

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
JANUARY 6, 2025

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street.

Call to Order. Mayor Gaylor called the meeting to order at 5:30 p.m.

Roll Call.

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

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

Invocation and Pledge of Allegiance.

Mayor Pro Tem Jones provided the invocation. The Pledge of Allegiance followed.

Adoption of the Agenda. Mayor Gaylor requested to remove item 5.1, Contract Award for CDBG Infrastructure- McNair Heights. Councilwoman Weeks made a motion to adopt the agenda as amended. The motion was seconded by Mayor Pro Tem Jones and unanimously approved. Council adopted the agenda.

Recognitions and Presentations.

3.1 Recognition of Public Utilities Water Plant staff for receiving the AWOP award. Interim City Manager Livingston recognized the following Public Utilities staff for receiving the AWOP award: Bert Sherman, Public Utilities Director; Richard Hamilton, Deputy Public Utilities Director; Rick Davis, Supervisor; Ricky Jackson, Senior Operator; Scott Summers, Senior Operator; and Lauren Myers, Operator.

3.2 Night to Shine Presentation. Donna Countryman shared the video from last years Night to Shine event. This year's event will be held on February 7, 2025 at the Maxwell Center. There will also be a fundraising event on January 17, 2025 at First Baptist Church.

Public Comment Period. Mayor Gaylor opened the public comment period. The following person spoke:

1. Matthew Whittle shared comments regarding Habitat for Humanity's McNair Heights project.

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

Consent Agenda – Approved as Recommended. Interim City Manager 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. Councilman Boyette moved the items on the Consent Agenda, Items 5.2 - 5.9 be approved. The motion was seconded by Councilwoman Weeks and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

5.2 Grant Award for Goldsboro Mayor's Youth Council. Resolution Adopted. The item was submitted by Felecia Williams, Community Relations and Development Director.

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

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

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

It was recommended that Council adopt the following entitled Resolution authorizing the Mayor and City Clerk to execute the grant agreement with NC Department of Administration's Council for Women and Youth Involvement division. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION NO. 2025-1 "RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ACCEPT THE NC COUNCIL FOR WOMEN & YOUTH INVOLVEMENT'S STATE YOUTH COUNCIL MINI-GRANT"

5.3 Goldsboro Union Station Grant Support – Rural Downtown Economic Development Grant. *Resolution Adopted.* The item was submitted by Erin Fonseca, Downtown Director.

The North Carolina Department of Commerce is accepting applications for the Rural Downtown Economic Development Grant (RDED) program. The Downtown Goldsboro Development Corporation (DGDC) has prepared a grant application on behalf of the Goldsboro Union Station (GUS) Stabilization Project, which requires a 5% match and an active partnership with local government. Council has committed to support the GUS Stabilization project, with a commitment of \$375,000 towards the minimum projected \$1.5M stabilization cost. The DGDC has approved a financial commitment of the match, up to \$37,500 if the full requested grant amount of \$750,000 is awarded by the North Carolina Department of Commerce. If successful, all funding from the RDED grant would be put towards the stabilization project, and managed by the DGDC, with oversight from the City of Goldsboro's Downtown Development and Finance Departments.

The DGDC has led downtown revitalization efforts with a focus on historic preservation for 40 years, as the City of Goldsboro's dedicated non-profit partner in downtown development. This demonstrated private sector support and historic preservation experience will strengthen the application, and position the GUS Stabilization Project for a successful award.

It was recommended that Council adopt the following entitled resolution authorizing Downtown Goldsboro Development Corporation to apply for the North Carolina Department of Commerce Rural Downtown Economic Development Grant. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION 2025-2 "RESOLUTION OF SUPPORT FOR DOWNTOWN GOLDSBORO DEVELOPMENT CORPORATION TO APPLY FOR THE RURAL DOWNTOWN ECONOMIC DEVELOPMENT GRANT"

5.4 Approval of Resolution Accepting Grant Funding through the Office of Local Defense Community Corporation (OLDCC). *Resolution Adopted.* The item was submitted by Jonathan Perry, Engineering Services Manager.

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

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

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

It was recommended that Council adopt the following entitled resolution accepting the \$404,800 grant funding from the Office of the Local Defense Community Corporation (OLDCC). *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION NO. 2025-3 "RESOLUTION ACCEPTING GRANT FUNDS THROUGH THE OFFICE OF LOCAL DEFENSE COMMUNITY CORPORATION (OLDCC)"

5.5 Amend Contract for Audit Services for Fiscal Year Ending June 30, 2024.

Resolution Adopted. The item was submitted by Catherine Gwynn, Finance Director.

City Council approved the audit contract for FY2024 on June 17, 2024.

The financial audit has been completed and was submitted to the LGC on November 5, 2024. The LGC reviewed the City's audit and responded that it was accepted on November 25, 2024. The auditors have requested a final amendment in order to close out this engagement.

The base fee was \$70,000, with the final modified fee set at \$120,000. The engagement called for billing at 90% of standard rates for hours in excess of 310 hours. The final billing includes an additional discount for the 334 hours incurred in excess of the 310 hours. In completing FY24 on schedule and on time, the auditors have determined the complexity of the City's operations necessitates estimated hours of approximately 570 hours. There is sufficient budget remaining in audit fees.

It was recommended that Council approve the following entitled resolution to amend the contract for the auditing services for the Fiscal Year ending June 30, 2024 to Forvis, LLP for the completion date of November 5, 2024 and the modified fee of \$120,000. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION NO. 2025-4 "A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT AMENDMENT NO. 1 BETWEEN THE CITY OF GOLDSBORO AND FORVIS, LLP FOR THE EXTENSION OF THE AUDIT OF CITY'S ACCOUNTS FOR THE FISCAL YEAR ENDING JUNE 30, 2024"

5.6 Amending the Community Relations Special Revenue Fund (G1108). Ordinance

Adopted. The item was submitted by Catherine Gwynn, Finance Director.

