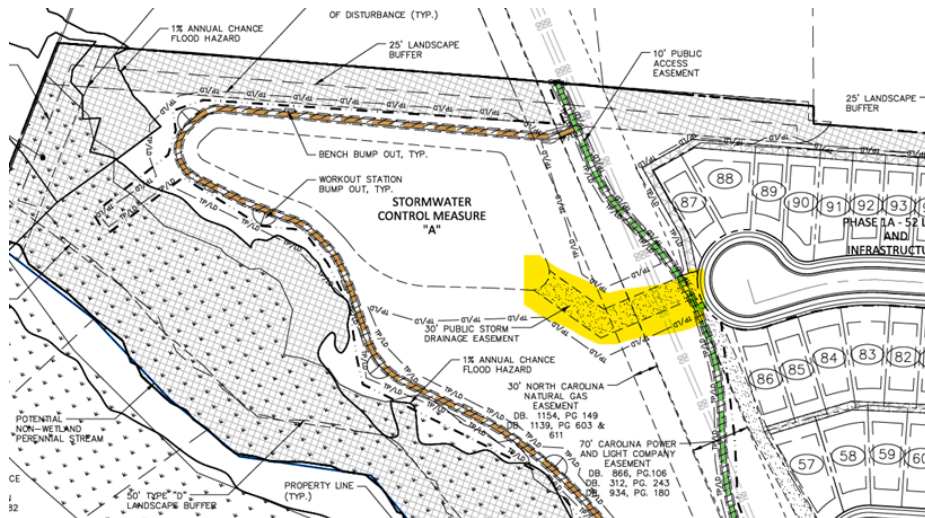
City water and sewer are available to serve the site off South Harding Drive.

ENVIRONMENTAL CONDITIONS:

A portion of the project includes special flood hazard areas, protected blue line streams with riparian buffers and delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowners' association. The blue line stream crossing will meet the City of Goldsboro Standards and be permitted by the Department of Environmental Quality.

STORM WATER INFRASTRUCTURE:

Surface or underground storm drainage facilities are proposed for all streets, driveways, and parking/loading areas. A proposed storm water pond is required and has been identified for the site. It will be accessed by a 30 ft. wide utility easement granted to the City of Goldsboro for inspection purposes by Engineering staff.

**PROPOSED PUBLIC INFRASTRUCTURE:**

Roadways	4,769.3 linear feet
Water Mains	4,728.79 linear feet
Sewer Mains	4,600.63 linear feet
Sidewalks	9,722.5 linear feet
Private Trails	2,632 linear feet

STREETS:

The developer will be responsible for the construction of a 31-foot back-to-back driving surface

with a 60' dedicated public right-of-way constructed to City standards.

SIDEWALKS:

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

STREET SIGNS AND LIGHTING:

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

UTILITIES:

All utilities will be required to be installed underground.

INTERCONNECTIVITY:

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

MAIL KIOSK WITH PARKING:

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

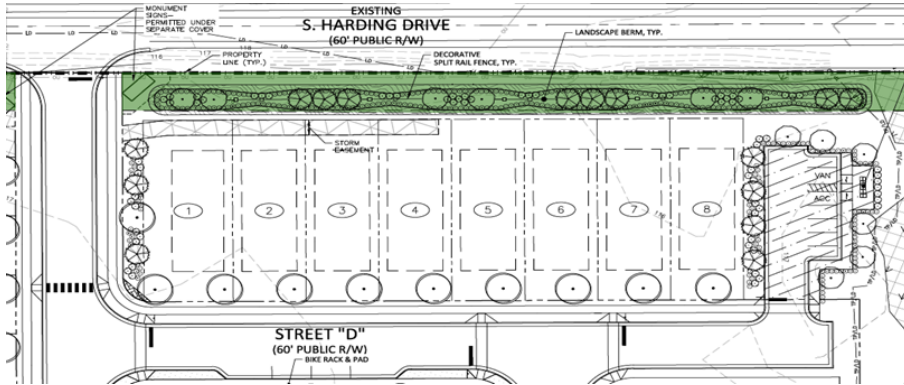
SUBDIVISION SIGNS:

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

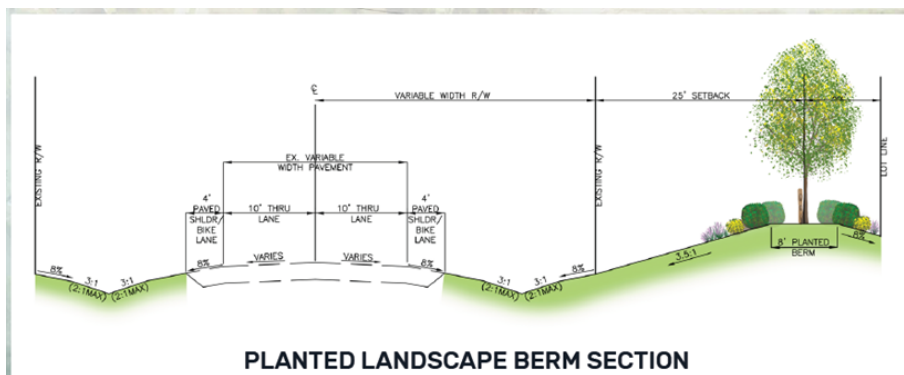


LANDSCAPE PLAN:

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



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



ARCHITECTURAL STANDARDS:

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



PRELIMINARY SUBDIVISION REVIEW AND APPROVAL:

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

CONDITIONS OF THE PROPOSED R-6 CONDITIONAL ZONING DISTRICT:

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

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

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

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

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

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

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

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

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

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

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at its March 31, 2025 meeting, unanimously voted to recommend approval of CZ-01-25 with the following stated conditions of approval.

REQUIRED ACTION:

City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the attached approval ordinance and consistency statement, approve with additional conditions, continue to a later date, or deny the request in accordance with the following inconsistency statement.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

Laura Getz

Matthew Livingston

ORDINANCE 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, May 5, 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 March 31, 2025; and

WHEREAS, Starlight Homes c/o Bob Mishler has submitted a petition to rezone Tax Parcels 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367, from Residential -12/Residential-9 (R-12/R-9) Zoning District to the Residential-6 (R-6) Conditional Zoning District; and

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

WHEREAS, the proposed Residential-6 Conditional Zoning District (R-6 CZ) is consistent with the City's Comprehensive Land Use Plan; and

WHEREAS, the Residential-6 Conditional Zoning District (R-6 CZ) was established to accommodate both single and multifamily residential uses; and

WHEREAS, the Residential-6 Conditional Zoning District (R-6 CZ) is intended to prohibit all activities of a commercial nature, except for certain home occupations; and

WHEREAS, the Residential-6 Conditional Zoning District (R-6 CZ) will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life through a well-designed residential 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 Harding Drive; 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 Mayor and City Council of the City of Goldsboro, North Carolina, that:

1) The Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Residential -12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District:

2) CZ-01-25 Starlight Homes: A site-specific development plan documenting the conditions of this Residential-6 Conditional Zoning District (R-6 CZ) and include:

- 1) Side Building Setback: Reduced from 8 ft. to 5 ft.

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

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

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

3) City of Goldsboro Future Land Use map shall continue to identify this property with the Medium-Density land use classification.

The following Wayne County Parcel Identification #'s shall be rezoned: 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367

This Ordinance shall be in full force and effect from and after this May 5, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-1-25 HERITAGE DOWNS
WORKSHEET**

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

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Medium land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro's housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

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

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Harding Drive**

Proposed Use **Single Family Residential**

Project location or address **S. Harding Drive**

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

PIN# 3519881157, 3519883223, 3519885239, 3519887367, 3519873233 TAX ID#

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

PROPERTY OWNER INFORMATION

Name **Goldsboro Family YMCA INC**

Address **1105 Parkway Drive Goldsboro, NC 27534**

Phone

Email

OWNER/DEVELOPER INFORMATION

Company Name **Starlight Homes**

Contact Name **Bob Mishler**

Address **900 Ridgefield Drive, Suite 335 Raleigh, NC 37609**

Phone **919-422-7663**

Email **bob.mishler@ashtonwoods.com**

CONSULTANT/ENGINEERING FIRM

Company Name **McAdams**

Contact Name **Sarah Van Every**

Address **621 Hillsbrough Street, Suite 500, Raleigh NC 27603**

Phone **919-613-9500**

Email **vanevery@mcadamsco.com**

ZONING INFORMATION

Existing Zoning District **R12, R9**

Proposed Zoning District **R6 Conditional Zoning**

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 0 ac / 0 sf	Flood Hazard Area ☒ Yes ☐ No
Proposed Impervious Surface acres/sf 10.94 ac / 476,546.4 sf	Neuse River Buffer ☒ Yes ☐ No
Watershed Protection Area Lower Neuse River	Wetlands ☒ Yes ☐ No
FEMA Map Panel 3720351900K dated 6/20/18	Base Flood Elevation 112.9'

SITE DATA

Total # of single-family lots 137	Total densities per zoning district 3.56 dua
Total # of townhouse lots 0	Acreage in active open space 1.12
Total # of all lots 137	Acreage in passive open space 10.73
Linear feet of new roadways 4,769.53	Linear feet of new sewer mains 4,600.63
Linear feet of new water mains 4,728.79	Linear feet of new sidewalks 9,722.5
Proposed sewer allocation 41,100 GPD	Linear feet in new trails 2,632

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 _____ 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
See Attached	
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 Bob Mishler, Starlight Homes (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* Goldsboro Family YMCA INC

(State)

(County)

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

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

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

GOLDSBORO

C

BE MORE DO MORE
SEYMOUR

North Carolina

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:
Please check the applicable box(es):

☒ Rezoning

☐ Site Plan

☐ [3 Board of Adjustment - Variance

☒ Subdivision

☐ Special Use Permit

☐ Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Goldsboro Family YMCA INC

hereby certify that I/(WE)

(Name of owner(s) of subject property) am/(are) the Owners of the property

legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Starlight Homes, Bob Mishler

to submit an application

(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s): Property Address:

3519873233, 3519881157, 3519883223,

S Harding Drive 3519885239

MAEK A. Pertchott

Property Owner — Print

MAEK A. Pertchott

Property Owner Signature

10/24/2024

Date

NOTARY STATEMENT

Sworn to and subscribed before
me the 21 day of
Notary Public in and for the
State of

the 21 day of October, 2024

NC

County of Wayne

Jenn;€zr

, Notary Public, do hereby certify that

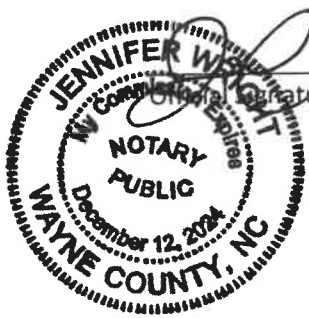
A.

(name of individual(s)
personally appeared

seal this 21 day of Oct, 2024

before me this

day and acknowledged the due execution of the
foregoing instrument. Witness my hand and



Signature of Notary

Jennifer Wright

Notary printed or typed name
official

My commission expires: 12/12/2024

Rev. 2 (12/08/2022)

PROJECT NARRATIVE

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

-
- ☐ A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
-
- ☐ A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
-
- ☐ A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
-
- ☐ A statement showing the proposed density of the project with the method of calculating said density shown;
-
- ☐ Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
-
- ☐ A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
-
- ☐ A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
-
- ☐ Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
-
- ☐ A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
-
- ☐ A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
-
- ☐ List of deviations from the town's minimum UDO requirements.
-
- ☐ List of improvements that exceed the town's minimum UDO requirements.
-
- ☐ Expected sales, rental prices
-
- ☐ Architectural standards if applicable.
-

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

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

Existing Conditions:

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

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

Proposed Conditions:

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

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

Additional Zoning Conditions

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

Specific Use R-6

Single Family P*

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

There shall be a maximum of 140 dwelling units.

A Homeowners Association (HOA) shall be established in accordance with the Town of Goldsboro Land Development Ordinance. HOA documents must be recorded with the first final plat.

Amenity and Common Area Commitments

One (1) active open space shall be provided in the development. Open Space programming shall include a minimum of outdoor grills, seating, tot lot/playground and shade sails/structure.

Minimum 2,600 lf of private trail network with fitness 'bump outs' shall be provided in the development.

Architectural Commitments

Building height 3-stories, maximum.

Shutters or window trim shall be provided on the front façade on all homes.

The Front facades of all homes will feature a minimum two (2) architectural features (from the following list):

Horizontal siding

Board & Batten siding

Shake siding

Stone accent

Brick accent

Balcony

All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.

0. Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.

1. All windows within a street facing facade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments.

2. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern.

3. All dwelling units shall have either a 2-car garage or a 1-car garage.

4. Garage doors shall have windows or decorative hardware. A minimum of two garage window styles and two garage hardware styles shall be included in the development.

Harding Drive Assemblage STL24001

R6 Conditional Zoning Narrative

Contact Information

Owner: Goldsboro Family YMCA INC

Authorized Agent: Starlight Homes, Bob Mishler

Engineer: McAdams, Matthew Foy, PE

Planner: McAdams, Sarah Van Every, AICP

Site Data

Address: S. Harding Drive

Current zoning: R9, R12

Parcel Size: 45.98 acres

PINs: 3519881157, 3519883223, 3519885239, 3519887367, 3519873233

Legal Descriptions: See attached

General Information

Development Name: S. Harding Drive Assemblage

Proposed lots: 137

Open Space dedication: 11.85 acres

ROW dedication: 7.47 acres

Density

Proposed Density: 3.56 dwelling units per acre

Caluculation Method: Number of units/net acreage

Proposed Infrastructure

Roadways: 4,769.53 lf of public roadway

Water mains: 4,728.79 lf

Sewer mains: 4,600.63 lf

Sidewalks: 9,722.5 lf

Trails: 2,632 lf of private trail

Length of each expected sewer allocation: 41,100 GPD

Neighboring Property Concerns

No known concerns from adjacent properties.

Adjacent Land Use

Compatibility: The subject property is an infill site surrounded by a mix of residential housing types, including single-family attached and detached, and multi-family. The proposed single-family residential development is compatible to the adjacent land use.

Environmental impacts: The majority of the site is vacant with tree stands primarily along the perimeter buffer.

Mitigation: There is a 50' Neuse River Basin buffer on the eastern boundary along the reformed stream. Additional development west of the existing transmission easement has been limited to passive open space, including a trail and benches.

Provide justification that the proposal will not place excessive burdens

Proposed development will not place excessive burdens to the City of Goldsboro. Careful and thoughtful design has avoided road extension and development toward the stream (along the western boundary).

Open Space

Description: The proposed development will provide 11.73 acres of open space. Open Space programming includes outdoor grills, seating, and shade sails/structures. Additional detail will be provided during subdivision process.

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

Development Schedule

Phasing: The subsequent subdivision development is intended to be developed in one phase.

Deviations

Side setback: Proposed reduction from 8' to 5'

Corner side setback: Proposed reduction from 16' to 10'

Rear setback: Proposed reduction from 25' to 20'

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

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

Improvements

Sidewalks on both sides of all internal streets.

Private trail along the western side of the development.

Maximum density of 3.7 du/a.

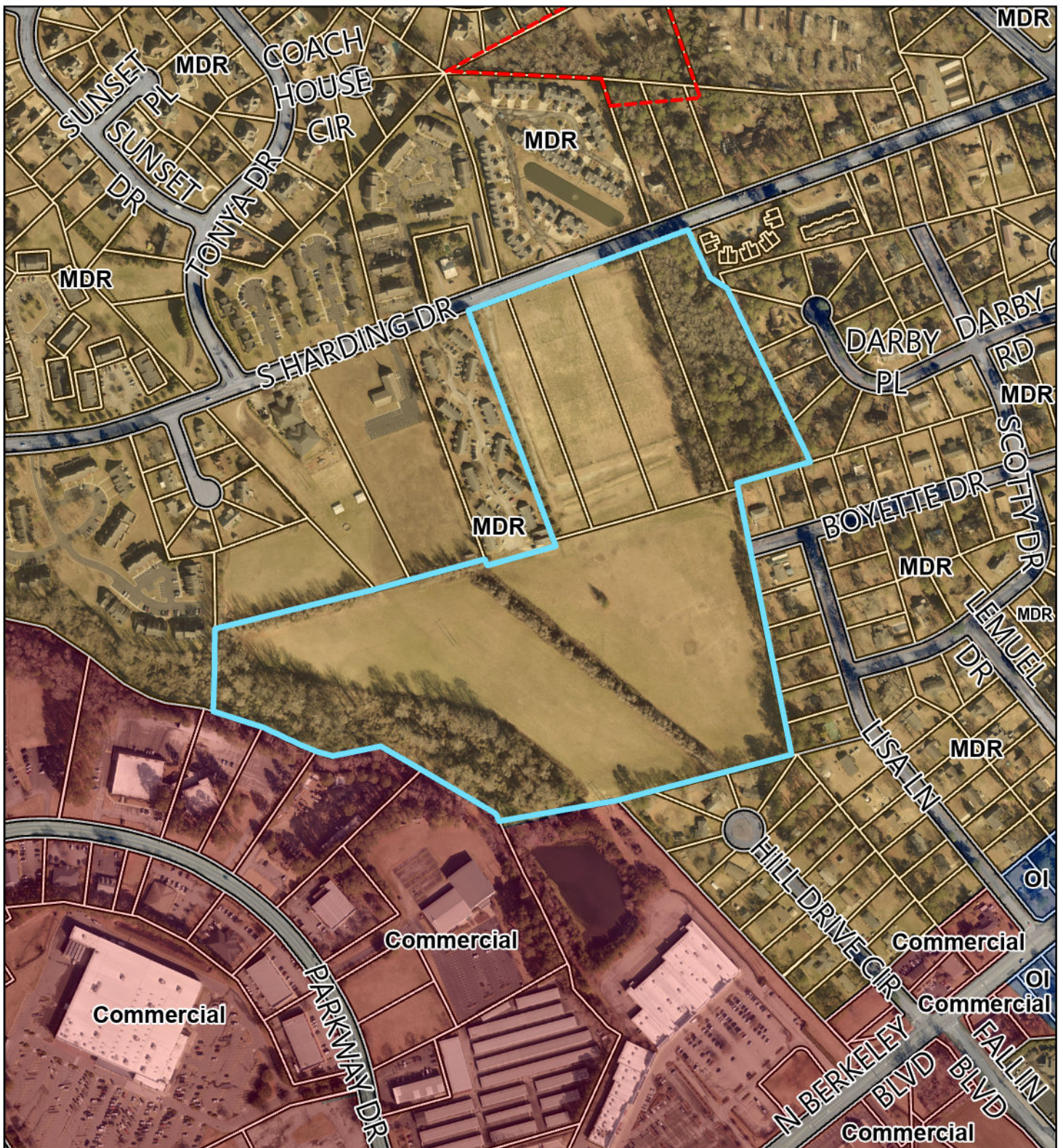
Expected sales/rental prices

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

Architectural standards

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

1. Building height 3-stories, maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The Front facades of all homes will feature a minimum two (2) architectural features (from the following list):
 - a. Horizontal siding
 - b. Board & Batten siding
 - c. Shake siding
 - d. Stone accent
 - e. Brick accent
 - f. Balcony
4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.
6. All windows within a street facing facade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments.
7. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern.
8. All dwelling units shall have either a 2-car garage or a 1-car garage.
9. Garage doors shall have windows or decorative hardware. A minimum of two garage window styles and two garage hardware styles shall be included in the development.



Case Number: CZ-01-25
 Request: Rezone from R-12 & R-9
 to R-6 Conditional zoning
 Owner: Starlight Homes
 Location: South Harding Drive

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

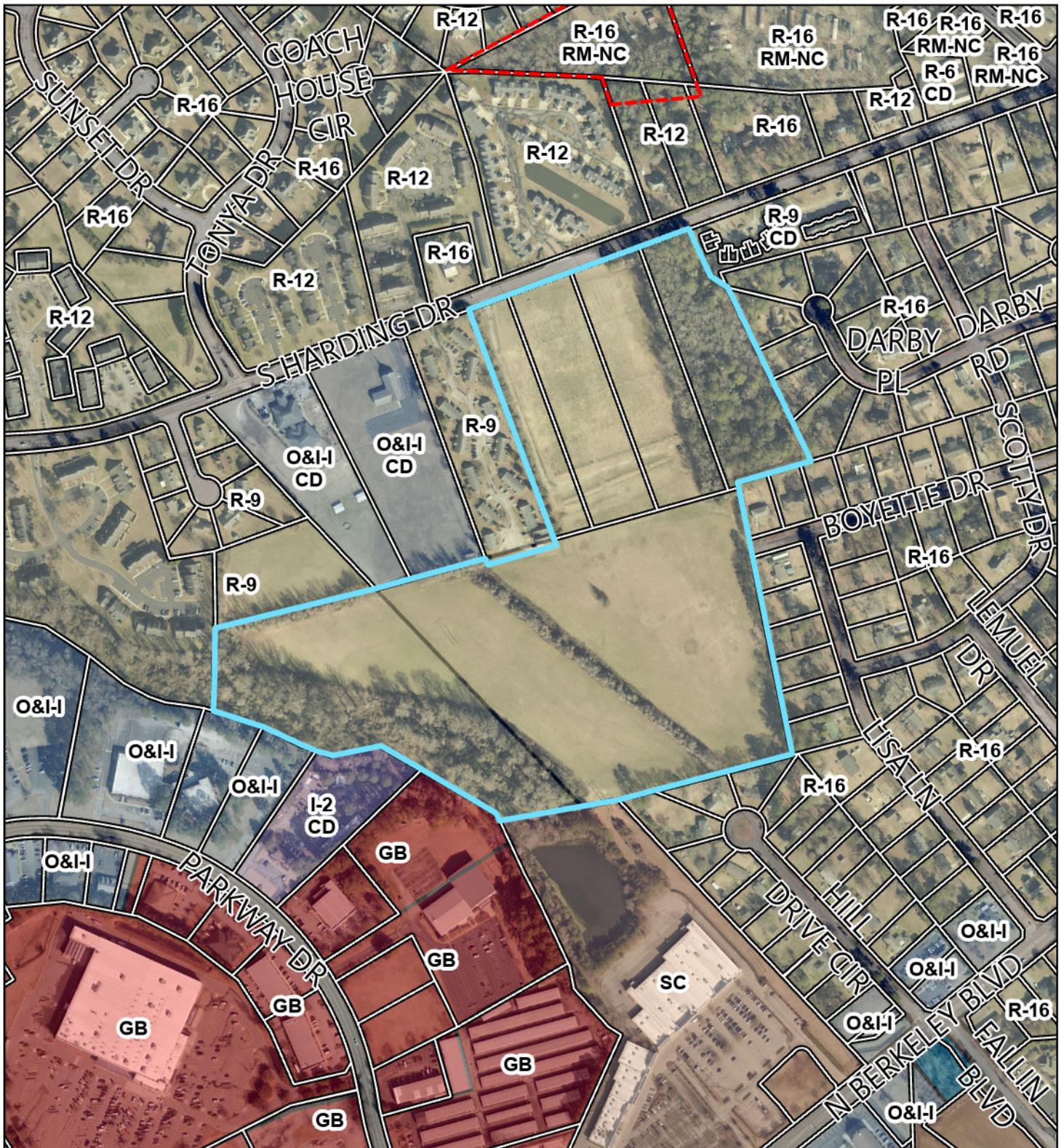
Residential

- High Density Residential

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

0 500 1,000 Feet





Case Number: CZ-01-25
Request: Rezone from R-12 & R-9
to R-6 Conditional zoning
Owner: Starlight Homes
Location: South Harding Drive

0 500 1,000 Feet



Zoning

AB
AG
CBD
GB
HB
I-1
I-2

Legend

IBP-1	R-20A
NB	R-40
O&I-I	R-6
O&I-II	R-9
O-R	R-9SF
R-12	RM-8
R-12SF	RM-9
R-16	SC
R-20	

GOLDSBORO

C

BE MORE DO MORE
SEYMOUR

North Carolina

Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

CITY OF GOLDSBORO OWNER'S AUTHORIZATION

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications: Please check the applicable box(es):

☒ Rezoning

☐ Site Plan

☐ [3 Board of Adjustment - Variance

☐ [X Subdivision

☐ Ospecial Use Permit

☐ Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Goldsboro Family YMCA INC

hereby certify that I/(WE)

(Name of owner(s) of subject property) am/(are) the Owners of the property

legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Starlight Homes, Bob Mishler

to submit an application

(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s): Property Address:

3519873233, 3519881157, 3519883223,

S Harding Drive 3519885239

Mack A. Pertchott

Property Owner — Print

Mack A. Pertchott

Property Owner Signature

10/24/2024

Date

NOTARY STATEMENT

Sworn to and subscribed before

the 21 day of October, 2024

me the 21 day of

NC

County of Wayne

Notary Public in and for the

State of

Jenn;€zr

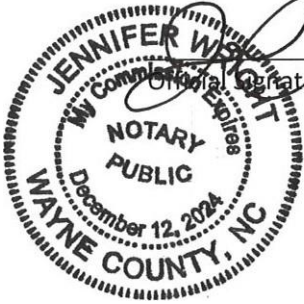
, Notary Public, do hereby certify that

A. (name of individual(s))
personally appeared

seal this 21 day of Oct, 2024

before me this

day and acknowledged the due execution of the
foregoing instrument. Witness my hand and



Signature of Notary

SEAL

Jennifer Wright

Notary printed or typed name
official

My commission expires: 12/12/2024

Rev. 2 (12/08/2022)

Zoning Conditions for S. Harding Drive Assemblage R-6

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

Specific Use	R-6
Single Family, detached	P*

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

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

Amenity and Common Area Commitments

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

Architectural Commitments

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

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

Dimensional Commitments:

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

BufferYard Commitments:

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

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

Site Commitments:

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

December 18, 2024

Bob Mishler

Starlight Homes

900 Ridgefield Drive, Suite 335

Raleigh, NC 27609

bob.mishler@ashtonwoods.com

RE: Harding Drive Residential – Goldsboro, North Carolina – Turn Lane Analysis

Dear Mr. Mishler,

Turn Lane Analysis

This turn lane warrant analysis letter presents a summary of the traffic volumes along S. Harding Drive in the vicinity of the proposed residential development in Goldsboro, North Carolina. The proposed residential development is expected to consist of 137 single family homes. The proposed development is expected to be built-out by the year 2027. Refer to Figure 1 in the attachments for a copy of the preliminary site plan. The purpose of this letter is to determine if the proposed residential development warrants the implementation of exclusive turn lanes on S. Harding Drive at the location of the proposed site driveway. This letter reviews turn lane warrants under buildout conditions during the typical weekday AM peak hour (7:00 AM – 9:00 AM) and weekday PM peak hour (4:00 PM – 6:00 PM) traffic conditions, based on the expected periods of peak trip generation potential for the proposed development per the North Carolina Department of Transportation (NCDOT) warrant for left and right-turn lanes at unsignalized driveways chart contained within the *Policy on Street and Driveway Access to NC Highways* (Driveway Manual).

Data Collection

Daily traffic volume counts were conducted in December 2024 during a continuous 24-hour period while Wayne County Public School were in-session on a typical weekday at one (1) location along S. Harding Drive located at the approximate location of the proposed development driveway. A summary of this data can be found on Table 1, on the following page.

Based on the traffic volumes observed, S. Harding Drive currently operates with an Average Daily Traffic (ADT) volume of approximately 2,100 Vehicles Per Day (vpd), a value less than the 4,000 vpd threshold set by NCDOT for which the potential need for exclusive turn-lanes at new driveway connections should be considered. Based on a review of the hourly traffic volumes recorded, the weekday AM peak hour is expected to occur from 8:00 AM to 9:00 AM while the weekday PM peak hour is expected to occur from 4:00 PM – 5:00 PM. In the morning, eastbound and westbound volumes were observed to be approximately equal with little directional trend on S. Harding Drive. Traffic patterns indicate that vehicles predominantly travel eastbound on S. Harding Drive in the afternoon, reflective of S. Harding Drive being used as an alternate-route due to congestion elsewhere in the area roadway network. Refer to the attachments for the raw count data.

Table 1: Summary of Hourly Traffic Volumes

Timeframe	Eastbound Volume	Westbound Volume	Total Roadway Volume
12:00 AM – 1:00 AM	2	1	3
1:00 AM – 2:00 AM	4	2	6
2:00 AM – 3:00 AM	3	2	5
3:00 AM – 4:00 AM	1	0	1
4:00 AM – 5:00 AM	2	1	3
5:00 AM – 6:00 AM	12	7	19
6:00 AM – 7:00 AM	24	25	49
7:00 AM – 8:00 AM	46	42	88
8:00 AM – 9:00 AM	50 (51 in 2027)	69 (70 in 2027)	119 (121 in 2027)
9:00 AM – 10:00 AM	51	42	93
10:00 AM – 11:00 AM	67	44	111
11:00 AM – 12:00 PM	57	46	103
12:00 PM – 1:00 PM	78	50	128
1:00 PM – 2:00 PM	93	51	144
2:00 PM – 3:00 PM	107	78	185
3:00 PM – 4:00 PM	112	71	183
4:00 PM – 5:00 PM	155 (157 in 2027)	67 (68 in 2027)	222 (225 in 2027)
5:00 PM – 6:00 PM	135	84	219
6:00 PM – 7:00 PM	93	50	143
7:00 PM – 8:00 PM	49	31	80
8:00 PM – 9:00 PM	40	21	61
9:00 PM – 10:00 PM	22	10	32
10:00 PM – 11:00 PM	25	20	45
11:00 PM – 12:00 AM	13	13	26
TOTAL	1,241 (1,260 in 2027)	827 (839 in 2027)	2,068 (2,099 in 2027)

Peak hour of traffic observed during the typical weekday AM peak hour (7:00 AM – 9:00AM) is shown in **Blue**.

Peak hour of traffic observed during the typical weekday PM peak hour (4:00 PM – 6:00PM) is shown in **Orange**.

In order to account for background growth of traffic volumes along S. Harding Drive prior to the proposed developments buildout year of 2027, the weekday AM and PM peak hour traffic volumes were grown at an assumed 0.5% growth rate, based on historical AADT trends, to determine future year 2027 peak hour mainline traffic volumes along S. Harding Drive. Refer to attachments for the growth rate calculations.

Trip Generation

The proposed development is expected to consist of a maximum of 137 single family homes. Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation Spreadsheet*, trips for the proposed development were calculated for the weekday daily, weekday AM peak hour and weekday PM peak hour periods. A summary of the trip generation is provided in Table 2, below.

Table 2: Trip Generation									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing (210)	137 units	Adjacent / Equation	1,348	25	74	99	84	50	134

The proposed development is expected to generate 1,348 daily trips as well as 99 trips (25 entering and 74 exiting) during the weekday AM peak hour and 134 trips (84 entering and 50 exiting) during the weekday PM peak hour. Based on the existing traffic patterns, population centers surrounding the development, and engineering judgment the site trips were distributed according to the regional distributions listed as follows:

- 70% to/from the west via S. Harding Drive
- 30% to/from the east via S. Harding Drive

Refer to Figure 2 in the attachments for the detailed trip distribution percentages within the study area. The trip distribution was applied to the trip generation to determine the trip assignment for the development at the proposed site driveway along S. Harding Drive. Refer to Figure 3 in the attachments for the site trip assignment.

Turn Lane Analysis

The potential need for exclusive left and right-turn lanes to be constructed as part of the proposed residential development were considered for the proposed site driveway connection to S. Harding Drive based on methodology contained in the NCDOT Driveway Manual. The turn lane warrant analysis was evaluated using the future year weekday AM and PM peak hour traffic volumes along S. Harding Drive at the location of the proposed driveway. Based on a review of the data plotted for the turn lane warrant analysis, the proposed development traffic volumes do not meet the criteria required to warrant construction of an exclusive left or right-turn lanes at the proposed driveway due to the anticipated low volume of turning movements at this driveway. Additionally, the traffic volumes along S. Harding Drive fall considerably below the 4,000 vpd threshold for consideration of exclusive turn lanes set by NCDOT and based on review of the S. Harding Drive corridor, there are no exclusive turn lanes present for any development including similar sized residential developments and retail developments located further west along S. Harding Drive. For these reasons, construction of exclusive turn lanes on S. Harding Drive are not recommended. Refer to the attachments for a copy of the warrant analysis results.

Summary / Recommendations

This turn lane warrant analysis letter presents a summary of the traffic volumes along S. Harding Drive in the vicinity of the proposed residential development in Goldsboro, North Carolina. The proposed development is expected to consist of a maximum of 137 single family homes. The proposed development is expected to be built-out by the year 2027. The purpose of this letter is to determine if the proposed residential development warrants the construction of exclusive turn lanes at the proposed site driveway on S. Harding Drive. Based on the findings of this study, the proposed development is expected to have a negligible impact on the area roadway network and does not meet the warrants for construction of exclusive turn lanes in either direction for the proposed site driveway on S. Harding Drive due to the low trip generation volume of the proposed development and the traffic volumes along S. Harding Drive fall considerably below the 4,000 vpd threshold for consideration of exclusive turn lanes.

Sincerely,

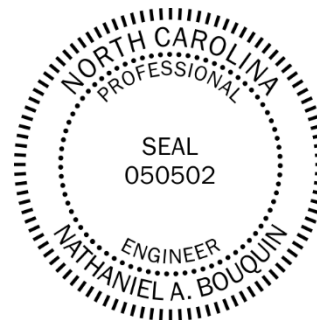
McAdams



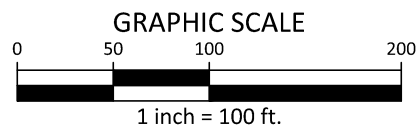
Digitally signed by
Nate Bouquin
Date: 2024.12.19
10:42:34 -05'00'

Nate Bouquin, PE, PTOE | Traffic Engineering Lead
bouquin@mcadamsco.com | 919. 961. 4065

The John R. McAdams Company, Inc.
NC License #C-0293



X:\Projects\STL24001\04-Production\Engineering\Master Plan\Current Drawings\STL24001-OAS1.dwg, 10/25/2024 6:35:18 PM, Sofia FitzWilliam



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PERENNIAL STREAM

HATCH LEGEND

	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 20' STORM DRAINAGE EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	6' PAVED TRAIL
	6' GRAVEL TRAIL

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CLIENT

STARLIGHT HOMES
900 RIDGEFIELD DRIVE, SUITE 335
RALEIGH, NC 27609
PHONE: 919. 422.7663

HARDING DRIVE CONDITIONAL REZONING MASTER PLAN S. HARDING DRIVE GOLDSBORO, NORTH CAROLINA, 27534



REVISIONS

NO. DATE

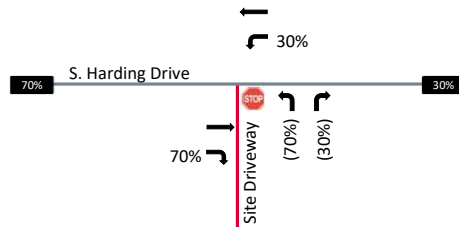
PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-OAS1
CHECKED BY MRF
DRAWN BY SRF
SCALE 1"=100'
DATE 10. 28. 2024

SHEET

OVERALL
SITE PLAN
C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND

-  Unsignalized Full Movement Intersection
- XX% Entering Trip Distribution
- (YY%) Exiting Trip Distribution
-  Regional Trip Distribution

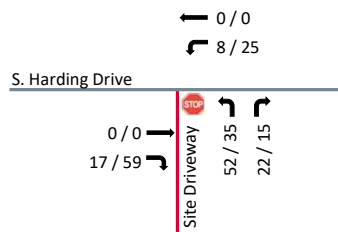


Harding Drive Residential
Goldsboro, NC

Site Trip Distribution

Scale: Not to Scale

Figure 2



LEGEND

-  Unsignalized Full Movement Intersection
- XX / YY AM / PM Site Trips



Harding Drive Residential
Goldsboro, NC

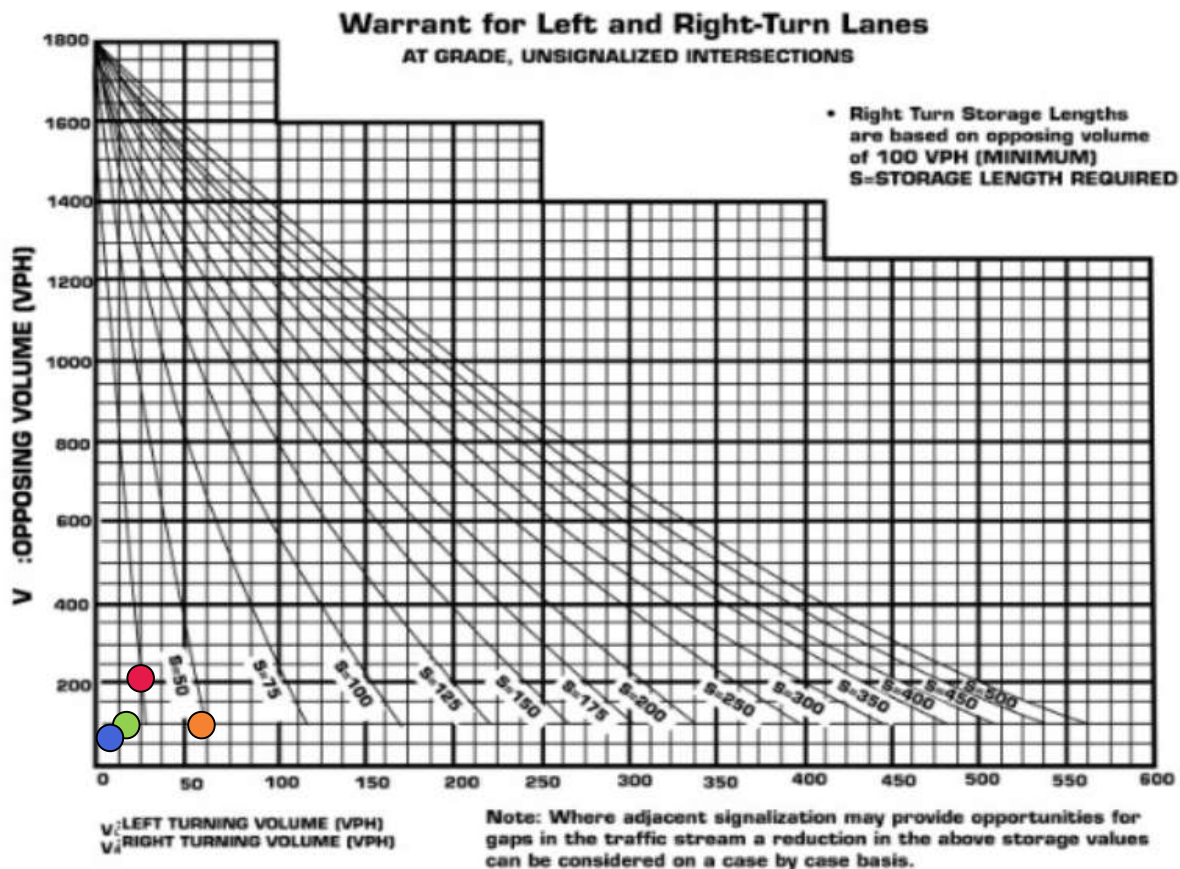
Site Trip Assignment

Scale: Not to Scale

Figure 3



S. Harding Drive + Site Driveway



Peak Hour	Lane	Turn Lane	Turning Volume	Approach / Opposing Volume	Symbol	Length Warranted
Weekday AM	EBR	Right	17	100		N/A
Weekday PM	EBR	Right	59	100		N/A
Weekday AM	WBL	Left	8	68		N/A
Weekday PM	WBL	Left	25	216		N/A
						
						
						
						

Harding Drive Residential
Goldsboro, NC



Route	S. Harding Drive	
Location ID	0960000537	
Location	North of Park Drive	
Year	AADT	+/- %
2014	3800	
2016	4000	2.60%
2022	3100	-4.16%
Average		-0.78%
Total		-2.51%

Route	S. Harding Drive	
Location ID	0960000560	
Location	West of W. New Hope Road	
Year	AADT	+/- %
2014	2500	
2016	2700	3.92%
2022	2200	-3.36%
Average		0.28%
Total		-1.59%

Route	Cuyler Best Road	
Location ID	0960000570	
Location	West of New Hope Road	
Year	AADT	+/- %
2012	8500	
2014	9300	4.60%
2016	9800	2.65%
2018	8900	-4.70%
2022	8500	-1.14%
Average		0.35%
Total		0.00%

Route	Cuyler Best Road	
Location ID	0960000554	
Location	North of US 70	
Year	AADT	+/- %
2012	8800	
2014	10000	6.60%
2016	12000	9.54%
2018	9800	-9.63%
2022	9400	-1.04%
Average		1.37%
Total		0.66%

Route	W. New Hope Road	
Location ID	0960000528	
Location	West of US 13	
Year	AADT	+/- %
2016	8600	
2018	8000	-3.55%
2022	7600	-1.27%
Average		-2.41%
Total		-2.04%

Type of report: Tube Count - Volume Data

LOCATION: South Harding Drive										QC JOB #: 16849101	
SPECIFIC LOCATION:										DIRECTION: EB	
CITY/STATE: Goldsboro, NC										DATE: Dec 4 2024 - Dec 4 2024	
Start Time	Mon	Tue	Wed 4 Dec 24	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile	
12:00 AM			2			2			2		
01:00 AM			4			4			4		
02:00 AM			3			3			3		
03:00 AM			1			1			1		
04:00 AM			2			2			2		
05:00 AM			12			12			12		
06:00 AM			24			24			24		
07:00 AM			46			46			46		
08:00 AM			50			50			50		
09:00 AM			51			51			51		
10:00 AM			67			67			67		
11:00 AM			57			57			57		
12:00 PM			78			78			78		
01:00 PM			93			93			93		
02:00 PM			107			107			107		
03:00 PM			112			112			112		
04:00 PM			155			155			155		
05:00 PM			135			135			135		
06:00 PM			93			93			93		
07:00 PM			49			49			49		
08:00 PM			40			40			40		
09:00 PM			22			22			22		
10:00 PM			25			25			25		
11:00 PM			13			13			13		
Day Total	1241					1241			1241		
% Weekday Average	100%										
% Week Average	100%					100%					
AM Peak Volume	10:00 AM 67					10:00 AM 67			10:00 AM 67		
PM Peak Volume	4:00 PM 155					4:00 PM 155			4:00 PM 155		
Comments:											

Report generated on 12/9/2024 9:49 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

LOCATION: South Harding Drive										QC JOB #: 16849101	
SPECIFIC LOCATION:										DIRECTION: WB	
CITY/STATE: Goldsboro, NC										DATE: Dec 4 2024 - Dec 4 2024	
Start Time	Mon	Tue	Wed 4 Dec 24	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile	
12:00 AM			1			1			1		
01:00 AM			2			2			2		
02:00 AM			2			2			2		
03:00 AM			0			0			0		
04:00 AM			1			1			1		
05:00 AM			7			7			7		
06:00 AM			25			25			25		
07:00 AM			42			42			42		
08:00 AM			69			69			69		
09:00 AM			42			42			42		
10:00 AM			44			44			44		
11:00 AM			46			46			46		
12:00 PM			50			50			50		
01:00 PM			51			51			51		
02:00 PM			78			78			78		
03:00 PM			71			71			71		
04:00 PM			67			67			67		
05:00 PM			84			84			84		
06:00 PM			50			50			50		
07:00 PM			31			31			31		
08:00 PM			21			21			21		
09:00 PM			10			10			10		
10:00 PM			20			20			20		
11:00 PM			13			13			13		
Day Total			827			827			827		
% Weekday Average			100%								
% Week Average			100%			100%					
AM Peak Volume			8:00 AM 69			8:00 AM 69			8:00 AM 69		
PM Peak Volume			5:00 PM 84			5:00 PM 84			5:00 PM 84		
Comments:											

Report generated on 12/9/2024 9:49 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

HERITAGE DOWNS

S HARDING DR
GOLDSBORO, NC 27534

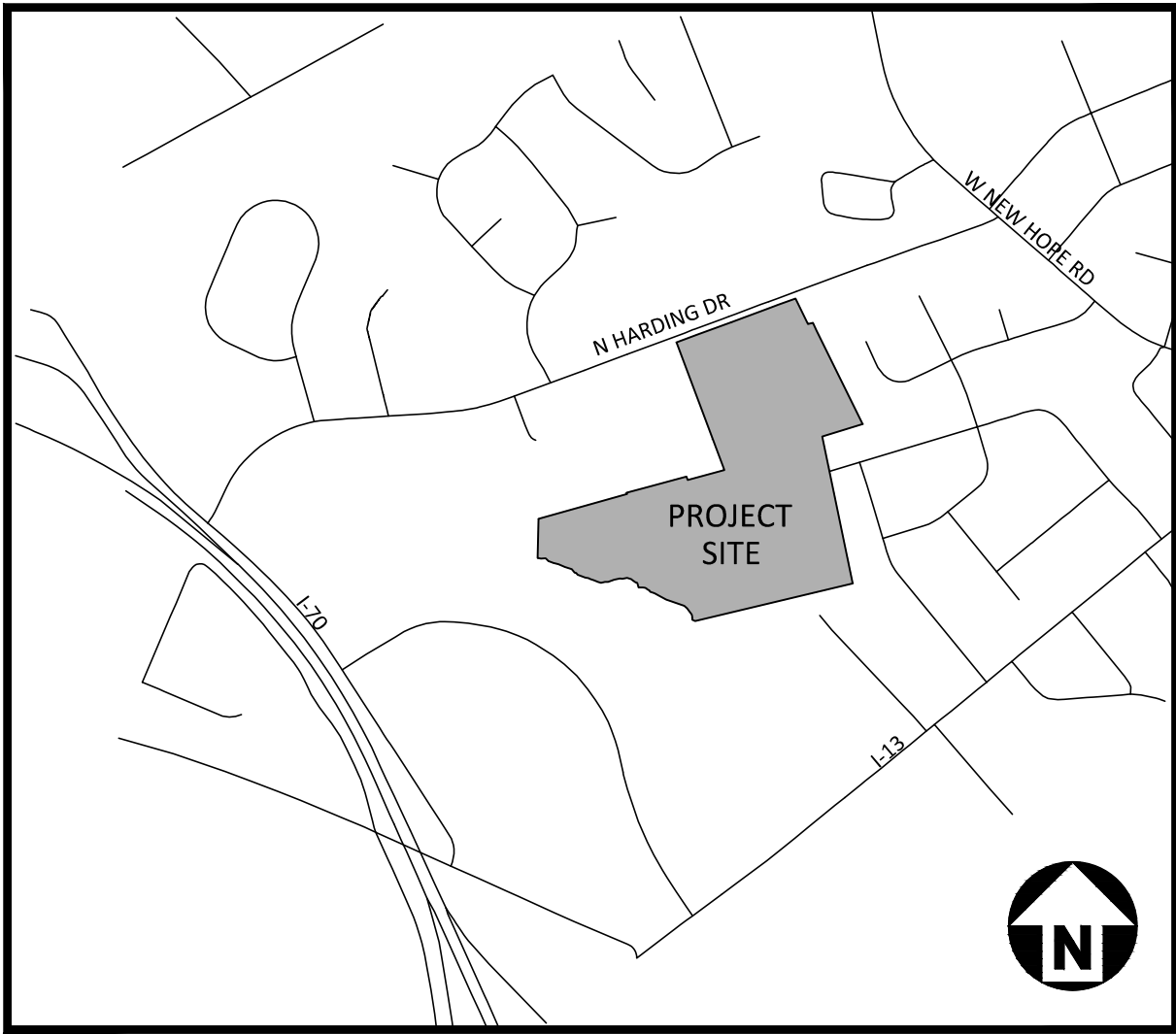
CONDITIONAL REZONING MASTER PLAN

PROJECT NUMBER: STL-24001

DATE: APRIL 25, 2025

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C2.03	SITE PLAN AREA "C"
C2.04	SITE PLAN AREA "D"
C2.05	SITE PLAN AREA "E"
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.00A	SCM PRELIMINARY SIZING PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN AREA "A"
C3.02	GRADING AND STORM DRAINAGE PLAN AREA "B"
C3.03	GRADING AND STORM DRAINAGE PLAN AREA "C"
C3.04	GRADING AND STORM DRAINAGE PLAN AREA "D"
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C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
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C4.05	UTILITY PLAN AREA "E"
C7.01	TYPICAL SECTIONS AND PAVEMENT NOTES
C8.00-1	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03-4	WATER DETAILS
C8.05-6	SANITARY SEWER DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN AREA "A"
L5.02	LANDSCAPE PLAN AREA "B"
L5.03	LANDSCAPE PLAN AREA "C"
L5.04	LANDSCAPE PLAN AREA "D"
L5.05	LANDSCAPE PLAN AREA "E"
L5.06	LANDSCAPE NOTES AND DETAILS
C9.00	LIGHTING PLAN



VICINITY MAP
N.T.S.

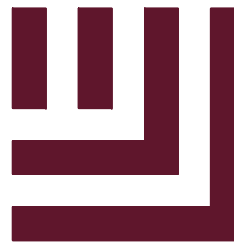
SITE DATA		
OWNER INFORMATION	STARLIGHT HOMES	900 RIDGEFIELD DR RALEIGH, NC 27609 919-422-7663
PIN	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (PORTION OF)	
SITE AREA	GROSS AREA:	43.24 AC
	R/W DEDICATION:	7.36 AC
	NET AREA:	35.88 AC
EXISTING ZONING	R-12, R-9	
PROPOSED ZONING	R6-CZ CONDITIONAL ZONING	
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE	
FEMA DATA	FIRM PANELS #3720351900K DATED 06/20/2018	
EXISTING USE	VACANT	
PROPOSED USE	RESIDENTIAL	
DENSITY	143 UNITS / 38.88 AC = 3.67 DU/AC	
SETBACKS (SFD 29')	REQUIRED R6	MIN. LOT SIZE: 6,000 S.F.
		MIN. LOT WIDTH: 60'
		MIN. FRONT SETBACK: 25'
		MIN. SIDE SETBACK: 8'
		MIN. SIDE CORNER SET BACK: 16'
		REAR SETBACK: 25'
SETBACKS (SFD 29')	PROPOSED R6	MIN. LOT SIZE: 3,900 SF
		MIN. LOT WIDTH: 39'
		MIN. FRONT SETBACK: 20'
		MIN. SIDE SETBACK: 5'
		MIN. SIDE CORNER SETBACK: 16'
		MIN. REAR SETBACK: 20'
LOT SIZE	DEPTH	MAX= 120' MIN= 100'
		AVG= 110'
		MAX= 60' MIN= 39'
	WIDTH	AVG= 41'
		MAX= 7900 SQFT MIN= 3900 SQFT
		AVG= 4770 SQFT
TOTAL OPEN SPACE	REQUIRED	7.74 AC (OPEN SPACE CALCULATIONS ACCOUNT FOR 20% DEVELOPED AREA NOT INCLUDING RIGHT OF WAY)
	PROPOSED	10.73 AC - PASSIVE
		0.78 AC - ACTIVE
IMPERVIOUS AREA	EXISTING	11.51 AC - TOTAL
		0 AC
		0.056 AC/LOT x 143 LOTS
	MAX. LOT IMP.	8.01AC
		7.36 AC - ROW
		8.01 AC - LOTS
	PROPOSED	15.37 AC - TOTAL

PARKING DATA		
SFD (29')	MOTOR VEHICLE	REQUIRED: 2/UNIT x 143 UNITS = 286 SPACES
		PROPOSED: 286 SPACES
		8 PARALLEL SPACES
		7 MAIL PARKING SPACES
		289 SPACES

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 THE EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, AS SHOWN N THE SITE PLAN WILL BE MAINTAINED IN ACCORDANCE WITH THIS PLAN

OWNER(S) SIGNATURE: _____

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
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CLIENT

STARLIGHT HOMES
4025 LAKE BOONE TRAIL, SUITE 200
RALEIGH, NC 27607
BOB MISHLER
PHONE: 919. 422. 7663.



PROJECT DIRECTORY

DEVELOPER
BOB MISCHER
STARLIGHT HOMES
900 RIDGEFIELD DRIVE,
SUITE 335
RALEIGH, NC 27609
PHONE: (919)422-7663
PIN: 3519881157
3519883223
3519885239
3519887367
3519873233



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

CONDITIONAL REZONING MASTER PLAN FOR:

HERITAGE DOWNS
S HARDING DR
GOLDSBORO, NC 27534
PROJECT NUMBER: STL-24001

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF GOLDSBORO, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEE EROSION CONTROL PLAN FOR SEQUENCING.
- GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
- ALL PUBLIC STREETS & LANES MUST BE INSTALLED TO THE MINIMUM CITY OF GOLDSBORO STANDARDS SET FORTH IN THE STREET/SUBDIVISION DESIGN MANUAL OR THE CONDITIONS NOTED ON THE PLANS, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS, SPECIFICATIONS AND DETAILS.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATIONS AND DEPTHS TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- PRIOR TO STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT CITY OF GOLDSBORO ENGINEERING DEPARTMENT (919-580-4317) FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY. CONTACT MCADAMS COMPANY PROJECT ENGINEERS (919-361-5000) AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE), PRIOR TO PLACING CURB AND GUTTER AND CITY OF GOLDSBORO FOR SIDEWALKS AND RAMPS.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY.
- DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
- THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- NO SUBSTITUTION FOR SPECIFIED MATERIALS SHALL TAKE PLACE WITHOUT WRITTEN APPROVAL FROM THE OWNER. SAID APPROVAL MUST BE ACQUIRED PRIOR TO INSTALLATION. ANY COSTS FOR TESTING OR ENGINEERING SERVICES REQUIRED TO PROVE PROPOSED SUBSTITUTIONS ARE ACCEPTABLE SHALL BE PAID BY THE CONTRACTOR.
- ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- STREET LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT ORDINANCE – LIGHTING PLANS SHALL BE BY OTHERS.
- NONE OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
- CURB & GUTTER DETAILS ARE SPECIFIC TO CITY OF GOLDSBORO UDO AND MSSD STANDARDS.
- PAVEMENT DESIGN IS SHOWN AS A MINIMUM AND FINAL DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.
- DUKE ENERGY ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY WORK WITHIN THE DUKE EASEMENT AND TO CONTACT DUKE ENERGY BEFORE ANY WORK WITHIN THEIR EASEMENT
- PIEDMONT NATURAL GAS ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY WORK WITHIN THE NATURAL GAS EASEMENT, CONTACT 800-632-4949 BEFORE STARTING ANY WORK WITHIN THEIR EASEMENT

SITE NOTES

- OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL HOUSING DESIGN INFORMATION SHALL BE SUBMITTED TO THE CITY OF GOLDSBORO IN CONJUNCTION WITH BUILDING PERMIT PROCESS.
- SITE PLANS WILL BE SUBMITTED TO THE CITY OF GOLDSBORO FOR THE REMAINING FUTURE DEVELOPMENT AREAS WITHIN THE REMAINING PHASES.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
- ALL PUBLIC SIDEWALKS/CROSSWALKS ACROSS ALLEY ENTRANCES SHALL BE FLUSH, CONCRETE PAVEMENT (SEE DETAIL).
- CURB RADII ARE DIMENSIONED TO THE BACK OF CURB
- ALL DIRECTIONAL ARROWS, PEDESTRIAN CROSSINGS, AND STOP BARS ON THE DEVELOPMENT SHALL BE THERMOPLASTIC.

PAVEMENT MARKINGS & SIGNAGE NOTES:

- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO CITY OF GOLDSBORO STANDARD AND SPECIFICATIONS, LATEST REVISIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH MUTCD, LATEST REVISION.

STORM DRAINAGE NOTES

- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF GOLDSBORO STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- CONTRACTOR SHALL GRADE & INSTALL PREFORMED SCOUR HOLES, LEVEL SPREADERS AND VELOCITY DISSIPATERS PER DETAILS.
- CONTRACTOR SHALL DETERMINE SPILL CURB LOCATIONS PRIOR TO PLACEMENT TO PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. NO BIRD-BATHS SHALL BE ALLOWED WITHIN CURB AND GUTTER OR ASPHALT AREAS.

GRADING AND DRAINAGE NOTES

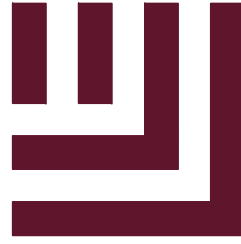
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GOLDSBORO STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF GOLDSBORO, A REPRESENTATIVE OF THE OWNER, THE GRADING COMPANY, THE EROSION CONTROL INSTALLER, UTILITY CONTRACTOR, AND A REPRESENTATIVE FOR THE ENGINEER OF RECORD.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- GRADING CONTRACTOR SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT POSITIVE DRAINAGE FROM THE HOUSE FOUNDATION IS PROVIDED AND WATER FROM A HIGHER ELEVATION ON ADJOINING LOTS IS DIVERTED THROUGH THE USE OF SWALES ALONG LOT LINES. THE GRADING CONTRACTOR SHALL ALSO ENSURE THAT PONDING ON INDIVIDUAL LOTS WILL NOT BE CREATED.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
- ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF GOLDSBORO.
- ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
- STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE PIPE FLARED END SECTION UNLESS OTHERWISE SPECIFIED ON PLANS
- EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE PER CITY OF GOLDSBORO STANDARD SPECIFICATIONS
- ENERGY DISSIPATER SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND.
- STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARD SPECIFICATIONS AND DETAILS. PLEASE CONTACT THE CITY OF GOLDSBORO DEVELOPMENT SERVICES ENGINEER PRIOR TO THE INSTALLATION OF ALL STORM DRAIN PIPE. STORMWATER CALCULATIONS ARE BASED ON A MAXIMUM 3,500 SF OF IMPERVIOUS AREA PER LOT.
- ALL STORM DRAINAGE PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS NOTES OTHERWISE.
- DISCHARGE BASED ON 10-YR STORM EVENT UNLESS NOTED OTHERWISE.
- CB=CATCH BASIN: FES=FLARED END SECTION: JB=JUNCTION BOX; YI=YARD INLET; (TOK)#5.03; DI=DROP INLET (TOK #5.04)
- RIM ELEVATION GIVEN FOR CB IS TOP OF CURB, YI OPENING INVERT FOR SLAB TOP, DI IS TOP OF GRATE FOR GRATED INLET, JB IS TOP OF RIM.
- 'CITY OF GOLDSBORO DRAINAGE EASEMENT'=PUBLIC EASEMENT
- ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, & HOODS SHALL BE STAMPED W/ "DRAINS TO RIVER" IN ACCORDANCE WITH CITY OF GOLDSBORO STANDARDS.
- THE USE OF WAFFLE BOXES IS NOT PERMITTED WITHIN PUBLIC RIGHT OF WAY AND PUBLIC DRAINAGE EASEMENTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING STEPS IN THE STORM DRAINAGE BLOSSES GREATER THAN OR EQUAL TO 3'-6" DEPTH. THE STEPS SHALL BE INSTALLED ON 12 INCH CENTERS AND SECURED PER CITY OF GOLDSBORO SPECIFICATIONS.

STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF GOLDSBORO DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6' MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT (NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE).
- INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

- ALL WATER SERVICE LINES WHERE 1 TO 2 UNITS CONNECT SHALL BE 1" HDPE SDR9 LINE. ALL WATER SERVICE LINES WHERE 3 OR MORE UNITS CONNECT SHALL BE 2" HDPE SDR9 LINE.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF GOLDSBORO STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'x3'L CITY OF GOLDSBORO WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
3--A. ALL HYDRANTS ARE TO BE AMERICAN DARLING FIRE HYDRANTS
- ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
- IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF GOLDSBORO.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.



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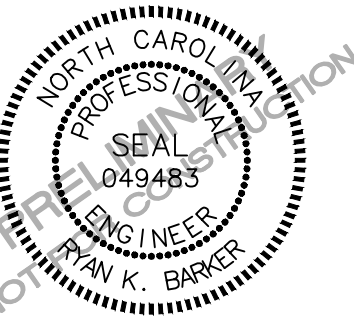
STARLIGHT HOMES
4025 LAKE BOONE TRAIL, SUITE 200
RALEIGH, NC 27607
BOB MISHLER
PHONE: 919. 422. 7663.



ASHTON WOODS



HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-N1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	N/A
DATE	04. 25. 2025

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PROJECT NOTES

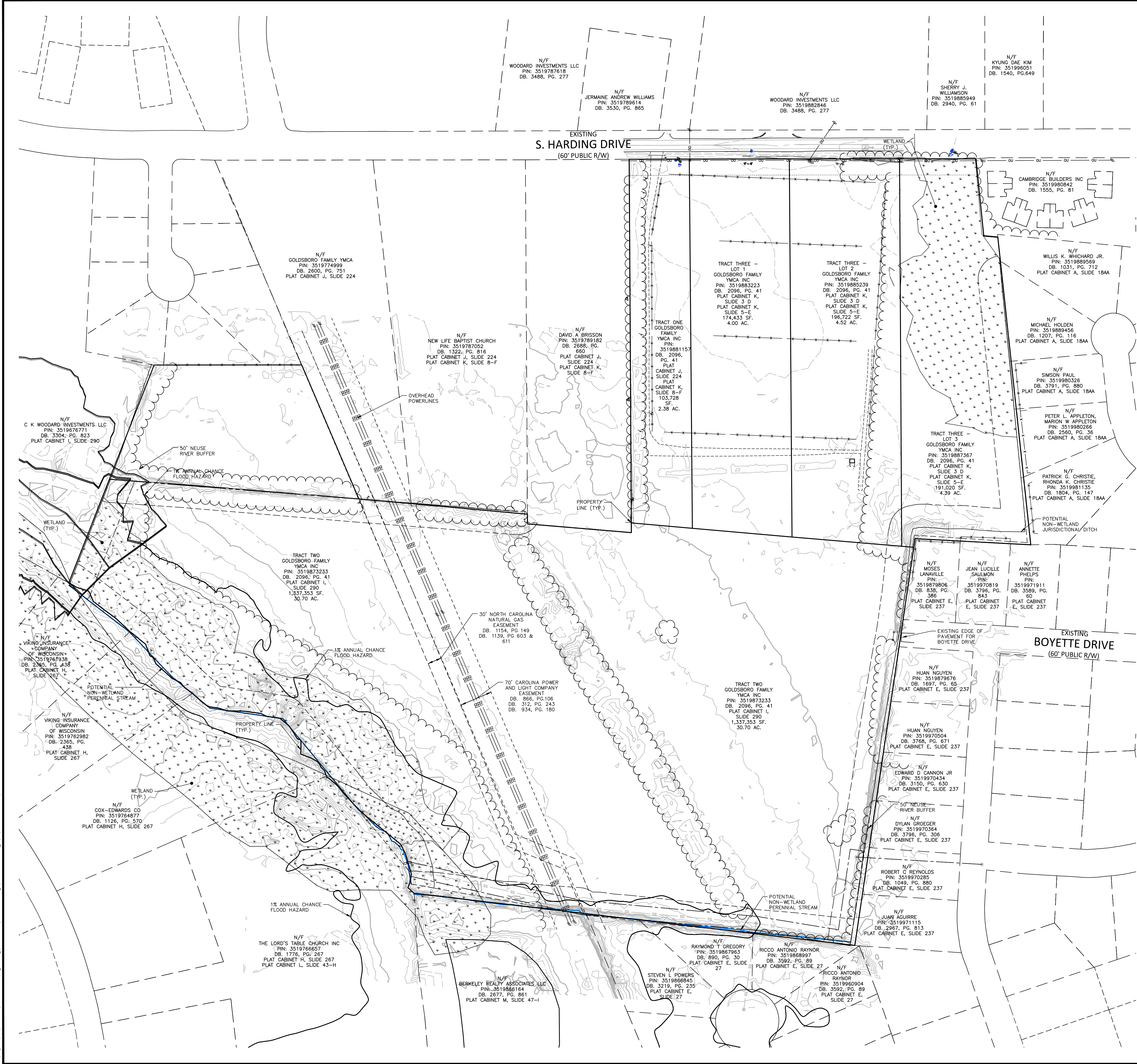
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Know what's below.
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CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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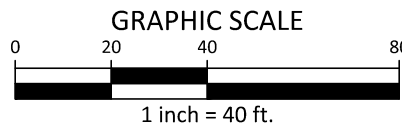


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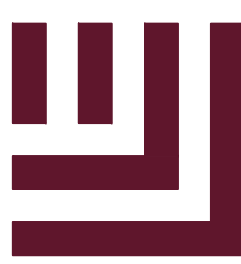
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X-X FENCE LINE
- Tree Line
- GUARDRAIL
- PERENNIAL STREAM

SITE DATA

PIN	3519881157, 3519883223, 3519885239, 3519887367, 3519873233
SITE AREA	45.98 AC
ZONING	R-9 & R-12
DEVELOPMENT TIER	SUBURBAN
RIVER BASIN	
USE	VACANT
IMPERVIOUS AREA	NONE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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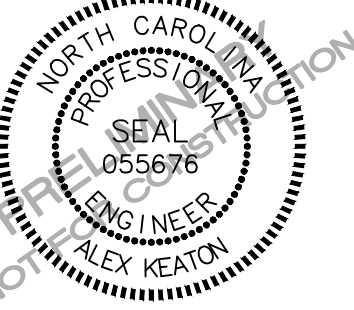
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4025 LAKE BOONE TRAIL, SUITE 200
RALEIGH, NC 27607
BOB MISHLER
PHONE: 919. 422. 7663.



STARLIGHT
HOMES

HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

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PLAN INFORMATION

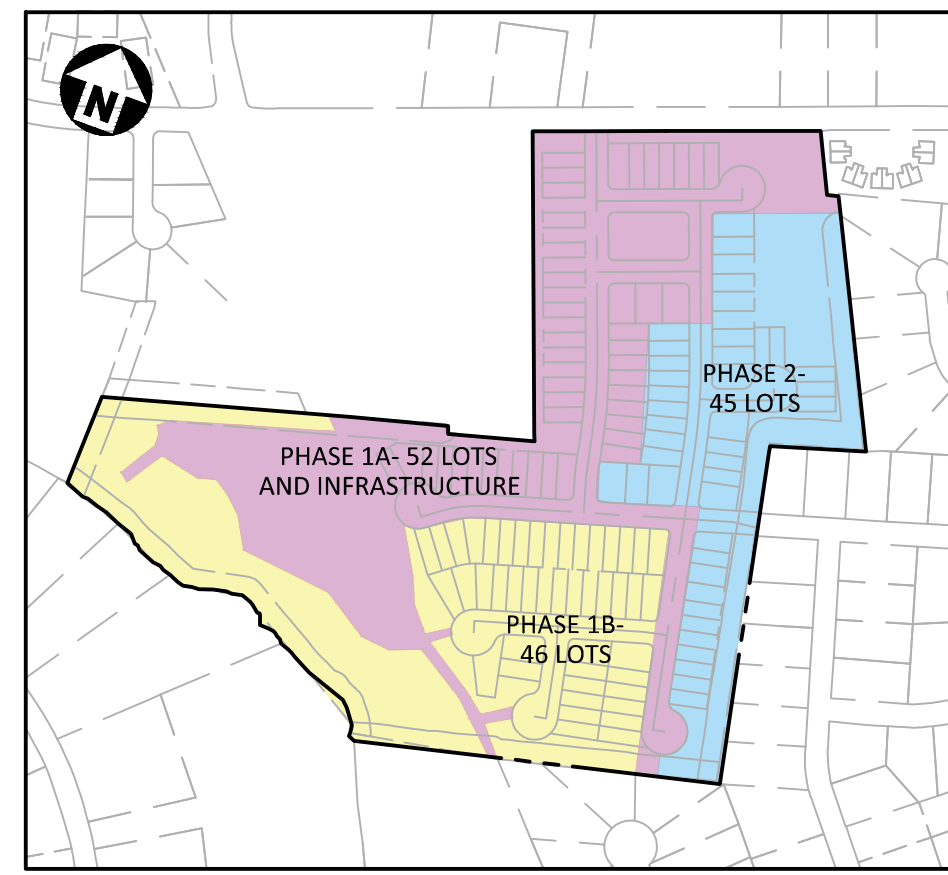
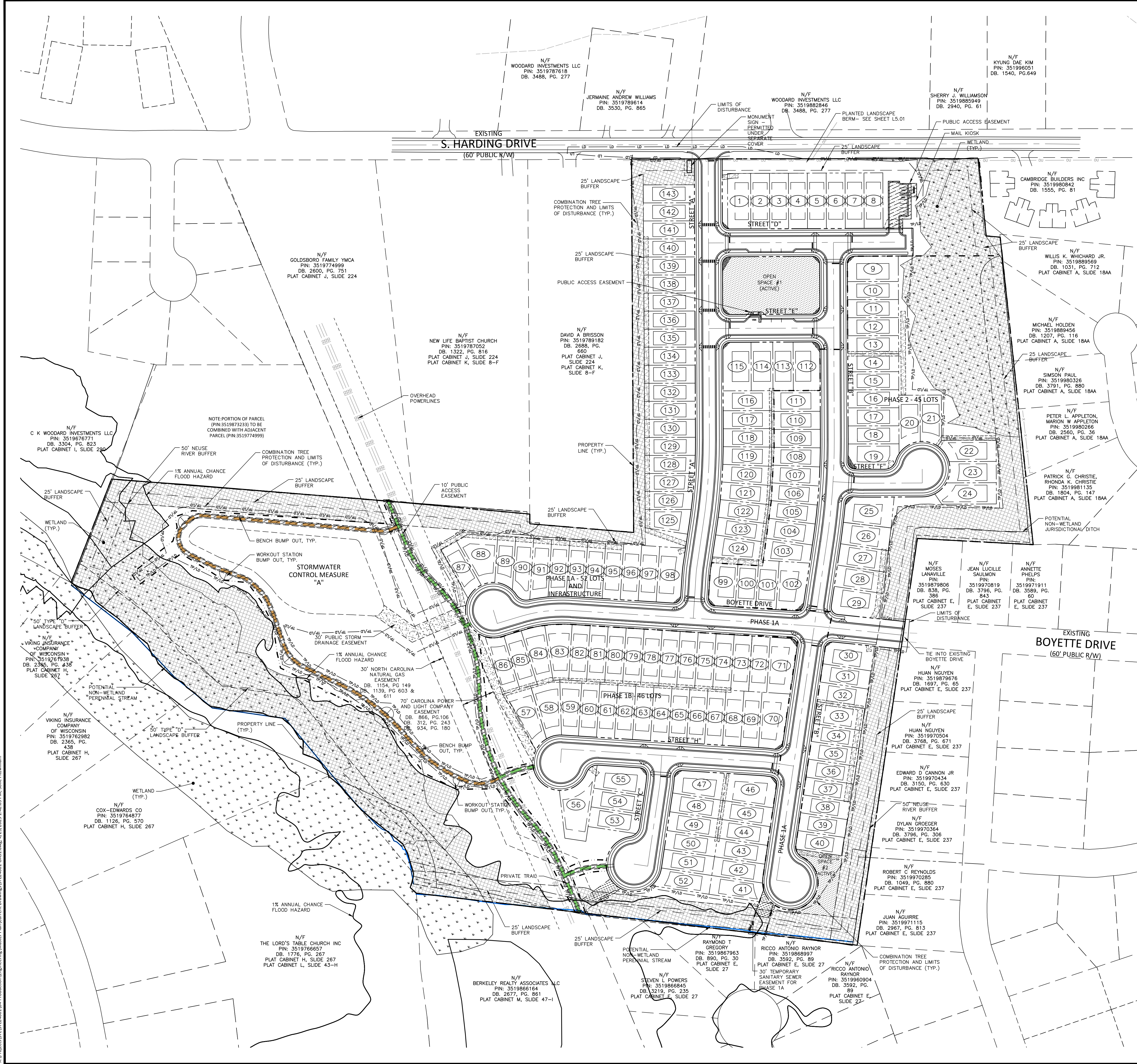
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FILENAME	STL24001-XC1
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DATE	04. 25. 2025

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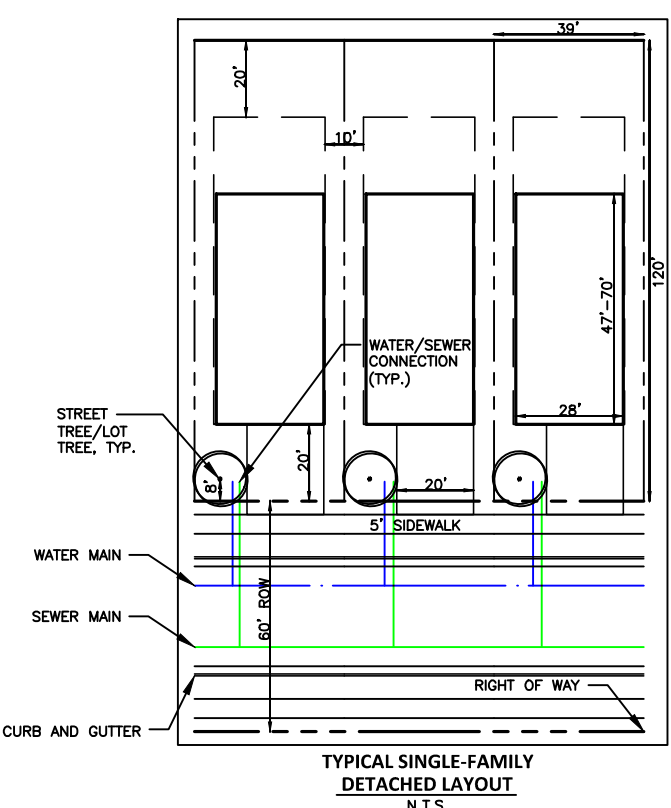


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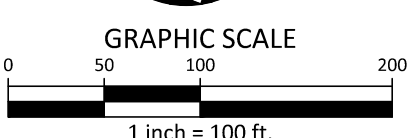
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|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | PERENNIAL STREAM |
| | 6' PAVED TRAIL |
| | 6' DECOMPOSED GRANITE TRAIL |

HATCH LEGEND

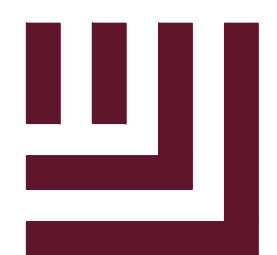
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|--|---|
| | OPEN SPACE (ACTIVE) |
| | OPEN SPACE (PASSIVE) |
| | EXISTING WETLANDS |
| | PRIVATE 10' STORM DRAINAGE EASEMENT |
| | PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT |
| | PUBLIC ACCESS EASEMENT |
| | PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT |
| | TEMPORARY SANITARY SEWER EASEMENT |
| | 30' CoG PUBLIC SANITARY SEWER EASEMENT |



- NOTES:
1. EACH LOT SHALL HAVE ONE LARGE TREE OR TWO SMALL TREES.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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BOB MISHLER
PHONE: 919. 422. 7663.



HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27554



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-OAS1
CHECKED BY RKB
DRAWN BY SRF
SCALE 1" = 100'
DATE 04.25.2025

SHEET

OVERALL SITE PLAN

C2.00



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22. 7003
AAA

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REVISIONS

NO.	DATE
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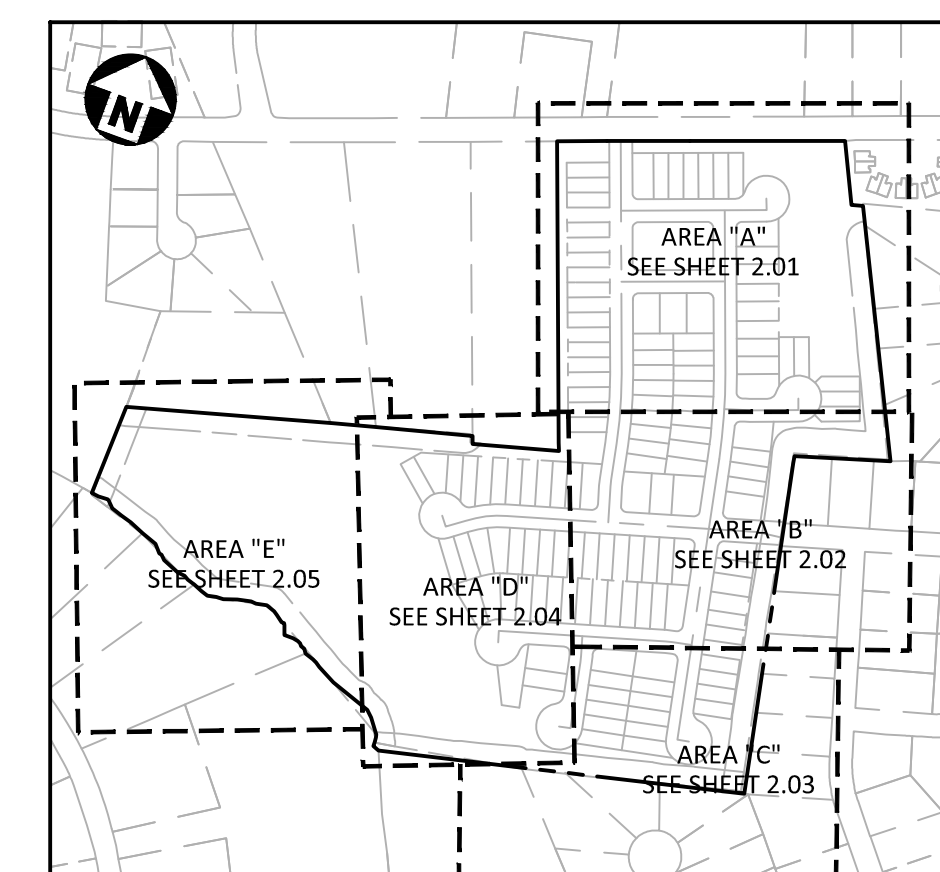
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CHECKED BY	XXX
DRAWN BY	XXX
SCALE	1" = 40'
DATE	04. 25. 2025

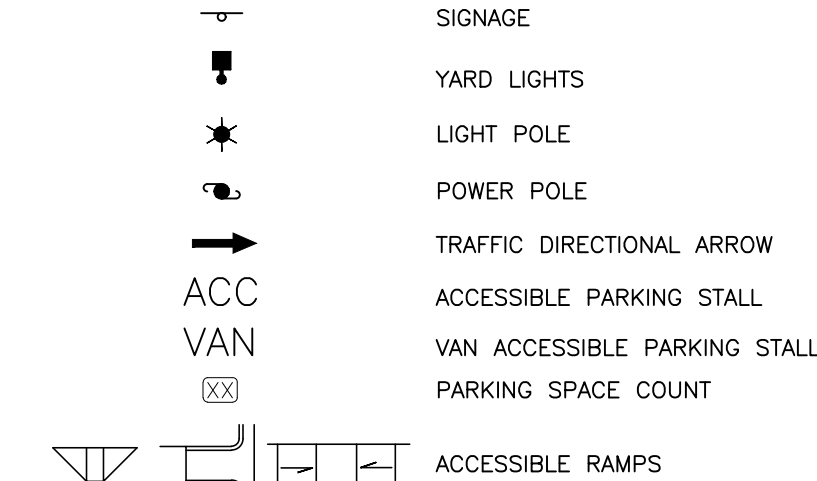
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SITE PLAN AREA A

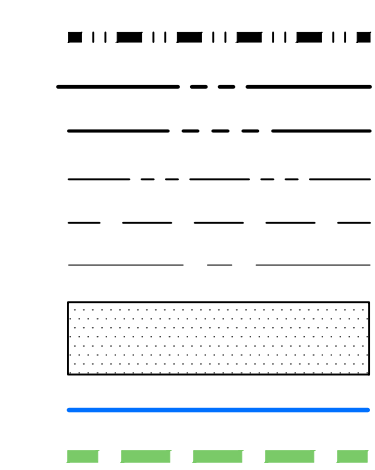
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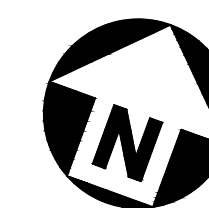
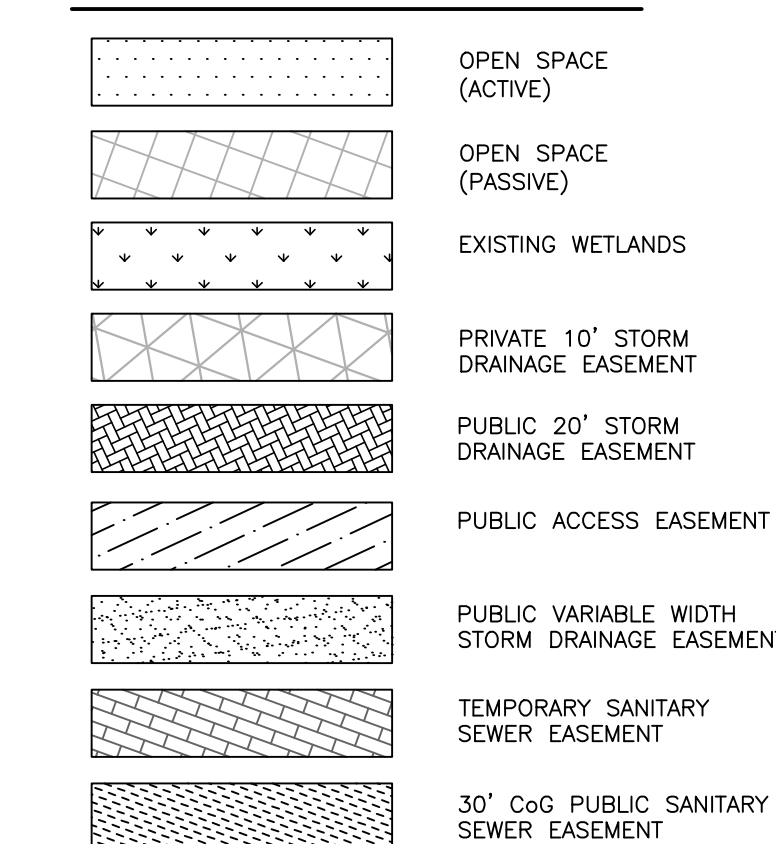
SITE LEGEND



● ● ● ● ● ● ● ● ● ●



HATCH LEGEND



GRAPHIC SCALE

A horizontal number line is shown with tick marks at intervals of 20, labeled 0, 20, 40, 60, 80, and 100. The region between the tick marks for 20 and 40 is shaded in black.

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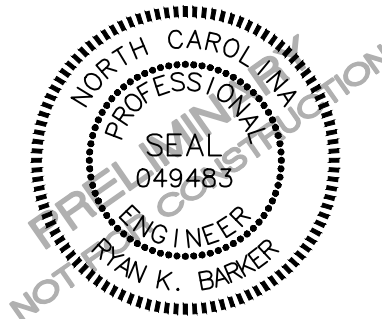
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GOLDSBORO, NC 27534**



REVISIONS

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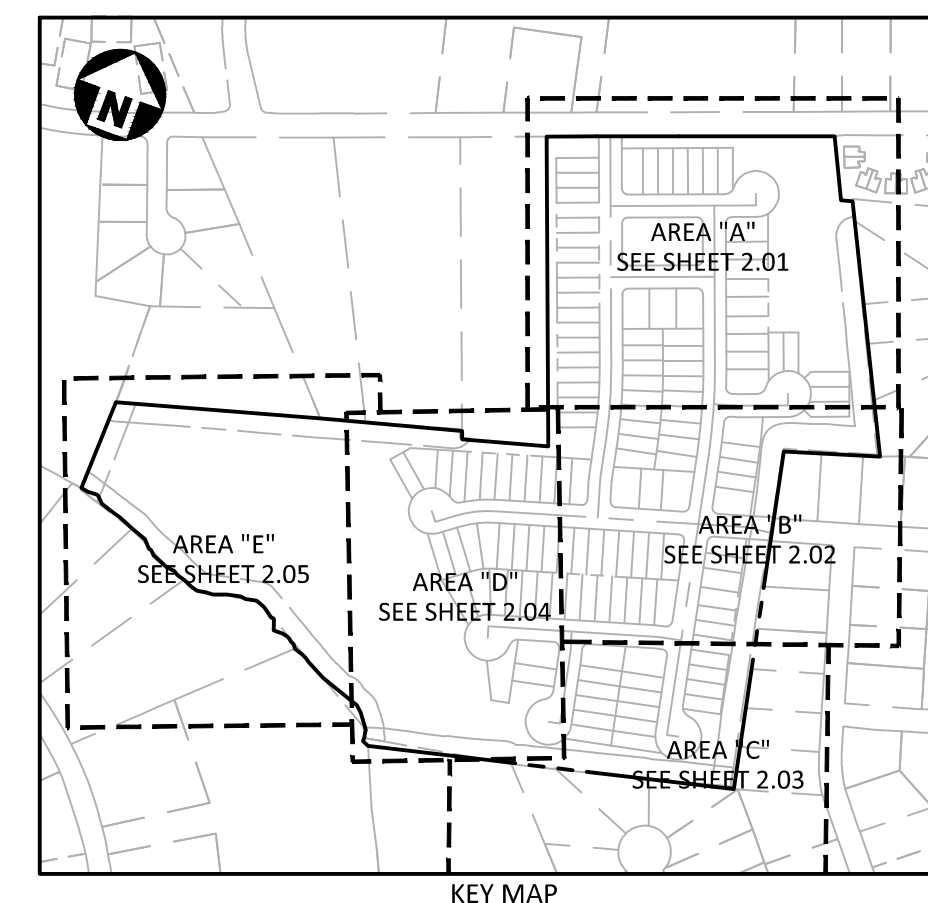
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-S1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

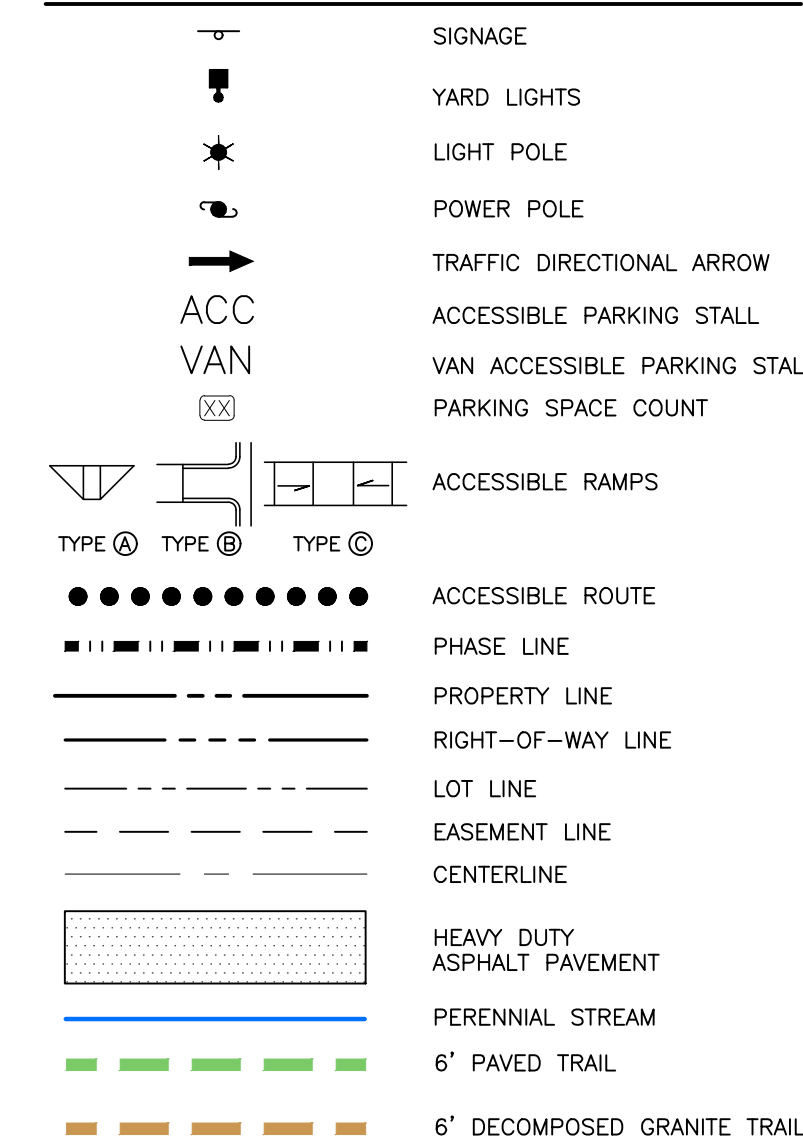
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SITE PLAN AREA C

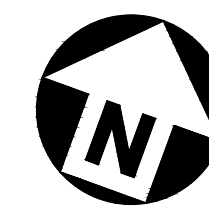
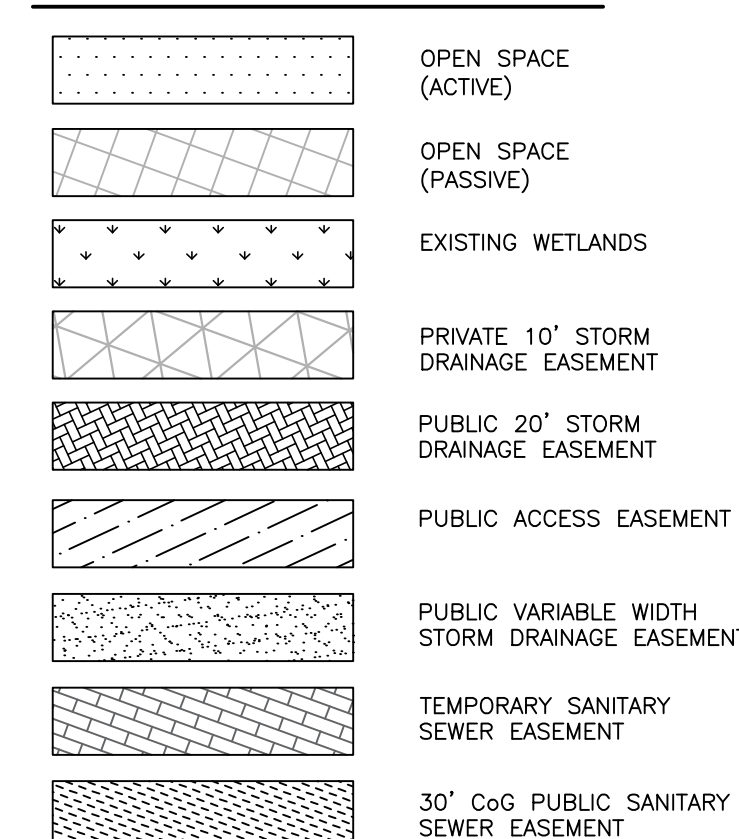
C2.03



SITE LEGEND



HATCH LEGEND



GRAPHIC SCALE

A horizontal number line is shown with tick marks at intervals of 20, labeled 0, 20, 40, 60, 80, and 100. The region between the tick marks for 20 and 40 is shaded in black.

1 inch = 40 ft

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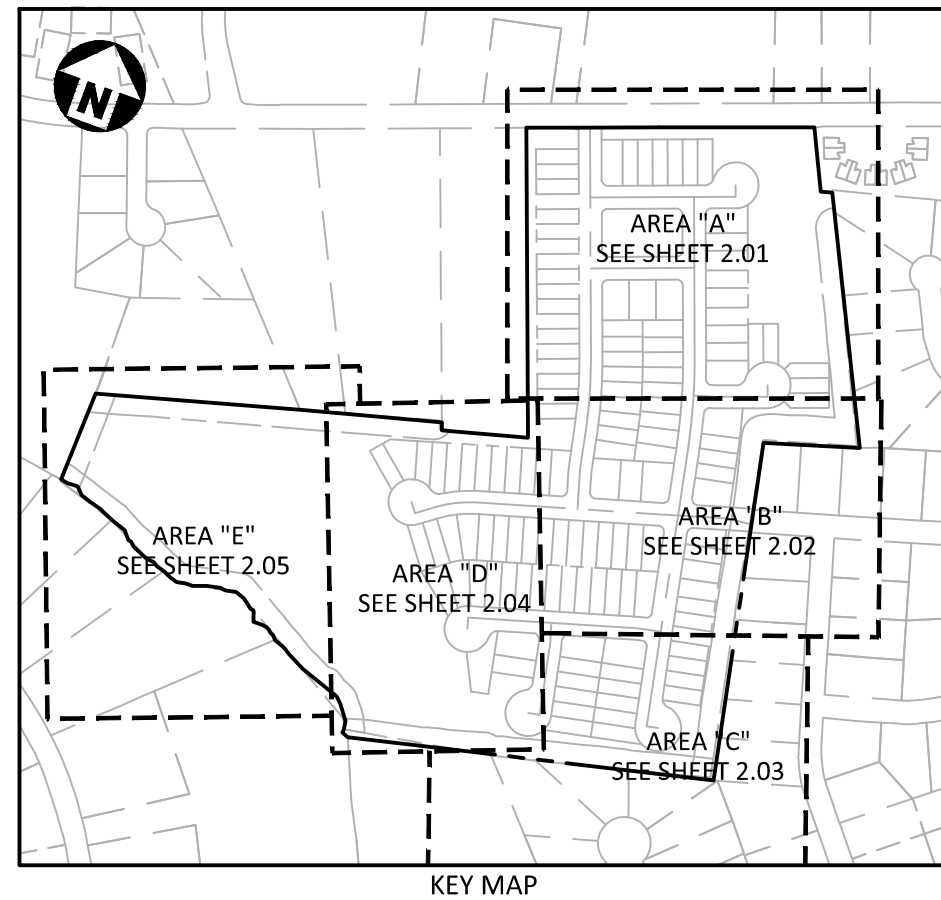
PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-S1
CHECKED BY RKB
DRAWN BY SRF
SCALE 1" = 40'
DATE 04.25.2025

SHEET

SITE PLAN AREA D

C2.04

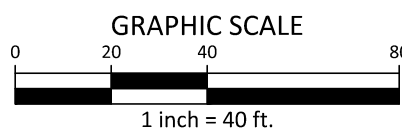
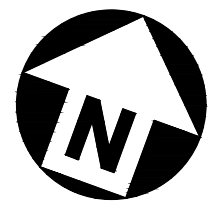


SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PERENNIAL STREAM
	6' PAVED TRAIL
	6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 10' STORM DRAINAGE EASEMENT
	PUBLIC 20' STORM DRAINAGE EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	TEMPORARY SANITARY SEWER EASEMENT
	30' CoG PUBLIC SANITARY SEWER EASEMENT



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SEE SHEET C2.02

SEE SHEET C4.02
SEE SHEET C4.03

SEE SHEET C2.03

SEE SHEET C2.05

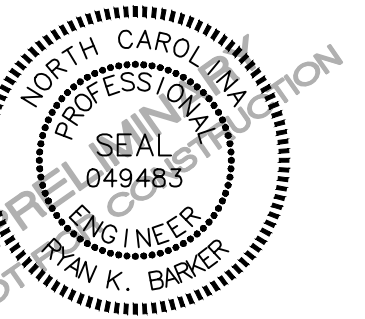
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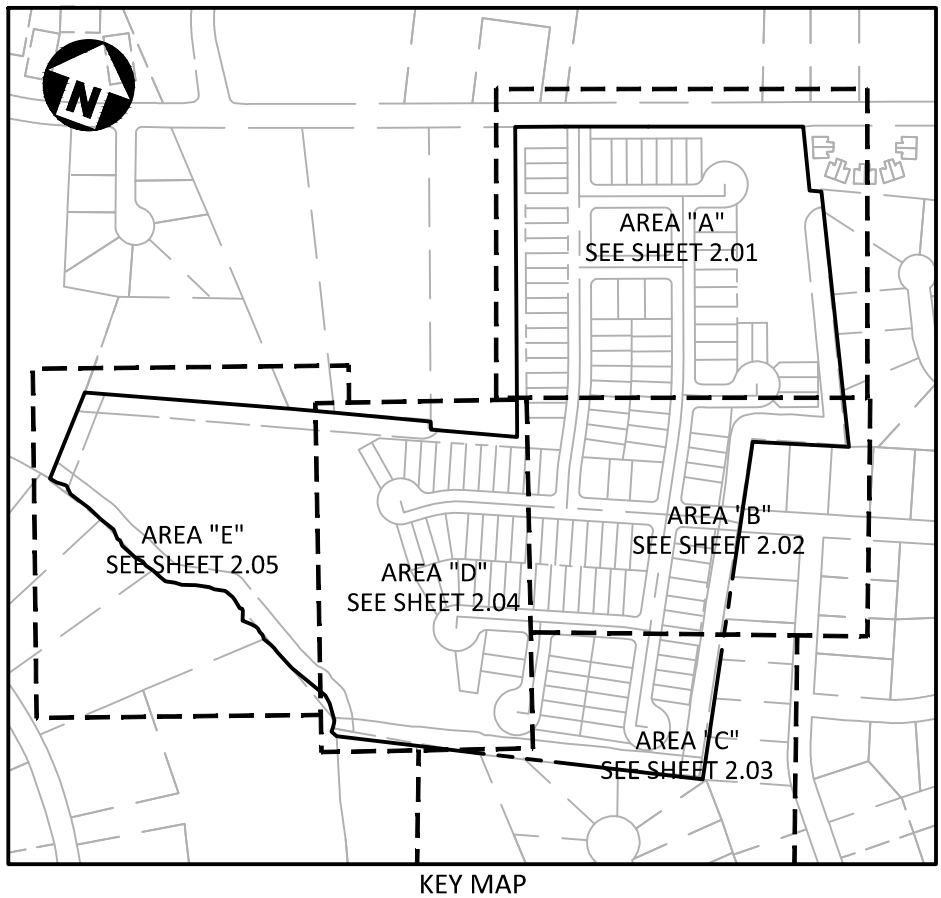
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-S1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

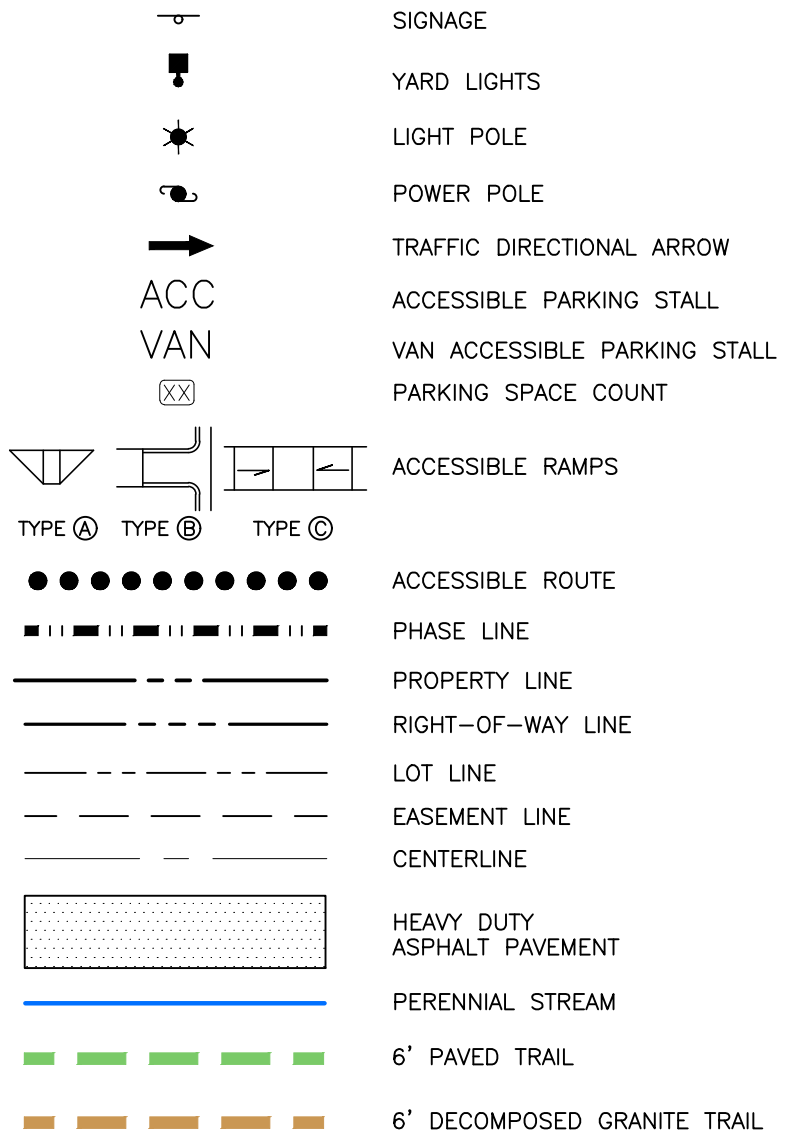
SHEET

SITE PLAN AREA E

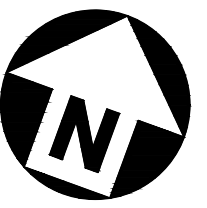
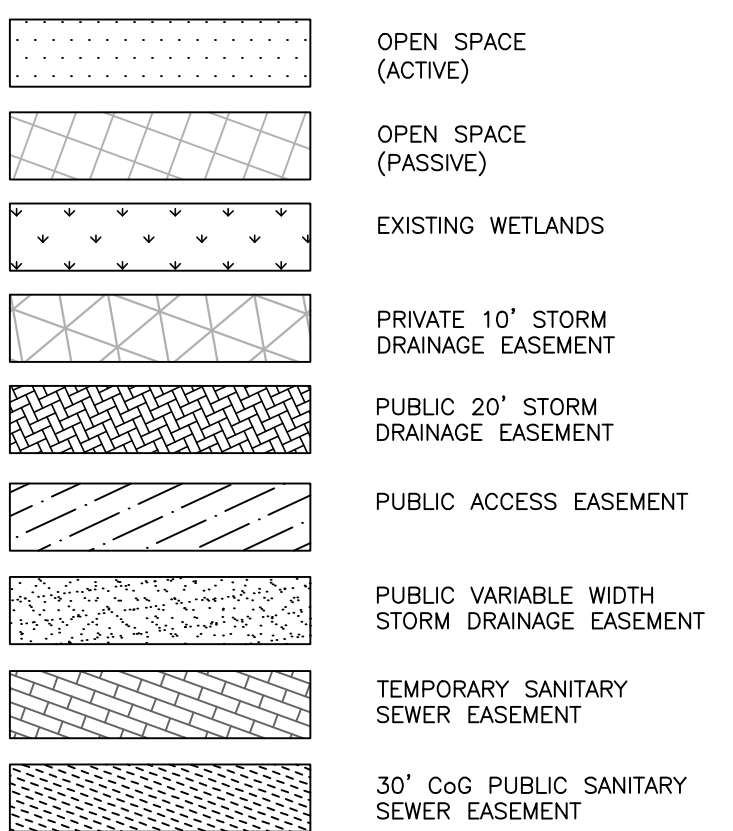
C2.05



SITE LEGEND



HATCH LEGEND



GRAPHIC SCALE

1 inch = 40 ft.

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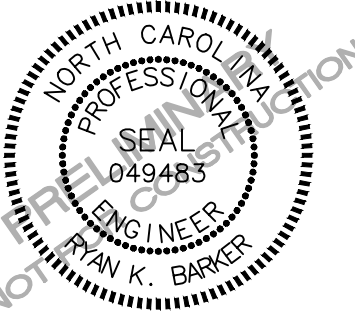
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ASHTON WOODS

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PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-OAG1
CHECKED BY RKB
DRAWN BY SRF
SCALE 1" = 100'
DATE 04.25.2025

SHEET

OVERALL GRADING AND
STORM DRAINAGE PLAN

C3.00



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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-DA
CHECKED BY	AGK
DRAWN BY	SRF
SCALE	1" = 100'
DATE	04.25.2025

SHEET

**SCM PRELIMINARY
SIZING PLAN**

C3.00A

WET DETENTION BASIN SUMMARY

Enter the drainage area characteristics ==>

Total drainage area to pond =	28.50	acres
Total impervious area to pond =	18.52	acres

Note The basin must be sized to treat all impervious surface runoff draining into the pond, not just the impervious surface from on-site development.

Drainage area = 28.50 acres @ 65.0% impervious

Estimate the surface area required at pond normal pool elevation ==>

Wet Detention Basins are based on an minimum average depth of = 3.50 feet (Calculated)

	3.0	3.50	4.0
Lower Boundary =>	60.0	2.09	1.77
Site % impervious =>	65.0	2.30	2.12
Upper Boundary =>	70.0	2.51	2.09

Therefore, SA/DA required = 2.12

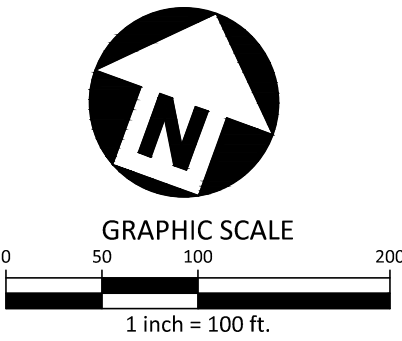
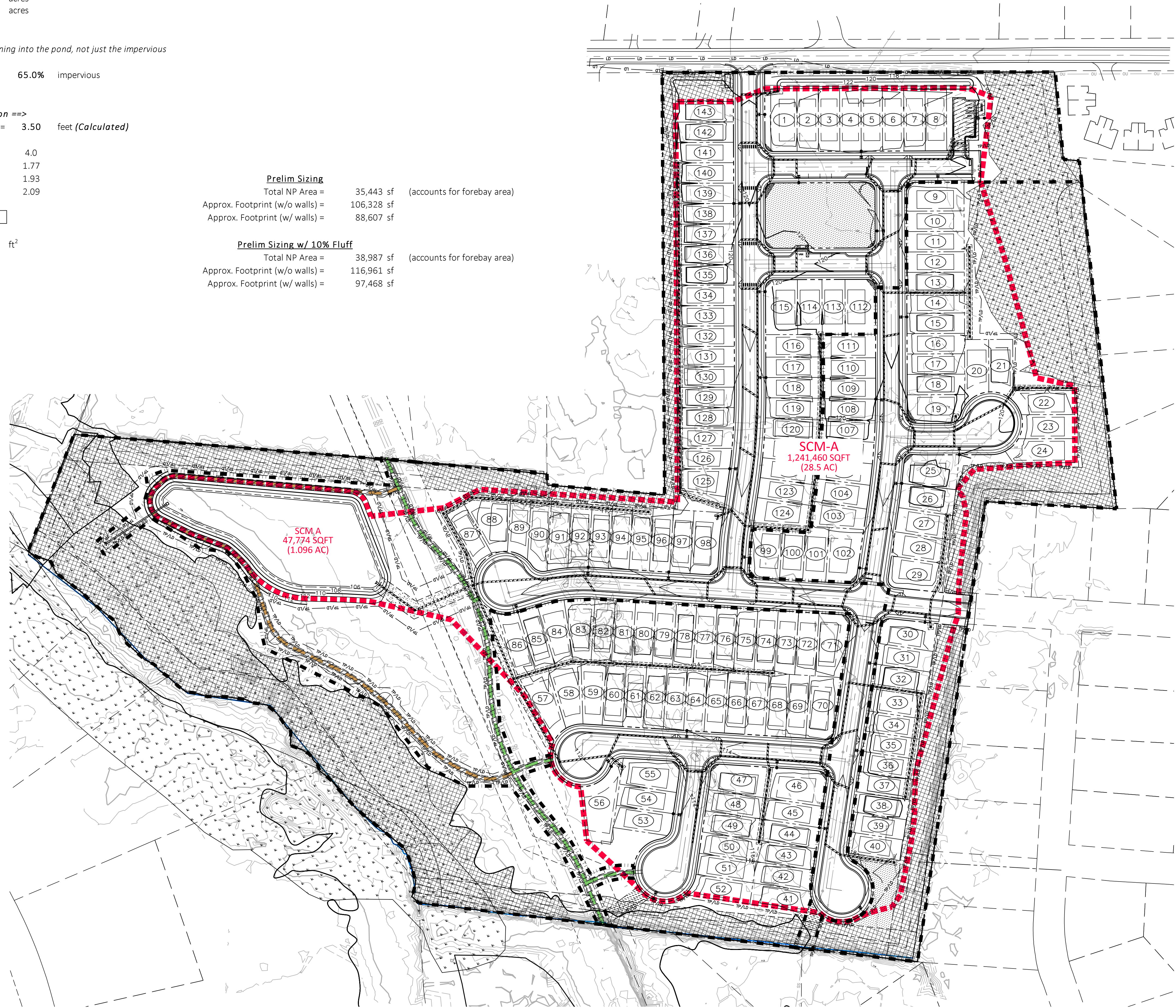
Surface area required for main pool at normal pool = 26,254 ft²

Prelim Sizing

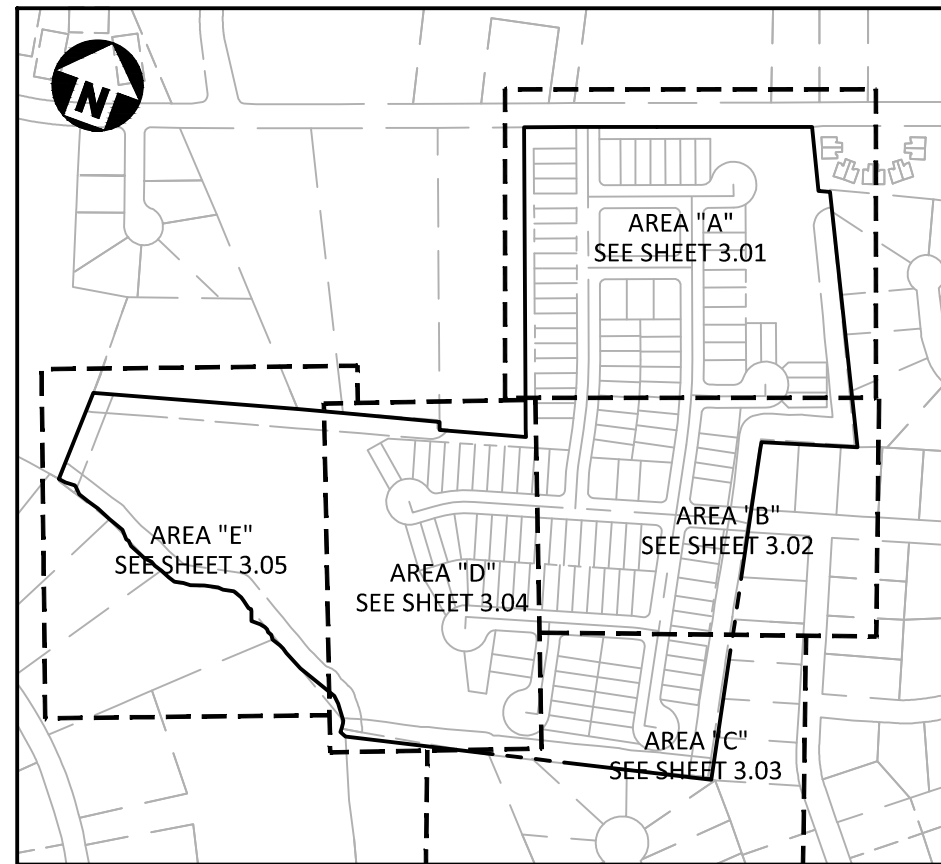
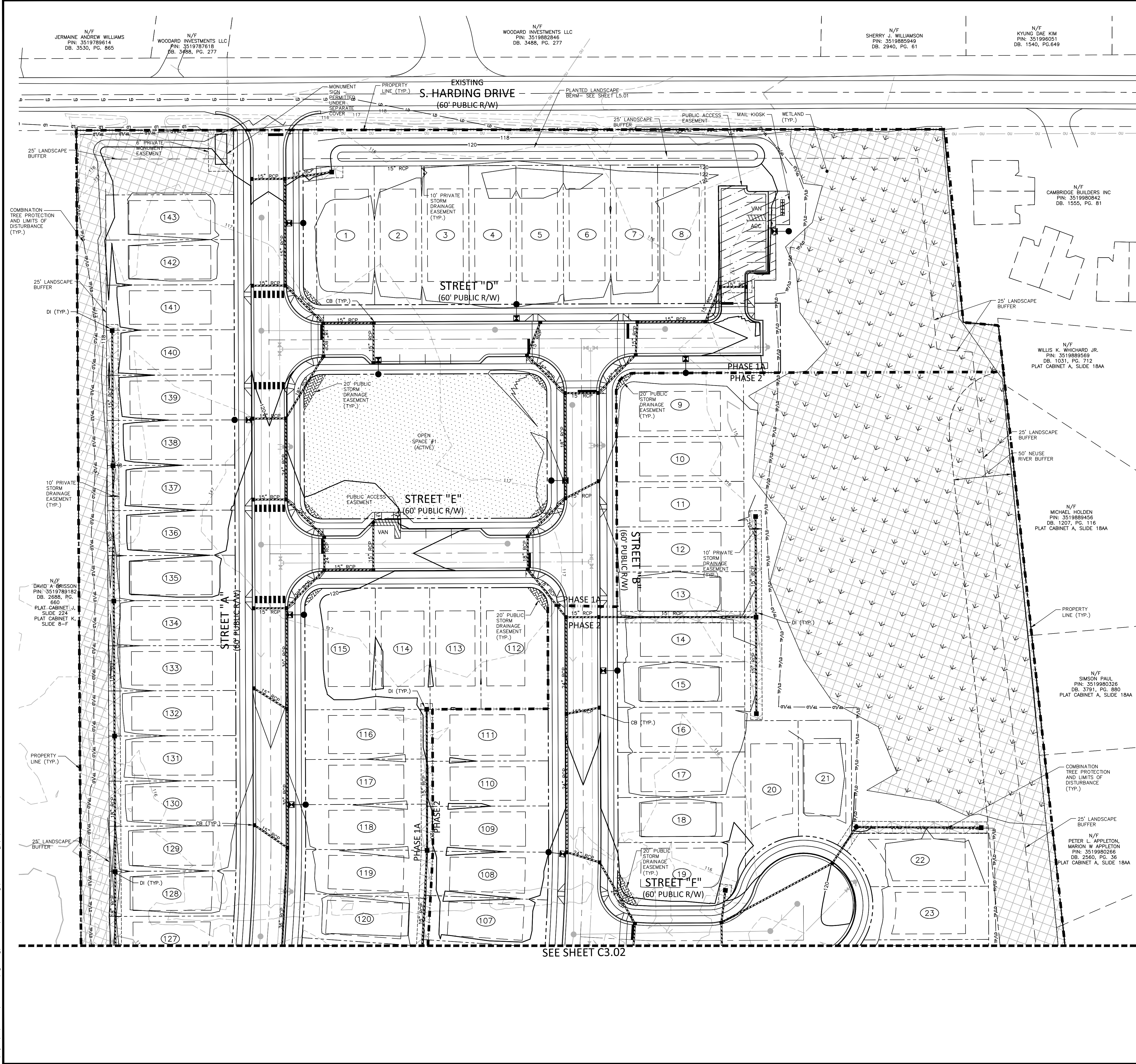
Total NP Area =	35,443 sf	(accounts for forebay area)
Approx. Footprint (w/o walls) =	106,328 sf	
Approx. Footprint (w/ walls) =	88,607 sf	

Prelim Sizing w/ 10% Fluff

Total NP Area =	38,987 sf	(accounts for forebay area)
Approx. Footprint (w/o walls) =	116,961 sf	
Approx. Footprint (w/ walls) =	97,468 sf	



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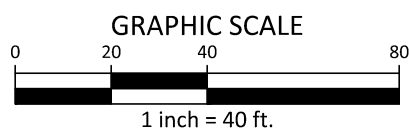
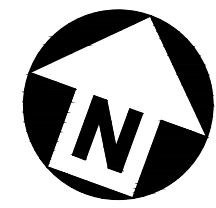


GRADING LEGEND

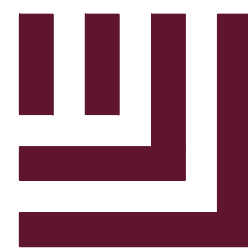
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- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' TO 6 PUBLIC SANITARY SEWER EASEMENT



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REVISIONS

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-G1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

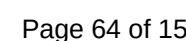
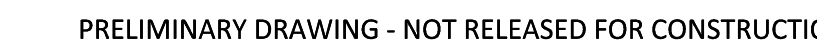
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GRADING PLAN AREA A

C3.01



HATCH LEGEND



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GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TW=223.00
BW=213.00
- TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TP TP TP
- LD LD
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- 250
- MAJOR CONTOUR
- 252
- MINOR CONTOUR
- 250
- EXISTING MAJOR CONTOUR
- 252
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' TO-G PUBLIC SANITARY SEWER EASEMENT

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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-G1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

GRADING PLAN AREA C

C3.03

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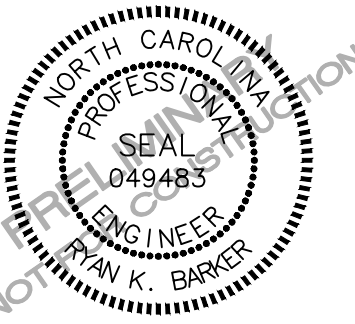
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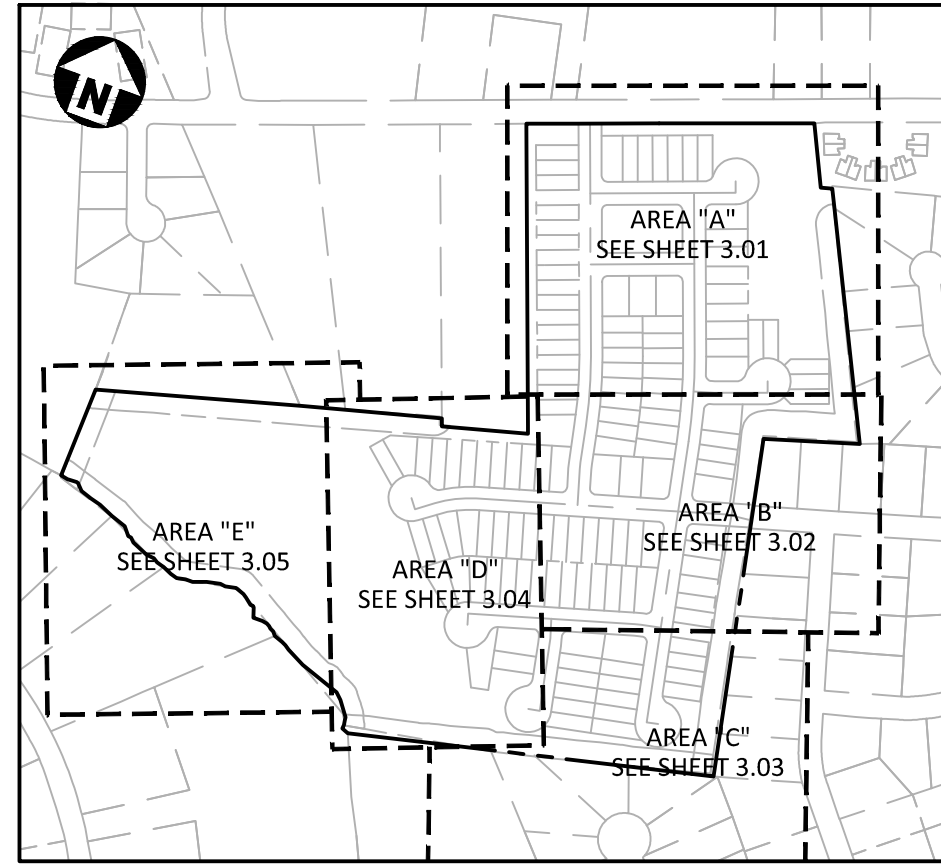
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PROJECT NO.	STL-24001
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SCALE	1" = 40'
DATE	04.25.2025

SHEET

GRADING PLAN AREA D

C3.04

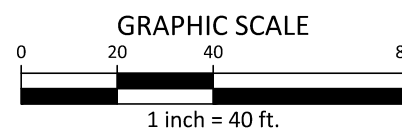
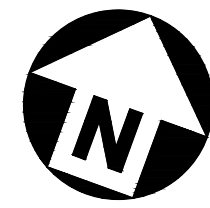


GRADING LEGEND

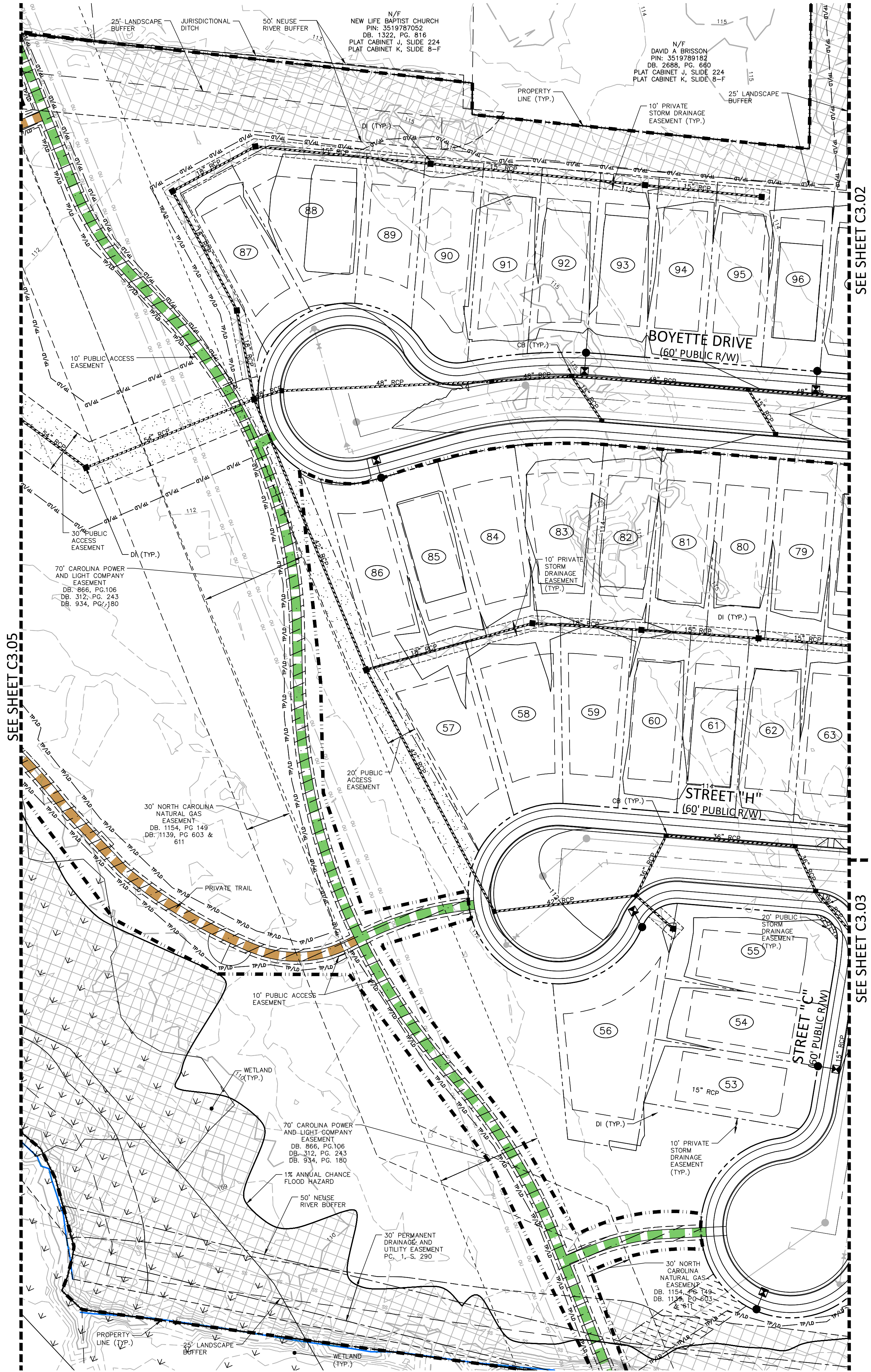
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	ENDWALL SECTION
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	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-RAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS
	NON-PERFORATED TUBING OR EQUAL, 1.0% MIN. SLOPE, 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 10' STORM DRAINAGE EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	TEMPORARY SANITARY SEWER EASEMENT
	30' To 6' PUBLIC SANITARY SEWER EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

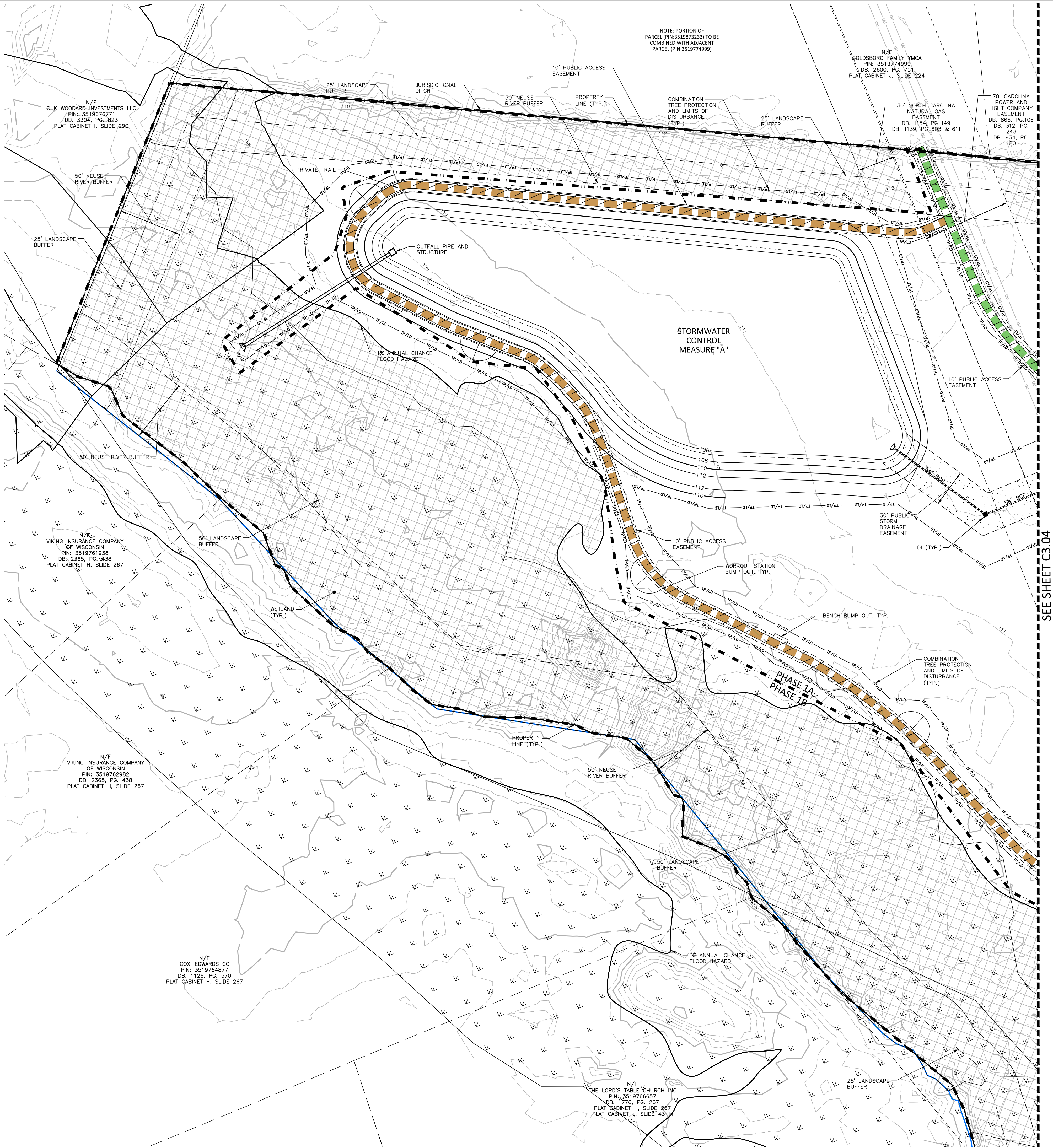


SEE SHEET C3.02

SEE SHEET C4.02
SEE SHEET C4.03

SEE SHEET C3.03

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KEY MAP

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
TW=223.00
BW=213.00
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TP TP TP TP
- LD LD
- WOODED AREA
- 250 MAJOR CONTOUR
- 252 MINOR CONTOUR
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' To G PUBLIC SANITARY SEWER EASEMENT

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STARLIGHT HOMES

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S HARDING DR
GOLDSBORO, NC 27534

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NO.	DATE
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PLAN INFORMATION

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FILENAME	STL24001-G1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

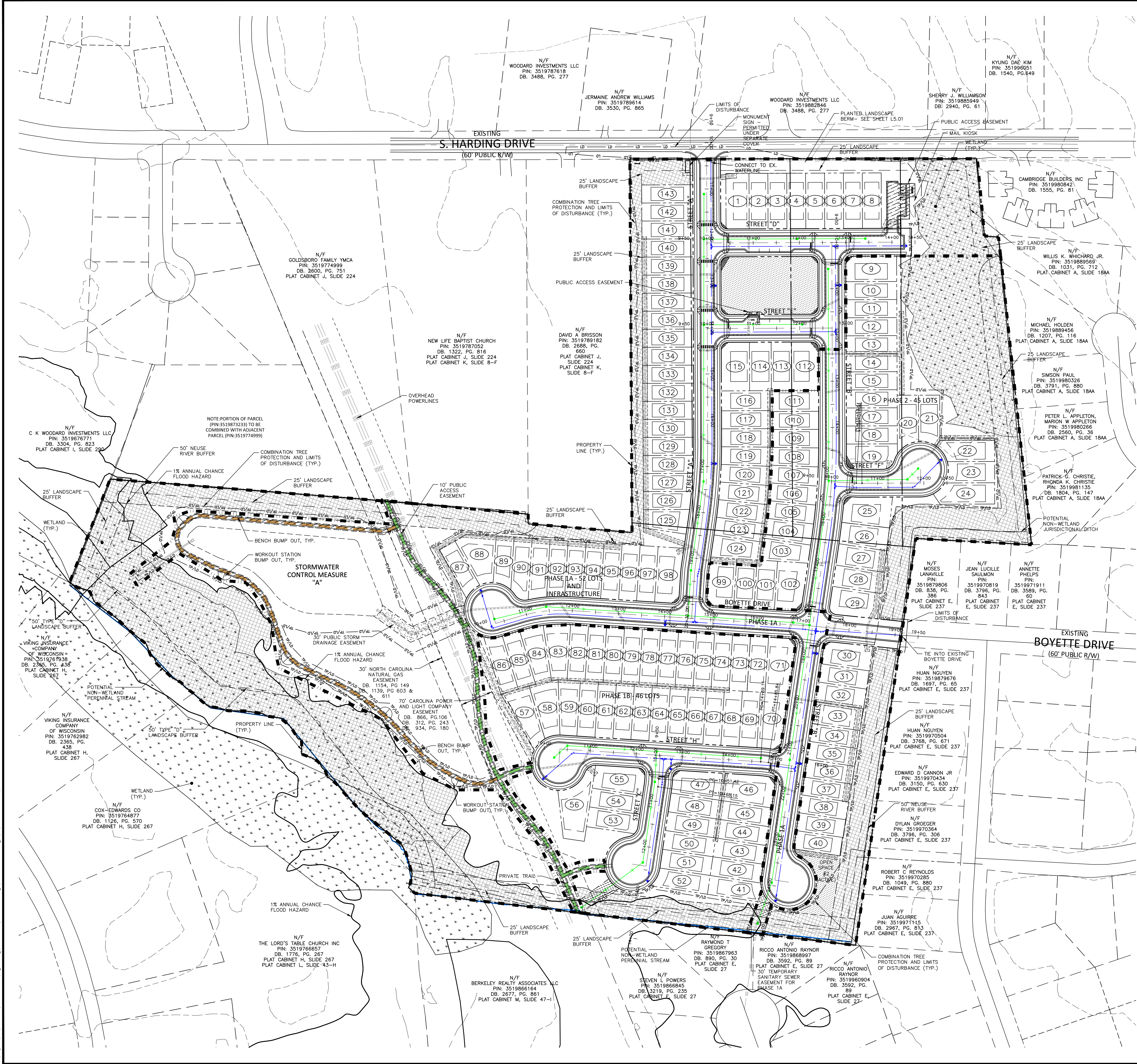
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GRADING PLAN AREA E

C3.05

Page 67 of 157

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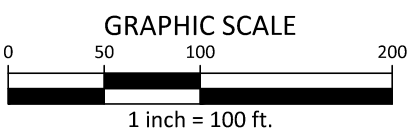


SITE LEGEND

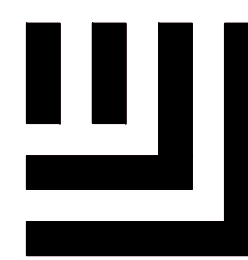
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' C&G PUBLIC SANITARY SEWER EASEMENT



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ASHTON WOODS

STARLIGHT HOMES

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S HARDING DR
GOLDSBORO, NC 27534



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PLAN INFORMATION

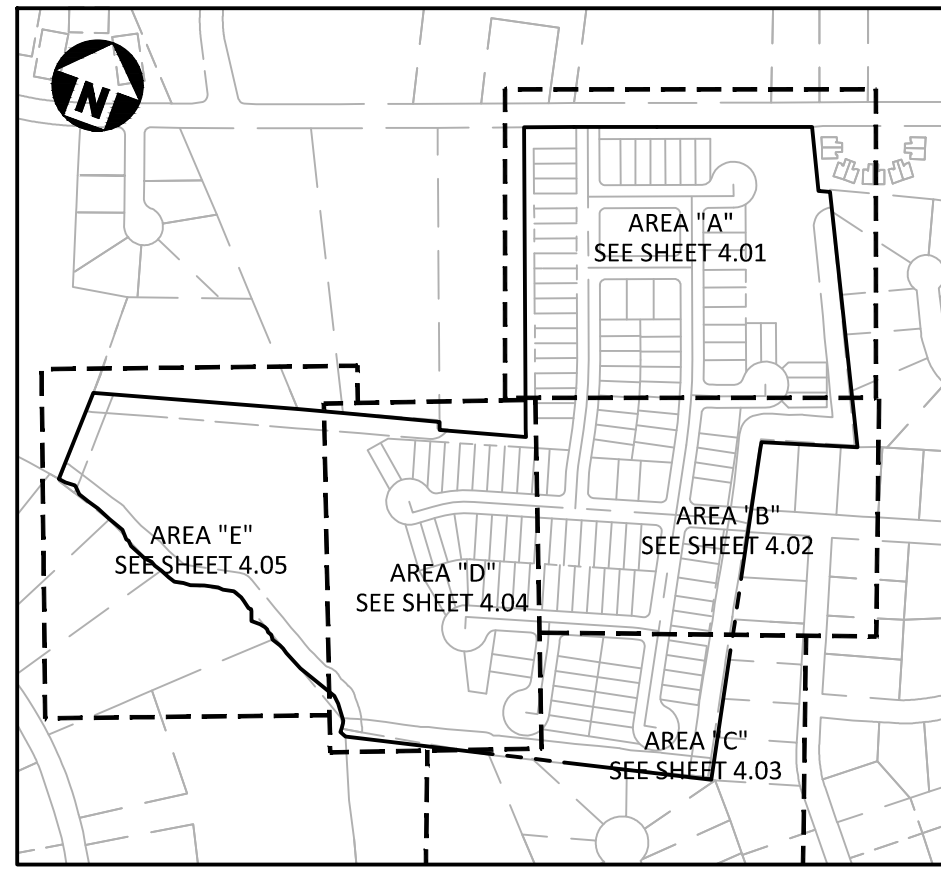
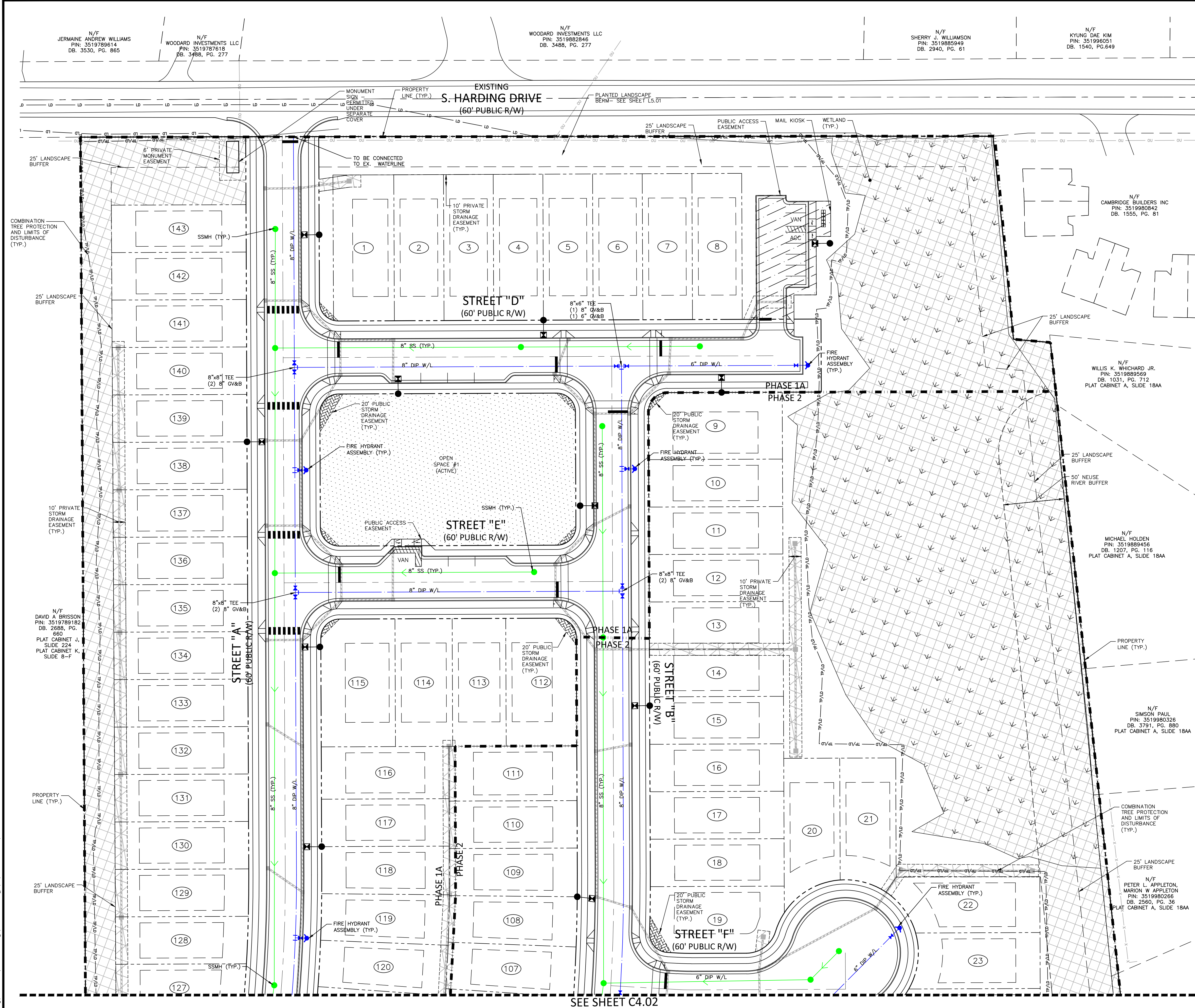
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FILENAME	STL24001-04U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 100'
DATE	04.25.2025

SHEET

OVERALL UTILITIES
PLAN

C4.00

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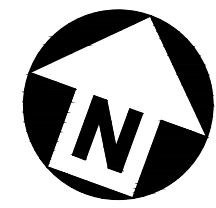


UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

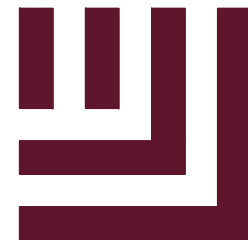
HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' To G PUBLIC SANITARY SEWER EASEMENT



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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PLAN INFORMATION

