

**GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, DECEMBER 2, 2019**

*(Please turn off, or silence, all cellphones upon entering the Council Chambers)*

**I. WORK SESSION-5:00 P.M. – CITY HALL ADDITION, 200 N. CENTER ST., ROOM 206**

**ADOPTION OF THE AGENDA**

**OLD BUSINESS**

**NEW BUSINESS**

**WELCOME/FAREWELL RECEPTION**

**II. CALL TO ORDER – 7:00 P.M. – COUNCIL CHAMBERS, 214 N. CENTER ST.**

Invocation (Rev. Jim Harry, St. Paul United Methodist Church)

Pledge of Allegiance

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES (\*Motion/Second)**

A.1 Minutes of the Special Called Meeting on July 15, 2019

A.2 Minutes of the Work Session and Regular Meeting of October 21, 2019

A.2 Minutes of the Work Session and Regular Meeting of November 4, 2019

**V. PRESENTATIONS**

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

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

B. Employee Bonus Authorization (Finance)

C. Compensation and Classification Study (Human Resources)

D. Budget Amendment - 2019-2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME) (Community Relations)

E. S-11-19 David and Ashley Stafford Allen (Two-lot Preliminary Subdivision Plat)(Planning)

F. S-14-19 Wooten Development (Two-lot Preliminary Subdivision Plat) (Planning)

G. SITE-19-19 Site and Landscape Plans- Hutton ST 17, LLC (Automatic Car Wash) (Planning)

H. SITE-20-19 RENU-LIFE Extended, Inc. (Traumatic Brain Injury Facility) (Planning)

I. Z-20-19 David and Ashley Allen - Southeast corner of Mull Smith Lane and Double D Lane (Planning)

J. Z-21-19 St. James Church of Christ – South side of W. Chestnut, west side of Kennon Avenue and east side of S. Alabama Avenue (Planning)

K. CU-12-19 Henry Battle - East side of S. James Street between Spruce Street and Pine Street (Planning)

**VIII. ITEMS REQUIRING INDIVIDUAL ACTION (\*Motion/Second)**

**IX. DEPARTING COMMENTS**

**X. ORGANIZATIONAL ACTIONS**

L. Administering of Oath of Office (The Honorable Ericka James, District Court Judge)

M. Selection of Mayor Pro Tem (Mayor)

**XI. CITY MANAGER'S REPORT**

**XII. MAYOR AND COUNCILMEMBERS' REPORTS AND RECOMMENDATIONS (\*Motion/Second)**

N. Resolution Expressing Appreciation for Services Rendered by Kathy Bass as an Employee of the City of Goldsboro for More Than 14 Years

O. Resolution Commending and Expressing Appreciation to Bevan Foster for Serving as Goldsboro City Councilmember for Four Years

**XIII. CLOSED SESSION**

**XIV. ADJOURN**



CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING

SUBJECT: Employee Bonus Authorization

BACKGROUND: The City has offered a bonus to full time employees in various amounts (between \$200.00-\$400.00) since 2011.

DISCUSSION: Employee bonuses were cut from the FY19-20 operating budget in order to balance the budget. The City Manager recommends Council approve a \$250.00 bonus to full time employees that have been at the city at least six months as of December 1, 2019. Departments will fund the bonuses by making other operational reductions within their budget.

If approved, employees would receive a bonus of \$250.00 (net "take home"). The \$250.00 recommended amount would be a cost to the city of \$285,060 including tax and fringe benefits.

RECOMMENDATION: It is recommended that the City Council by motion:

1. Approve a \$250.00 employee bonus and authorize the City Manager to direct Human Resources to prepare a list of employees eligible to receive a bonus, and authorize Finance to prepare the bonus payroll. Funding will be obtained from within each department's budget.

Date: 12/2/19

  
Catherine F. Gwynn, Finance Director

Date: 12/2/19

  
Timothy M. Salmon, City Manager

CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019

SUBJECT: Compensation and Classification Study

BACKGROUND: The most recent Compensation and Classification study was completed in January 2014 by Mr. Phillip Robertson of the Mercer Group. At that time, The Mercer Group made recommendation to city council to update the city's job descriptions, pay structure and classification plan.

DISCUSSION: The City of Goldsboro is seeking a qualified personnel management consultant firm to perform a review/revision of the existing classification plan, perform a compensation study, update job descriptions, ensure compliance with FLSA and ADA and prepare one or more pay plan option schedules based on the competitiveness of the appropriate job market. Adequate funds have been appropriated in the 2019-20 fiscal year operating budget.

We are seeking consultants whom have:

- extensive experience in conducting classification and compensations studies for local governments and other public sector organizations throughout the country;
- comprehensive experience and knowledge in all components vital to the successful completion of the project;
- knowledge of relevant North Carolina statutes and regulations as well as federal regulations;
- objectivity and flexibility;
- specialized analytical tools and software;
- full visibility into the entire organization through research and discovery;
- a spirit to partner with the City of Goldsboro staff and leadership
- sound recommendations based on best practices and proven methods and
- a practical go-forward plan that leads to quantifiable results

Staff advertised a Request for Proposal (RFP) in August of this year and received a total of 11 respondents. A review of the RFP's was completed to select the top 3 firms. Interviews were held with the top 3 firms, and after careful review of applicable qualifications versus cost, a final recommendation is being made.

RECOMMENDATION

It is recommend that the City Council, by motion award the bid proposal to Evergreen Solutions, LLC. of Tallahassee, Florida in the amount of \$32,500 for the completion of a Compensation and Classification Study for the City of Goldsboro.

Date: 12/2/19

Bernadette Dove  
Bernadette Dove, Human Resources Director

Date: 1/9/202

Timothy M. Salmon  
Timothy M. Salmon, City Manager

## Human Resources Department Request for Proposals

### Service Requested: Pay and Classification Study FY 19/20

Scope of Work: Consultants were asked to submit proposals for a pay and classification study to include but not limited to, a review of the current 198 job classifications; evaluating internal comparisons of positions to address compression and internal equity; create, modify, and update job descriptions as necessary; ensure compliance with FLSA and ADA standards, and provide a final version of all job classifications and descriptions in an electronic format.

| The Archer Company<br>Rock Hill, South Carolina                                                                                                                                                                                                                             | Piedmont Triad Regional Council<br>Kernersville, North Carolina                                                                                                                                                                                                                                                                              | *Evergreen Solutions<br>Tallahassee, Florida                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Perform Factor Evaluation System (FES) and points assigned per job classification</li> <li>Site license for maintenance software available for one-time fee of \$1000 (update job classifications, market study analysis)</li> </ul> | <ul style="list-style-type: none"> <li>Benchmarking – Geographical analysis within 45 min. commuting distance.<br/>Reference: American Community Survey</li> <li>Sign-up genius available to interview employees</li> <li>Provides services to client after study is complete (job classification reviews, salary analysis, etc.)</li> </ul> | <ul style="list-style-type: none"> <li>Web based Job Force Manager - software platform included in cost to assist with maintenance and updating job descriptions, pay plan and review market salaries, etc.</li> <li>On site training and one-year maintenance-free technical support</li> <li>Various job evaluation methods</li> <li>Three-Tier Approach to analyze and maintain job classifications</li> <li>Public or private commuter report (based on US Dept. of Labor annual statistics)</li> <li>Municipalities similar in budget or structure as City of Goldsboro</li> <li>Turnover report, statistical data, longer recruiting periods</li> </ul> |
| <b>References:</b> City of Asheville, NC; City of Greenville, NC; Dekalb County, GA; City of North Myrtle Beach, SC. Currently working with City of Greenville, NC Utilities Commission.                                                                                    | <b>References:</b> City of High Point, NC; City of Winston-Salem; Hendersonville, Burlington, New Bern, Asheboro. Currently working with Town of Wendell                                                                                                                                                                                     | <b>References:</b> City of Raleigh Public Safety (Fire/Police); Durham County; Guilford County; Wayne County, Charlotte Water. City of Conway, SC, City of Williamsburg, VA, City of Columbia, SC.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Cost: \$38,000</b>                                                                                                                                                                                                                                                       | <b>Cost: \$32,500</b>                                                                                                                                                                                                                                                                                                                        | <b>Cost: \$32,500</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
December 2, 2019 COUNCIL MEETING

SUBJECT: Budget Amendment - 2019-2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME)

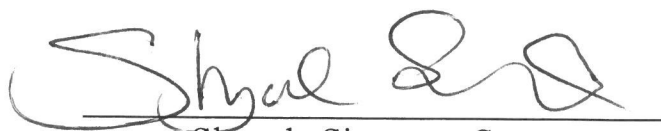
BACKGROUND: On August 28, 2019, the City of Goldsboro was notified by the U.S. Department of Housing and Urban Development (HUD) of the FY19-20 Annual Action Plan approval and grant allocation totaling \$543,211 from Community Development Block Grant (CDBG) in the amount of \$328,479 and HOME Investment Partnerships Programs (HOME) in the amount of \$214,732.

For the purpose of assisting low-to-moderate-income citizens of Goldsboro in improving their quality of life through vital housing and community development programs. The City will utilize its entitlement funds during program year, July 1, 2019 through June 30, 2020. The City was granted a 100% HOME Match Reduction for FY19-20. Therefore, the City will not be required to provide local matching funds for the \$214,732 in HOME this allocation.

DISCUSSION: Since the Release of Funds for these two grants occurred after the adoption of the 2019-2020 Operating Budget, monies to carry out activities under these two programs are not reflected in the current budget. The City's Budget Ordinance must be amended prior to the expenditure of these funds.

RECOMMENDATION: By motion, adopt the attached Ordinance amending the 2019-2020 Budget Ordinance in order to permit the expenditure of funds for activities included under the City's CDBG and HOME Programs.

Date: 12-2-19

  
Shycole Simpson-Carter  
Community Relations Director

Date: 12/2/20

  
Timothy M. Salmon  
City Manager



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Office  
Office of Community Planning & Development  
1500 Pinecroft Road, 401, Asheville Building  
Greensboro, NC 27407-3838  
(336) 547-4000, ext. 2802  
[www.hud.gov](http://www.hud.gov) ♦ [espanol.hud.gov](http://espanol.hud.gov)

August 28, 2019

Mr. Scott A. Stevens  
City Manager  
P O Drawer A  
Goldsboro, NC 27533-9701

Dear Mr. Stevens:

We are pleased to approve the FY '19 Annual Action Plan for the city of Goldsboro. The U.S. Department of Housing and Urban Development (HUD) is awarding the city grants totaling \$543,211 for its Community Development Block Grant (\$328,479) and HOME Investment Partnerships (\$214,732) programs.

A primary goal of the Department is to reduce housing discrimination, affirmatively further fair housing through CPD programs and promote diverse, inclusive communities. To that end, we encourage to take all measures necessary to ensure compliance with the Fair Housing requirements associated with these funds. A copy of the Annual Action Plan was provided to the Office of Fair Housing & Equal Opportunity for review.

Enclosed are three copies of the Funding Approval/Agreement for each program. Please execute (original signatures), date, retain one copy of each Grant Agreement for the agency's program files and return the remaining original four copies to this office within 10 days from date of receipt for processing. Also, please note the special conditions on the reverse side of the HUD 7082.

We look forward to continuing our work with the city of Goldsboro on its community development and affordable housing initiatives. Please contact Sharlene Abbott at (336) 851-8056 if assistance is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew T. King", is written over a large, faint oval shape.

Matthew T. King, Ph.D.  
Director  
Office of Community Planning & Development

Enclosures

cc:

Shycole Simpson-Carter

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** S-11-19 David and Ashley Stafford Allen (Two-lot Preliminary Subdivision Plat)

**BACKGROUND:** The property is located south of Corbett Road between Mull Smith Lane and Double D Lane.

Total Area: 2.78 acres

Total Lots: 2

Lot No. 1: 1.00 acres

Lot No. 2: 1.78 acres

Zoning: R-20A/RM-NC Residential-Agricultural; Residential Manufactured-Non-Conforming

Currently, the applicant is in the process of rezoning Lot No.1 from R-20A/RM-NC to RM-9 for the placement of one manufactured home upon a private lot for residential purposes.

If the rezoning is approved, the property will be required to be subdivided in accordance with the City of Goldsboro's subdivision regulations.

**DISCUSSION:** According to the submitted preliminary subdivision plat, the subject property has been proposed for division into two lots. The owners intend to sell Lot No. 1 for residential development. Lot No. 2 consists of an existing manufactured home and is used for residential purposes.

The subject property is currently vacant and undeveloped.

Adjacent and surrounding properties primarily consist of singlewide manufactured homes located on private lots and one existing non-conforming manufactured home park consisting of six (6) manufactured homes directly east of the site.

Engineering: The property is not located within a Special Flood Hazard Area.

City water and sewer are not available to serve the property. Water and sewer septic systems are proposed and must be installed and approved in accordance with Wayne County's Environmental Health Department before building permits can be issued.

