MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
FEBRUARY 17, 2025

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

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

1.1 Invocation (Archbishop Anthony Slater, Fire Chaplain)

Archbishop Anthony Slater, Fire Chaplain provided the invocation.

1.2 Pledge of Allegiance

The Pledge of Allegiance followed.

2. Roll Call

Present:	Mayor Charles Gaylor Mayor Pro Tem Hiawatha Jones Councilman Chris Boyette Councilwoman Jamie Taylor Councilwoman Brandi Matthews Councilwoman Beverly Weeks Councilman Roderick White
Also Present:	Matthew Livingston, Interim City Manager Ron Lawrence, City Attorney Laura Getz, City Clerk

3. Adoption of the Agenda

Mayor Pro Tem Jones requested to remove Item 8.1, Organization Study Discussion from the agenda and table it until the consultant can be present.

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

4. Recognitions and Presentations

4.1 St. Baldricks Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims the month of March as St. Baldrick' s Foundation Month" in the City of Goldsboro, North Carolina, and urge all citizens to show their support for the ST. BALDRICK' S FOUNDATION by donating online at stbaldricks.org, attending or participating as a shavee at our city' s annual ST. BALDRICK' S CUTS FOR CURES event, on Saturday, March 22, 2025, from 2- 5pm at The Hub.

Mayor Gaylor presented the St. Baldrick's Proclamation to the Cuts for Cures event team.

5. Public Hearings

Public hearing held and Ordinance adopted for CZ-11-24.

5.1 CZ-11-24 - Wooten Development Company - Located at the corner of Maplewood Drive and North Berkeley Boulevard *(Public Hearing Was Closed And Continued At The 1-6-25 Meeting For Further Consideration Of Council.)*

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.

Land Use Plan: The City's Land Use Plan locates these parcels within the Mixed-Use I and Medium Density Residential (portion of) land-use designation. The Neighborhood Business Zoning District is a corresponding zoning district for the Mixed-Use I land-use designation. It is not a corresponding zoning district for the Medium Density Residential land-use designation.As previously stated, this is a conditional zoning with site plan approval to rezone 1.42 acres of land from the Office and Institutional (O&I-1) and Neighborhood Business (NB) Zoning District to Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a multi-tenant commercial retail center. Adjacent uses include commercial retail and public assembly facilities to the north, Maplewood subdivision to the east and Brookdale, a senior living facility to the south.

Access: Access to the site will be from an existing driveway cut along N. Berkeley Boulevard only. Approved driveway permits will be required from NCDOT

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:

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.

1. 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.
2. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.
3. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.
4. 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 are 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's request to rezone a 1.42 acre tract of land from the Office and Institutional (O&I-1) and Neighborhood Business (NB) zoning districts to a Neighborhood Business Conditional Zoning District (NBCZ) for the construction of a retail shopping center to be located at the northeast corner of Maple-wood Drive and North Berkeley Boulevard. The property is further identified as NCPIN# 3529-17-5623.

In response to comments and concerns voiced at the public hearing on January 6, 2025, meeting, the applicant has agreed to eliminate the access from Maplewood Drive, as well as install a fence surrounding the proposed stormwater pond to be located at the rear of the development.

The City Council, at their January 6, 2025, meeting, voted to continue the hearing until the February 17, 2025, City Council meeting.

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.

City Attorney Lawrence shared that this is a rezoning application and the applicant is willing to place certain conditions on the use because certain permitted uses are available if the zoning is changed to the new zone. Councilman White asked about the zoning in the area. Mayor Gaylor discussed the neighborhood business zoning in the area.

Mayor Gaylor asked if Council wanted to reopen the public hearing for those that haven't spoken.

Councilman White made a motion to reopen the public hearing for those that have not had the opportunity to speak. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

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

Council members discussed the agenda item.

Councilman Boyette made a motion to approve the revised site plan with the additional conditional zoning requirements and the consistency statement. The approval is contingent upon the applicant consenting to the conditions discussed. The motion was seconded by Councilwoman Weeks. Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Taylor, Councilwoman Matthews, and Councilwoman Weeks voted for the motion. Councilman White voted against the motion. The motion passed 6:1.

ORDINANCE NO. 2025-8 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

5.2 Shannon Avenue Public Right of Way Closing

Mark Helmer, Planning Director shared the presentation regarding the Shannon Avenue Public Right of Way.

Jeffrey Kornegay, Project Engineer spoke about the project and shared this will now be a private driveway.

Mayor Gaylor opened the public hearing.

The following citizens spoke:

1. Carl Martin shared concerns regarding the name of the proposed right-of-way closing, and provided handouts to Council which are attached as *Exhibit A*.

2. David Craig shared concerns regarding the proposed right-of-way closing.

No one else spoke, and the public hearing was closed.

City Attorney Lawrence shared that Council can vote to close the right-of-way no matter what the name of it was, that it was previously dedicated and just by location of where it is, and you can even say no matter what it was previously named, we're closing this right-of-way that appears on this specific plan. Interim City Manager Livingston shared that this is what was advertised, but this is actually recorded in the register of deeds.

Mr. Helmer discussed the name of the road in question and the connection of the road to the adjacent neighborhood. Council, Interim City Manager Livingston, City Attorney Lawrence, and Mr. Helmer discussed the agenda item.

The clerk will amend the title of the order to describe the actions voted on by Council.

Councilwoman Weeks made a motion to approve the order relinquishing the right of way at the location displayed on the site plan that was presented on the survey drawing and GIS location as depicted on the map. The motion was seconded by Councilman Boyette and unanimously approved.

6. Public Comment Period

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

1. Charles Wright shared comments regarding a Civilian Advisory and Review Board for Police Accountability and shared a handout attached as *Exhibit B.*

2. John Barnes shared concerns regarding a recent arrest by the Police department and shared a handout attached as *Exhibit C.*

3. Bobby Jones shared concerns regarding a recent arrest by the Police department.

4. David Elliott shared concerns regarding a recent arrest by the Police department.

5. David Craig shared concerns regarding a recent arrest by the Police department.

6. Annette Hobbs shared concerns regarding bullying at one of the local Wayne County Schools.

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

7. Consent Agenda Items

Approved as Recommended. Interim City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilman Boyette moved the items on the Consent Agenda, Items 7.1 - 7.5 be approved. The motion was seconded by Mayor Pro Tem Jones and a roll call vote resulted in all members voting in favor of the motion.

