

**GOLDSBORO CITY COUNCIL
REVISED - REGULAR MEETING
AGENDA
MONDAY, JUNE 2, 2025**



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

1. Call to Order – 5:30 P.M.

Council Chambers

1.1 Invocation (Father David Wyly, Police Chaplain)

1.2 Pledge of Allegiance

2. Roll Call

3. Adoption of the Agenda

4. Recognitions and Presentations

4.1 Juneteenth Proclamation

4.2 National Gun Violence Awareness Month Proclamation

5. Public Hearings

5.1 CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive between Hwy. 70 East and West New Hope Road (*Continued from the May 5, 2025 Council Meeting*)

5.2 CZ-02-25 Northwest Associates, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street

5.3 RZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) – Located on the South side of East Ash Street Extension between Malloy Street and Oak Forest Road

5.4 Public Hearing on FY2025-26 Annual Operating Budget

6. Public Comment Period

7. Consent Agenda

7.1 Juneteenth Unity & Heritage Festival - Street Closure Request

7.2 Memorandum of Understanding (MOU)/Membership Agreement for Clean Water Education Partnership (CWEP)

7.3 Resolution Approving the Dillard/Goldsboro Alumni & Friends, Inc. (DGAF) FY25 Spending Plan and Reallocation of Funds

7.4 Approval of the May 19, 2025 Goldsboro City Council Meeting Minutes

8. Old Business

9. New Business

9.1 Greater Wayne Regional Wastewater Committee

9.2 Wayne County United Soccer Club Agreement

10. City Manager's Report

10.1 City Manager Report

11. Mayor and Councilmembers' Comments

12. Closed Session

13. Adjournment

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

JUNETEENTH PROCLAMATION

WHEREAS, news of the end of slavery did not reach the frontier areas of the United States, particularly Texas and the other Southwestern States, until months after the conclusion of the Civil War, more than 2 ½ years after President Abraham Lincoln issued the Emancipation Proclamation on January 1, 1863; and

WHEREAS, on June 19, 1865, Union soldiers, led by Major General Gordon Granger, arrived in Galveston, Texas, with news that the Civil War had ended and all enslaved people were free; and

WHEREAS, slavery was not officially abolished until the ratification of the 13th Amendment to the Constitution of the United States in December 1865; and

WHEREAS, formerly enslaved African Americans in the Southwest celebrated June 19, commonly known as “Juneteenth,” as inspiration and encouragement for future generations; and

WHEREAS, Juneteenth has been observed by African American communities for more than 150 years, evolving from regional commemorations to a nationwide celebration; and

WHEREAS, on June 17, 2021, President Joe Biden signed the Juneteenth National Independence Day Act, recognizing Juneteenth as a federal holiday; and

WHEREAS, Juneteenth celebrations have been held to honor African American freedom, history and heritage, while encouraging self-development and respect for all cultures; and

WHEREAS, the faith and strength of character demonstrated by formerly enslaved individuals and their descendants remain an example for all people of the United States, regardless of background, religion, or race; and

WHEREAS, the City of Goldsboro is committed to promoting diversity, racial and cultural harmony.

NOW, THEREFORE, BE IT RESOLVED, that the Goldsboro City Council hereby proclaims Thursday, June 19, 2025 as

JUNETEENTH

in the City of Goldsboro and recognizes that the observance of the end of slavery is part of the history and heritage of the United States and supports the continued nationwide celebration of Juneteenth to provide an opportunity for citizens to learn more about the past and to better understand the experiences that have shaped the United States.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro this the 2nd day of June, 2025.