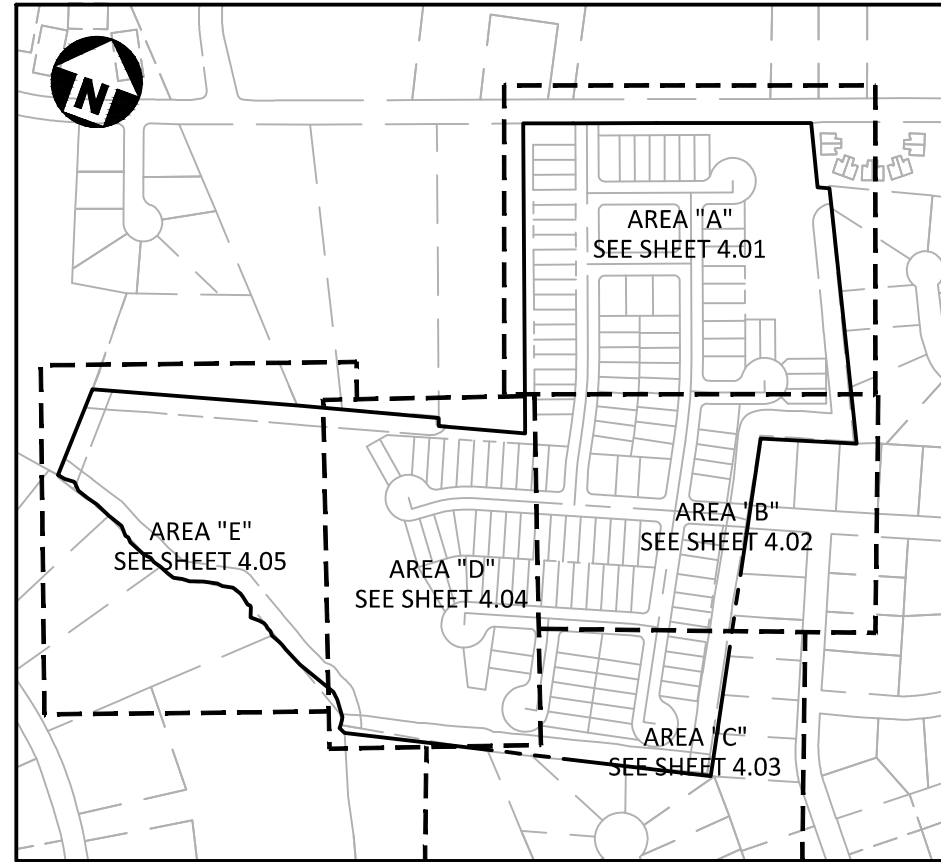
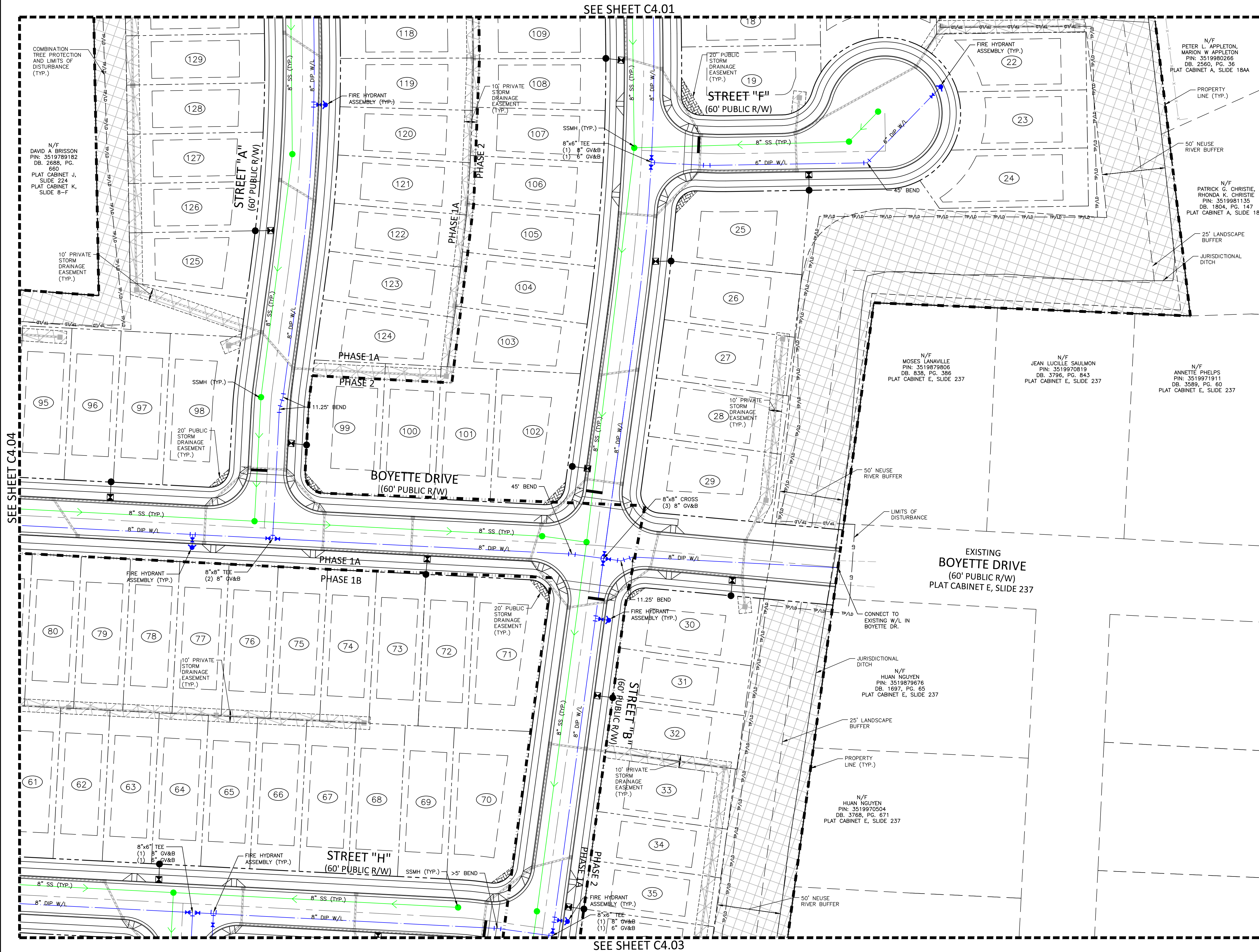
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FILENAME	STL24001-U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

SHEET

UTILITY PLAN AREA A

C4.01

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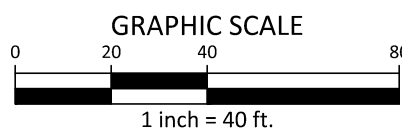


UTILITY LEGEND

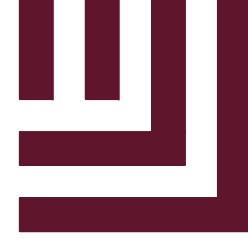
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
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- SEWER CLEAN-OUT
- GREASE TRAP
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- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

HATCH LEGEND

- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT



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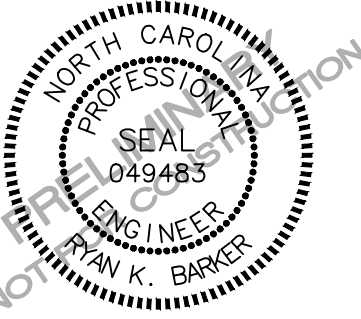
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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

SHEET

UTILITY PLAN AREA B

C4.02



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S HARDING DR
GOLDSBORO, NC 27534**



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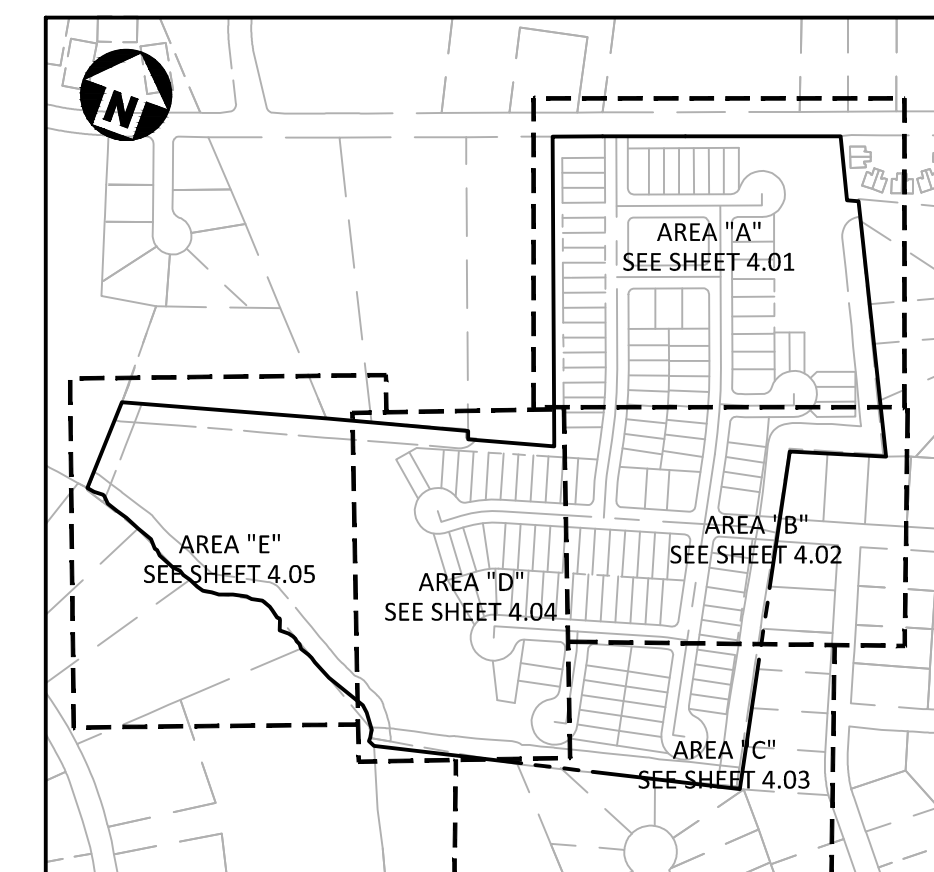
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FILENAME	STL24001-U1
CHECKED BY	RKB
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DATE	04. 25. 2025

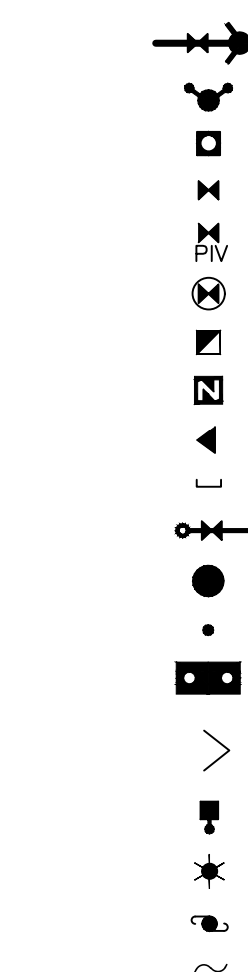
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UTILITY PLAN AREA C

C4.03

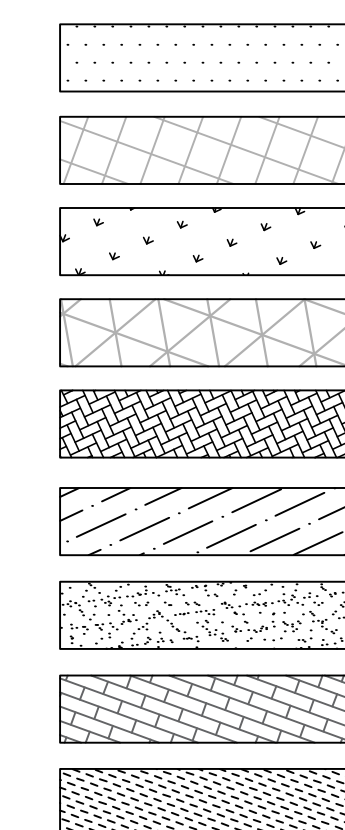


UTILITY LEGEND

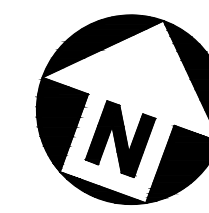


- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION
ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

HATCH LEGEND



OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
EXISTING WETLANDS
PRIVATE 10' STORM DRAINAGE EASEMENT
PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
PUBLIC ACCESS EASEMENT
PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
TEMPORARY SANITARY SEWER EASEMENT
30' To 6' PUBLIC SANITARY SEWER EASEMENT



GRAPHIC SCALE

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1 inch = 40 ft

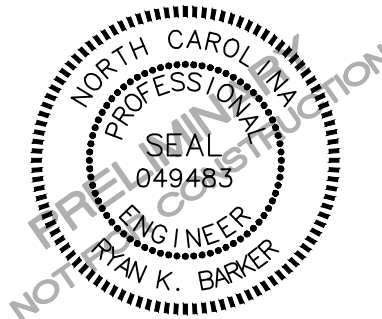
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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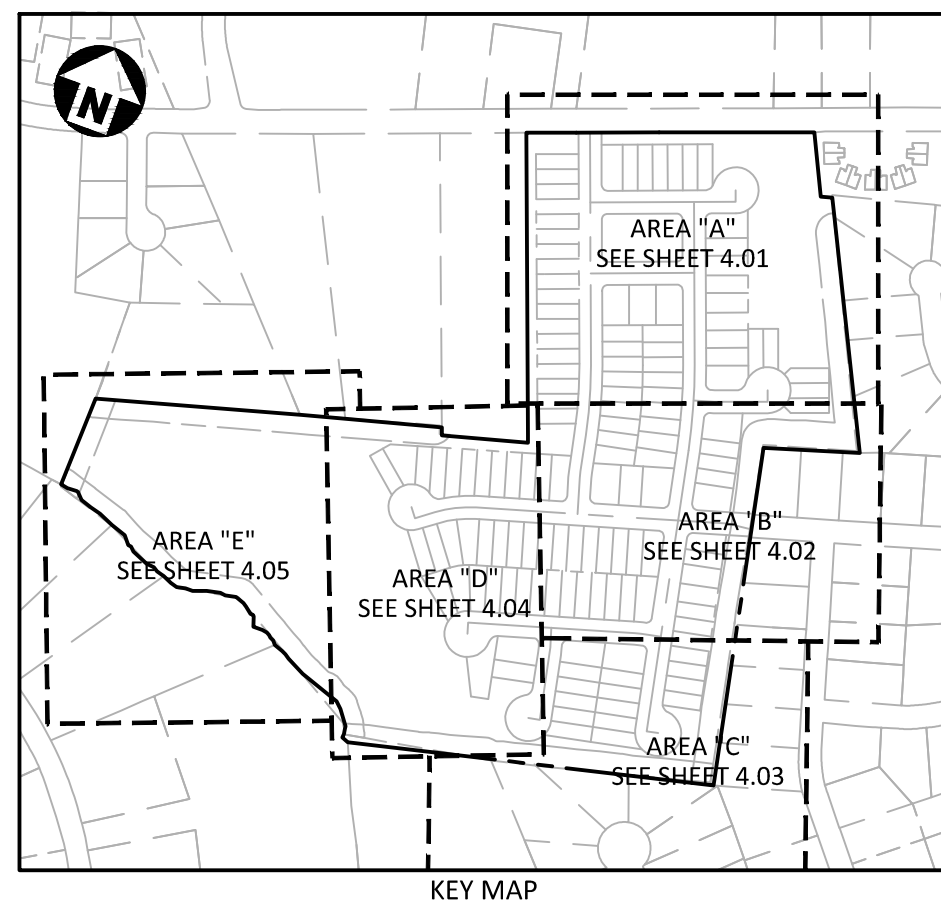
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CHECKED BY	RKB
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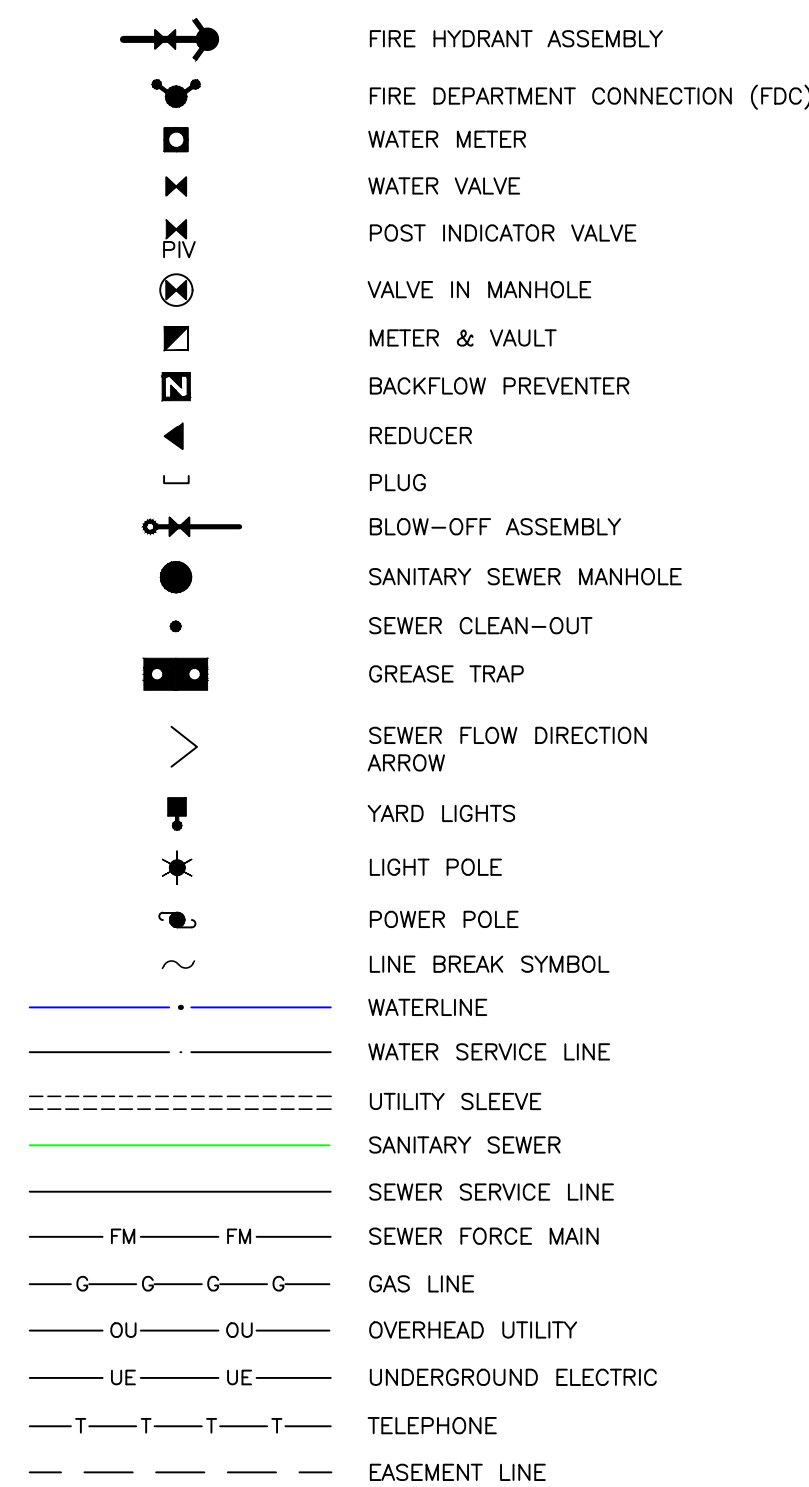
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UTILITY PLAN AREA D

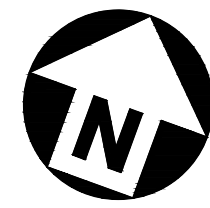
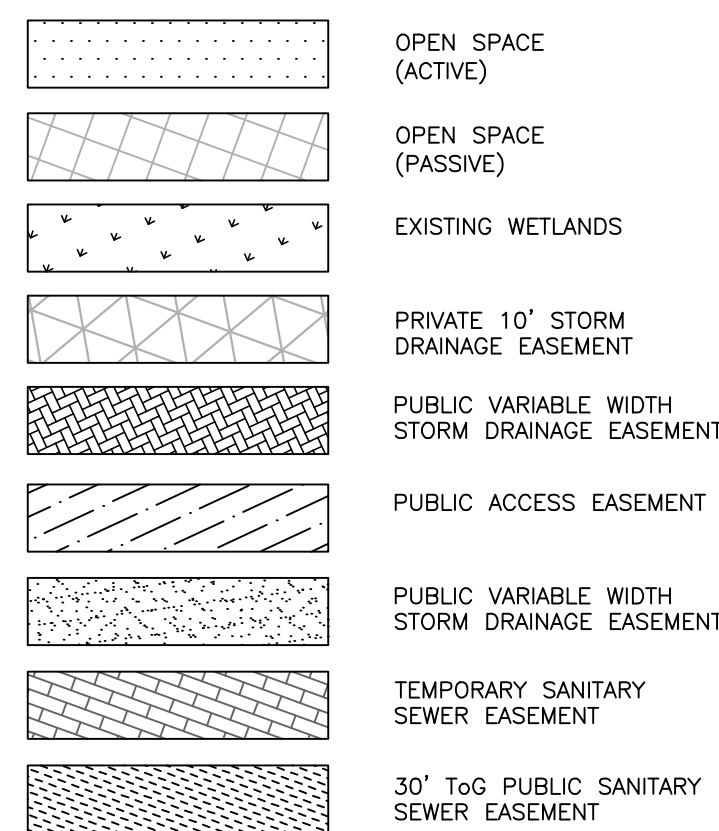
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UTILITY LEGEND



HATCH LEGEND

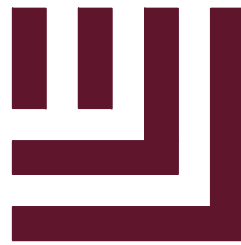


GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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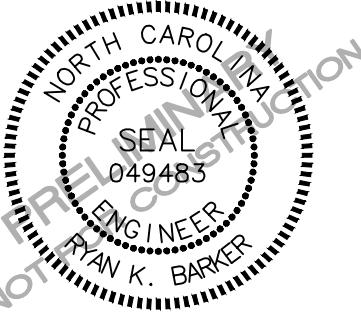
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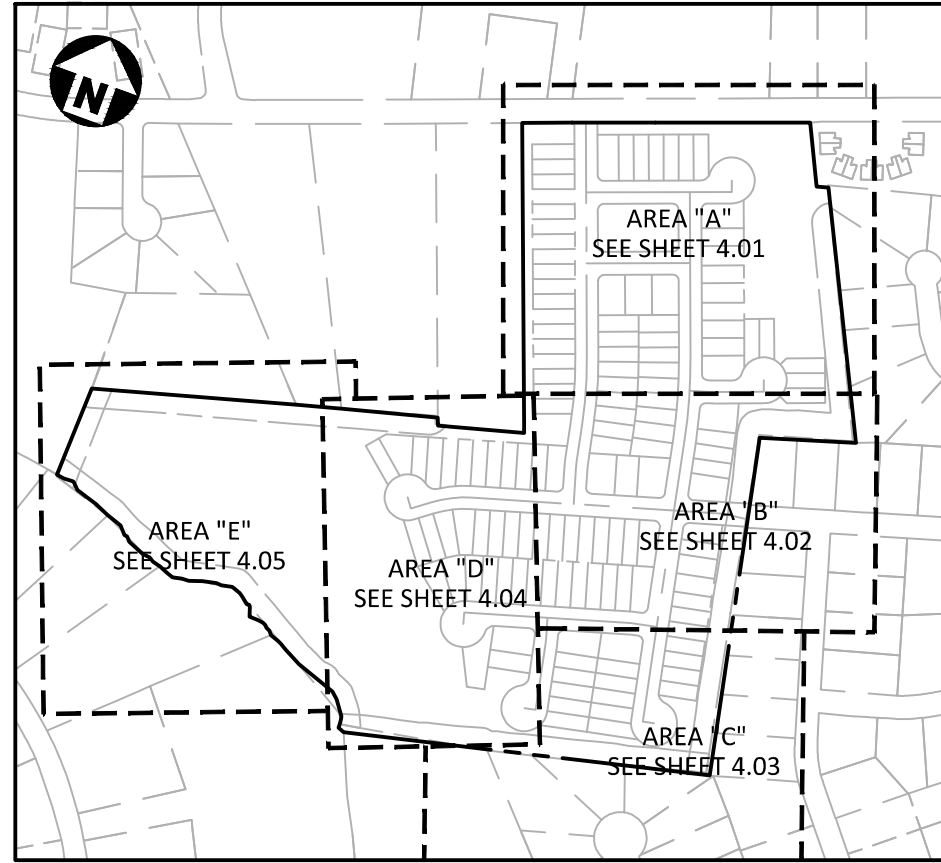
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FILENAME STL24001-U1
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DATE 04.25.2025

SHEET

UTILITY PLAN AREA E

C4.05

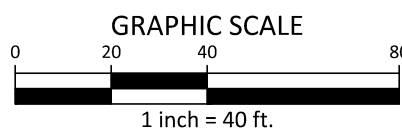
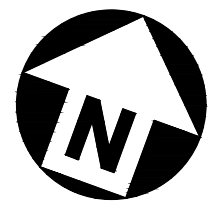


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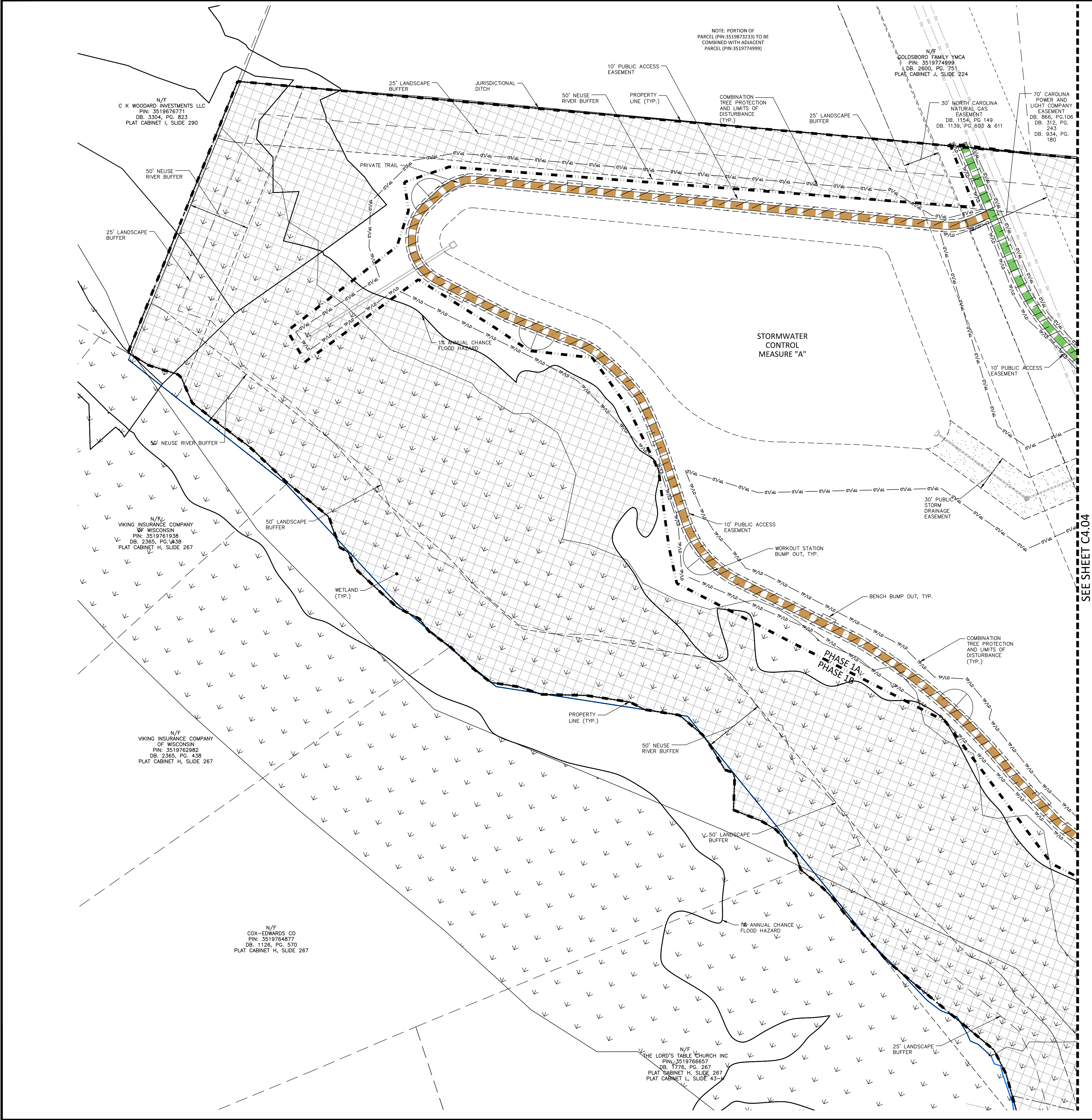
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
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- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

HATCH LEGEND

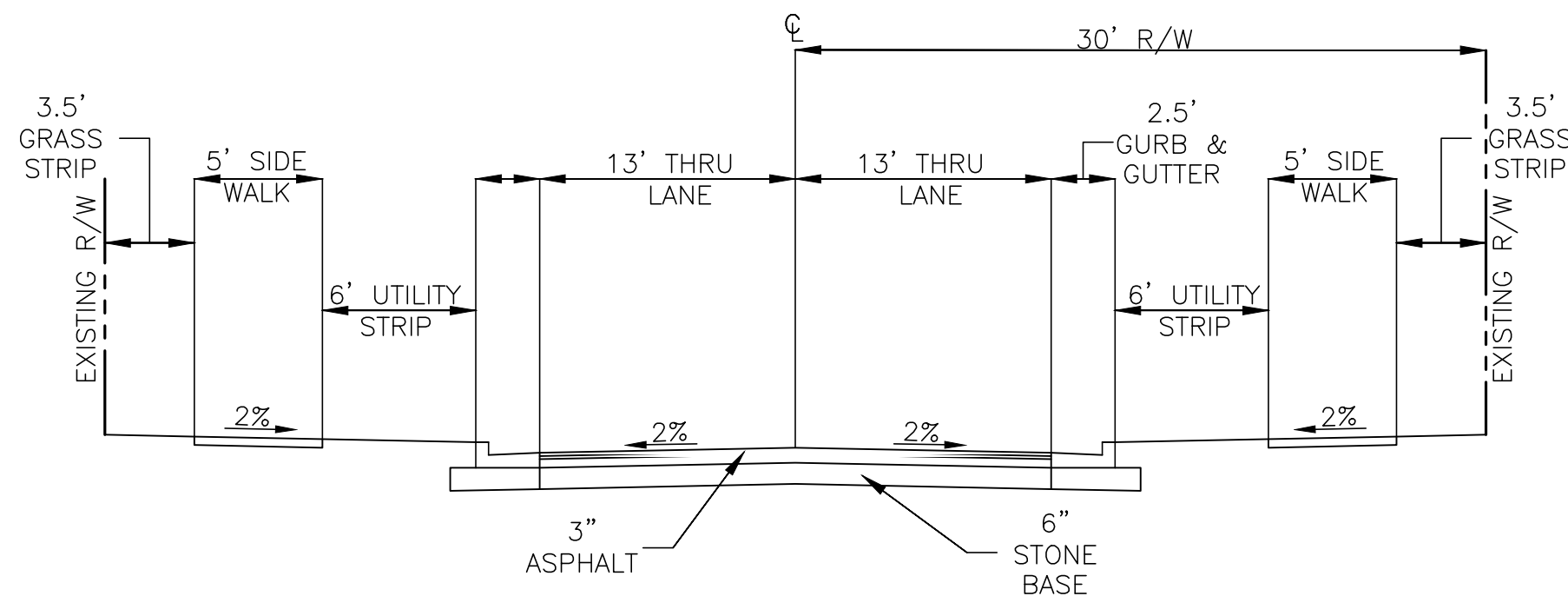
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
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- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT



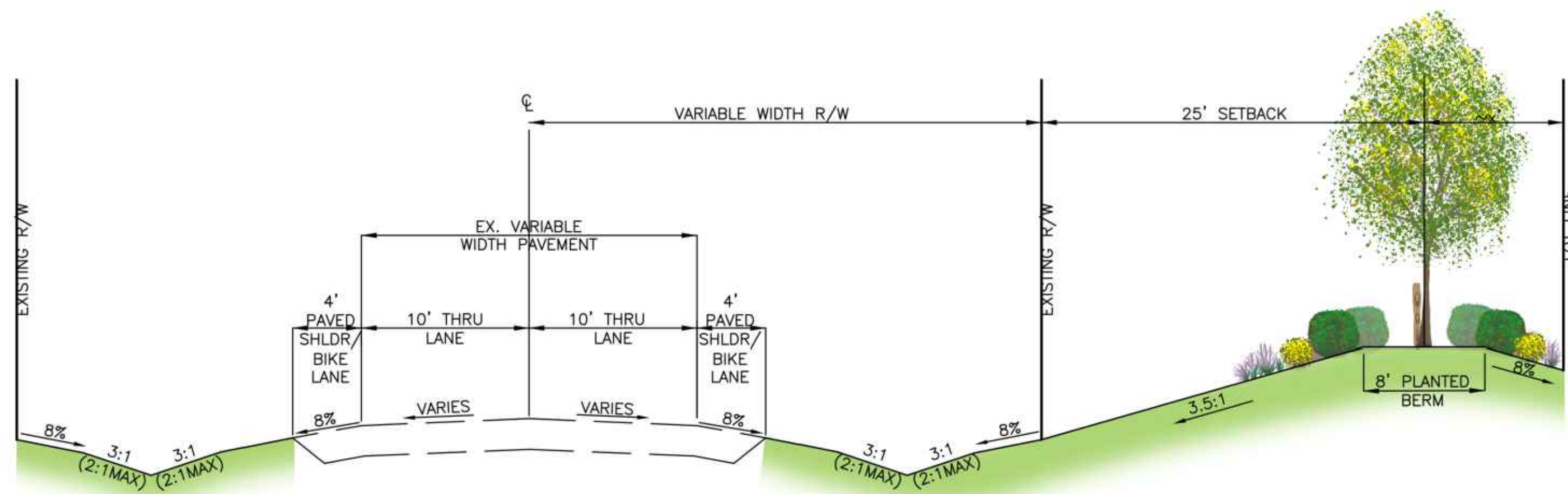
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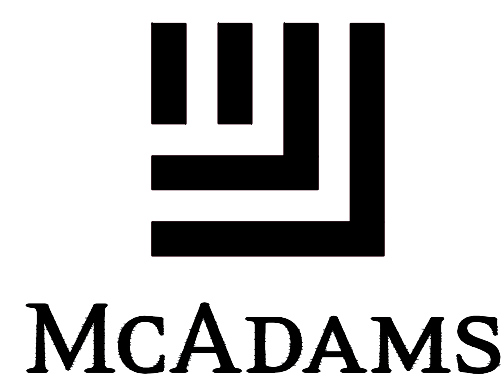
TYPICAL SECTION
BOYETTE DRIVE AND
PROPOSED STREETS



TYPICAL SECTION
SOUTH HARDING DRIVE

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ASHTON WOODS
STARLIGHT HOMES

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GOLDSBORO, NC 27534

PLAN INFORMATION
PROJECT NO. STL-24001
FILENAME STL24001-TS1
CHECKED BY RKB
DRAWN BY SRF
SCALE N/A
DATE 04. 25. 2025

TYPICAL SECTIONS AND
PAVEMENT NOTES

C7.01



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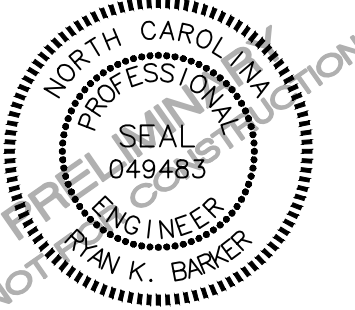
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NO.	DATE
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PLAN INFORMATION

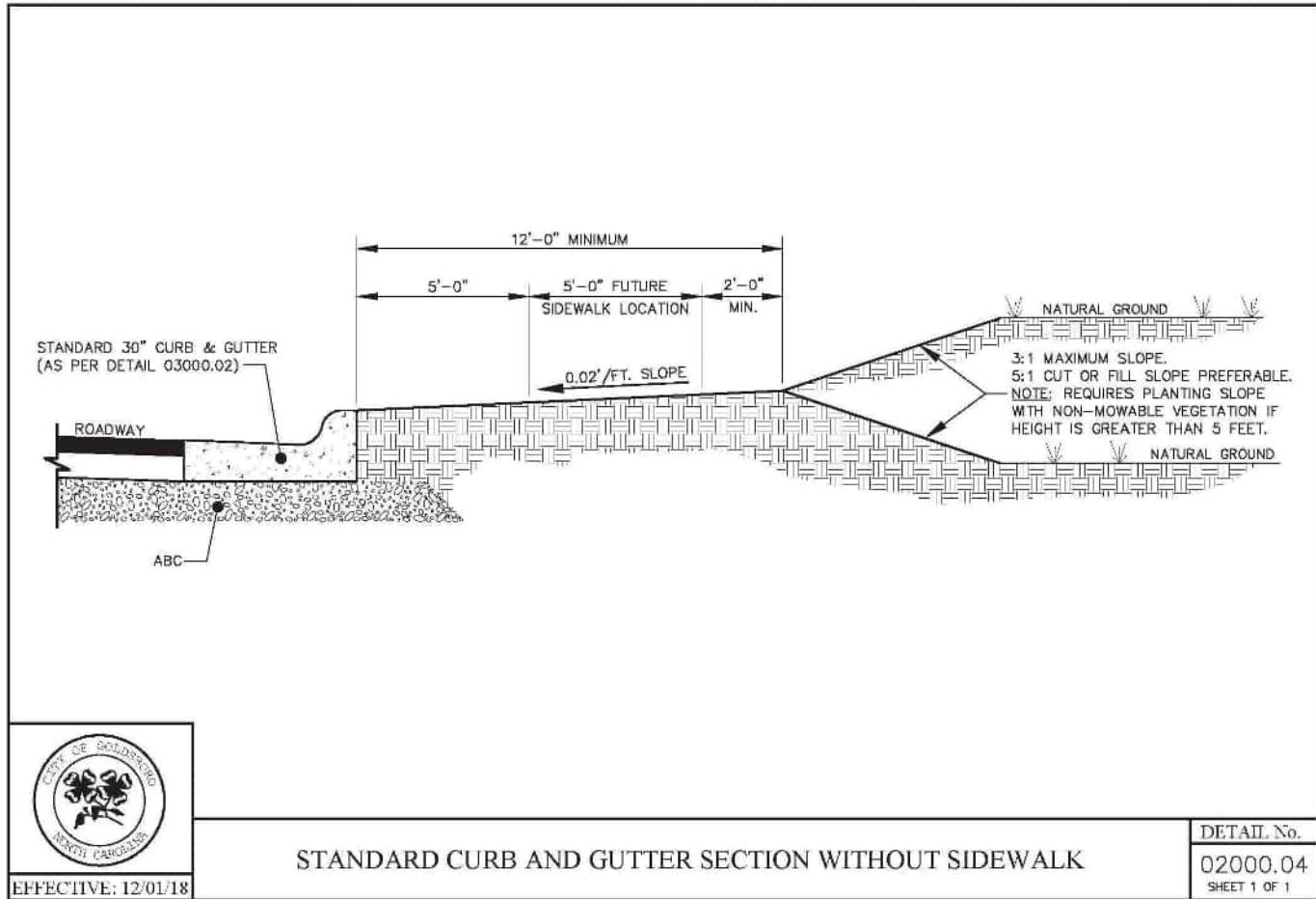
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FILENAME STL24001-D1
CHECKED BY AGK
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SCALE N/A
DATE 04. 25. 2025

SHEET

SITE DETAILS

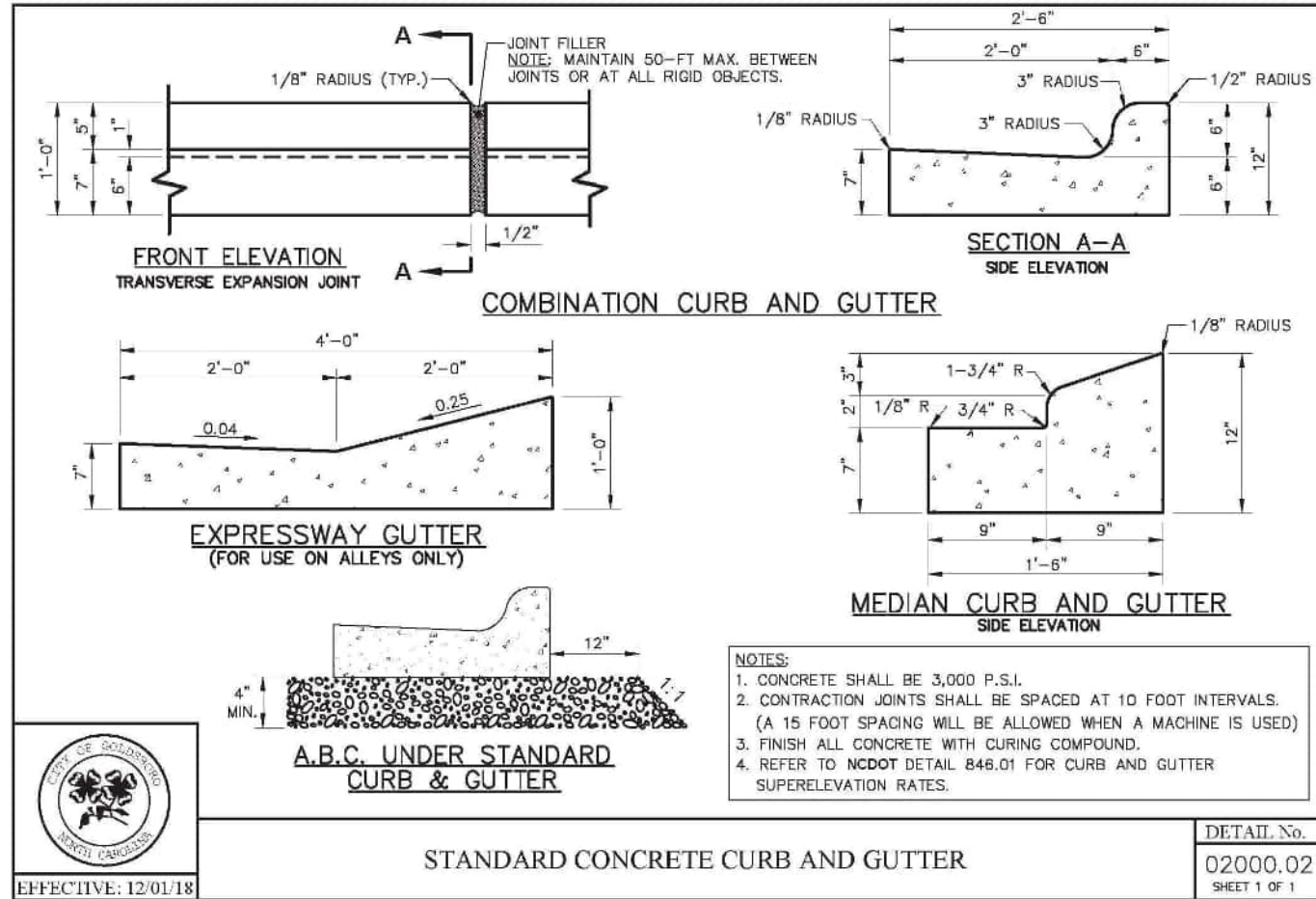
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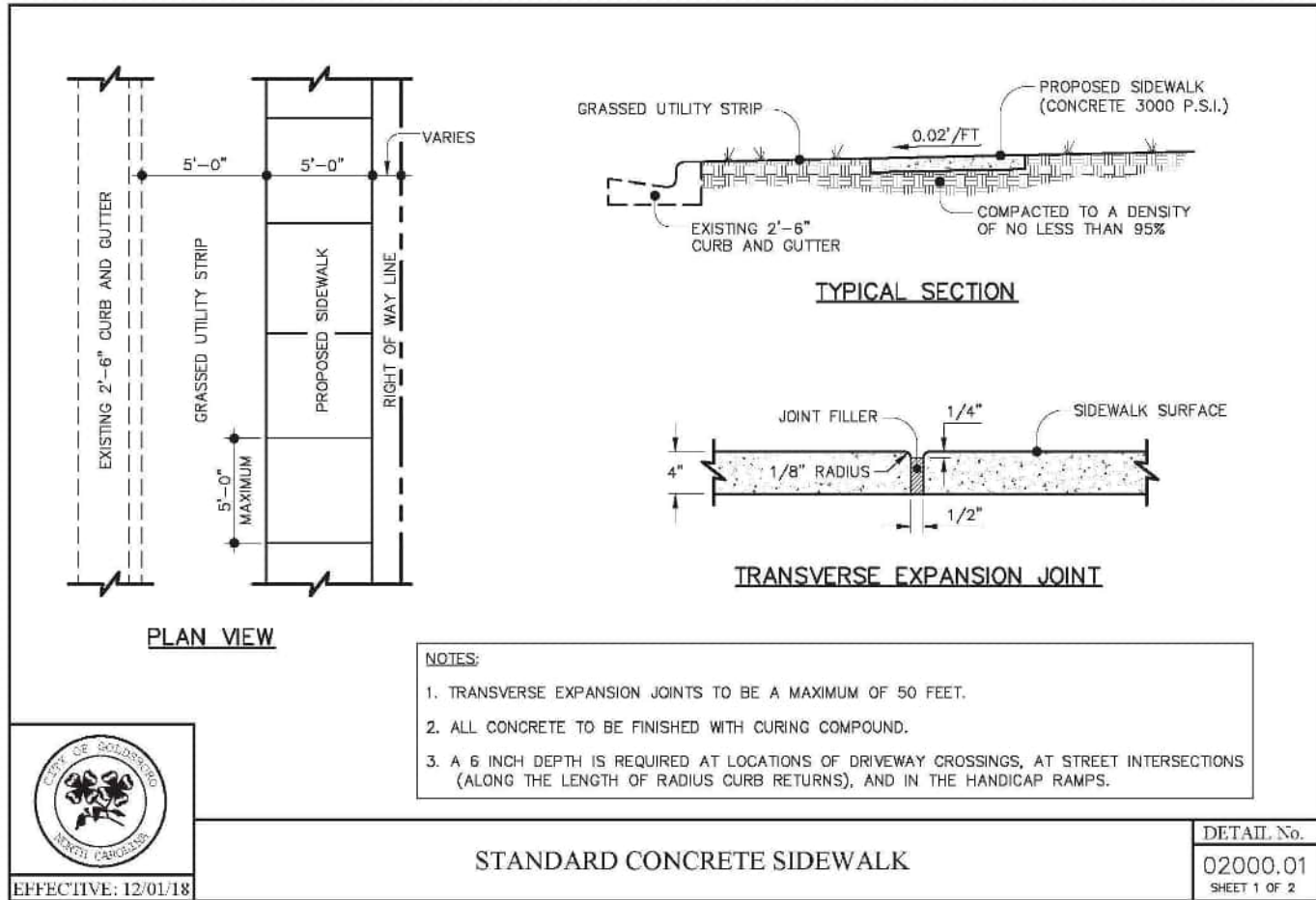
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DETAIL No.
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SHEET 1 OF 1



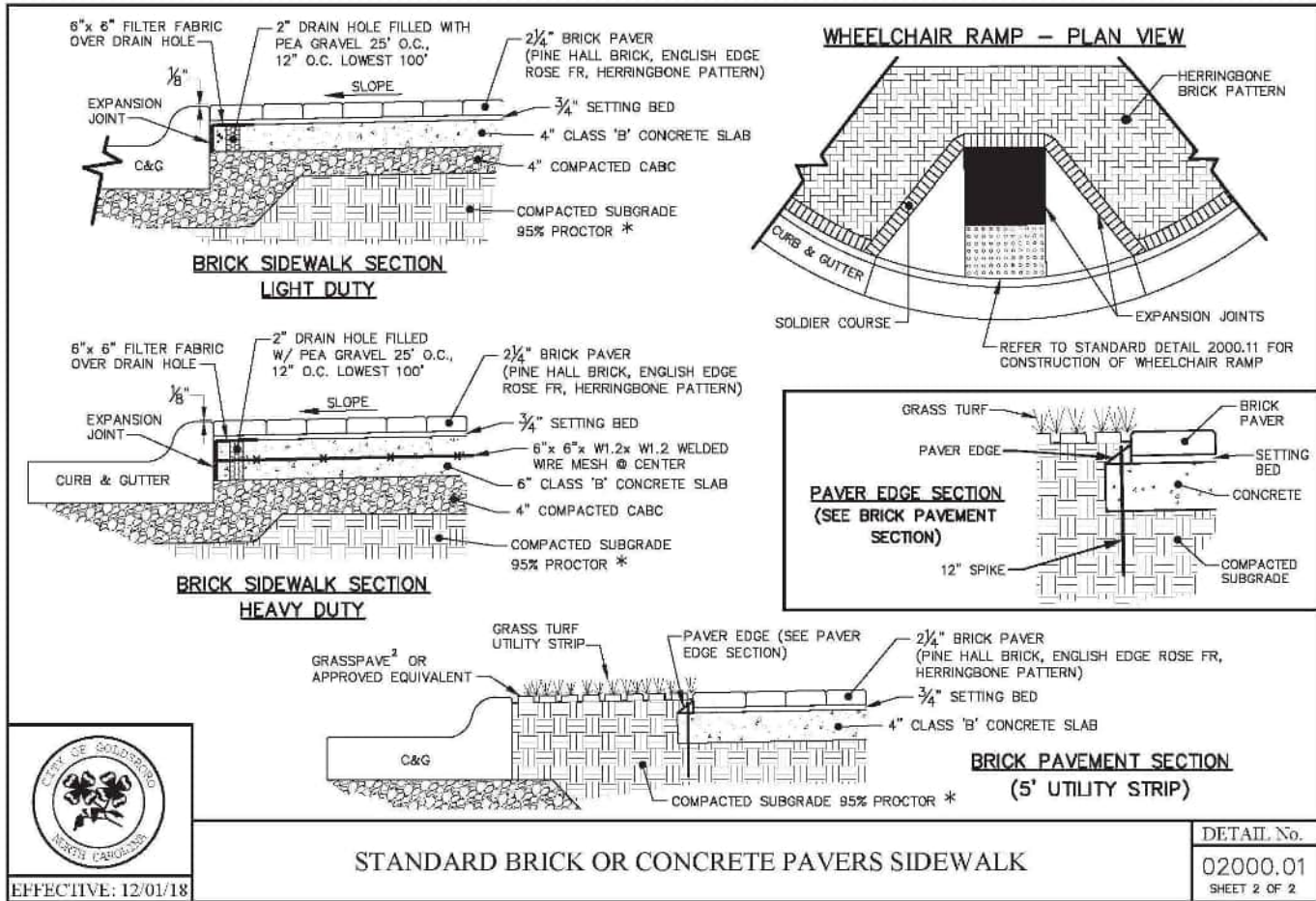
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DETAIL No.
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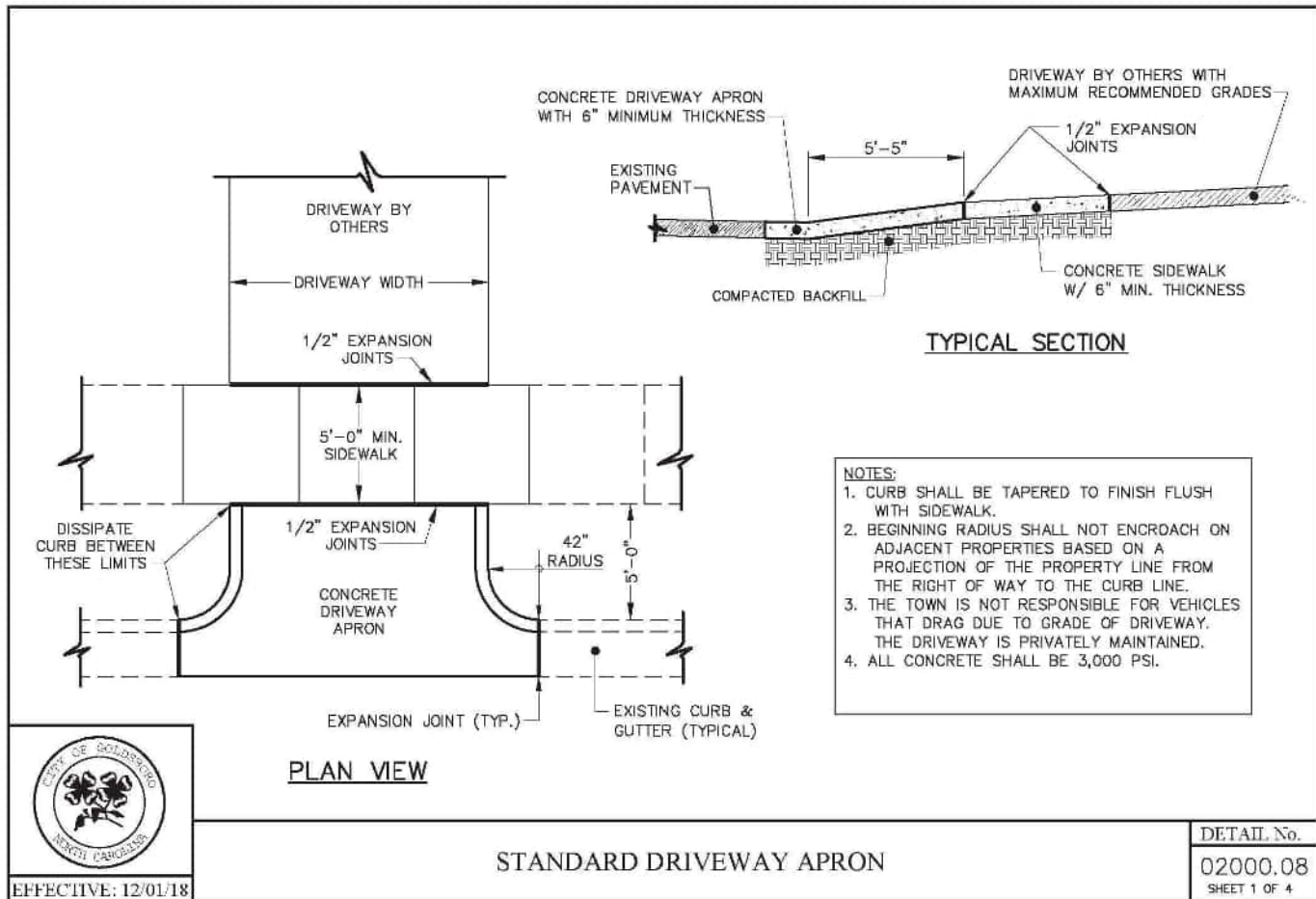
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DETAIL No.
02000.01
SHEET 2 OF 2



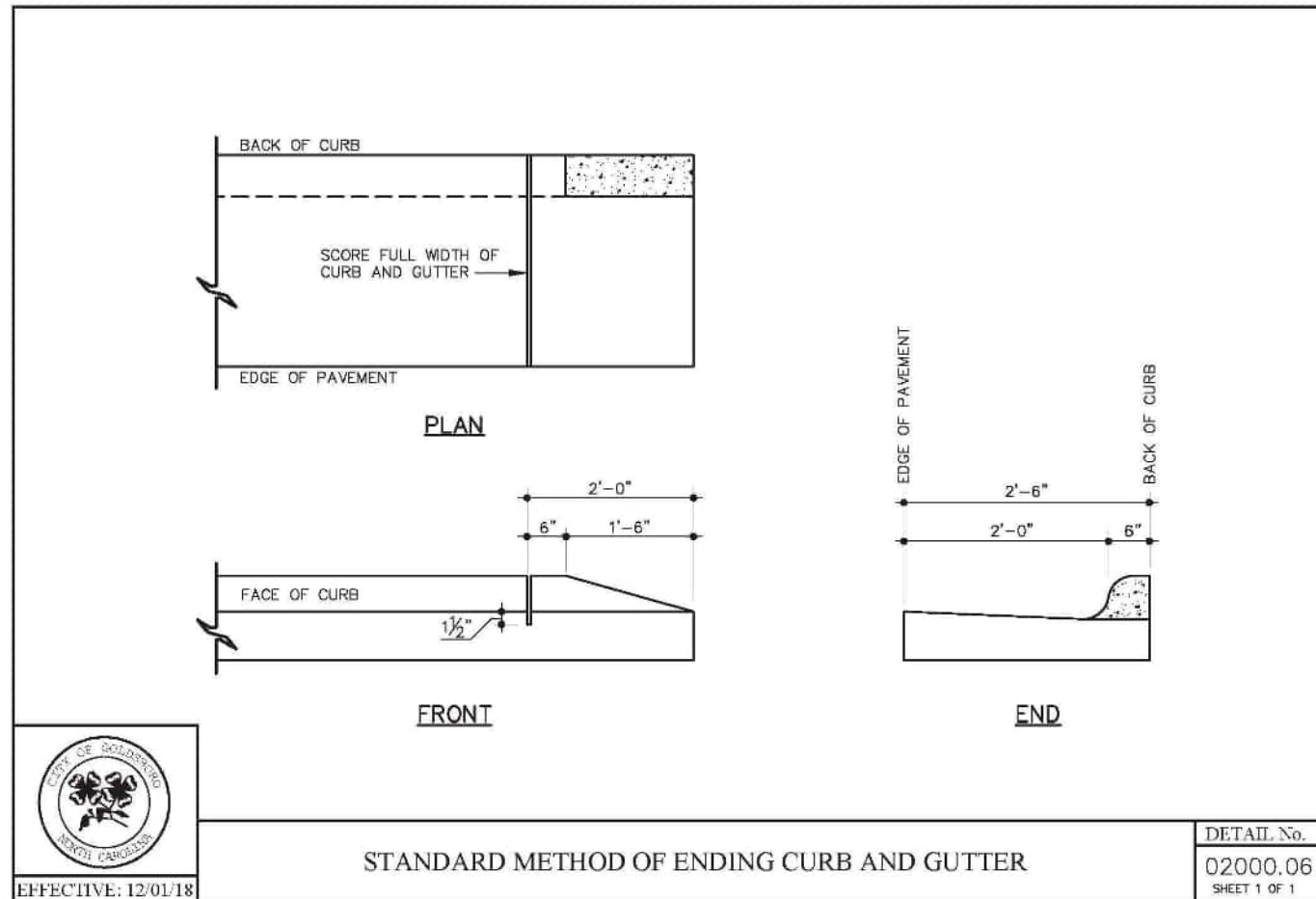
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DETAIL No.
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SHEET 2 OF 2



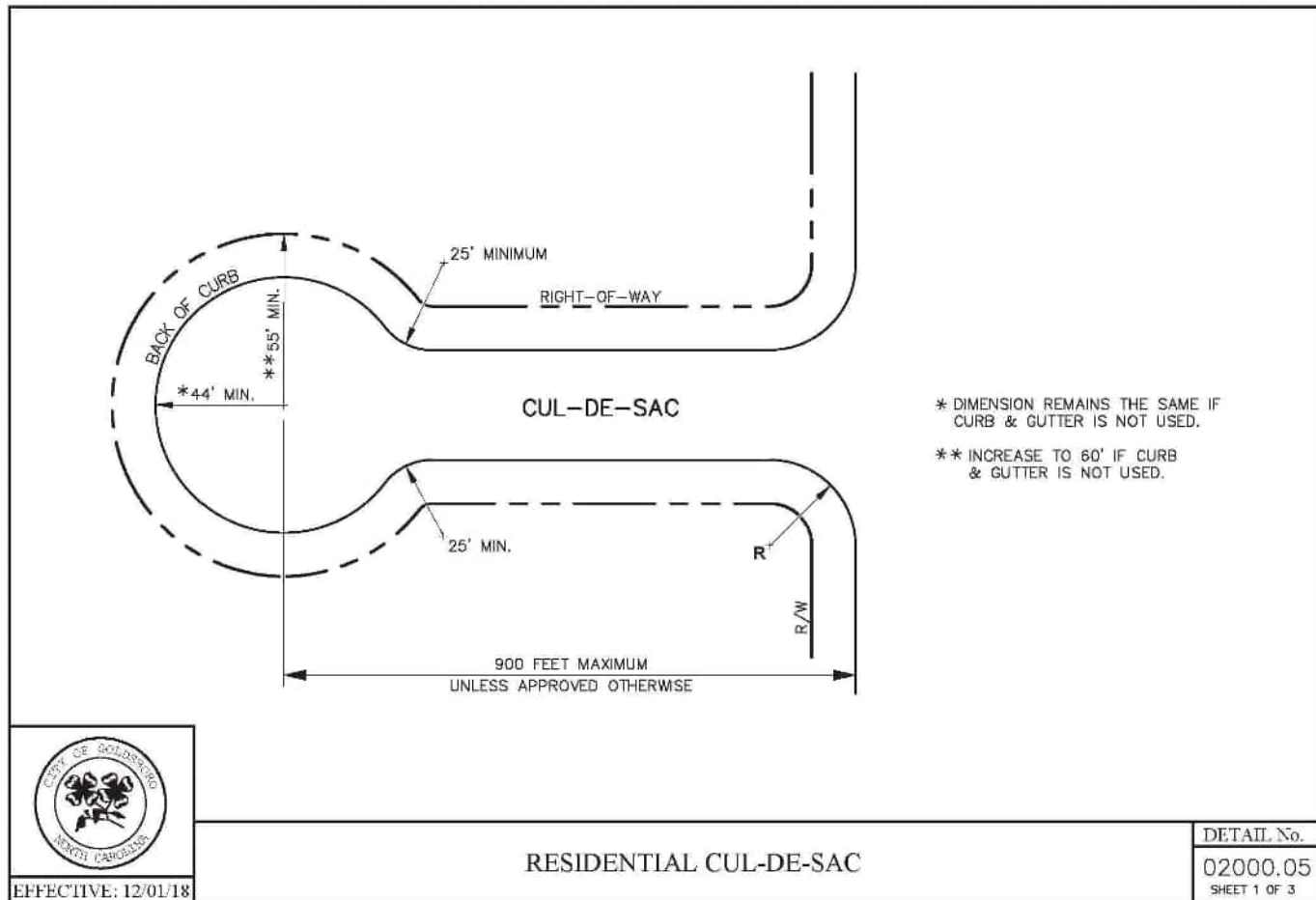
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DETAIL No.
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SHEET 1 OF 4



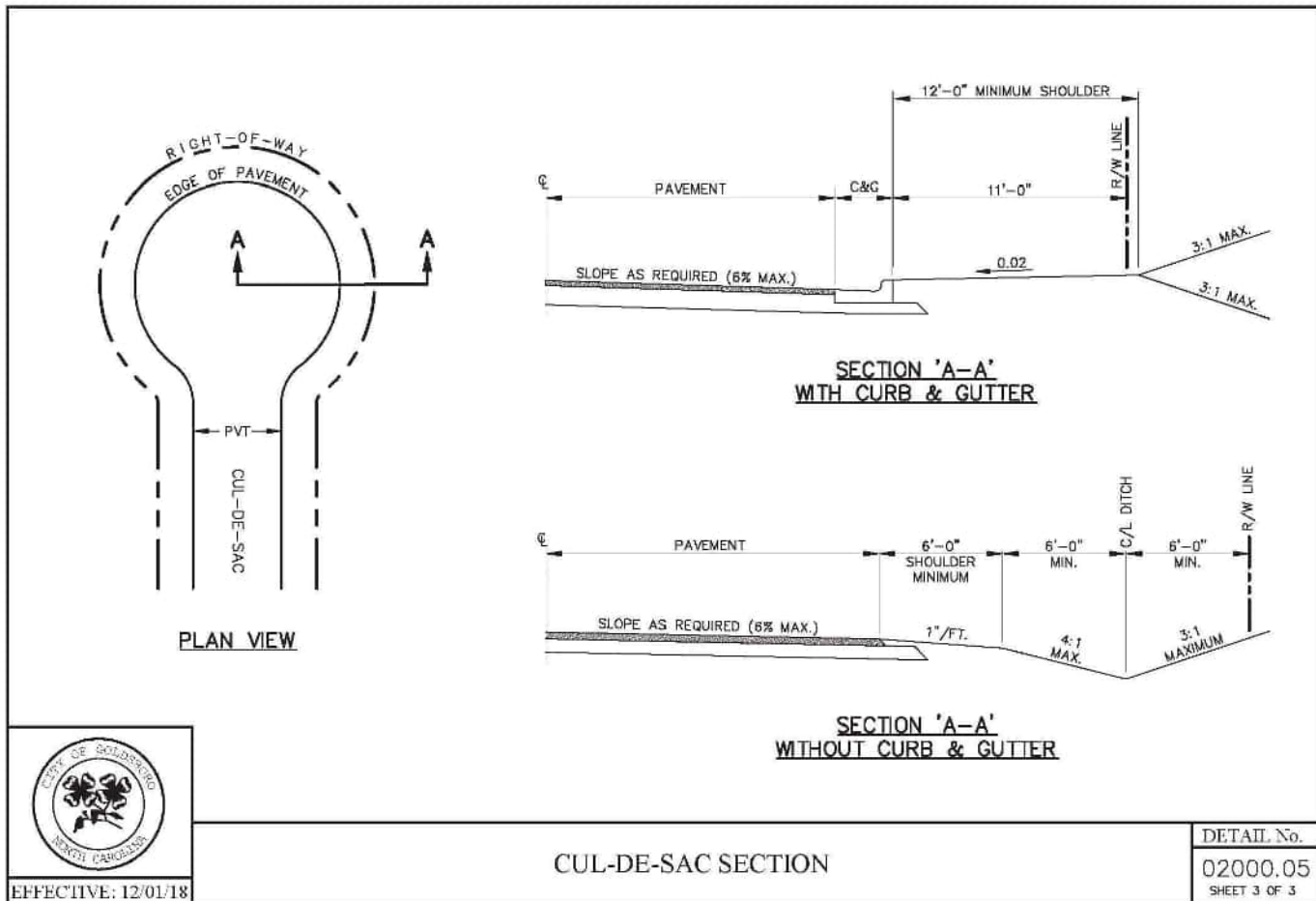
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DETAIL No.
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SHEET 1 OF 1