Councilman White asked for a copy of the amended FOS agreement. Councilwoman Weeks asked questions about giving the fire gear to a local non-profit. Chief Ron Stempien shared comments regarding the fire gear. Mayor Gaylor shared the Friends of Seymour agreement will be sent to Council.

The items on the Consent Agenda were as follows:

7.1 FY24-25 Operating Budget Amendment Ordinance

The item was submitted by Catherine Gwynn, Finance Director.

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

<u>City Council (1011) General Fund</u>
City Council approved the contract with the Friends of Seymour at the February 3, 3025 meeting for a total annual amount of $20,800. The budget was adopted at $8,500, and it is

necessary to request an additional appropriation in the amount of $12,300, and this will be funded with an appropriation of fund balance in the General Fund.

Debt (8111) General Fund

City Council approved a lease for a new mail machine with Pitney Bowes at the February 3rd meeting. The terms of the agreement have been evaluated, and the lease requires it to be recognized for GASB 87 Lease purposes. This requires an appropriation of $39,031.78 for interest, principal, and lease expense for the value of the entire 5 year 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
1/6/2025	Parking Lot Lease N. John St	7,364.36
1/6/2025	Transfer to G1108 Community Relations Special Revenue Fund	8,500.00
2/3/2025	Building demolition	60,000.00
2/3/2025	Worker's compensation claims cost	90,000.00
	Current Year Appropriations	$ 3,366,595.78
2/17/2025	Friends of Seymour contract additional appropriation	$ 12,300.00
2/17/2025	GASB 87 Pitney Bowes postage machine lease	3,775.02
	Proposed	$ 16,075.02
	Current Year with Proposed	$ 3,382,670.80

Transfers (8101) Utility Fund

It is necessary to appropriate funds in the Transfers organization of the Utility Fund to appropriate additional transfers out to the System Development Fees Capital Reserve Fund. It was originally budgeted at $280,000 and through December 2024, Collections totaled $323,103. In projecting the potential collections through June 30, 2025, it is estimated that an additional $367,200 is needed in order to fund the anticipated collections, and this will be funded with a revenue appropriation of System Development Fees Collected in the Utility Fund.

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

ORDINANCE NO. 2025-9 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR"

7.2 Resolution Authorizing Staff to Proceed with the Selection of a Financing Proposal for an Installment Financing Agreement

The item was submitted by Catherine Gwynn, Finance Director.

Resolution authorizing city staff to proceed with the selection of a financing proposal for an Installment Financing Agreement to Finance Certain Vehicles and Equipment for FY24 and FY25 with PNC Bank or Webster Bank Pursuant to N.C.G.S. §160A-20.

On January 6, 2025, Davenport & Company LLC ("Davenport"), the City's Financial Advisor, in coordination with City staff, issued a Request for Proposals (RFP) to over 50 national, regional, and local lending institutions to finance various City vehicles, equipment, and associated costs in the amount of approximately $6.75 million.

On January 29, 2025, the City received eight (8) proposals from financial institutions, which were evaluated based on interest rates, prepayment provisions, and bank fees. Following a detailed review by City staff, Bond Counsel, and Davenport, the two most competitive proposals were determined to be from PNC Bank and Webster Bank.It is recommended to proceed with either PNC Bank or Webster Bank, based on the final interest rate determination on February 17, 2025:

If the PNC Bank interest rate remains lower than Webster Bank, the City should proceed with PNC Bank, which offers the lowest indicated interest rate, lowest total debt service cost, and a streamlined documentation process.

If PNC Bank's rate increases above Webster Bank, then Webster Bank should be selected as it provides the lowest locked interest rate that will remain unchanged through the approval process.

City staff will bring a Final Resolution for approval at the March 3, 2025, City Council Meeting, following confirmation of the final financing terms.

It was recommended that Council approve the resolution selecting either PNC Bank or Webster Bank for the Installment Financing Agreement, based on the final interest rate determination on February 17, 2025, for a 60-month financing term not to exceed $6.8 million. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

RESOLUTION NO. 2025-19 "A RESOLUTION AUTHORIZING CITY STAFF TO PROCEED WITH THE SELECTION OF A FINANCING PROPOSAL FOR THE CITY OF GOLDSBORO, NORTH CAROLINA"

7.3 Resolution - Donation of Personal Property to 501(C) Non-Profit, Global Gear Initiative

The item was submitted by Ron Stempien, Fire Chief.

The City of Goldsboro owns fire-fighting equipment that is surplus, and no longer needed by the City. This firefighting equipment consists of turn-out gear that is in excess of ten years old, and can no longer be used in service for GFD per NFPA Guidelines. There is also old and outdated fire nozzles and hose that under NFPA Guidelines cannot be used by our department. These items have been replaced. There is also a wide array of outdated fire tools and equipment that no longer has use in the modern day fire service. History has shown that there is little to no monetary value ever received by these items when sold on public auctions due to the fact that their use is limited in the United States.

In an effort to both limit the liability of the City of Goldsboro with these items, and to be good stewards of our resources it's our recommendation that these items be donated to the Global Gear Initiative. This non-profit collects and distributes fire equipment to firefighters in other countries such as Guatemala, Mexico, Colombia, Paraguay, Peru, Brazil, Philippines, Ukraine, and Iraq where their usage is not governed by the National Fire Protection Association. These firefighters have little to no equipment, so these items would be of great value to them. General Statute 160A-280 establishes that a city may donate to a non-profit organization that is incorporated by (i) the United States, (ii) the District of Columbia, or (iii) one of the United States, any personal property, including supplies, materials, and equipment that the governing board deems to be surplus, obsolete or unused. Notice was posted on the city website in accordance with the General Statute on February 11, 2025.