Charles Gaylor, IV
Mayor

**NATIONAL GUN VIOLENCE AWARENESS MONTH
PROCLAMATION**

WHEREAS, gun violence touches every segment of our society and impacts people of all ages. It increases the probability of death in incidents of domestic violence, raises the likelihood of fatality by those who intend to injure others and among those who attempt suicide, and places children and young people at increased risk of physical harm and injury; and

WHEREAS, many violent crimes and suicides involve the use of a firearm; and

WHEREAS, practicing safe gun storage protects children, prevents accidents, and reduces gun thefts; and

WHEREAS, Goldsboro and the State of North Carolina are committed to reducing gun violence, limiting access to those who are unqualified to carry firearms, and encouraging responsible gun ownership to keep our communities safe; and

WHEREAS, it is appropriate to set aside time to honor those Americans whose lives are cut short each year by gun violence, and the countless survivors whose lives are forever altered; and

WHEREAS, orange is the color chosen to honor the victims of gun violence because it is bright, demands attention, and is the color hunters use to protect themselves and others from harm; and

WHEREAS, June 6-8, 2025 is Wear Orange Weekend signifying the beginning of National Gun Violence Awareness Month, and anyone can join this campaign by wearing orange to help raise awareness of gun violence and honor the lives of those we have lost; and

WHEREAS, National Gun Violence Awareness Month honors the many lives that have been cut short by gun violence in our country and supports efforts to reduce gun-related crimes in the United States; and

WHEREAS, gun violence awareness is highlighted in June but must be communicated daily; we can all work to end gun violence so that Goldsboro remains a safe, vibrant, and healthy community.

NOW, THEREFORE, BE IT RESOLVED, that the Goldsboro City Council hereby proclaims June 6-8, 2025 as WEAR ORANGE WEEKEND, and June 2025 as

NATIONAL GUN VIOLENCE AWARENESS MONTH

in the City of Goldsboro and commend its observance to all citizens. The Goldsboro City Council urges all citizens, businesses, organizations, and agencies to work collaboratively to reduce gun violence in our community.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro this the 2nd day of June, 2025.




Charles Gaylor, IV
Mayor

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive between Hwy. 70 East and West New Hope Road (*Continued from the May 5, 2025 Council Meeting*)

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

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

OWNER: Goldsboro Family YMCA, Inc.

APPLICANT: Starlight Homes c/o Bob Mishler

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

SURROUNDING ZONING:

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

LAND-USE PLAN:

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

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots. Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

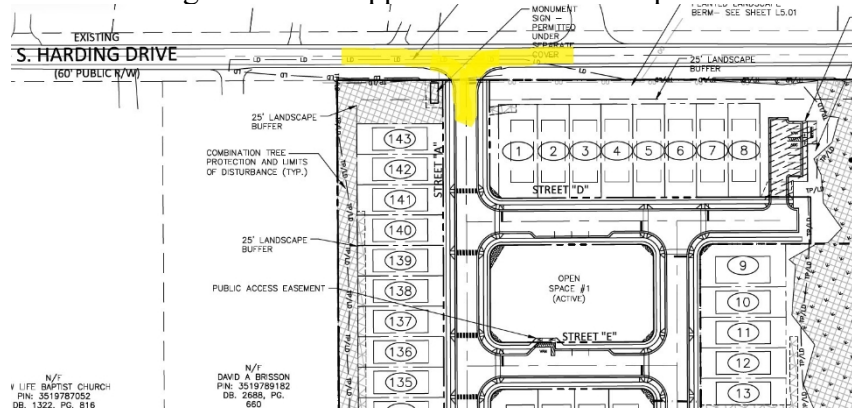
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules,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

EXISTING LAND USE:

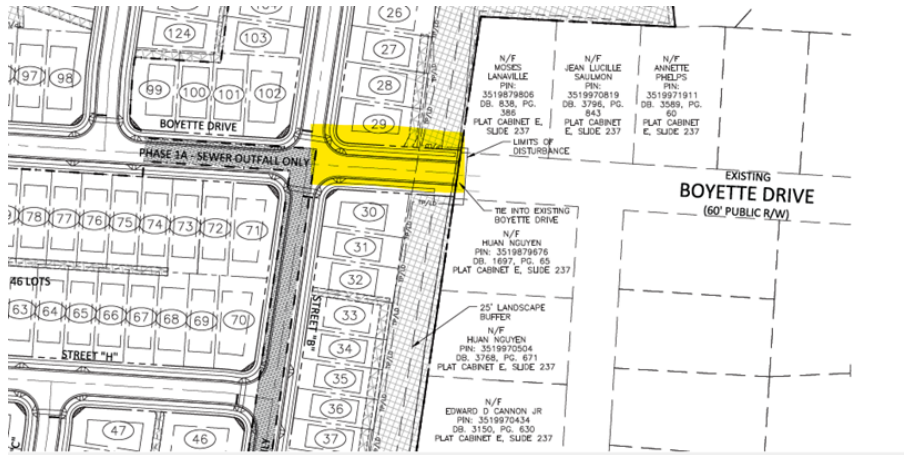
The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian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

SITE ACCESS:

Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr. The applicant submitted a traffic impact analysis (TIA) indicating a turn lane is not warranted on South Harding Drive. The applicant's most recent plan reflects the findings of the TIA.

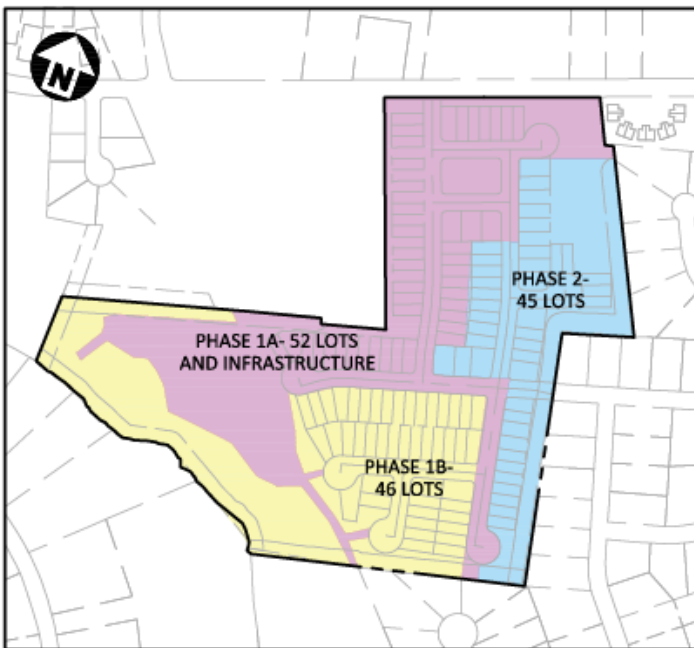


The project will tie into this existing Boyette Drive stub street.



PHASING PLAN:

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



PHASING MAP

DENSITY:

143 units/38.88 acres = 3.67 dwelling units per acre

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

REQUIRED OPEN SPACE:

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

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

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

PARKING:

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

EXISTING UTILITIES:

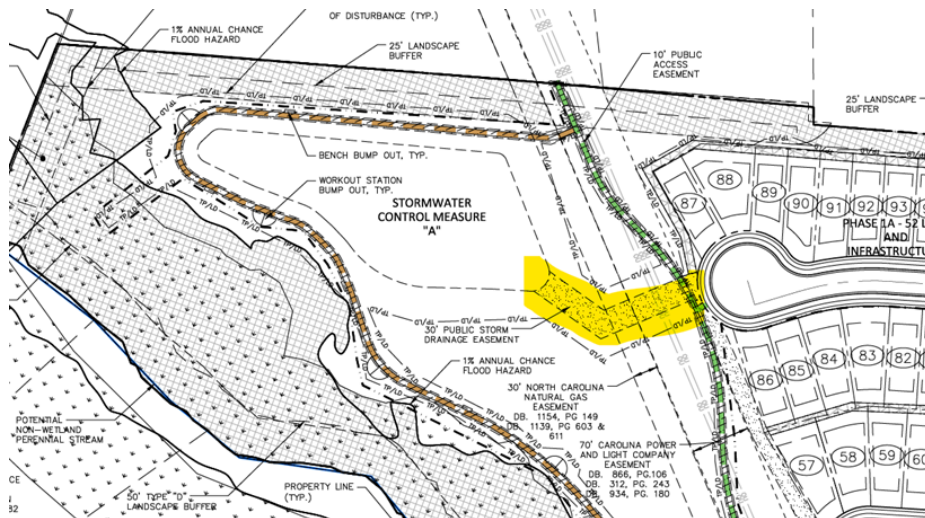
City water and sewer are available to serve the site off South Harding Drive.