Modification: Properties in the area are served by undedicated, private dirt paths through easements. As a result, the subject lot does not have frontage on an improved public street. The applicant is requesting a modification of the City requirement that all lots have frontage upon an improved public street.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the 2-lot preliminary subdivision plat with the following modification:

1. Modification of the City requirement that all lots have frontage upon an improved public street.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the 2-Lot Preliminary Subdivision Plat with the following modification:

1. Modification of the City requirement that all lots have frontage upon an improved public street.

Date: 11/26/19

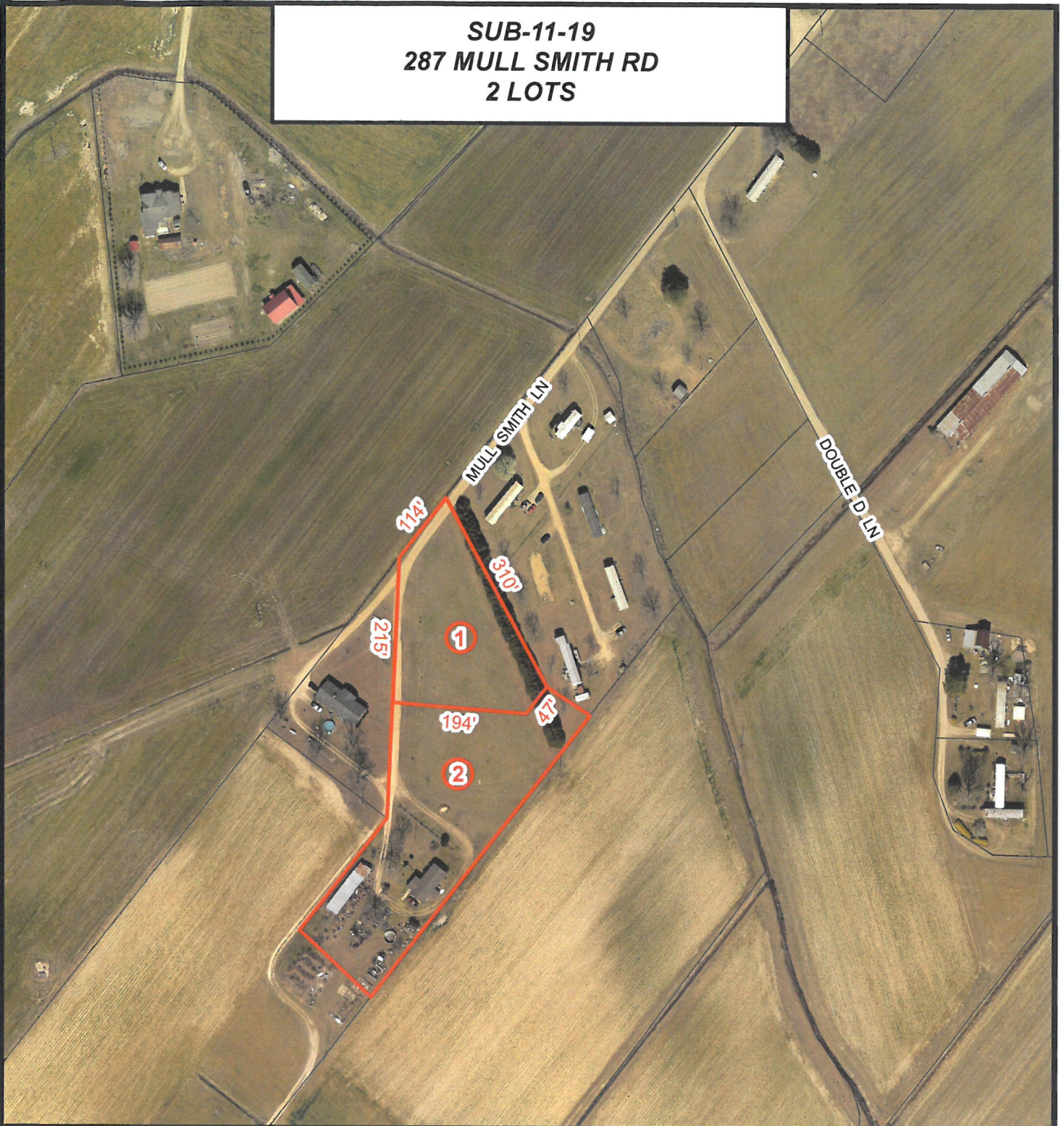
  
Planning Director

Date: 1/9/202

  
City Manager



**SUB-11-19  
287 MULL SMITH RD  
2 LOTS**



**SUBDIVISION APPLICATION**

CASE NO: S-11-19  
APPLICANT: Ashley and David Allen  
PROJECT: New Home  
LOCATION: Mull Smith Lane

**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.





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

**B. R. KORNEGAY, INC.**  
 LAND SURVEYING • ENGINEERING • PLANNING  
 License Number: F-1054  
 300 East Walnut Street  
 Goldsboro, N.C. 27533-1435  
 (919) 755-5886 Fax: (919) 580-9053

**PROPERTY OF**  
**SHELIA S. STAFFORD**  
**SAULSTON TOWNSHIP**  
**WAYNE COUNTY, N.C.**

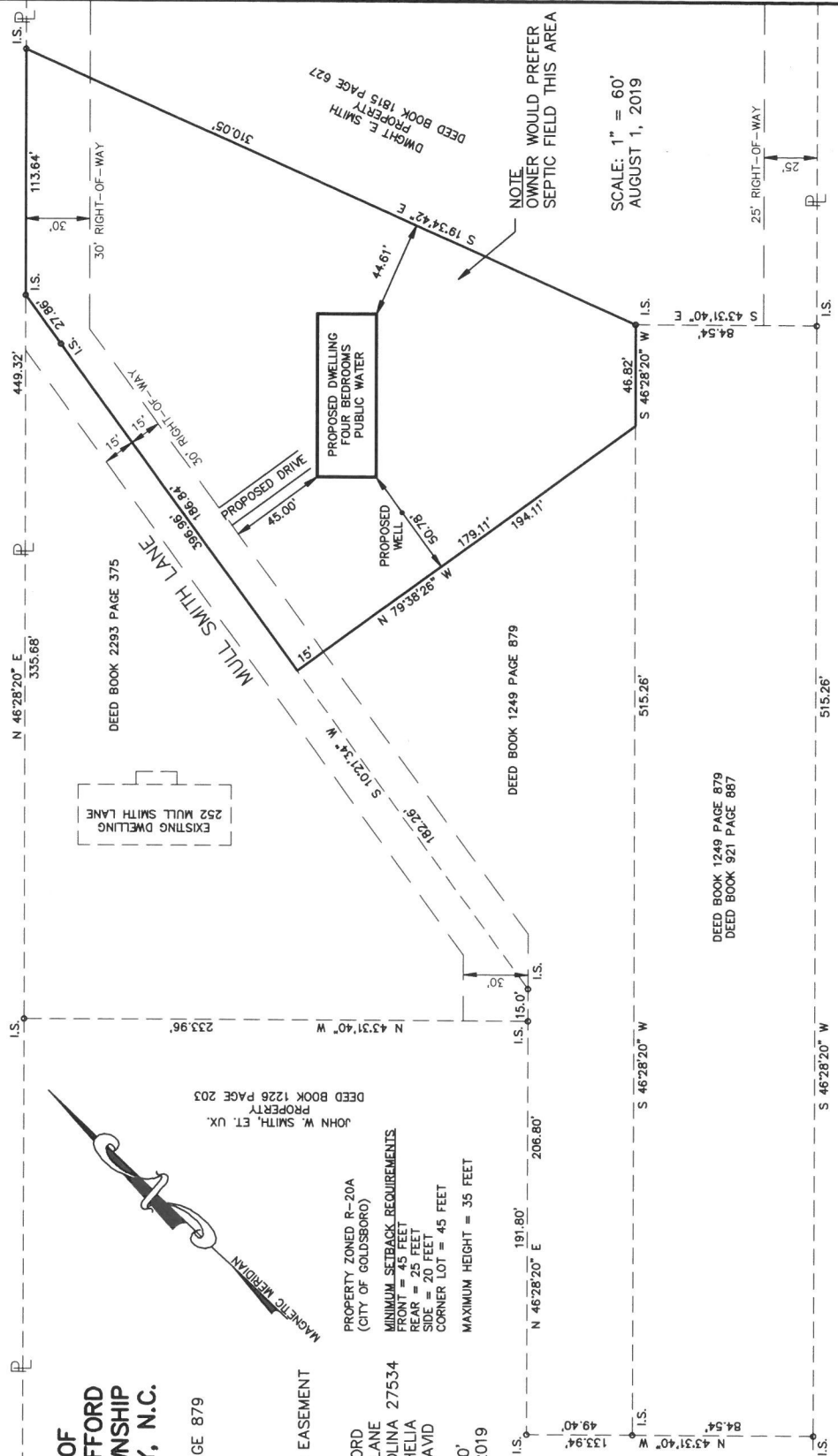
REFERENCE:  
 DEED BOOK 1249 PAGE 879  
 PIN NUMBER  
 3630309436

AREA  
 1.000 ACRE± INCLUDING EASEMENT

CONTACT  
 SHELIA S. STAFFORD  
 252 MULL SMITH LANE  
 GOLDSBORO, NORTH CAROLINA 27534  
 919-394-6742 SHELIA  
 919-222-6087 DAVID

PROPERTY ZONED R-20A  
 (CITY OF GOLDSBORO)  
 MINIMUM SETBACK REQUIREMENTS  
 FRONT = 45 FEET  
 REAR = 25 FEET  
 SIDE = 20 FEET  
 CORNER LOT = 45 FEET  
 MAXIMUM HEIGHT = 35 FEET

SCALE: 1" = 60'  
 SEPTEMBER 30, 2019



JOHN W. SMITH, ET. UX.  
 PROPERTY  
 DEED BOOK 1288 PAGE 446

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** S-14-19 Wooten Development (Two-lot Preliminary Subdivision Plat)

**BACKGROUND:** The property is located on the north side of W. US 70 Highway between Perkins Mill Road and Springwood Drive.

Total Area: 19.12 acres

Total Lots: 2

Lot No. 1: 3.30 acres

Lot No. 2: 15.82 acres

Zoning: General Business

**DISCUSSION:** According to the submitted preliminary subdivision plat, the subject property has been proposed for division into two lots. The applicant intends to purchase Lot No. 1 for commercial development. Currently, there are no plans to develop Lot No. 2.

The site will be subject to the City's site plan review process and must be developed in accordance with the Unified Development Code.

The subject property is currently vacant and undeveloped. It is located within the City's one-mile extra-territorial jurisdiction.

Engineering: The property is not located within a Special Flood Hazard Area.

City water and sewer are not available to serve the property. Water and sewer septic systems are proposed and must be installed and approved in accordance with Wayne County's Environmental Health Department before building permits can be issued.

Modification: The subject property is served by an existing 50 ft. wide private ingress, egress, regress and utility easement off W. US 70 Highway. An undedicated, private and paved service road provides access to the site. As a result, the subject lot does not

have frontage on a public street. The applicant is requesting a modification of the City requirement that all lots have frontage upon a public street.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the 2-lot preliminary subdivision plat with the following modification:

1. Modification of the City requirement that all lots have frontage upon an improved public street.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the 2-Lot Preliminary Subdivision Plat with the following modification:

1. Modification of the City requirement that all lots have frontage upon an improved public street.

Date: 11/26/19

  
Planning Director

Date: 191202

  
City Manager



# S-14-19 Seventy West Commercial Park US 70 West



## **SUBDIVISION APPLICATION**

CASE NO.: S-14-19  
APPLICANT: S. Dillon Wooten, Jr.  
PIN #: 2680-85-6881  
LOCATION: US 70 West

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.





**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** SITE-19-19 Site and Landscape Plans- Hutton ST 17, LLC  
(Automatic Car Wash)

**BACKGROUND:** Subject property is located on the north side of West US 70 Highway between Westbrook Avenue and North NC 581 Highway.

The property's physical address is 2928 W. US Hwy 70. It is identified as an outparcel of the Shoppes at Goldsboro Walmart Shopping Center.

Frontage: 292 ft.

Depth: 232 ft.

Area: 72,158 sq. ft. or 1.65 acres

Zoning: Shopping Center

Existing use: The property is currently clear and vacant.

Nonresidential developments on parcels that disturb greater than one acre shall be approved by Goldsboro City Council.

**DISCUSSION:** The submitted site plan indicates a single-story, 4,600 sq. ft. building of metal-framed construction proposed for use as a drive-through automatic car wash facility.

A floor plan has been provided and consists of an express tunnel car wash, a customer lobby area, an office, a restroom, an equipment room and storage area.

In addition to the automatic car wash, the applicant has proposed 24 exterior vacuum stations to be used by customers of the business and located adjacent to each parking space.