It was recommended the Council authorize the donation of surplus fire-fighting equipment to the 501(C) non-profit, Global Gear Initiative. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

RESOLUTION NO. 2025-20 "RESOLUTION DONATING PERSONAL PROPERTY TO 501(C) NON-PROFIT, GLOBAL GEAR INITIATIVE"

7.4 Change Order No.1 Price Change for the Intake Structure Screen Replacement Project

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

The intake screen is located within the Neuse River Basin and is situated within the Neuse River Pump Station (NRPS) Intake Structure. It serves as a vital barrier to prevent sand from infiltrating the raw water reservoir. This essential component plays a critical role in safeguarding the reservoir from sand accumulation and protects key equipment, such as pump impellers, from erosion at the water treatment plant. The dredging, removal of the damaged intake screen and installation of a new intake screen has been bid at a cost of $386,431.00. This was awarded to In-Water Services Inc. under FB 2024-001R on 10/24/2024. Once the installation is complete, there will be preventative maintenance needed.

It was recommended that Council adopt the following entitled resolution authorizing a change order to the contract with In-Water Services Inc. for the additional labor and materials for the preventative maintenance of cleaning of the intake structure, including the hopper box, and perform inspection of the pump station wet well to determine sedimentation infiltration from post intake screen replacement. The additional amount needed is $39,525.26, which includes sales tax. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

RESOLUTION NO. 2025-21 "Resolution Authorizing Change Order No.1 Price Change for the Intake Structure Screen Replacement Project"

7.5 Department Monthly Reports for December 2024 and January 2025

The departmental monthly reports for December 2024 and January 2025 were submitted as information. *Consent Agenda Approval. Boyette/Jones (7 Ayes)*

8. Old Business

8.1 Organization Study Discussion

This item was removed during the Adoption of the Agenda.

8.2 Resolution for Economic Development Positioning Statement and Report

In October 2024, the City Council supported using the NC Department of Commerce to conduct an Economic Forum that had been recommended in a 2023 NC Department of Commerce study for the City of Goldsboro. The Forum was conducted in early December 2024 and the results were presented at the January 2025 City Council retreat. The results are captured in the *Economic Positioning Statement Forum Report.*

Key recommendations include adopting a new Positioning statement, fund and conduct a comprehensive Business/Economic Development Strategic Plan in FY 2025-26, and establish a task force to coordinate the plan development and implementation. At the January 2025 retreat, City Council concurred that a Resolution should be presented and considered at a future Council meeting. The Resolution and report are now completed and are ready for adoption.It is recommended that the Resolution be adopted.

Kelly Arnold, Interim Assistant City Manager shared comments regarding the item.

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

RESOLUTION NO. 2025-22 "Resolution Adopting the Vision Statement Created by NC Main Street and Rural Planning Center for the City of Goldsboro NC"

9. New Business

9.1 Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates Inc. for the Creation of a New Comprehensive Land Development Plan

Interim City Manager Livingston introduced the item. Mark Helmer, Planning Director introduced Johnathan Whitehurst with Kimley-Horn and Associates. Mr. Whitehurst shared the presentation attached to the agenda as *Exhibit D.*

Councilman Boyette shared comments regarding the plan. Councilwoman Weeks asked about the budgeted amount of the bid and the bid process.

Mayor Gaylor asked that Council members select two people from each district and the mayor would select 3 for an advisory committee for a total of 15 people. Council was asked to provide the names to the mayor.

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

RESOLUTION NO. 2025-23 "RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH KIMLEY-HORN FOR THE CREATION OF A COMPREHENSIVE LAND DEVELOPMENT PLAN"

10. City Manager's Report

Interim City Manager Livingston shared information regarding the water and sewer issues with Eureka and Fremont and shared that they are trying to work out an agreement with Eureka. He also shared that our raw water intake projects are going along on schedule. He announced that Felecia Williams, Community Development Director has resigned, and he publicly thanked her for all the work she's done and the great things that she's accomplished.

11. Mayor and Councilmembers' Comments

Councilman White shared the following: Kappa Alpha Psi Fraternity will hold a Kappa League meeting on Saturday, February 22 at Wayne Community College; Kappa Leaguer's are going to a symposium in Greenville; he saluted 14 young men who made the principals list at Dillard Academy; Coffee, Clergy and Councilmen will be tomorrow at St. James Church; there was a Black History event this weekend at the museum; he shared Council has gotten better at communication but would like to consider the citizens when making decisions and not just the business aspect.

Councilwoman Weeks shared a quote in honor of Black History Month from Dr. Martin Luther King Jr.; she thanked the citizens that came to the Council meeting; she thanked Council for working together.

Councilwoman Matthews thanked those citizens that came to the Council meeting; she encouraged citizens not to grow tired and that the petitions from citizens don't fall on deaf ears; and to District 4, the conference call will be held on Thursday, February 27.

Mayor Pro Tem Jones shared the following: it was an honor to attend the One Nation, One Peace, Inner Faith Service at the Washington National Cathedral; thanked the Fire Department for handling the fire on George Street; Community Watch will be held at West Haven on February 25, 2025; District 1 meeting will be Potato Soup and a Chat, location and date will be announced later; she commended the event on James and Pine Street on Saturday; trust is hard to come by and easily lost and we as a community need to trust again; she thanked the community for coming to the meeting tonight; she shared she has reached out to the NC Railroad, and they are working with us; she thanked the citizen that spoke up about her grandson being bullied; and shared a quote from Carter Woodson.

Councilwoman Taylor shared the following comments: she is excited about the comprehensive land use plan; she hates that she missed the event at the museum; expressed her gratitude to the citizens that spoke tonight; District 3 Neighborhood Watch meeting every Wednesday of the month at 5:30 at the T.C. Coley Center; she encouraged citizens to speak to her about starting a Neighborhood Watch.

Councilman Boyette thanked the citizens for coming out and sharing comments tonight; thanked city employees; shared he would miss Felecia Williams; and shared condolences to

Commissioner Gurley.

Mayor Gaylor shared comments regarding the 333rd Change of Command that took place this past Friday and shared Congressman Don Davis was in attendance. He shared comments regarding the Comprehensive Land Use Plan and comments regarding the advisory committee for Goldsboro Police Department discussed earlier in the meeting. He also shared comments regarding the city's youth and that this Saturday, there is a Black History Parade in Mount Olive at 1:00 p.m.