ENVIRONMENTAL CONDITIONS:

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

STORM WATER INFRASTRUCTURE:

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



PROPOSED PUBLIC INFRASTRUCTURE:

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

STREETS:

The developer will be responsible for the construction of a 31-foot back-to-back driving surface with a 60' dedicated public right-of-way constructed to City standards.

SIDEWALKS:

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

STREET SIGNS AND LIGHTING:

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

UTILITIES:

All utilities will be required to be installed underground.

INTERCONNECTIVITY:

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

MAIL KIOSK WITH PARKING:

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

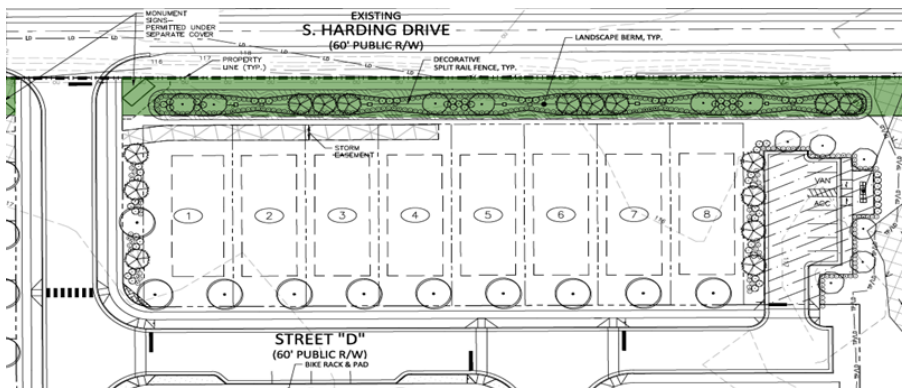
SUBDIVISION SIGNS:

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

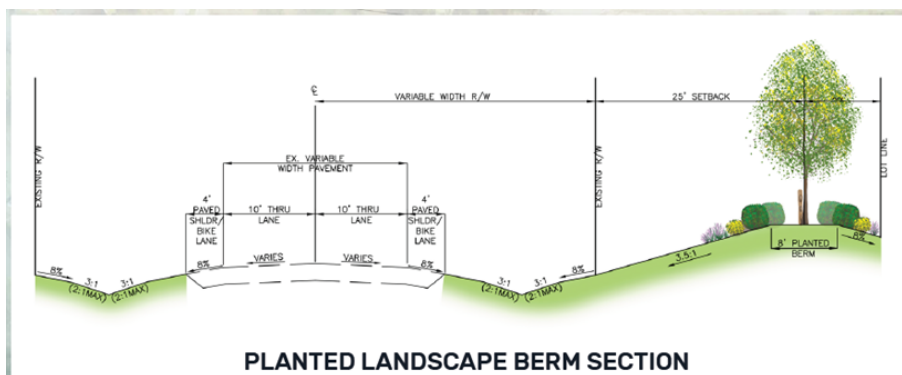


LANDSCAPE PLAN:

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



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



ARCHITECTURAL STANDARDS:

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



PRELIMINARY SUBDIVISION REVIEW AND APPROVAL:

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

CONDITIONS OF THE PROPOSED R-6 CONDITIONAL ZONING DISTRICT:

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

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

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

10. Shutters or window trim shall be provided on the front façade on all homes
11. The front facades of all homes will feature a minimum of two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding, Shake siding, Stone accent Brick accent or Balcony.
12. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applied to front and side elevations with right of