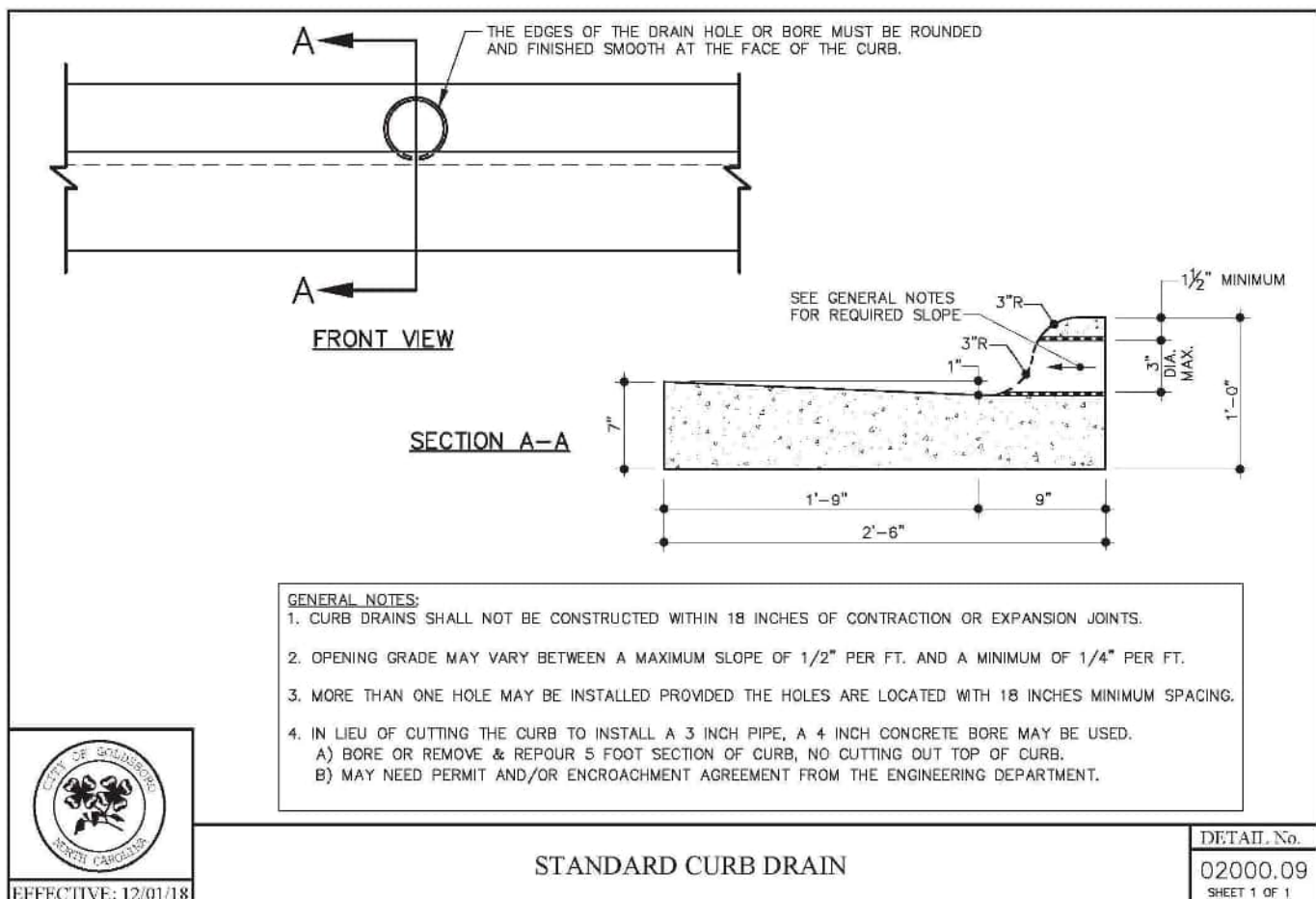
RESIDENTIAL CUL-DE-SAC

DETAIL No.
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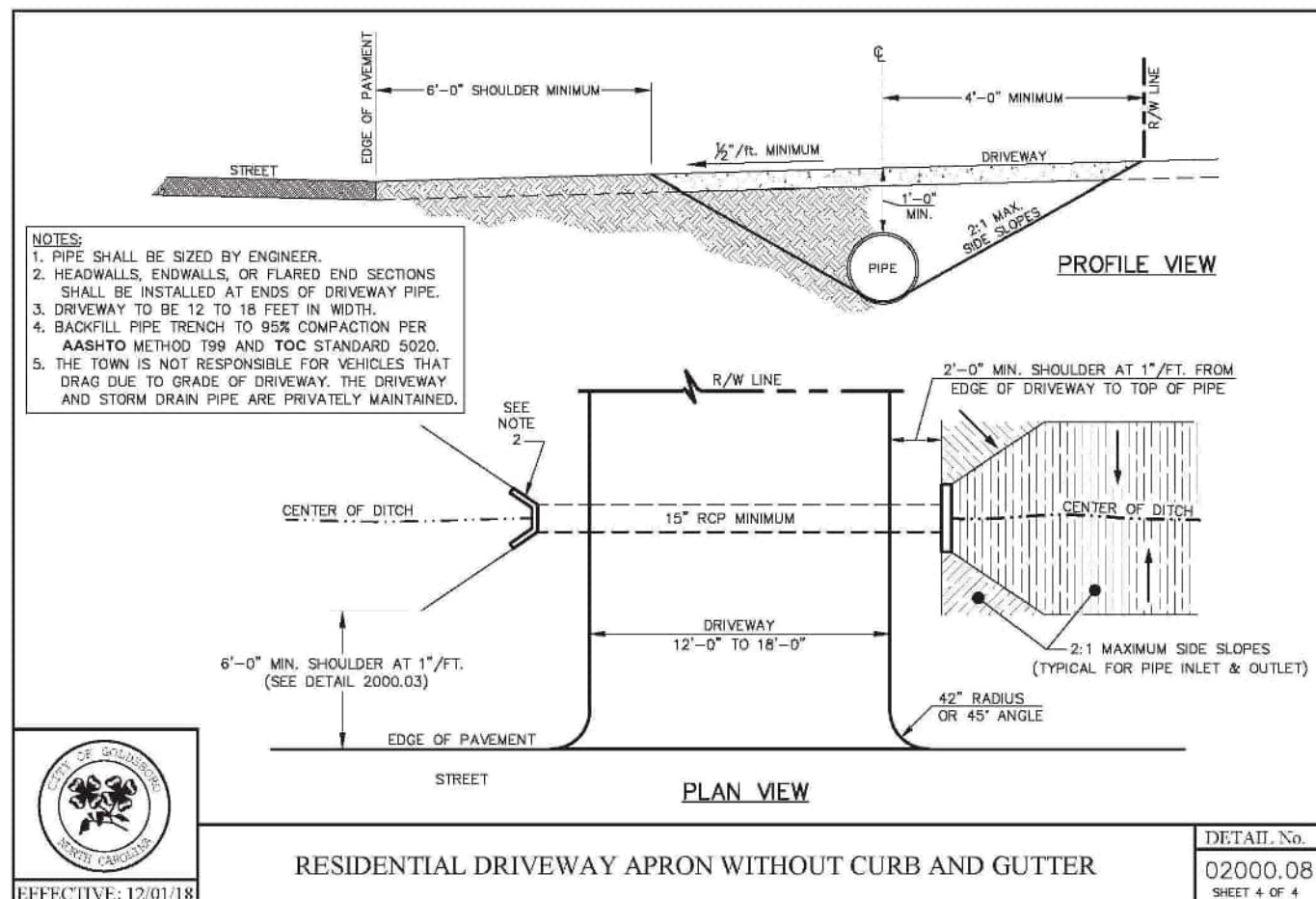
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DETAIL No.
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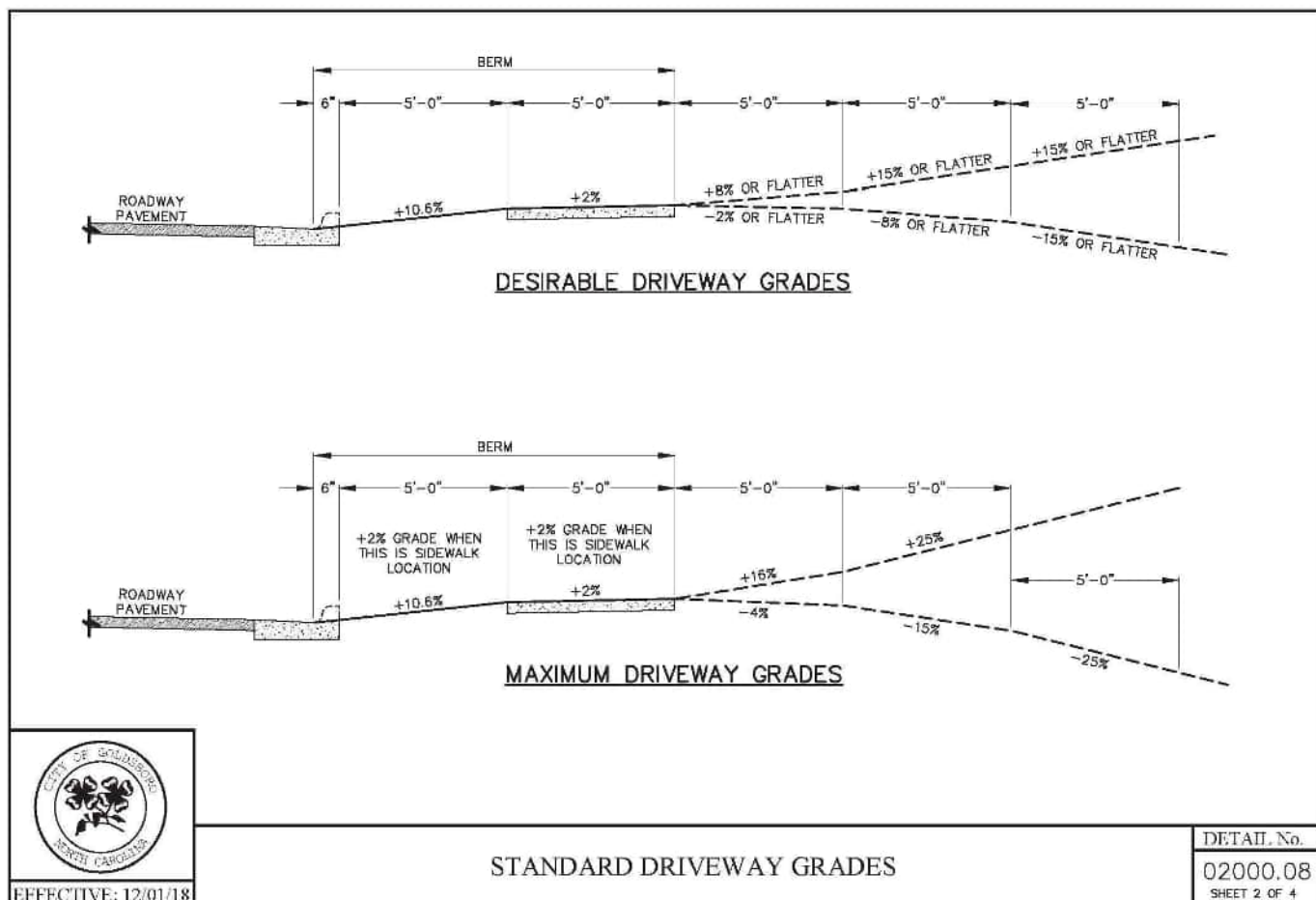
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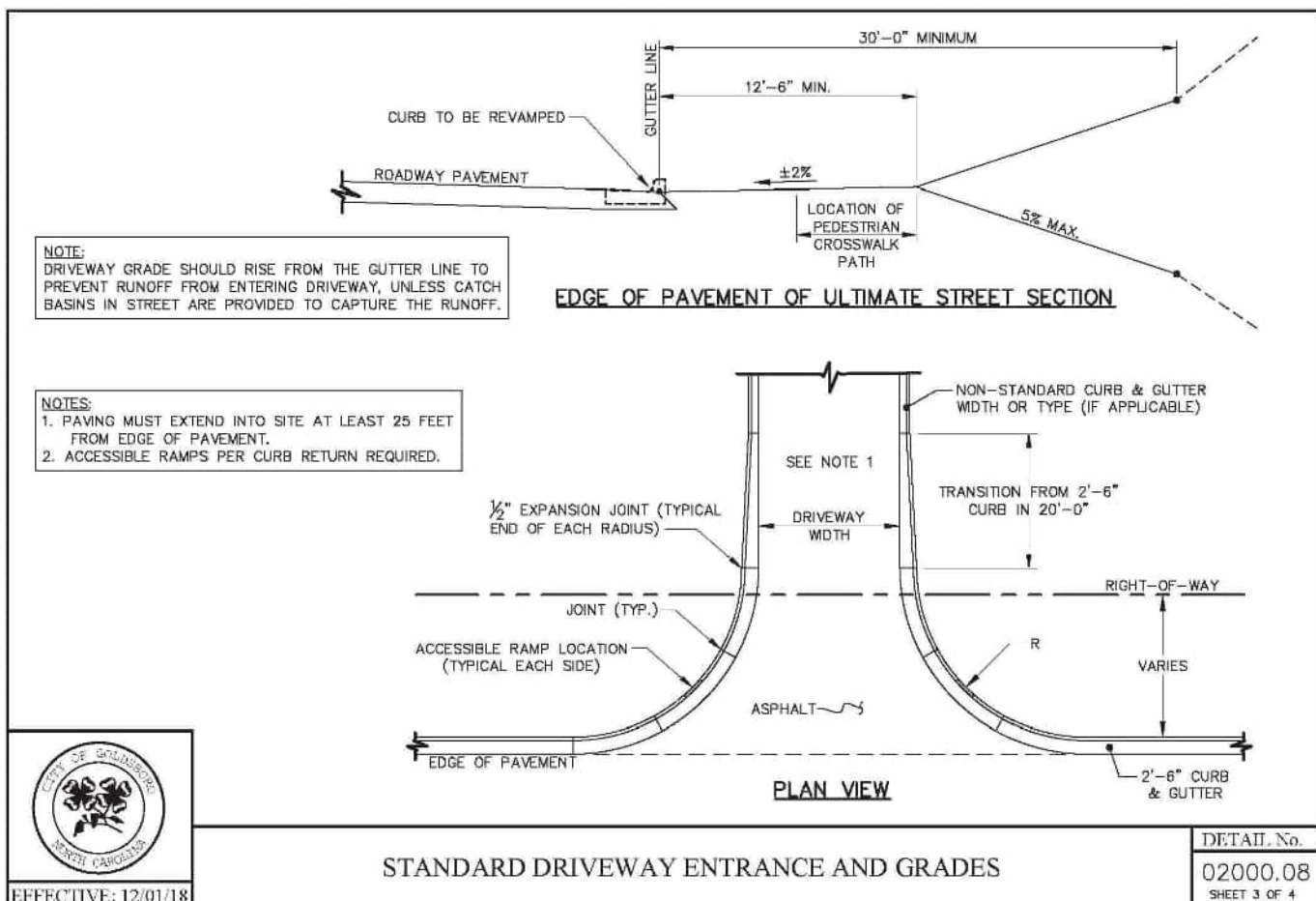
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DETAIL No.
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SHEET 4 OF 4



STANDARD DRIVEWAY GRADES

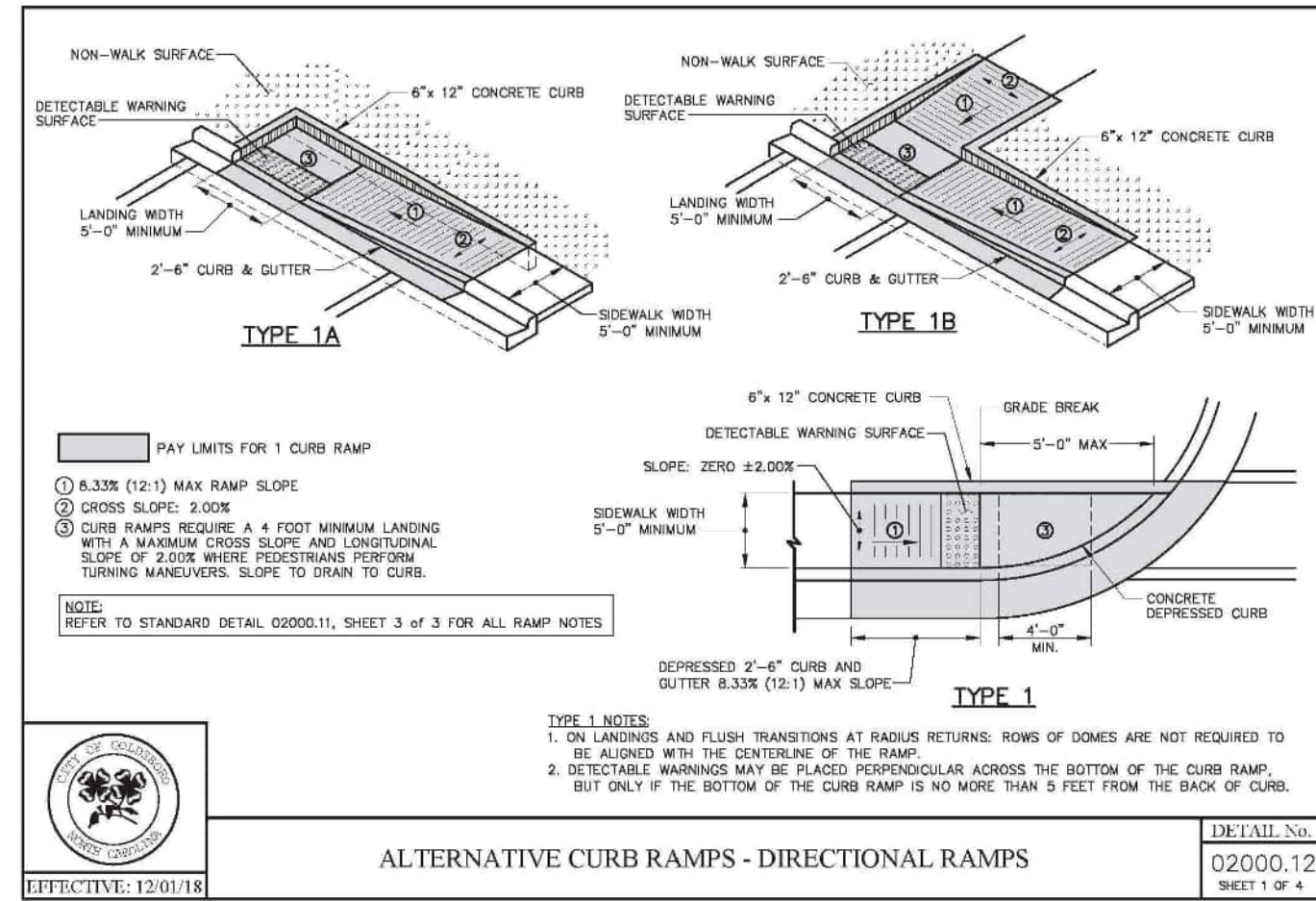
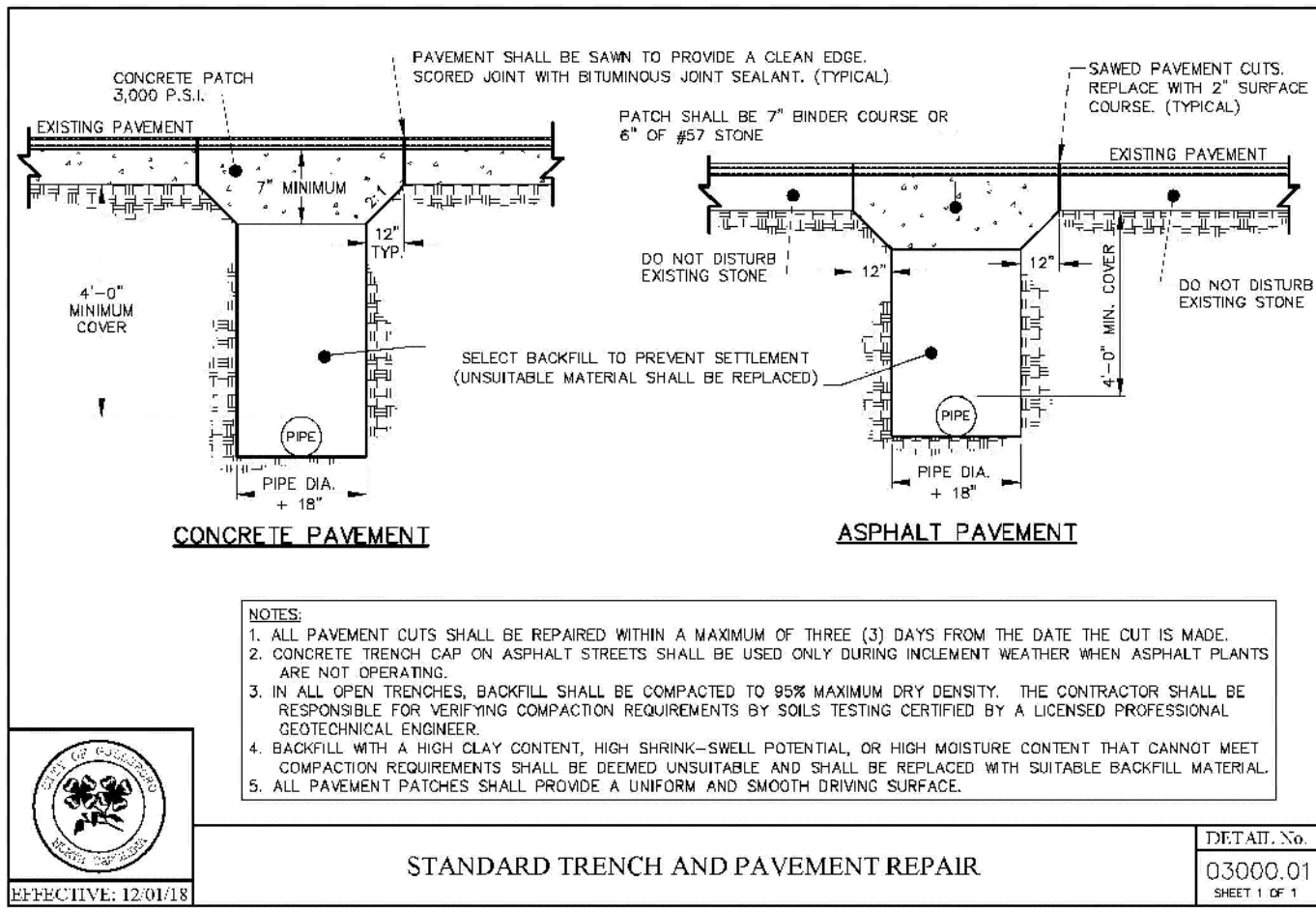
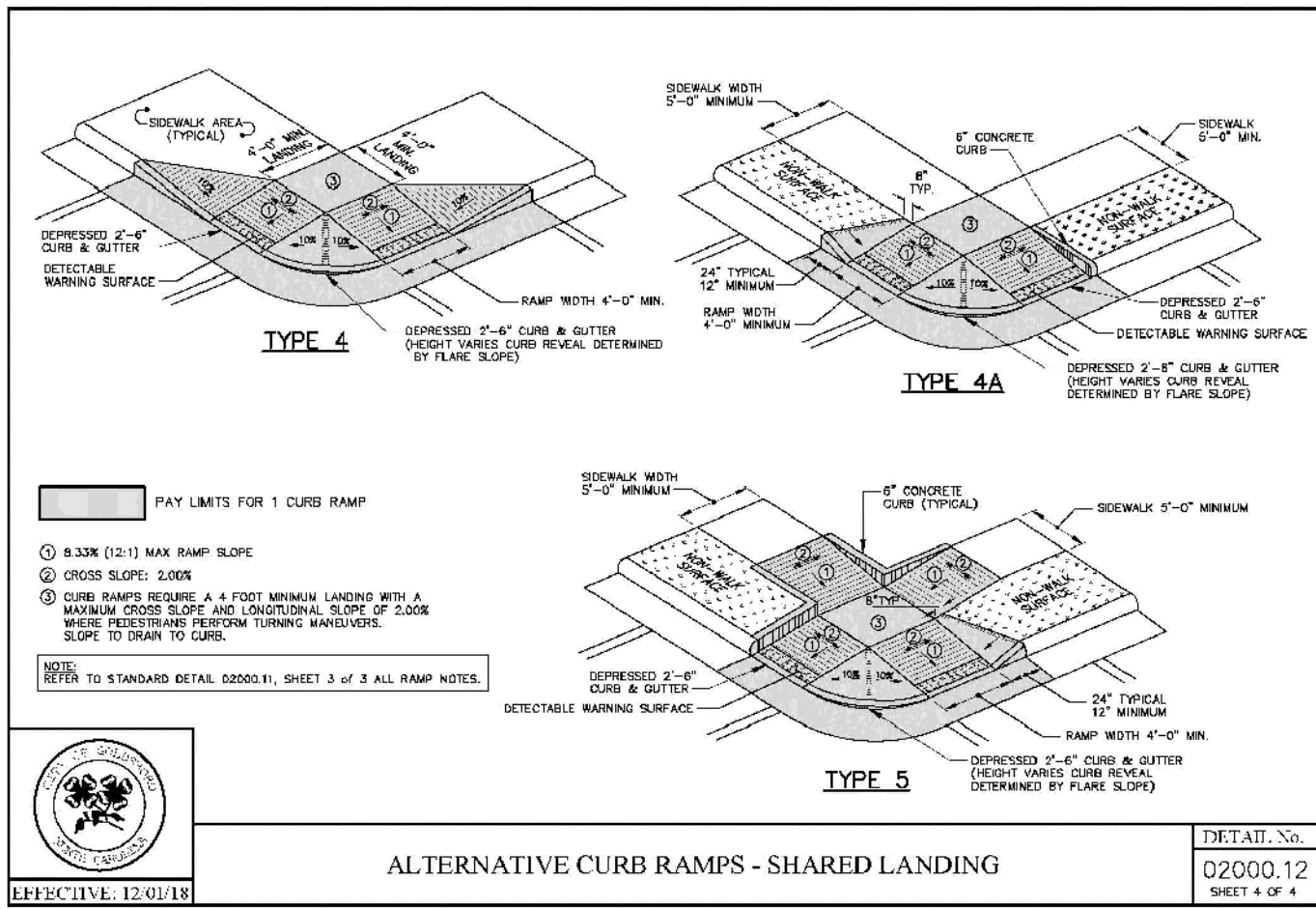
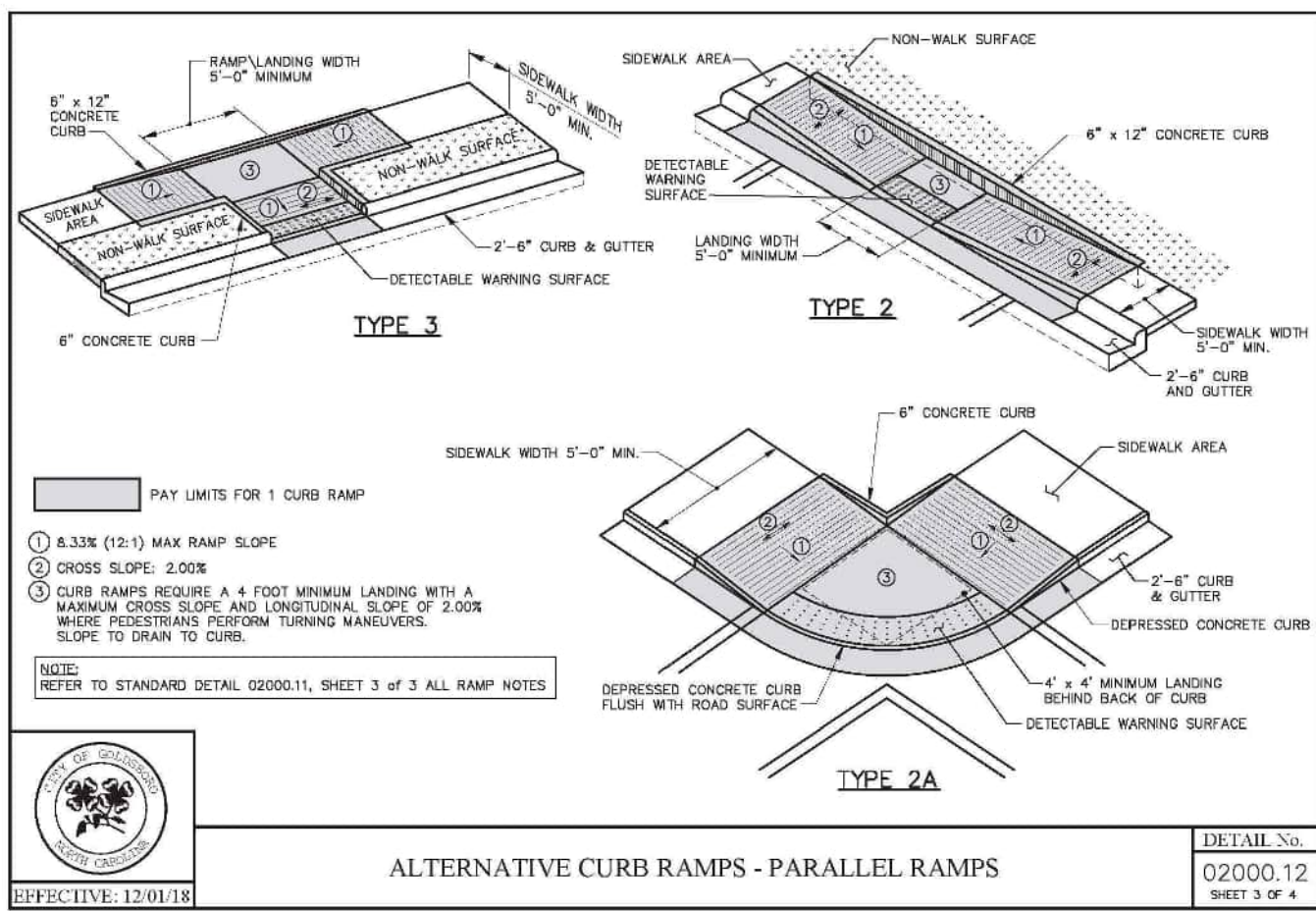
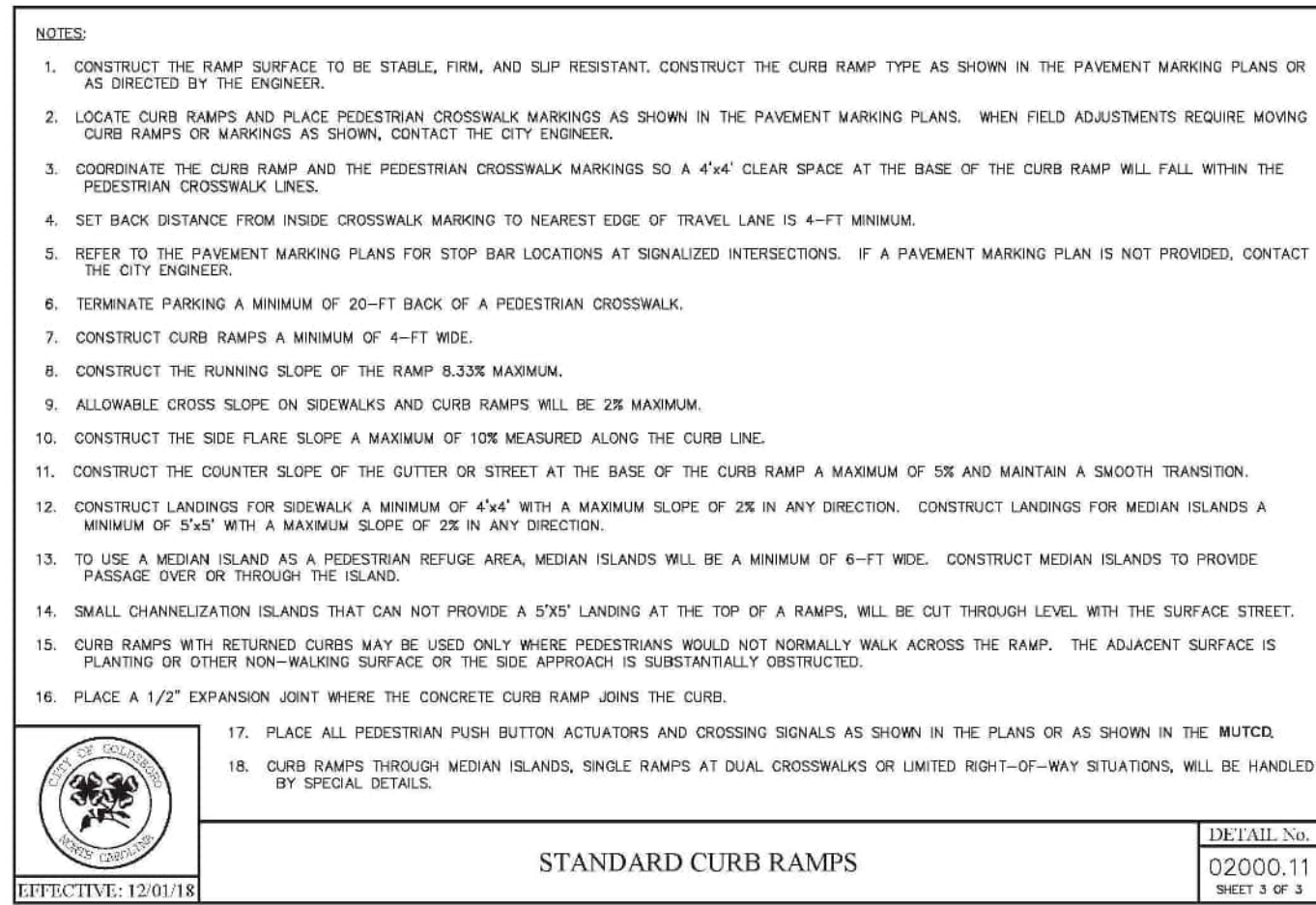
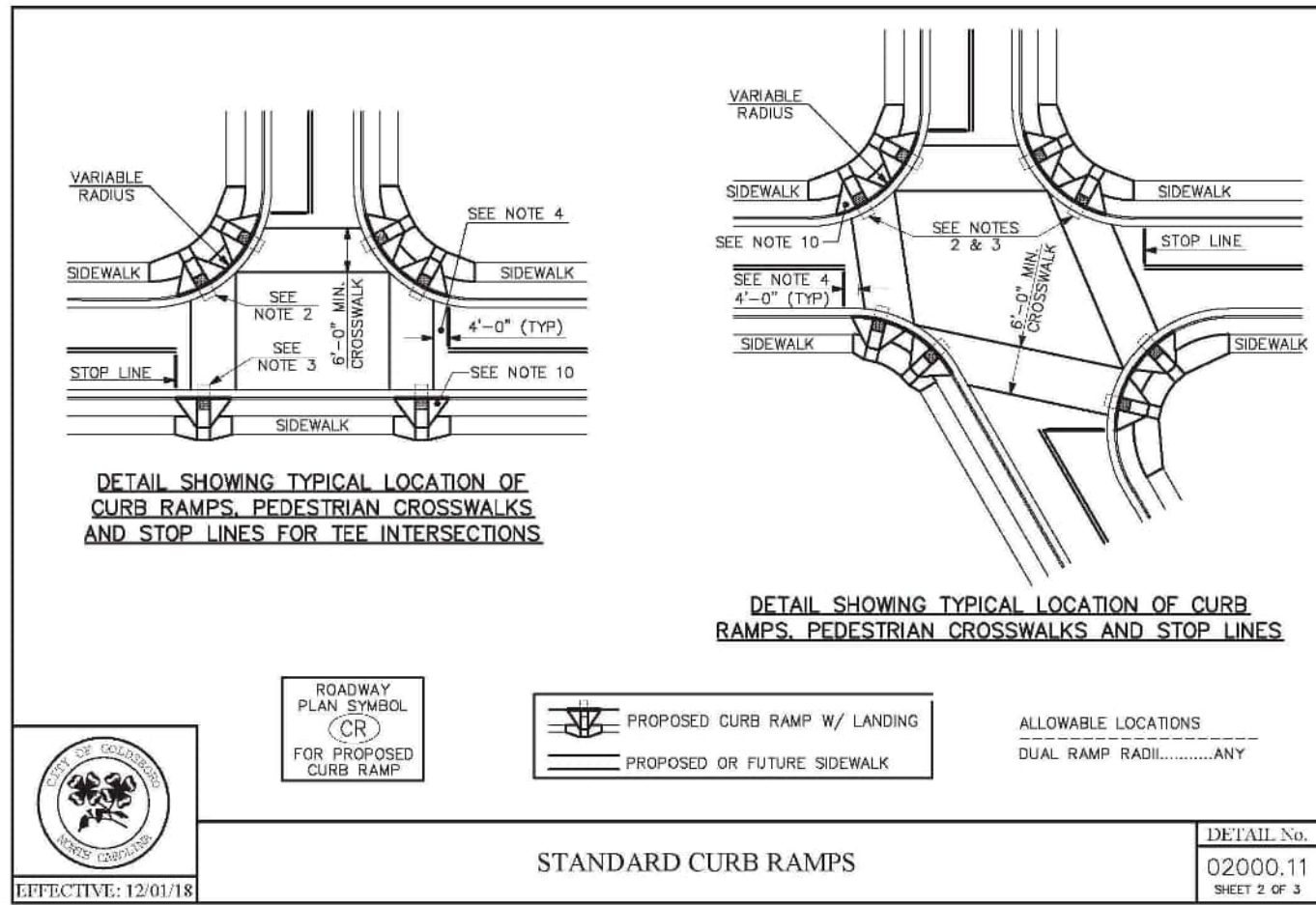
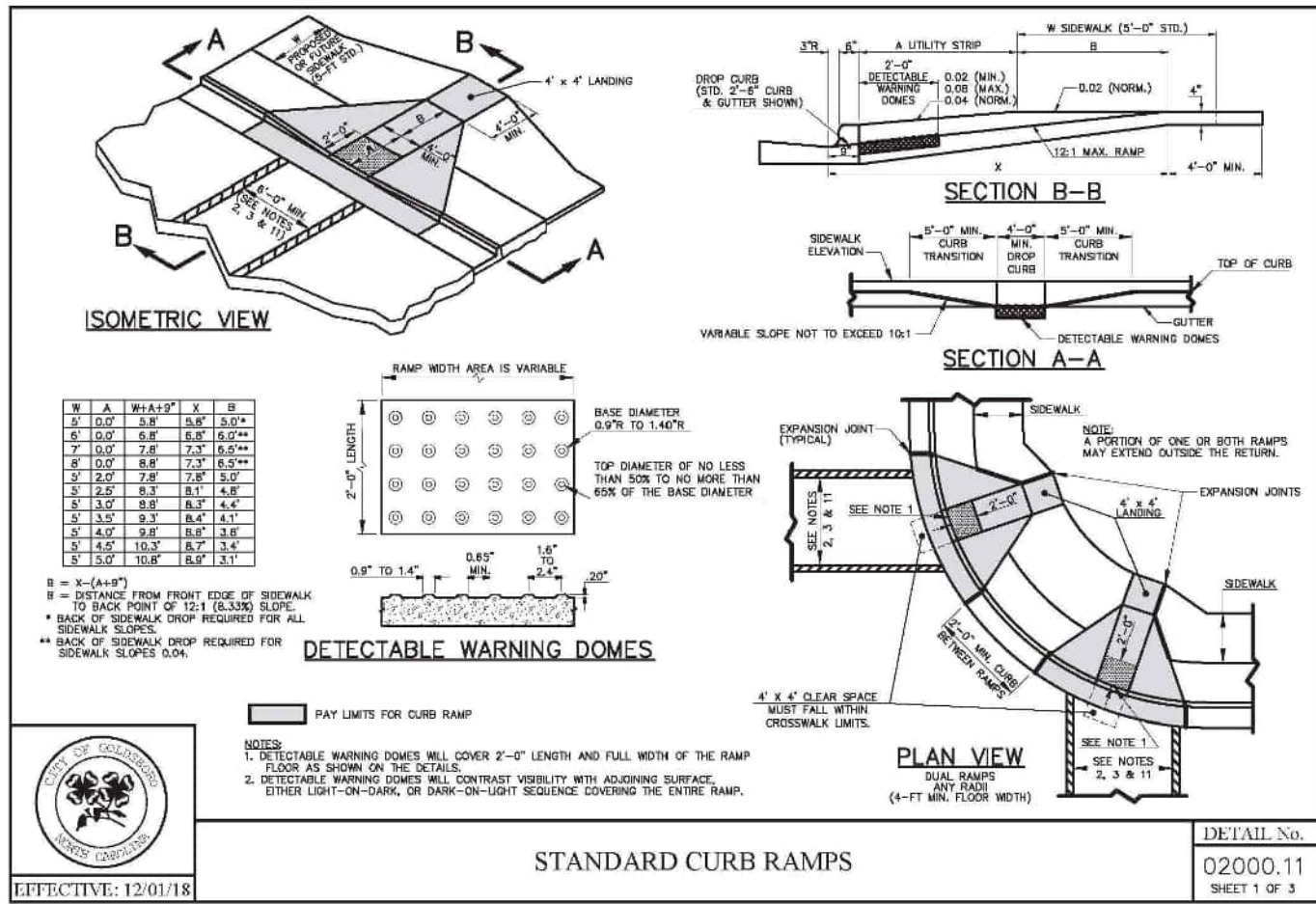
DETAIL No.
02000.08
SHEET 2 OF 4



STANDARD DRIVEWAY ENTRANCE AND GRADES

DETAIL No.
02000.08
SHEET 2 OF 4

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NORTH CAROLINA PROFESSIONAL SEAL
049483
ENGINEER
NOT FOR CONSTRUCTION
NATHAN K. BARBER

REVISIONS

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PLAN INFORMATION

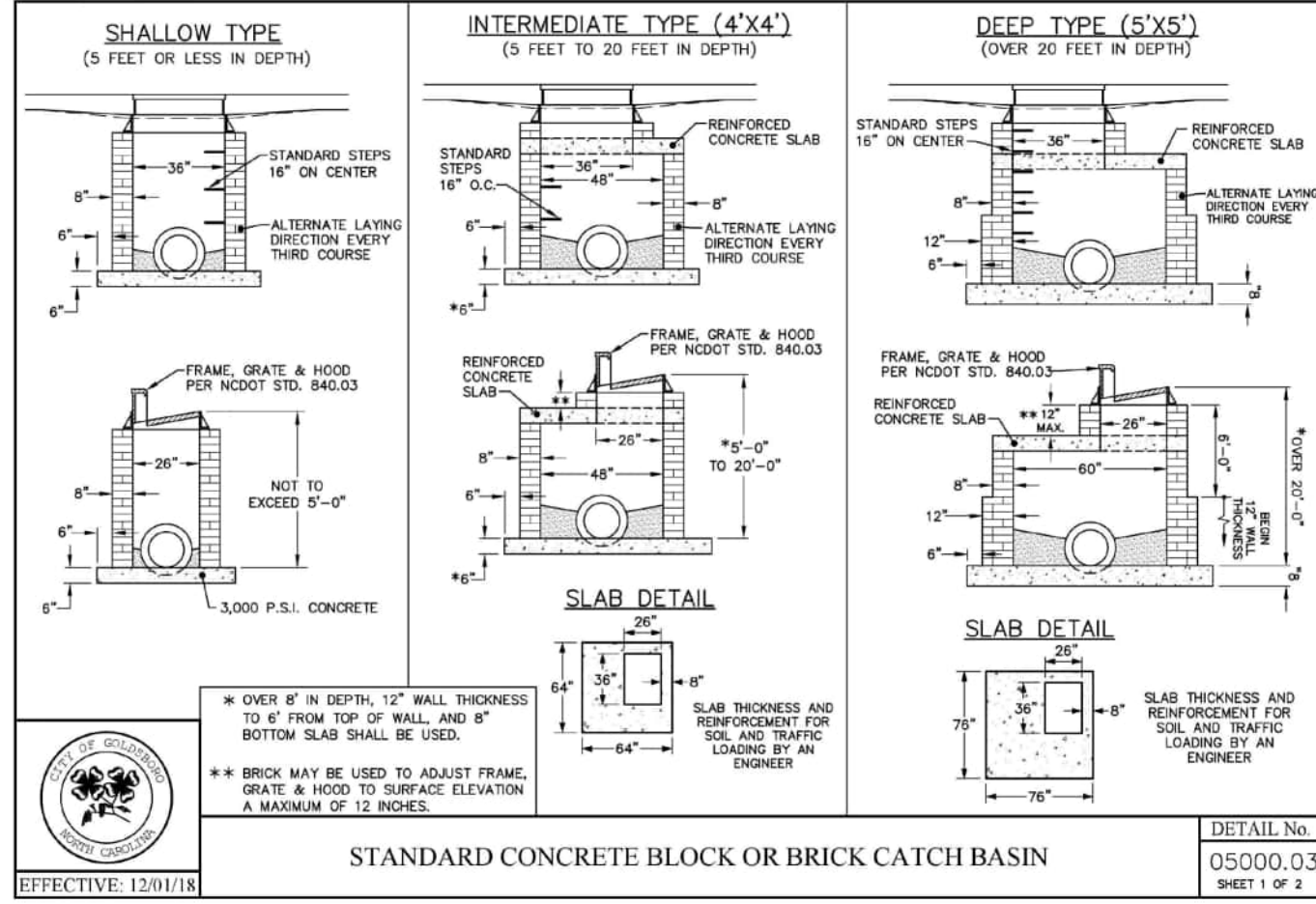
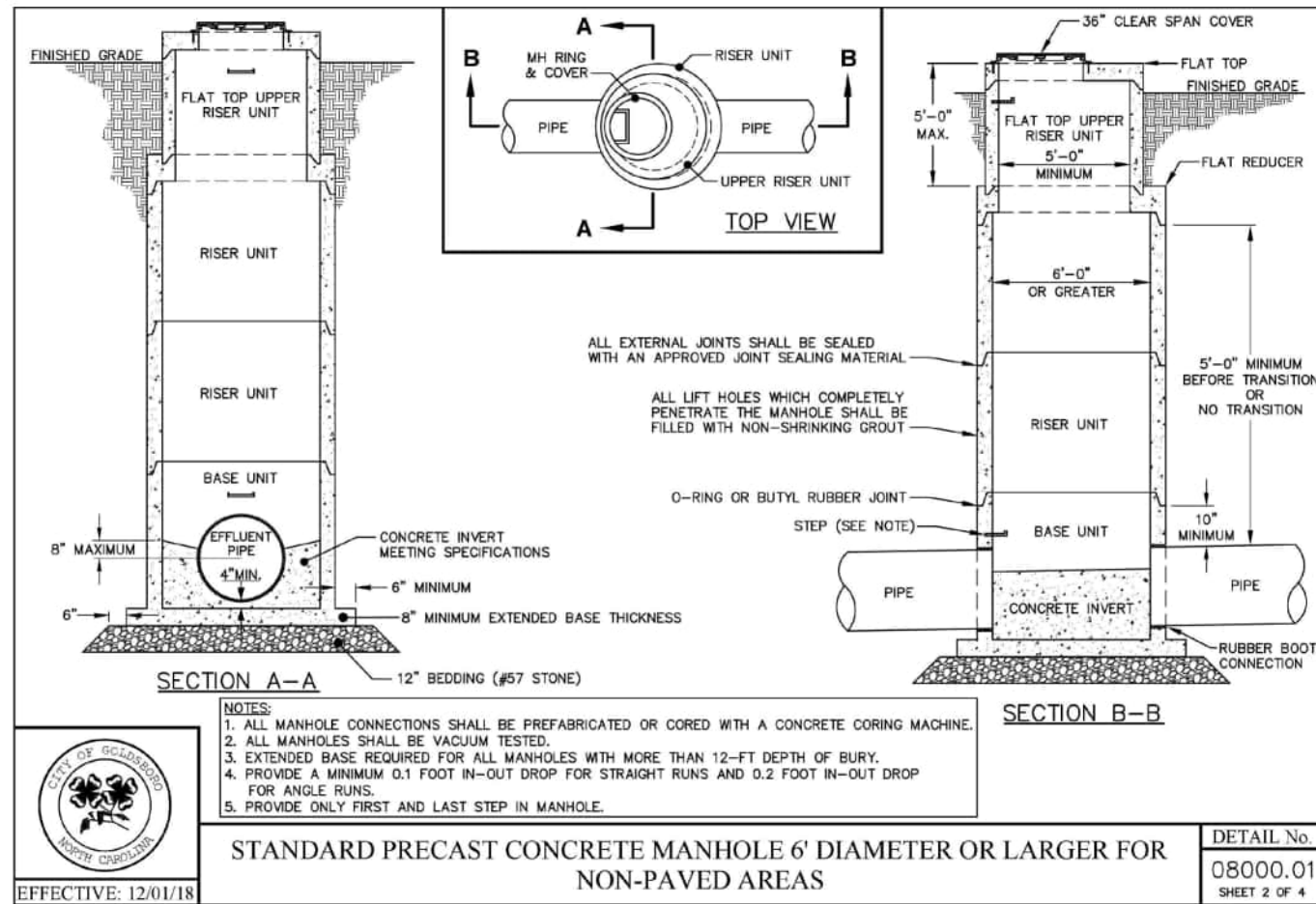
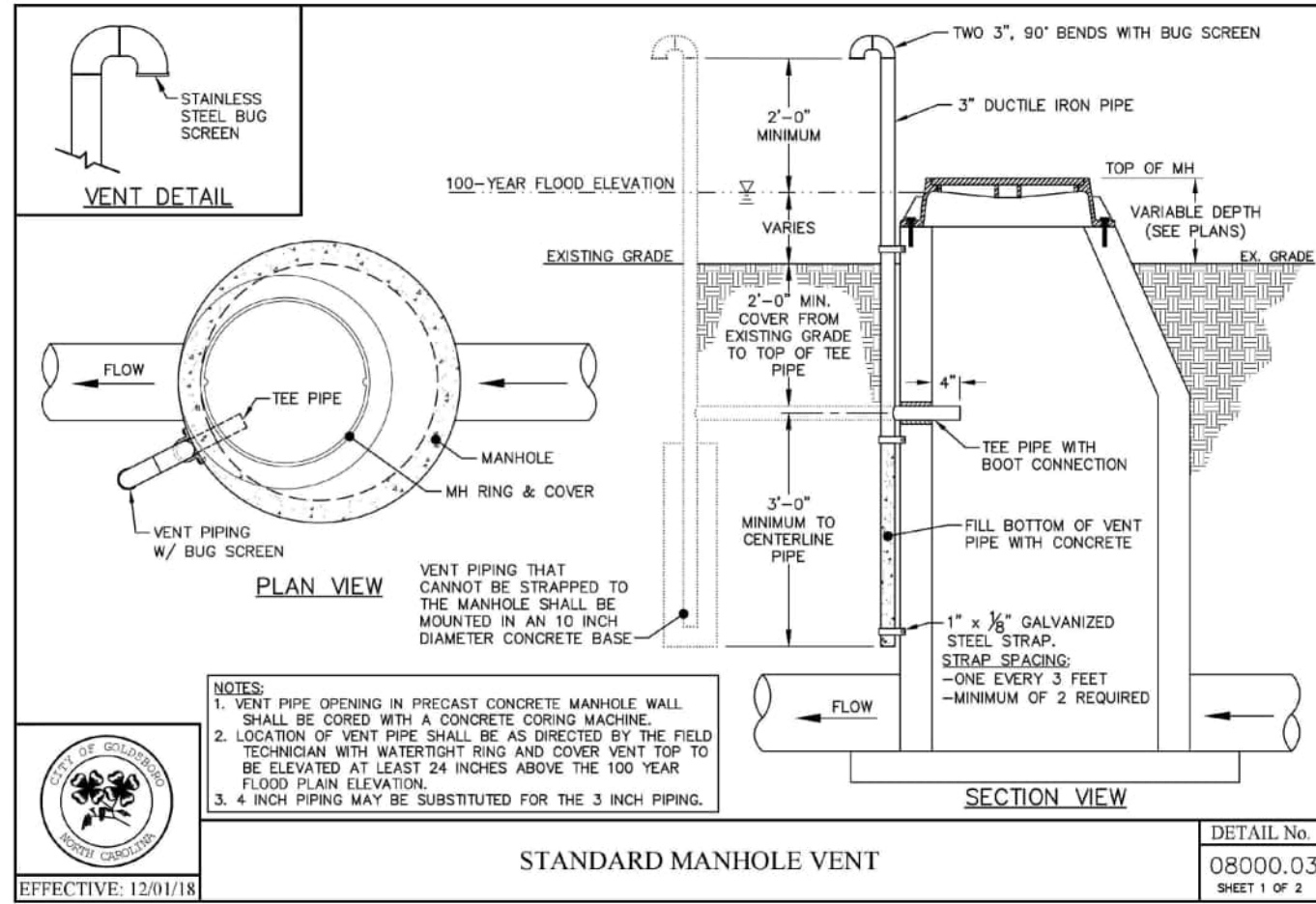
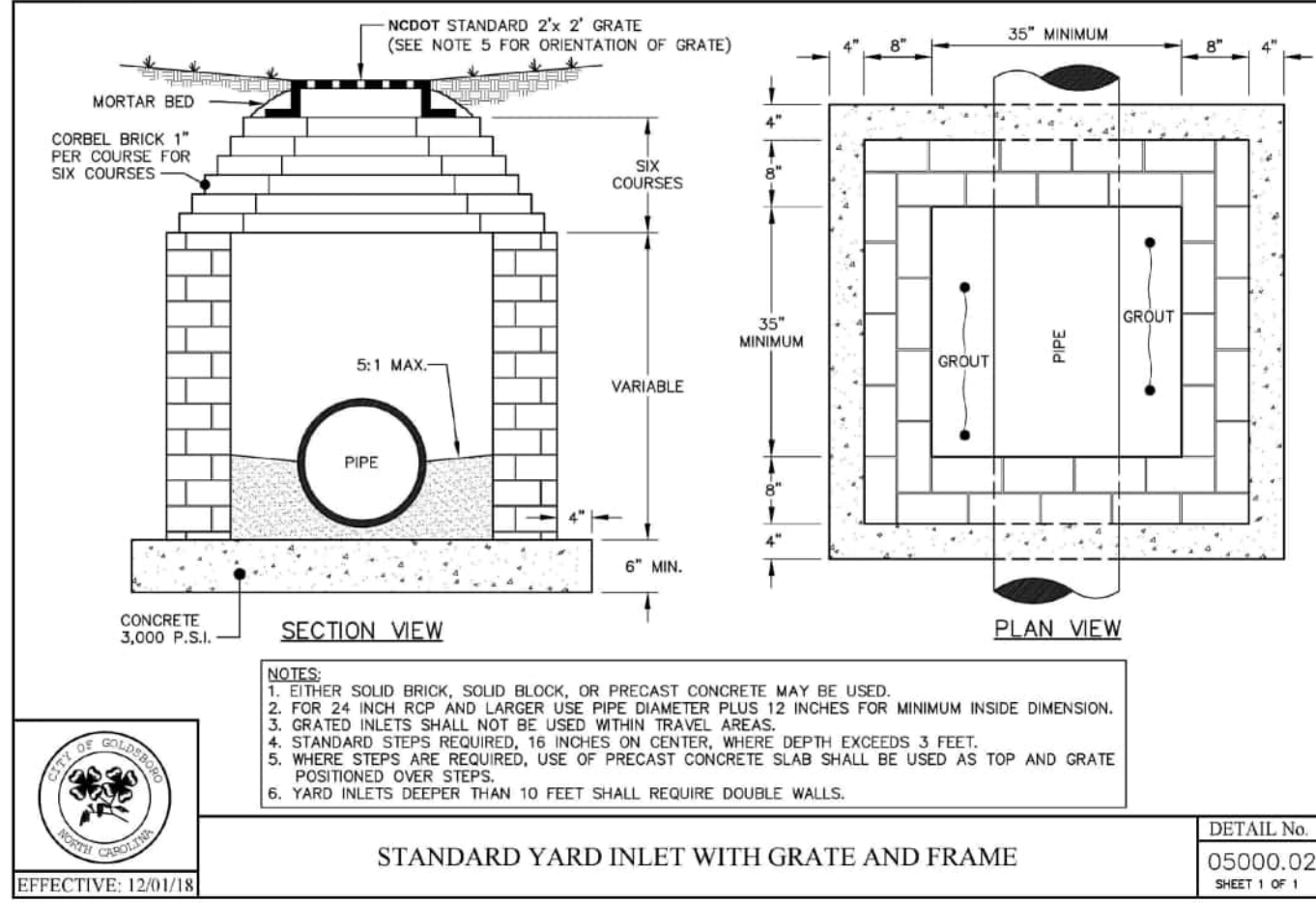
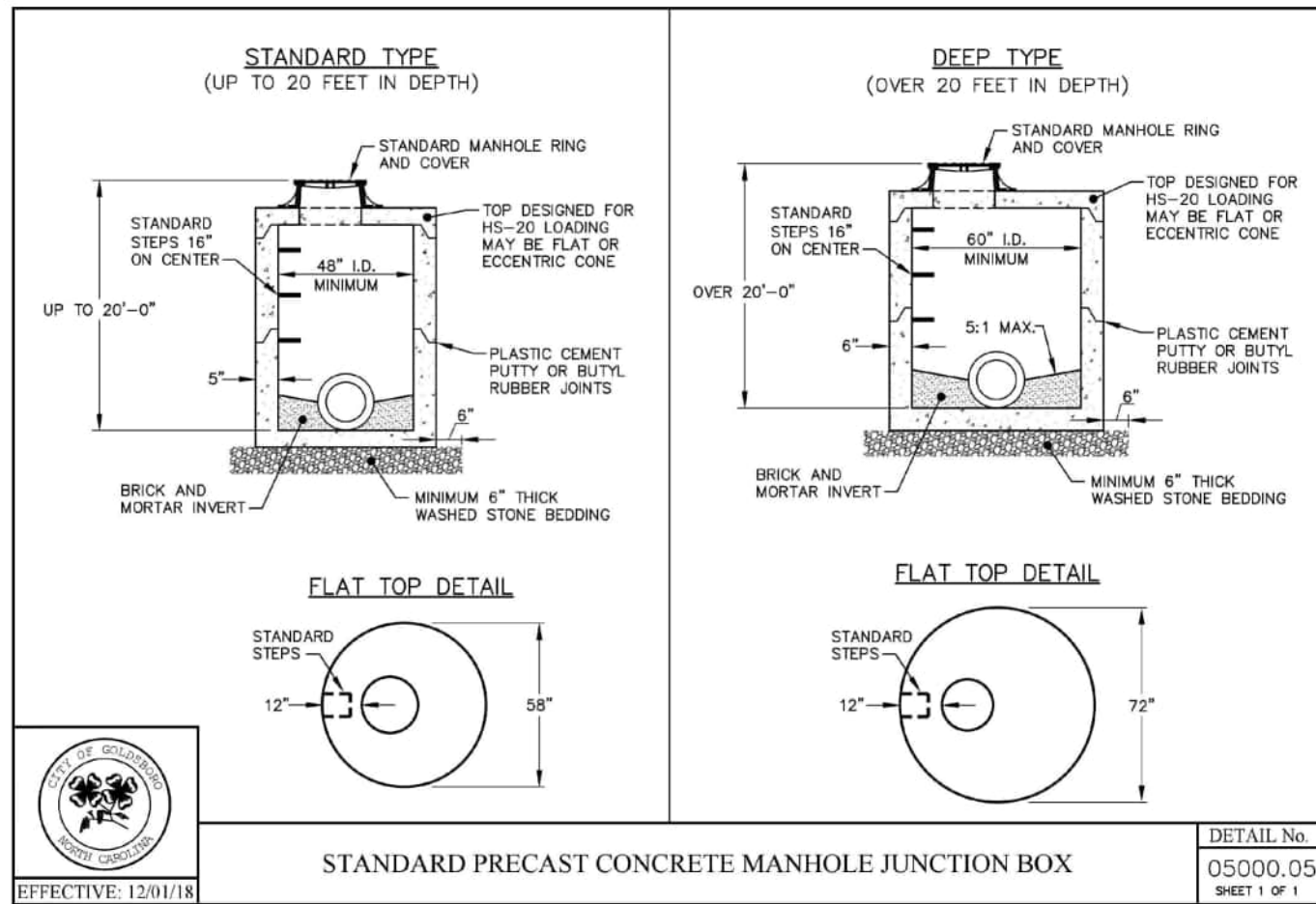
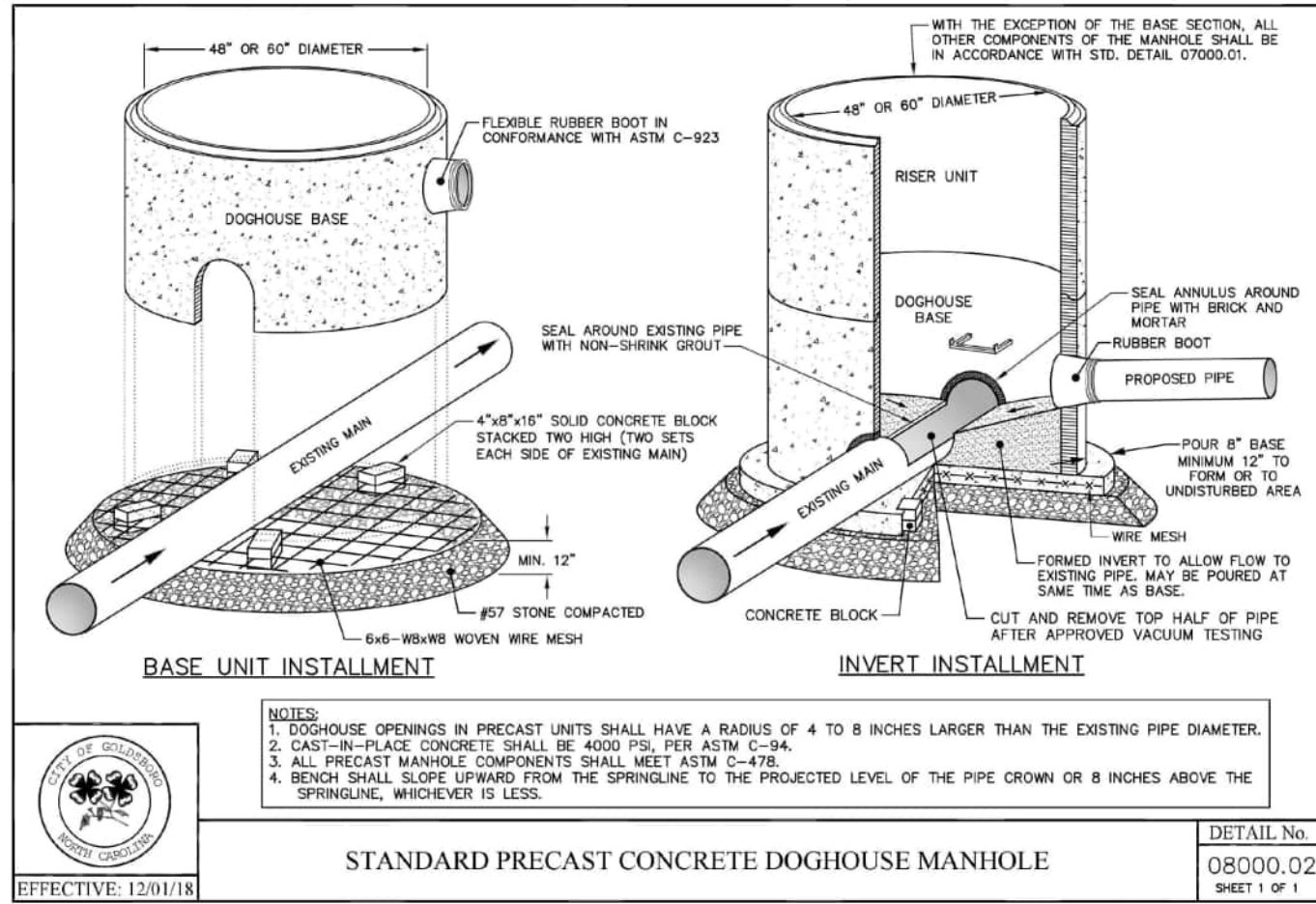
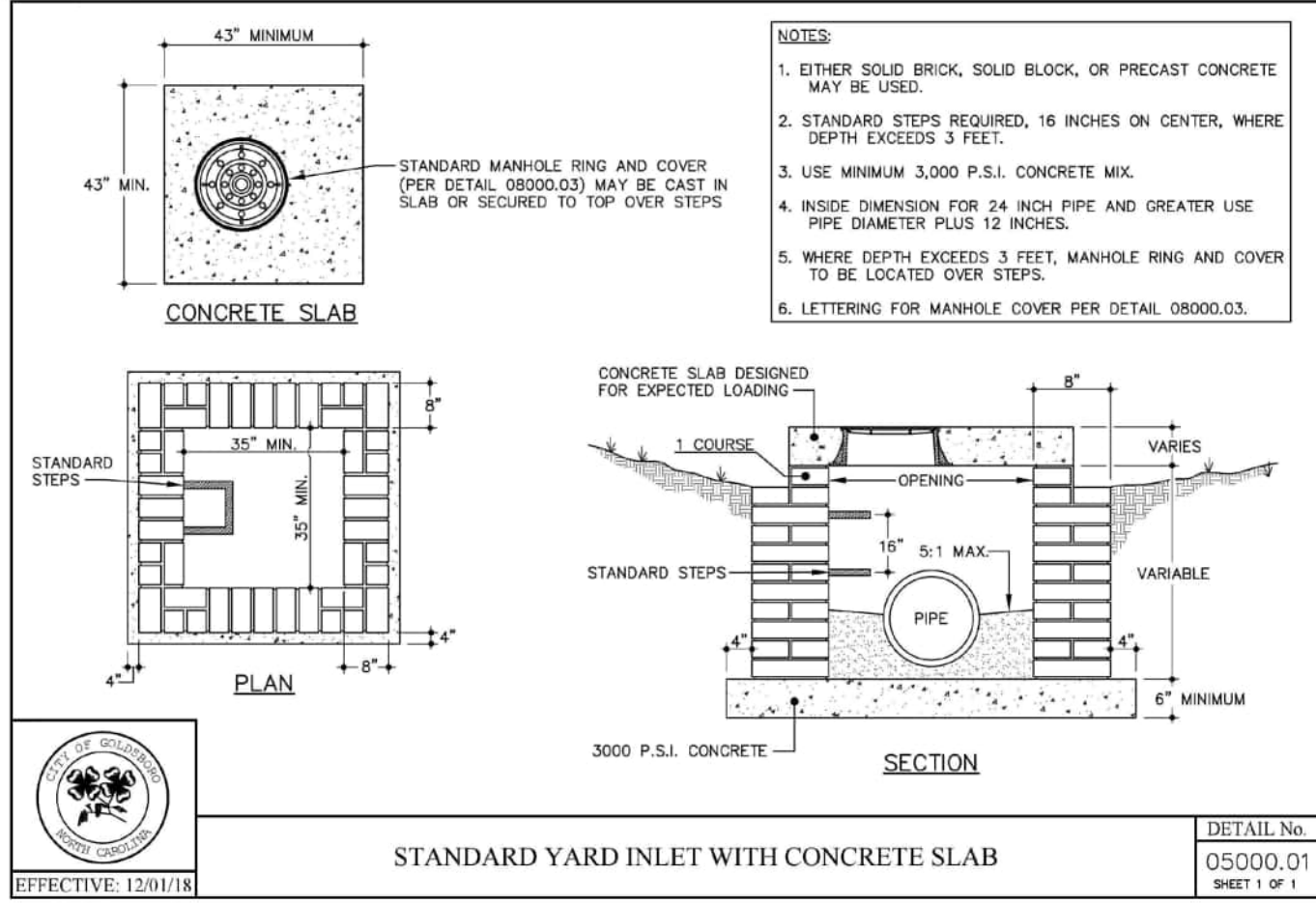
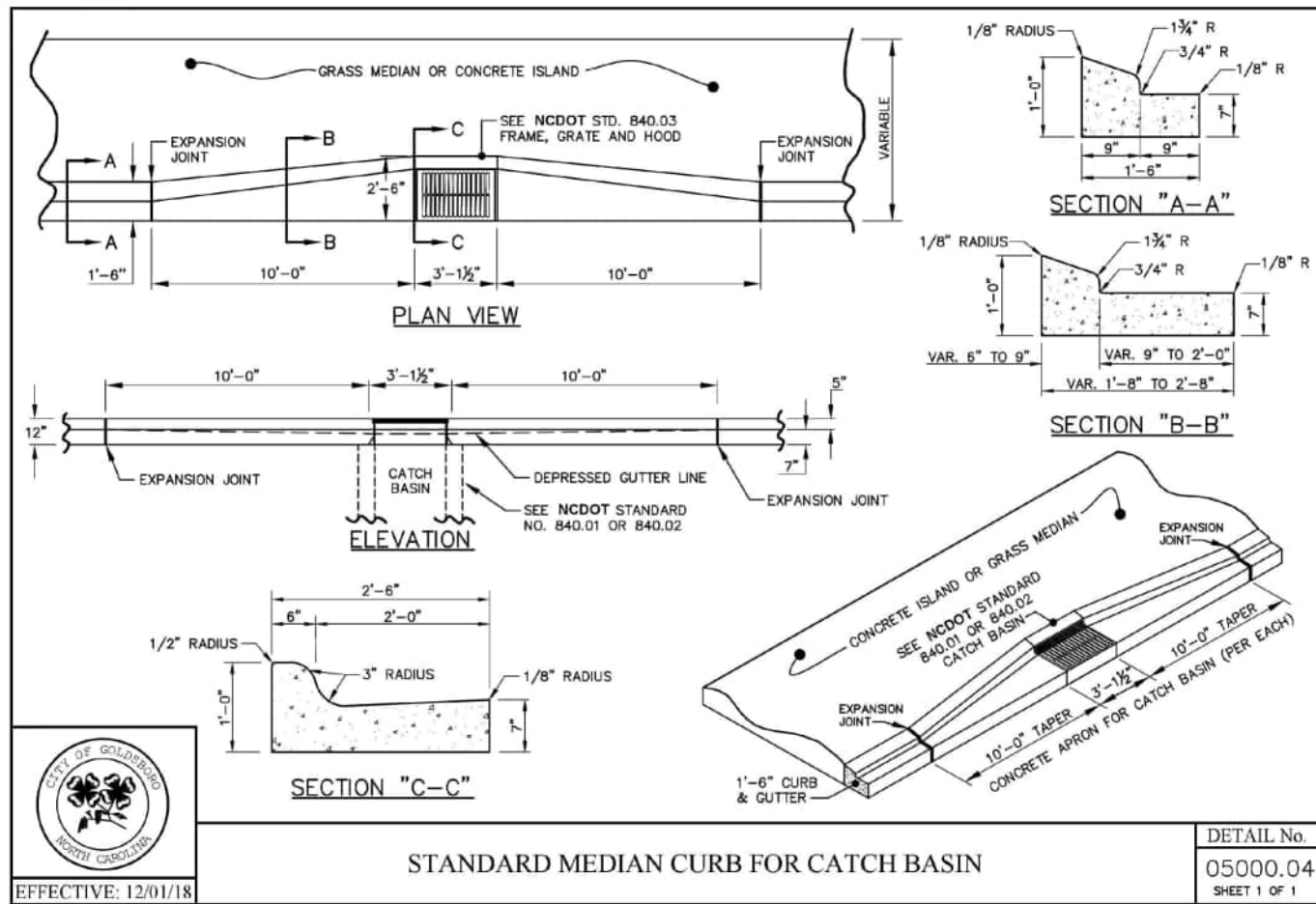
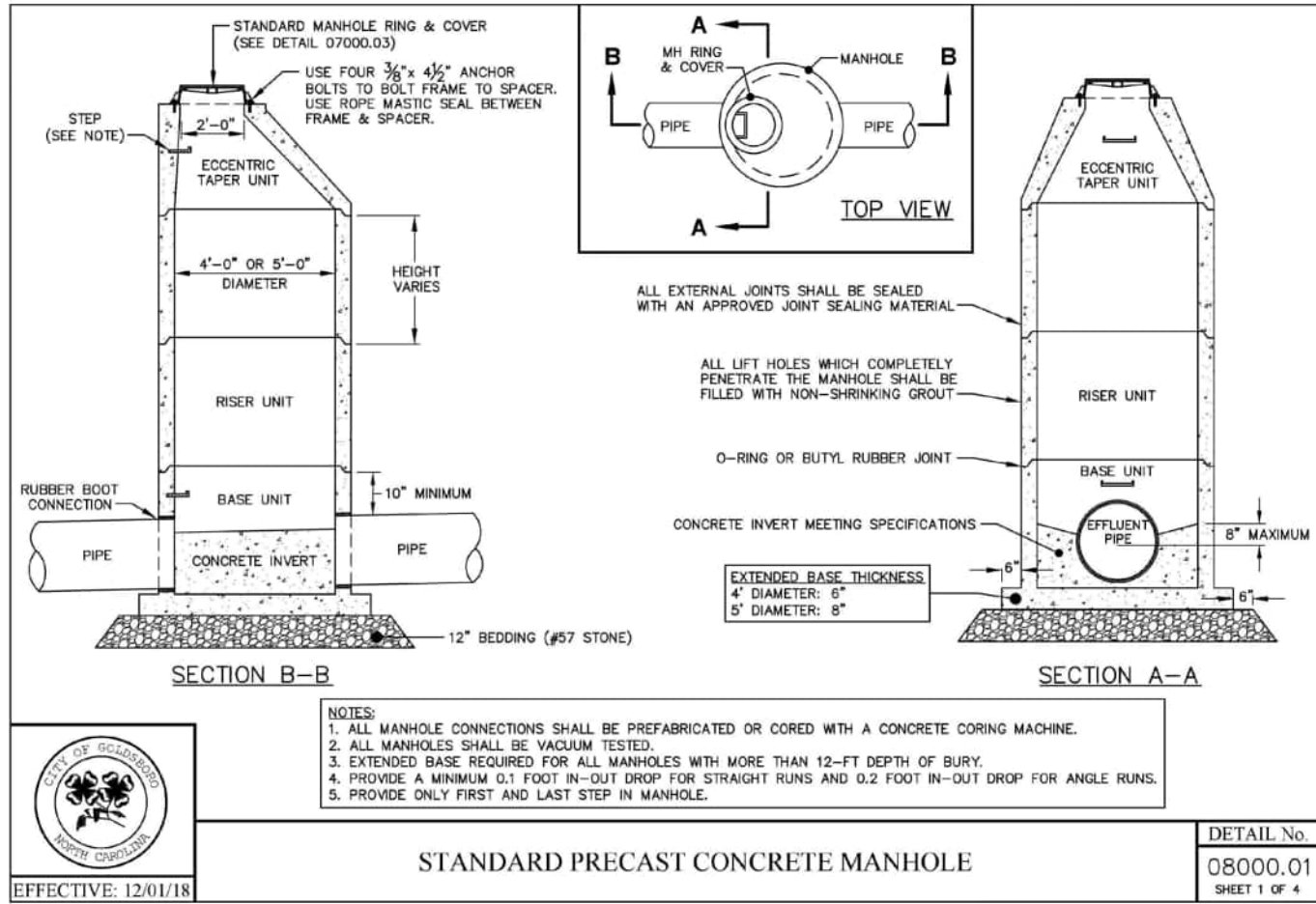
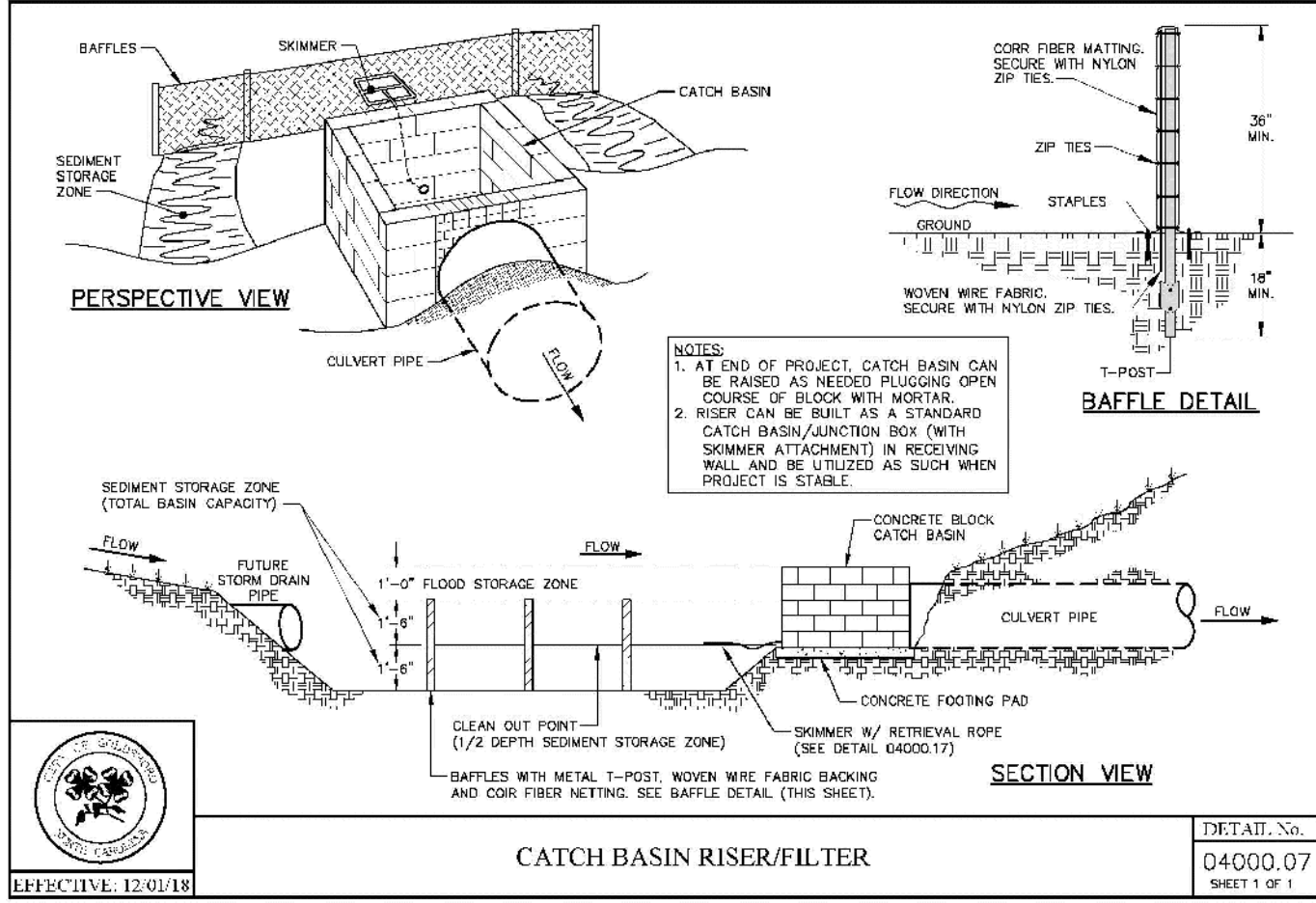
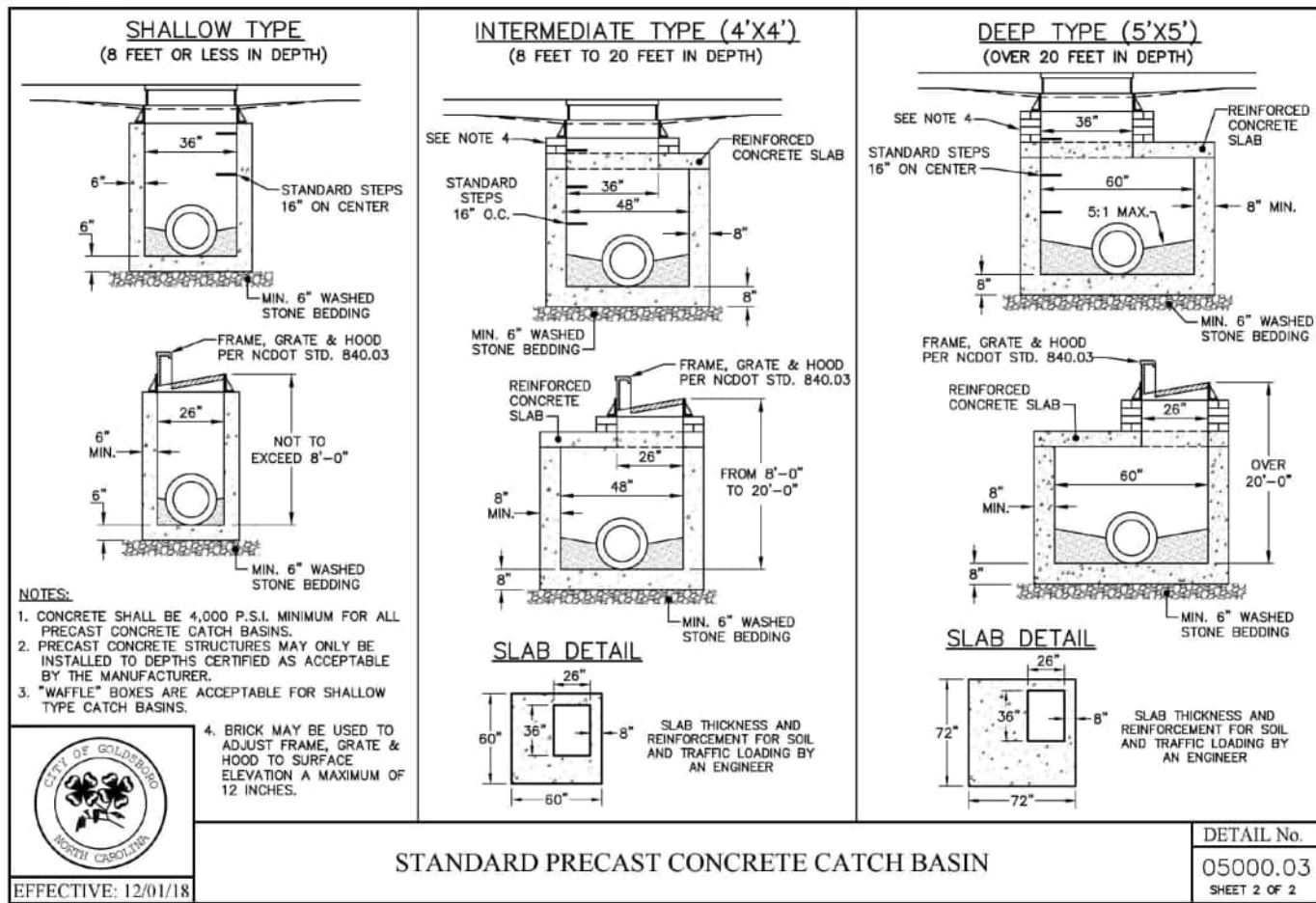
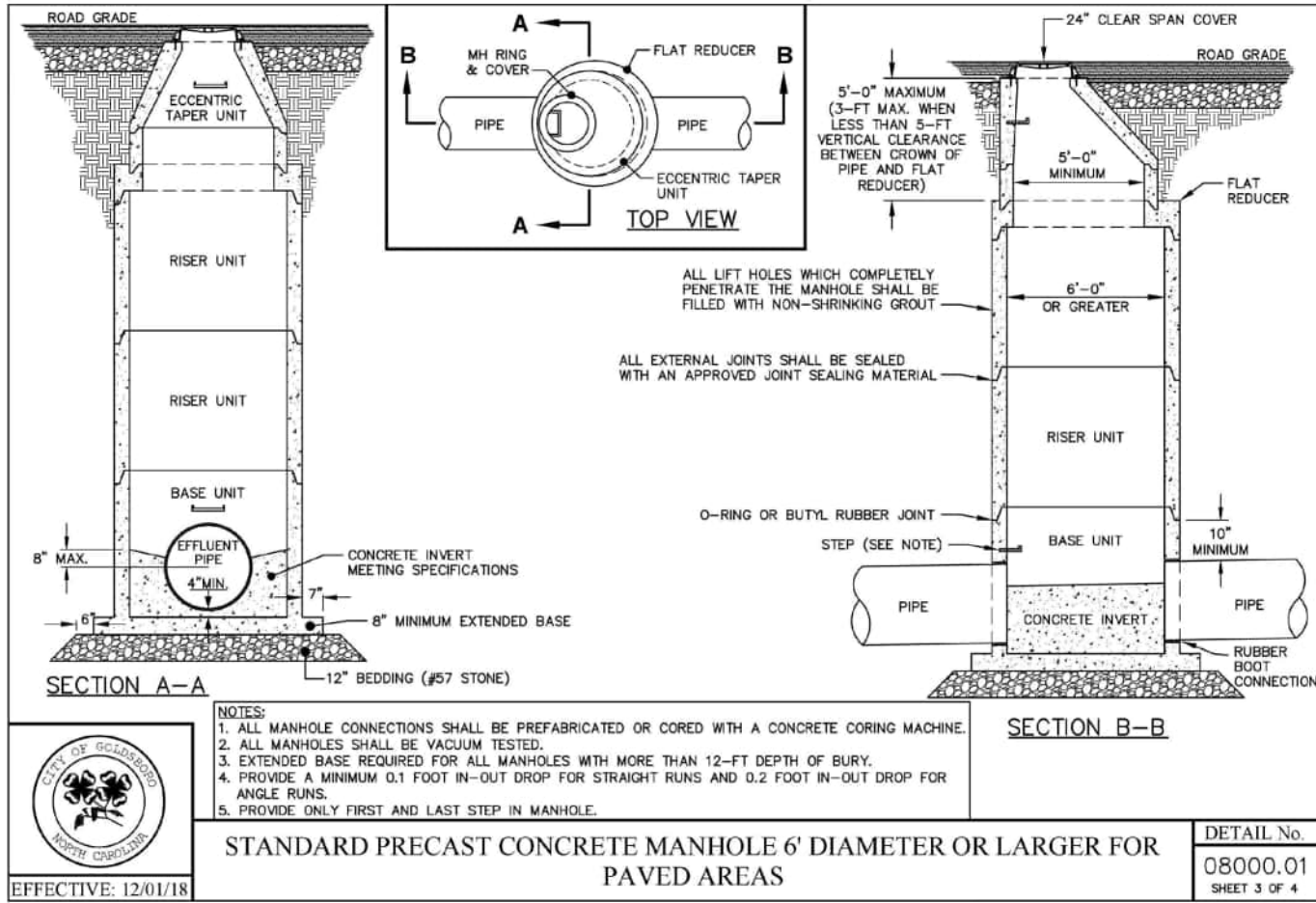
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FILENAME	STL24001-D1
CHECKED BY	AGK
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DATE	04. 25. 2025