Mayor Pro Tem Jones shared information regarding a Black History event on Saturday.

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

12. Closed Session

Councilwoman Weeks made a motion to go into Closed Session to discuss Potential Litigation and Personnel. The motion was seconded by Councilman Boyette and unanimously approved.

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

13. Adjournment

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

There being no further business, Mayor Gaylor adjourned the meeting at 8:41 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

Exhibit A

20250217 Public Hearing Comments & Exhibits

In the August 19, 2024 City Council Meeting Agenda, Item C there was a copy of diagram made by B.R. Kornegay, Inc. for the proposed construction of a service station at the corner of New Hope Rd. and Cuyler Best Rd.

The copy of the diagram is very hazy but by enlarging the copy you can see that there was a plan by the City to extend Sunset Drive, from where it currently ends, all the way to Cuyler Best Rd. (See Exhibit A)

Note that in Exhibit B of the enlarged section of the B.R. Kornegay, Inc. diagram, they identified the section of the City planned road, that ends at Cuyler Best Rd., as Sunset Drive, not Shannon Avenue. (See highlighted sections on Exhibits B)

Note that in Exhibit A, there is a City planned road, which is highlighted, that ends at New Hope Road. By enlarging that section of the B.R. Kornegay, Inc. diagram you can make out that City planned road, off of the Sunset Drive extension, that ends on New Hope Road, and it is identified as Shannon Ave. (See Exhibit C)

It appears the petitioners have mistakenly requested a permanent closure of Shannon Ave., from Cuyler Best Rd., 297.96 feet to its terminus, when they should have requested a permanent closure of 297.96 feet of Sunset Drive from Cuyler Best Rd. (See Exhibit D)

I am therefore requesting that Council agree to deny the petitioners request, as it is stated.