Hours of Operation: Monday-Sunday 8am-8pm

Employees: 2

Access: No direct access will be provided to the site from US 70 West. Access to site will be provided internally through the existing shopping center parking lot and private access drives.

Parking: A total of 22 paved parking spaces have been provided including 2 handicap accessible parking spaces. 12 spaces will be located adjacent to the common access drive. 10 spaces are shown adjacent to the proposed automatic car wash.

A paved drive-through aisle is shown along the southern property fronting W. US 70 Hwy. for the location of two customer pay stations and for the stacking of 10 vehicles upon entry into the car wash bay area.

Sidewalks and Pedestrian Access: The City Council approved a modification of exterior and interior sidewalks at time of initial shopping center site plan approval.

A 7 ft. wide interior sidewalk has been provided for pedestrian access leading from the parking lot to the building entrance using private walkways and a handicap ramp.

Landscaping: A total of 14 street trees are proposed along W. US 70 Hwy. The site plan does not show street trees along the main entrance road leading to the shopping center or alongside the internal access road to the site. Staff will work with the applicant to insure that street trees will be provided in accordance with the City's landscape ordinance.

Interior vehicular surface area buffers for the site will consist of 7 trees and 62 shrubs.

Building Elevations: The proposed automatic car wash building exterior consists of metal awnings and copings, stucco, fiber-cement and brick veneer walls.

Commercial Lighting Plan: Commercial lighting plans have not been submitted, however, staff will work with the applicant to ensure that proposed lighting is compliant with the City's commercial lighting ordinance.

Engineering: The property is not located within a Special Flood Hazard area. County water is available to serve the site. Sewer is provided by Fork Township.



Stormwater calculations have already been approved for the site in conjunction with initial approval of the overall shopping center site plan in 2007.

Refuse collection: A concrete pad is shown adjacent to the entrance of the site along the northern property line for the location of a commercial dumpster. The dumpster enclosure will match the elevations of the car wash facility and will be screened in accordance with City standards.

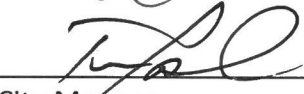
The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the Site and Landscape Plan.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the Site and Landscape Plan.

Date: 11/26/19

  
\_\_\_\_\_  
Planning Director

Date: 1/9/202

  
\_\_\_\_\_  
City Manager



# SITE-19-19 Car Wash 2928 W. US 70 Hwy



## SITE PLAN APPLICATION

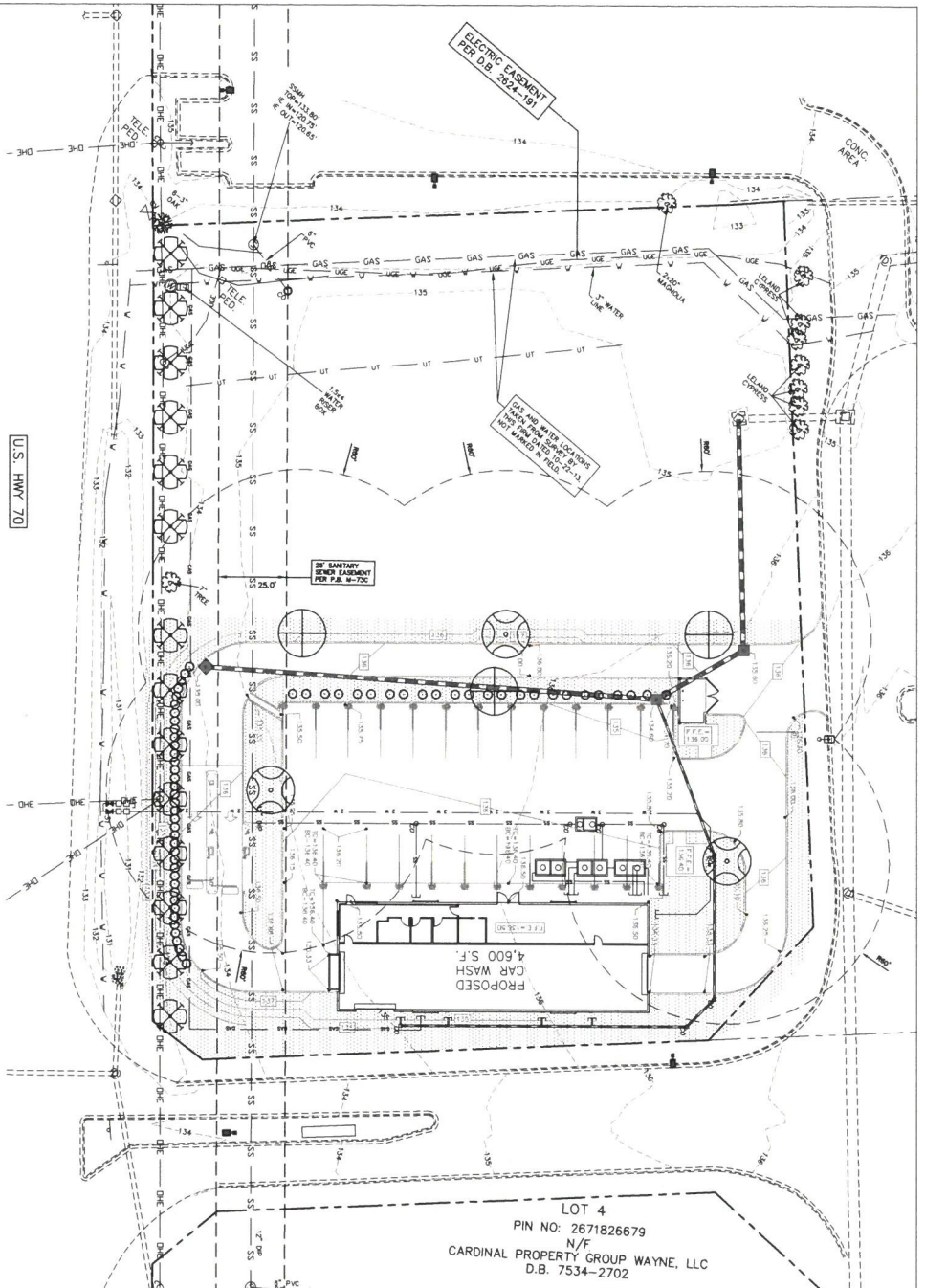
CASE NO.: SITE-19-19  
 APPLICANT: Hutton ST 17, LLC.  
 PIN #: 2671-82-4853  
 LOCATION: 2928 W. US 70 Hwy  
 PROPOSED USE: Car Wash

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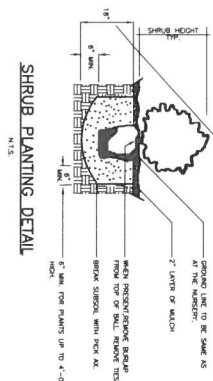
**LANDSCAPING CALCULATIONS:**

**STREET YARD**  
 REQUIRED: 1 LARGE TREE PER 40 LF OF FRONTAGE  
 PROVIDED: 12 LARGE TREES (OVERHEAD UTILITY LINES EXIST)  
**REAR YARD**  
 REQUIRED: 1 MEDIUM TREE PER 40 LF OF FRONTAGE  
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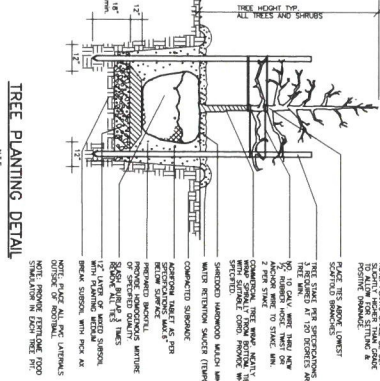


| SYMBOL | COMMON NAME    | SCIENTIFIC NAME | QUANTITY | MIN. INSTALLED SIZE     |
|--------|----------------|-----------------|----------|-------------------------|
|        | AMERICAN HOLLY | QUERCUS PHILLOS | 3        | 10' HT. 2" CAL.         |
|        | ELM            | ULMUS CRINACEA  | 3        | 8' HT. 2" CAL.          |
|        | ACER GINNALA   | ACER GINNALA    | 14       | 8' HT. 2" CAL.          |
|        | ELM            | ULMUS CRINACEA  | 62       | 10' HT. 1" CAL. 12' SP. |
|        | ELM            | ULMUS CRINACEA  | 62       | 10' HT. 1" CAL. 12' SP. |

### SHRUB PLANTING DETAIL



### TREE PLANTING DETAIL



1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING AND IRRIGATION PERMITS FROM THE CITY OF CHATTANOOGA, TENNESSEE.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING AND IRRIGATION.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.
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13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.
14. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION.

DATE: 10/28/2019

DRAWN BY: JMS

CHECKED BY: BMB

PROJECT NO.: 19004

SHEET NUMBER: L-01

PRODUCT:

**CAR WASH**

U.S. HWY 70

GOLDSBORO, NC

DEVELOPER:

HUTTON

736 CHERRY STREET

CHATTANOOGA, TN 37402

CIVIL ENGINEER

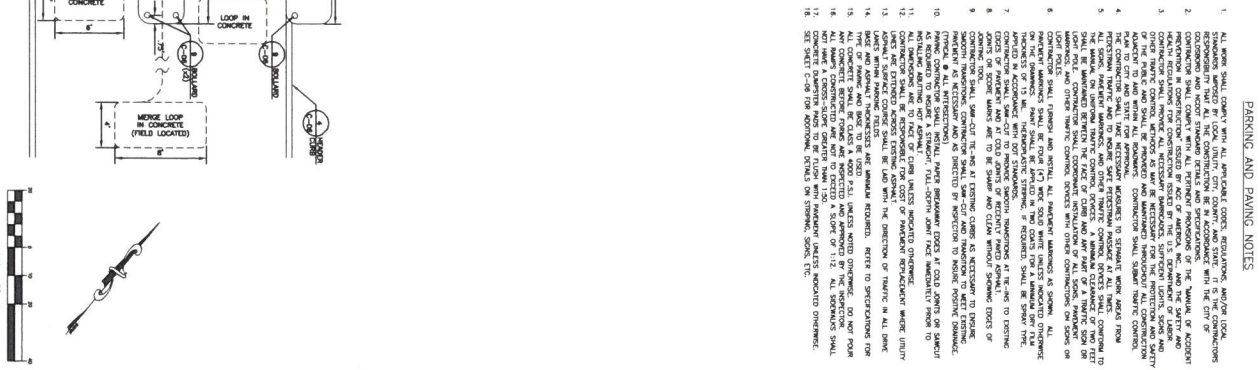
**BERRY ENGINEERS LLC**

1515 KETCH ST NW, SUITE 100

CHATTANOOGA, TN 37412

DBA BERRY ENGINEERS, PLLC; FROM LICENSE: PE-188





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2 AND THE ENTIRE SURFACE OF THE COIL, INCLUDING ANY OR LOGS,  
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CIVIL ENGINEER:

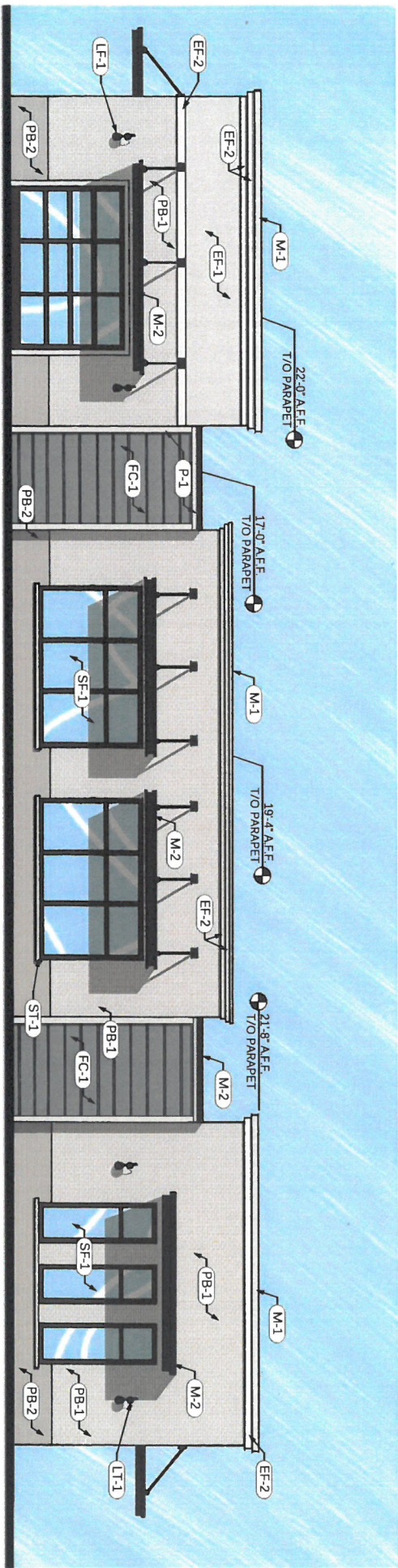
**BERRY**  
**ENGINEERS LLC**

1555 KEITH ST NW, SUITE 109 TEL: (423) 790-5800  
CLEVELAND, TN 37312

DHA BERRY ENGINEERS, PLLC, FIRM LICENSE: P-1188

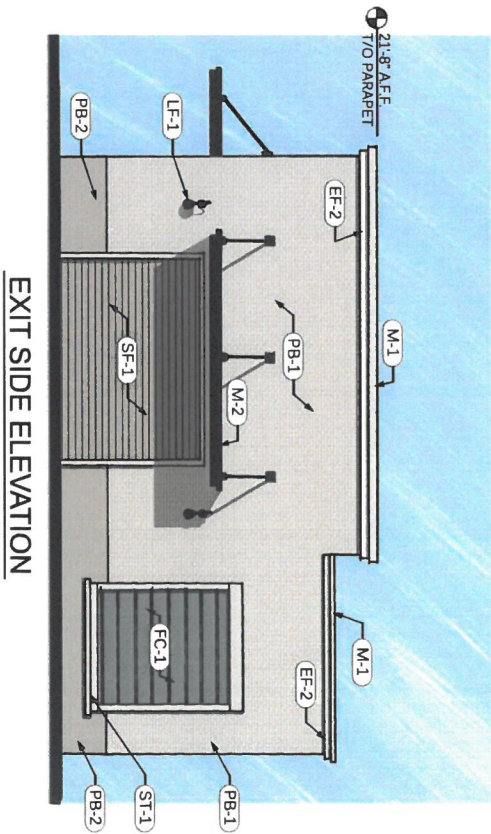
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| DATE:        | 10/28/20 |
| DRAWN BY:    | JDS      |
| CHECKED BY:  | BMB      |
| PROJECT NO.: | 19064    |