SHEET

SITE DETAILS

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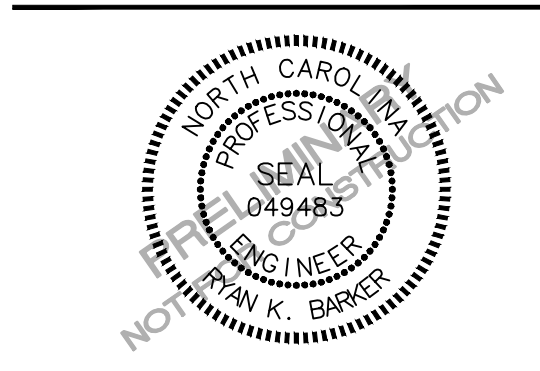


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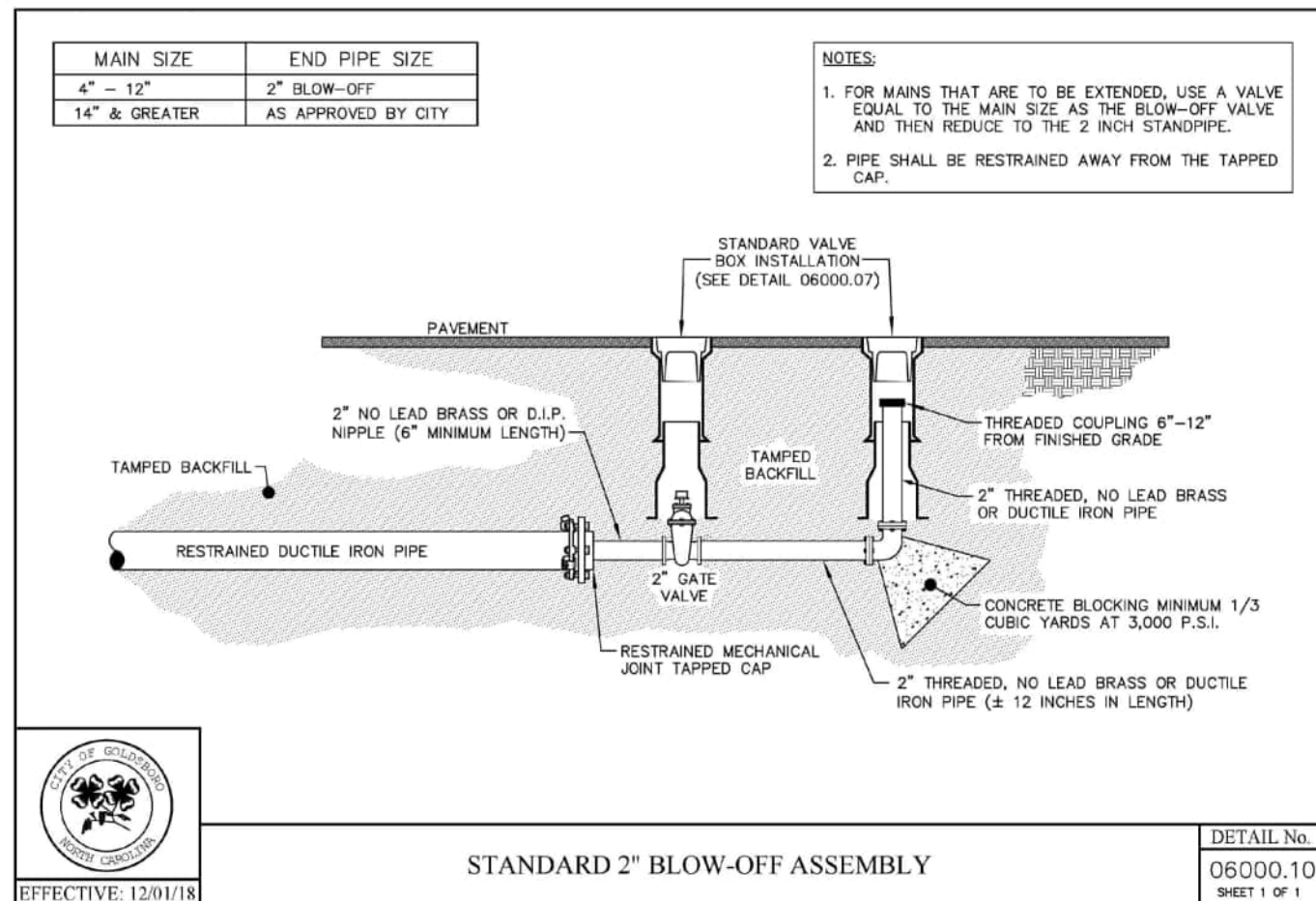
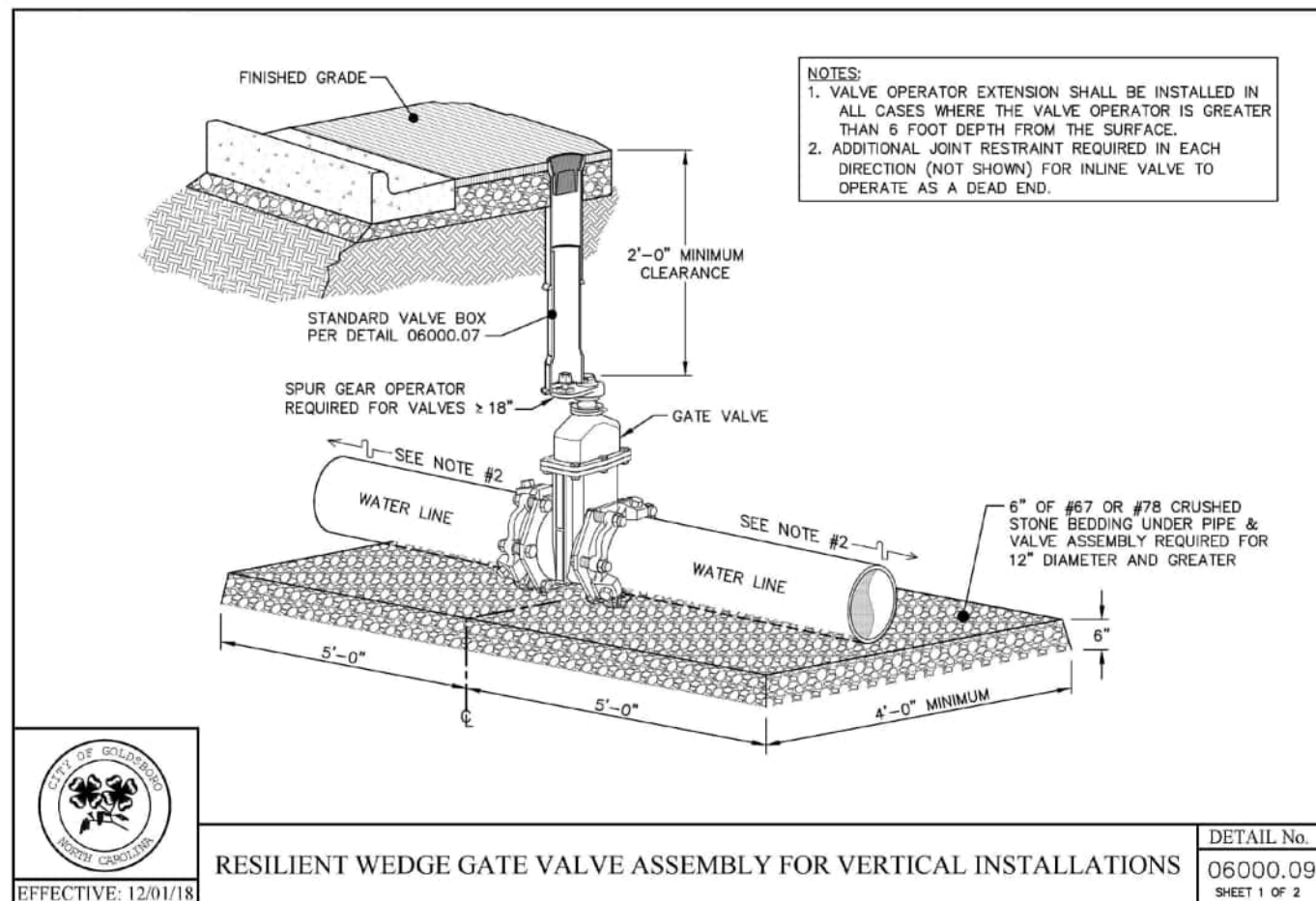
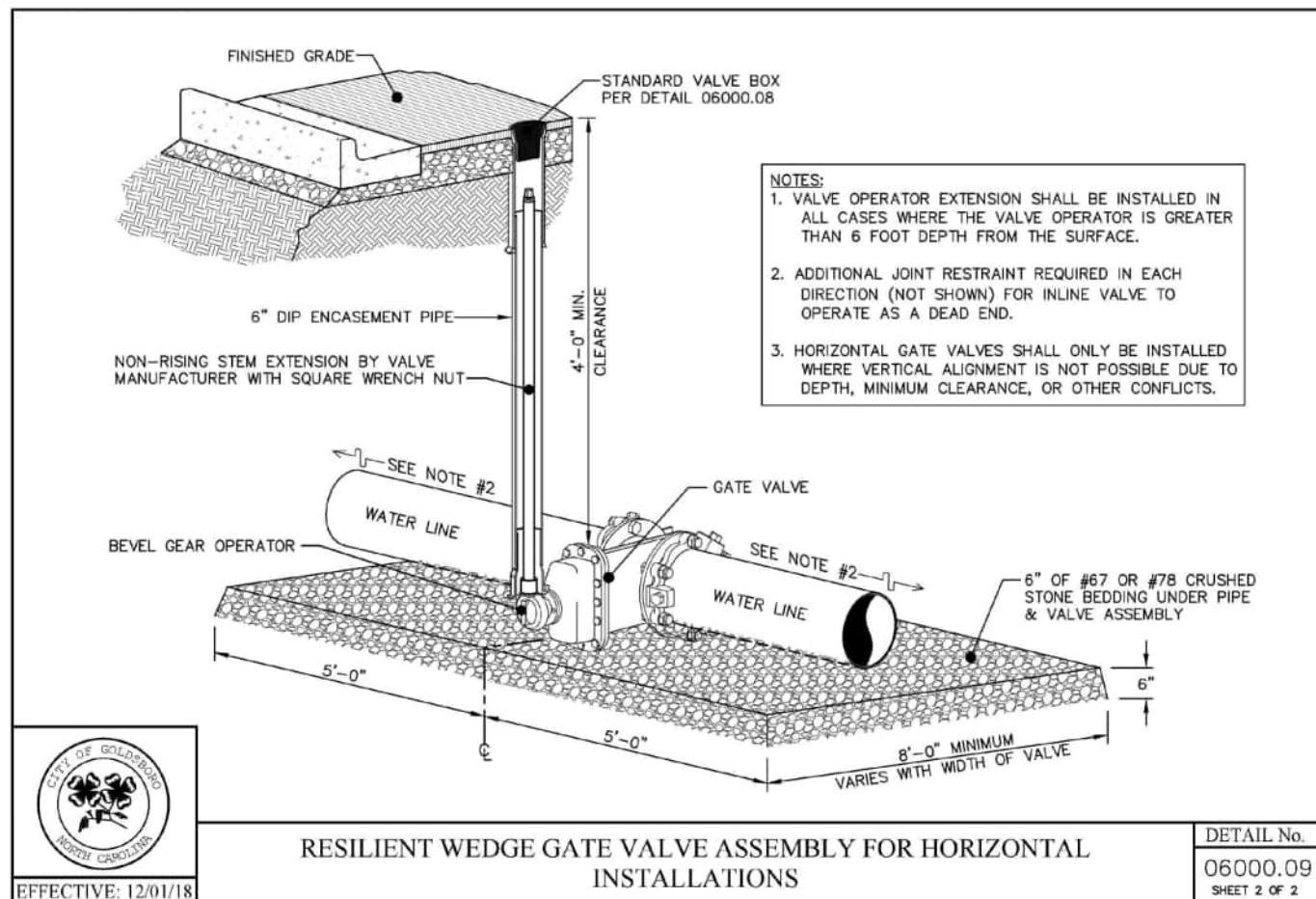
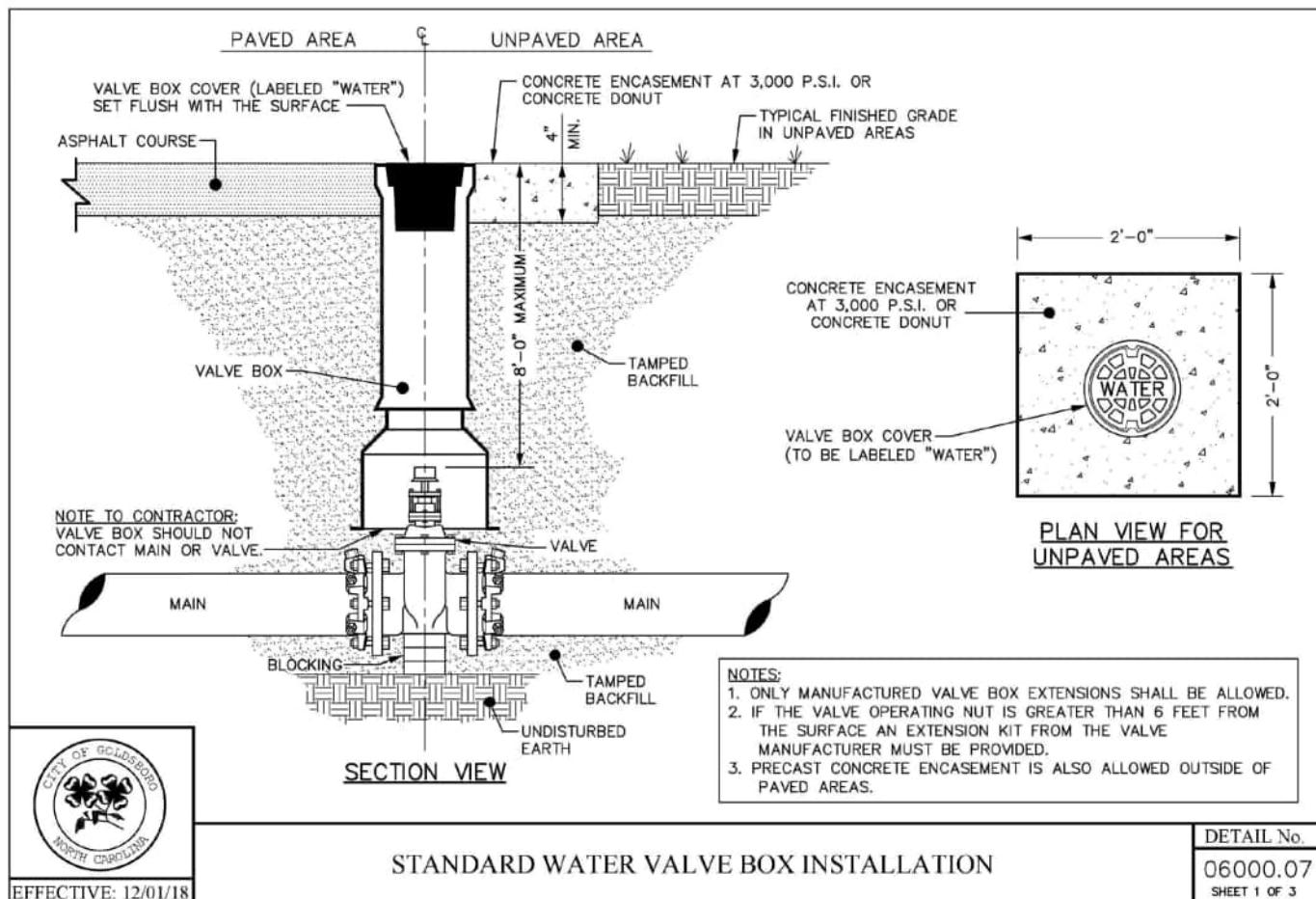
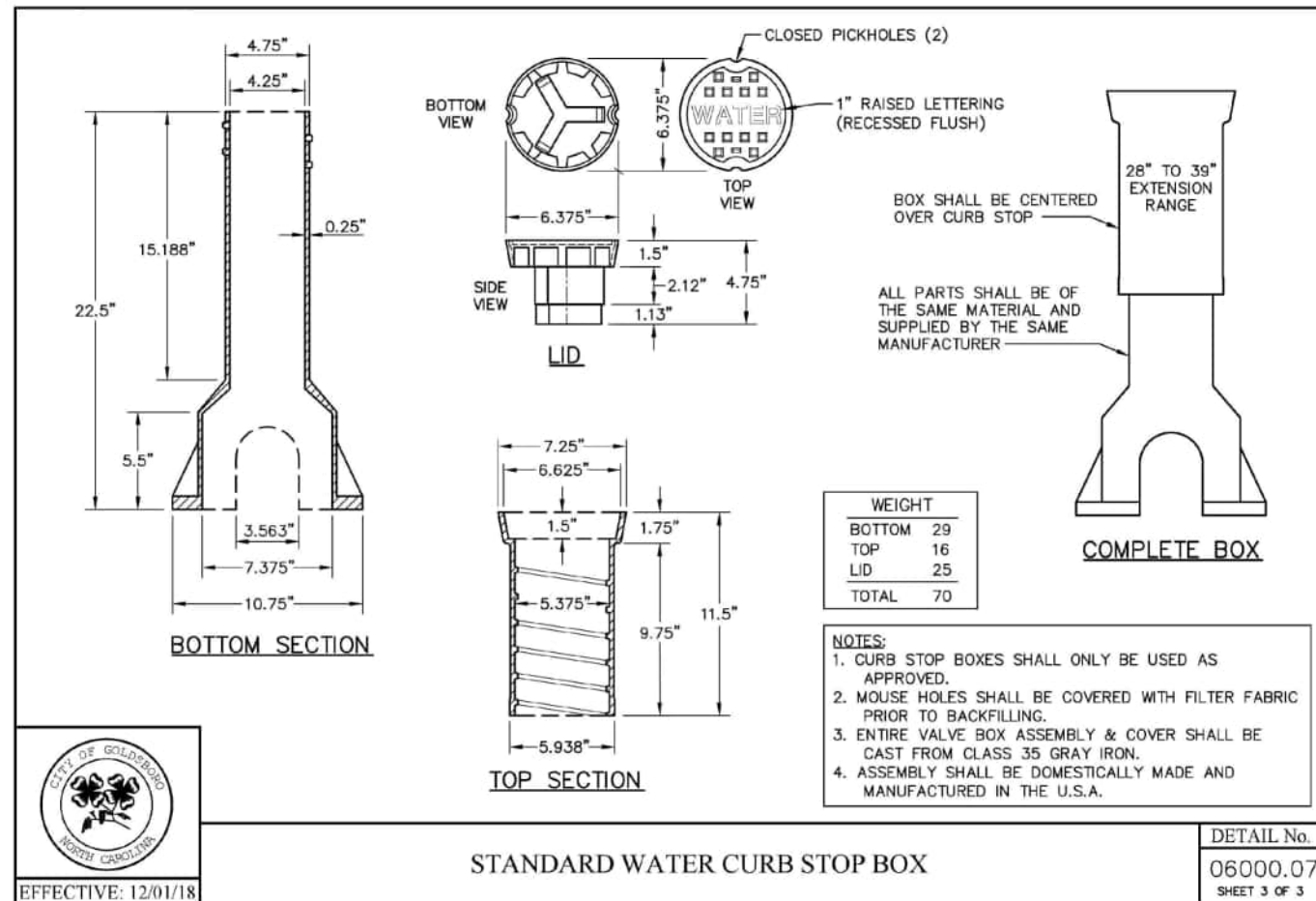
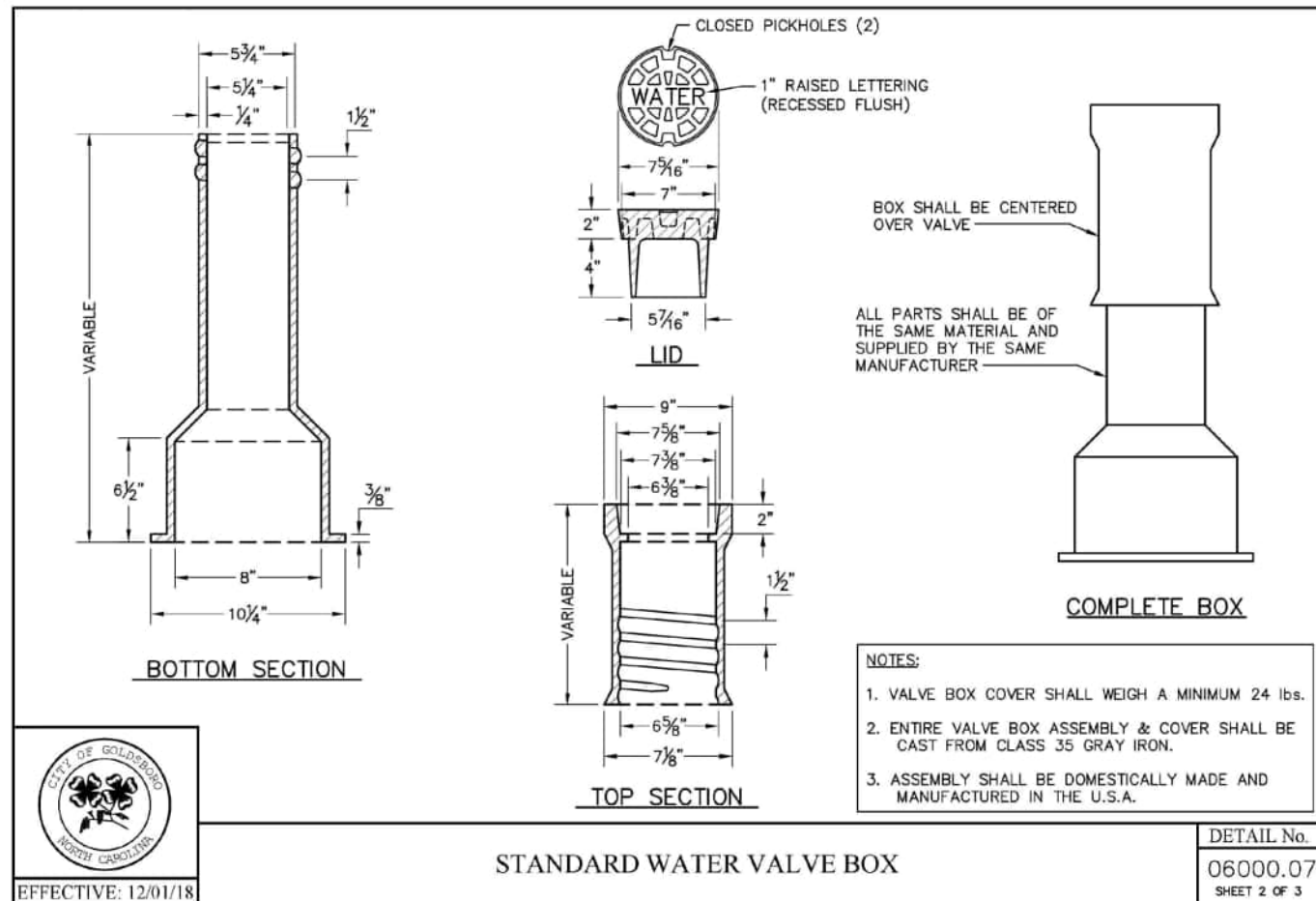
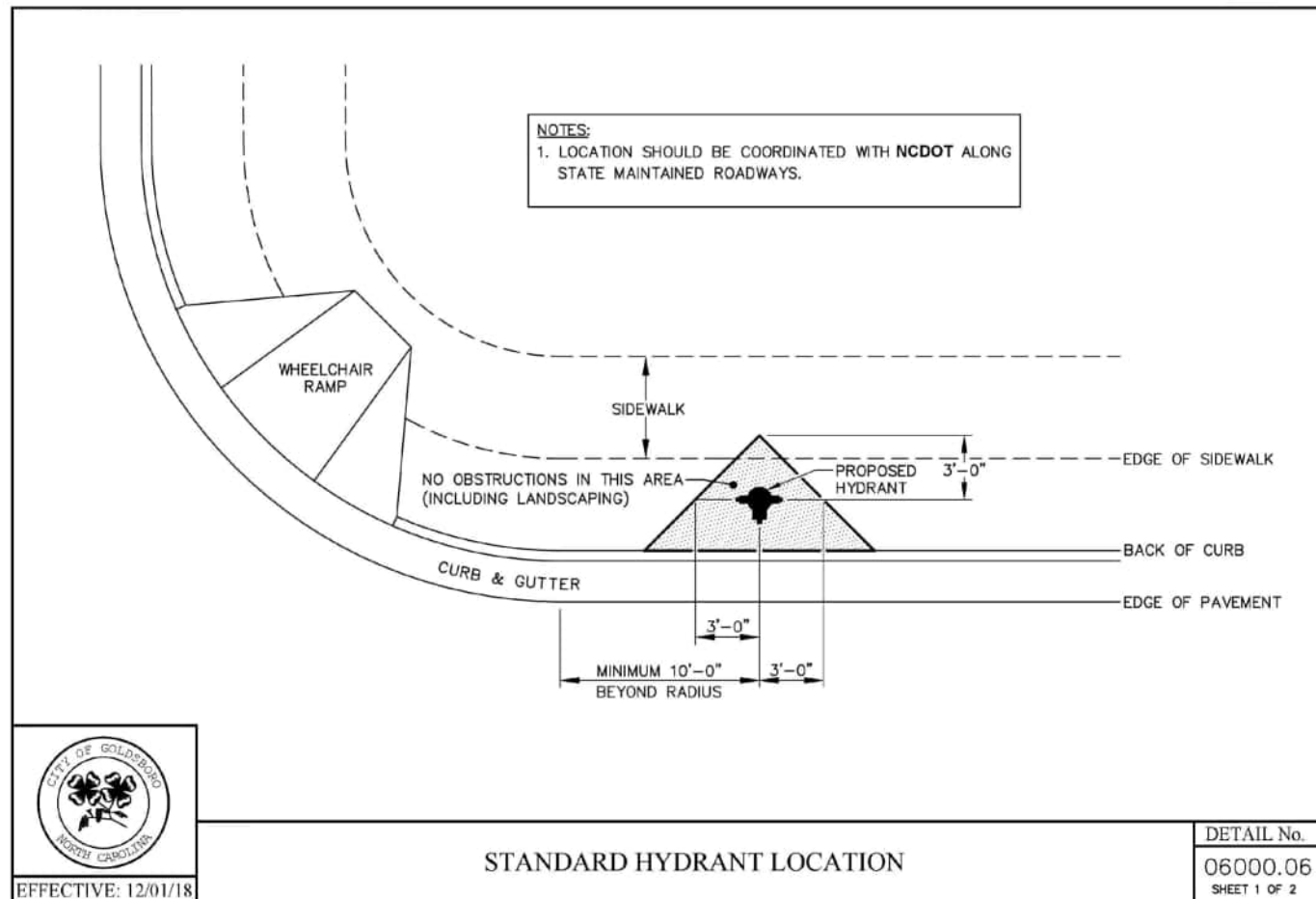
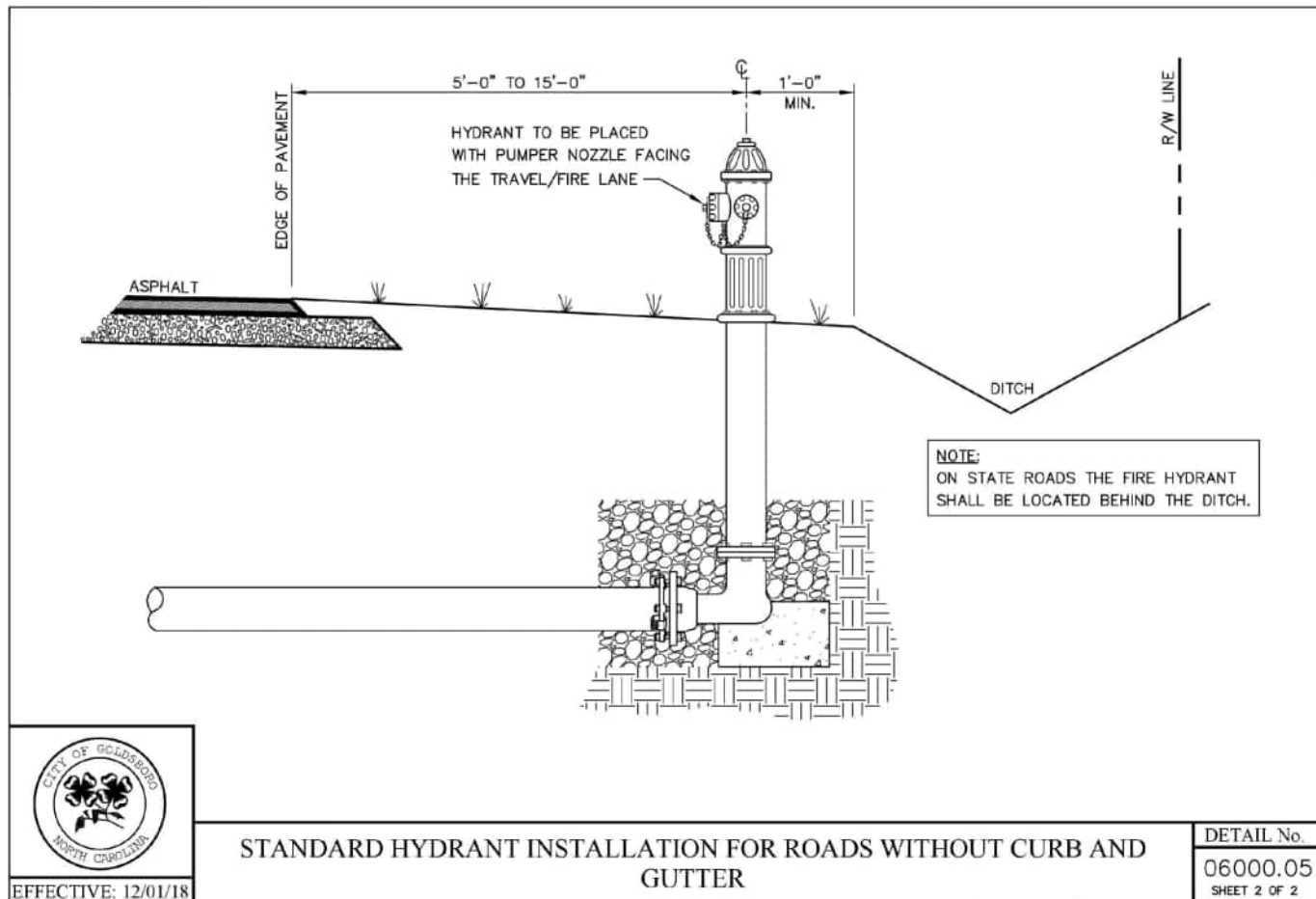
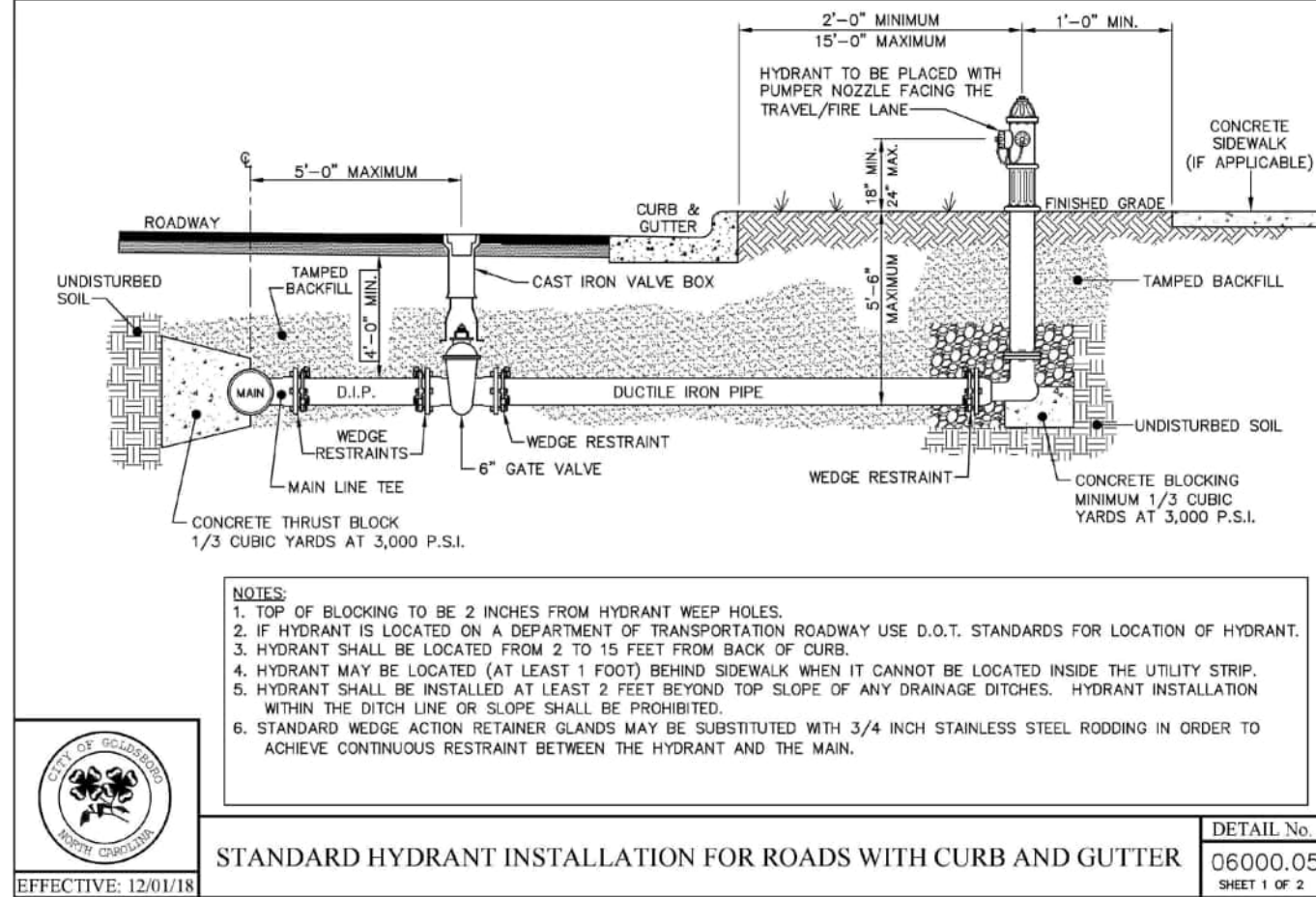
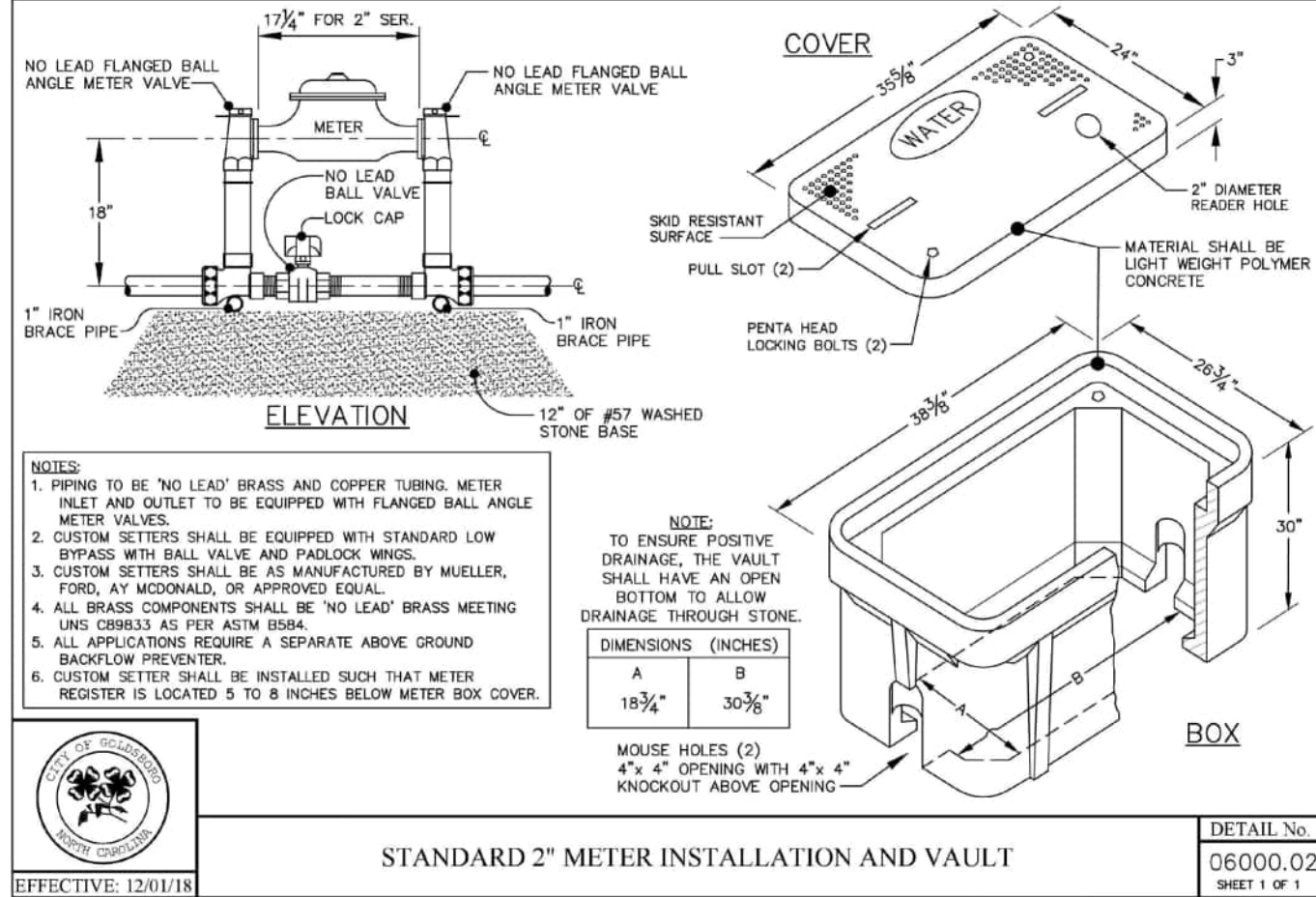
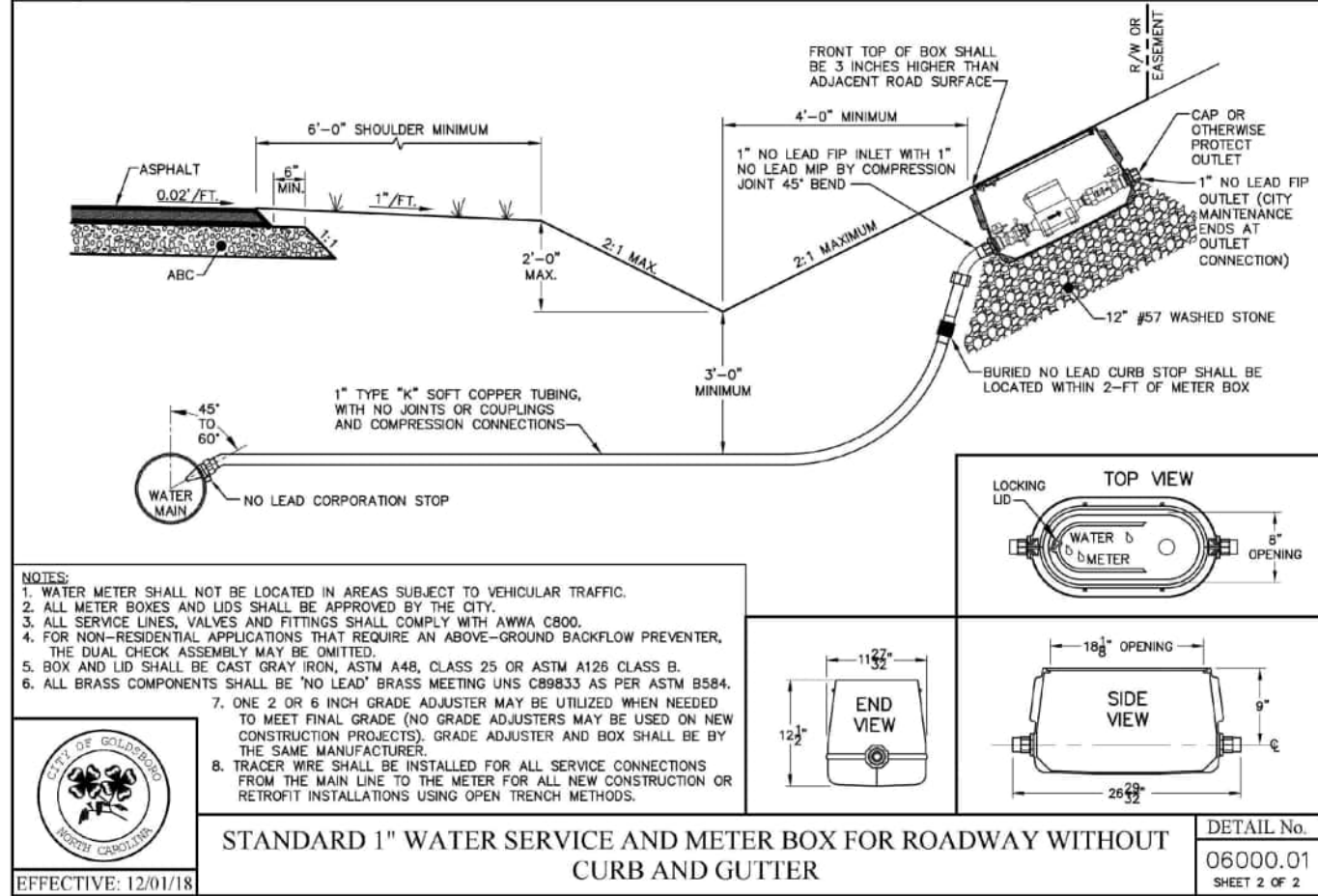
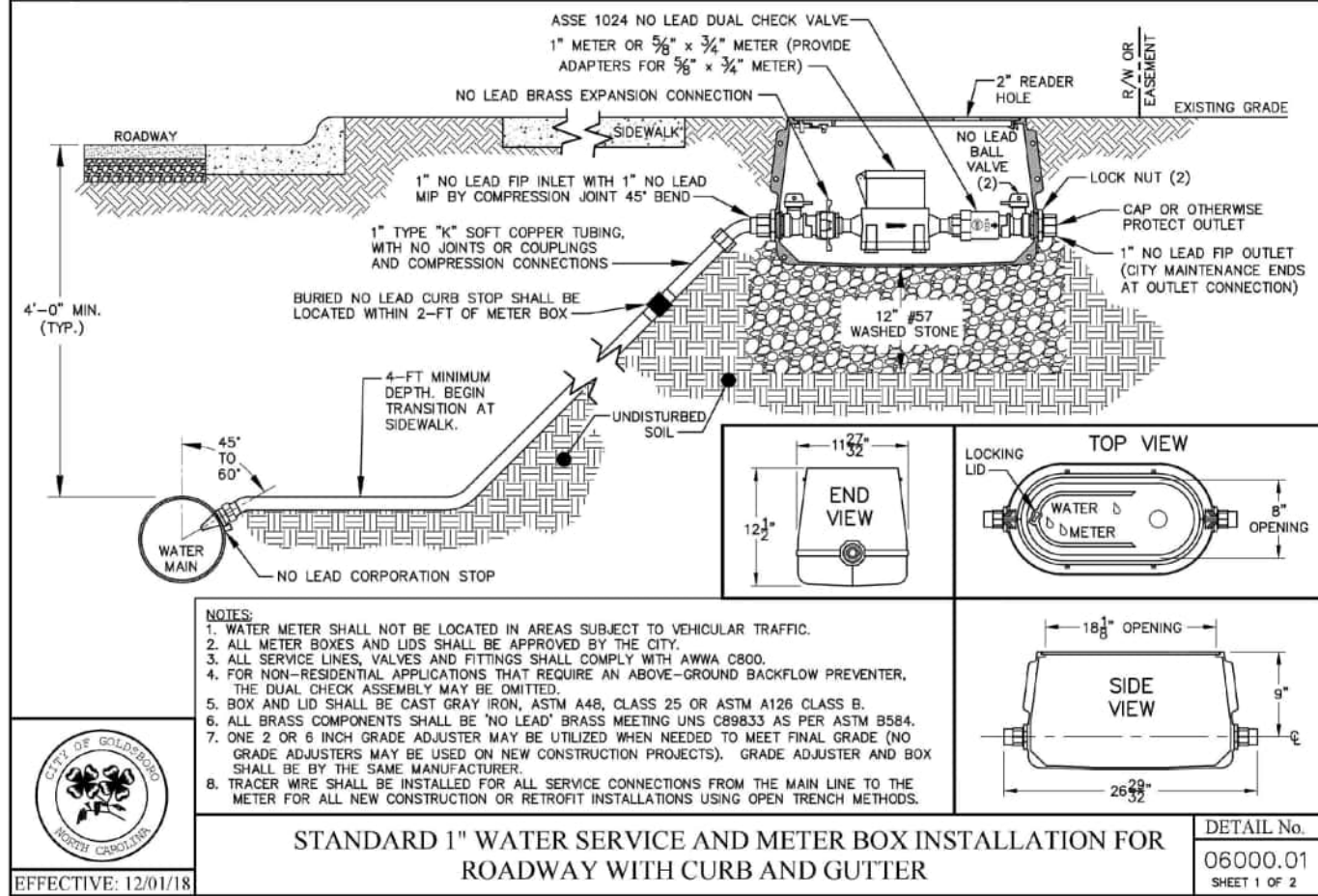
ASHTON WOODS
STARLIGHT
HOMES

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PLAN INFORMATION	
PROJECT NO.	STL-24001
FILENAME	STL24001-D1
CHECKED BY	AGK
DRAWN BY	SRF
SCALE	N/A
DATE	04. 25. 2025
SHEET	
STORM DETAILS	
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MINIMUM CONCRETE BLOCKING (C.Y.) *					
NOMINAL PIPE DIAMETER INCHES	TEES & DEAD ENDS	90° BEND	45° BEND	22½° BEND	1¼° BEND
4	⅓	⅓	⅓	⅓	⅓
6	⅓	⅓	⅓	⅓	⅓
8	⅓	⅓	⅓	⅓	⅓
10	⅔	¾	½	⅓	⅓
12	¾	1.0	⅔	⅓	⅓

NOTES:

1. FITTING SHALL BE WRAPPED WITH A MINIMUM 4 MIL PLASTIC.

2. NO CONCRETE SHALL COVER BOLTS OR GLANDS.

3. PIPE DIAMETERS BEYOND 12 INCHES SHALL UTILIZE A PROFESSIONAL ENGINEER'S SEALED DESIGN CONSISTING OF RESTRAINED JOINT PIPE OR BLOODING.

* CONCRETE SHALL BE 3,000 P.S.I. MIX.

STANDARD THRUST BLOCKING

DETAIL No.

06500.12

SHEET 1 OF 1

NOTES:

1. VALVE OPERATOR EXTENSION SHALL BE INSTALLED IN ALL CASES WHERE THE VALVE OPERATOR IS GREATER THAN 8'-FT DEPTH FROM THE SURFACE.

2. HORIZONTAL GATE VALVES SHALL ONLY BE INSTALLED WHERE VERTICAL ALIGNMENT IS NOT POSSIBLE DUE TO DEPTH, MINIMUM CLEARANCE, OR OTHER CONFLICTS.

RESILIENT WEDGE GATE VALVE ASSEMBLY FOR RECLAIMED WATER (HORIZONTAL INSTALLATIONS)

DETAIL No.

06500.06

SHEET 2 OF 2

NOTES:

1. VALVE OPERATOR EXTENSION SHALL BE INSTALLED IN ALL CASES WHERE THE VALVE OPERATOR IS GREATER THAN 8'-FT DEPTH FROM THE SURFACE.

2. SPUR GEAR OPERATOR REQUIRED FOR GATE VALVES 118 INCHES.

RESILIENT WEDGE GATE VALVE ASSEMBLY FOR RECLAIMED WATER (VERTICAL INSTALLATIONS)

DETAIL No.