EXHIBIT B

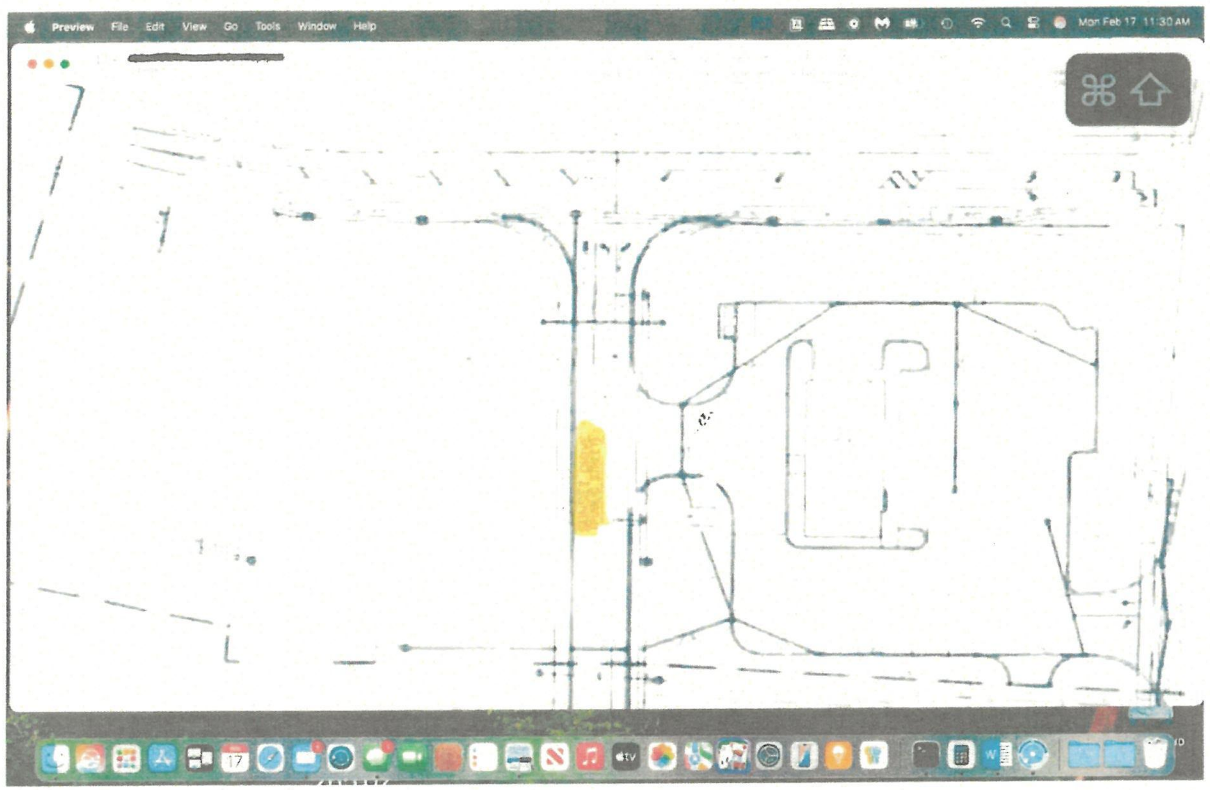
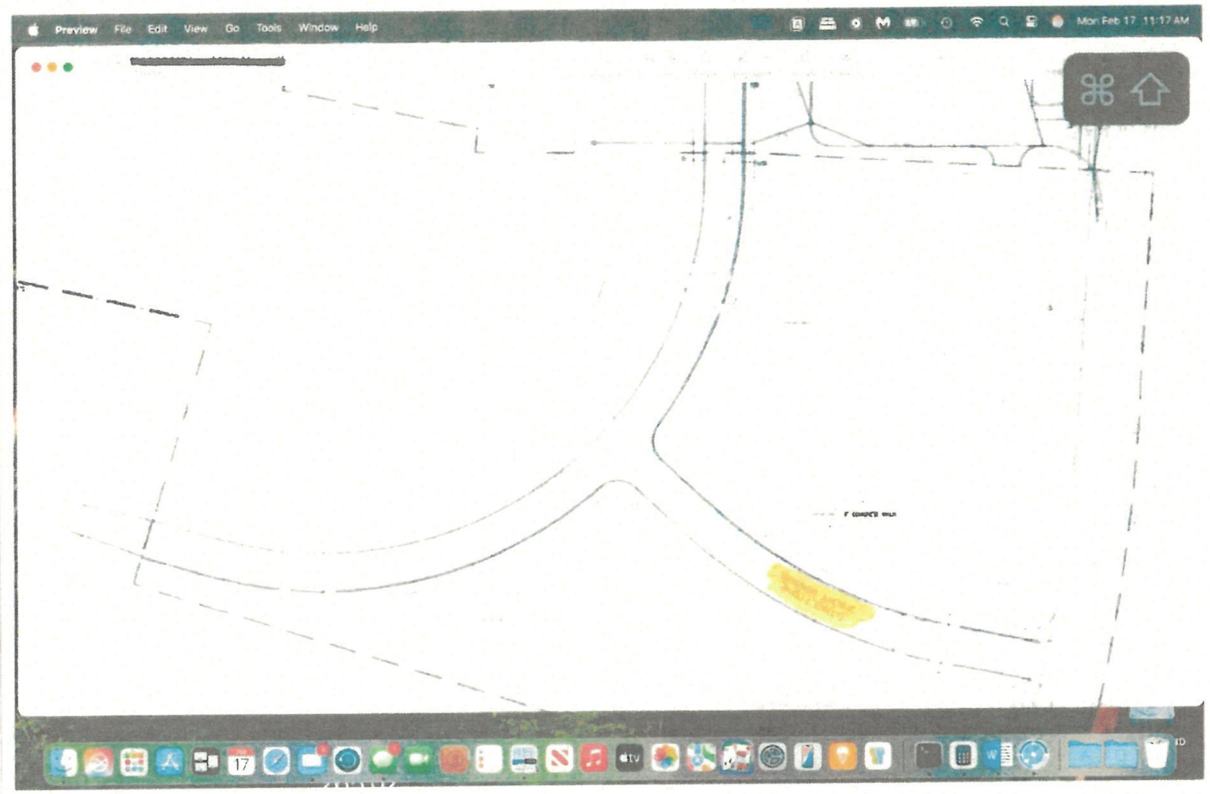
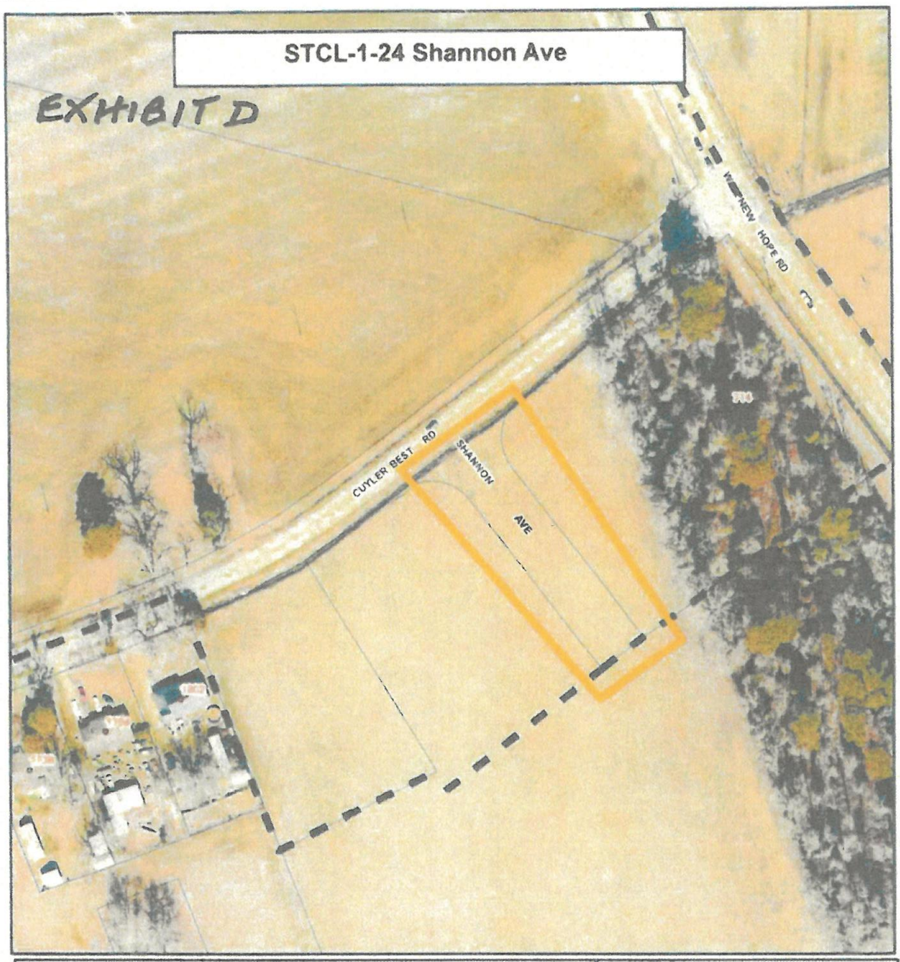


EXHIBIT C





STREET CLOSING REQUEST:

CASE NO: STCL-1-24

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

REQUEST: To permanently close Shannon Ave. from Cuyler Best Rd., 297.96 ft to its terminus.

0 100 200 400 Feet

N W E S

Exhibit B

Immediate Adoption: UNC School of Government: **C. Wright Sr 2/17/2025**
Civilian Advisory and Review Board for Police Accountability
(Durham-Raleigh-Fayetteville-Winston-Salem, Charlotte)

Board takes complaints, review investigations, make recommendations and listen to appeals. They help build trust and relationship between the community and the police department.