On December 16, 2024, City Council voted to add \$8,500 towards the Dr. Martin Luther King, Jr. Commemoration.

At this time, it is necessary to add the Council appropriation for the Dr. Martin Luther King, Jr. Commemoration and this will be funded with a transfer from the General Fund.

It was recommended that the following entitled Grant Project Budget Ordinance for the Community Relations Special Revenue Fund (G1108) be amended. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

ORDINANCE NO. 2025-1 "AN ORDINANCE AMENDING THE GRANT PROJECT BUDGET FOR THE COMMUNITY RELATIONS SPECIAL REVENUE FUND (G1108)"

5.7 Establishing a Grant Project Fund Ordinance – OLDCC WRF Flood Mitigation Project (S1114). Ordinance Adopted. The item was submitted by Catherine Gwynn, Finance Director.

City Council approved a resolution on May 6, 2024, authorizing staff to apply for the Office of Local Defense Community Corporation (OLDCC) Grant to aid in flood mitigation at the City's Wastewater Treatment Plant.

Staff proposes raising the berm around the treatment plant as a defense measure against future flooding.

On September 5, 2024, the U.S. Department of Defense OLDCC awarded the City of Goldsboro a federal grant of \$404,800 for the project, subject to a 10% administrative fee (\$40,480). Earlier in this meeting, Council was presented a resolution to formally accept the grant award. There is no local match required for this grant.

Submitted in the agenda packet is a proposed ordinance to establish a grant project fund, appropriating both the revenues and expenditures required to comply with the terms of the grant. The project will be funded entirely through federal grant revenues.

Staff recommends that Council adopt the following entitled grant project ordinance for the OLDCC WRF Flood Mitigation Berm Grant Project Ordinance (S1114). *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

ORDINANCE NO. 2025-2 "AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE OLDCC WRF FLOOD MITIGATION PROJECT (S1114)"

5.8 Operating Budget Amendment FY24-25. Ordinance Adopted. The item was submitted by Catherine Gwynn, Finance Director.

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

Community Relations and Development (1017) General Fund

The City received a grant award from the NC Department of Administration (NCDOA) on December 17, 2024 for the Mayor's Youth Council for \$200. According to Ms. Williams, the grant project will be concluded in FY25. It is necessary to appropriate the expenditures so that the City may begin fulfilling the terms of the grant, and this will be funded with state grant revenue.

Police (6121) General Fund

It is necessary to appropriate estimated costs for parking enforcement for FY25 which have been incurred or expect to be incurred in the Police department. To date costs incurred for signage changes and collection expenses to T2 Systems totals approximately \$1,938, and estimated costs through the end of the fiscal year are \$2,800 for a total of \$4,738. This will be funded with parking ticket revenue.

Transfers (8101) General Fund

It is necessary to appropriate a transfer to G1108 Community Relations Special Revenue Fund as per Council's action at the December 16th meeting in the amount of \$8,500.00. The funds will be used for the Dr. Martin Luther King, Jr. commemoration program, and will be funded with an appropriation of fund balance.

Non-Recurring Capital Outlay (7315) General Fund

City Council was presented earlier with a lease for parking spaces at the former gas station at the corner of Mulberry and John Street. The City Manager's office requested an appropriation for the prorated cost of the lease for FY25 which totals \$3,600, and will be funded with an appropriation of parking ticket revenue in the General Fund.

Debt (8111) General Fund

Council was presented earlier with a lease for parking spaces at the former gas station at the corner of Mulberry and John Street. Since the City Manager's office requested a budgetary appropriation for the new lease, this required the Finance department to assess the lease for GASB 87 application for budgetary impacts, and applies in this situation. The lease was for 10 parking spaces at \$60/month for a total of \$7,200 per year. The term of the lease is one year with

(2) one-year extensions. This requires an appropriation of \$28,469.37 for interest, principal, and lease expense for the value of the entire lease, and this will be funded with lease financing revenue and fund balance.

Below is an analysis of Fund Balance for 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
Current Year Appropriations		<u>\$ 3,200,731.42</u>
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
Proposed		<u>\$ 15,864.36</u>
Current Year with Proposed		<u><u>\$ 3,216,595.78</u></u>

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

ORDINANCE NO. 2025-3 “AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR”

5.9 Approval of the Minutes from the Regular Meetings of December 2, 2024 and December 16, 2024. *Minutes Approved.*

Draft minutes from the December 2, 2024 and December 16, 2024 Council meeting were provided for review and approval. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

End of Consent Agenda.

Old Business.

6.1 Pavement Conditions Assessment Presentation. Steve Lander with WithersRavenel shared the presentation attached as *Exhibit A*. Jonathan Perry, Engineering Services Manager shared comments regarding the presentation and distributed handouts to Council, which have been added to the agenda packet. Council discussed the presentation and shared concerns regarding pavement conditions and funding. Staff will bring information regarding proposed roads to be paved to Council for approval.

Mayor Gaylor recessed the meeting at 6:42 p.m. and Council returned at 6:50 p.m.

6.2 Organizational and Compensation Studies Presentation. Dr. Russell Campbell with Management Advisory Group International, Inc. (MAG) shared the presentation attached as *Exhibit B*. Council discussed the presentation. Council will receive the final report once it has been finalized.

6.3 HOME-ARP Plan B Proposal Update & Presentation. Felecia Williams, Community Relations and Development Director shared she would like Council not to approve this item. The city is in need of a shelter for the homeless and her department would like to work with local homeless organizations to assist them to get qualified to receive funding.

There was no action taken at this time.

6.4 City Manager Position Search Discussion. Mayor Gaylor shared Council has received an email from Developmental Associates and asked Council to respond to the email. He also thanked Council for their work with Developmental Associates.