06500.06

SHEET 1 OF 1

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PLAN INFORMATION

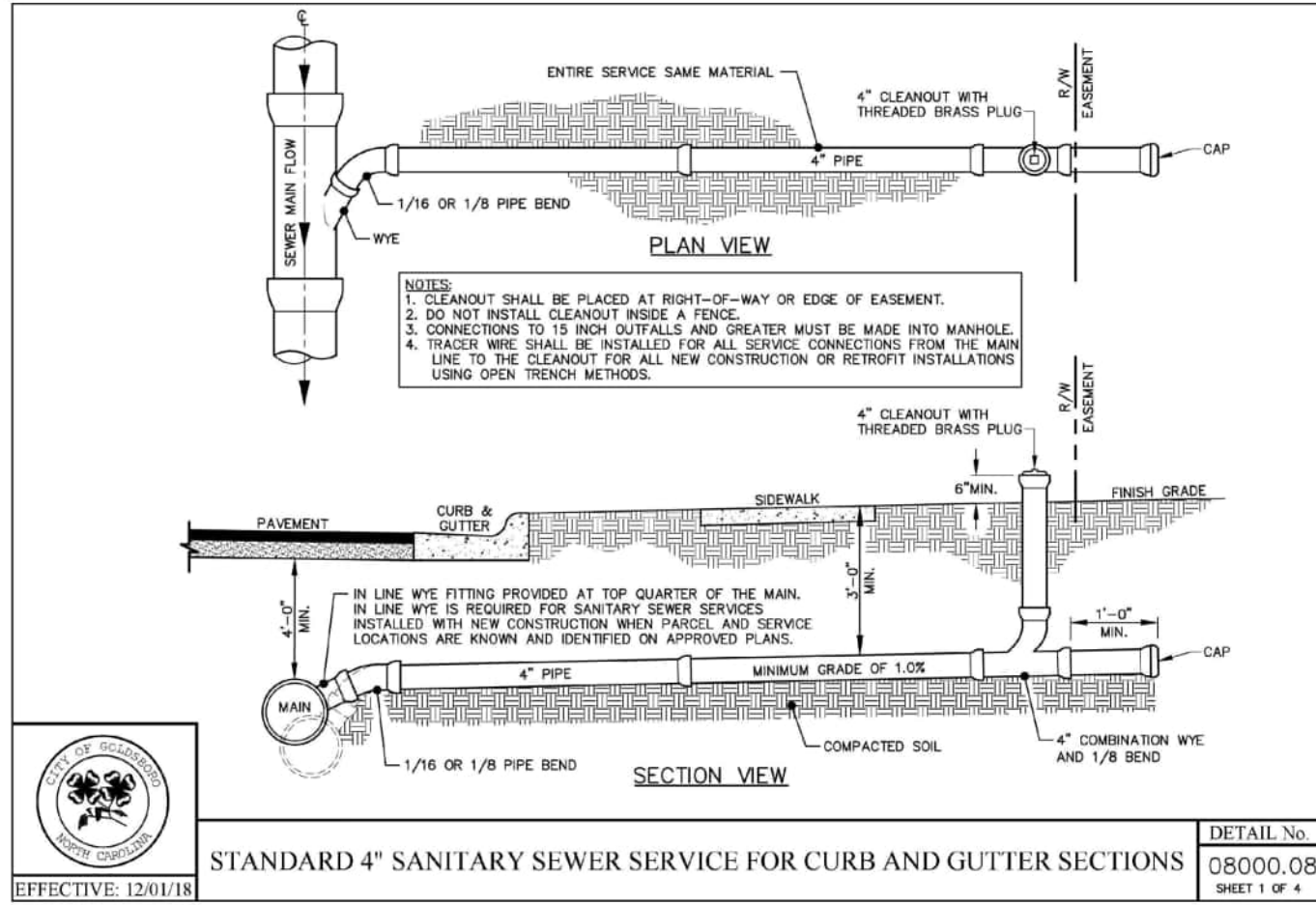
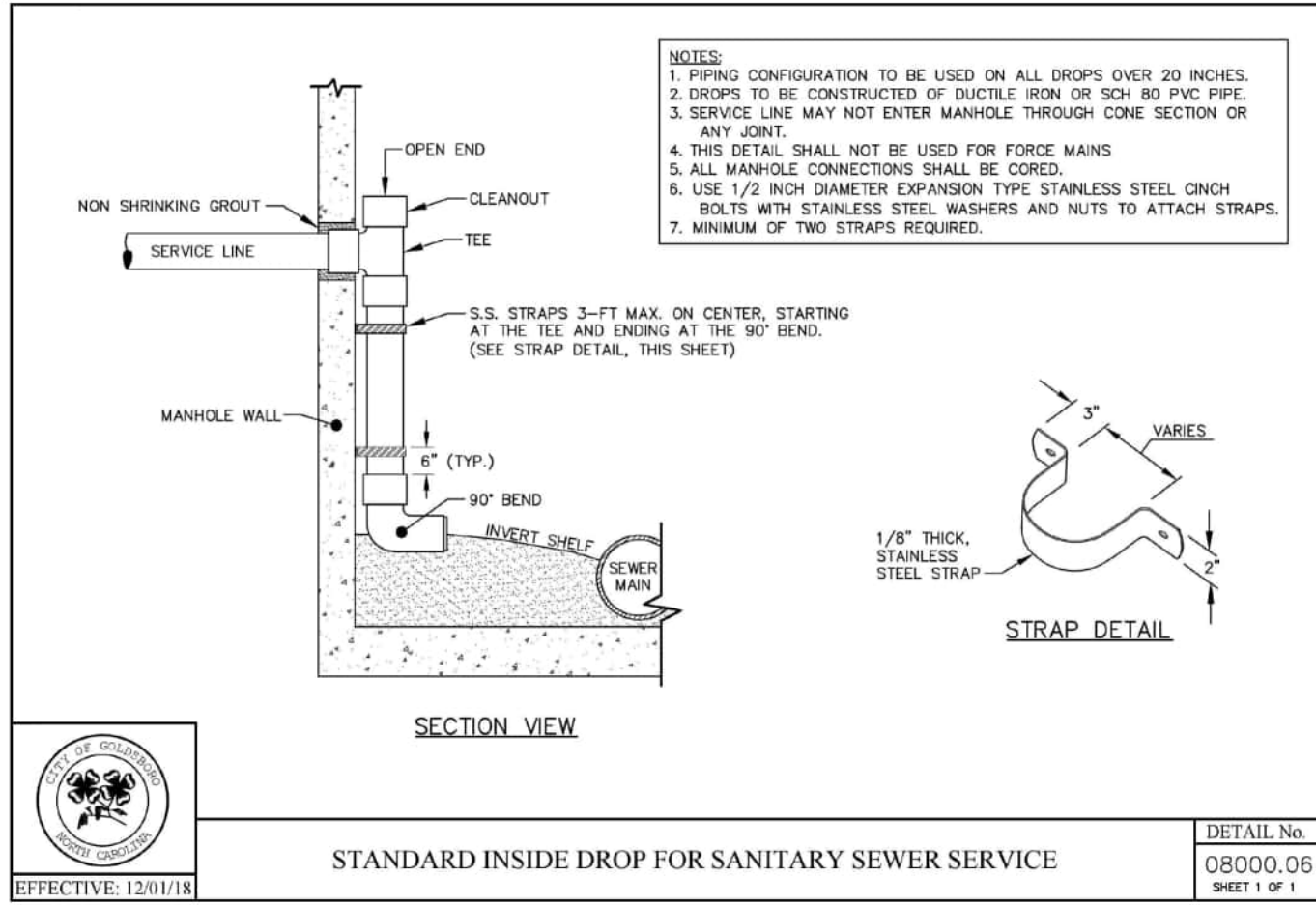
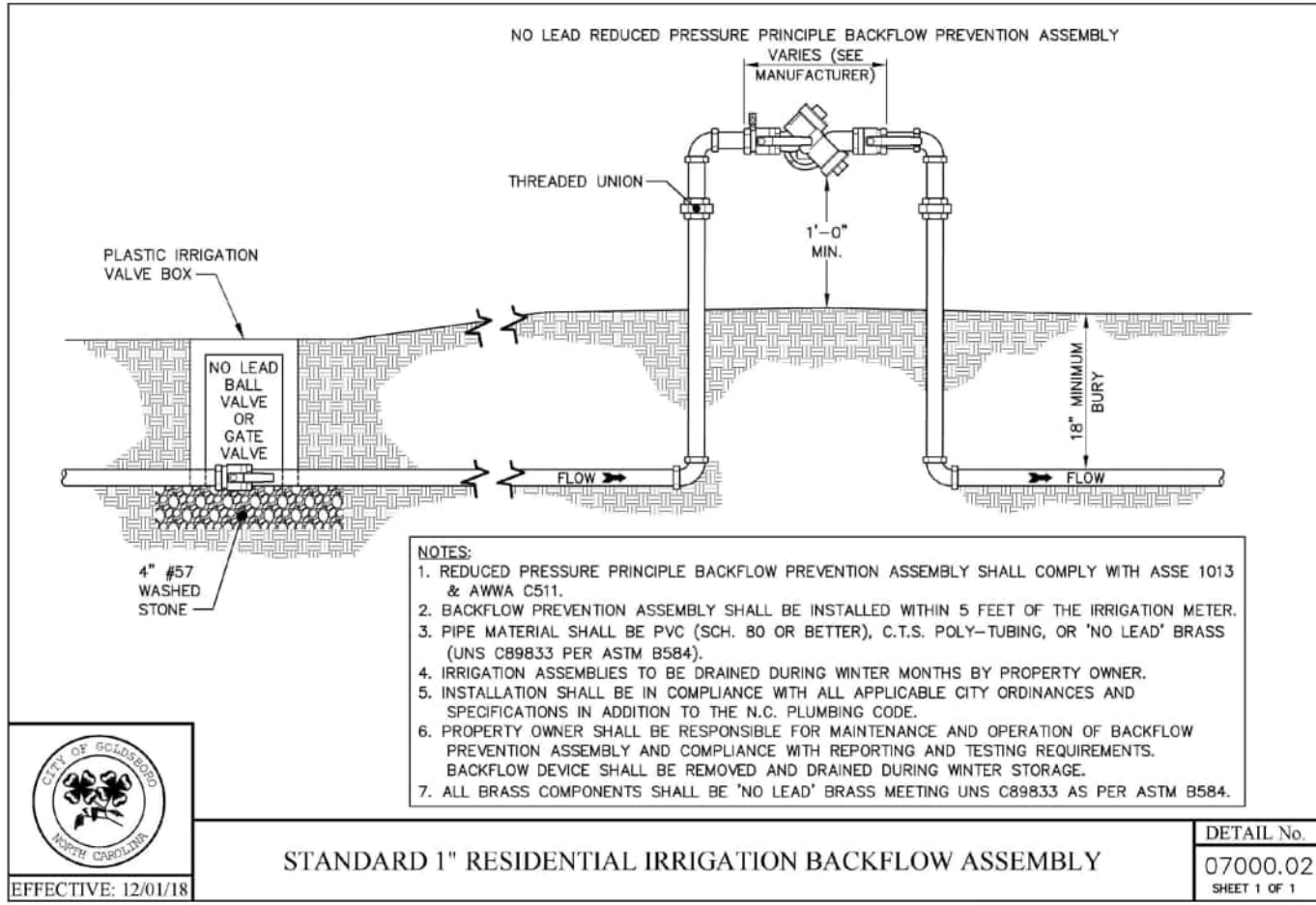
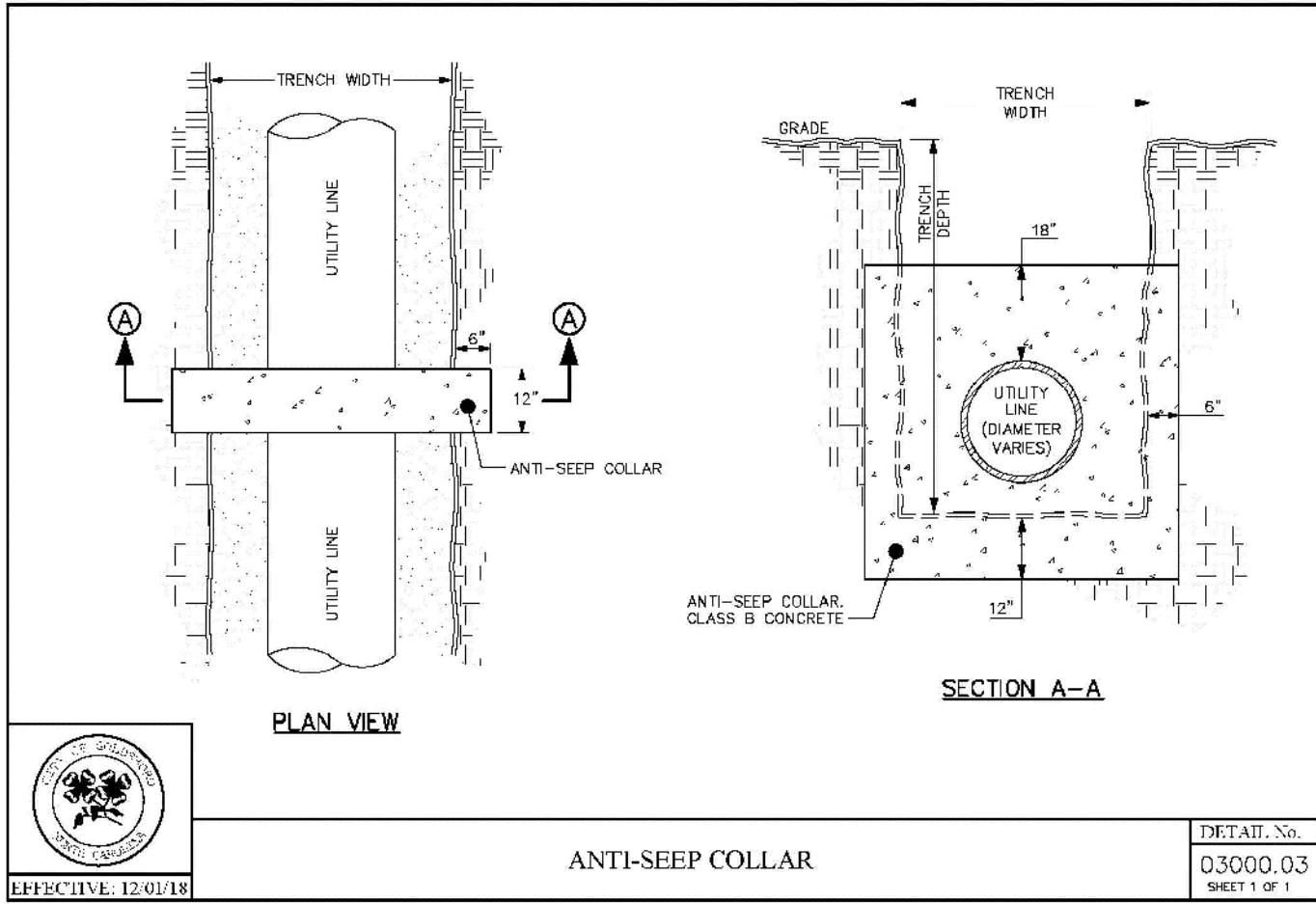
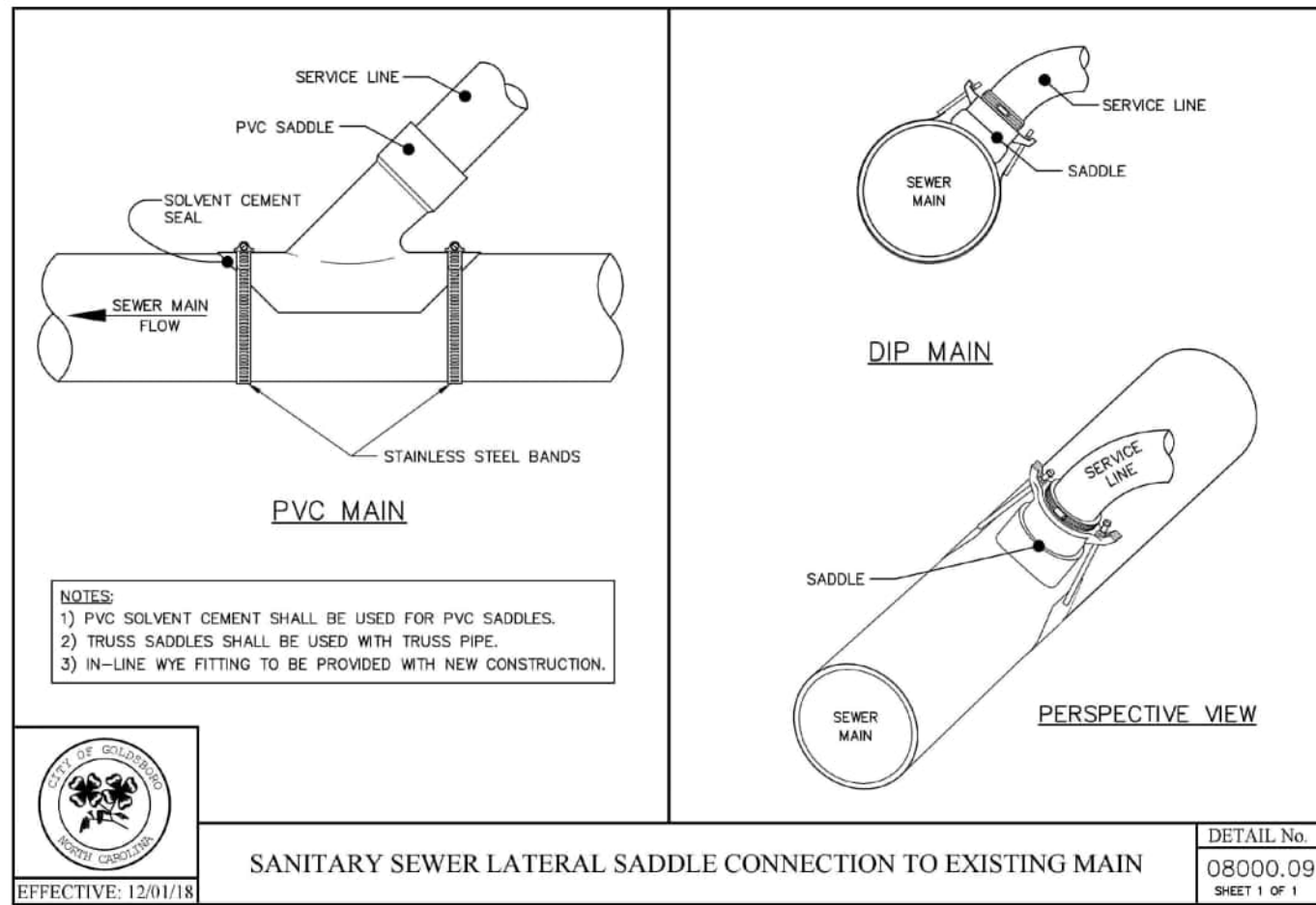
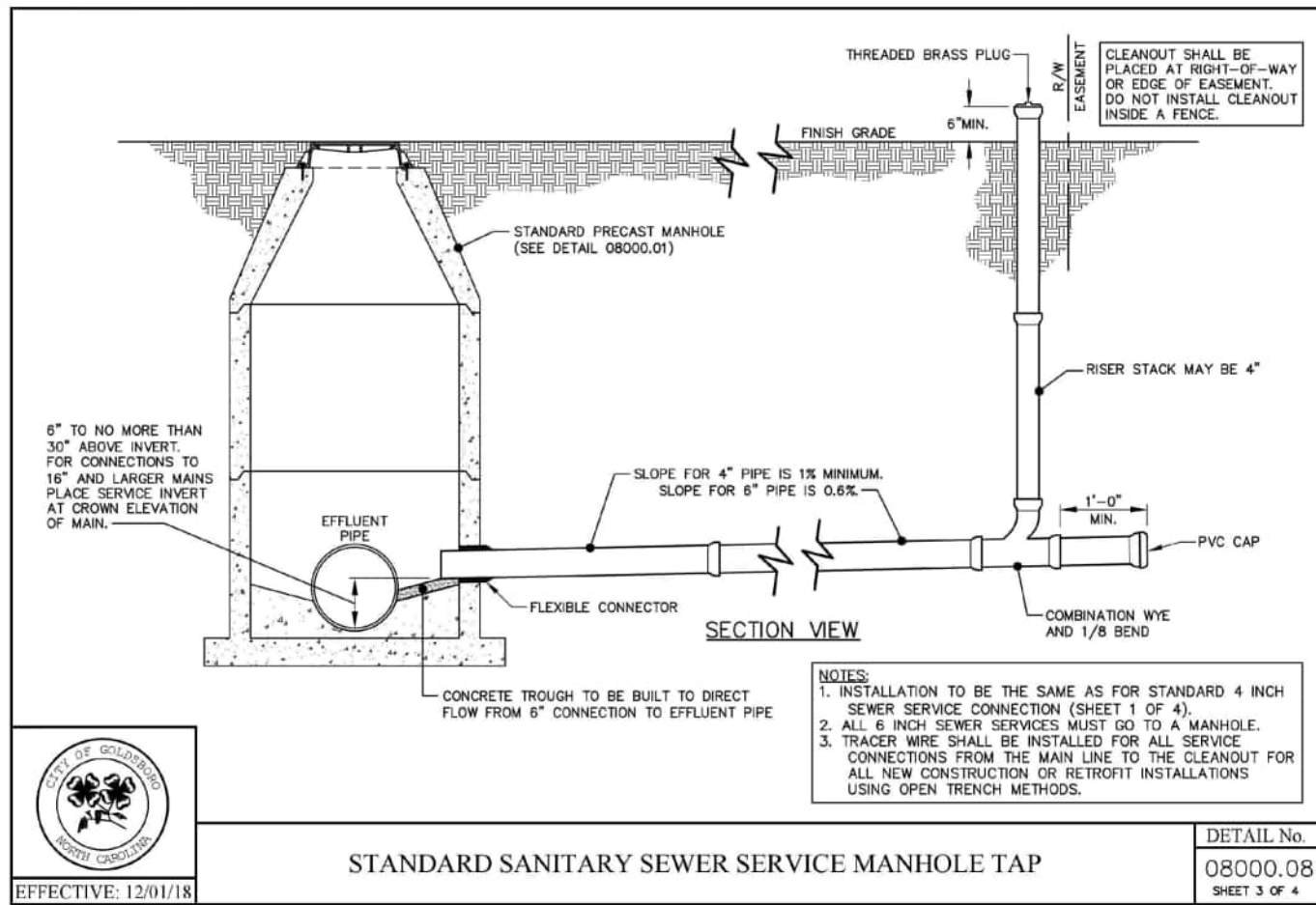
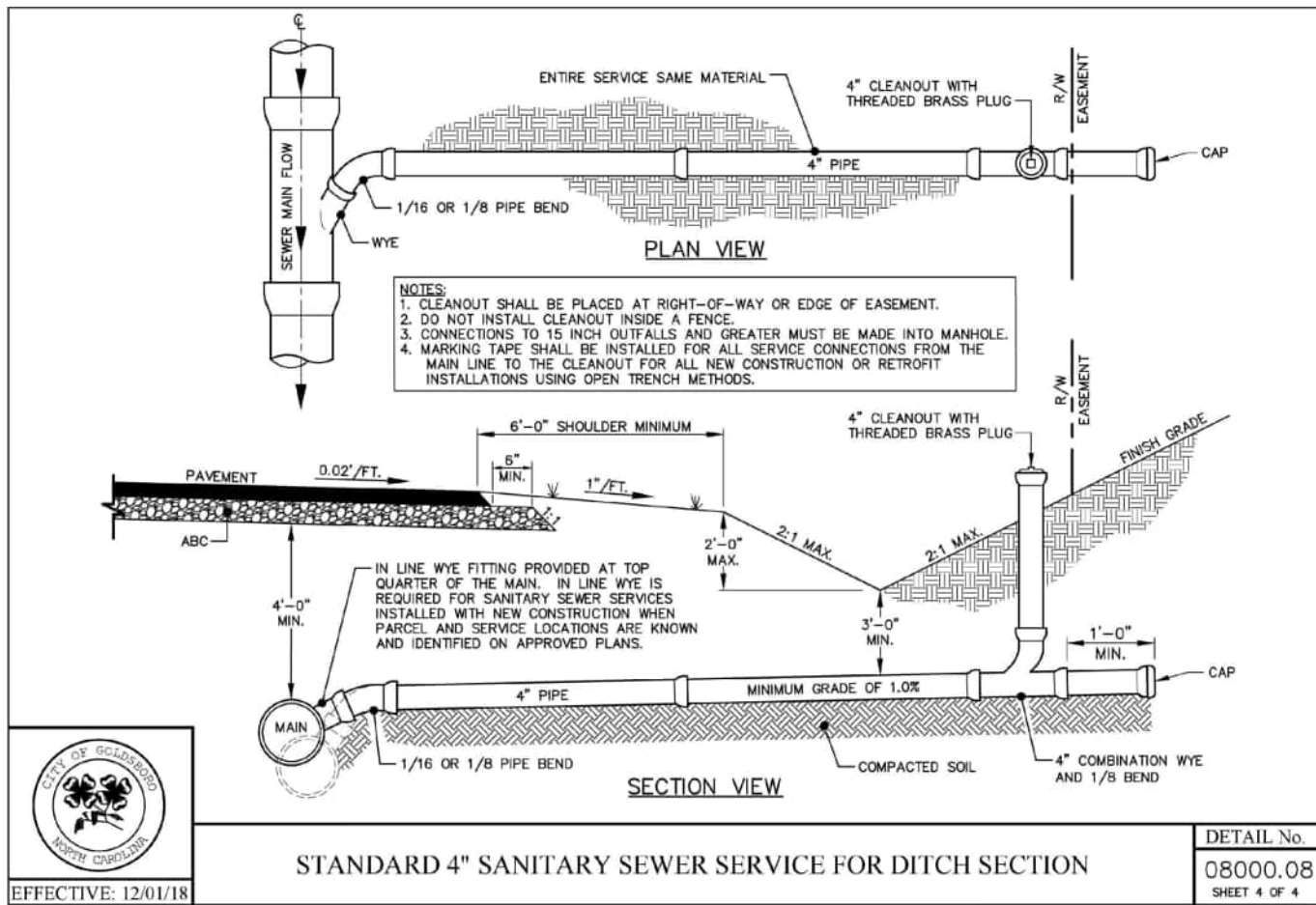
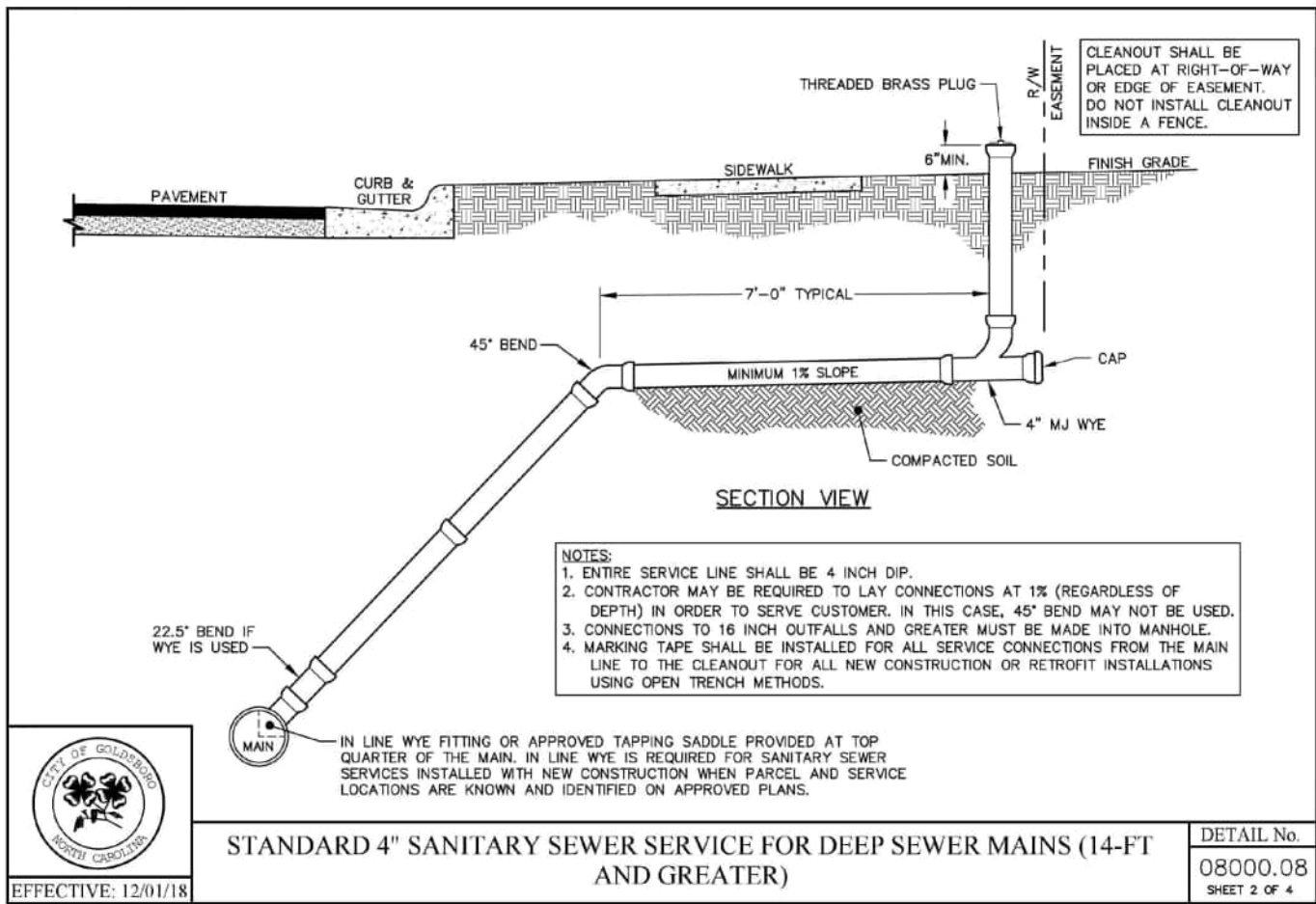
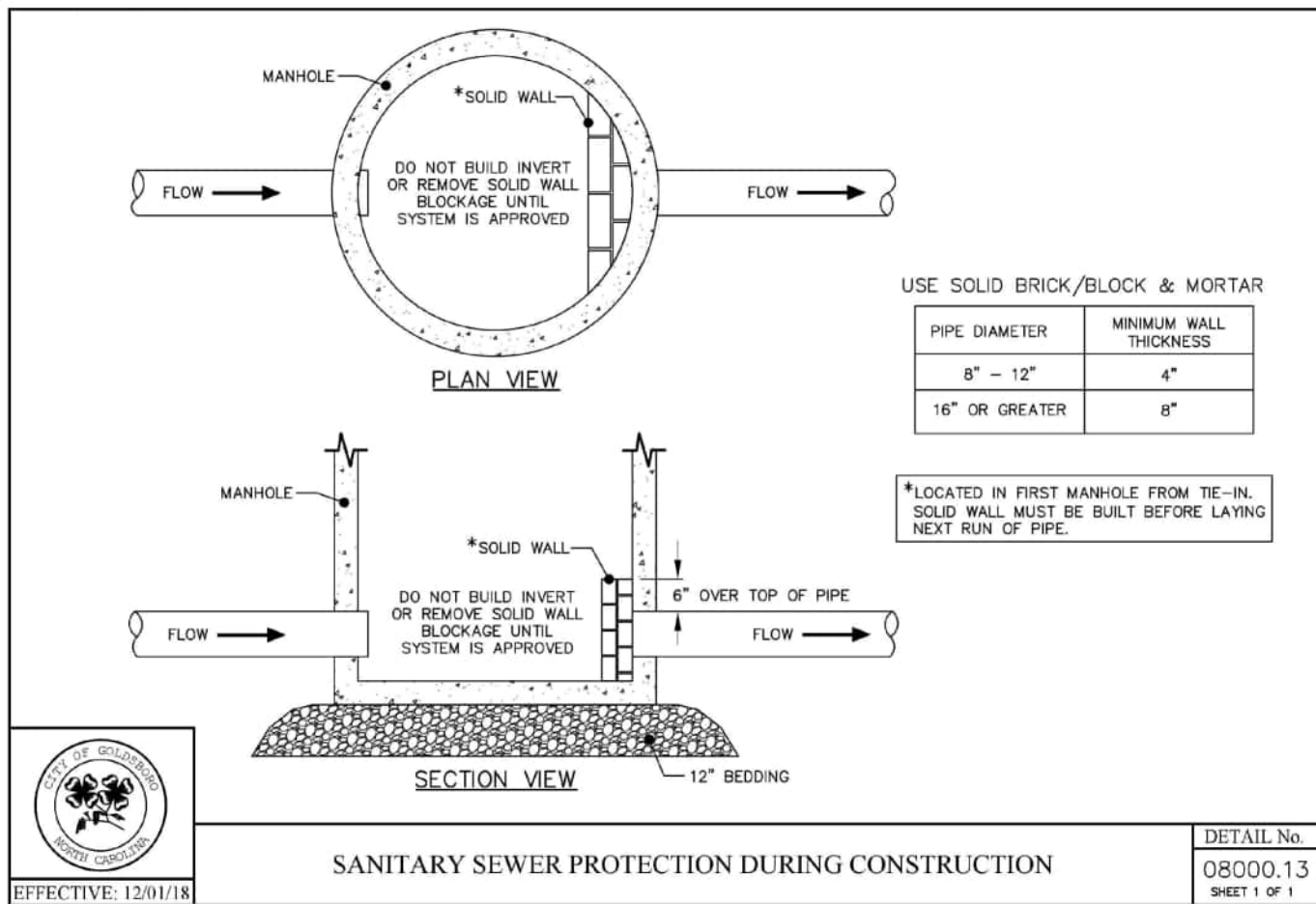
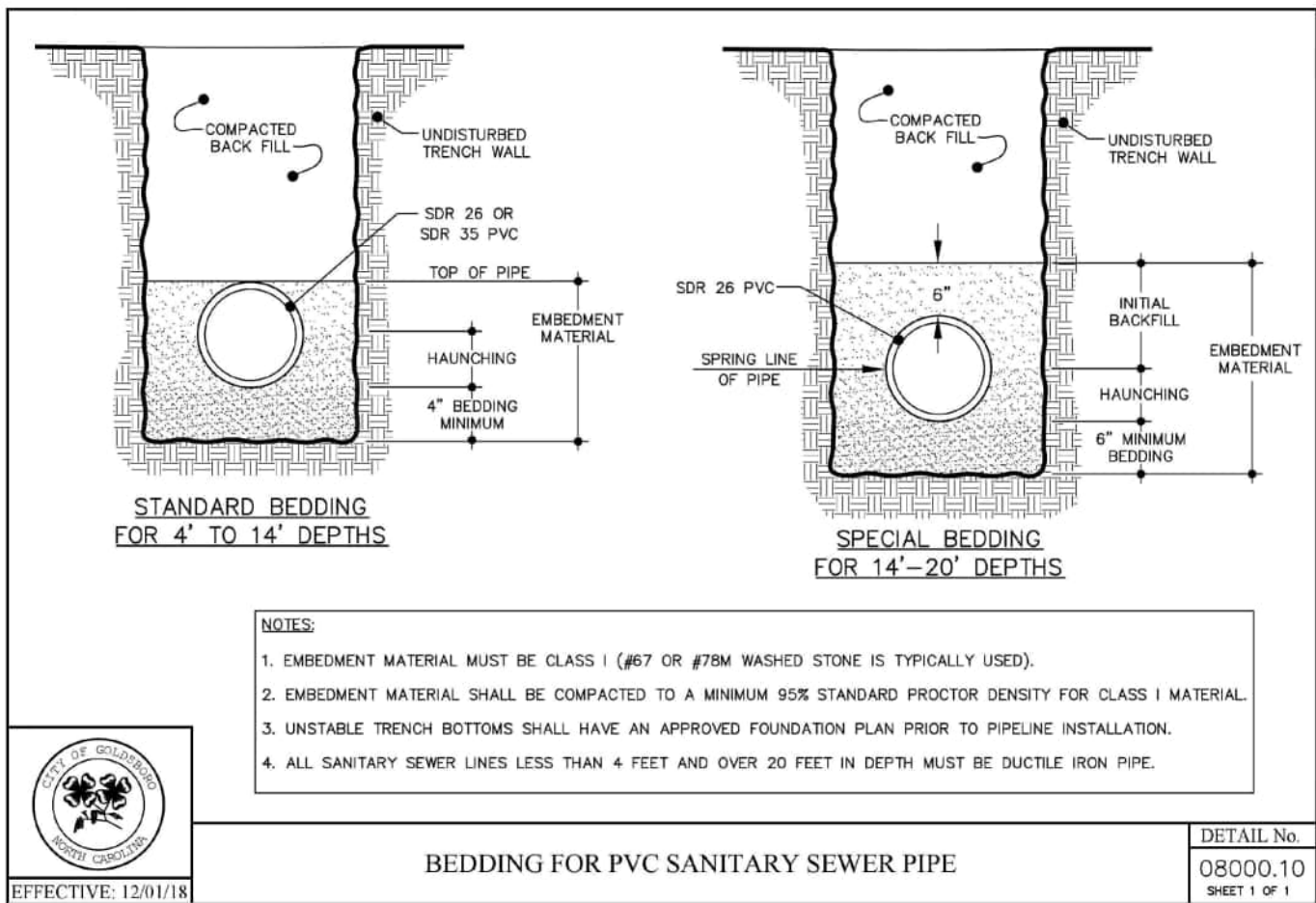
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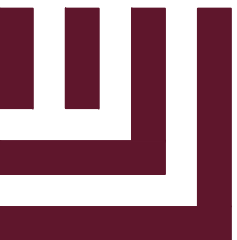
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WATER DETAILS

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ASHTON WOODS



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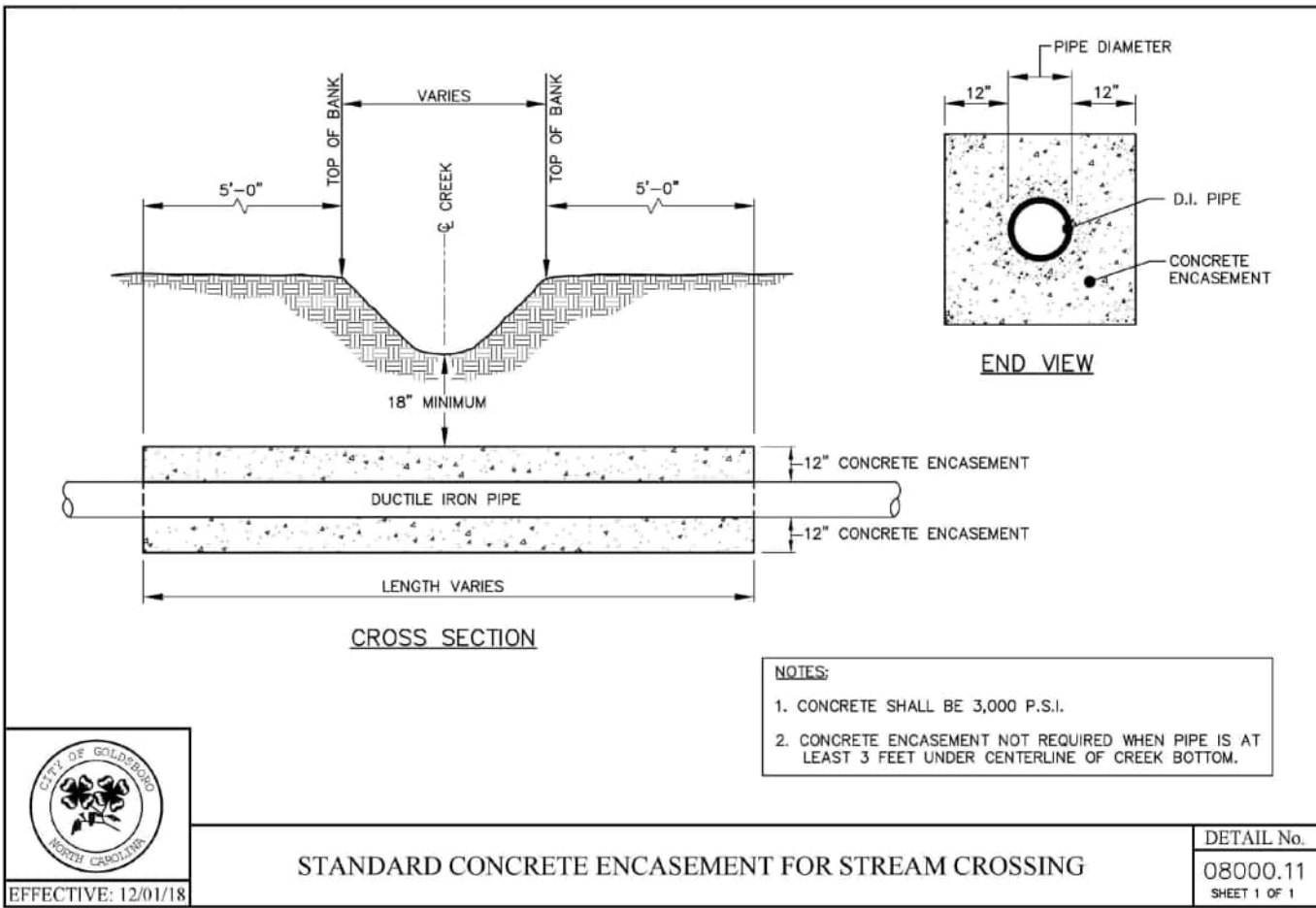
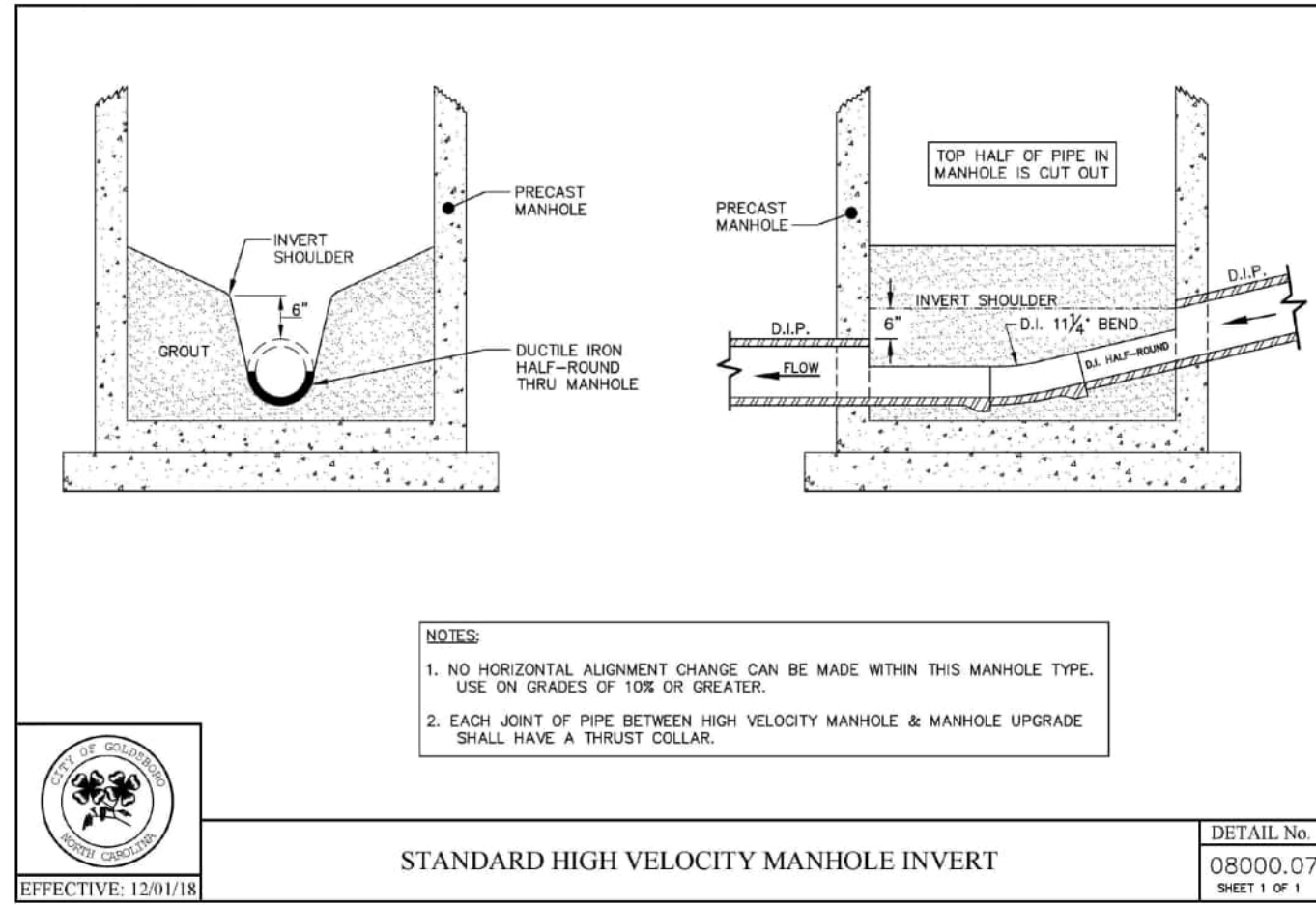
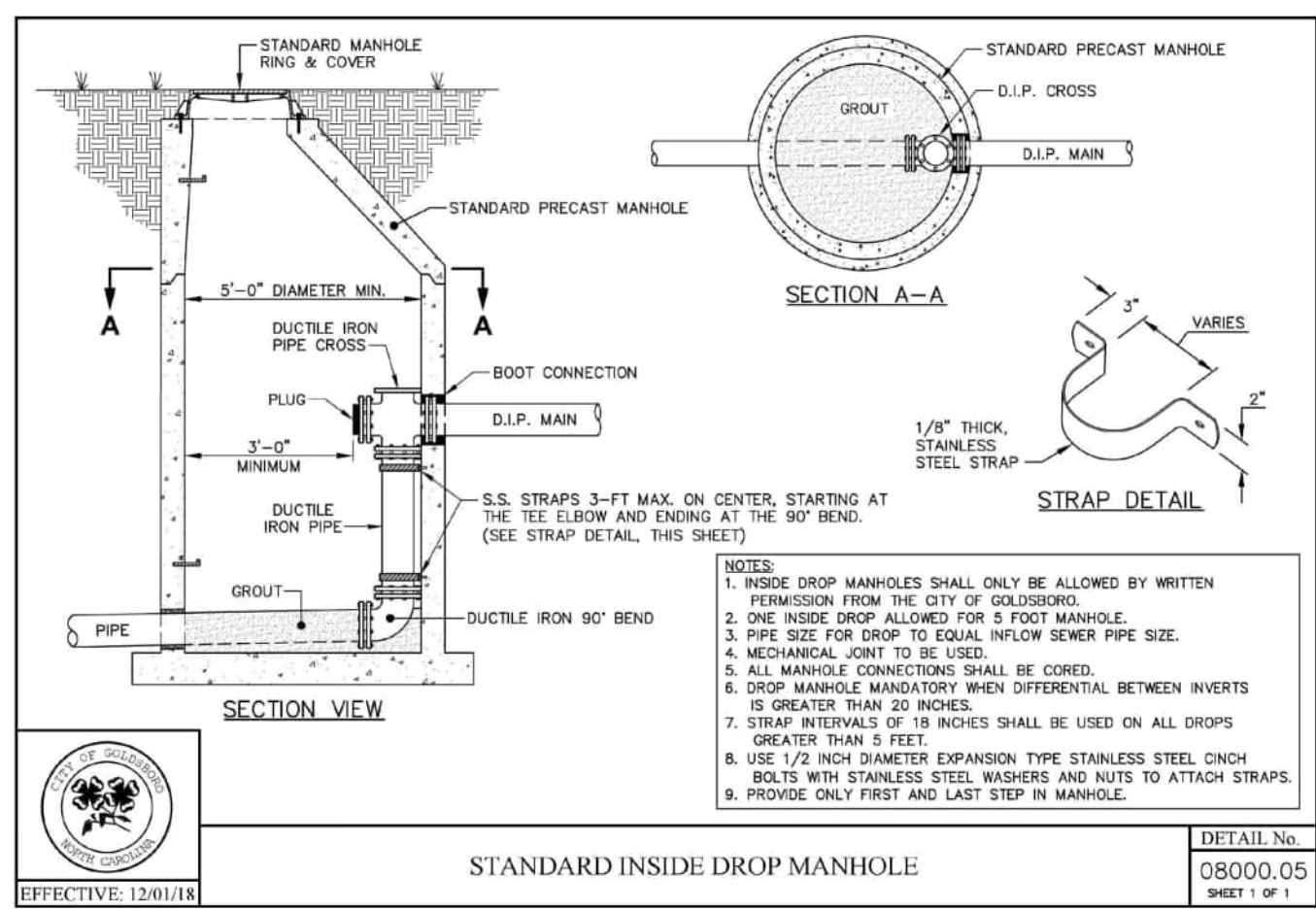
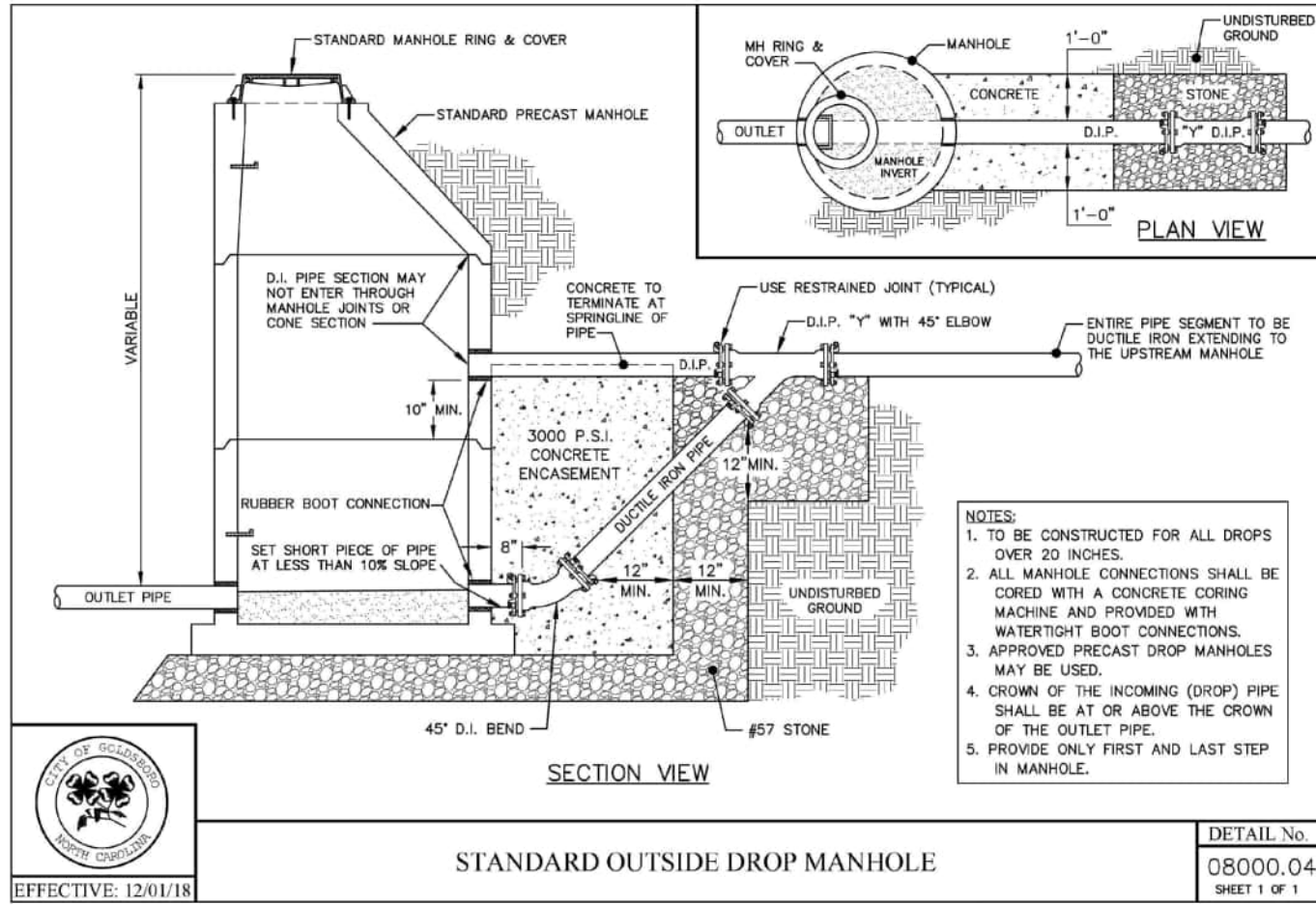
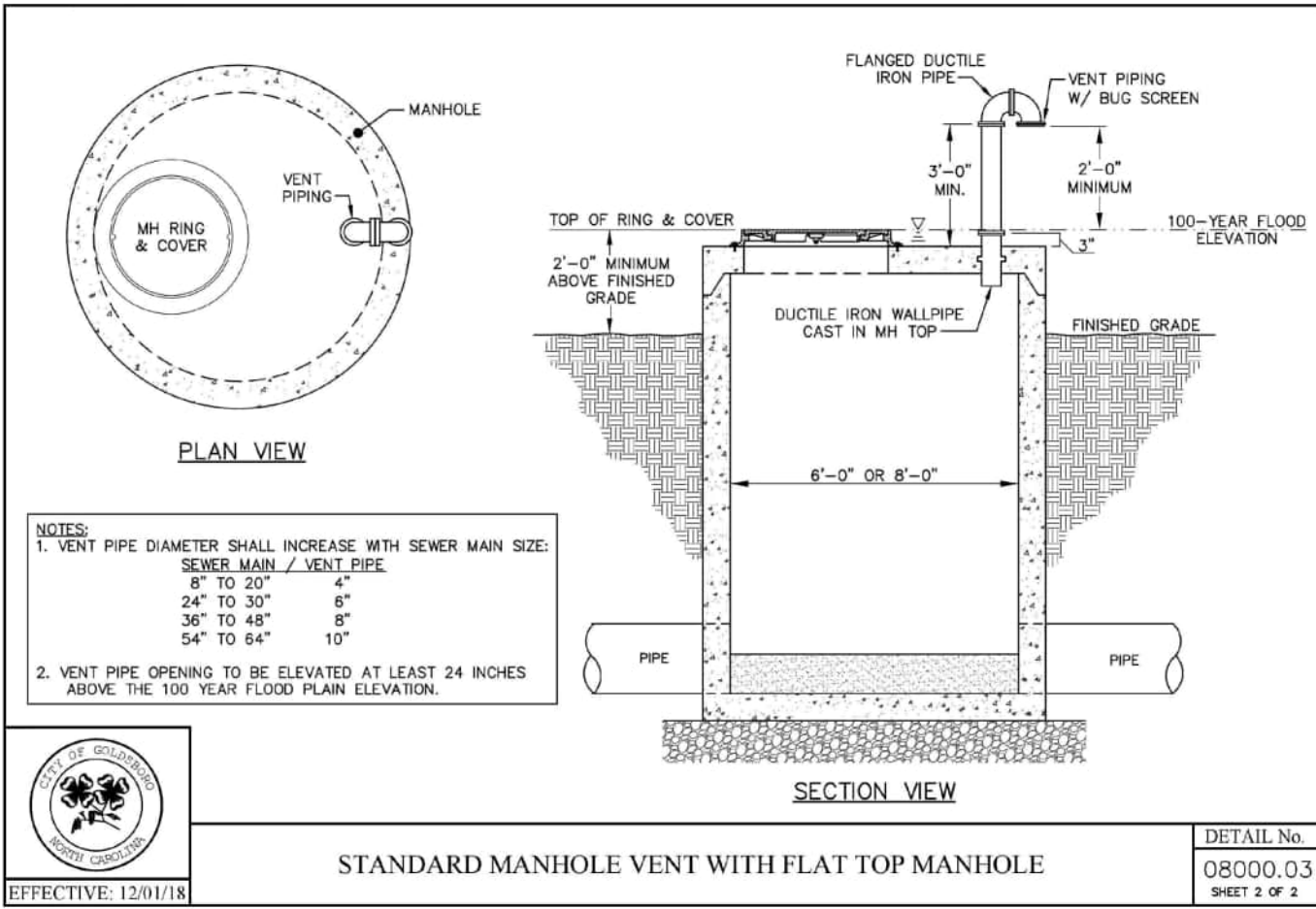
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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STANDARD AIR TEST TABLE

		SPECIFICATION TIME (MIN-SEC) REQUIRED FOR PRESSURE DROP FROM 3-1/2 TO 2-1/2 PSIG																			
		NOMINAL PIPE DIAMETER (INCHES)																			
LENGTH OF TEST SECTION	25	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	50	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	75	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	100	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:47	25:51	35:37	51:17	89:48						
	125	7:33	9:28	11:20	13:13	14:10	15:11	17:00	19:47	21:48	28:29	35:03	44:31	64:06	87:15						
	150	7:33	9:28	11:20	13:13	14:10	15:12	19:14	23:44	26:10	34:11	43:16	53:25	76:55	104:42						
	175	7:33	9:28	11:20	13:34	15:35	17:44	22:28	27:42	30:32	39:53	50:28	62:10	89:45	122:10						
	200	7:33	9:28	11:24	15:51	17:48	20:16	25:39	31:59	34:54	45:55	57:42	71:13	102:35	139:20						
	225	7:33	9:28	12:49	17:27	20:52	22:48	28:51	35:37	38:16	51:17	64:54	80:08	115:24	157:03						
	250	7:33	9:53	14:15	19:23	22:16	25:20	32:03	39:34	43:37	59:58	72:07	89:02	128:12	174:30						
	275	7:33	10:52	15:40	21:20	24:29	27:52	35:16	43:31	47:59	62:40	76:19	97:56	141:00	191:57						
	300	7:35	11:52	17:08	23:16	26:43	30:23	38:28	47:28	52:21	68:22	86:32	108:48	153:54	209:25						
	350	8:52	13:51	19:57	27:09	31:10	35:27	44:52	55:24	61:05	78:46	101:00	124:42	179:30	244:19						
	400	10:07	15:50	22:48	31:01	35:57	40:51	51:17	63:19	69:48	91:10	115:24	142:30	205:06	279:13						
	450	11:23	17:48	25:39	34:54	40:24	46:35	57:42	71:13	79:31	102:36	129:48	160:16	230:45	314:07						
	500	12:38	19:47	28:38	38:47	44:51	50:38	64:06	79:08	87:15	114:08	144:12	179:08	236:24	349:02						

DETAIL No.
08000.12
SHEET 1 OF 1

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CLIENT

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RALEIGH, NC 27607
BOB MISHLER
PHONE: 919. 422. 7663.



**HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-D1
CHECKED BY	AGK
DRAWN BY	SRF
SCALE	N/A
DATE	04. 25. 2025

SHEET

SEWER DETAILS

C8.06

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREE	188
	EVERGREEN TREE	17
	ORNAMENTAL TREE	14
	SMALL EVERGREEN SHRUB	640
	LARGE EVERGREEN SHRUB	229
	ORNAMENTAL GRASS	5,319 SF
	MULCH	1,031 SF
	SOD	23,036 SF

SITE LEGEND

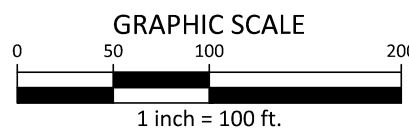
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	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	6' PAVED TRAIL
	6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND

	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 10' STORM DRAINAGE EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	TEMPORARY SANITARY SEWER EASEMENT
	30' CoG PUBLIC SANITARY SEWER EASEMENT
	LANDSCAPE PERIMETER BUFFER

REQUIRED LANDSCAPE		
REQUIRED LANDSCAPE PERIMETER BUFFER		
BUFFER YARD C 25' WIDTH, 5949 LF		
REQUIRED LARGE TREES, 5949 LF/100 * 3	201 LARGE TREES	
PROVIDED LARGE TREES	EXISTING VEGETATION	
REQUIRED SMALL TREES, 5949 LF/100 * 4	268 SMALL TREES	
PROVIDED SMALL TREES	EXISTING VEGETATION	
REQUIRED LARGE SHRUBS, 5949 LF/100 * 20	1341 LARGE SHRUBS	
PROVIDED LARGE SHRUBS	EXISTING VEGETATION	
REQUIRED SMALL SHRUBS, 5949 LF/100 * 10	670 SMALL SHRUBS	
PROVIDED SMALL SHRUBS	EXISTING VEGETATION	
BUFFER YARD D 50' WIDTH, 755 LF		
REQUIRED LARGE TREES, 755 LF/100 * 4	30 LARGE TREES	
PROVIDED LARGE TREES	EXISTING VEGETATION	
REQUIRED SMALL TREES, 755 LF/100 * 5	38 SMALL TREES	
PROVIDED SMALL TREES	EXISTING VEGETATION	
REQUIRED LARGE SHRUBS, 755 LF/100 * 25	189 LARGE SHRUBS	
PROVIDED LARGE SHRUBS	EXISTING VEGETATION	
REQUIRED SMALL SHRUBS, 755 LF/100 * 15	113 SMALL SHRUBS	
PROVIDED SMALL SHRUBS	EXISTING VEGETATION	
STREET YARD		
HARDING DRIVE REQUIRED TREES, 721 LF / 40	19 LARGE TREES	
HARDING DRIVE PROVIDED TREES		
RESIDENTIAL YARD		
REQUIRED LARGE TREES, 1 PER LOT		
PROVIDED LARGE TREES	1 PER LOT	

- NOTES:
1. EACH LOT SHALL HAVE ONE LARGE TREE OR TWO SMALL TREES.
 2. EXISTING VEGETATION TO BE SURVEYED OR DETERMINED IN FIELD FOR BUFFER QUALIFICATIONS.

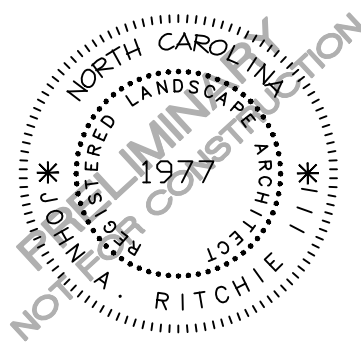


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CLIENT

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HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-L51
CHECKED BY JAR
DRAWN BY MAH
SCALE 1"=100'
DATE 04.25.2025

SHEET

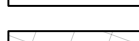
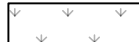
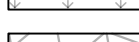
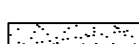
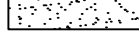
OVERALL LANDSCAPE
PLAN
L5.00



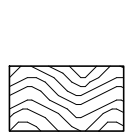
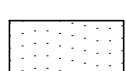
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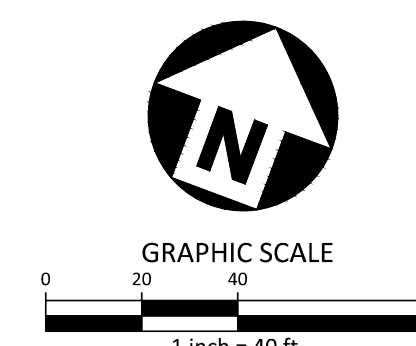
- | | |
|----------|--------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| ACC | ACCESSIBLE PARKING STALL |
| VAN | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| TYPE (A) | |
| TYPE (B) | |
| TYPE (C) | |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY
ASPHALT PAVEMENT |
| | 6' PAVED TRAIL |
| | 6' DECOMPOSED GRANITE TRAIL |

HATCH LEGEND

- | | |
|---|--|
|  | OPEN SPACE
(ACTIVE) |
|  | OPEN SPACE
(PASSIVE) |
|  | EXISTING WETLANDS |
|  | PRIVATE 10' STORM
DRAINAGE EASEMENT |
|  | PUBLIC VARIABLE WIDTH
STORM DRAINAGE EASEMENT |
|  | PUBLIC ACCESS EASEMENT |
|  | PUBLIC VARIABLE WIDTH
STORM DRAINAGE EASEMENT |
|  | TEMPORARY SANITARY
SEWER EASEMENT |
|  | 30' C&G PUBLIC SANITARY
SEWER EASEMENT |
|  | LANDSCAPE PERIMETER BUFFER |

CONCEPT PLANT SCHEDULE

- | | | |
|---|------------------------------|-----------|
|  | <u>LARGE SHADE TREE</u> | 188 |
|  | <u>EVERGREEN TREE</u> | 17 |
|  | <u>ORNAMENTAL TREE</u> | 14 |
|  | <u>SMALL EVERGREEN SHRUB</u> | 640 |
|  | <u>LARGE EVERGREEN SHRUB</u> | 229 |
|  | <u>ORNAMENTAL GRASS</u> | 5,319 SF |
|  | <u>MULCH</u> | 1,031 SF |
|  | <u>SOD</u> | 23,036 SF |



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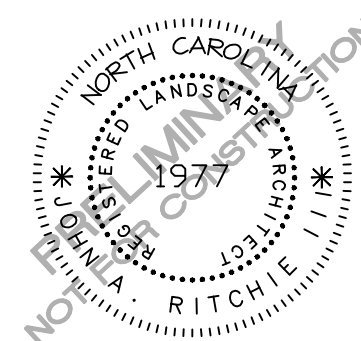
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BOB MISHLER
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HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

NO.	DATE
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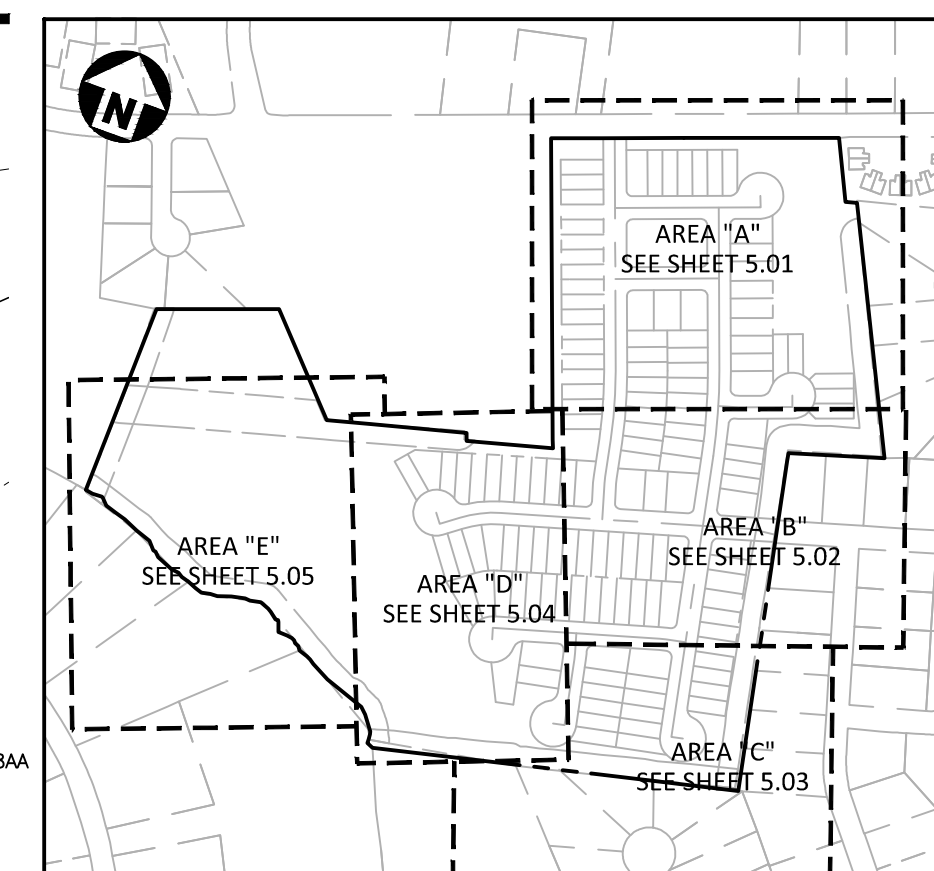
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	04. 25. 2025

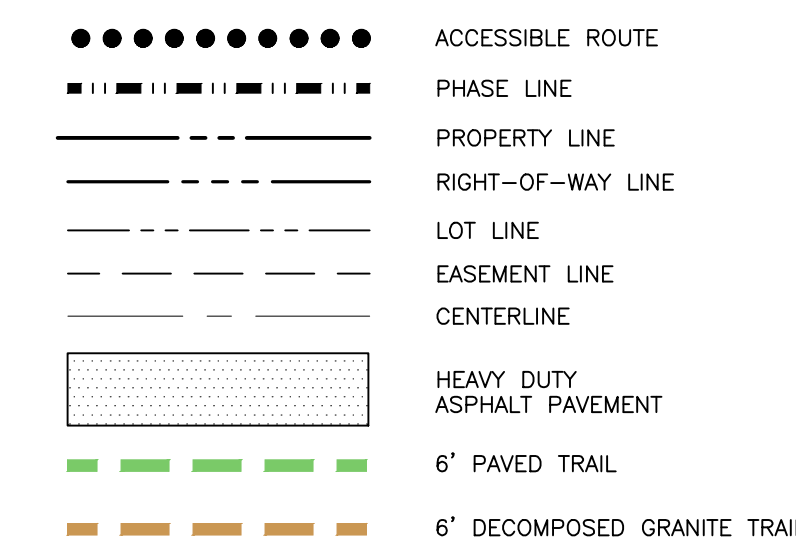
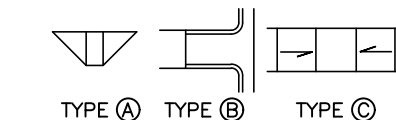
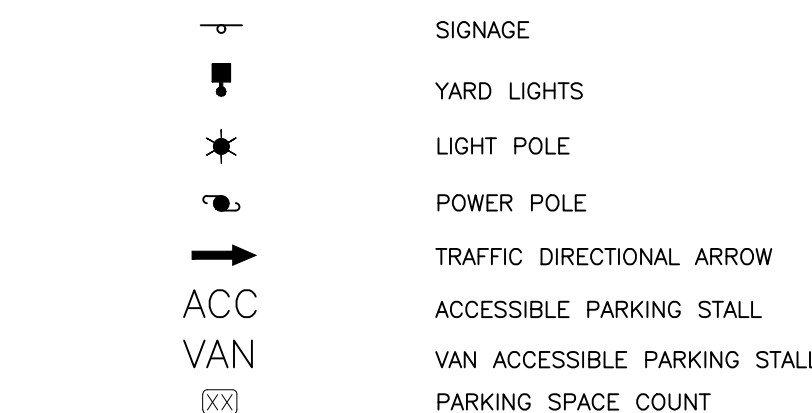
SHEET

**LANDSCAPE PLAN
AREA 'B'**

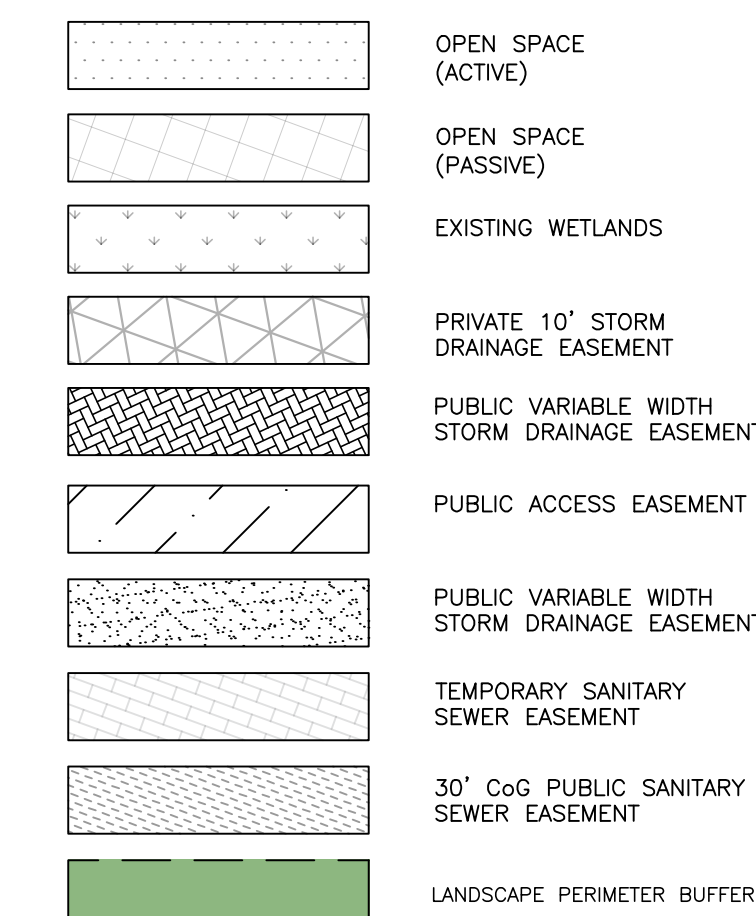
L5.02



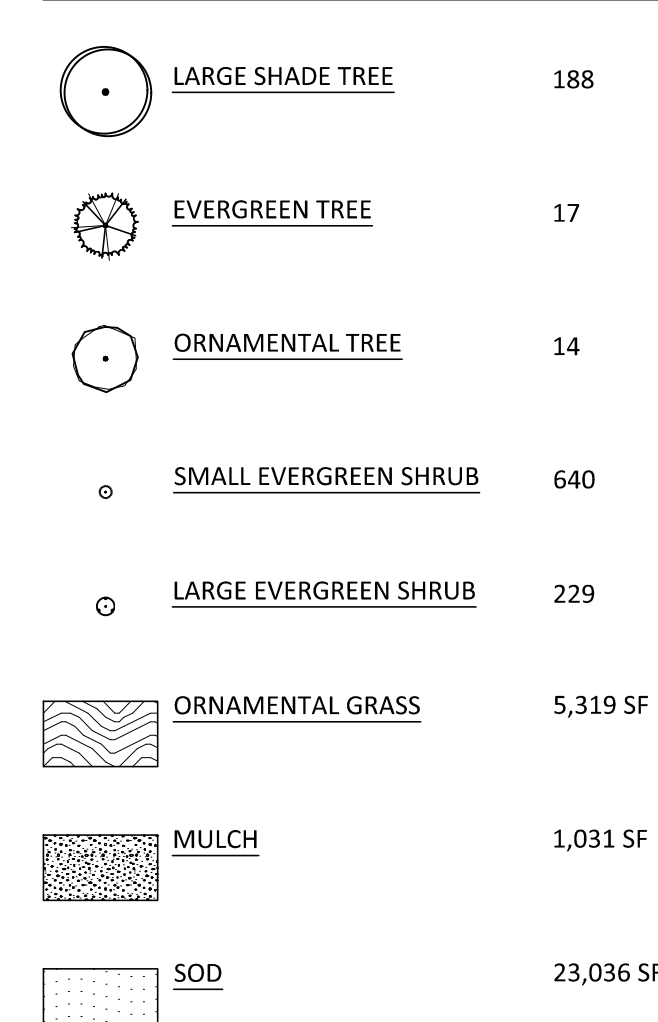
SITE LEGEND



HATCH LEGEND



CONCEPT PLANT SCHEDULE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\Projects\STL\STL24001\04-Production\Engineering\Master Plan\Current Drawings\STL24001-LSI.dwg, 4/25/2025 1:45:16 PM, Sofie Fitzwilliam

SEE SHEET C3.01

SEE SHEET L5.03



GRAPHIC SCALE

GRAPHIC SCALE

0 20 40

1 inch = 40 ft.



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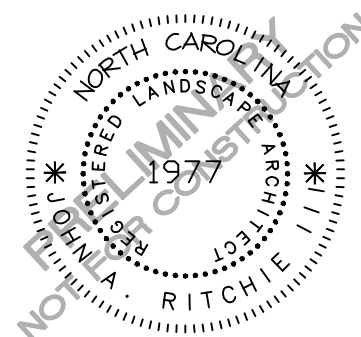
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**HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534**



REVISIONS

NO.	DATE
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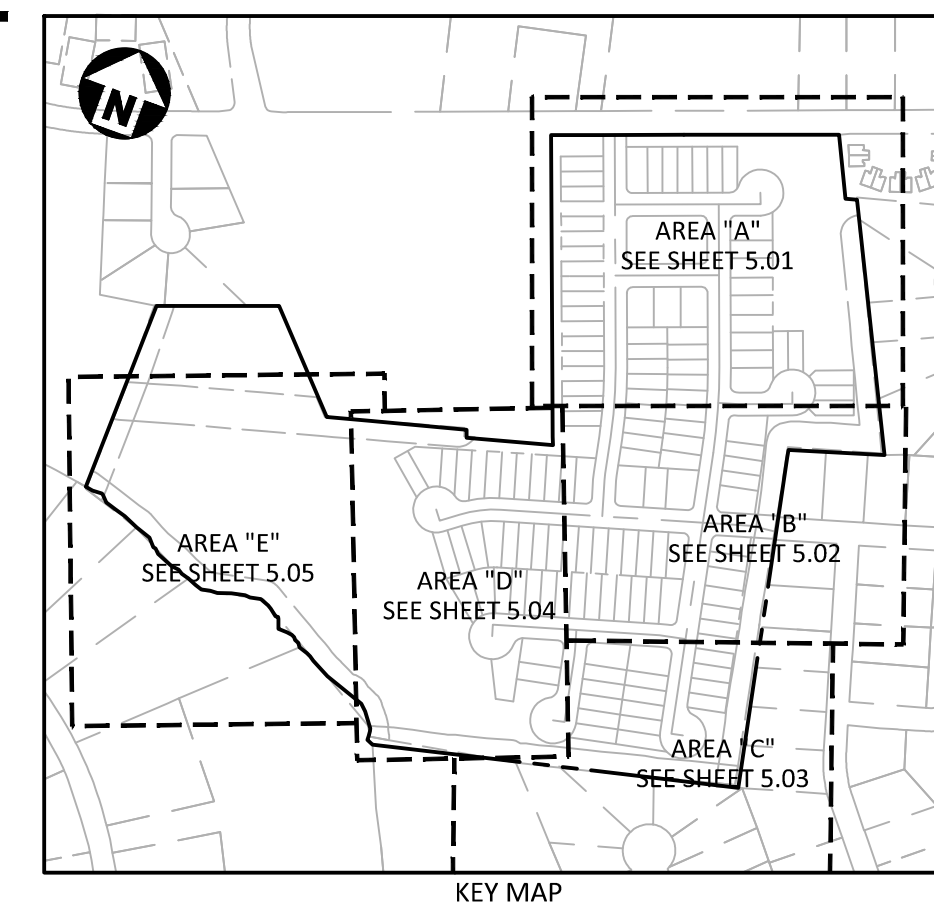
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-LS1
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	04. 25. 2025

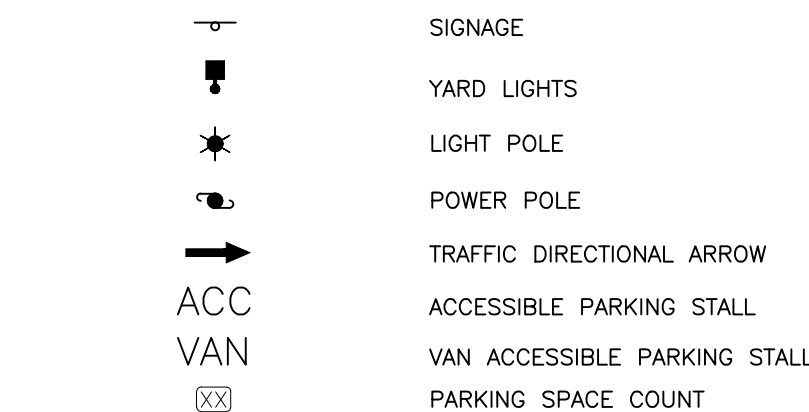
SHEET

**LANDSCAPE PLAN
AREA 'C'**

L5.03

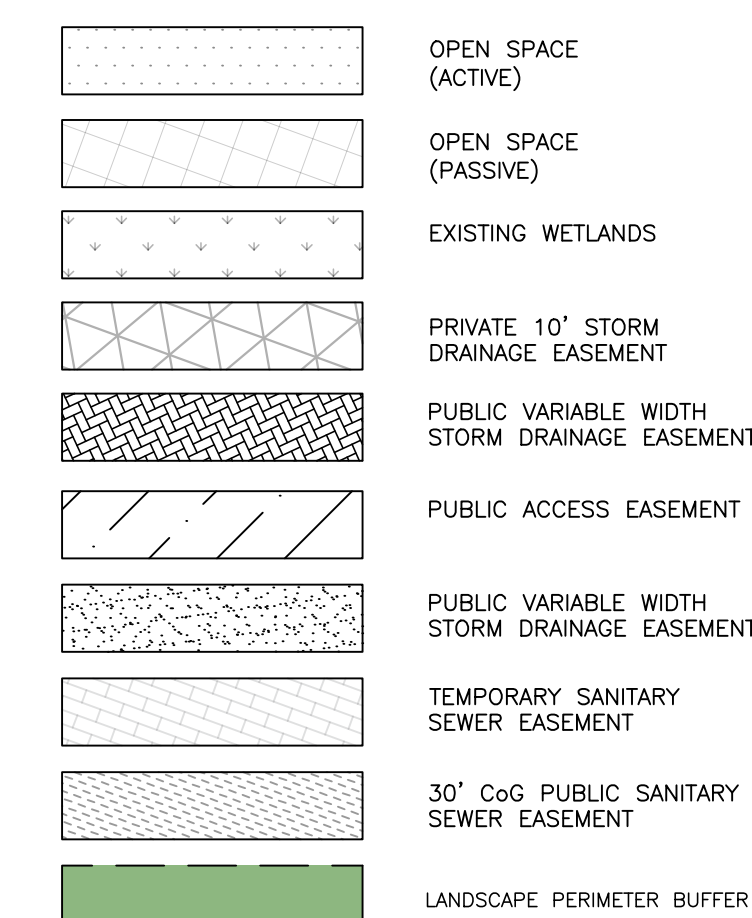


SITE LEGEND



TYPE (A)	TYPE (B)	TYPE (C)	
● ● ● ● ● ● ● ●			ACCESSIBLE ROUTE
■ ■ ■ ■ ■ ■ ■ ■			PHASE LINE
—————			PROPERTY LINE
— · — · — · — · — · —			RIGHT-OF-WAY LINE
- - - - -			LOT LINE
- - - - -			EASEMENT LINE
—————			CENTERLINE
			HEAVY DUTY ASPHALT PAVEMENT
■ ■ ■ ■ ■ ■ ■ ■			6' PAVED TRAIL
■ ■ ■ ■ ■ ■ ■ ■			6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND



CONCEPT PLANT SCHEDULE

	<u>LARGE TREE</u>	188
	<u>EVERGREEN TREE</u>	17
	<u>ORNAMENTAL TREE</u>	14
	<u>SMALL EVERGREEN SHRUB</u>	640
	<u>LARGE EVERGREEN SHRUB</u>	229
	<u>ORNAMENTAL GRASS</u>	5,319 SF
	<u>MULCH</u>	1,031 SF
	<u>SOD</u>	23,036 SF



GRAPHIC SCALE

0 20 40

1 inch = 40 ft.