Police officers can be charged with assaulting a handcuff suspect. Excessive force can include hitting a handcuffed suspect who is "neutralize, **continuing to use force after a suspect is handcuffed** and compliant and using restraints in a way to cause pain, restrict breathing or leads to injury**. Discipline**; suspension, demotion, forfeiture of pay, termination, criminal charges, civil lawsuits

CALEA Commission on Accreditation for Law Enforcement Agencies (Goldsboro, NC Advanced Law Enforcement Accreditation Program 461 Standards) Bias Policing-Duty to Intervene-Use of Reasonable Force-Reporting Use of Force

Compliance with Constitutional Requirements-18 USC 242

-Fort Lupton, Colorado man in handcuffs, locked in police car on train track, train hit police car shortly thereafter **Very Serious multi-trauma injuries**

-Yuba City, California elderly man in handcuffs, thrown to ground, wasn't complying fast enough **Very Serious injuries: Paralyzed**

-W. Valley City, Utah shot and **killed** man in handcuffs in the police station, was not answering conflicting questions from police officers **Killed**

-E. Port, Oregon man in handcuffs tazed 14 times because he wasn't walking fast enough **Serious injuries Nerves/Heart**

-Clayton County, Georgia man in handcuffs, police applied gun to the back of his head, not complying quickly **Serious injuries: Faint/Head/Neuro**

Exhibit C

Mayor Gaylor, Mayor Pro Tem Jones and Members of the City Council

The Goldsboro-Wayne NAACP is calling for transparency and accountability following a troubling incident on Day Circle involving Mr. Tyreke Carter. Video footage circulating on social media shows Mr. Carter, who was already restrained with handcuffs and wearing a medical boot, being body slammed by Goldsboro Police Department (GPD) officer(s). In our efforts to address community concerns, we reached out to Chief West, who informed us that once the investigation is complete, he would be in a position to provide more information.

As we remain committed to ensuring a thorough and transparent review of this incident, we remind you that the Goldsboro Police Department's **Strategic Plan** emphasizes key goals such as **"Safe and Secure Community"** and **"Racial and Cultural Harmony,"** which focus on fostering trust through innovative policing strategies, strengthened community partnerships, and ensuring that all voices are heard and respected. However, this incident raises serious concerns about whether those goals are being effectively implemented, particularly in communities of color. As a **CALEA-certified** agency, GPD is expected to adhere to nationally recognized standards for use of force and professionalism. Yet, what occurred on Day Circle appears to contradict both those standards and the department's stated priorities.

Considering this, the Goldsboro-Wayne NAACP is making the following formal requests of Chief West and the Goldsboro Police Department:

1. **A copy of the full investigatory report** that details what departmental and/or individual officer failures occurred on or before Tuesday, January 28, 2025, that led to the undesirable interaction between Mr. Tyreke Carter and GPD officers.
2. **An outline of the steps the Goldsboro Police Department is taking, or plans to take,** to prevent similar occurrences from happening in the future.

We understand that certain identifying information may need to be redacted for privacy, personnel, and security reasons, but the community needs transparency to rebuild trust and ensure accountability.

While we acknowledge that law enforcement has a challenging role in maintaining public safety, incidents like this undermine confidence in the police and highlight the need for systemic improvements. We call on the Goldsboro Police Department to uphold the standards of **"Model of Excellence in Government,"** as outlined in their Strategic Plan, by committing to transparency, accountability, and continuous improvement.

The Goldsboro-Wayne NAACP stands ready to work with city officials, law enforcement, and community leaders to ensure equitable and just policing practices. We urge the department to take these concerns seriously and provide a timely and thorough response.

Thanks

John Barnes, President
Goldsboro-Wayne NAACP
Phone: 919 344-3714
Email: info@goldsborowaynenaacp.net

Exhibit D

Kimley»Horn

The Kimley-Horn Team

City of Goldsboro

PROJECT LEADS

Project Manager
Jonathan Whitehurst, AICP

Project Director
Cindy Szwarckop, AICP

SUBJECT LEADS

- **Land Use and Development** – Jonathan Whitehurst, AICP
- **Codes and Regulations** – Cindy Szwarckop, AICP
- **Economic Development and Market Research** – Jessica Rossi, AICP
- **Demographic Profile and Housing** – Jackie Peters, AICP
- **Public Facilities and Infrastructure** – Nolan Raney, PE
- **Natural Environment** – Jason Hartshorn, PWS
- **Parks and Recreation** – Nick Kuhn, PLA
- **Urban Design** – Dan Ford
- **Transportation and Mobility** – Starla Couso, AICP
- **Complete Streets** – Kristina Whitfield, PE, AICP
- **Cultural Resources and Historic Preservation** – Blair Knighting, AICP
- **GIS** – Rachel Patterson, PLS, GISP
- **Graphic Design and Illustrations** – Lydia Newhouse, UAP
- **Hazard Mitigation and Resiliency** – Jonathan Guy, PE, AICP, PTOE
- **Community Engagement** – Jonathan Whitehurst, AICP; Cindy Szwarckop, AICP

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

We will ask stakeholders and the community to **co-create** the Comprehensive Plan.

Community Engagement

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

By Starting with a Compelling Brand

BLUEPRINT·2043
LAND USE AND CAPITAL INVESTMENT PLAN

HORIZON 2045
JOHNSON CITY GROWTH MANAGEMENT PLAN

THE MOREHEAD CITY PLAN 2032

LEWISVILLE TOMORROW
Foundation for the Future
COMPREHENSIVE PLAN

IMAGINE MORGANTON 2040
Dream. Plan. Act.

Forward Monroe
land use | transportation

CHAPEL HILL
ChartingOurFuture.info
A Land Use Initiative

PLAN MOUNT HOLLY
LAND PLAN | PARK PLAN

PINEVILLE
COMPREHENSIVE PLAN

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

And Meeting People Where They Are

	Phase 1 | Vision	Phase 2 | Plan	Phase 3 | Act
Engagement Focus	» Build awareness of the planning process » Educate on the purpose of the plan » Collect input on vision and needs	» Confirm what we learned so far » Collect input on the land use strategy and supportive policies	» Present key elements of the comprehensive land development plan » Collect final input before adoption
Engagement Activities	» Technical Team Coordination » Planning Board and City Council Work Sessions » Steering Committee Meetings » Project Website Launch » Stakeholder Meetings » Digital Engagement: Online Survey, Online Flash Polls, Digital Ideas Wall » Community Workshops » Pop-Up Events » Meetings-in-a-Box	» Technical Team Coordination » Planning Board and City Council Work Sessions » Steering Committee Meetings » Stakeholder Meetings » Online Survey (Growth Options) » Digital Engagement: Online Survey, Online Flash Polls, Interactive Land Use Map » Community Workshops » Pop-Up Events	» Technical Team Coordination » Planning Board and City Council Work Sessions » Steering Committee Meetings » Digital Engagement: Online Comment Form » Public Review Period » Adoption Hearings » Pop-Up Events