FRONT ELEVATION

| EXTERIOR FINISH SCHEDULE |                  |                                                                          |
|--------------------------|------------------|--------------------------------------------------------------------------|
| MARK                     | CATEGORY         | MANUFACTURER / FINISH                                                    |
| EF-1                     | EFS              | FINISH SANDBLAST, COLOR TO MATCH SHERWIN-WILLIAMS - SW 6000 "SNOWFALL"   |
| EF-2                     | EFS              | FINISH SANDBLAST, COLOR TO MATCH SHERWIN-WILLIAMS - SW 7005 "PURE WHITE" |
| FC-1                     | FIBER CEMENT     | JAMES HARDIE                                                             |
| LT-1                     | LIGHTING         | T.B.D.                                                                   |
| M-1                      | METAL            | BERRIDGE                                                                 |
| M-2                      | METAL            | PAC-CLAD                                                                 |
| M-3                      | METAL            | BERRIDGE                                                                 |
| PB-1                     | HALF HEIGHT CMU  | T.B.D.                                                                   |
| PB-2                     | HALF HEIGHT CMU  | T.B.D.                                                                   |
| P-1                      | PAINT            | SHERWIN-WILLIAMS                                                         |
| P-2                      | PAINT            | SHERWIN-WILLIAMS                                                         |
| SF-1                     | STOREFRONT       | YOK                                                                      |
| ST-1                     | ENGINEERED STONE | T.B.D.                                                                   |



EXIT SIDE ELEVATION

DEVELOPED BY:  
  
**Hutton**

CAR WASH ELEVATIONS  
 GOLDSBORO NORTH CAROLINA

MaxDesign Group Project  
 D19-133  
 18 NOVEMBER 2019

**MaxDesignGroup**  
 Architecture · Planning · Interiors

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** SITE-20-19 RENU-LIFE Extended, Inc. (Traumatic Brain Injury Facility)

**BACKGROUND:** The property is located on the northeast side of Windsor Creek Parkway between Wilshire Way and Wayne Memorial Drive.

Frontage: 427.79 ft.

Depth: Approximately 526.64 ft.

Area: 195,948 sq. ft. or 4.49 acres

Zoning: Office & Institutional-1CD

On June 5, 2006, Goldsboro City Council approved a request to change the zoning for the subject property from R-16 Residential to O&I-1 Conditional District for office related uses only. The following conditions were also established by City Council as part of the zoning approval:

1. The O&I-1CD area is to be used for office-related uses only and no institutional uses are to be allowed.
2. Multi-lane entrances into the subdivision will be required and in accordance with NCDOT.
3. The R-9 Residential CD portion of the property will have a maximum density of 200 duplex-type dwelling units. The 200 units will be constructed as one-ownership units.
4. Interconnectivity will be provided to the property to the south. The actual location will be determined at the time of site/subdivision plat approval.
5. Office development will be limited to 60,000 sq. ft.
6. Deceleration lanes will be provided for southbound traffic and left turn lanes will be provided for turns into the development in accordance with NCDOT.



7. If traffic volumes require a traffic signal as recommended by NCDOT, the developer will install the signal at his expense.
8. No connection to Shadywood Drive is to be made and any future interconnectivity to the existing subdivision is prohibited.
9. City Council waiver of site plan submittal requirement at the time of rezoning.

On June 2, 2008, Goldsboro City Council approved a request to amend the conditions previously established for the subject property. The following conditions were approved for the O&I-1 Conditional District:

1. O&I-1 CD area is to be used for any uses permitted within the O&I-1 zoning district (Previously, it was for office-related uses only and no institutional uses were permitted);
2. No change; (Multi-lane entrance into the subdivision;)
3. Entrance will have ingress and egress lanes as required by NCDOT;
4. No change; (Maximum 200 duplex-type units;)
5. No change; (Interconnectivity to the south;)
6. Office development will be in accordance with City of Goldsboro O&I-1 requirements (no limit on area);
7. Deceleration lanes will be provided for southbound traffic and left turn lanes will be provided for turns into the development. All improvements will meet NCDOT standards.
8. Once traffic reaches volumes at which NCDOT will allow a traffic signal, developer will install the signal at his expense and at the recommendation of NCDOT.

9. No connection to Shadywood Drive is to be made and future interconnectivity is prohibited.

10. No change; (Waive site plan submittal at time of rezoning;)

Existing use: The property is currently undeveloped woodland. Nonresidential developments on parcels that disturb greater than one acre shall be approved by Goldsboro City Council.

DISCUSSION:

The submitted site plan indicates a single-story, 19,660 sq. ft. building proposed for use as a medical facility for traumatic brain injuries.

Hours of Operation: 24 hours/7 days

Number of Employees: 33 (maximum shift)

Patient Beds: 24

Access: The site will be served by a 29 ft. wide curb cut proposed off Windsor Creek Parkway. Windsor Creek Parkway is a City-maintained street. As such, a driveway permit will be required and subject to City Engineering approval.

A 25 ft. wide paved access drive with curb and gutter will extend eastward and westward around the medical facility leading to designated parking areas for patients, visitors and employees.

Parking: Parking for the site requires 1 space per 4 beds and 1 per employee on the maximum shift. A total of 52 parking spaces have been provided including 3 handicap accessible parking spaces. A loading and drop-off zone has been provided and located on the east side of the facility. It will accommodate stacking for up to 6 automobiles.

Sidewalks and Pedestrian Access: Existing exterior sidewalks are present alongside Windsor Creek Parkway.

5 ft. and 6 ft. wide interior sidewalks have been provided for pedestrian access leading from designated parking areas to the building entrances using private walkways and handicap ramps.

Landscaping: Since the subject property is zoned O&I-1 (Office and Institutional), a Type A, 10 ft. wide landscape buffer is required along the western and eastern property lines. The applicant intends to retain existing trees and incorporate into the required Type A landscape buffer as needed.

The northern property line is adjacent to an existing residential subdivision. A Type C, 20 ft. wide landscape buffer is required. The submitted site plan shows that existing vegetation will be incorporated and serve as the required Type C landscape buffer that will provide complete visual separation within three years of planting.

A total of eleven Red Maples are proposed as street trees along Windsor Creek Parkway. Interior landscaping for the required vehicular surface area will consist of Pin Oaks, Eastern Redbuds, Inkberry Hollies, Burford Hollies and Nellie Stevens Hollies.

Building Elevations: The applicant is in the process of determining final exterior building elevations. Materials under consideration consist of architectural shingles or standing seam metal roofing, masonry, fiber-cement, stucco or textured wall surfaces and wood or metal column supports.

Commercial Lighting Plan: Commercial lighting plans have not been submitted. The applicant will be required to submit lighting plans in accordance with the City's commercial lighting ordinance.

Engineering: The site is not located within a Special Flood Hazard area.

A dry detention pond is shown along the western property line. Applicant will be required to construct pond in accordance with City Engineering standards. In addition, the pond will be required to be screened with evergreen shrubs.

Stormwater calculations, grading and drainage plans have not been submitted and are subject to approval by City Engineering before construction permits are released.

Over half of the property is not located within the City limits of Goldsboro. As such, the applicant will be required to petition for annexation in order to receive City services.



Interconnectivity: Interconnectivity has not been shown on the submitted site plan. Applicant will be required to show interconnectivity to properties located east and west of the proposed site.

Refuse collection: As previously stated, a 20ft. x 40 ft. concrete pad is shown along the western property line and adjacent to the dry pond for the location of a commercial garbage dumpster. The dumpster shall be screened according to City standards.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the Site and Landscape Plan.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and approve the Site and Landscape Plan.