6.5 Friends of Seymour Agreement Discussion. Mayor Gaylor shared information regarding a proposed agreement with Friends of Seymour. Council discussed the proposed

agreement, which was provided to Council for review. Mayor Gaylor asked for Council to provide him revisions or comments. The item will be brought back to the February 3 Council meeting.

6.6 Parking Lot Lease Discussion. Kelly Arnold, Interim Assistant City Manager presented the following item.

To assist with increasing the amount of parking available around City Hall, an unused parking lot was identified to lease. Located behind the empty filling station on N. John Street, the owner, Group W Management, is amenable to leasing the lot for City use only.

Over the course of the second half of 2024, privately owned parking lots and areas around City Hall were reviewed by City staff for suitability to provide additional parking with the primary focus to relieve the two City-owned parking lots adjacent to City Hall so employees and public would have more spaces. The primary focus was to relocate City-owned vehicles to spaces off-site but within a reasonable and safe location.

The empty filling station has up to 10 to 11 unused spaces and the owner is amenable to leasing the spaces. The rate negotiated is the same rate the County leases spaces in a private lot adjacent to the County building.

The City Attorney completed the draft of the lease agreement and Group W Management has agreed to the lease terms. The current draft of the lease has a start date of January 1, 2025.

Terms of the Lease Agreement can be summarized as follows:

Number of Spaces: 10 to 11
Rate: \$60/monthly/space
Annual rental: \$7,200

Length of Term: One (1) year with automatic renewal unless 30-day notice prior to renewal.

Mid-Year Termination: Either party may terminate with a 90-day notice during the one-year term.

Improvements: The City of Goldsboro will be responsible for all improvements including striping, signing, and parking lot maintenance.

Responsibility of Lot: The City of Goldsboro will be responsible for use of the lot and administration of use of lot including designated users and towing of undesignated users.

Insurance: The City of Goldsboro will accept responsibility for liability of the use of the lot.

In addition, the City will provide signage and striping for the lot. The cost estimate for the improvements is \$1,400 and will be absorbed in the Signage budget.

If approved, most all City owned vehicles parked in the two lots of City Hall would be relocated to this leased lot throughout the day and after work hours.

A budget amendment is prepared of cost of six months (Jan – June) of FY 2024-25 and has been placed on the consent agenda.

Attached in the agenda packet is a lease agreement that has been approved by Group W Management. The recommendation is:

- A) Approve the lease as presented and the related budget amendment; or
- B) Take no action at this time and have the lease be placed on the February 3, 2025 City Council meeting agenda.

Council discussed the parking lot lease.

Councilwoman Weeks made a motion to table item 6.6 until the February 3 Council meeting. The motion was seconded by Councilman White. Council discussed parking, city owned vehicles, and the parking lot lease. The motion passed unanimously.

New Business.

7.1 Community Housing Development Organization (CHDO) Designation Discussion. Felecia Williams, Community Relations and Development Director shared the presentation attached as *Exhibit C*.

7.2 Adoption of Fidelity Bond Policy and Resolution. *Resolution Adopted.* The item was presented by Catherine Gwynn, Finance Director.

North Carolina General Statutes § 159-29, as amended effective January 1, 2023, require that finance officers and other applicable employees who handle public funds provide a faithful performance bond to ensure the security of public funds. The City of Goldsboro has undertaken actions to comply with these statutory requirements.

To ensure continued compliance with the Local Government Budget and Fiscal Control Act, the City Council has been presented a formal Policy on Fidelity Bonding for Finance Officers and Other Employees. The policy establishes minimum bonding requirements for the Finance Officer and other employees handling public funds or inventory. Additionally, it affirms the Council's decision to elect a blanket bond for applicable employees and specifies that the Finance Officer's bond will be calculated based on the City's annually budgeted funds, in accordance with statutory requirements.

The resolution also ratifies all actions taken by the City of Goldsboro since January 1, 2023, to comply with the requirements, including securing and maintaining fidelity bonds. Adoption of this policy and resolution formalizes the City's commitment to financial accountability and safeguards.

It was recommended that Council approve the following entitled resolution adopting the Policy on Fidelity Bonding for Finance Officers and Other Employees, ratifying all actions taken since January 1, 2023, and establishing requirements for fidelity bonds in compliance with North Carolina General Statutes § 159-29.

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

RESOLUTION NO. 2025-5 "A RESOLUTION ESTABLISHING REQUIREMENTS FOR FIDELITY BONDS, RATIFYING ACTIONS TAKEN SINCE JANUARY 1, 2023, AND ADOPTING A POLICY ON FIDELITY BONDING FOR FINANCE OFFICERS AND OTHER EMPLOYEES"

7.3 Public Right of Way Closing – Shannon Avenue. *Resolution Adopted.* The item was presented by Mark Helmer, Planning Director.

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

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

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

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

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

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

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

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

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

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

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

Councilwoman Weeks made a motion to adopt a resolution setting the public hearing. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

RESOLUTION NO. 2025-6 "RESOLUTION AS TO THE INTENT OF THE CITY COUNCIL OF THE CITY OF GOLDSBORO TO CLOSE A CERTAIN STREET OR PUBLIC RIGHT OF WAY WITHIN THE CITY OF GOLDSBORO, NORTH CAROLINA"

Public Hearings.

8.1 CZ-11-24 - Wooten Development Company - Located at the corner of Maplewood Drive and North Berkeley Boulevard. *Public Hearing continued to the February 17, 2025 Council Meeting.* The item was presented by Mark Helmer, Planning Director.

ADDRESS: TBD

PARCEL #: 3529-17-5623

PROPERTY OWNER: Dillon S. Wooten, Jr.

APPLICANT: Wooten Development Company

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

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

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

The purpose of the Neighborhood Business (NB) Zoning District is to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian-oriented establishments whose

character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

Access: N. Berkeley Blvd. and Maplewood Dr.