- way frontage.
13. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
 14. All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
 15. All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
 16. All dwelling units shall have either a 2-car garage or a 1-car garage.
 17. Garage doors shall have windows or decorative hardware.
 18. A covered front porch is required for all dwelling units.
 19. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
 20. All homes shall have a minimum 12-inch eaves on two sides.
 21. All corner lot units shall have a minimum of one window, facing the public right-of-way.
 22. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

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

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

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

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

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

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

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

PLANNING COMMISSION RECOMMENDATION:

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

The City Council, at their May 5, 2025, meeting, voted to postpone the hearing, at the request of the applicant, until the June 2, 2025, City Council meeting.

REQUIRED ACTION:

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

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

Laura Getz

Matthew Livingston

ORDINANCE 2025-

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

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on **Monday, May 5, 2025, at 5:30 p.m.**, postponed by City Council, properly re-noticed, and held **Monday, June 2, 2025, at 5:30 p.m.**, for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on **March 31, 2025**; and

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

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

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

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

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

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

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

WHEREAS, the proposed conditional rezoning request will not impair or injure the health, safety, and general welfare of the public; and

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

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

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

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

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

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

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

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

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

This Ordinance shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

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

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

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

Voting Record for Recommendation:

Yes _____ No _____

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

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Harding Drive**

Proposed Use **Single Family Residential**

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

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

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

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

PROPERTY OWNER INFORMATION

Name **Goldsboro Family YMCA INC**

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

Phone Email

OWNER/DEVELOPER INFORMATION

Company Name **Starlight Homes**

Contact Name **Bob Mishler**

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

Phone 919-422-7663 Email bob.mishler@ashtonwoods.com

CONSULTANT/ENGINEERING FIRM

Company Name **McAdams**

Contact Name **Sarah Van Every**

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

Phone 919-613-9500 Email vanevery@mcadamsco.com

ZONING INFORMATION

Existing Zoning District **R12, R9**

Proposed Zoning District **R6 Conditional Zoning**

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ No Inside City Limits? ☒ Yes ☐ No

ENVIRONMENTAL QUALITY DATA INFORMATION

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

SITE DATA

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

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature	Date
See Attached	
Signature	Date

APPLICATION FEES

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

OWNER AUTHORIZATION

I hereby give CONSENT to Bob Mishler, Starlight Homes (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner _____ *Printed Name of Owner* Goldsboro Family YMCA INC

(State)

(County)

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

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

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

GOLDSBORO

C

BE MORE DO MORE
SEYMOUR

North Carolina

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

CITY OF GOLDSBORO OWNER'S AUTHORIZATION

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

☒ Rezoning

☐ Site Plan

☐ [3 Board of Adjustment - Variance

☒ Subdivision

☐ Special Use Permit

☐ Home Occupation Permits

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

Goldsboro Family YMCA INC

hereby certify that I/(WE)

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

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

Starlight Homes, Bob Mishler

to submit an application

(Name of Company and Authorized Representative)

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

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

3519873233, 3519881157, 3519883223,

S Harding Drive 3519885239

MAEK A. Pertchott

Property Owner — Print

[Signature]

Property Owner Signature

10/24/2024

Date

NOTARY STATEMENT

Sworn to and subscribed before

the 21 day of October, 2024

me the 21 day of

NC

County of Wayne

Notary Public in and for the

State of

Jenn;€zr

, Notary Public, do hereby certify that

A.

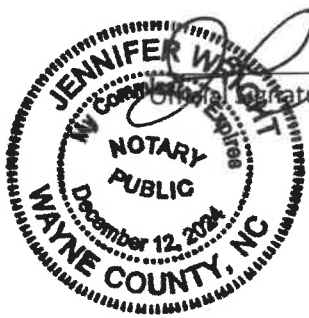
(name of individual(s))

personally appeared

seal this 21 day of Oct, 2024

before me this

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



Signature of Notary

Jennifer Wright

Notary printed or typed name

official

My commission expires: 12/12/2024

Rev. 2 (12/08/2022)

PROJECT NARRATIVE

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

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

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

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

Existing Conditions:

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

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

Proposed Conditions:

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

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

Additional Zoning Conditions

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

Specific Use R-6

Single Family P*

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

There shall be a maximum of 140 dwelling units.