Date: 11/26/19

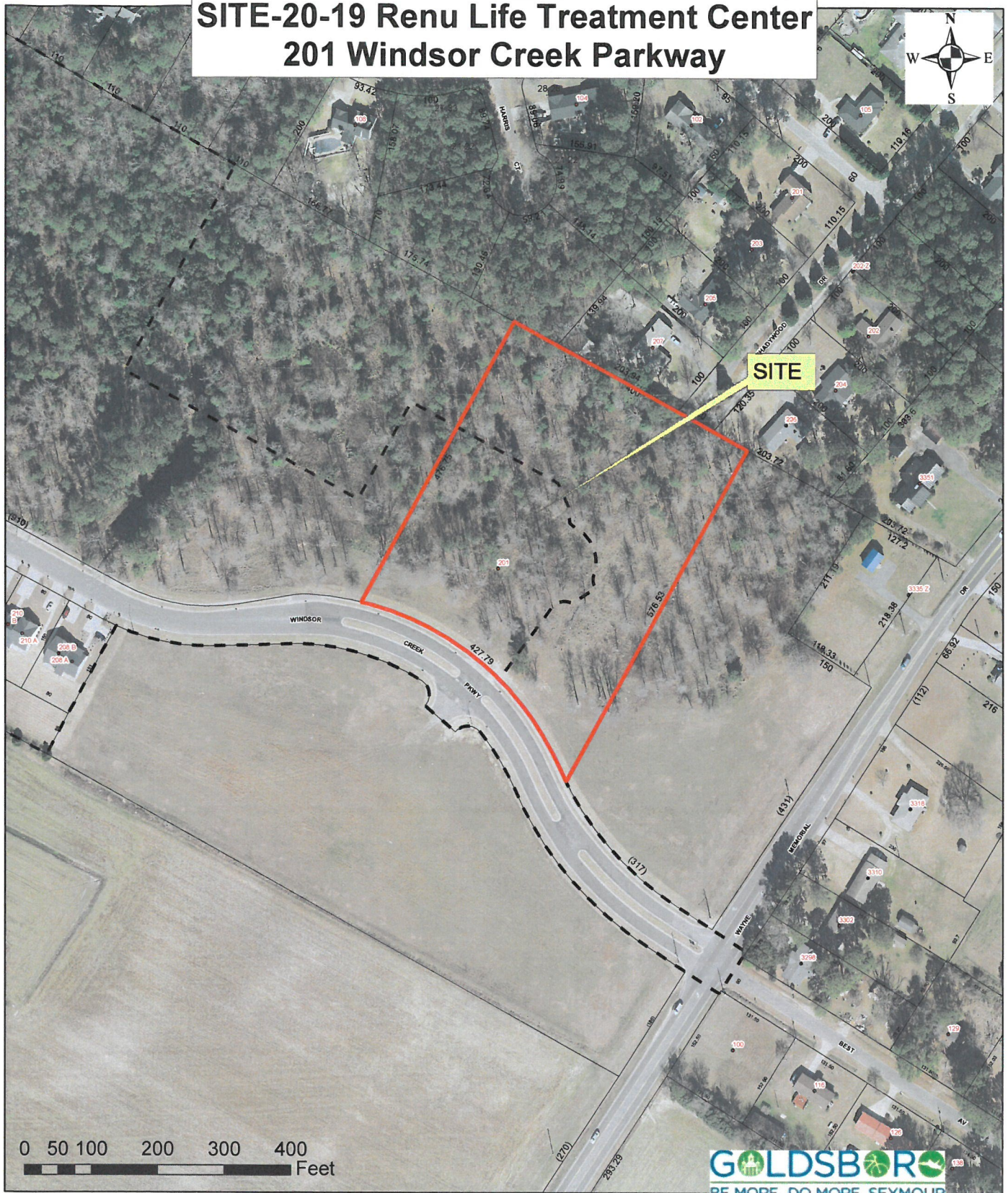
  
Planning Director

Date: 1/9/2020

  
City Manager



# SITE-20-19 Renu Life Treatment Center 201 Windsor Creek Parkway

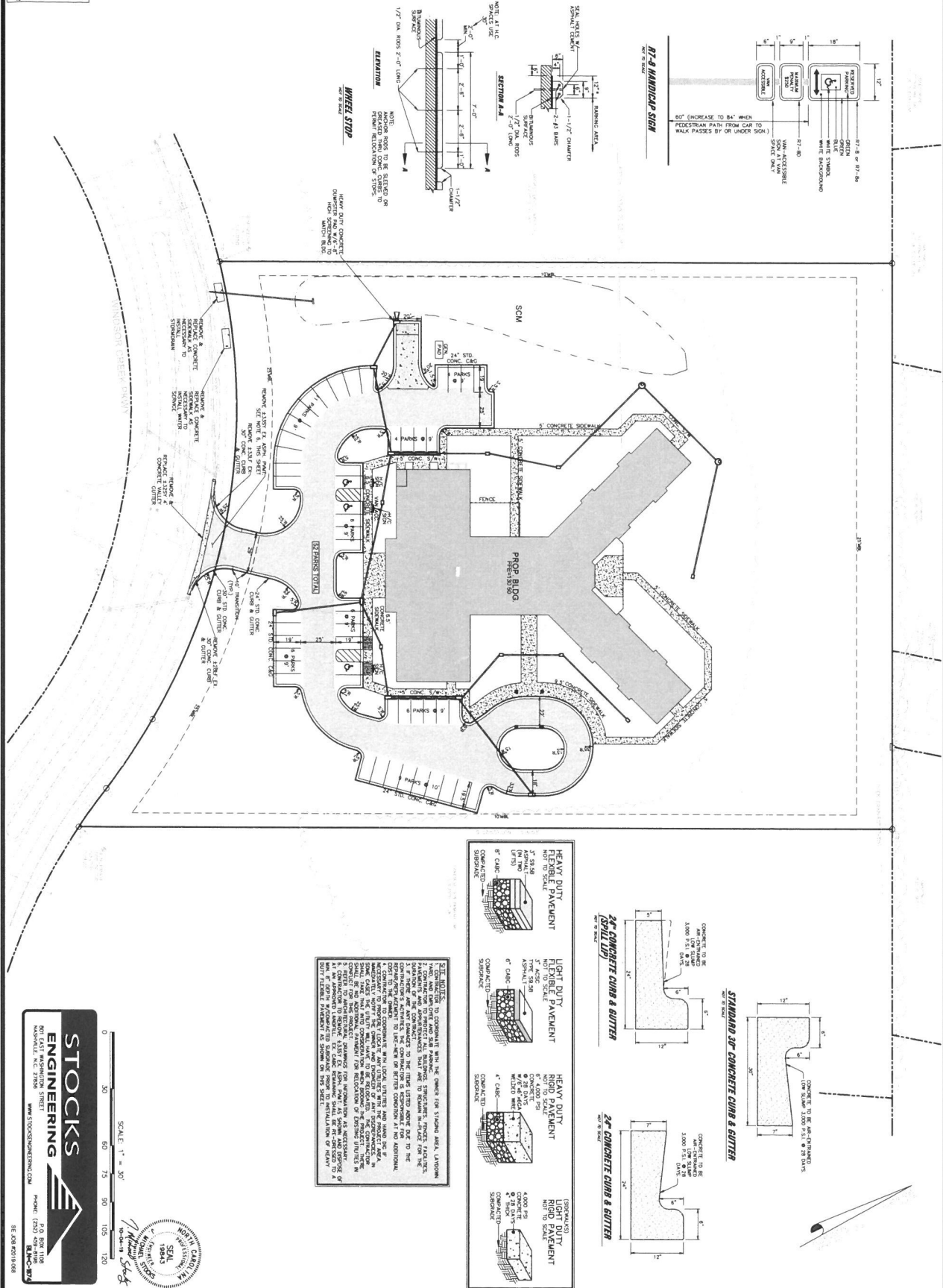


## SITE PLAN APPLICATION

CASE NO.: SITE-20-19  
APPLICANT: Renu Life, Extended, Inc.  
PIN #: 3610-47-7349  
LOCATION: 201 Windsor Creek Parkway  
PROPOSED USE: Treatment Center

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RENU Life

OAKLEY  
COLLIER  
ARCHITECTS





RENU Life

OAKLEY  
COLLIER  
ARCHITECTS  
**OCA**

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** Z-20-19 David and Ashley Allen - Southeast corner of Mull Smith Lane and Double D Lane

**BACKGROUND:** The applicant requests the rezoning of a portion of the property from R-20A RM-NC (Residential Manufactured Non-Conforming) to RM-9 (Residential) which would allow for the placement of one manufactured (mobile) home on an individual lot.

Frontage: 328.34 ft. (Mull Smith Ln.)

Area: Approx. 43,560 sq. ft. or  $\pm 1.0$  acres

Surrounding Zoning: North: R-20A Residential;  
South: R-20A Residential  
East: R-20A; R-20A RM-NC Residential;  
West: R-20A Residential

Existing use: The property is currently a portion of a larger tract consisting of 127,147 sq. ft. or 2.91 acres and occupied by one manufactured home. The property is zoned R-20A RM-NC (Residential Manufactured Non-Conforming)

Adjacent and surrounding properties primarily consist of singlewide manufactured homes located on private lots. East of the subject property is an existing six (6) unit non-conforming manufactured home park and three private lots rezoned to RM-9 Residential in 2001 and 2017.

**DISCUSSION:** If the rezoning is approved, the applicant intends to locate a doublewide manufactured home upon the property meeting the requirements of the RM-9 zoning district.

The RM-9 zoning district will require the manufactured home to comply with City and State regulations. Manufactured homes are required to have the appearance of a site-built, single-family dwelling unit permanently located on its lot with a pitched roof, masonry underpinning, parallel to the front property line and in good condition with no signs of rust.



The property will be required to be subdivided in accordance with the City's subdivision regulations.

Comprehensive Plan: The City's adopted Land Use Plan designates this property for low-density residential development.

Engineering Comments: City water and sewer are not available to serve the subject property. The property is not located in a Special Flood Hazard Area.

Undedicated private dirt paths through existing easements serve properties in the area. As a result, the subject lot does not have frontage on an improved public street. The applicant has requested a modification of the requirement that all lots front on an improved street in order to allow placement of the mobile home.

At the public hearing held on November 18, 2019, no one spoke for or against the request.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the change in zoning from Residential 20A Manufactured Non-Conforming (20A RM-NC) to Residential Manufactured 9 (RM-9) to allow for placement of one manufactured (mobile) home on an individual lot with requested modifications.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and

1. Adopt an Ordinance changing the zoning for the property from Residential 20A Manufactured Non-Conforming (20A RM-NC) to Residential Manufactured 9 (RM-9) to allow for placement of one manufactured (mobile) home on an individual lot. The zoning change would be consistent with the City's Comprehensive Land Use Plan, which recommends low-density residential development.

Date: 11/26/19

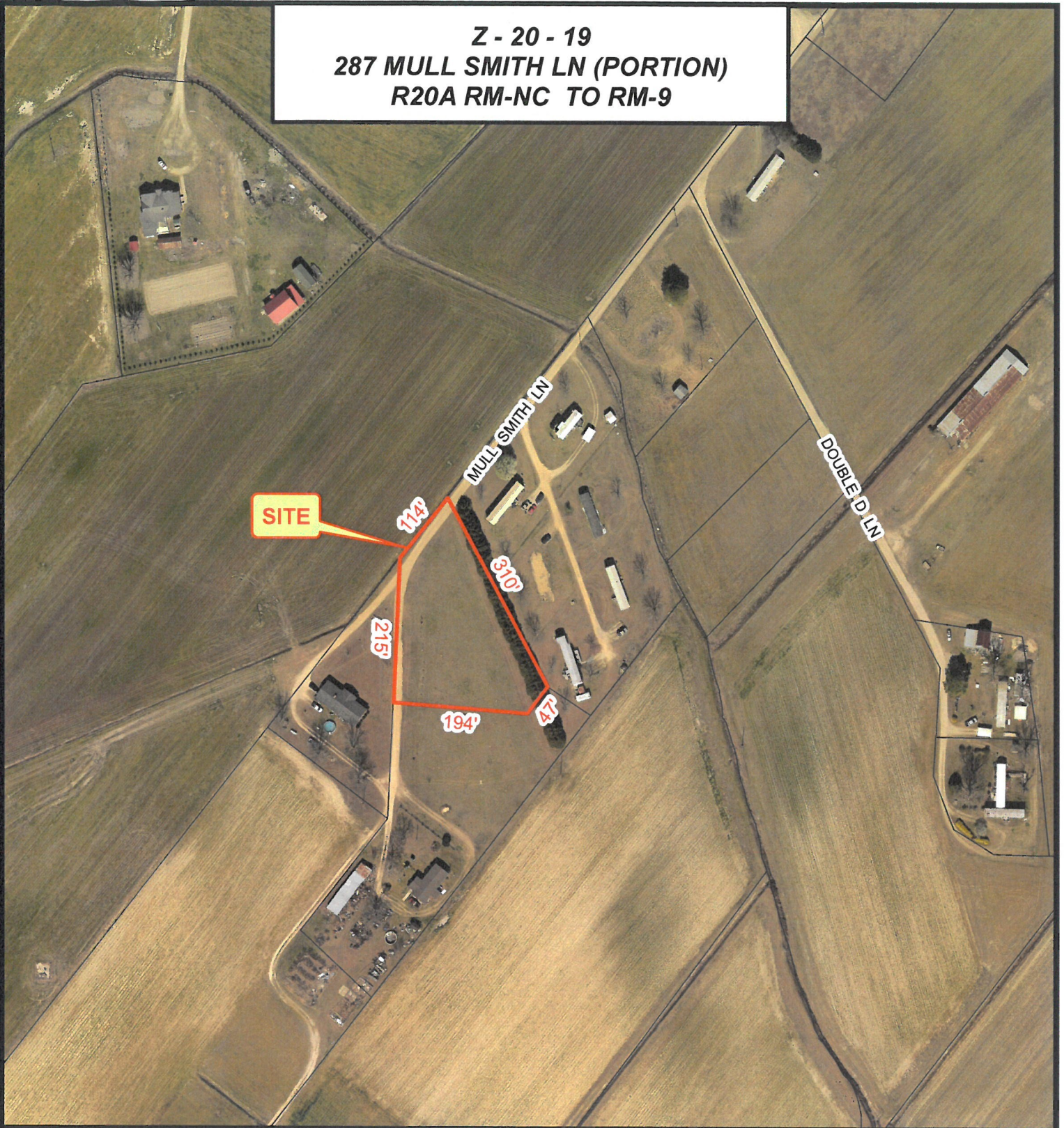
  
Planning Director

Date: 1/9/202

  
City Manager



**Z - 20 - 19**  
**287 MULL SMITH LN (PORTION)**  
**R20A RM-NC TO RM-9**



**REZONING REQUEST**

**OWNER:** Shelia Stafford  
**APPLICANT:** David & Ashley Allen  
**REQUEST:** R2-A RM-NC to RM-9  
**PROJECT:** New Mobile Home  
**PARCEL #:** 3630-30-9436 (Portion)  
**LOCATION:** Mull Smith Lane