Area: 1.42 acres

SURROUNDING ZONING:

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

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

East: Residential (R9)

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

Existing Use: The property is currently vacant.

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

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

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

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

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

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

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

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

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

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

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

Refuse: Commercial dumpsters will be utilized for garbage collection within the storage area at the rear of the facility and screened from off-site views in accordance with City standards.

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

Staff have not distributed the proposed conditional rezoning request to members of the Technical Review Committee (TRC). If the request is approved by City Council, site plan approval will be required prior to the issuance of building permits.

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

1. The majority of the property is located within the Mixed-Use land-use designation. Although the City's Comprehensive Land-Use Plan recommends Medium-Density Residential for a portion of the property, the proposed conditional rezoning would be compatible with the surrounding zoning patterns and existing land uses.
2. The City and other utility service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments.
3. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.
4. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.
5. All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

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

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

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

Mayor Gaylor opened the public hearing and the following people spoke:

1. Sue Vandergrift spoke in opposition to the rezoning request.
2. Jason Donovan spoke in opposition to the rezoning request.
3. Boris Hrebenuyuk, spoke in opposition to the rezoning request.
4. Rick Sessoms spoke in opposition to the rezoning request.
5. Robert Freeman spoke in opposition to the rezoning request.
6. Rick Sumner, Wooten Development, shared comments in favor of the rezoning request and responded to citizens' concerns.

Councilmembers shared comments and concerns regarding the proposed rezoning.

Mr. Sumner shared he would look at eliminating the Maplewood Drive access and will fence in the retention pond.

Mayor Pro Tem Jones made a motion to continue the public hearing until the February 17, 2025 Council meeting. The motion was seconded by Councilwoman Taylor and unanimously approved.

8.2 CZ-12-24 - Duke Energy Progress, LLC – North side of Belfast Road, adjacent to, and east of, Interstate Highway 795. Ordinance Adopted. The item was presented by Mark Helmer, Planning Director.

ADDRESS: 236 Belfast Road
PARCEL #: 3601-23-1254
PROPERTY OWNER: Duke Energy Progress LLC
APPLICANT: Duke Energy Progress LLC

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

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

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

Access: Belfast Road
Area: 27.90 acres

SURROUNDING ZONING:

North: Residential (R-16)
South: Residential (R-16) and (I-2)
East: Residential (R-16) and (I-2)
West: Residential (R-16)

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

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

As previously stated, this is an amendment to an existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a wireless telecommunication tower within the proposed operations center as part of Duke Energy Progress' electric reliability enhancement project. To permit a 120' ft. in height telecommunication tower, an amendment to the previously approved Conditional Zoning request is required.

The proposed tower is an important part of Duke Energy Progress' day-to-day operations and is required to support Duke's SmartGrid, the new generation of energy grid supported by digital technology. This upgrade will provide additional security for Duke Energy Progress' assets, as the tower will securely transmit data to and from operation centers/substations and support the smart technology improvements made to increase reliability and quality of service to customers.

The tower also provides an essential communication function following major storms using Duke's Land Mobile Radio system—a tool that Duke's first responders use to help make repairs to its critical infrastructure when restoring service to customers.

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

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

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

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

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

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

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

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

The applicant, Amy Crout with Smith Anderson, representing Duke Energy, shared the presentation attached as *Exhibit D* and shared comments regarding the request to add a communications pole to the rezoning. She also went through the proposed rezoning conditions.

Mayor Gaylor asked about the conditions. Mr. Helmer shared the conditions were not added to the report but were added to an updated ordinance. The ordinance was not sent to the City Manager's office for inclusion in the packet.

Ms. Crout shared the conditions were stated in the application. The conditions were viewed by Ms. Crout, approved and are listed below.

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

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

Councilwoman Matthews made a motion to approve to include the proposed zoning conditions and deviations on page 143 of the agenda packet and adopt the ordinance to approve with the inclusion of the consistency statement. The motion was seconded by Councilman Boyette and unanimously approved.

ORDINANCE NO. 2025-4 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

City Manager's Report.

Interim City Manager Livingston shared comments regarding the upcoming Council Retreat and asked Council if they had any questions.

Mayor and Councilmembers' Comments.

Councilman Boyette thanked city employees; discussed the pavement and organization studies; and asked citizens to reach out to Council for concerns.

Councilwoman Taylor shared she enjoyed the pavement study, org and comp study and the Night to Shine presentations and thanked Felecia Williams for her concern regarding the homeless; she also thanked the residents of Maplewood for coming out to express their concerns.

Mayor Pro Tem Jones shared she hoped everyone had a good holiday and is looking forward to a prosperous New Year; thanked Wayne Opportunity Center for inviting Council to their Christmas party; invited Council to attend a roundtable at WAGES on January 9 at 5:00 to discuss childcare; and asked Council to continue strategic and priorities planning.

Councilwoman Matthews shared she has secured a conference call number to keep District 4 engaged and informed. The conference calls will be the last Thursday of each month. The notice with the information is located on Councilwoman Matthews Facebook page. The conference calls are not limited to District 4.

Councilwoman Weeks thanked the citizens in District 6 for attending tonight; and for the unhoused community, if anyone is looking for assistance to reach out to the Salvation Army, Tommy's Foundation, Four Day Movement or to reach out to her.

Councilman White thanked District 6 for coming out tonight and for reaching out to him with their concerns; the Lion King Junior is at the Paramount Theater this weekend and is a great opportunity to support our kids; and the MLK event will be held next week.

Mayor Gaylor shared comments regarding the city manager search, budget season and Council retreat is coming up; comments regarding CivicPlus; and discussed the presentations on the pavement study and organization study.

Interim City Manager Livingston shared the Ribbon Cutting for the Travel and Tourism office will be held this Wednesday at 5:00.