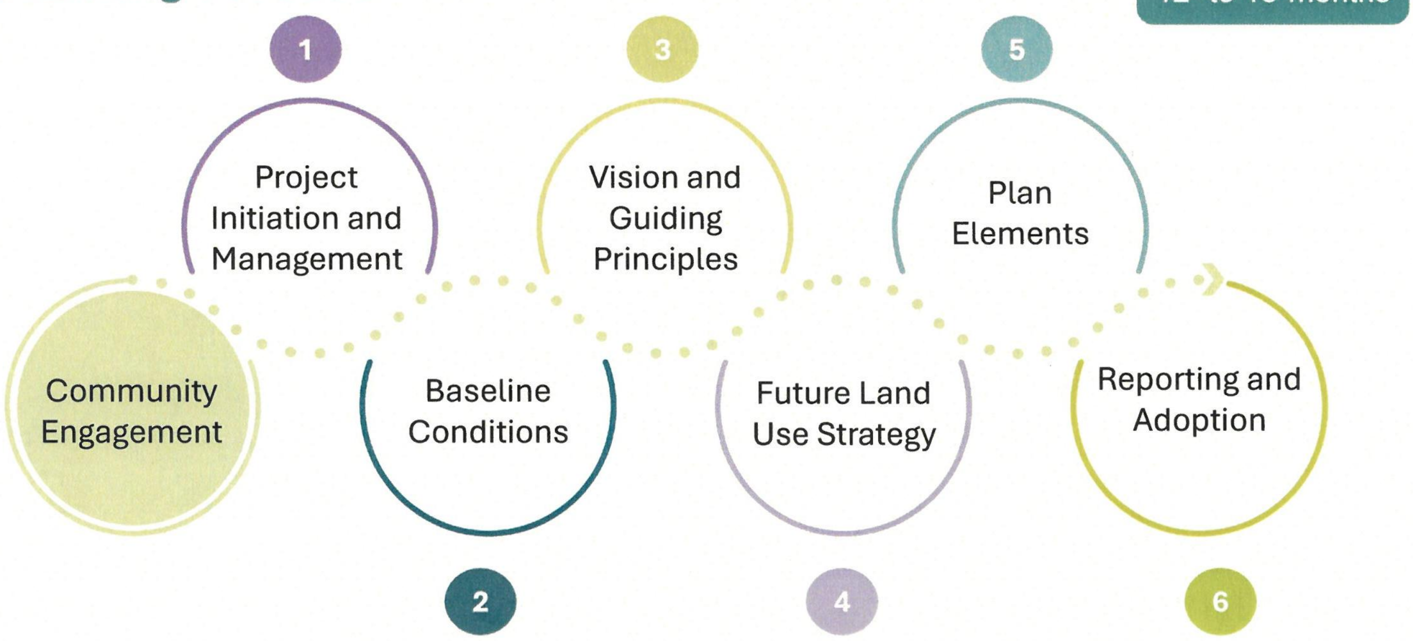
GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