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

Amenity and Common Area Commitments

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

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

Architectural Commitments

Building height 3-stories, maximum.

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

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

Horizontal siding

Board & Batten siding

Shake siding

Stone accent

Brick accent

Balcony

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

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

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

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

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

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

Harding Drive Assemblage STL24001

R6 Conditional Zoning Narrative

Contact Information

Owner: Goldsboro Family YMCA INC

Authorized Agent: Starlight Homes, Bob Mishler

Engineer: McAdams, Matthew Foy, PE

Planner: McAdams, Sarah Van Every, AICP

Site Data

Address: S. Harding Drive

Current zoning: R9, R12

Parcel Size: 45.98 acres

PINs: 3519881157, 3519883223, 3519885239, 3519887367, 3519873233

Legal Descriptions: See attached

General Information

Development Name: S. Harding Drive Assemblage

Proposed lots: 137

Open Space dedication: 11.85 acres

ROW dedication: 7.47 acres

Density

Proposed Density: 3.56 dwelling units per acre

Caluculation Method: Number of units/net acreage

Proposed Infrastructure

Roadways: 4,769.53 lf of public roadway

Water mains: 4,728.79 lf

Sewer mains: 4,600.63 lf

Sidewalks: 9,722.5 lf

Trails: 2,632 lf of private trail

Length of each expected sewer allocation: 41,100 GPD

Neighboring Property Concerns

No known concerns from adjacent properties.

Adjacent Land Use

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

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

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

Provide justification that the proposal will not place excessive burdens

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

Open Space

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

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

Development Schedule

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

Deviations

Side setback: Proposed reduction from 8' to 5'

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

Rear setback: Proposed reduction from 25' to 20'

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

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

Improvements

Sidewalks on both sides of all internal streets.

Private trail along the western side of the development.

Maximum density of 3.7 du/a.