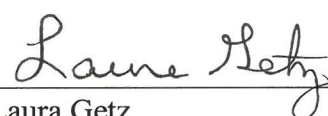
Councilman White shared the Childcare Summit will be held January 14 at Fayetteville Technical Community College.

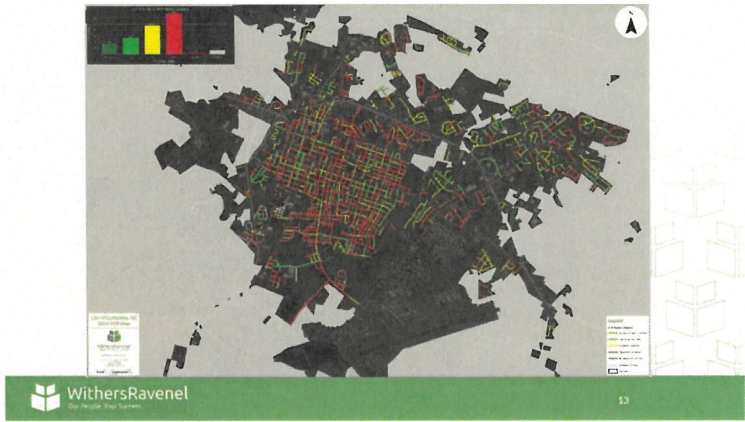
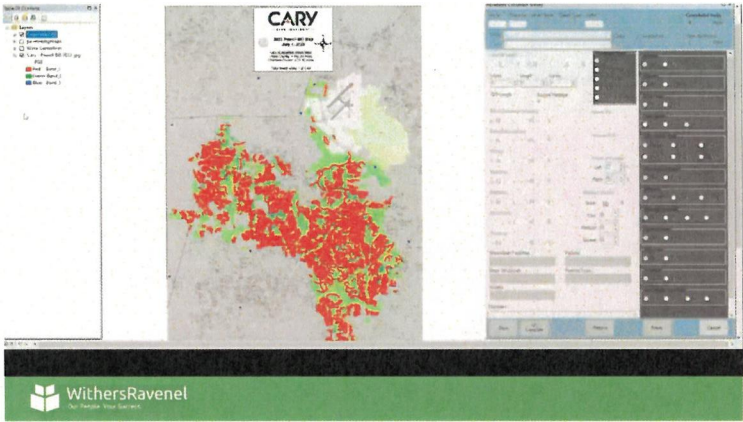
Detailed comments from the Mayor and Council are available on YouTube and Facebook.

There being no further business, Mayor Gaylor adjourned the meeting at 9:47 p.m.




Charles Gaylor, IV
Mayor


Laura Getz
City Clerk

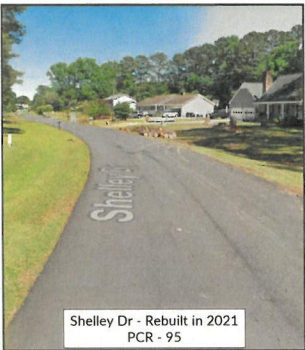


Street Inventory

Table 7 – Pavement Types

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

Bond Projects



Street Inventory

Table 8 – Low and High-Volume Street Breakdown

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

Backlog Maintenance Needs

Table 2 – Backlog Maintenance Needs

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

Findings

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

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

- RAV = \$88M

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

* PCR

Maintenance Activities

Table 4 – Maintenance Activity Recommendations

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

Repair Activities

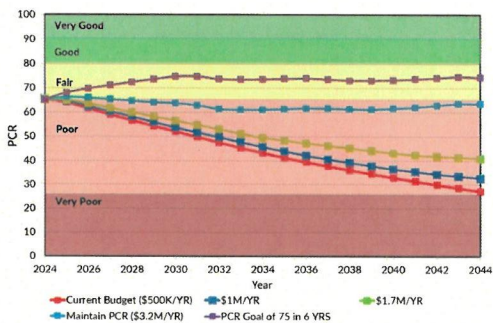
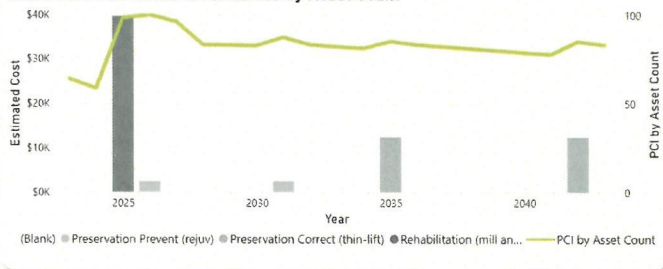
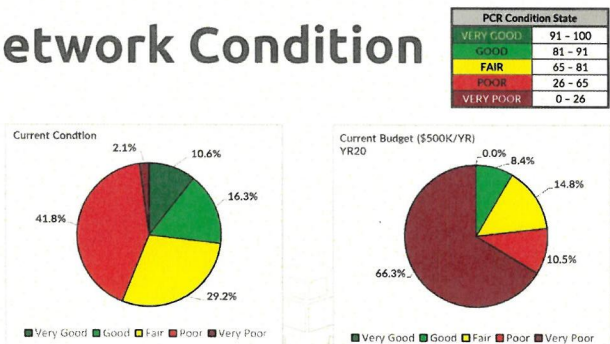