And Showing Participants the Influence of Their Participation

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

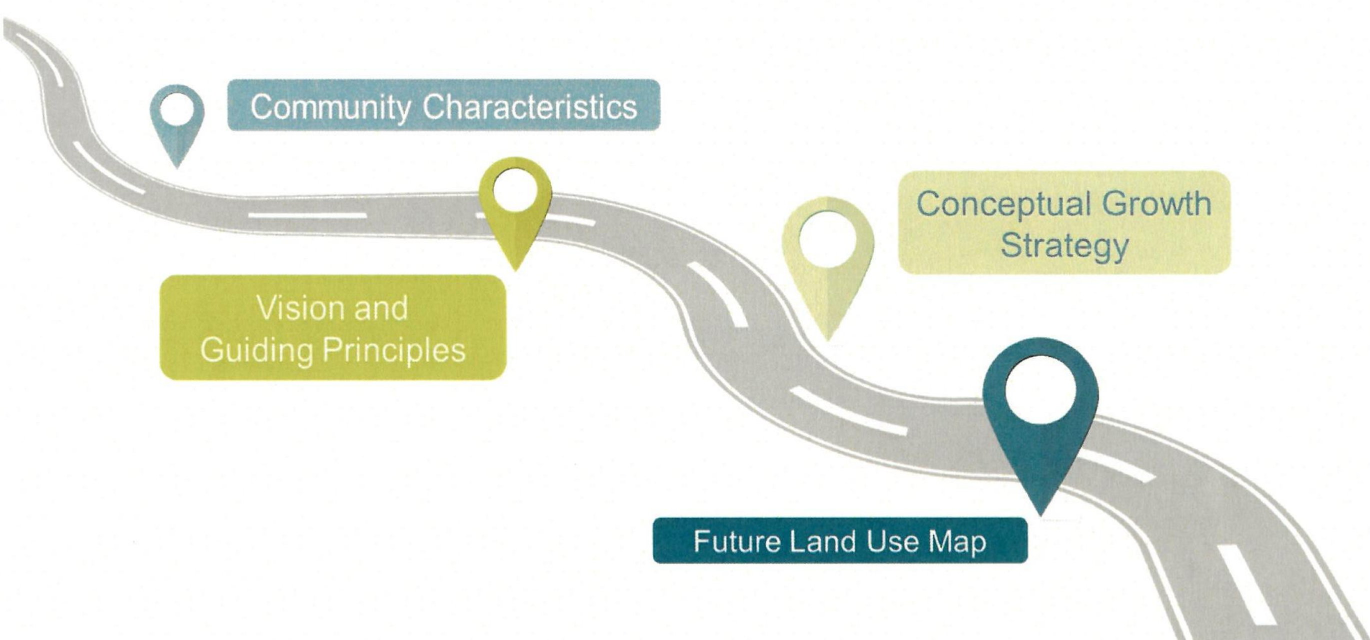
Planning Process

12- to 15-months



GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

Path to the Future Land Use Map



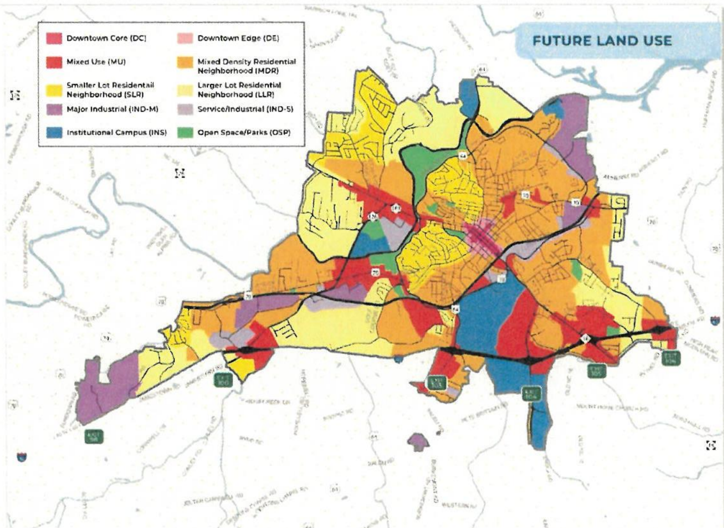
GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

Morganton

FUTURE LAND USE STRATEGY

The future land use strategy adds a critical layer of detail to describe Morganton's preferred mix of land uses. The future land use strategy is communicated in a map created using a set of future land use classifications. This map serves as a guide for staff and elected officials in making growth and development decisions. Additionally, the map is applied using the City's zoning ordinance, which regulates land uses by applying zoning districts to specific parcels and describing detailed rules for the development of individual parcels. The future land use map does not change a parcel's current zoning designation. The successful implementation of the future land use map will require the City to update its zoning ordinance and map.

- DOWNTOWN CORE (DC)
- DOWNTOWN EDGE (DE)
- MIXED USE (MU)
- MIXED DENSITY RESIDENTIAL NEIGHBORHOOD (MDR)
- SMALLER LOT RESIDENTIAL NEIGHBORHOOD (SLR)
- LARGER LOT RESIDENTIAL NEIGHBORHOOD (LLR)
- MAJOR INDUSTRIAL (IND-M)
- SERVICE / INDUSTRIAL (IND-S)
- INSTITUTIONAL CAMPUS (INS)
- OPEN SPACE / PARKS (OSP)



42 | IMAGINE Morganton 2040 Comprehensive Plan Report (Draft) | 43

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

Morganton

17 Strategies + 63 Actions

IMPLEMENTATION STRATEGY

The successful implementation of the actions identified in **IMAGINE Morganton 2040** will be contingent upon various factors. Some factors are within the control of the City, such as the availability of resources, including staff time and funding. Other factors are outside of the City's control, including market conditions. Implementation also requires a combination of efforts between the City, other public entities, and private interests, highlighting the importance of collaboration between the two parties.

Implementation Matrix

The implementation matrix offers a way to track progress of individual actions and the Plan as a whole, within a flexible framework that can pivot as circumstances change. The implementation matrix positions the City to achieve its future vision and goals by giving structure to the strategies and actions introduced in the policy framework. The matrix clarifies the following.

Type of Action

Places the actions into one of four categories:

- Program/Initiative
- Policy/Regulation
- Project/Investment
- Plan/Study

Timeframe

Describes when effort on the action should begin (Initiation) and whether the action is stand alone or ongoing (Duration)

Initiation: Short-Term (0-3 years); Mid-Term (4-6 years)

Duration: Standalone; Recurring

City Responsibilities

Identifies who needs to lead or support each action

- **AD** - Administration
- **DD** - Development & Design
- **DT** - Main Street / Downtown Development Association
- **PS** - Public Safety
- **PW** - Public Works
- **RE** - Recreation
- **UT** - Utilities

Resources

Provides a general sense of the time and funding resources necessary for each action by indicating low, medium, or high

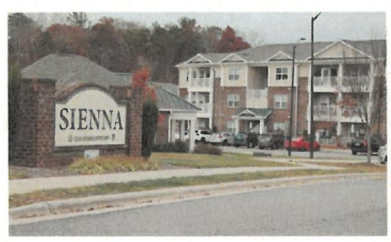
Time / **Cost**: Low; Medium; High

Communuity Priorities

Highlights the actions that received the most votes at the community workshops in April 2024

Community Priority

		Type of Action	Timeframe: Initiation	Timeframe: Duration	City Responsibilities: Lead	City Responsibilities: Support	Resources: Time	Resources: Cost	Community Priority
GROW | IMAGINE a proactive approach toward future growth.									
Strategy GROW 1: Maintain and reference IMAGINE Morganton 2040 as a guide for land use decisions.									
GROW 1.1	Use the Future Land Use Strategies, Policy Framework, and other adopted planning documents when making zoning and permit approval decisions and creating future City plans	Policy / Regulation	Short-Term	Recurring	DD	AD	Medium	Low	
GROW 1.2	Review the Plan every 3 to 5 years to consider incremental changes that align with City's goals and ensures the Plan remains reasonably maintained	Program / Initiative	Mid-Term	Recurring	DD	AD	Medium	Low	Community Priority
GROW 1.3	Continue to engage the community regarding the Plan and retain comments received as input for future updates	Program / Initiative	Short-Term	Recurring	DD		High	Low	Community Priority
Strategy GROW 2: Align the City's land development regulations with the vision of IMAGINE Morganton 2040.									
GROW 2.1	Update, modernize, and consolidate the City's zoning ordinance to codify the Future Land Use Map	Policy / Regulation	Short-Term	Standalone	DD	AD	High	High	



78 | IMAGINE Morganton 2040 (Draft 4) Comprehensive Plan Report (Draft 4) | 79

Type of Action — Timeframe — City Responsibilities — Resources — Community Priorities

GOLDSBORO **COMPREHENSIVE LAND DEVELOPMENT PLAN**

Comprehensive Land Development Plan

Kimley»Horn