200 100 0 200 Feet

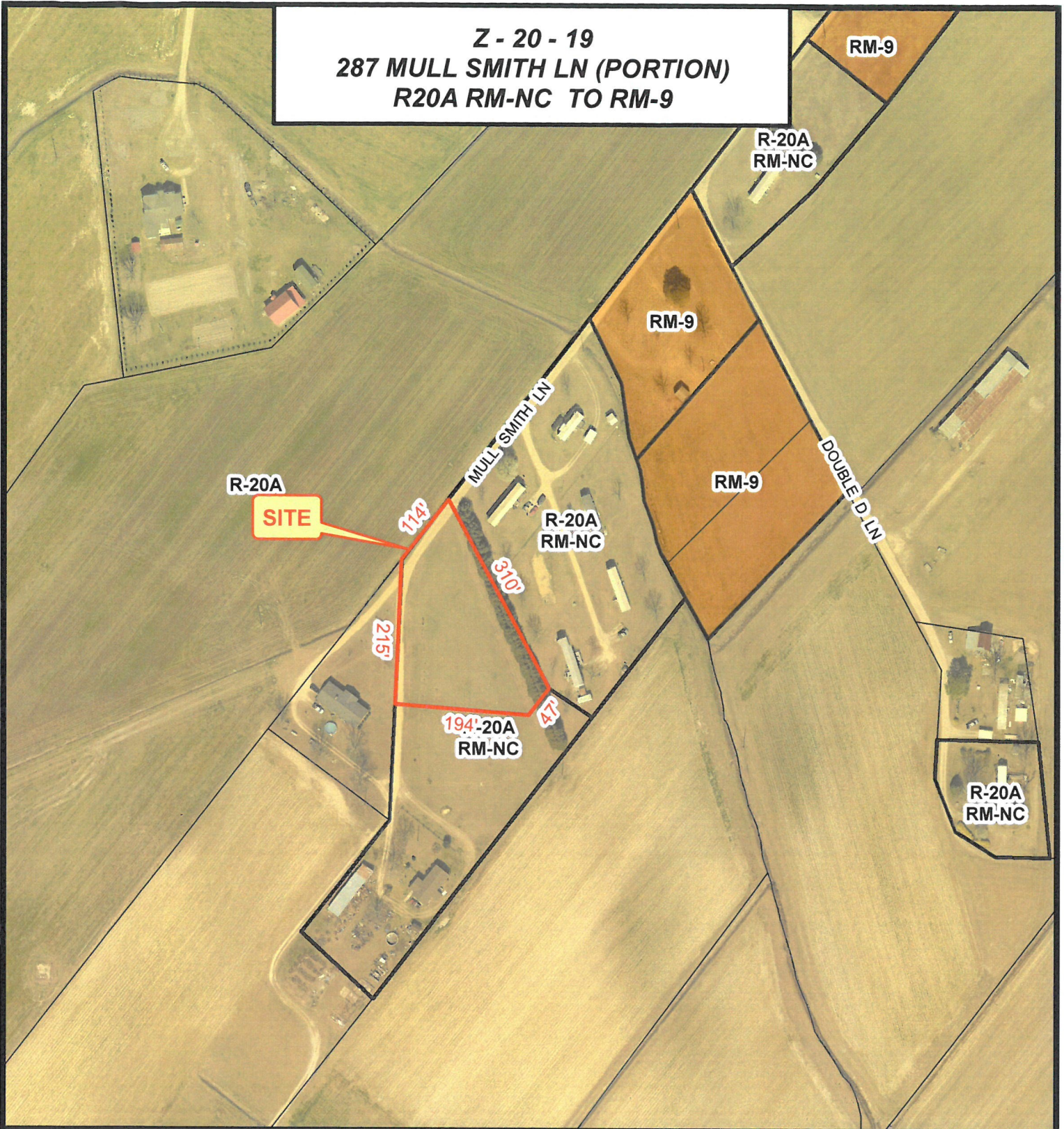


**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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**Z - 20 - 19**  
**287 MULL SMITH LN (PORTION)**  
**R20A RM-NC TO RM-9**



**REZONING REQUEST-EXISTING ZONING**

**OWNER:** Shelia Stafford  
**APPLICANT:** David & Ashley Allen  
**REQUEST:** R2-A RM-NC to RM-9  
**PROJECT:** New Mobile Home  
**PARCEL #:** 3630-30-9436 (Portion)  
**LOCATION:** Mull Smith Lane

200 100 0 200 Feet

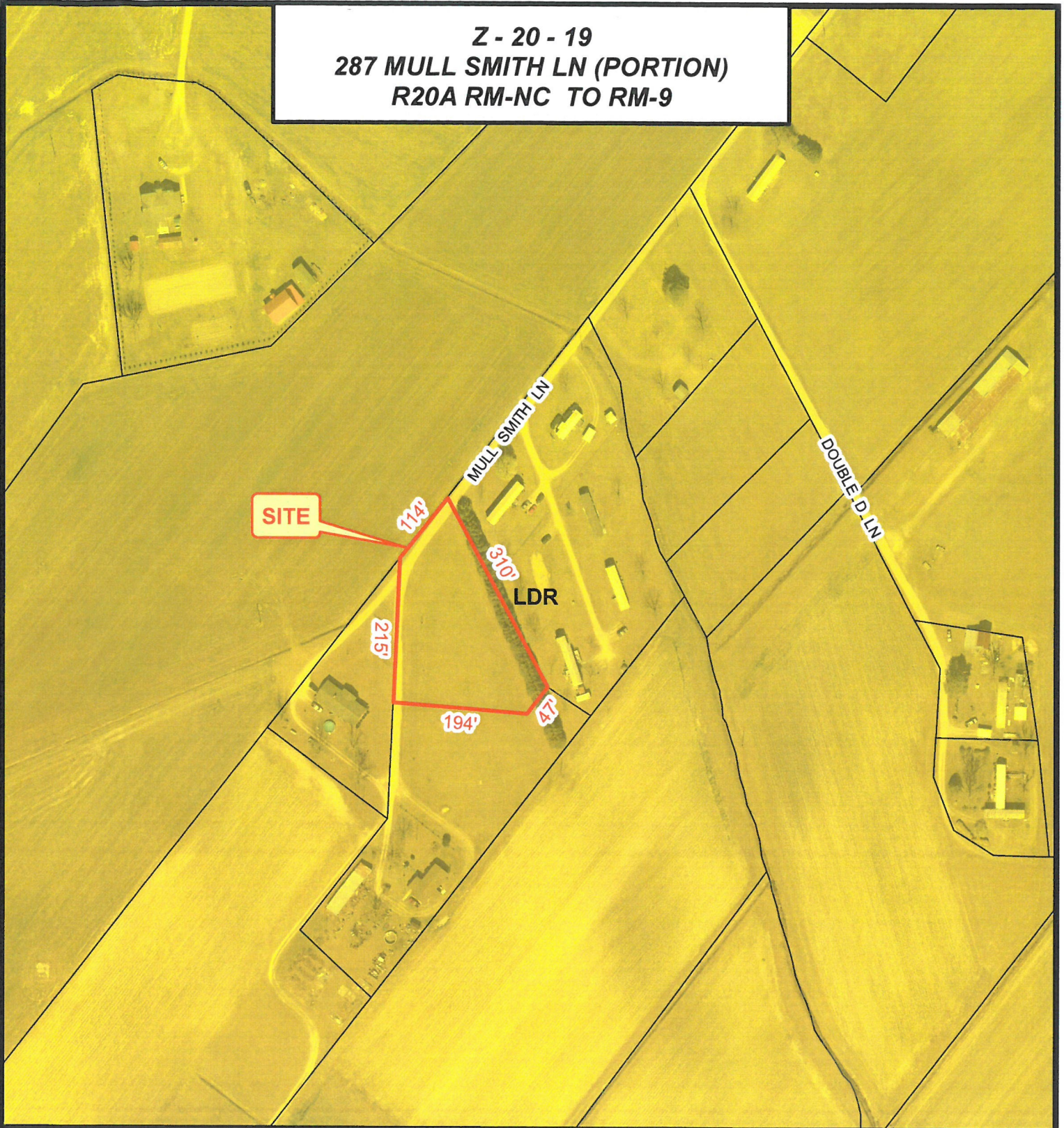


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**Z - 20 - 19**  
**287 MULL SMITH LN (PORTION)**  
**R20A RM-NC TO RM-9**



**REZONING REQUEST- PROPOSED ZONING**

**OWNER:** Shelia Stafford  
**APPLICANT:** David & Ashley Allen  
**REQUEST:** R2-A RM-NC to RM-9  
**PROJECT:** New Mobile Home  
**PARCEL #:** 3630-30-9436 (Portion)  
**LOCATION:** Mull Smith Lane



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ORDINANCE NO. 2019 - 66

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

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council and the Planning Commission at a regular meeting held in the Council Chamber, City Hall, on Monday, November 18, 2019, at 7:00 p. m., for the purpose of considering and discussing the passing of an ordinance amending the Unified Development Ordinance of the City of Goldsboro, North Carolina; and

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

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

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

**From Residential 20A Manufactured Non-Conforming (20A RM-NC) to Residential Manufactured 9 (RM-9) to allow for placement of one manufactured (mobile) home on an individual lot.**

**Z-20-19 Ashely Allen – Southeast corner of Mull Smith Lane and Double D Lane**

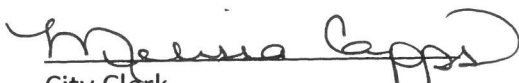
**The Wayne County Tax Identification No. is 3630-30-9436 (portion of). The property at 287 Mull Smith Lane has a frontage of 113 feet and depth of 467.5 feet and a total area of 127,147 s.f. or 2.91 acres.**

2. That the Official Zoning Map, Goldsboro, North Carolina, on file in the Office of the Director of Planning and Community Development be promptly changed to reflect this amendment and the appropriate entries in reference thereto be entered in the descriptive record of changes as provided in Section 2 of the Unified Development Ordinance.
3. That this Ordinance shall become effective from and after the entry of the changes or amendments herein made on the said Official Zoning Map.

Adopted this 2<sup>nd</sup> day of December, 2019.

  
Mayor Pro Tem

Attested by:

  
City Clerk



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

**SUBJECT:** Z-21-19 St. James Church of Christ – South side of W. Chestnut, west side of Kennon Avenue and east side of S. Alabama Avenue

**BACKGROUND:** The applicant requests the rezoning of five (5) individual lots from R-6 (Residential) to O&I-1 (Office and Institutional-1) for the purposes of renovating and expanding an existing church, which is adjacent to the subject properties.

Currently, the applicant owns the five (5) individual lots, which are located in the R-6 Residential zoning district. Churches are not a permitted use in the R-6 Residential zoning district.

Existing Acreage and Use:

Lot #1: 3,393 sq. ft. or .07 acres (Existing single-family dwelling)

Lot #2: 6,484 sq. ft. or .14 acres (Vacant)

Lot #3: 5,935 sq. ft. or .13 acres (Vacant)

Lot #4: 4,355 sq. ft. or .09 acres (Existing single-family dwelling)

Lot #5: 4,135 sq. ft. or .09 acres (Vacant)

|                            |        |                              |
|----------------------------|--------|------------------------------|
| <u>Surrounding Zoning:</u> | North: | R-6 Residential              |
|                            | South: | O&I-1 Office & Institutional |
|                            | East:  | R-6 Residential              |
|                            | West:  | R-6 Residential              |

**DISCUSSION:** As previously stated, if the zoning change is approved to Office & Institutional-1, the applicant intends to combine all lots, renovate and expand the existing church.

Site, landscape, grading and drainage plans will be required in accordance with the City's Unified Development Code and City Council approval will be necessary.

Comprehensive Plan Recommendation: The City's updated Land Use Plan designates the property as High-Density Residential.

Engineering Comments: City water and sanitary sewer are available to serve all subject areas.

The property is located in a Special Flood Hazard Area known as the 100-Year Floodplain. Any commercial development will be subject to meeting compliance with the City's Floodplain regulations.

At the public hearing held on November 18, 2019, no one spoke for or against the request.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the change of zone request with development plan approval required separately.

RECOMMENDATION: By motion, accept the recommendation of the Planning Commission and

1. Adopt an Ordinance changing the zoning for the property from Residential 6 (R-6) to Office & Institutional 1 (O&I-1). Although not consistent with the City's adopted Comprehensive Land Use Plan, the proposed rezoning is directly adjacent to property that is currently zoned Office & Institutional and would be in harmony with existing development.