Figure 1 - PCR Comparison

Treatments and Network PCI Scores by Asset Count



Network Condition



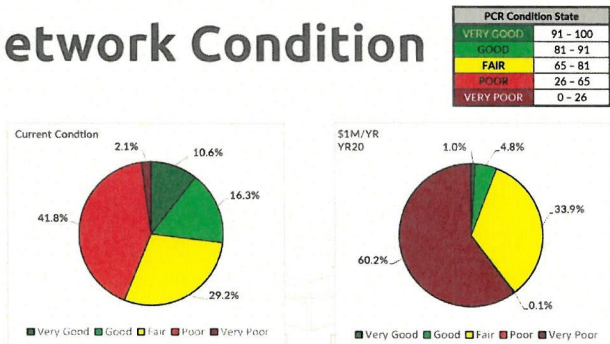
Unit Costs

Table 5 - Maintenance Activities and Unit Costs

Maintenance Activity	Unit Cost	Segment Life Extension (YR)	\$/SY/YR*
Crack Seal	\$0.85	4	\$0.21
Preservation - Prevent (Rejuvenators)	\$1.20/SY	4	\$0.30
Patching	\$50.00/SY	15	\$3.33
Preservation - Correct (Micro Surfacing)	\$7.50/SY	7	\$1.07
Rehabilitation (Mill and Overlay)	\$40.00/SY	15	\$2.67
Reconstruction	\$60.00/SY	20	\$3.00

* These numbers are averages and can vary with costs and pavement performance.
\$/SY/YR = Unit Cost divided by Segment Life Extension (YR)

Network Condition

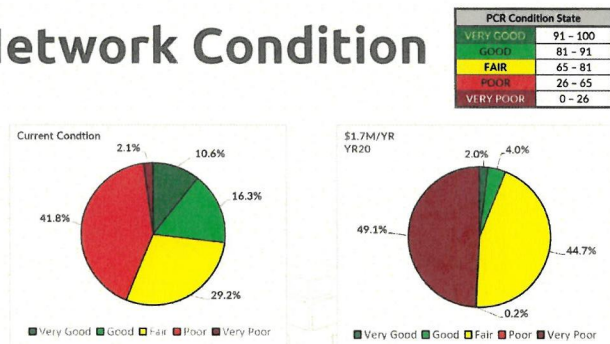


Result of The Analysis

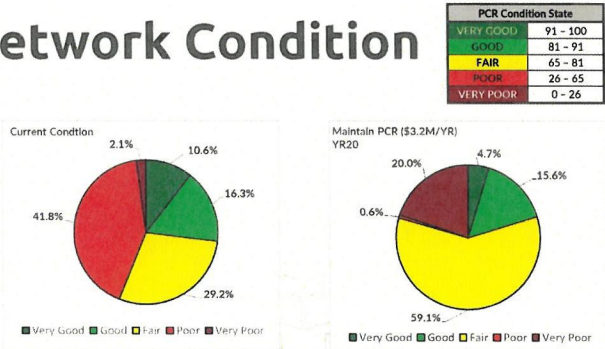
5 Budget Scenarios (20-Year Analysis)

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

Network Condition



Network Condition

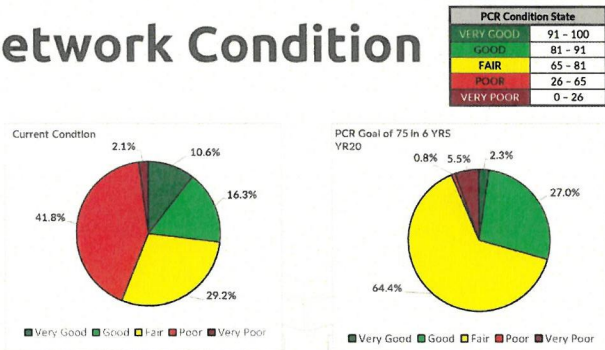


Next Steps

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



Network Condition

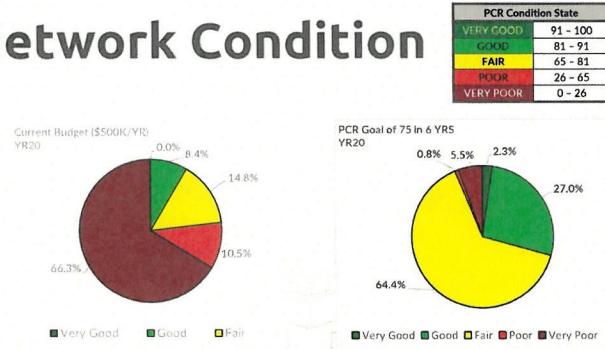


WithersRavenel

Steve Lander, PE – 336.215.5521

slander@withersravenel.com

Network Condition



Recommendations

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



Classification & Compensation Study
Draft Report Presentation



January 6, 2025



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Study Goals and Objectives

- ✓ Perform a Classification/Compensation Study for all City positions.
- ✓ Compare compensation to relevant labor markets/competitors.
- ✓ Ensure that positions performing similar work with essentially the same level of complexity, responsibility, and knowledge are classified together
- ✓ Develop a competitive classification and compensation structure
- ✓ Recommend policy changes to support the compensation system

This project **IS** designed to:

- Capture current job data from Job Profile Questionnaires;
- Ensure Internal Equity by conducting a Job Analysis & Evaluation for each position;
- Establish External Equity based on labor market data;
- Provide an implementation plan that is affordable;
- Provide a process for future evaluation of positions.

Project Scope

- Study and evaluate all full-time and part-time positions as identified by the Human Resources Director within the city for purposes of determining the proper classification and salary for each employee.
- Conduct a comprehensive salary study of appropriate public and private sector organizations to ensure competitiveness within the job market.
- Prepare or update job descriptions/class specifications for each class position as needed and based upon current job duties and requirements outlining appropriate ADA information.

This project **IS NOT** designed to:

- Identify staffing levels.
- Reorganize departments or functions.
- Evaluate individual employee performance/capabilities.
- Guarantee salary increases.
- Recommend salary decreases.

Project Scope – ...Cont.

- Identify those classes of positions that are exempt and non-exempt in compliance with the Fair Labor Standards Act of 1983 as amended in 1985.
- Develop a salary structure and a pay plan to support recruitment and retention of valued employees.
- Develop and present final recommendations and implementation plan including impact of recommended adjustments to current salaries both immediately and in the future.
- Review and make recommendations concerning the effectiveness of the city's overall compensation system including compression issues.
- Assist the HR staff by providing information to maintain the compensation classification system.