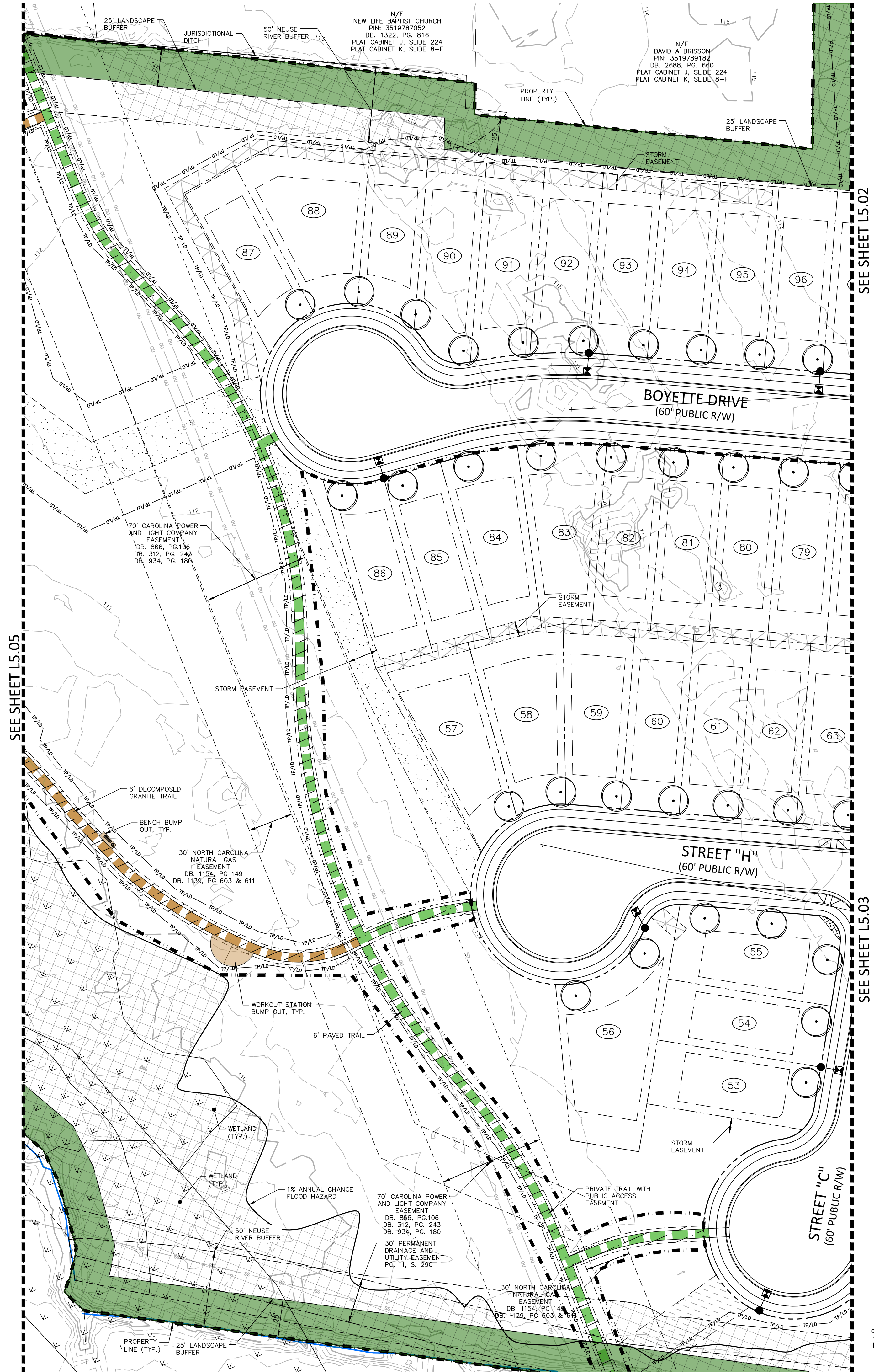
SEE SHEET L5.02

SEE SHEET L5.04

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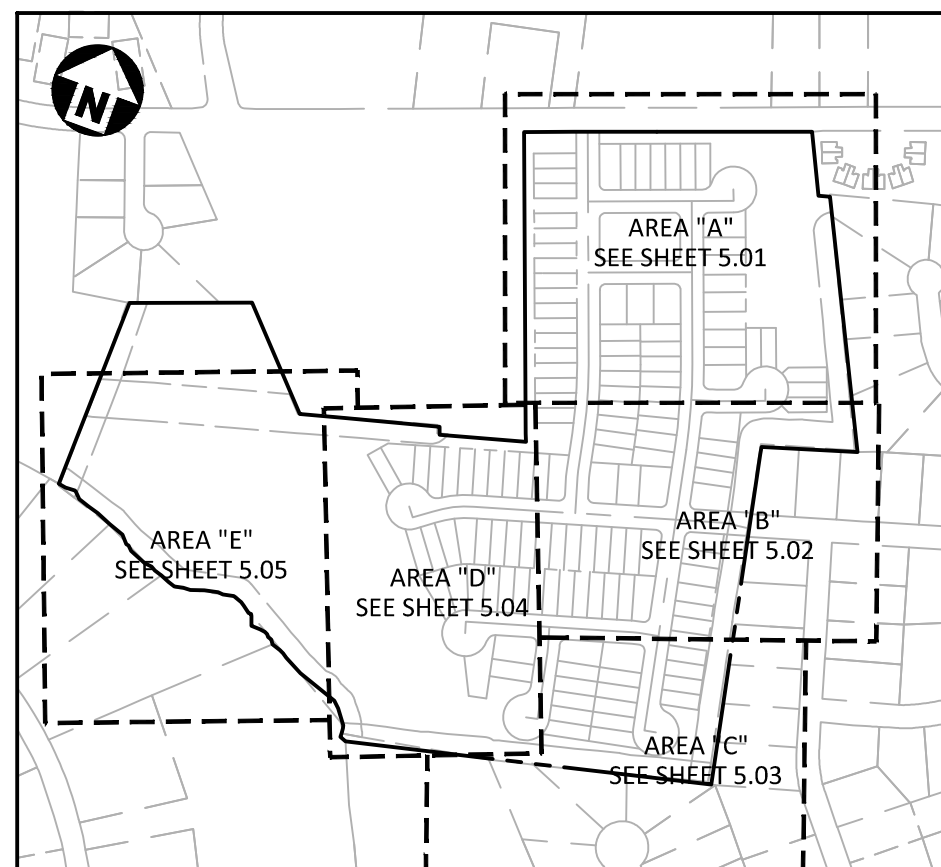
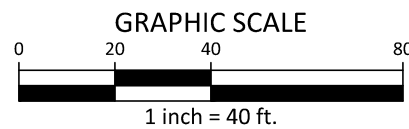
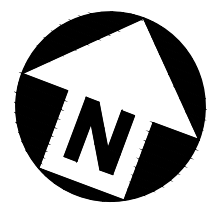
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SEE SHEET L5.02

SEE SHEET L5.03



SITE LEGEND

- | | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | 6' PAVED TRAIL |
| | 6' DECOMPOSED GRANITE TRAIL |

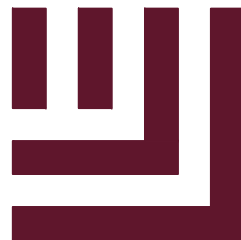
HATCH LEGEND

- | | |
|--|---|
| | OPEN SPACE (ACTIVE) |
| | OPEN SPACE (PASSIVE) |
| | EXISTING WETLANDS |
| | PRIVATE 10' STORM DRAINAGE EASEMENT |
| | PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT |
| | PUBLIC ACCESS EASEMENT |
| | PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT |
| | TEMPORARY SANITARY SEWER EASEMENT |
| | 30' CoG PUBLIC SANITARY SEWER EASEMENT |
| | LANDSCAPE PERIMETER BUFFER |

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREE	188
	EVERGREEN TREE	17
	ORNAMENTAL TREE	14
	SMALL EVERGREEN SHRUB	640
	LARGE EVERGREEN SHRUB	229
	ORNAMENTAL GRASS	5,319 SF
	MULCH	1,031 SF
	SOD	23,036 SF

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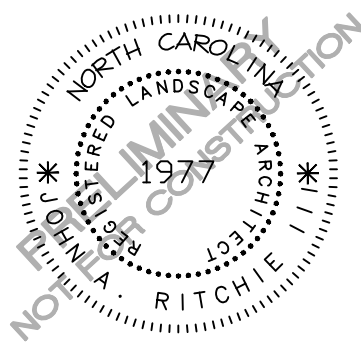
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CLIENT

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BOB MISHLER
PHONE: 919. 422. 7663.



HERITAGE DOWNS CONDITIONAL REZONING MASTER PLAN S HARDING DR GOLDSBORO, NC 27534



REVISIONS

NO. DATE

PLAN INFORMATION

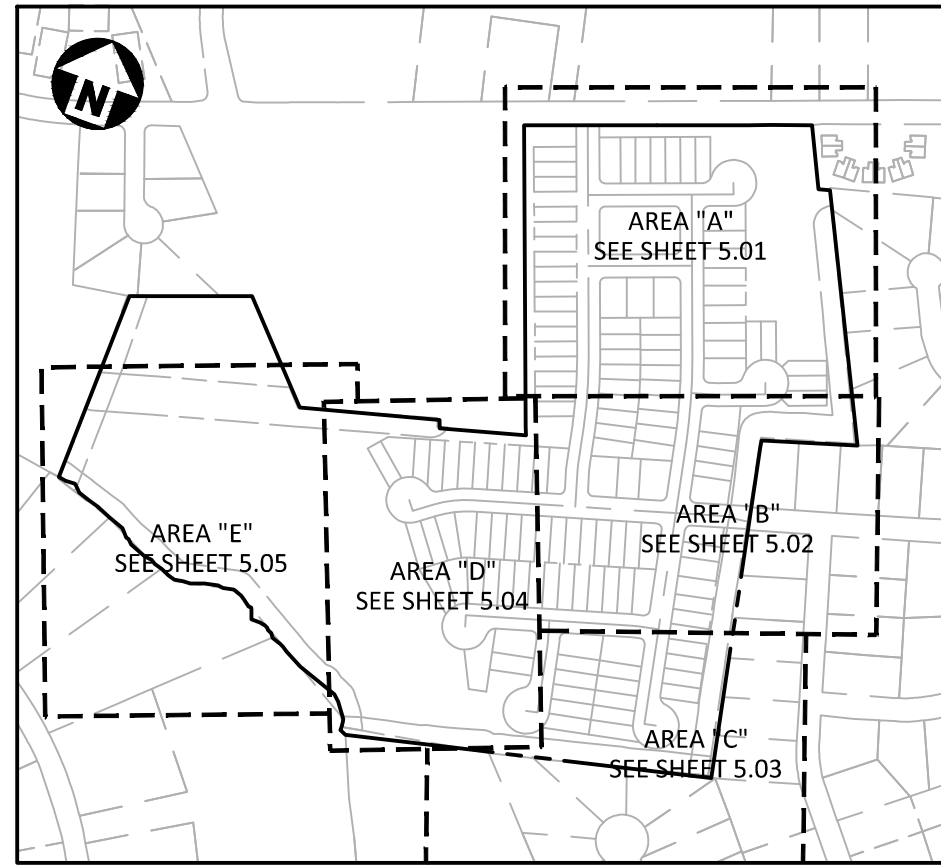
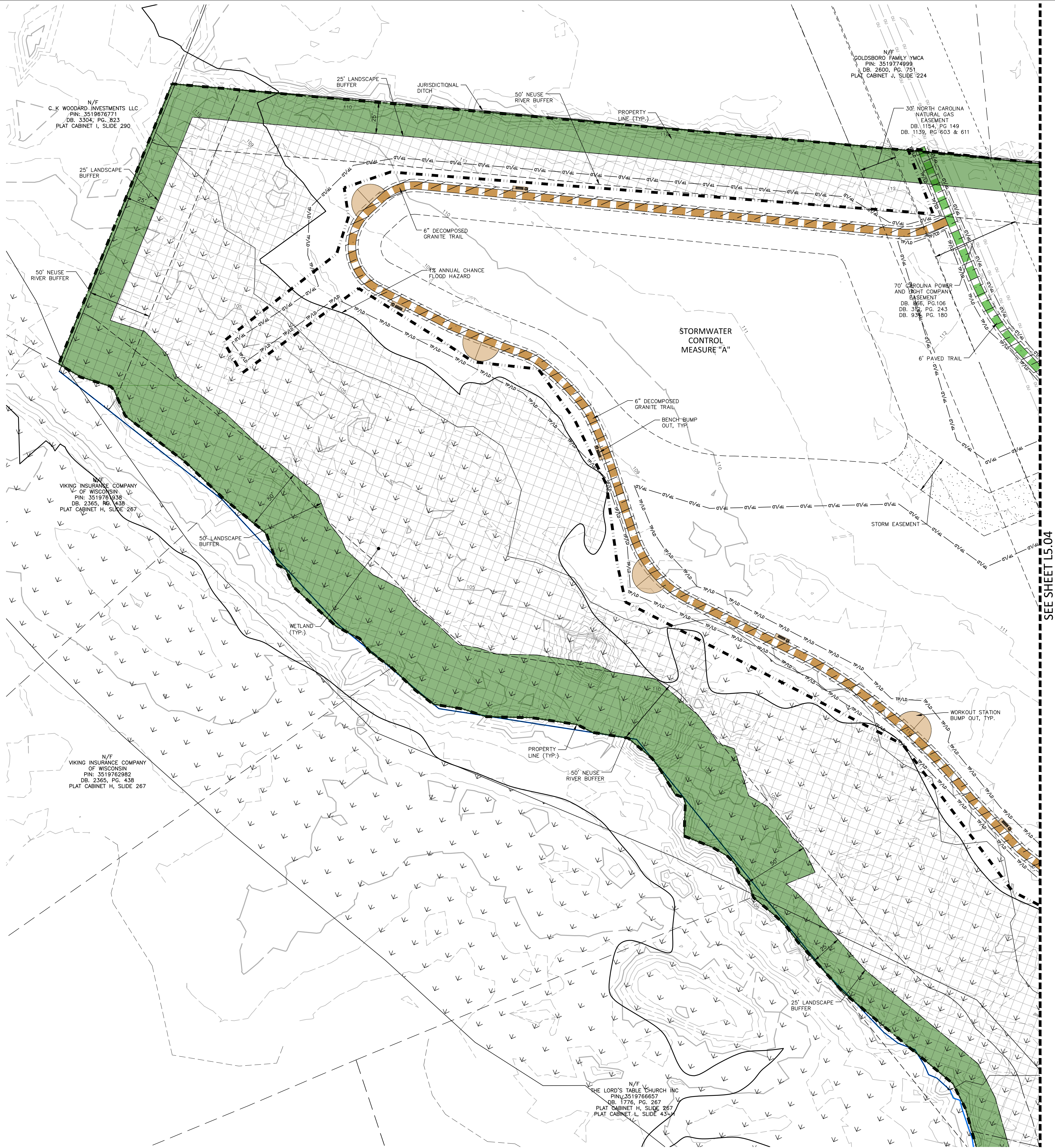
PROJECT NO. STL-24001
FILENAME STL24001-L51
CHECKED BY JAR
DRAWN BY MAH
SCALE 1"=40'
DATE 04. 25. 2025

SHEET

LANDSCAPE PLAN
AREA 'D'

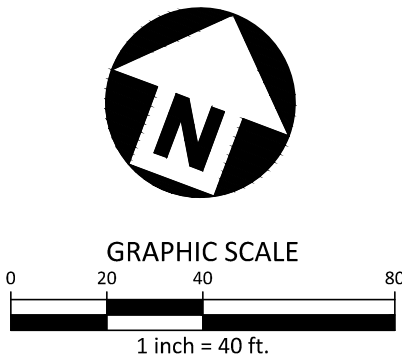
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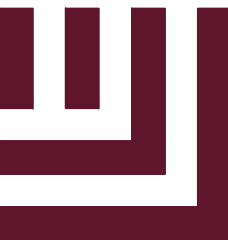


SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	6' PAVED TRAIL
	6' DECOMPOSED GRANITE TRAIL
HATCH LEGEND	
	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 10' STORM DRAINAGE EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	TEMPORARY SANITARY SEWER EASEMENT
	30' CoG PUBLIC SANITARY SEWER EASEMENT
	LANDSCAPE PERIMETER BUFFER

CONCEPT PLANT SCHEDULE		
	LARGE SHADE TREE	188
	EVERGREEN TREE	17
	ORNAMENTAL TREE	14
	SMALL EVERGREEN SHRUB	640
	LARGE EVERGREEN SHRUB	229
	ORNAMENTAL GRASS	5,319 SF
	MULCH	1,031 SF
	SOD	23,036 SF



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



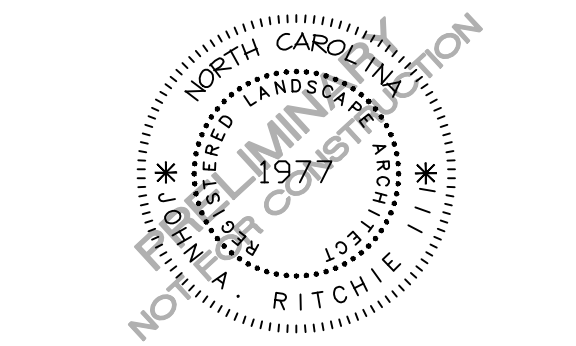
McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
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license number: C-0293, C-187
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CLIENT
STARLIGHT HOMES
4025 LAKE BOONE TRAIL, SUITE 200
RALEIGH, NC 27607
BOB MISHLER
PHONE: 919. 422. 7663



HERITAGE DOWNS CONDITIONAL REZONING MASTER PLAN SHARDING DR GOLDSBORO, NC 27534



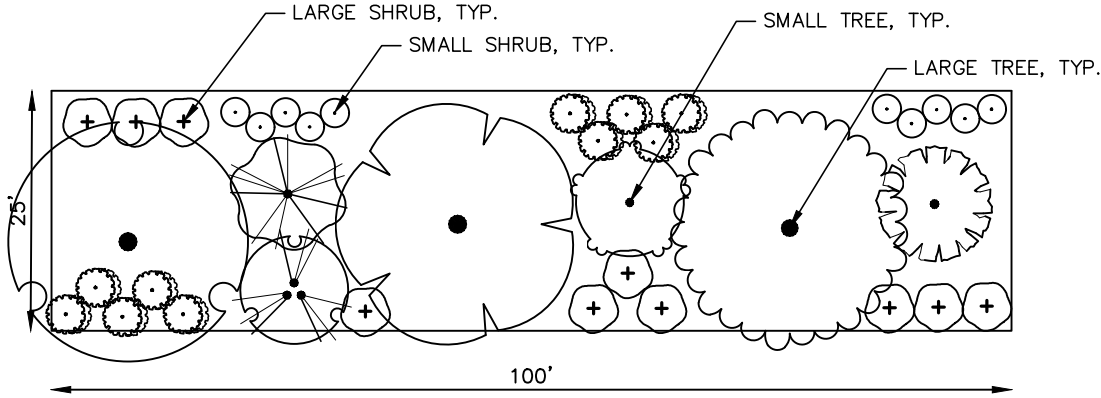
REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	STL-24001
FILENAME	STL24001-L51
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	04. 25. 2025

SHEET
LANDSCAPE PLAN
AREA 'E'
L5.05

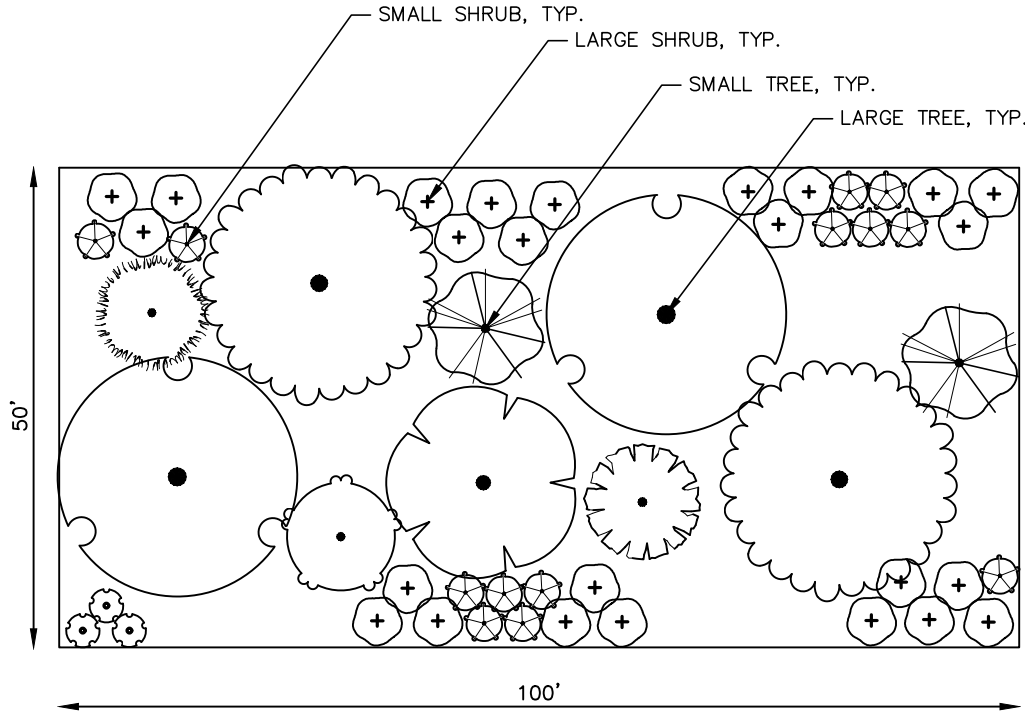
GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GOLDSBORO AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEIOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGING TREES ARE STANDING, UNITED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



25' TYPE C BUFFER YARD PLANTING DETAIL
100' TYPICAL SECTION
SCALE: 1" = 20'

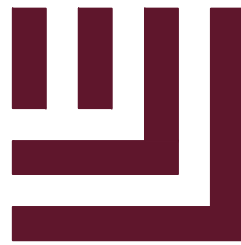
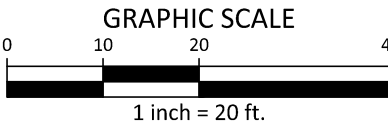
PLANT MATERIAL PER 100 LF SECTION:
(3) LARGE TREES
(4) SMALL TREES
(20) LARGE SHRUBS
(10) SMALL SHRUBS



50' TYPE D BUFFER YARD PLANTING DETAIL
100' TYPICAL SECTION
SCALE: 1" = 20'

PLANT MATERIAL PER 100 LF SECTION:
(4) LARGE TREES
(5) SMALL TREES
(25) LARGE SHRUBS
(15) SMALL SHRUBS

NOTE: EXISTING VEGETATION TO BE COUNTED TOWARDS BUFFER PLANT MATERIAL. SUPPLEMENT AS NECESSARY WHERE EXISTING VEGETATION IS INSUFFICIENT OR LACKING.



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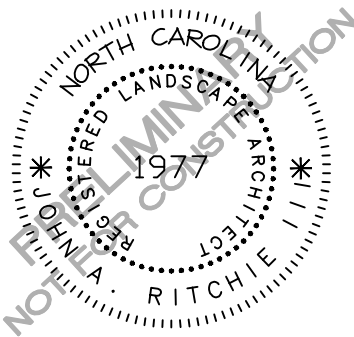
www.mcadamsco.com

CLIENT

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BOB MISHLER
PHONE: 919. 422. 7663.



HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

NO. DATE

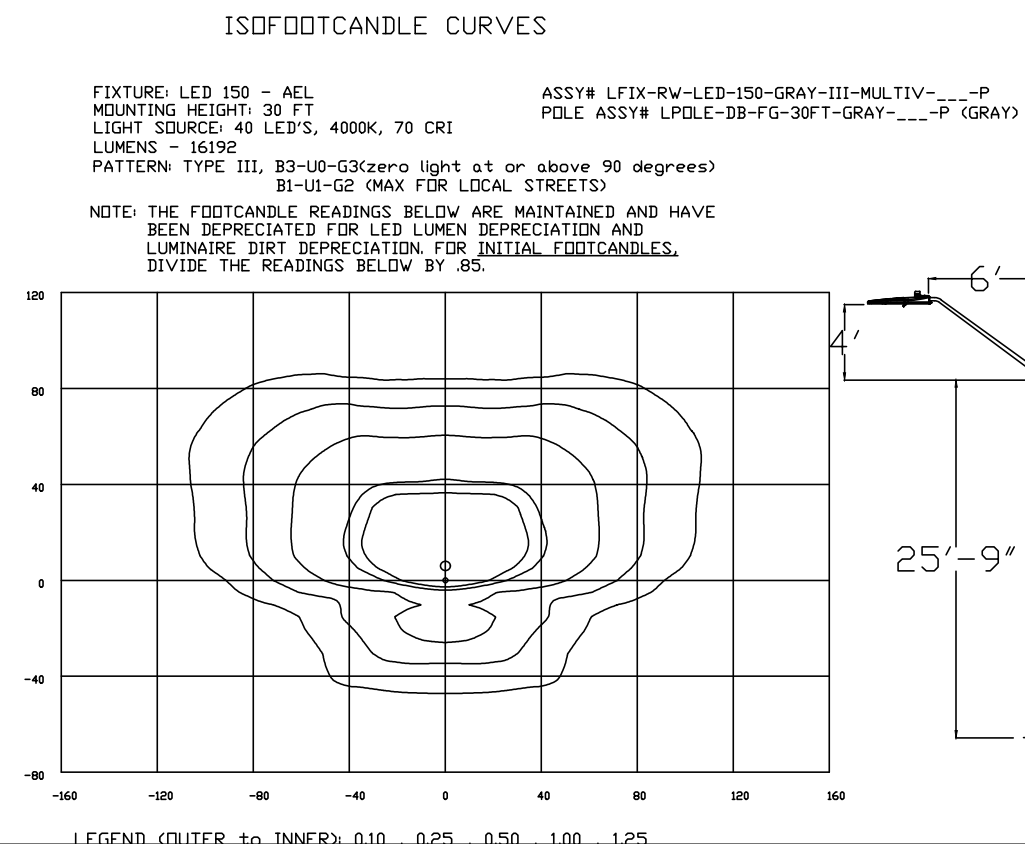
PLAN INFORMATION

PROJECT NO. STL-24001
FILENAME STL24001-LS1
CHECKED BY JAR
DRAWN BY MAH
SCALE 1"=20'
DATE 04. 25. 2025

SHEET

LANDSCAPE
NOTES & DETAILS

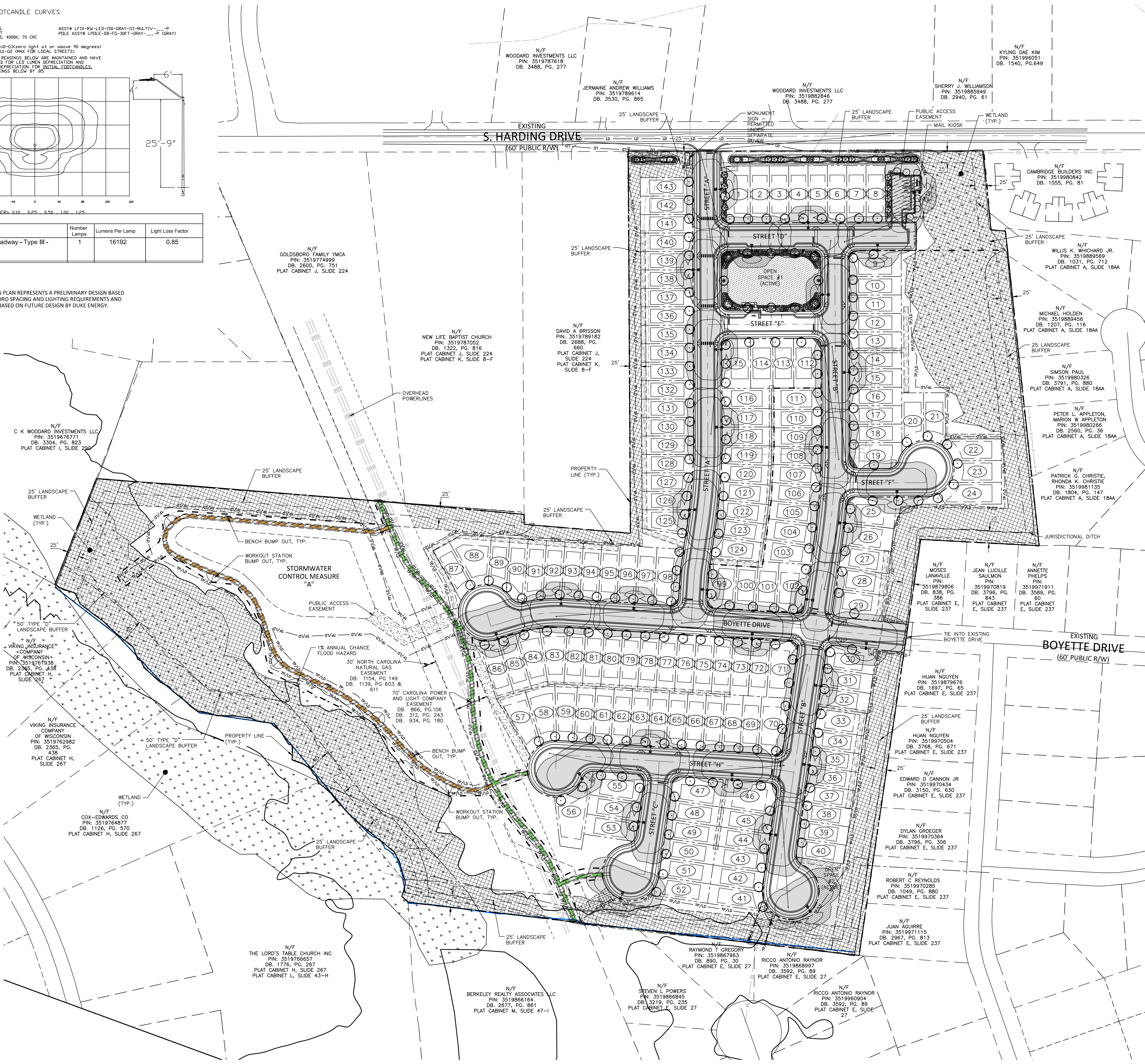
L5.06



Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	XX	LED 150w Roadway - Type III - 4000K	1	16192	0.85

NOTE:

THE PROVIDED LIGHTING PLAN REPRESENTS A PRELIMINARY DESIGN BASED ON STANDARD GOLDSBORO SPACING AND LIGHTING REQUIREMENTS AND IS SUBJECT TO CHANGE BASED ON FUTURE DESIGN BY DUKE ENERGY.



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HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

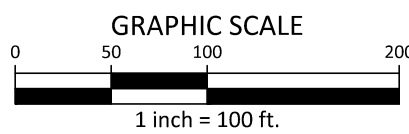
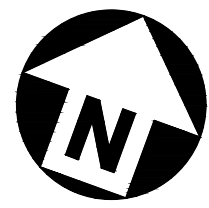
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-L11
CHECKED BY	RU
DRAWN BY	SRF
SCALE	1" = 100'
DATE	04.25.2025

SHEET

LIGHTING PLAN

C9.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

HARDING DRIVE CONCEPT LAYOUT



CONCEPT PLAN NOTES

- 01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
- 02 All base file information taken from GIS is subject to change unless otherwise stated.
- 03 Site rezoning is subject to jurisdictional standards and schedules.
- 04 Streams and wetlands shown are subject to State and USACE verification.
- 05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.
- 06 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
- 07 Sewer analysis needed to understand improvements required.
- 08 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.
- 09 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

LEGEND

- Property Line
- 39' Lots
- Easements
- Streams
- Wetlands
- Floodplain
- Active Open Space
- Passive Open Space
- Fitness station
- Private Gravel Trail
- Private Paved Trail

SITE DATA TABLE

Parcels	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (portion of)
Site Area	Gross area: 43.24 AC R/W dedication: 7.36 AC Net area: 35.88 AC
Current Zoning	R-12, R-9
Proposed Zoning	R6-CZ Conditional Zoning
Watershed Classification	Lower Neuse River
River Basin	Neuse
FEMA Data	FIRM panels #3720351900K dated 06/20/2018
Existing Use	Vacant
Proposed Use	Residential
Density	143 Units / 38.88 AC = 3.67 DU/AC Single-family detached 28' = 143 units
Setbacks (SFD 28') - Proposed R6	
Minimum Lot Size	3,900 SF
Minimum Lot Width	39'
Minimum Front Setback	20'
Minimum Side Setback	5'
Minimum Side Corner Setback	16'
Minimum Rear Setback	20'
Maximum Building Height	3 stories
Total Open Space	
Required	7.74 AC (Open space calculations account for 20% developed area not included in rights-of-way)
Proposed	± 10.74 AC - Passive ± 0.78 AC - Active ± 11.51 AC - Total
Impervious Area	
Existing	0 AC
Proposed	±10.94 AC
Parking Data - Motor Vehicle	
Required	2/unit x 143 units = 286 spaces 286 spaces 8 parallel spaces 7 mail parking spaces 301 spaces
Proposed	

April 17, 2025

NEIGHBORHOOD MEETING NOTICE

Dear Goldsboro Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. This Neighborhood Meeting is a **voluntary** opportunity to notify all property owners within 250 feet of this proposed development. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: April 29, 2025

Meeting Time: 5:30PM-6:30PM

- > **Meeting Location:** Virtual, via Zoom
- > **Application Type:** R6-Conditional Zoning (~ 142 units; 43.24 acres residential)
- > **Approving Authority:** City Council Legislative Approval
- > **Property Address:** S. Harding Drive (43.24 acres – 3519881157, 3519883223, 3519885239, 3519887367, 3519873233*(portion of))

We will voluntarily hold a neighborhood meeting on April 29th, 2025, from 5:30-6:30PM, via ZOOM, to discuss the rezoning. The purpose of the neighborhood meeting is to ensure that nearby property owners have an opportunity to learn more and provide feedback.

To ensure that all neighbors have a full understanding of the proposal, you will find the following items included in this mailer:

1. Project contact information
2. A vicinity map
3. A copy of the proposed site plan (an enlarged version will be shown at the Neighborhood Meeting)

How to Join the Virtual Meeting:

Option 1:

Type “zoom.us/join” into your web browser and then enter the Meeting ID and Passcode Below.

Meeting ID: 871 3028 0695

Passcode: 076124

Option 2:

Type in the following link in your web browser:

<https://mcadamsco.zoom.us/j/87130280695?pwd=abQy3A1NRKVC8SAoLyVQquYQtKIY9J.1>

Option 3:

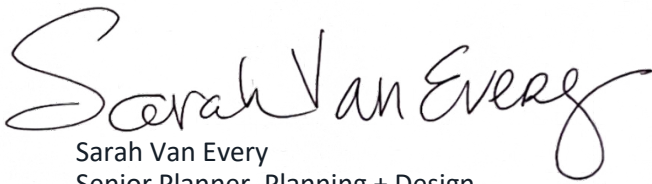
Scan the QR Code provided below using your phone’s camera app:



Passcode: 076124

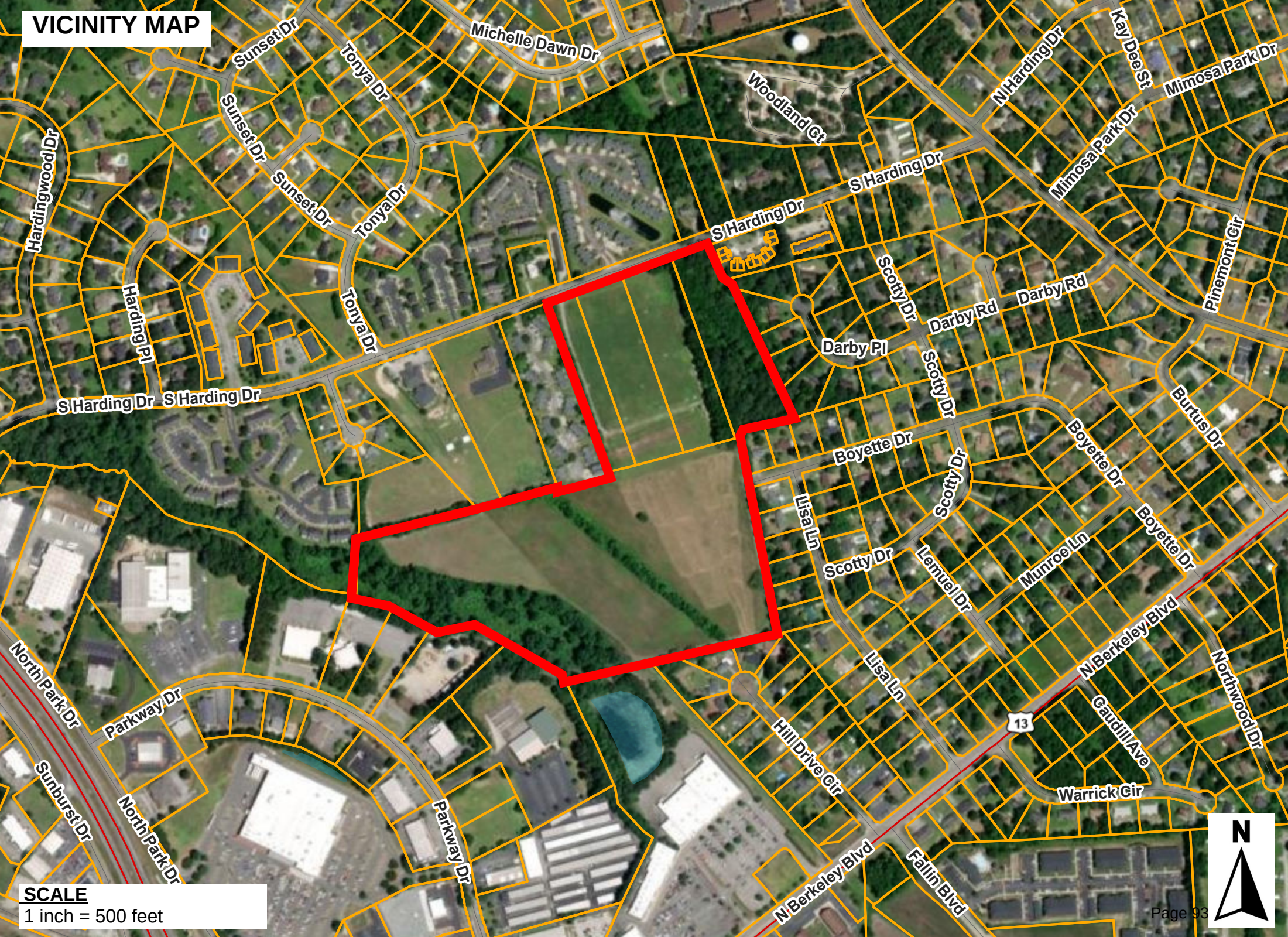
If you have questions or cannot attend the meeting but would like further information, please feel free to contact me by e-mail at vanevery@mcadamsco.com. You may also contact the City of Goldsboro Planning Department at (919)-580-4313.

Sincerely,
MCADAMS



Sarah Van Every
Senior Planner, Planning + Design

VICINITY MAP



SCALE
1 inch = 500 feet





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, May 5, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning): The applicant is requesting to rezone from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a 143-lot residential subdivision. The property considered for zoning reclassification is located on the Southeast side of South Harding Drive, approximately 850 feet Northeast of the intersection with Tonya Drive. The property is further identified as Wayne Co. Pin#:'s 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367.

GZ-01-25 Mark Huonder (Office and Institutional-1 to General Business) – Corner of North Berkeley Blvd. and Ridgecrest Drive. The applicant is requesting to rezone from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The property considered for zoning reclassification is located on the Corner of North Berkeley Blvd. and Ridgecrest Drive. The property is further identified as Wayne Co. Pin#: 3519-53-9599.

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 4/17/2025

Publish on 4/24/2025

Adjacent Property Owners of
CZ-01-25

PIN	Owner Name	Address	City	State	Zip
3519787618	WOODARD INVESTMENTS LLC	PO BOX 10184	GOLDSBORO	NC	27532
3519789182	BRISSON DAVID A	329 HOLLY LN	NEWPORT	NC	28570
3519678094	VIKING INSURANCE COMP OF WISCO	1107 PARKWAY DR	STEVENS POINT	WI	54481
3519676771	C K WOODARD INVESTMENTS LLC	PO BOX 10184	GOLDSBORO	NC	27532
3519787052	CH NEW LIFE BAPTIST CHURCH OF	800 S HARDING DR	GOLDSBORO	NC	27533
3519770784	TANIA & CUONG LLC	5262 HARRISON FARM RD	LA GRANGE	NC	28551
3519882846	WOODARD INVESTMENTS LLC	PO BOX 10184	GOLDSBORO	NC	27532
3519980266	APPLETON PETER L & W MARION	1604 DARBY RD	GOLDSBORO	NC	27534
3519889569	WHICHARD WILLIS K JR	1500 DARBY PL	GOLDSBORO	NC	27534
3519971911	PHELPS ANNETTE	1501 BOYETTE DR	GOLDSBORO	NC	27534
3519881157	GOLDSBORO FAMILY YMCA INC	1105 PARKWAY DRIVE	GOLDSBORO	NC	27534
3519888657	NGUYEN HUAN	1103 SUNSET DR	GOLDSBORO	NC	27534
3519887686	LEWIS ANITRA	302 S HARDING DR	GOLDSBORO	NC	27534
3519887367	GOLDSBORO FAMILY YMCA INC	1105 PARKWAY DRIVE	GOLDSBORO	NC	27534
3519981135	CHRISTIE PATRICK G & W RHONDA	2711 ISAAC DR	GOLDSBORO	NC	27534
3519772747	HARDY DOROTHY W	107 FIELDCREST PL	GOLDSBORO	NC	27534
3519879806	LANAVILLE MOSES	1416 BOYETTE DR	GOLDSBORO	NC	27534
3519885949	WILLIAMSON SHERRY J	401 S HARDING DR	GOLDSBORO	NC	27534
3519896051	KIM KYUNG DAE	1805 E ASH ST	GOLDSBORO	NC	27530
3519885239	GOLDSBORO FAMILY YMCA INC	1105 PARKWAY DRIVE	GOLDSBORO	NC	27534
3519789614	WILLIAMS JERMAINE ANDREW	701 S HARDING DR	GOLDSBORO	NC	27534
3519887732	BTSK HOLDINGS LLC	904 MILL RD	GOLDSBORO	NC	27534
3519887740	BEASLEY VINCENT F	302 S HARDING DR UNIT J	GOLDSBORO	NC	27534
3519888616	MOSS JANET W	302 S HARDING DR	GOLDSBORO	NC	27534
3519960904	RAYNOR RICCO ANTONIO	2601 HILL CIRCLE DR	GOLDSBORO	NC	27534
3519888688	REYES KEVIN JAREL MELENDEZ	302 S HARDING DR	GOLDSBORO	NC	27534
3519868997	RAYNOR RICCO ANTONIO	2601 HILL CIRCLE DR	GOLDSBORO	NC	27534
3519970819	SAULMON JEAN LUCILLE	1418 BOYETTE DR	GOLDSBORO	NC	27534
3519889456	HOLDEN MICHAEL	1502 DARBY PL	GOLDSBORO	NC	27534
3519970504	NGUYEN HUAN	1103 SUNSET DR	GOLDSBORO	NC	27534
3519883223	GOLDSBORO FAMILY YMCA INC	1105 PARKWAY DRIVE	GOLDSBORO	NC	27534
3519970434	CANNON EDWARD D JR	1500 HARDEE RD	KINSTON	NC	28504

Adjacent Property Owners of
CZ-01-25

3519773842	SMITH-LENNON VERLENDIA	105 FIELDCREST PLACE	GOLDSBORO	NC	27534
3519764877	COX-EDWARDS CO	1205 PARKWAY DR	GOLDSBORO	NC	27534
3519971115	AGUIRRE JUAN	2602 LISA LN	GOLDSBORO	NC	27534
3519761938	VIKING INSURANCE COMP OF WISCO	PARKWAY DR	STEVENS POINT	WI	54481
3519762982	VIKING INSURANCE COMP OF WISCO	PARKWAY DR	STEVENS POINT	WI	54481
3519970364	GROEGER DYLAN	2506 LISA LN	GOLDSBORO	NC	27534
3519970285	REYNOLDS ROBERT C	2600 LISA LN	GOLDSBORO	NC	27534
3519867963	GREGORY RAYMOND T	2600 HILL CIRCLE DR	GOLDSBORO	NC	27534
3519866845	POWERS STEVEN L	2602 HILL DRIVE CR	GOLDSBORO	NC	27534
3519980326	PAUL SIMSON	1504 DARBY PL	GOLDSBORO	NC	27534
3519879676	LONGWELL ROGER W	2500 LISA LANE	GOLDSBORO	NC	27534
3519971093	BOSTIC CAREY EUGENE ETAL	2604 LISA LN	GOLDSBORO	NC	27534
3519873233	GOLDSBORO FAMILY YMCA INC	1105 PARKWAY DRIVE	GOLDSBORO	NC	27534
3519774999	GOLDSBORO FAMILY YMCA	1105 PARKWAY DR	GOLDSBORO	NC	27534
3519766657	CH LORD'S TABLE CHURCH INC THE	PO BOX 10399	GOLDSBORO	NC	27532
3519866164	BERKELEY REALTY ASSOCIATES LLC	PO BOX 1026	MELVILLE	NY	11747
3519980842	CAMBRIDGE BUILDERS INC ET ALS	PO BOX 10219	GOLDSBORO	NC	27532



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-01-25, were notified by first class mail on 4-17-25.

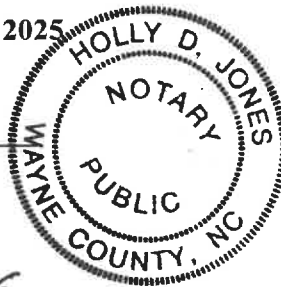
Mark E. Helmer
Signature

Wayne County, North Carolina

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

17th day of April, 2025

Holly D. Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: GZ-01-25 Mark Huonder (Office and Institutional-1 to General Business) –
Corner of North Berkeley Blvd. and Ridgecrest Drive

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: 706 N. Berkeley Blvd.

PARCEL: 3519-53-9599

PROPERTY OWNER: Riddle and Smith Holdings, LLC

APPLICANT: Mark Huonder

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

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

SURROUNDING ZONING:

North: Shopping Center (SC), Highway Business (HB)

South: Residential (R-16)/General Business (GB)

East: General Business (GB)/Residential (R-16)

West: General Business (GB)

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

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

DISCUSSION:

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

The subject property is located east of Discount Tire and directly across the street from Berkeley

Mall and Panera Bread along Berkeley Boulevard. An existing residential subdivision is located south of the subject property.

TRC REVIEW:

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

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at its March 31, 2025 meeting, unanimously voted to recommend approval of RZ-01-25.

REQUIRED ACTION:

City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the attached approval ordinance and consistency statement, continue to a later date, or deny the request in accordance with the following inconsistency statement.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
Laura Getz
Matthew Livingston

ORDINANCE 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, May 5, 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 March 31, 2025; and

WHEREAS, Mark Huonder has submitted a petition to rezone Tax Parcel 3519-53-9599 from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District; and

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

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

WHEREAS, the General Business (GB) Zoning District is intended to promote high quality, accessible developments serving the needs of the community and surrounding area; and

WHEREAS, the General Business (GB) Zoning District is intended to accommodate the widest range of uses providing general goods and services to the community; and

WHEREAS, the proposed rezoning is reasonable due to the fact that the requested zoning district is compatible with the surrounding zoning patterns and land uses; and

WHEREAS, the proposed 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 Mayor and City Council of the City of Goldsboro, North Carolina, that:

1) 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) Zoning District to the General Business (GB) Zoning District.

GZ-01-25 Mark Huonder: A single parcel of land totaling 0.43 acres of land.

The entirety of Wayne County Parcel Identification# 3519-53-9599 shall be rezoned.

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

This Ordinance shall be in full force and effect from and after this May 5, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
GZ-1-25 MARK HUONDER
WORKSHEET**

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

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Commercial land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

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

Voting Record for Recommendation:

Yes _____ No _____

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 3-4-25

Initials: HJ

CHANGE OF ZONE APPLICATION

Application Number: <u>GZ-01-25</u>	For Office Use Only:	Date processed: <u>3-4-25</u>
Fee Type: ☐ Cash ☒ Check # <u>4785</u> ☐ Credit Card		Initials: <u>HJ</u>

Applicant Acknowledgement: Only applicable if Conditional Zoning

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

Applicant Signature: _____

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

☐ Conditional Zoning ☒ General Zoning (check which applies)

Name of Development: 7Brew Coffee Drive-Through

Property Address: 706 N Berkeley Blvd. Goldsboro, NC. 27534

Total Acreage: 0.43 Acres Frontage: 103' Depth: 190'

Wayne Co. Pin #: 3159539599 Current Zoning: O&I-1 Proposed Zoning: GB

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

Applicant (Print): Mark Huonder

Applicant Address: 1000 Forest Park Blvd, Suite 401 City, State, Zip: Fort Worth, TX 76110

Applicant Phone: 651-357-5723 Applicant Email: mh@netleaseproperties.com

I, Mark Huonder, do hereby consent to the specific conditions and or uses listed on this application.

I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): Riddle & Smith Holdings L.L.C.

Owner Address: PO Box 11453 City, State, Zip: Goldsboro, NC 27532

Owner Phone: _____ Owner Email: _____

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

Surveyor/Site Designer (Print): John Nilges - Excelsior Engineering/John Schebaum - BFA, Inc.

Surveyor/Site Designer Address: 103 Elm Street City, State, Zip: Washington, MO 63090

Surveyor/Site Designer Phone: 636-239-4751 Surveyor/Site Designer Email: jschebaum@bfaeng.com

SIGNATURE REQUIRED

Mark Huonder

Applicant - Printed

Mark Huonder

Applicant Signature

2/24/25

Date

**CITY OF GOLDSBORO
OWNER'S AUTHORIZATION**

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:

Please check the applicable box(es):

- | | | |
|--|---|---|
| ☒ Rezoning | ☒ Site Plan | ☐ Board of Adjustment - Variance |
| ☐ Subdivision | ☐ Special Use Permit | ☐ Home Occupation Permits |

This authorization must be completed and submitted at time of application. I/(WE)

Riddle & Smith Holdings LLC do(es) hereby certify that I/(WE)
(Name of owner(s) of subject property)

am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Net Lease Properties

_____ to submit an application
(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):
3519539599

Property Address:
706 N. Berkeley Blvd.

Jonathan Smith
Property Owner - Print

[Signature]
Property Owner Signature

2/20/25
Date

NOTARY STATEMENT

Sworn to and subscribed before me the 20th day of February, 2025

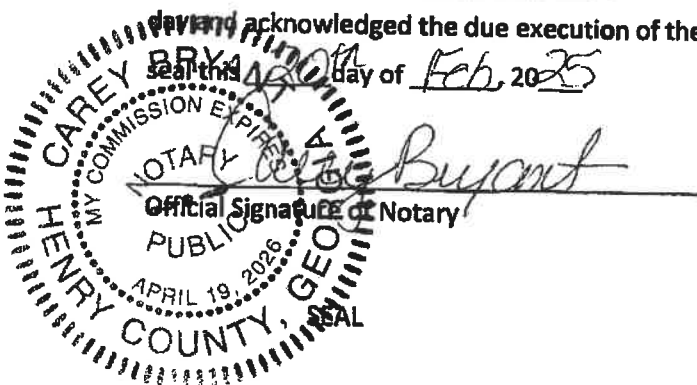
Notary Public in and for the State of Georgia, County of Fulton

I, Carey Bryant, Notary Public, do hereby certify that

Jonathan Smith (name of individual(s) personally appeared before me this

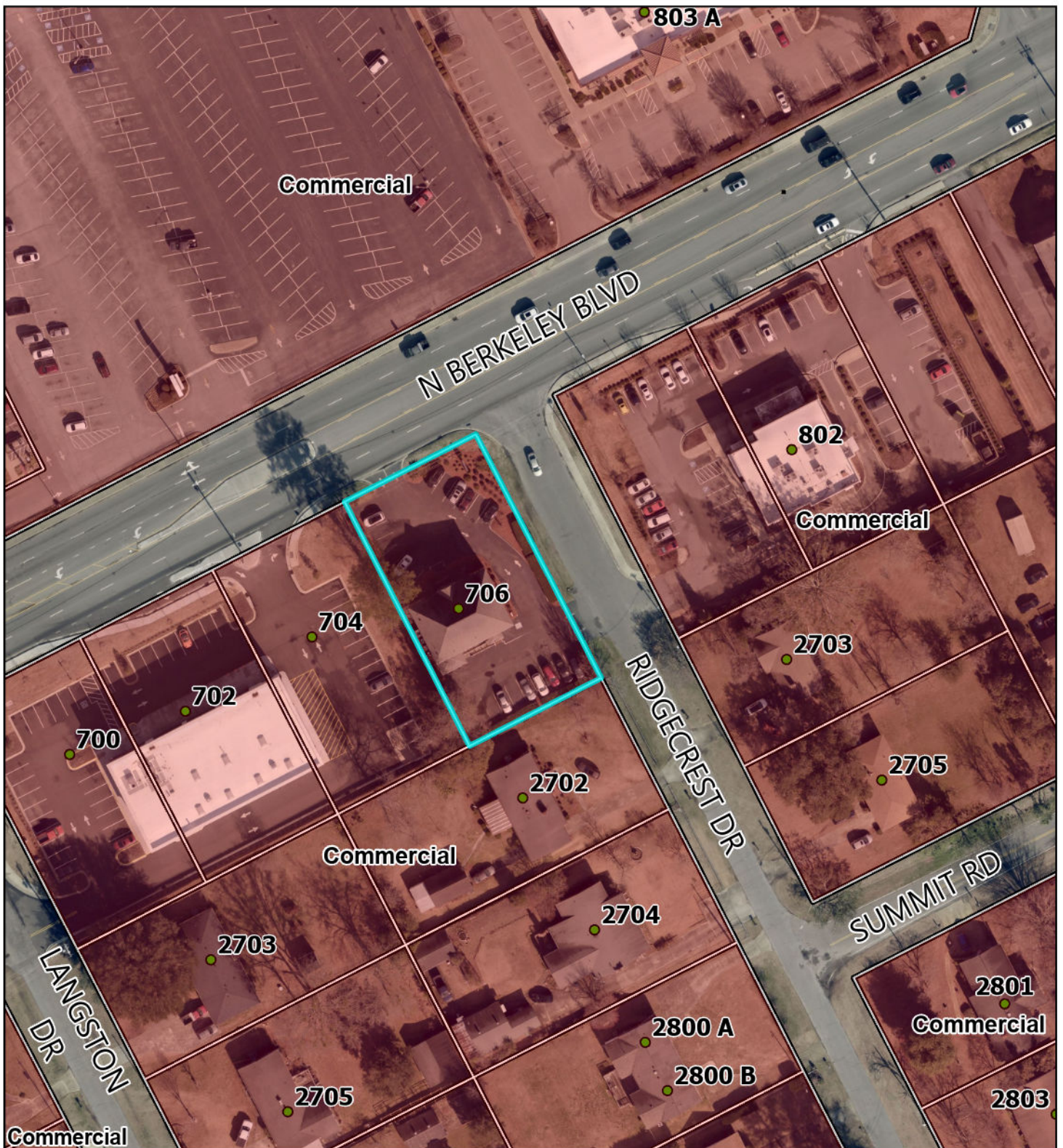
day and acknowledged the due execution of the foregoing instrument. Witness my hand and official

Seal this 19th day of Feb, 2025



Carey Bryant
Notary printed or typed name

My commission expires: 4/19/26



Case Number: GZ-01-25
Request: Rezone from OI-1 to GB
Owner: Riddle & Smith Holdings LLC.
Location: 706 North Berkeley Blvd
PIN#3519539599

0 50 100 200 Feet



Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Legend

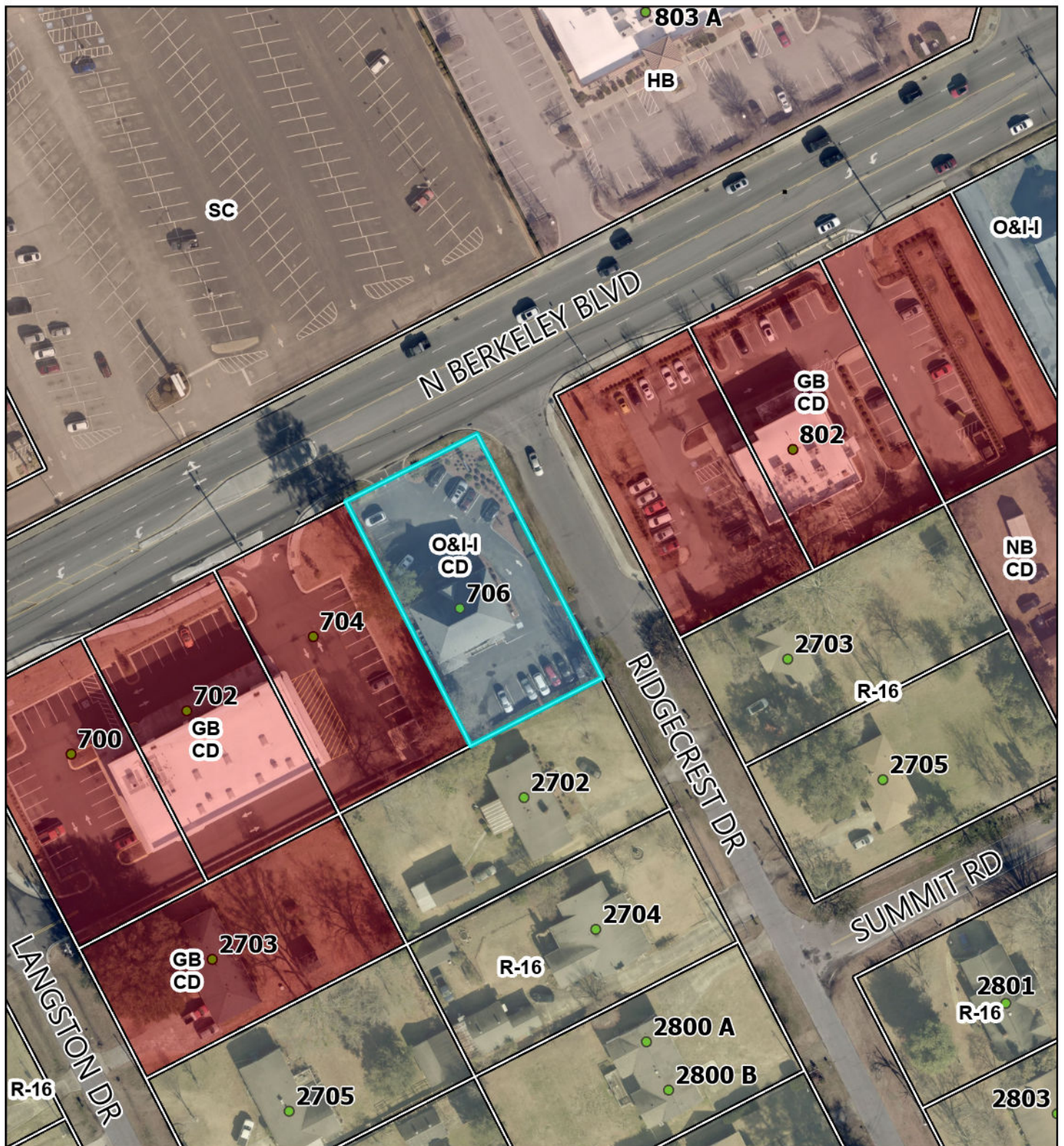
Mixed Use

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

Residential

- High Density Residential

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



Case Number: GZ-01-25

Request: Rezone from OI-1 to GB

Owner: Riddle & Smith Holdings LLC.

Location: 706 North Berkeley Blvd

PIN#3519539599

0 50 100 200 Feet



Zoning

AB
AG
CBD
GB
HB
I-1
I-2

Legend

IBP-1	R-20A
NB	R-40
O&I-I	R-6
O&I-II	R-9
O-R	R-9SF
R-12	RM-8
R-12SF	RM-9
R-16	SC
R-20	

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, May 5, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning): The applicant is requesting to rezone from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a 143-lot residential subdivision. The property considered for zoning reclassification is located on the Southeast side of South Harding Drive, approximately 850 feet Northeast of the intersection with Tonya Drive. The property is further identified as Wayne Co. Pin#:'s 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367.

GZ-01-25 Mark Huonder (Office and Institutional-1 to General Business) – Corner of North Berkeley Blvd. and Ridgecrest Drive. The applicant is requesting to rezone from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The property considered for zoning reclassification is located on the Corner of North Berkeley Blvd. and Ridgecrest Drive. The property is further identified as Wayne Co. Pin#: 3519-53-9599.

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 4/17/2025

Publish on 4/24/2025

Adjacent Property Owners of
GZ-01-25

PIN *	Name1	Address1	City	State	ZipCode
3620210430	CRAIG DAVID LEONARD	509 SHELLEY DR	GOLDSBORO	NC	27534-3251
3620002111	COUSINS PRINCE JR	408 TAYLOR PL	GOLDSBORO	NC	27530-5346
3623382270	MAXWELL FOODS LLC	PO BOX 10009	GOLDSBORO	NC	27532-0009
3539163957	POWELL JAMES R JR	212 VINWOOD AVE	GOLDSBORO	NC	27534-8846
3509055787	AMAURY PABLO ACOSTA	316 E MULBERRY ST	GOLDSBORO	NC	27530-3750
2582157861	WYNN TERRY	127 TARHEEL DR	MOUNT OLIVE	NC	28365-8732
2693016028	AUMAN GARRETT JR	315 S MERGANSER DR	PIKEVILLE	NC	27863-8122
2694247418	HALL NEIDA D	1901 NAHUNTA RD	PIKEVILLE	NC	27863-8463
3533303701	WILLIAMS DONALD W	5602 NC HIGHWAY 55 E	SEVEN SPRINGS	NC	28578-9730
	Mark Huonder	1000 Forest Blvd, STE 401	Fort Worth	TX	76110
	Riddle & Smith Holdings	PO Box11453	Goldsboro	NC	27532



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, GZ-01-25, were notified by first class mail on 4-17-25.

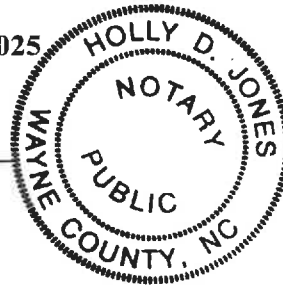
Mark E. Helmer
Signature

Wayne County, North Carolina

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

17th day of April, 2025

Holly D. Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: Authorization of sale of jointly owned property for 113 N Kornegay St
(Adam Gonzalez)

DEPARTMENT: Finance

BACKGROUND:

Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property. The County conducted the sale under the upset bid process (NCGS §160A-269), and the final upset bid was approved at the March 3, 2025 meeting.

DISCUSSION:

Buyer: Adam Gonzalez
Sales Price: \$1,635.00

113 N Kornegay St
Tax Value: \$3,270.00 Pin #: 3509059538

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the attached resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership for 113 N. Kornegay Street to Adam Gonzalez.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn
Laura Getz
Matthew Livingston

RESOLUTION 2025-

**RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER
NCGS § 160A-269**

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain property, 113 N. Kornegay St (NC Pin #3509059538); and

WHEREAS, North Carolina General Statute § 160A-269 permits the city to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County of Wayne has approved the sale at the March 3, 2025 Board meeting and then conducted the upset bid process; and

WHEREAS, the County has requested concurrence from the City on the sale for the winning offer in the amount of \$1,635.00 (One Thousand Six Hundred Thirty Five and no/100) from Adam Gonzalez.

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

- 1) The City Council declares the properties as surplus.
- 2) The City Council authorizes the sale of the property described above through North Carolina General Statute §160A-269.
- 3) City Council further authorizes and empowers City officials to execute the instruments necessary to convey the property to the Offeror.
- 4) The City reserves the right to withdraw the property from sale at any time before ownership is transferred and recorded.

This Resolution shall be in full force and effect from and after this May 5, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2025-10: A RESOLUTION DECLARING SURPLUS REAL PROPERTY
AND AUTHORIZING ITS SALE**

WHEREAS, the County and City have acquired a property interest a piece of property located at, 113 N. Kornegay Street, Goldsboro having a parcel identification number of 3509059538 and being more particularly described in that deed recorded in Book 3411 Page 624 in the Office of the Register of Deeds for Wayne County ("Property"); and

WHEREAS, the County and the City of Goldsboro obtained an interest in this property through tax foreclosure proceedings; and

WHEREAS, the County Attorney and County Manager have recommended that this property be declared surplus and sold, following a careful review by the County Attorney and the Facilities Services Director that determined the County has no use for these properties; and

WHEREAS, NCGS § 160A-269 permits the County to sell property by upset bid, after receiving an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$1,635.00, submitted by Adam Gonzalez; and

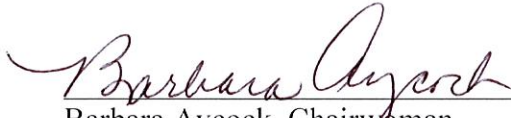
WHEREAS, Adam Gonzalez has paid the required five percent (5%) deposit on its offer;

NOW, THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

1. The Board of Commissioners declares the property described above surplus and authorizes the sale of the Property through upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying higher bid is received, new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The county will return the deposit of the final high bidder at closing.
7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to refer the matter to the City of Goldsboro by the City Council and, pending approval by said body, execute the instruments necessary to convey the property to Adam Gonzalez.

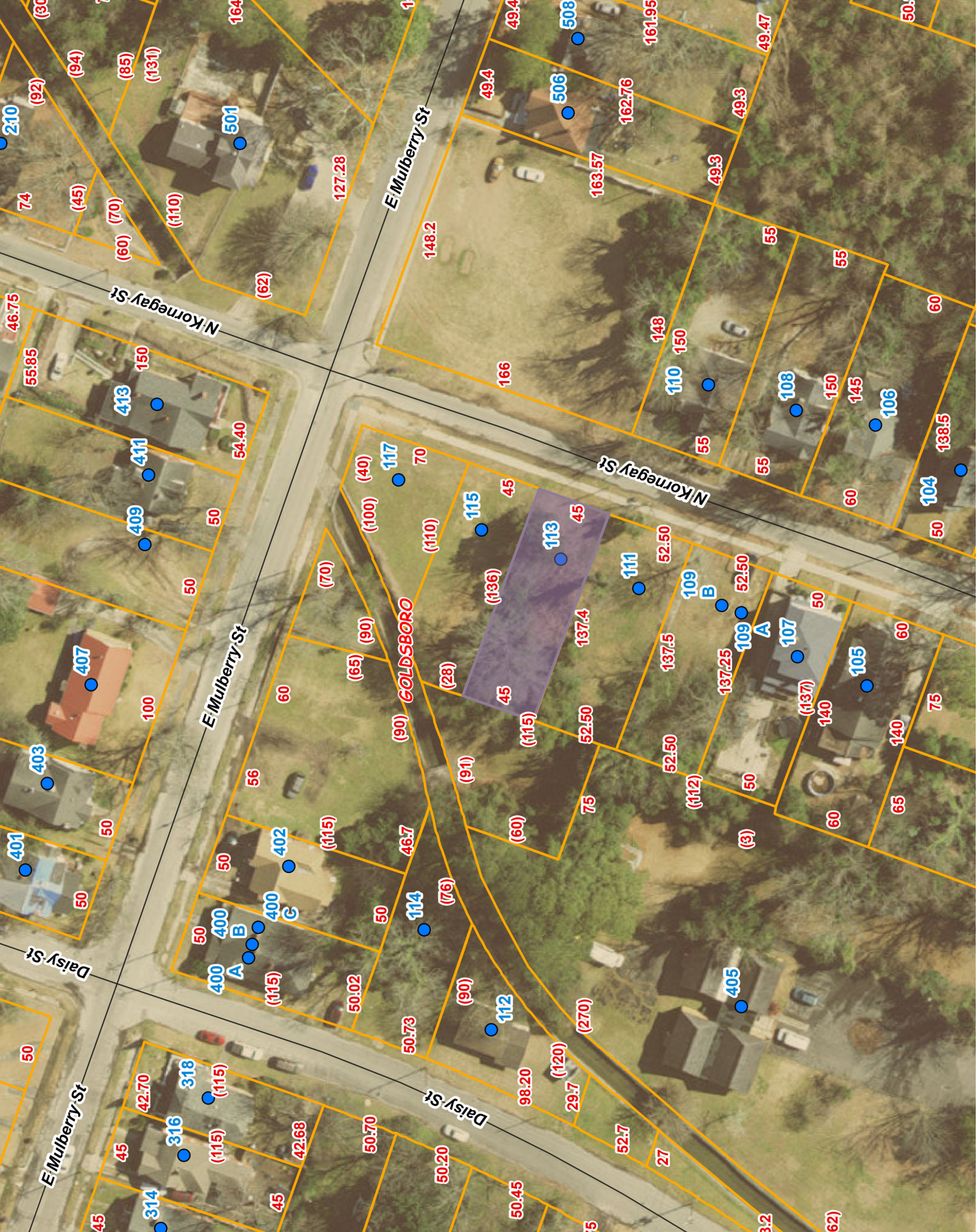
Passed and adopted this the 18th day of March, 2025


Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

ATTEST:


Carol Bowden, Clerk to the Board





Page 117 of 157

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: Authorization of sale of jointly owned property for 426 Piedmont Airline Rd
(Christopher Michael Jones)

DEPARTMENT: Finance

BACKGROUND:

Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property. The County conducted the sale under the upset bid process (NCGS §160A-269), and the final upset bid was approved at the March 18, 2025 meeting.