Date: 11/26/19

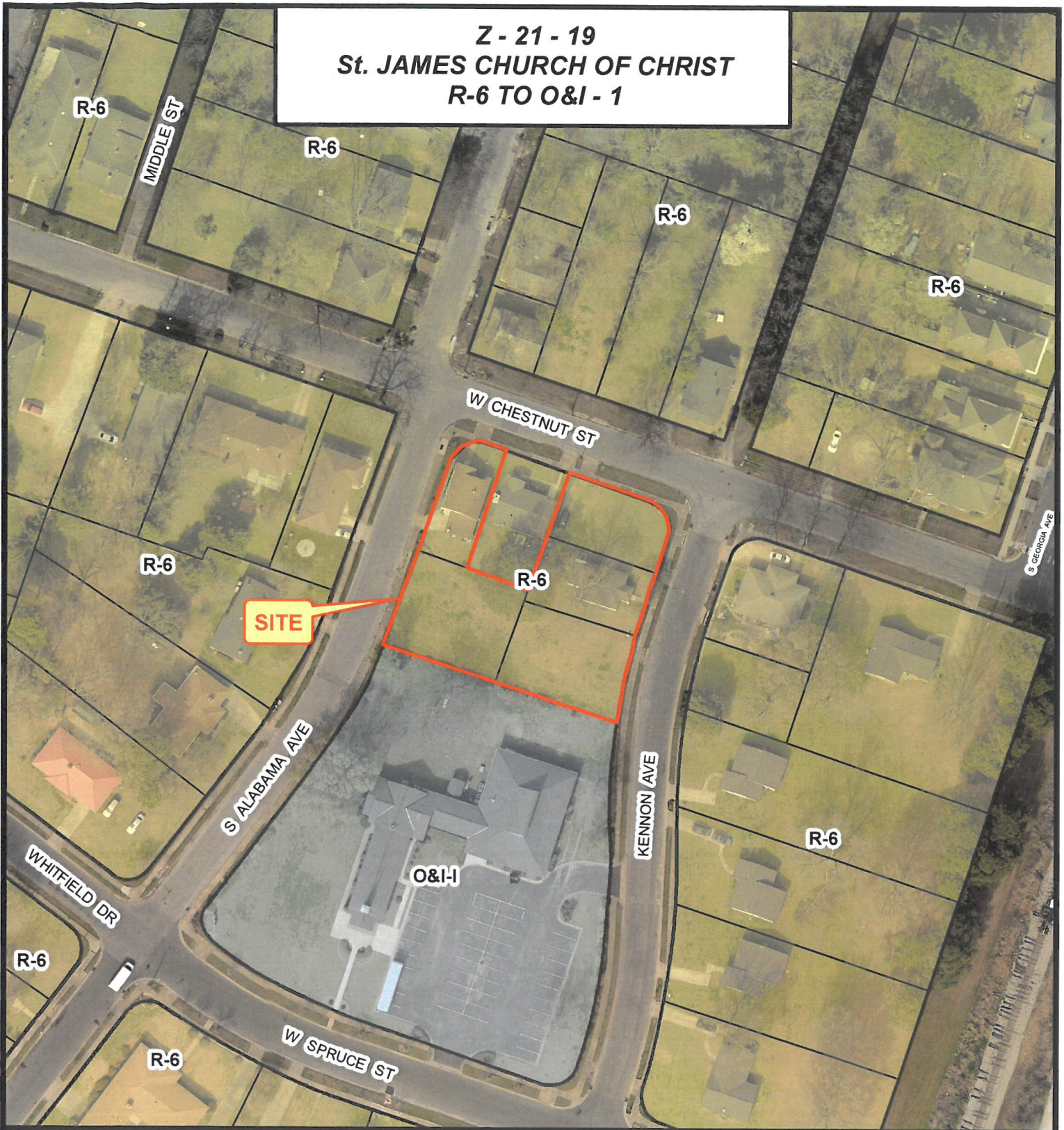
  
Planning Director

Date: 12/20/19

  
City Manager



**Z - 21 - 19**  
**St. JAMES CHURCH OF CHRIST**  
**R-6 TO O&I - 1**



**REZONING APPLICATION - EXISTING ZONING**

CASE NO: Z-21-19  
APPLICANT: Daniels & Daniels Construction  
OWNER: St. James Church of Christ  
REQUEST: R-6 to O&I - 1  
LOCATION: S. Alabama St

100 50 0 100 Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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**Z - 21 - 19**  
**St. JAMES CHURCH OF CHRIST**  
**R-6 TO O&I - 1**



**REZONING APPLICATION - PROPOSED ZONING**

CASE NO: Z-21-19  
APPLICANT: Daniels & Daniels Construction  
OWNER: St. James Church of Christ  
REQUEST: R-6 to O&I - 1  
LOCATION: S. Alabama St

100 50 0 100 Feet

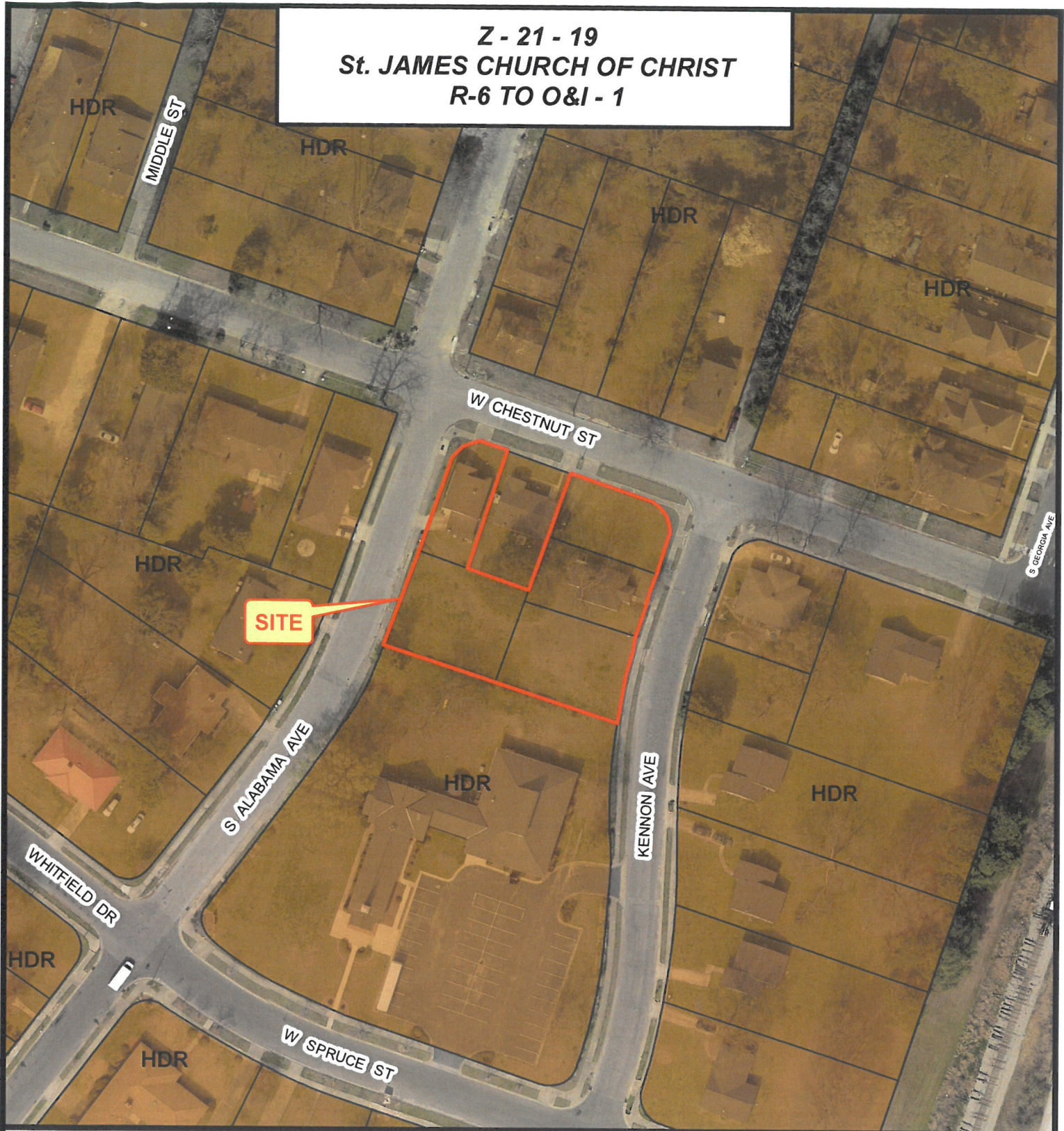


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**Z - 21 - 19**  
**St. JAMES CHURCH OF CHRIST**  
**R-6 TO O&I - 1**



**REZONING APPLICATION - PROPOSED ZONING**

CASE NO: Z-21-19  
APPLICANT: Daniels & Daniels Construction  
OWNER: St. James Church of Christ  
REQUEST: R-6 to O&I - 1  
LOCATION: S. Alabama St

100 50 0 100 Feet



**GOLDSBORO**  
BE MORE DO MORE SEYMOUR

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ORDINANCE NO. 2019 - 67

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

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council and the Planning Commission at a regular meeting held in the Council Chamber, City Hall, on Monday, November 18, 2019, at 7:00 p. m., for the purpose of considering and discussing the passing of an ordinance amending the Unified Development Ordinance of the City of Goldsboro, North Carolina; and

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

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

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

**From Residential 6 (R-6) to Office & Institutional 1 (O&I-1) to allow for renovating and expanding an existing church, which is adjacent to the subject properties.**

**Z-21-19 St. James Church – South side of W. Chestnut, west side of Kennon Avenue and east side of S. Alabama Avenue**

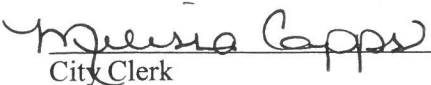
The Wayne County Tax Identification Numbers are 2599-66-0141; 2599-66-0240; 2599-66-1159; 2599-66-1134 and 2599-66-1018. The property at 202 S. Alabama Ave. has a frontage of 71.66 feet and depth of 90.71 feet and a total area of 6,500 s.f. or .15 acres. The property at 610 W. Chestnut St. has a frontage of 20 feet and depth of 90.33 feet and a total area of 3,393 s.f. or .07 acres. The property at 203 Kennon Ave. has frontage of 50 feet and depth of 86.19 feet and a total area of 4,355 s.f. or .09 acres. The property at 207 Kennon Ave. has frontage of 65.2 feet and depth of 93.84 feet and a total area of 5,935 s.f. or .13 acres. An additional parcel identified as Wayne County Tax Identification No. 2599-66-1159 has a frontage of 30 feet and a depth of 86.06 feet and a total area of 4,135 s.f. or .09 acres.

2. That the Official Zoning Map, Goldsboro, North Carolina, on file in the Office of the Director of Planning and Community Development be promptly changed to reflect this amendment and the appropriate entries in reference thereto be entered in the descriptive record of changes as provided in Section 2 of the Unified Development Ordinance.
3. That this Ordinance shall become effective from and after the entry of the changes or amendments herein made on the said Official Zoning Map.

Adopted this 2<sup>nd</sup> day of December, 2019.

  
Mayor Pro Tem

Attested by:

  
City Clerk



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
DECEMBER 2, 2019 COUNCIL MEETING**

Item K  
*moved to  
action -  
tabled*

**SUBJECT:** CU-12-19 Henry Battle - East side of S. James Street between Spruce Street and Pine Street

Applicant requests a Conditional Use Permit to allow the operation of a place of entertainment with ABC permits. As part of the request, separate site plan approval is required.

Frontage: 111.94 ft.

Depth: 205.88 ft.

Area: 22,951 sq. ft. or 0.526 acres

Zoning: Central Business District

**BACKGROUND:** The site is the location of the former Elk's Lodge and the physical address of the property is 312 S. James Street.

In 2007 and 2008, City Council denied Conditional Use Permits to operate a place of entertainment with ABC permits and without ABC permits, respectively, at the subject property.

In 2010, City Council approved site and landscape plans to allow an indoor flea market to operate upon the property. Site plan approval is valid for one year from the date of City Council approval. Since the applicant never commenced development of the property, the site plan expired and since then the property has remained vacant.

On July 15, 2019, Goldsboro City Council amended the City's Unified Development Code as it pertained to bars, nightclubs, pool halls, microbreweries, places of entertainment (both public, private and non-profit) with ABC Permits. The following regulations were approved as they pertain to places of entertainment:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A 50 ft. minimum separation distance shall be required for stand-alone churches or schools.
2. For the remainder of the CBD, not described by the boundaries above, the minimum separation distance from residentially zoned or developed property, stand-alone churches or schools shall be one hundred feet.
3. In the CBD, there shall be no minimum separation distance between two such establishments.

4. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.

DISCUSSION:

The property is zoned CBD (Central Business District). A place of entertainment with ABC permits is permitted in the CBD only after the issuance of a Conditional Use Permit approved by City Council. In addition, separate site plan approval is required.

As previously stated, the site was the location of the former Elk's Lodge. It contains an existing single-story, brick-veneer and concrete block building of approximately 3,408 sq. ft. on one private lot. The building was built prior to the adoption of the City's Unified Development Codes. As such, building setback modifications will be necessary.

The applicant's floor plan indicates a main ballroom assembly area consisting of approximately 1,236 sq. ft., a seating area consisting of 13 tables and 78 chairs, a kitchen, storage rooms, offices and restrooms.

According to the applicant, the facility would be available to rent for special occasions such as birthday parties, ballroom dancing, wedding receptions, family reunions and live entertainment.

|                          |                                                                      |
|--------------------------|----------------------------------------------------------------------|
| Days/Hours of Operation: | Reservations only (Monday-Sunday)<br>Not activities after 12Midnight |
| No. of Employees:        | 2-4                                                                  |
| Refuse Collection:       | Dumpster                                                             |

As previously stated, a 50 ft. minimum separation distance shall be required for stand-alone churches or schools. Currently, the existing building is approximately 200 ft. from a stand-alone church.

Since the property is bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, no off-street parking is required.

Landscaping: The applicant is requesting a modification of the City's street tree requirement due to limited space and overhead utilities at the front of the existing building.

The applicant is asking for a modification of the required Class C (20 ft. wide) landscape buffer for approximately 100 ft. along the northern property line since the subject property is adjacent to residentially developed property. The existing building is located less than 5 ft. from the northern property line.