Job Profile Questionnaire® (JPQ)

- The Essential Data-Gathering Instrument of the Study.
- Used for Job Analysis of the Classified Positions.
- Employees in Scope of Study Completed Questionnaires.
- MAG provides JAQ Completion Progress List.
- Supervisors Review Completed JAQs.
- Evaluation & Analysis performed by MAG Consultants.

7

Market Survey Results

- At Market Minimums - 8.5%
- At Market Midpoints - 10.5%
- At Market Maximums - 11.9%

Job Factors

- Data Responsibility
- Judgment
- People Responsibility
- Complexity of Work
- Assets Responsibility
- Impact of Decisions
- Education
- Equipment Usage
- Physical Demands
- Communications
- Math
- Unavoidable Hazards
- Safety of Others
- Experience

Estimated Annualized Costs for Transition

308 Positions in 185 Titles	Annualized Costs
3% COLA (308)	\$ 467,339
Adjustment to Minimums (168)	\$ 756,422
Equity Adjustments (192)	\$ 247,511
Total Annualized Adjustments	\$ 1,471,271
Changes in Total Payroll for Included Positions	9.4%



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Labor Market Competitors

- City of Wilson
- City of Greenville
- City of Rocky Mount
- City of Fayetteville
- City of Raleigh
- City of Durham
- City of Jacksonville
- Wayne County
- Johnston County
- Pitt County
- Wake County
- Nash County
- Duplin County
- Onslow County

Note: O*NET is source for private sector data derived from the Federal DOL.

Any Questions?

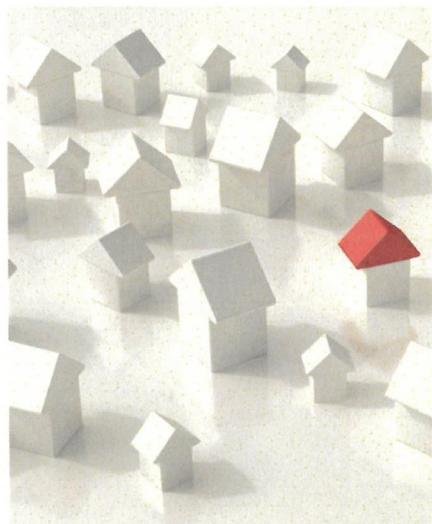


12

Community Housing Development Organization (CHDO)

Community Relations & Development

What is a CHDO?



- 1) Is organized under State or local laws;
- 2) Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
- 3) Is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization. A community housing development organization may be sponsored or created by a for-profit entity;
- 4) Has a tax exemption ruling from the Internal Revenue Service under section 501(c)(3) or (4);
- 5) Is not a governmental entity (including the participating jurisdiction, other jurisdiction, Indian tribe, public housing authority, Indian housing authority, housing finance agency, or redevelopment authority) and is not controlled by a governmental entity;
- 6) Has standards of financial accountability that conform to 24 CFR 84.21, "Standards for Financial Management Systems;"
- 7) Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions, or by-laws;
- 8) Maintains accountability to low-income community residents by: Maintaining at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representative of low-income neighborhood organizations & Providing a formal process for low-income program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing;
- 9) Has a demonstrated capacity for carrying out housing projects assisted with HOME funds;
- 10) Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.

***CHDO applicants must submit documented evidence of the above with the CHDO application.**

City of Goldsboro's CHDO History...



Since 1994, the City has provided HOME funds to designated/certified CHDO's.



Past designated CHDO's include: Habitat for Humanity, Wayne Uplift Resource Association, and Goldsboro Development Corporation

- At the November 6, 2023 meeting of City Council, Council approved a new CHDO certification application.
- Immediately following the 2023 approval, on Nov. 9th, the CR&D department made the application available on the City's website.
- The CHDO application has no deadline. The department can take applications at any time.

CZ-12-24 DUKE PROGRESS ENERGY

North side of Belfast Road, adjacent to, and east of, Interstate Highway 795.



GENERAL INFORMATION

- **Acres:** Approximately 27.90 acres
- **Owner:** Duke Energy Progress LLC
- **Applicant:** Duke Energy Progress LLC
- **Current Zoning:** General Industry (I-2) Conditional Zoning District
- **Proposed Zoning:** General Industry (I-2) Conditional Zoning District
- **Land Use Designation:** Industrial and Mixed-Use II land-use designation
- **Request:** The applicant is requesting an amendment to an existing General Industry (I-2) Conditional Zoning District for the purpose of constructing a telecommunication tower at the present site of Duke Energy Progress' Operations Center.

LAND USE PLAN RECOMMENDATION

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

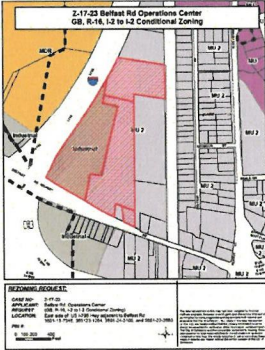
1/28/2025



1/28/2025



1/28/2025



1/28/2025



ZONING

- On December 4, 2023, Goldsboro City Council approved the applicant's request for conditional rezoning of subject property from Residential (R16), General Business (GB) and General Industrial (I-2) to General Industry Conditional Zoning District (I2CZ) limiting the use of the property to office space, warehouse space, a covered garage area and an outdoor storage laydown and training yard.
- The purpose of the I-2 zoning district is to accommodate the widest range of manufacturing, wholesale and distribution uses, provided the use does not create smoke, dust, noise, vibration or fumes beyond the lot line. The district also prohibits those uses that would interfere with the future development of industrial establishments. There is no minimum lot size.