DISCUSSION:

Buyer: Christopher Michael Jones
Sales Price: \$10,311.00

426 Piedmont Airline Rd.

Tax Value: \$28,000.00 Pin #: 3518643021

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the attached resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership for 426 Piedmont Airline Rd. to Christopher Michael Jones.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn
Laura Getz
Matthew Livingston

RESOLUTION 2025-

**RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER
NCGS § 160A-269**

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain property, 426 Piedmont Airline Rd (NC Pin #3518643021); and

WHEREAS, North Carolina General Statute § 160A-269 permits the city to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County of Wayne has approved the sale at the March 18, 2025 Board meeting and then conducted the upset bid process; and

WHEREAS, the County has requested concurrence from the City on the sale for the winning offer in the amount of \$10,311.00 (Ten Thousand Three Hundred Eleven Dollars and no/100) from Christopher Michael Jones.

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

- 1) The City Council declares the properties as surplus.
- 2) The City Council authorizes the sale of the property described above through North Carolina General Statute §160A-269.
- 3) City Council further authorizes and empowers City officials to execute the instruments necessary to convey the property to the Offeror.
- 4) The City reserves the right to withdraw the property from sale at any time before ownership is transferred and recorded.

This Resolution shall be in full force and effect from and after this May 5, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2025-12: A RESOLUTION DECLARING SURPLUS REAL PROPERTY
AND AUTHORIZING ITS SALE**

WHEREAS, the County and City of Goldsboro have acquired a property interest a piece of property located at, 426 Piedmont Airline Road, Goldsboro having a parcel identification number of 3518643021 and being more particularly described in that deed recorded in Deed Book 3158, Page 109 in the Office of the Register of Deeds for Wayne County ("Property"); and

WHEREAS, the County and the City of Goldsboro obtained an interest in this property through tax foreclosure proceedings; and

WHEREAS, the County Attorney and County Manager have recommended that this property be declared surplus and sold, following a careful review by the County Attorney and the Facilities Services Director that determined the County has no use for these properties; and

WHEREAS, NCGS § 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$10,311.00 submitted by Christopher Michael Jones; and

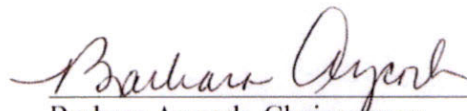
WHEREAS, Christopher Michael Jones has paid the required five percent (5%) deposit on its offer;

NOW, THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

1. The Board of Commissioners declares the property described above surplus and authorizes the sale of the Property through upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying higher bid is received, new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The county will return the deposit of the final high bidder at closing.
7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to refer the matter to the City of Goldsboro by the City Council and, pending approval by said body, execute the instruments necessary to convey the property to Christopher Michael Jones.

Passed and adopted this the 18th day of March, 2025



Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

ATTEST:



Carol Bowden, Clerk to the Board



4/23/2025 5:24:52 PM

PLAT: / UNIQ ID 18485

ID NO: 04D08000008006K

CARD NO. 1 of 1

1.0000 LT

SRC=

CI-01 FR-00 EX-2 AT-

LAST ACTION 20230822

CONSTRUCTION DETAIL				MARKET VALUE								DEPRECIATION				CORRELATION OF VALUE									
TOTAL POINT VALUE				USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB					CREDENCE TO									
BUILDING ADJUSTMENTS				02	00							% GOOD				DEPR. BUILDING VALUE - CARD									
TOTAL ADJUSTMENT FACTOR TOTAL QUALITY INDEX				TYPE: MOBILE HOME STYLE:											DEPR. OB/XF VALUE - CARD										2,000
															MARKET LAND VALUE - CARD										28,000
															TOTAL MARKET VALUE - CARD										30,000
															TOTAL APPRAISED VALUE - CARD										30,000
															TOTAL APPRAISED VALUE - PARCEL										30,000
															TOTAL PRESENT USE VALUE - PARCEL										0
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															TOTAL TAXABLE VALUE - PARCEL \$										30,000
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PERMIT																									
CODE		DATE		NOTE		NUMBER		AMOUNT																	
ROUT: WTRSHD:																									
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OFF. RECORD				DATE		DEED TYPE		Q/U/V/I		INDICATE SALES PRICE															
BOOK	PAGE	MOYR																							
03158	0109	5		2015		WD		C V		0															
03154	0493	5		2015		WD		C V		0															
01472	0290	1		1995		WD		U I		0															
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SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE						
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MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
APRIL 7, 2025

1. Call to Order – 5:30 P.M. -- Council Chambers, 214 North Center Street

Mayor Gaylor called the meeting to order at 5:30 PM.

1.1 Invocation

Father David Wyly, Police Chaplain, provided the invocation. The Pledge of Allegiance followed.

2. Roll Call

Present: Mayor Charles Gaylor
Mayor Pro Tem Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Brandi Matthews
Councilwoman Beverly Weeks
Councilman Roderick White

Also Present: Matthew Livingston, Interim City Manager
Hailey Kirby, Attorney
Laura Getz, City Clerk

3. Adoption of the Agenda

Councilwoman Weeks requested moving Item 7.1, 5th Annual Caper Chase Road Run - Street Closure Request to 9.6 under New Business.

Mayor Pro Tem Jones made a motion to adopt the agenda as revised. The motion was seconded by Councilman Boyette and unanimously approved.

4. Recognitions and Presentations

4.1 Babies and Bears Presentation

Olivia Lancaster, Miss Goldsboro's Teen shared the presentation added to the agenda packet. Ms. Lancaster stated she is looking for a website developer, and shared the need for partners and a T-shirt sponsor. She requested the following from Council: expanding volunteer opportunities proclaiming senior comfort care. She shared partners can reach her through Instagram and Facebook at Miss Goldsboro's Teen_NC. Her email address is livsings@icloud.com.

4.2 Community College Month Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims the month of April 2025 as COMMUNITY COLLEGE MONTH in the City of Goldsboro and encourage all citizens to observe this month by learning about Wayne Community College's myriad offerings and its value to our economy and our community.

Mayor Gaylor presented the proclamation to Dr. Patty Pfeiffer, President of Wayne Community College. Dr. Pfeiffer shared comments and recognized Brandi Matthews, Wayne Community College employee, Anthony Slater, Board of Trustees member, and Bilma Iniguez, photographer.

4.3 Month of the Military Child Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims April 2025 as the Month of the Military Child and April 11th as Purple Up Day for Wayne County Public Schools. We encourage all school personnel and City of Goldsboro residents to recognize the contributions of our military families and to celebrate the spirit of military children across our city and nation by wearing purple on April 11th as an outward symbol of appreciation for our youngest heroes.

Mayor Gaylor presented the proclamation to Heather Winstead, District Military Liaison with Wayne County Public Schools and Cristy Barnes-Williams, School Liaison at Seymour Johnson.

Mrs. Williams invited everyone to take a photo for Purple Up on April 11, Downtown at the dandelion.

4.4 Volunteer Appreciation Week Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims the week of April 20- 26, 2025 as NATIONAL VOLUNTEER APPRECIATION WEEK and urges all citizens to recognize and thank our volunteers across this country and within Goldsboro as we acknowledge the importance of our volunteers and take the time to officially thank them for all they do.

Mayor Gaylor presented the proclamation to Sherry Archibald, Director of the Wayne County United Way. Mrs. Archibald shared the event to recognize volunteers will be held on April 15.

4.5 Proclamation Honoring the Accomplishments of Elder Adeen Lewis-George

Read by Mayor Gaylor: The Goldsboro City Council proclaims April 19, 2025, as a day of gratitude, reflection, and recognition for the life and accomplishments of Elder Adeen Lewis - George and for all her years of service to the City of Goldsboro, North Carolina.

The proclamation will be presented to Ms. George at an upcoming event.

5. Public Hearings

5.1 SU-20-24 Jupiter Blue Tattoo– Located on Parkway Dr. between N. Parkway Dr. and N. Berkeley Blvd. *(Public Hearing Held and Special Use Permit Approved)*

The item was presented by Kenny Talton, Assistant Planning Director, after being properly sworn in.

ADDRESS: 1210 Parkway Dr. Suite B

PARCEL: 3519-76-3289

PROPERTY OWNER: EPARK, LLC.

APPLICANT: Mary Medlin

The applicant requests a Special Use Permit for the establishment of a Tattoo Parlor, located in the General Business District.

The General Business (GB) district is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area.

According to the City’s Unified Development Code, Tattoo Parlors are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

Land Use Plan Recommendation: The City’s Land Use Plan locates this parcel within the Commercial land use designation. The General Business Zoning District is a corresponding district within the Commercial land use designation.

Employees: 1(Self)

Days/Hours of Operation: M-S; 9 AM - 8 PM

Parking: According to the City's UDO, 1 parking space per employee, and 3-5 parking spaces for customers is required. Based on the existing uses within the commercial strip center, a sufficient amount of parking spaces are available to serve the entire commercial development.

Special Flood Hazard Area: The site is not located within the City's 100-year floodplain.

SJAFB: The subject property is not located within SJAFB's Noise Overlay Contour.

TRC REVIEW:

If the Special Use Permit is approved, the submitted site plan will be subject to a TRC (Technical Review Committee) review. In addition, the applicant will be required to comply with the North Carolina Building Code before building permits can be issued for the expansion to the existing facility. Council shall now close the Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the worksheet in the agenda packet for the four findings to be voted on and staff's comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the April 7, 2025, City Council meeting.

Councilman White: That's the one that had the florist in it?

Mr. Talton: That's correct.

Councilman White: And it has a church, Philadelphia?

Mr. Talton: There may be a church there. Jupiter Blue has other entities there as well. I want to say it's a nail and spa salon.

Mary Medlin, the applicant, shared the following, after being properly sworn in: Jupiter Blue is my salon and art gallery. I have individual suites for everyone there so the applicant is actually, it's not a full tattoo parlor, but just one of my seats itself would be for her. She is a great referred person to my business. She worked at another barber shop, and she was looking to move downtown, but there are too many local shops there.

Councilman White: What were the hours again?

Mary Medlin: The hours I listed were 9:00 to 8:00 p.m. She generally probably wouldn't be working that late.

Councilman White: Monday through Friday? Monday through Saturday?

Mary Medlin: Yeah.

Mayor Gaylor opened the public hearing. No one spoke and the public hearing was closed.

Mr. Talton: This is an existing shopping center with regards to any concerns, traffic related or site related, we don't see any with this particular site. I've reviewed the other findings here and we have no issues or concerns with them as well.

City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilwoman Weeks made a motion that the use would not materially endanger the public health or safety. The motion was seconded by Councilman Boyette and unanimously approved.

2. Councilman Boyette made a motion that use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

3. Councilwoman Taylor made a motion that the use would be in harmony with existing development and uses within the area in which it is located. The motion was Councilman Boyette and unanimously approved.

4. Councilwoman Weeks made a motion that the use would be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilwoman Taylor and unanimously approved.

Mayor Gaylor stated SU 20-24 is granted.

5.2 SU-1-25 (Automobile Sales-Used) – East side of US 117 S between Arrington Bridge Rd. and S. George Ext. (*Request withdrawn by the applicant on April 2, 2025*)

The item was submitted/presented by Kenny Talton, Assistant Planning Director.

ADDRESS: 1800 S. US 117S

PARCEL: 2598-45-3002

PROPERTY OWNER: Tortas Del Barrio, LLC

APPLICANT: Adriana Cambero

The applicant requests a Special Use Permit for the establishment of Automobile Sales-Used, located in the General Industrial (I-2) Zoning District. The General Industrial Zoning District is established 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.

According to the City’s Unified Development Code, Automobile Sales-Used is permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed special use:

1. The minimum lot area is fifteen thousand square feet.
2. The minimum lot frontage and width shall be one hundred feet, unless the cars for sale are driven to the site or delivered by nothing larger than a two-car carrier. If either of these conditions is met, there shall be no minimum lot frontage or width.
3. No parking of used vehicles or customer vehicles shall be allowed within the required street yard landscape area.
4. No vehicles for sale shall be parked within twenty feet of residentially zoned property or any buffer area as required in Section 6.3.9.
5. One loading area, not less than twenty by fifty feet, shall be provided unless no vehicles will be delivered by car carrier.
6. The special use permit shall be issued for a five-year period with automatic renewal for an additional five years if the site and structures are maintained in a satisfactory manner as originally approved.
7. All vehicular display areas shall be improved with paving.

8. Used automobile sales facilities shall be retrofitted to comply with the landscape requirements of Section 2.4.10 as a condition of Special Use Permit approval.

Frontage: Approx. 265 ft. (US 117)

Lot Size: Approx. 40,333 sq. ft. or 0.93 acres

Existing Use: TBD

Land Use Plan Recommendation: The City's Land Use Plan locates this parcel within the Industrial land use designation. The General Industrial (I-2) Zoning District is a corresponding district for the Industrial land use designation. According to the applicant's submitted site plan application and site plan, the proposed use is for Automobile Sales-Used. The applicant intends to use the principal building (960 sq. ft.) for office and sales-related activities; the applicant intends to upfit the accessory structure (1,512 sq. ft.) at the rear of the lot for servicing and cleaning used automobiles for sale and display.

Hours of Operation

- Mon-Sat; 9am – 6 pm

Employees:

- 1

Parking: According to the City's UDO, 1 space per employee + 5 customer spaces are required. The applicant shows 10 spaces for automobiles for sale, 5 spaces for customer parking and 1 space for employee parking.

Utilities: City water is available to serve the property. An evaluation will be required by Wayne County Environmental Health to determine the existence of an on-site private sewage disposal system. If one is not present, the applicant will be required to install a new on-site private sewage disposal system in accordance with the standards of Wayne County Environmental Health.

Outside Storage: The applicant's site plan states that there will be no outside storage.

Special Flood Hazard Area: The site is located within the City's 100-year floodplain.

TRC REVIEW:

Due to the nature of this proposal, the City Technical Review Committee was not asked to review. If the Special Use Permit is approved, a TRC review will be conducted, and site plan approval will be required before the issuance of building permits. Planning staff recommend the following **CONDITIONS** of approval:

1. The use shall be limited to a maximum of 10 automobiles for sale, 5 customer automobiles and 1 employee automobile.
2. No outdoor storage shall be permitted.
3. Existing accessory structure at the rear of the lot is to be demolished and removed as it is in an existing state of deterioration and disrepair due to neglect and lack of maintenance.
4. If approved, the applicant will be required to meet the City's Floodplain Prevention Ordinance since the property is located in the 100-year floodplain.

Mr. Talton stated the applicant has requested that her application be withdrawn due to some more unforeseen circumstances regarding development costs associated with this particular project. The Planning Department has sent out notifications as required by North Carolina state law.

No further action. Item withdrawn.

5.3 SU-3-25 Carter Lumber Co. – Located on the West side of Central Heights Rd. between E. New Hope Rd. and Courtney Rd. (Public Hearing Held and Special Use Permit Approved)

The item was presented by Kenny Talton, Assistant Planning Director.

ADDRESS: 3715 Central Heights Rd.
PARCEL: 3529-58-7390
PROPERTY OWNER: J and J Rental LLC
APPLICANT: Carter Lumber Co. c/o Charles R. Price

The applicant proposes operating a lumber and building supply sales operation and requests a Special Use Permit for outside storage areas of goods or materials located in the General Business (GB) Zoning District.

The General Business Zoning District is established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

According to the City’s Unified Development Code, outside storage areas of goods or materials associated with lumber and building supply sales is permitted in the General Business Zoning District only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

- 1. All outdoor storage areas shall be located in the rear and side yards.
- 2. The entire outdoor storage area shall be enclosed by an 8-ft. high solid fence set back from adjoining property lines as required by Section 6.3.9 of this code. The height of the fence may be reduced to 6 ft. if the applicant provides evidence or written confirmation to the Planning Director that the items proposed to be stored will not exceed 5 ft. in height.
- 3. No loading or unloading of materials shall occur outside of the fenced area.
- 4. Materials shall not be stacked to be visible from any public road right-of-way or adjoining property line.

Frontage: Approx. 60 ft. (Central Heights Rd.)

Zoning: General Business (GB)

Existing Use: The site was previously occupied by Packaging Corporation of America.

Land Use Plan Recommendation: The City’s Land Use Plan locates this parcel within the Mixed Use-I land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the intent of this designation is to allow for a mixture of uses and have a minimum impact on the adjacent areas. This land use designation is intended to serve a localized area with a preferred land use of 40% or greater non-commercial. According to the applicant, the proposed lumber and building supply sales operation will offer a variety of services primarily focused on the building and construction industry. Services include retail sales of lumber and building materials, design and estimation, delivery, project support, and home improvement services. An existing covered accessory structure located in the side yard of the property will be utilized as a lumber yard for storing building materials, retail sales, loading and delivery of products by customers and employees of the business.

Hours of Operation: 7am – 4pm; Monday-Friday

Employees: 20

TRC REVIEW:

Due to the nature of this proposal, the City Technical Review Committee was not asked to

review. If the Special Use Permit is approved, site plan approval will be required before the issuance of building permits. Council shall now close the Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the April 7, 2025, City Council meeting.

The applicant, Charles Price, VP of Carter Lumber, spoke after being properly sworn in by the clerk.

Good evening, my name is Charles Price. I'm vice president with Carter Lumber Company. Carter Lumber has been around since 1932, we have around 180 locations in 15 states. We're about the fifth largest lumber and building material supplier in the US. We have a pending purchase, as they stated, at 3715 Central Heights Road. The property consists of 12.17 acres, with around 60,000 square foot of a building that exists today, and there's another out building around 8,900 square ft for outside building material storage as well, we do have a pending purchase and we're here to try to get the special use permit granted to allow us to put a business in.

Councilman White: With your business are you going to be also offering the gusset plates, that type of deal, fasteners...

Charles Price: We could potentially have those to buy for that, but we're not planning on any manufacturing at this location, so if it was going to be like trusses or wall panels or things like that. But if it deems fit for this area, if you needed to pick them up yourself to build, we would have that. We are a full-service building material supplier, so it'll just depend on the market. Primarily, it will be lumber, a lot of contractor oriented, but we do however want to be able to sell to the public. We're not like a Home Depot or Lowe's where it's going to have a large showroom, it's just going to be a small contractor showroom, then we do want to offer the public to come in and buy if necessary.

Mayor Gaylor: The 20 jobs that were mentioned, would those be relocated from other facilities?

Charles Price: That's all planned on, most of the 20 jobs will be brand new. The management group out of Kempsville, Virginia is called Kempsville Building Materials. We have a location in Sanford, North Carolina, then Elizabeth City, Outer Banks, we also have stores throughout Charlotte, Lexington, so we're already feeding this area from different aspects so, there will be new jobs created with that under a Kempsville building material division.

Mayor Gaylor opened the public hearing.

Doug Ferris spoke after being properly sworn in by the clerk and asked the clerk to distribute a site plan and map to Council (the documents are included in the agenda packet).

Doug Ferris: We're the agents for Shane Smith, who's the property owner. I'm a picture worth a thousand words guy. It's important to me, that the operation is almost invisible. That's a good thing. It's been an industrial facility for 40 years and the previous use was exactly what we're talking about here. When Lowe's was there, it was the exact same use. Outside buildings they'll be stuck behind the trees. You won't even be able to see them from the neighbors and I think that's important. There's a lot of good natural screening there already. The driveway actually fans out. That's important for trucks going in and out which mostly will go about three miles north up to the bypass, because this will be serving eastern North Carolina, so I think, given its historical use, given its design, given the screening, given the planning, that's going into it, we don't find this offensive use and hope that you will vote to approve this.

No one else spoke and the public hearing was closed.

Mr. Talton: Even though we're actually looking at the use itself being approved tonight, the product will go through a site plan review process just to make sure that it does comply with all

our standards, any supplemental standards along with the special use. We did reach out to NC DOT. As you know, the space is narrow along Central Heights Road and along New Hope Road. They are not going to require any road improvements to the site due to existing conditions along Central Heights Road. Knowing the conditions that are present at this time there and along New Hope Road, I think they'll be making some recommendations to the applicant, but so far as any additional improvements to the site, they have informed me they will not be requiring anything additional.

Councilwoman Weeks made a motion that the use will not materially endanger the public health or safety, The motion was seconded by Councilman Boyette and unanimously approved.

Councilwoman Weeks made a motion that use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

Councilwoman Taylor made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was Mayor Pro Tem Jones and unanimously approved.

Councilwoman Weeks made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

Mayor Gaylor stated SU-3-25 is granted.

5.4 Contiguous Annexation Petition – J & J Daniels Farming Enterprises, LLC. – West side of S. US Hwy. 111 between E. US 70 Hwy. and Southeast Dr. (*Public Hearing Held and Ordinance Adopted*)

The item was presented by Kenny Talton, Assistant Planning Director.

The City Council, at their meeting on March 17, 2025, scheduled a public hearing for the proposed annexation of the subject property. A public hearing notice was properly advertised stating the time, place, and purpose of the meeting for April 7, 2025. Pursuant to G.S. 160A-31, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

If the Council determines that the proposed annexation meets all the requirements of G.S. 160A-31, it has the authority to adopt an annexation ordinance.

Attached in the agenda packet is a report prepared by the Planning Department in conjunction with other departments, concerning the subject annexation area. All City services can be provided to the property.

It was recommended that, after the public hearing, Council adopt the following entitled Ordinance annexing the subject property, effective April 7, 2025.

Mayor Gaylor opened the public hearing. No one spoke and the public hearing was closed.

Councilman Boyette made a motion to adopt the following entitled Ordinance annexing the subject property as of April 7, 2025. The motion was seconded by Councilwoman Weeks and unanimously approved.

ORDINANCE NO. 2025-11 "AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

6. Public Comment Period

Mayor Gaylor opened the public comment period. The following citizens spoke:

1. Alfonza and Gloria Edwards shared a proposal for the upcoming budget tax rate and

comments regarding property tax. (Full comments are available on YouTube at 1:14.)

2. John Peacock shared comments regarding downtown and DGDC. (Full comments are available on YouTube at 1:17.)

3. Zachary Branch and Rory Springs requested that Council approve the Veterans Stand Down request on the agenda. (Full comments are available on YouTube at 1:20.)

4. Howard Sowell with Legacy Impact Company shared comments regarding his work with DGDC. (Full comments are available on YouTube at 1:24.)

5. Warner Lambeth shared comments regarding DGDC and a potential children's museum. (Full comments are available on YouTube at 1:28.)

6. Richard Taylor shared comments regarding a recent police arrest. (Full comments are available on YouTube at 1:30.)

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

7. Consent Agenda

Approved as Recommended. Interim City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilwoman Weeks requested moving Item 7.1, 5th Annual Caper Chase Road Run - Street Closure Request to 9.6 under New Business during the Adoption of the Agenda.

Councilwoman Weeks moved the items on the Consent Agenda, Items 7.2 - 7.4 be approved. The motion was seconded by Mayor Pro Tem Jones and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Dillard Goldsboro Alumni Homecoming Parade 2025-Temporary Street Closing Request

The item was submitted and presented by Steven Powers, Police Sergeant.

The Dillard-Goldsboro Alumni & Friends, Inc. 70th Homecoming has events scheduled throughout the weekend to include the Annual Dillard Goldsboro Alumni Homecoming Parade. The street closing requested for Saturday, May 24, 2025, is as follows:

Street Closure for Staging Areas - Pine Street between James Street and John Street; Spruce Street between James Street and Center Street; Center Street between Elm and Spruce Streets.

Street Closure for Parade Route - All roads accessible to Center Street along the parade route include: Mulberry Street at Center Street, Walnut Street at Center Street, Chestnut Street at Center Street, and E. Spruce Street at Center Street.

Parade Route: North on Center Street from Spruce Street to Mulberry Street, going around the traffic circle, heading south on Center Street back to Spruce Street, ending at Spruce Street.

Parking Restrictions: No parallel parking on Center Street from Pine Street to Ash Street.

The time requested for the street closing is from 8:00am to 12:00pm. Police have indicated that traffic will be restricted from 7:00am until 9:30am and all traffic will stop at 9:30am. The actual parade will begin at 10:00am and end at approximately 12:00pm.

As with all downtown events, affected city departments will be contacted and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, changes in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments should be involved in the logistical aspects of the event. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

7.2 Selection of the NCLM Voting Delegate

The item was submitted by Laura Getz, City Clerk.

During CityVision, held April 29 - May 1 in Greenville, NC League of Municipalities members will attend the annual business meeting where the 2025-2026 Board of Directors election results will be announced. Each member municipality is asked to designate one voting delegate who is eligible to cast a single vote for the 2025-2026 League Board of Directors in advance of the annual business meeting. The City Manager has typically been chosen by Council to be the voting delegate.

It was recommended that Council designate the Interim City Manager as the voting delegate during the Board of Directors meeting at the CityVision Conference. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

7.3 Approval of the March 3, 2025 and March 17, 2025 Goldsboro City Council Meeting Minutes

The draft minutes of the Regular Meeting of March 3, 2025 and the minutes of the Regular Meeting of March 17, 2025 were presented for approval. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

8. Old Business

9. New Business

Mayor Gaylor recessed the meeting at 6:59 p.m. The meeting resumed at 7:04 p.m.

9.1 Dillard/Goldsboro Alumni and Friends Presentation and Waiver Request

Interim City Manager Livingston introduced the item.

Mayor Gaylor recessed the meeting at 6:59 p.m. and the meeting resumed at 7:04 p.m.

Jamarius Coley, Dillard Alumni President shared the presentation attached in the agenda packet regarding the Dillard-Goldsboro Alumni. Mr. Coley requested a waiver of the \$400.00 parade application fee and an advance of \$1,500 in current year funding and funding in the amount of \$10,000 for the current year.

Catherine Gwynn, Finance Director, shared that she had a discussion with Mr. Coley today regarding the funding requests. She shared the different types of funding that is allowable. She shared that Mr. Coley preferred the advance basis. Dillard Alumni does not have an audit, so the Finance Department would do an internal audit.

Mrs. Gwynn stated the following: there was \$10,250 of funding in the current budget, and as of today, the City has reimbursed them \$6,500. Dillard has received another canceled check of \$2,000, so that leaves them \$8,500. It leads to the \$1,500, but there's an extra \$250, so it's actually \$1,750, so if the Council is okay with increasing the appropriation for this year another \$10,250 to take care of the scholarships for this fiscal year, that won't get paid out until probably October, November, December, of the next fiscal year then we can do the contract. I would do the contract for the \$10,250 that you appropriate and I have to do a budget amendment for that because it's not funded, and then I would add the \$1,750 to that, so it's a total of \$12,000 so that we can sign the agreement. I can go ahead and get the paperwork from Mr. Coley that we get from every other non-profit that we use this process for, we get the

paperwork, and then I can advance him the money and then I told him it probably would be like May, June, July of next year. We would create an internal audit program. I would have one of my professional staff do the audit on them and we would just ensure that the money got spent appropriately since there is no external audit.

Mrs. Gwynn shared that there is \$10,250 for Fiscal 26 in the department budget, but if the Council increased it to \$20,000, she would work with Mr. Coley, after the approved the budget, to get a contract together, and he would provide an invoice, and we would advance the first payment, whether it's quarterly or semi-annually.

Council discussed the proposal. Councilwoman Weeks asked for a copy of the non-profit contract.

Mrs. Gwynn shared information regarding the non-profit funding process.

Council continued the discussion.

Mr. Coley restated his request: the \$10,250 be advanced to us in support of our ongoing community programs, as well as the \$1,500 from last year be flexed into this year, and advance for this year as well in support of the programs that we continuously do and the application fee of \$400 be waved.

Councilwoman Matthews made a motion to support the advancement of \$10,250 as well as \$1,500 to the Dillard Alumni Association, as well as waving the \$400 application fee, and authorizing finance to do a budget ordinance amendment.

Council discussed the current funding in the NPO budget line. There was a consensus from Council that the funds would come from the current NPO funding line.

The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

9.2 Veteran Stand Down Request

The item was submitted and presented by Felicia Brown, Parks and Recreation Director.

Over the years, the NC Department of Commerce Workforce Solutions has used various City facilities as the location for their Veteran Stand Down event. The group has previously come before City Council and requested a fee waiver for their event. The event has typically been held in October. The NC Department of Commerce Workforce Solutions is requesting the use of WA Foster Center on May 15, 2025, for their Veteran Stand Down event this year. The group is again requesting a fee waiver for the use of a City facility.

It was recommended that the Council approve the fee waiver request from the NC Department of Commerce Workforce Solutions for their Veteran Stand Down event.

Mayor Pro Tem Jones made a motion to approve the fee waiver request as presented. The motion was seconded by Councilwoman Weeks and unanimously approved.

9.3 Approval of reclassification of one part-time position to one permanent part-time position in the Planning Department

The item was submitted/presented by Matt Livingston, Interim City Manager.

The Planning Department currently has three full time positions, and one part time position assigned to the Codes Enforcement Division. However, following a comprehensive review of department needs, workload distribution, and employee productivity, approval has been granted by the City Manager to add an additional part-time position.

The reclassification of this position will:

- Enable the employee to accrue benefits on a prorated basis.

- Provide greater flexibility in staffing, allowing for more efficient scheduling and responsiveness to peak workloads. Particularly individuals seeking permanent part-time opportunities.
- Improve work-life balance for staff while increasing the level of service and productivity.
- Align with current departmental budget constraints and goals for optimizing resource allocation.

We are requesting that City Council approve the reclassification of one part-time Environmental Codes Inspector position into a permanent part-time position. By having this additional permanent part-time positions, the department can better align staffing levels with demand, ensuring that resources are allocated where they are most needed. Permanent Part-time positions offer more flexible working hours, which may attract a wider range of applicants and improve retention. This change will allow the employee to earn benefits, work flexible hours and enhance the overall retention of current staff in the Code Enforcement Division.

The funding for the part-time position currently exists within the department's operating budget. Reclassifying this position would result in additional net costs of approximately 27% to cover the benefits.

It was recommended that the City Council approve the reclassification of one part-time Environmental Codes Inspector position into one permanent part-time position within the Planning Department to allow employee to accrue benefits and better align with current operational needs and staffing strategies.

Councilwoman Weeks made a motion to approve the reclassification as presented. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

9.4 Goldsboro Fire Department awarded Firehouse Subs Public Safety Foundation Grant

The item was submitted and presented by Ron Stempien, Fire Chief.

The City of Goldsboro Fire Department relies on thermal imaging cameras as a critical tool during structure fires. These cameras enhance firefighters' ability to locate victims in smoke-filled environments, identify hidden fire hotspots within a structure, and determine the precise location of a fire when flames are not visible. This technology significantly improves both firefighter safety and the efficiency of search-and-rescue operations. However, the department's current thermal imaging cameras have aged and deteriorated over time, becoming increasingly unreliable and less effective. Despite multiple requests for replacements in past budget proposals, funding constraints have led to their removal from recent budgets, leaving the department with some outdated and obsolete resources. To address this pressing need, the department applied for a grant from the Firehouse Subs Public Safety Foundation. We are thrilled to announce that our application has been approved, and we have been awarded a grant for 18 Seek Thermal Imaging Cameras along with accessories, including freight costs up to \$75. The total value of this grant is up to \$22,286.82. This generous funding will allow us to equip our firefighters with modern, high-quality thermal imaging technology, ensuring they can continue to protect lives and property with greater efficiency and safety. G.S. 160A- 17.1 empowers the city to enter into contracts and accept grants-in-aid and loans from federal and state governments and their agencies for purposes such as constructing, expanding, maintaining, and operating any project or facility, or performing any function that the city is authorized to provide or perform.

G.S. 159B-32 authorizes the city to apply for, accept, receive, and dispense funds and grants made available by the state or federal government, any unit of local government, or any private or civic agency.

It was recommended that the City Council adopt the following entitled resolution accepting the Firehouse Subs Public Safety Foundation Grant for the purchase of 18 Seek Thermal Imaging Cameras and accessories and authorize the City Manager and/or Fire Chief to complete any necessary agreements or documentation related to the grant.

Interim City Manager Livingston discussed revising the current grant application policy.

Councilwoman Weeks made a motion to adopt the attached resolution accepting the Firehouse Subs Public Safety Foundation Grant. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

RESOLUTION 2025-36 "A RESOLUTION ACCEPTING THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT FOR THERMAL IMAGING CAMERAS"

9.5 Eureka Sewer Agreement Update

Interim City Manager Livingston shared staff is working on an inner local agreement with Eureka. They are trying to negotiate the terms of the agreement.

9.6 5th Annual Caper Chase Road Run - Street Closure Request

The item was submitted by Steven Powers, Police Sergeant.

Interim City Manager Livingston presented the item.

This item was moved from the Consent Agenda to New Business, 9.6.

The Goldsboro Wayne Crime Stoppers and the Goldsboro Police Department are requesting permission to hold their 5th Annual Wayne Crime Stoppers Caper Chase on Saturday, May 31, 2025, from 8:30am to 11:00am. This event is to support the Goldsboro Wayne Crime Stoppers Program. The Caper Chase Road Run is an annual fundraiser for the Goldsboro Wayne Crime Stoppers program. This event has a 10K, 5K, and a 1-mile run. The event will be held in downtown Goldsboro from 8:30am to 11:00am, with a set-up time of 7:00am and a dismantling time of 12:00pm. The run is scheduled to begin at Spruce Street at Center Street, and end between Chestnut Street and Spruce Street. The runners will run through the downtown area of Walnut Street, Jefferson Street, and Mulberry Street. There are different starting locations on Center Street for the different runs. Runners will be staggered with three start times: 8:30am - 1-mile run, 9:00am - 10K, and 9:15am - 5K. The run will finish with the runners coming south on Center Street, located between Chestnut Street and Spruce Street. The time requested for the street closure is from 7:30am - 11:00am.

As with all downtown events, affected city departments will be contacted, and the following concerns are to be addressed:

1. All intersections remain open for Police Department traffic control.
2. A 14-foot fire lane is to be maintained to provide access for fire and emergency vehicles.
3. All activities, changes in plans, etc., will be coordinated with the Police Department.
4. The Police and Fire Departments are to be involved in the logistical aspects of the event.

It was recommended that Council approve the street closing of Center Street from Elm Street to Ash Street for the 5th Annual Wayne Crime Stoppers Caper Chase on Saturday, May 31, 2025, from 7:30am to 11:00pm.

Interim City Manager Livingston shared his recommendation is a conditional approval with a revised race location.

Captain Jason Adams shared information regarding the proposed street closure.

Council discussed the street closing request.

Phil Hardy with Crime Stoppers discussed the request.

Councilwoman Weeks requested that Run the East change the route.

Council discussed a previous request for additional routes for walks/runs. Mayor Gaylor shared the city would absorb the cost of creating the route, so there would be city stock routes.

Mr. Hardy and Captain Adams discussed the proposed race.

Councilwoman Weeks made a motion to approve the street closure request based on the

stipulations that we reach out to Run the East and ask if they could re-map/re-certify that race where it moves it back just one block, so there's no businesses impacted on Center Street. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

10. City Manager's Report

The item was submitted/presented by Matthew Livingston, Interim City Manager.

Strategic Plan Update and New Direction.

Service to our Citizens Data-Driven Strategic Planning Initiative. The city is doing its final update to the city-wide strategic plan. The plan used benchmarks and other common performance indicators to gauge progress over several years. The results enabled us to identify target objectives and set performance goals which were set out in the Strategic Plan adopted in 2018. The city has done an excellent job in meeting most performance standards and work towards continuous improvement is ongoing. A shift in philosophy is recommended whereby we ask our citizens, businesses, and community stakeholders what they want and expect from their local government. Moving forward, the focus will shift to the residents and customers of the city. This approach will help us better understand the needs in our various city districts and the city as a whole. Interviews and surveys will be conducted with businesses and stakeholders to gauge how we are doing, what we need to be doing and perhaps what not. We will take this information and use it to serve as the foundation to update the city's strategic plan to a more inward focus.

Merger Feasibility Study Phase 2 Meetings on the regional merger feasibility phase 2 have now been scheduled. The first meeting is Wednesday, April 9th at 9am. The study will look at what the sewer needs are for all of Wayne County and the different methods for operating a regional system.

Economic Development Planning Initiative

As aware, the city recently worked with Samantha Darlington, NC Department of Commerce, in updating the city's economic vision statement. At the January retreat we discussed this matter even more as to next steps. The city was invited to the Forward Conference to speak on next steps regarding economic/business development. While the city intends to continue to strengthen its relationship supporting Wayne County Development Alliance regarding traditional economic development strategy, it is less clear what that and business development should ideally look like. The city engages in economic development activity on a daily basis, whether through downtown development, travel and tourism or supporting festivals or large sporting tournaments. Creating a new business development strategy that incorporates all the facets of economic activity the city manages or is involved in is the next step in order to capitalize on future growth and generate greater economic activity.

He also shared the Big Ditch grant has been negatively affected by recent FEMA cuts.

11. Mayor and Councilmembers' Comments

Councilman Boyette thanked city employees, shared a shout-out to the GIS team, Code Enforcement and Minimum Housing staff. He shared that public safety numbers are improving, and progress is being made with code enforcement.

Councilwoman Taylor shared a shout-out to the Code Enforcement and Minimum Housing departments. She shared that there are 4 houses left on the list for demolition, and they are in District 3. She shared comments about social media, crime rates and police. She shared comments regarding the release of body cam footage. She also shared that April 12 will be Pig in the Park (Club) at the Boys and Girls Club.

Mayor Pro Tem Jones thanked Parks and Recreation for handling a situation at North End. She gave a shout-out to Jalisa Douglas, who lives in her district and is graduating May 15 from Wayne Community. She shared that there would be an etiquette class coming up for boys and girls. She also shared that there is an issue with trucks driving through the North End community and thanked the police for helping with the issue. She gave a shout-out to Dillard Academy for the National Junior Beta, and she was glad to be part of the event. She shared that she is thankful for the citizen's academy. She shared comments regarding the body cam footage

and the police.

Councilwoman Matthews had no comments.

Councilwoman Weeks thanked Octavius Murphy for heading up the citizen's academy. She also shared comments about the city manager search and asked that everyone pray for divine wisdom for Council.

Councilman White shared that Eddie Edwards from District 6 was recognized for being a community ambassador for the United Way. He shared that the Kappa League will be inducting 11 Leaguer's on 10 May from 5 to 7 at the Goldsboro Event Center. He also shared the North Carolina Department of Military and Veterans Affairs will be celebrating the Month of the Military Child in Jacksonville on April 25th. He shared comments with Councilman Boyette about the need for a pedestrian crossing on Berkeley Boulevard by Starbucks. He shared that the Department of Military and Veteran Affairs has received their military spouse employment program certification, and he would like to see the city take up that endeavor to put in an application. He asked for an update on the Friends of Seymour. He also shared the Kappas did a reading event at Dillard Academy.

Mayor Gaylor thanked code enforcement, police, fire, parks and recreation, and travel and tourism.

Detailed comments from the Mayor and Council are available on YouTube and Facebook.

12. Adjournment

Councilwoman Weeks made a motion to adjourn the meeting. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at 8:38 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
APRIL 21, 2025

1. Call to Order – 5:30 P.M. -- Council Chambers, 214 North Center Street

Mayor Gaylor called the meeting to order at 5:30 PM.

1.1 Invocation

Archbishop Anthony Slater provided the invocation. The Pledge of Allegiance followed.

2. Roll Call

Present: Mayor Charles Gaylor
Mayor Pro Tem Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Brandi Matthews
Councilwoman Beverly Weeks
Councilman Roderick White

Also Present: Matthew Livingston, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

3. Adoption of the Agenda

City Clerk, Laura Getz introduced and welcomed Sakeithia Reece, Deputy City Clerk.

Councilwoman Weeks made a motion to adopt the agenda. The motion was seconded by Mayor Pro Tem Jones and unanimously approved. Council adopted the agenda.

4. Recognitions and Presentations

4.1 National Small Business Week Proclamation

Read by Mayor Gaylor: The Goldsboro City Council hereby proclaims May 4 – May 10, 2025 as NATIONAL SMALL BUSINESS WEEK in Goldsboro, North Carolina, and declares support for our small businesses, recognizes the innovations and contributions of small businesses, and urges the residents of our community to support small businesses and merchants during Small Business Week and throughout the year.

Mayor Gaylor presented the proclamation to Kimber Roche, DGDC Board member and downtown business owner.

4.2 "Benefits that Benefit Children"

A presentation by Pierce Insurance to the City of Goldsboro recognizing the efforts of its employees in generating over \$7,500 for UNC Children’s Hospital. The donation is being presented by “Benefits That Benefit Children”, an organization that partners with employers to support children's health. This contribution reflects the city’s continued commitment to its community and the well-being of its citizens.

Doug Kreszl with Benefits that Benefit Children and representatives with Pierce Insurance shared information regarding the \$7,500 which will be presented to UNC Children's Hospital. Pierce Insurance gave a plaque to the Human Resources staff for their work.

5. Public Comment Period

Mayor Gaylor opened the public comment period. The following citizens spoke:

1. Natalia Newkirk shared comments regarding recent deaths and discussed sex trafficking. (Full comments are available on YouTube at 21:02.)
2. Albert Van Kleeck thanked city staff and Councilwoman Taylor for reducing blight in his

neighborhood. (Full comments are available on YouTube at 23:36.)

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

6. Consent Agenda

Approved as Recommended. Interim City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requests, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilwoman Weeks moved the items on the Consent Agenda, Items 6.1 - 6.6 be approved. The motion was seconded by Councilman Boyette and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

6.1 FY25-26 Operating Budget Amendment

The item was submitted by Catherine Gwynn, Finance Director.

Council adopted the FY24-25 annual operating budget on June 17, 2024.

Installment Financing Loan PNC Bank (Debt 047-GE)

In reviewing the capital list compiled for the \$6,715,000 installment financing loan taken on March 12, 2025 it was discovered that there were 2 items that were requested by Public Works and budgeted in FY24 and then requested again in FY25 which created a duplication of the budgeted asset proceeds. After conferring with the Manager, he met with staff and reallocated the remaining proceeds of \$398,000 to other needed assets in the General Fund. The focus on urgency for replacement and departments that are not as frequent recipients of new capital. The original appropriations were in FY24 and have lapsed, and this will be funded with an appropriation of fund balance of \$350,000 and a reduction of expenditures of \$48,000 in order to fund the purchases.

The list of equipment proposed is below. If the item was requested in the FY26 budget, it has been removed from the FY26 departmental request.

<u>Department/Replacement Item</u>	<u>Cost</u>
IT	
Additional network/computer replacements	3,353.00
Parks & Recreation	
Replacement: 04 Ford Ranger w/ 2025 Ford F-150	42,000.00
Replacement: 96 Dodge Van w/ 2024 Ford Transit Van	55,200.00
Kubota Backhoe Attachment with Bucket	29,357.00
Golf Course	
Add: 6 New Golf Carts (\$8,316 each)	49,900.00
Add: New Gator Sprayer: Workman HDX	58,000.00
Add: Buffalo Turbine KB6 - Leaf Blower (Tractor attachment)	11,000.00
Planning	
Add: 2025 F-150 Crew Cab XL, 4x4	42,000.00
Planning (Code Enforcement)	
Add: 2025 F-150 Crew Cab XL, 4x4	42,000.00
Cemetery	
Add: 2025 Bobcat E60 Excavator	0.00
Add: 2025 John Deere Z960M Z Trak	15,190.00

Building and Maintenance

Replacement: 15 yr old F-350 w/ 2025 F-150 Super Crew	50,000.00
Total	398,000.00

City Council (1011) General Fund

At the April 7, 2025 Council meeting, Council authorized the appropriation of \$10,250 as an agency appropriation for the Dillard Alumni to fund eligible program activities since the appropriation for FY24 lapsed with no reimbursement requests. Staff will work with the Dillard Alumni on execution of an NPO standard contract so that the funds may be advanced to the Dillard Alumni before the end of FY25.

The advance will be made up of the remaining unspent FY25 allocation and the additional allocation of \$10,250. This will be funded with a reduction in the Agency Support division.

Postage Credits (1019) General Fund

An additional appropriation of \$2,500 is requested for the internal billing division for Postage to cover the overlap between the current Anza postage machine and the new Pitney Bowes postage machine. This will be funded with a revenue appropriation of Postage Credits.

Finance (2111) General Fund

The Council received a financial update from Davenport in December, and requested staff and our financial advisors to work on obtaining a bond rating from Moody’s now that the audit was timely and caught up. Staff worked diligently with Davenport and Moody’s and the City’s bond rating was established on March 12, 2025 of Aa2. The cost for the work related to establishing the bond rating was \$22,725, which was not budgeted and Finance was not able to cover by cutting existing items. This will be funded with additional utility franchise tax revenue.

Planning (3151) General Fund

The Manager has determined that it is necessary to reclassify the Community Development & Relations director into the Development Services director which will oversee Planning, Inspections and Community Relations and Development. This requires a transfer of salary and benefits from Community Relations and Development department to the Planning department to fund the position if it is hired at the beginning of May. The full-time (FTE) position will also be moved. This will be funded with a reduction of expenditures in the Community Relations and Development department of \$20,964.

Streets Utilities (3151) General Fund

The FY25 budget for the street lights does not appear to have been budgeted with a sufficient appropriation. It is necessary to increase the appropriation by \$150,000, and this will be funded with additional utility franchise tax revenue and investment interest.

Appropriated Fund Balance General Fund

See below an analysis of the appropriated fund balance in the General Fund:

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	\$ 1,992,251.94
8/5/2024	Team Foods USA, Inc. Economic Development Incentive	57,834.00
8/19/2024	Purchase Order Rollover FY24 to FY25	1,059,795.16
9/16/2024	Organizational Study contract revision Management Advisory Group	45,000.00
12/2/2024	City Manager search recruitment expenses	36,000.00
12/16/2024	Monday.com subscription for IT & Engineering (GASB 96)	9,850.32
1/6/2025	Parking Lot Lease N. John St	7,364.36
1/6/2025	Transfer to G1108 Community Relations Special Revenue Fund	8,500.00
2/3/2025	Building demolition	60,000.00
2/3/2025	Worker's compensation claims cost	90,000.00
2/17/2025	Friends of Seymour contract additional appropriation	12,300.00
2/17/2025	GASB 87 Pitney Bowes postage machine lease	3,775.02
3/3/2025	Reduce for FY24 debt financing executed in FY25	(1,111,124.00)
Current Year Appropriations		<u>\$ 2,271,546.80</u>
4/21/2025	Reappropriate FY24 capital financed with debt (D047-GE)	\$ 350,000.00
Proposed		<u>\$ 350,000.00</u>
Current Year with Proposed		<u><u>\$ 2,621,546.80</u></u>

Water Reclamation Facility (4177) Utility Fund

At the March 17, 2025 Council meeting, Council approved the emergency repair of the Stoney Creek sanitary sewer outfall and the rental of the bypass and backup pumps for the sewer flow. The expenditure appropriation for the rental of the equipment was determined to be \$108,000 and will be funded with an appropriation of fund balance in the Utility Fund.

Utility Fund Capital (4178) Utility Fund

At the March 17, 2025 Council meeting, Council approved the emergency repair of the Stoney Creek sanitary sewer outfall. The expenditure appropriation for the emergency repair performed by Ralph Hodge Construction was determined to be \$52,840 and will be funded with an appropriation of fund balance in the Utility Fund.

Further, Council approved the sanitary sewer flow meters for Seymour Johnson Air Force Base and Fork Township at a total cost of \$500,000. Water meters for the water treatment plant were also approved at a total cost of \$150,000. This will be funded with an appropriation of fund balance in the Utility Fund.

Appropriated Fund Balance Utility Fund

See below an analysis of the appropriated fund balance in the Utility Fund:

Date	Description	Adopted
6/17/2024	Ord 2024-34 FY24-25 Adopted Budget	\$ 503,944.26
8/19/2024	Purchase Order Rollover FY24 to FY25	1,990,554.28
9/16/2024	Transfer to S1112 for WRF Expansion Scope of Work Costs (Hazen & Sawyer)	600,000.00
10/7/2024	Transfer to W115 PFAS Study & Treatment Project	10,000.00
10/7/2024	Water Intake Structure Project	44,245.08
10/21/2024	Emergency removal and replacement 200 LF of 30" PVC for Stoney Creek Sanitary S	112,055.00
12/2/2024	City Match for Mount Olive Pickle Co. Phase III Utility Improvements Project (S1112	1,200,000.00
12/16/2024	Engineering fees for Booster Pump & Water Lines project (W1111)	32,400.00
12/16/2024	Grant fee for VUR MRF Part B (MRF-M-VUR-0007)	3,900.00
Current Year Appropriations		<u>\$ 4,497,098.62</u>
4/21/2025	Sanitary sewer flow meters SJAFB & Fork Township, Water meters WTP	\$ 650,000.00
4/21/2025	Emergency repairs and equipment rental for Stoney Creek sanitary sewer outfall	\$ 160,840.00
Proposed		<u>\$ 810,840.00</u>
Current Year with Proposed		<u><u>\$ 5,307,938.62</u></u>

Staff recommends that the City Council adopt the following entitled ordinance to amend the FY24-25 Operating Budget for the General Fund and Utility Fund. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

ORDINANCE 2025-12 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR"

6.2 GWTA Land Lease Amendment Agreement

The item was submitted by Erin Fonseca, Downtown Development Director.

The City of Goldsboro and the Housing Authority of the City of Goldsboro were awarded a Choice Neighborhood Initiative (CNI) planning grant in 2023, working toward the creation of the West Oak Neighborhood. The CNI is a HUD-funded (Housing and Urban Development) program that seeks to improve neighborhoods through efforts aimed at revitalizing, improving and investing in a specific community.

Plan efforts focus on three goals:

Housing – Transform distressed public and assisted housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term.

People – Support positive outcomes for families who live in the target development and the surrounding neighborhood, particularly outcomes related to residents’ health, safety, employment, mobility and education.

Neighborhood – Transform distressed, high-poverty neighborhoods into viable, mixed-income and sustainable neighborhoods with access to well-functioning services, high-quality public schools and education programs, high-quality early learning programs and services, public assets, public transportation and improved access to jobs.

The West Oak Neighborhood plan was a two-year process, including an Early Action Project (EAP). A successful Early Action Project assists the West Oak neighborhood plan to build momentum for change and transition from planning to implementation. An EAP ideally improves neighborhood confidence, sustains the community’s energy and attracts further engagement.

The selected EAP is the development of a pocket park in front of GWTA - a highly visible improvement that will demonstrate to the community that positive change is taking place in the West Oak Neighborhood. The proposed pocket park will be an attractive open space amenity used for a range of passive recreational activities and a place for neighborhood residents to gather and interact. The pocket park will be visually attractive, easy to maintain and engaging. In preparation for the completion of the Pocket Park, the GWTA Board and staff have requested that the greenspace be removed from the County's lease agreement with the City of Goldsboro for the transportation hub property at 103 N. Carolina Street, next to Goldsboro Union Station. The Parks & Recreation Dept. of the City of Goldsboro has agreed to maintain the Pocket Park parcel. A survey has been provided by the City's Engineering Department to ensure the proper description of the excluded parcels.

It was recommended that Council adopt the resolution to amend the GWTA lease agreement for 103 N. Carolina Street to exclude the Pocket Park, 10,500 square feet of greenspace at the northeast corner of the property. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-37 “RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDED LEASE AGREEMENT BETWEEN GWTA AND THE CITY OF GOLDSBORO”

6.3 Mount Olive Pickle Co. Amendment to MOU between the City of Goldsboro and the Wayne County Development Alliance (WCDA)

The item was submitted/presented by Jonathan Perry, Engineering Services Manager.

The City and WCDA entered into a Memorandum of Understanding dated October 22, 2024, where both parties agreed to terms as to the administration of grant monies awarded from the State of North Carolina in the amount of \$5 Million, subject to an administrative fee from the Department of Environmental Quality, leaving available funding of \$4.925 Million for Mount Olive Pickle Company sewer improvements. The additional funding was granted by the state to cover unanticipated costs associated with sewer improvements necessary for Mount Olive also known as Project Butter.

In the MOU, the City would have additional funding responsibility not to exceed \$1.2 Million

for Mount Olive Pickle Company sewer improvements. A construction contract was entered between WCDA and T. A. Loving Company for the sewer improvements for the project. WCDA reviews and approves pay applications prior to submittal to the City's Finance Department.

T. A. Loving Company issued a pay application referred to as "Pay App 20" dated September 6, 2024, which covered work performed on the project between July 26, 2023 and August 25, 2024.

The original Memorandum did not cover the time period for construction costs incurred by WCDA beginning July 26, 2023. Staff recommends an amendment to the original Memorandum to incorporate the coverage period. No other terms of the original Memorandum are amended. This change ensures that the city will be reimbursed for construction during that time frame should that issue arise.

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor to execute an Amendment to the Memorandum of Understanding with the Wayne County Development Alliance. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-38 “RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE WAYNE COUNTY DEVELOPMENT ALLIANCE”

6.4 Proposal for CDM Smith to apply for Capital Project Grant for PFAS Studies on behalf of the City of Goldsboro

The item was submitted by Bert Sherman, Public Utilities Director.

The City of Goldsboro is proactively preparing for compliance with a new regulation that is forthcoming from the U.S. EPA for drinking water quality. The regulation will lower the allowable concentrations of multiple PFAS compounds in treated drinking water. The regulation is currently in draft form and is anticipated to be made final in the first half of 2024. The City will likely have 3 years to comply with this new regulation. As such, the City will then need to implement a capital project to design and construct the necessary treatment improvements at the City's Water Treatment Plant. Engaging CDM Smith to undertake pilot testing and pursue grant funding, Goldsboro can access specialized knowledge and financial support essential for tackling the PFAS crisis. Collaborating with a reputable firm like CDM Smith will enhance the city’s capacity to implement sustainable solutions and mitigate the risks associated with PFAS exposure.

Staff recommended that Council adopt the following entitled resolution authorizing the mayor and city manager to allow CDM Smith to apply for a Capital Project Grant on behalf of the City of Goldsboro for the purposes of PFAS testing and studies. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION 2025-39 “RESOLUTION OF STATE GRANT FUNDING FOR THE CITY OF GOLDSBORO'S WTP PFAS TREATMENT IMPROVEMENT PROJECT”

6.5 Resolution Approving the Local Water Supply Plan

The item was submitted by Bert Sherman, Public Utilities Director.

A Local Water Supply Plan (LWSP) is an assessment of current and future community water supply needs and the ability of a water system to meet them. All units of local government that provide or plan to provide public water service and all community water systems having 1,000 or more connections or serving more than 3,000 people in North Carolina are required to prepare and submit a LWSP, as mandated by NC General Statute 143-355 (I). The LWSP cannot be considered compliant with the requirements of NCGS 143-355 (I) until an adopted resolution is received by the North Carolina Department of Environmental Quality.

It was recommended that Council approve the City of Goldsboro’s LWSP and submit a copy of

this resolution to the North Carolina Division of Water Resources (NCDEQ). *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

RESOLUTION NO. 2025-40 “RESOLUTION APPROVING THE LOCAL WATER SUPPLY PLAN (LWSP)”

6.6 Departmental Monthly Reports

City of Goldsboro
Departmental Monthly Reports
March 2025

- 1. Community Relations
- 2. Downtown Development
- 3. Engineering
- 4. Finance
- 5. Fire
- 6. Human Resources
- 7. Information Technology
- 8. Inspections
- 9. Paramount Theater
- 10. Parks and Recreation-GEC
- 11. Planning
- 12. Police
- 13. Public Utilities
- 14. Public Works
- 15. Travel and Tourism

The departmental monthly reports for March 2025 were presented as information. *Consent Agenda Approval. Weeks/Boyette (7 Ayes)*

7. Old Business

7.1 Public Safety Complex - Bobbitt Construction Design Build Contract

The item was submitted and presented by Jamie Stanley, Assistant Public Works Director.

The City Council approved entering into a contract with Bobbitt Construction on February 12, 2024 to begin the design build process to replace the Public Safety facility as a result of a completed Request for Qualifications (RFQ) seeking options to repair or replace the facility. Both RFQ respondents provided similar cost estimates for refurbishing the existing building and constructing a new facility. The 10-15 million dollar cost to repair the existing facility was deemed not reasonable considering the 50 year age of the current facility, and that the current facility is inadequate for current operations and will be for future operations.

The current design build contract is for Phase I and will include a preliminary design and cost estimate for future consideration in the amount of \$180,550.00. Both the Police and Fire leadership are involved in the design process with Bobbitt Construction and Davis Kane Architects, which includes visiting numerous new fire and police facilities for design ideas. In addition, the city is already in receipt of a directed grant in the amount of \$1,625,000.00 specifically for this design process, costs associated with making the existing facility function better in the short term, and to acquire any property necessary for the new facility to be constructed on. A work session for the Council is anticipated for July 2025 to review the results and discuss next steps.

It was recommended that Council adopt the following entitled resolution approving the City Manager to enter into this design build agreement so the future Public Safety Complex plan can be developed.

Councilman White asked if there was someone that would address foundation concerns and asked the staff to draw off lessons learned with the current building.

Mr. Stanley shared the architect team of Davis Kane are specialists in every branch of

engineering.

City Manager Livingston shared comments regarding the public safety complex.

Councilman Boyette asked about the potential location of the building. Mr. Stanley stated they needed approximately 10 acres of land, and the decision had not been made yet.

Councilman Boyette made a motion to adopt the resolution approving the contract. The motion was seconded by Councilwoman Weeks and unanimously approved.

RESOLUTION NO. 2025-41 “RESOLUTION TO ENTER DESIGN BUILD CONTRACT WITH BOBBITT CONSTRUCTION”

8. New Business

8.1 Professional Engineering On-Call Services for City of Goldsboro Infrastructure Projects

The item was submitted and presented by Jonathan Perry, Engineering Services Manager.

On October 7, 2021, the City Council approved the selection of three (3) engineering firms for current and future infrastructure projects. The selection and approval of these engineering firms was in effect for a period of three (3) years with an option to extend up to a total of five (5) years.

On-call engineering services assist local governments with funding, developing, and maintaining critical infrastructure. Procuring on-call engineering services removes the step of issuing a Request for Qualifications (RFQ) for each infrastructure project throughout the term of the contract. The City of Goldsboro Engineering Department advertised a Request for Qualifications (RFQ) in March 2025 in reference to professional on-call engineering services. The proposals addressed furnishing professional engineering services for various projects (Water Supply, Water Distribution, Wastewater Collection, Wastewater Treatment, Stormwater Projects, Trenchless Rehabilitation, and Transportation Projects). For each category of engineering services, a maximum of three (3) engineering firms are to be selected.

Thirteen engineering firms submitted proposals for the on-call engineering services RFQ. The selection process consisted of City staff reviewing and scoring each proposal based on the expertise and knowledge required for each category. The following engineering firms, listed in order of scoring and categories, are recommended for approval:

<u>Category</u>	<u>Top Firms</u>
Water Supply:	Kimley Horn WithersRavenel CDM Smith
Water Distribution:	Kimley Horn CDM Smith WithersRavenel
Wastewater Collection:	Kimley Horn CJS Conveyance CDM Smith
Wastewater Treatment:	Kimley Horn WithersRavenel CDM Smith
Stormwater Projects:	Kimley Horn CDM Smith WithersRavenel
Trenchless Rehabilitation:	Kimley Horn

CDM Smith
WithersRavenel

Transportation Projects: Kimley Horn
WithersRavenel
Wetherill Engineering

It was recommended that the City Council concur with the selected engineering firms for current and future infrastructure projects.

Councilwoman Weeks made a motion to approve as presented. The motion was seconded by Councilwoman Taylor and unanimously approved.

8.2 5K for 5P - Special Event Application

The item was presented by Steven Powers, Police Sergeant.

An application was received from Mikayla Barfield (5p – Society), requesting permission to hold a 5K to raise awareness for 5p – (cri du chat) on Saturday, May 3, 2025, from 9:00 a.m. to 10:30 a.m. The applicant requested no street closure, so the application was sent to the City Manager for his approval on March 7, 2025. On April 2, 2025, the City Manager advised that he would not approve the application, citing safety concerns, and requested the application to go before the City Council. The race is scheduled to begin and end on Center Street near Spruce Street. The event runs through the downtown and residential areas of Goldsboro to include Center Street, Walnut Street, Jefferson Street, and Mulberry Street. The Police, Fire, Public Works, and Downtown Goldsboro offices have been notified of this request. The race will start and finish in the same area. The time requested for the setup/dismantling is from 7:30 a.m. to 11:00 a.m. The applicant originally requested a street closure for Center Street, which would have been a Tier 4 (\$400.00 fee), but checked the Tier 1 (\$100.00 fee) box. When the applicant was advised of the correct Tier 4 fee of \$400.00, the applicant requested the application to proceed as a non-street closure (Tier 1) due to their budget. The applicant was advised of the safety concerns for the runners and the setup of the “Run the East” equipment. The applicant was also advised of the "Wings over Wayne" Air Show, and it is highly unlikely that the Goldsboro Police Department would be able to work/assist with this event. Even after that conversation, the applicant requested the application to proceed as a non-street closure. The application was sent to the City Manager, Matthew Livingston, for his approval on March 7, 2025.

On April 2, 2025, Mr. Livingston advised that he would not approve the application, citing safety concerns and the increased citizen presence in the Goldsboro area due to the “Wings over Wayne” Air Show. He requested the application go before the City Council. The applicant was contacted and advised that the application would need to go before the City Council, as the City Manager declined to approve their application. The police department strongly recommended the applicant to update the application to a street closure. The applicant rejected the recommendation and requested the application to proceed as it was, due to their budget. As with all applicants, the applicant was advised that the City Council may or may not approve their application. If not approved, the applicant would not receive a permit for the event, and the event would not take place. In an effort to assist the applicant with ensuring that their event would happen, the DDD/DGDC contacted Wayne Community College and was told that the applicant could use their facility to host their 5K run event. The applicant was contacted and advised of the offer that Wayne Community College extended and was given a copy of the USATF Certified Course (5K route) and the contact information for Wayne Community College. The applicant still wanted her application to move forward to the City Council. The proposed 5K on May 3, 2025, conflicts with the Wings Over Wayne Air Show, a major two-day event requiring full police staffing.

Due to safety concerns and a lack of available personnel, the department could not support additional events that day. We recommend the 5K be rescheduled to avoid public safety risks.

Sgt. Steven Powers shared comments regarding the special event application.

Councilwoman Matthews made a motion to seek additional information from the

applicant. The motion was seconded by Councilman White. Mayor Gaylor, Mayor Pro Tem Jones, Councilwoman Taylor, Councilwoman Matthews and Councilman White voted in favor of the motion. Councilman Boyette and Councilwoman Weeks voted against the motion. The motion passed 5:2.

The applicant, Mikayla Barfield, shared comments and concerns regarding the application and street closing process.

Council and the City Manager discussed the appeal request. City Manager Livingston shared he does not support the event due to the conflict with the airshow and stated the applicant has been offered an alternative location to hold the event.

Councilman Boyette made a motion to uphold the manager's recommendation. The motion was seconded by Councilwoman Weeks. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Taylor and Councilwoman Weeks voted in favor of the motion. Councilwoman Matthews and Councilman White voted against the motion. The motion passed 5:2.

9. City Manager's Report

City Manager Livingston thanked the Mayor and Council for selecting him as city manager and thanked city staff and the community for their support. He also shared if anyone has any issues or concerns with the city, that they contact him.

10. Mayor and Councilmembers' Comments

Councilman White shared comments regarding a speed limit issue at New Hope Village, and thanked city staff for upholding values.

Councilwoman Weeks thanked Council for allowing her to serve on the budget committee.

Councilwoman Matthews had no comments.

Mayor Pro Tem Jones thanked city staff for quickly responding to downed trees during a recent storm. She also shared that she attended the NC Black Alliance Conference this past weekend and shared comments regarding the event on Saturday for Ms. Adeen George.

Councilwoman Taylor gave a shout-out to Rick Bostic Demolition and asked residents in District 3 to notice there is a blighted structure that has been removed by the Piggly Wiggly. She also shared that there is an Earth Day Fun Day event on April 22nd at Lincoln Homes.

Councilman Boyette thanked city staff, welcomed the new deputy clerk, and gave a shout-out to the Code Enforcement team and Minimum Housing Officer.

Mayor Gaylor shared comments regarding the event for Ms. Adeen George. He also shared comments regarding the work that is going on around the city in code enforcement, planning and zoning.

Detailed comments from the Mayor and Council are available on YouTube and Facebook.

11. Closed Session

Mayor Pro Tem Jones made a motion to go into closed session to discuss Litigation. The motion was seconded by Councilman Boyette. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Taylor, and Councilwoman Weeks voted for the motion. Councilman White did not vote, however, pursuant to G.S. 160A-75, his vote would be considered an affirmative vote. Councilwoman Matthews voted against the motion. The motion passed 6:1.

After the Closed Session was held, the Council came out of Closed Session and back into Open Session.

12. Adjournment

Councilwoman Weeks made a motion to adjourn the meeting. The motion was seconded by Councilman Boyette and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at 7:27 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

FY25-26 Manager's Recommended Budget Submitted May 5, 2025



FY25-26 Manager's Recommended Budget

Key Highlights

- Total Budget - \$93.18M (↑ \$7.3M or 8.5% from FY25)
- Balanced Budget - No fund balance used
- Property Tax
 - Revenue-neutral rate: \$0.5632
 - Recommended rate: \$0.69 (↓ from \$0.825 in FY25)
 - Generates ~\$5.2M new revenue; 1 cent = ~\$386K gross
- Major Investments
 - MAG Pay Study: 3% COLA + market adjustments
 - 3 New positions:
 - General Fund - 2nd Asst. City Manager, Deputy Police Chief
 - Stormwater Fund - Stormwater Administrator (compliance driven)
 - 1% increase to employee 401(k) (now 5%)
 - \$1.2M street repaving cash funded; \$3.45M equipment via debt (GF)
 - 9% increase to water/sewer rates (Utility Fund) as per Stantec recommendations

Strategic Outlook

- Economic & Operational Focus
 - Inflation impact: ~21% since 2020
 - Debt includes \$11.4M WRF design fees
 - Workforce, service delivery, capital reinvestment
 - No new fees (except vehicle license & water/sewer)
- Long-Term Planning
 - Expanded capital improvement plan
 - Conservative revenue estimates
 - No fund balance use

Compliance & Next Steps

- NC General Statute Compliance
 - Budget balanced (G.S. 159-11)
 - Revenue-neutral rate presented (G.S. 159-11(e))
 - Public hearing scheduled June 2 (G.S. 159-12)
 - Adoption planned by June 16 (G.S. 159-13)
- Next Steps
 - Formal Budget Presentation at May 19th council meeting
 - Council Determine budget work sessions between May 19th and Jun 16th
 - Public Hearing at June 2nd council meeting
 - Proposed adoption of budget at Jun 16th council meeting

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
MAY 5, 2025 CITY COUNCIL MEETING**

TITLE: New Hope Village Drive Speed Limit Request

DEPARTMENT: Engineering

BACKGROUND:

The City of Goldsboro assumed maintenance of sections of streets within New Hope Village Townhomes in February 2014, as shown on the attached Plat Cabinet O, Slide H.

DISCUSSION:

The Homeowners Association for New Hope Village Townhomes submitted the attached document dated April 23, 2025, requesting a reduction of the standard 25 mph speed limit to a 15 mph speed limit.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council review this speed limit request. Any further actions/recommendations will be approved at a future Council meeting.

MANAGER'S RECOMMENDATION:

APPROVERS

Jestine McLamb
Jonathan Perry
Laura Getz
Matthew Livingston



4/23/2025

To: Goldsboro City Council Members:

Mayor: Charles Gaylor
Mayor Pro Tem: Hiawatha Jones
District 1: Hiawatha Jones
District 2: Chris Boyette
District 3: Jamie Taylor
District 4: Brandi Mathews
District 5: Beverly Weeks
District 6: Roderick White

NEW HOPE VILLAGE WOULD LIKE TO REQUEST FOR A CHANGE IN THE
SPEED LIMIT FROM 25 MPH, TO 15 MPH IN OUR VILLAGE.
DUE TO THE FOLLOWING:

- 1* OUR NEIGHBORHOOD IS A PARKING LOT FOR OUR HOMEOWNERS AND
GUEST, NOT A RESIDENTIAL ST.
- 2* WE HAVE NO SIDEWALKS AND SOME SHARP BLIND SPOTS IN THE REAR.
- 3* A LOT OF ELDERLY AND SOME IN THEIR 90'S WALKING WITH WALKERS
TO GET EXERCISE. WE HAVE 2 ON BICYCLES RIDING FOR EXERCISE, ALSO
MOST OF OUR VISITING IS IN THE STREETS AND OUR DRIVEWAYS.
- 4* AMBULANCES, FIRE TRUCKS, AND POLICE CARS PARK IN FRONT OF THE
HOME THAT NEEDS THEM AND GOING TO THE BACK SOME ARE IN BLIND
SPOTS.
- 5* WE ALSO HAVE CHILDREN IN OUR VILLAGE.
- 6* IT IS A DEAD END STREET, NOT A FLOW THRU STREET.

RESPECTFULLY,

NEW HOPE VILLAGE HOA
PRESIDENT
JERRY L. PARKER
CELL 919-920-2913
BOARD MEMBERS
HOME OWNERS