In addition, the applicant is requesting a modification of the required Type A (5 ft. wide) landscape buffer along the southern property line for approximately 100 ft. since the existing building is located less than 5 ft. from the southern property line.



The subject property is not located in Goldsboro's Historic District.

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

Modifications: The applicant is requesting the following modifications.

1. Modification of the building's side yard setbacks from 15 ft. to 0 ft. along the northern and southern property line.
2. Modification of City street tree requirement.
3. Modification of Type C (20 ft. wide) landscape buffer along the northern property line.
4. Modification of the Type A (5 ft. wide) landscape buffer along the southern property line.

At the public hearing held on November 18, 2019, two people spoke in opposition to the request citing prior incidents with noise, trash and parking. Six people spoke in favor of the request citing that the applicant has previously been denied without the opportunity to open his business.

The Planning Commission, at their meeting held on November 25, 2019, recommended approval of the Conditional Use Permit to allow the operation of a place of entertainment with ABC permits with the following modifications:

1. Modification of the building's side yard setbacks from 15 ft. to 0 ft. along the northern and southern property line.
2. Modification of City street tree requirement.
3. Modification of Type C (20 ft. wide) landscape buffer along the northern property line.
4. Modification of the Type A (5 ft. wide) landscape buffer along the southern property line.

**RECOMMENDATION:** By motion, accept the recommendation of the Planning Commission and

1. Adopt an Order approving the Conditional Use Permit to allow the operation of a place of entertainment with ABC permits, and;
2. Approved the Conditional Use permit with the following modifications;
  - (1) Modification of the building's side yard setbacks from 15 ft. to 0 ft. along the northern and southern property line.

- (2) Modification of City street tree requirement.
- (3) Modification of Type C (20 ft. wide) landscape buffer along the northern property line.
- (4) Modification of the Type A (5 ft. wide) landscape buffer along the southern property line.

Date: 11/26/19

  
Planning Director

Date: 1/9/202

  
City Manager



**CITY OF GOLDSBORO**  
**ORDER APPROVING A CONDITIONAL USE PERMIT**

The City Council of the City of Goldsboro, North Carolina, having held a public hearing on **November 18, 2019** to consider Conditional Use Permit application number:

**CU-12-19 Henry Battle - East side of S. James Street between Spruce Street and Pine Street**

To allow the operation of a place of entertainment with ABC permits within the Central Business District (CBD) zoning district, having heard all the evidence and arguments presented and reports from City Officials, and having received recommendation for denial without prejudice from the Goldsboro Planning Commission pertaining to said application, makes the following findings of fact.

**FINDINGS OF FACT**

The City Council makes the CONCLUSION that the proposed use **does** satisfy the general conditions imposed on the Council in its deliberations for issuing a Conditional Use Permit under Sections 5.4 Table of Permitted Uses; and 5.5.4 Special and Conditional Use Specific Regulations pertaining to places of entertainment with ABC uses permitted within the Central Business District (CBD) zoning district.

In addition, the Council approved site and landscape plans detailing the proposed development as submitted. The following modifications apply to this request:

1. Modification of the building's side yard setbacks from 15 ft. to 0 ft. along the northern and southern property line.
2. Modification of City street tree requirement.
3. Modification of Type C (20 ft. wide) landscape buffer along the northern property line.
4. Modification of the Type A (5 ft. wide) landscape buffer along the southern property line.

Upon motion made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, the Council approved the applicant's request for a Conditional Use Permit to allow the operation places of entertainment with ABC uses permitted within the Central Business District (CBD) zoning district.

Therefore, because the City Council concludes that all of the general conditions precedent to the issuance of a CONDITIONAL USE PERMIT have **BEEN** satisfied,

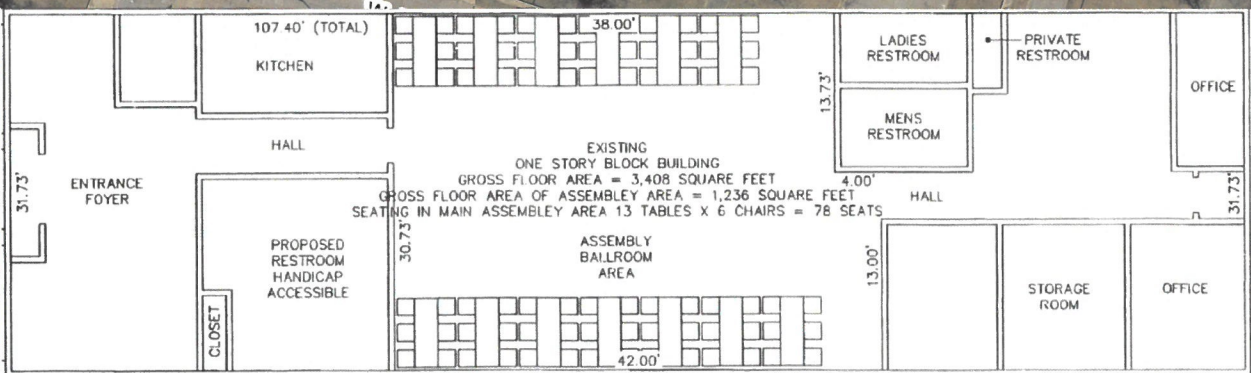
IT IS ORDERED that the application for the issuance of a CONDITIONAL USE PERMIT be **APPROVED**.

Thus ordered this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Chuck Allen, Mayor

\_\_\_\_\_  
Ronald T. Lawrence, City Attorney

CU - 12 - 19  
312 S. JAMES ST  
PLACE OF ENTERTAINMENT W/ABC



**CONDITIONAL USE**

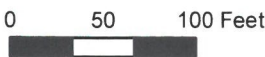
CASE NO: CU-2-19  
OWNER: Henry Battle  
LOCATION: 312 S. James St.  
Hours of Operation:

Number of Employees:

**MODIFICATIONS:**



The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Goldsboro, NC. Users of the data represented on this map are hereby notified that the primary information sources should be consulted for verification of the information contained herein. The City of Goldsboro and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the City of Goldsboro.





**RESOLUTION NO. 2019-105**

**RESOLUTION EXPRESSING APPRECIATION  
FOR SERVICES RENDERED BY KATHY BASS  
AS AN EMPLOYEE OF THE CITY OF GOLDSBORO  
FOR MORE THAN 14 YEARS**

**WHEREAS**, Kathy Bass retired on December 1, 2019 as an Executive Assistant with the Goldsboro Police Department of the City of Goldsboro with more than 14 years of service; and

**WHEREAS**, Kathy began her career on February 16, 2005 as an Office Assistant II with the Goldsboro Police Department; and

**WHEREAS**, On August 9, 2006, Kathy was promoted to Office Assistant III with the Goldsboro Police Department; and

**WHEREAS**, On August 1, 2007, Kathy's position was reclassified as a Senior Administrative Support Specialist with the Goldsboro Police Department; and

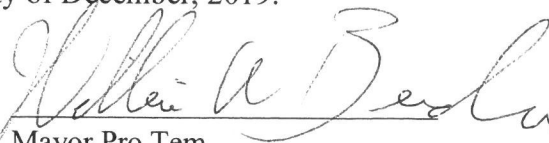
**WHEREAS**, On January 8, 2014, Kathy's title was changed to Executive Assistant with the Goldsboro Police Department where she has served until her retirement; and

**WHEREAS**, Kathy has proven herself to be a dedicated and efficient public servant who gained the admiration and respect of her fellow workers and the citizens of the City of Goldsboro; and

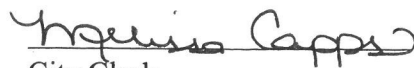
**WHEREAS**, The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees and the citizens of the City of Goldsboro, of expressing to Kathy Bass their deep appreciation and gratitude for the service rendered by her to the City over the years.

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

1. We express to Kathy our very best wishes for success, happiness, prosperity and good health in her future endeavors.
2. This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 2<sup>nd</sup> day of December, 2019.

  
Mayor Pro Tem

Attested by:

  
City Clerk



# City of Goldsboro

H.O. Brawer A  
North Carolina  
27533-9701

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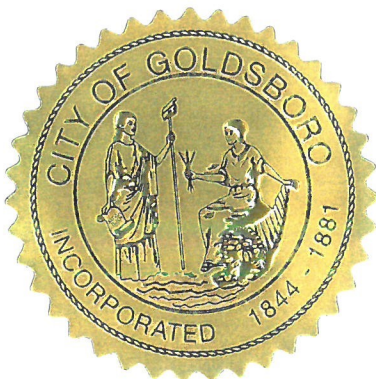
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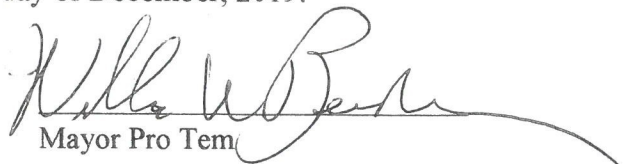
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Mayor Pro Tem





# City of Goldsboro

J.O. Drawer A  
North Carolina  
27533-9701

## RESOLUTION 2019-106

### RESOLUTION COMMENDING AND EXPRESSING APPRECIATION TO BEVAN FOSTER FOR SERVING AS A GOLDSBORO CITY COUNCILMEMBER FOR FOUR YEARS

**WHEREAS**, Bevan Foster has served this community and the City of Goldsboro well in numerous capacities, including four years as a member of the Goldsboro City Council, representing District Four, since December 2015; and

**WHEREAS**, These years of service have been marked by exemplary dedication to the best interests of the community as he has worked constantly for the betterment of its economic, cultural and aesthetic development; and

**WHEREAS**, During these years of service, Councilmember Foster has gained the admiration and respect of local officials and citizens for his untiring efforts in improving the lives of citizens in District 4; and

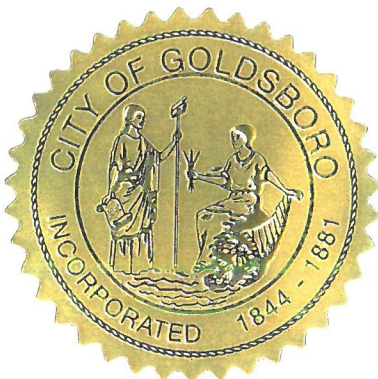
**WHEREAS**, During his term in office, Councilmember Foster has served as a member of the Parks and Recreation Advisory Commission, Law and Finance Committee, T.C. Coley Community Center Board and various other Special Project Committees; and

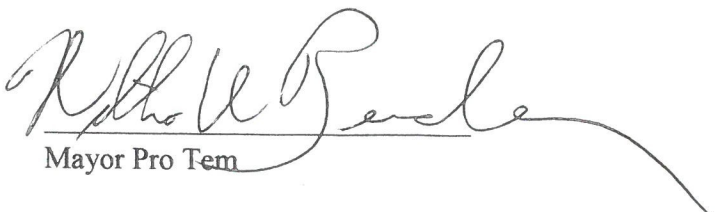
**WHEREAS**, Many projects have commenced and been completed by the City during Councilmember Foster's years of service, including construction of the Multi-Sports Complex, new Police/Fire Complex, replacement of Fire Station 4, sewer rehabilitation, street resurfacing throughout the city, the Center Street Streetscape Project-Phase II and III, and the renovation of the T.C. Coley Community Center.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Goldsboro, North Carolina that the Mayor and City Council express to you, Bevan Foster, on behalf of themselves, city employees and the citizens of the City of Goldsboro, our appreciation and gratitude for your unselfish, devoted and invaluable service and contributions rendered to the Council and the City of Goldsboro in the many capacities in which you have served; and

**BE IT FUTHER RESOLVED** that we offer you our very best wishes for success, happiness, prosperity and good health in your future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro, and shall be in full force and effect from and after this 2<sup>nd</sup> day of December, 2019.



  
Mayor Pro Tem

**RESOLUTION 2019-106**

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CITY COUNCILMEMBER FOR FOUR YEARS**

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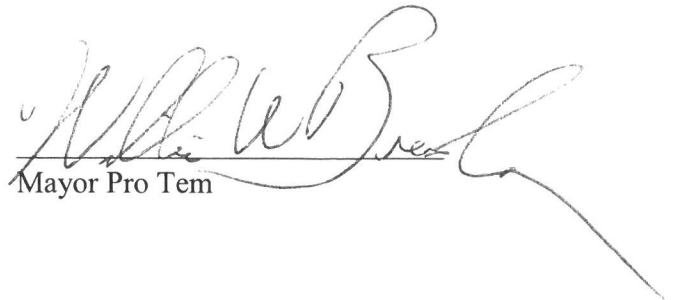
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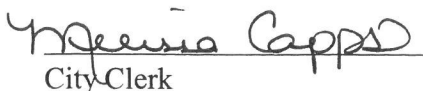
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Mayor Pro Tem

Attested by:



City Clerk