TRC COMMENTS

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

1/28/2025



1/28/2025



STAFF RECOMMENDATION

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

11/26/2025



REQUIRED ACTION

Questions: Council may ask Planning Staff any questions they may have.

Hearing: The applicant, or any other citizen may speak.

Vote: Council shall make a motion to adopt the Approval Ordinance with the inclusion of the Consistency Statement and approve the rezoning request, or council shall vote to make a motion to deny the rezoning request and adopt the Ordinance to Deny with the inclusion of the Inconsistency Statement. Council also has the option to continue this public hearing to a date certain.

CONDITIONS:

- The telecommunications pole, as proposed and constructed in accordance with the approved site plan, shall be allowed as a permitted use as part of the Conditional Zoning approval, without the need for a separate Special Use Permit application or approval.
- The proposed telecommunication pole will adhere to the standards of Section 5.5.4.J (Special Use Specific Regulations for Cell Towers and Co-Location Facilities), except as modified by this application. Specifically:
 - This application will be exempt from Approval Criteria # 1, # 2, #3, and #4 of Section 5.5.4.J, which relate to co-location.
 - Approval Criteria # 7 (related to security fencing) may be satisfied by the security fence proposed for the broader laydown yard which surrounds the proposed tower location.

CONDITIONS:

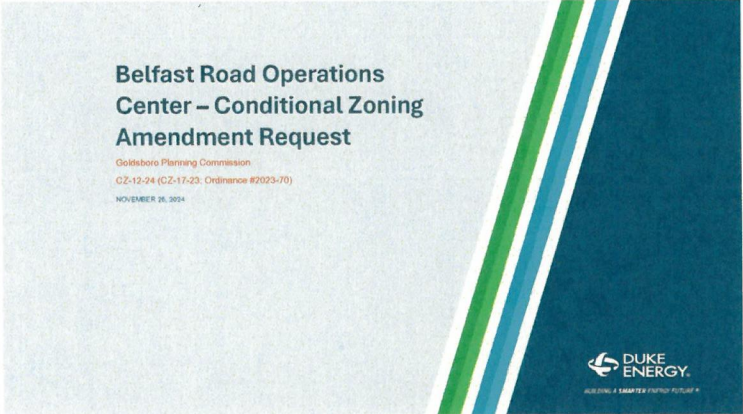
- No-colocations by third-parties shall be required on the pole.
- The proposed tower may be relocated anywhere on the Property as a minor change to the approved plans, so long as the proposed location adheres to the applicable sections of Section 5.5.4.J of the UDO. Such a change would only require approval by the Zoning Administrator or a designee, and does not require City Council approval. Further, the tower may be replaced by a new tower placed on the Property subject to the terms of this provision. In the event the tower is replaced, the existing tower shall be removed within ninety (90) days after the new tower becomes operational.
- To enhance security of sensitive utility infrastructure, the applicant may utilize a non-opaque chain-link security fence (with barbed wire on top) in lieu of a solid or opaque fence.

PLANNING COMISSION RECOMENDATION

- The City of Goldsboro Planning Commission, at their November 25th, 2024 meeting, unanimously voted to recommend approval of the rezoning request.

11/26/2025

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Location & Background

- The Property was rezoned in 2023 to a General Industrial Conditional Zoning District (I2CZ) in 2023 to support the development of the new Goldsboro Operations Center.
- The rezoning prohibited: (1) Borrow pits, sand and gravel operations, (2) Chemical products manufacturing & processing; (3) Dairy products processing and packaging; (4) Meat products processing and packaging; (5) Petrochemicals manufacturing and processing, including asphalt paving plants, asphalt roofing plants, refineries etc.; and (6) Wood products manufacturing, including lumber mills, wood composite panels etc.

What is a Communication Pole & Why is it Necessary?

- The proposed communication pole is a 120' tall monopole and wireless network device that will be installed as part of Duke Energy's communication network to securely transmit data to and from the operations center on a licensed radio frequency approved by the FCC.
- It provides high-speed data connection and operates by "line of sight" to HF Lee FOS Plant (so height is necessary).
- It has been reviewed by the FAA and Seymore Johnson AFB and determined that it will not impose a hazard to air navigation.
- This project will enhance Duke Energy's ability to supply power efficiently and safely throughout the region and improve outage recovery times during storms with new smart technology.

11/26/2025

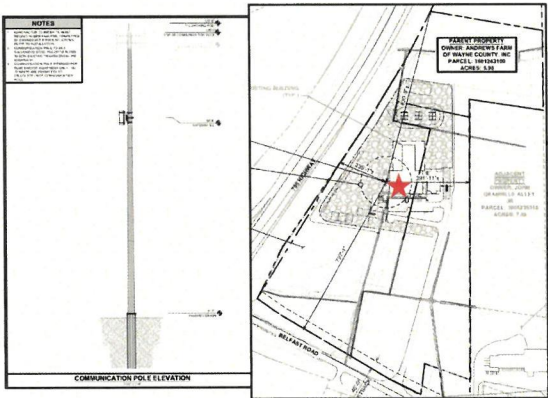
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Proposed Rezoning Conditions

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

Questions?



Consistency with the Comprehensive Plan & Approval Criteria

- The proposed use enhances and expands the electrical infrastructure, which is paramount to support the anticipated growth in the region, and does not impair or injure the health, safety and general welfare of the public.
- The proposed use is compatible with and supports the surrounding zoning patterns and land use, as a stable power grid supports economic development, safety, and quality of life, as all forms of land use (residential, commercial, civic, recreational, industrial, etc.) rely on electrical power to support their daily needs.
- Adequate transportation and utilities are available for the proposed use. The site's proximity to I-795 and BYP-70 provides a centralized location from which to distribute personnel or needed equipment to conduct and coordinate repairs, minimizing travel times for maintenance crews and helping to ensure quick, efficient, and reliable service.