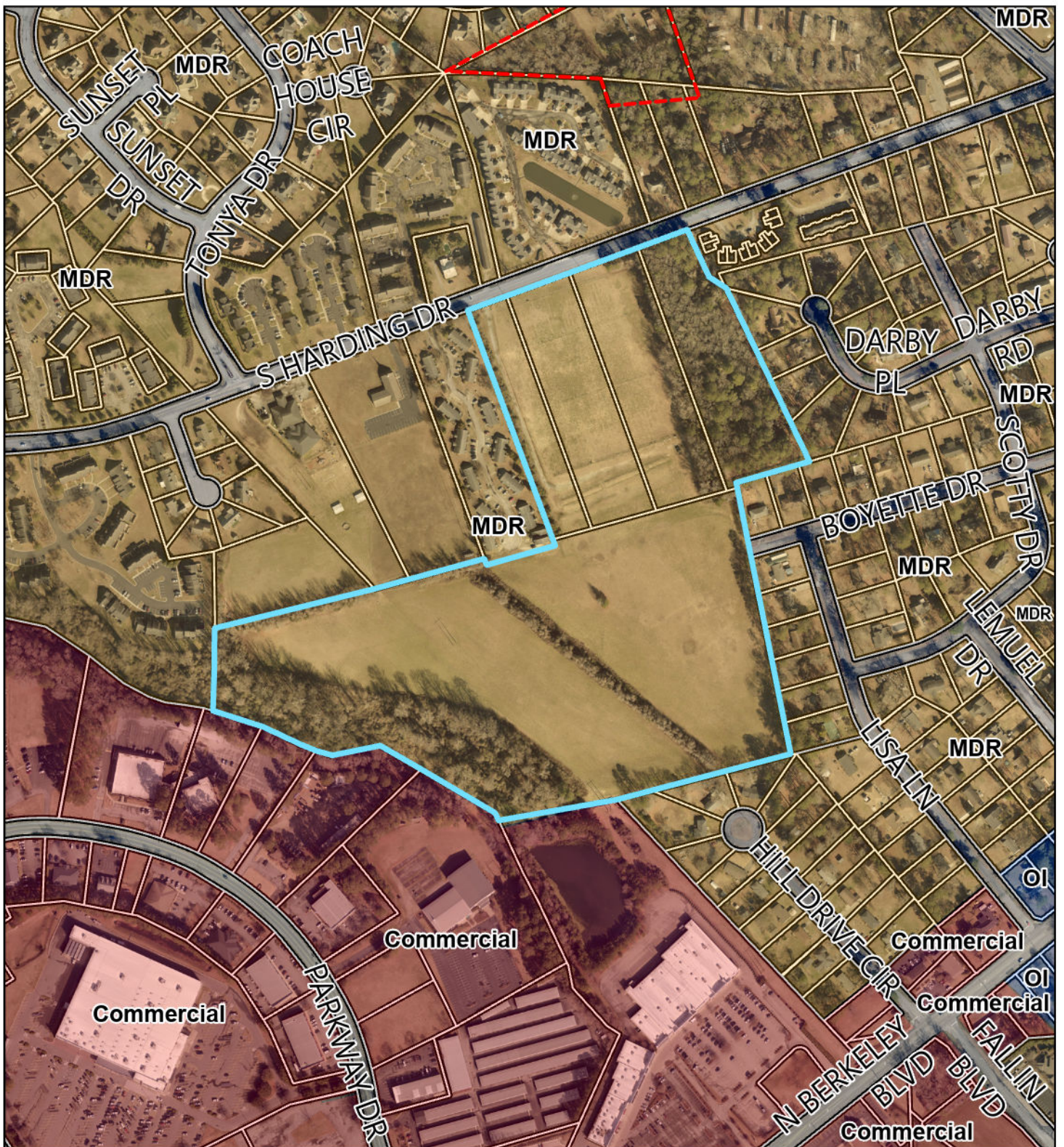
Expected sales/rental prices

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

Architectural standards

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

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



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

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

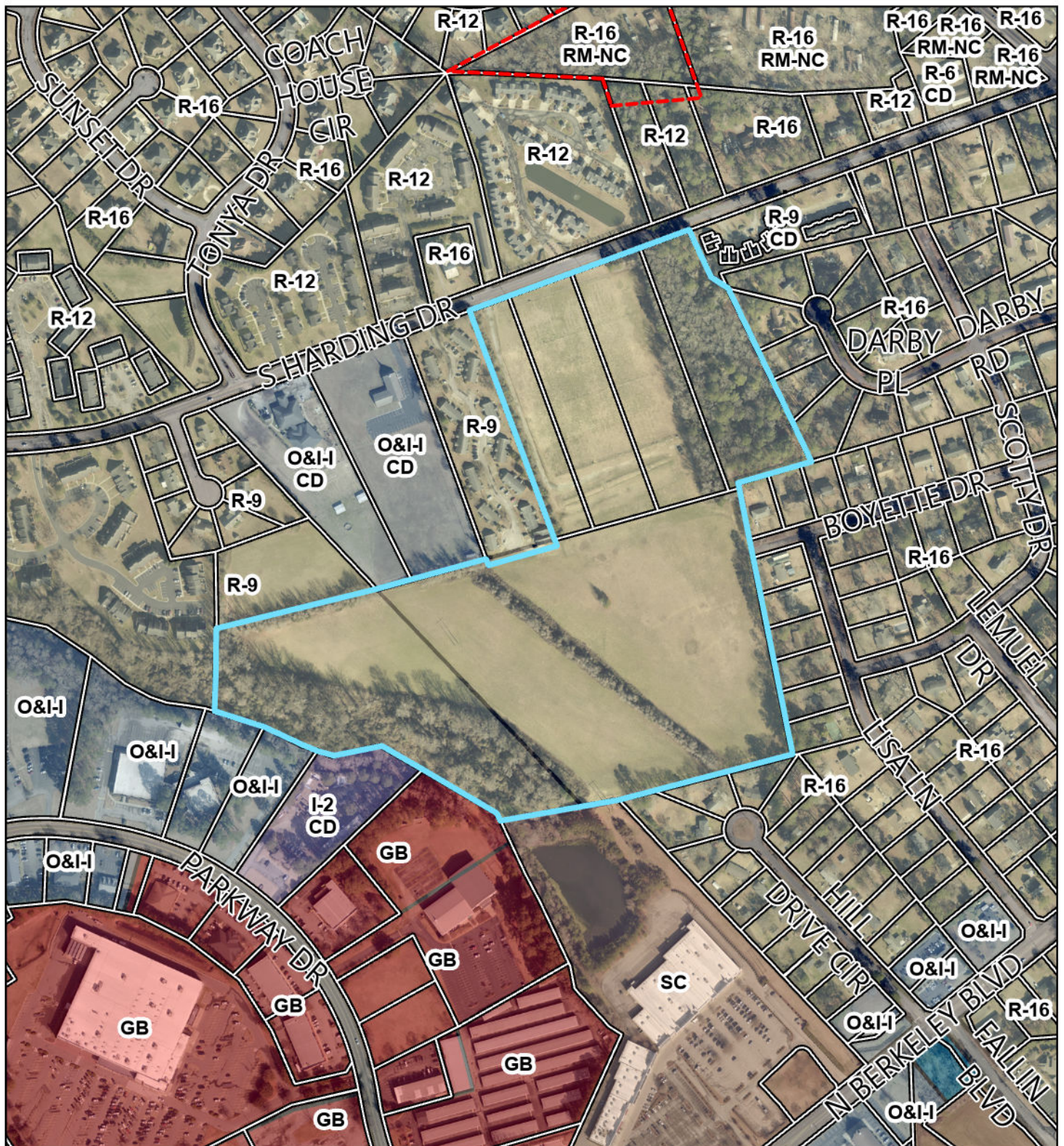
Residential

- High Density Residential

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

0 500 1,000 Feet





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

0 500 1,000 Feet



Zoning

AB
AG
CBD
GB
HB
I-1
I-2

Legend

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

GOLDSBORO

C

BE MORE DO MORE
SEYMOUR

North Carolina

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

CITY OF GOLDSBORO OWNER'S AUTHORIZATION

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

☒ Rezoning	☐ Site Plan	☐ [3 Board of Adjustment - Variance
☐ [X Subdivision	☐ Ospecial Use Permit	☐ Home Occupation Permits

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

Goldsboro Family YMCA INC hereby certify that I/(WE)
(Name of owner(s) of subject property) am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Starlight Homes, Bob Mishler to submit an application

(Name of Company and Authorized Representative)

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

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

3519873233, 3519881157, 3519883223, S Harding Drive 3519885239

Mack A. Pertchott

Property Owner — Print

Mack A. Pertchott

Property Owner Signature

10/24/2024

Date

NOTARY STATEMENT

Sworn to and subscribed before the 21 day of October, 2024
me the 21 day of NC, County of Wayne
Notary Public in and for the
State of

Jenn;€zr

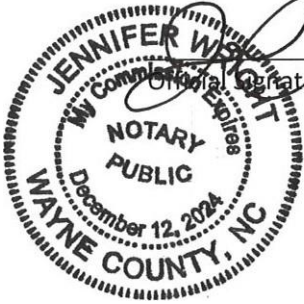
, Notary Public, do hereby certify that

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

seal this 21 day of Oct, 2024

before me this

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



Signature of Notary

SEAL

Jennifer Wright

Notary printed or typed name
official

My commission expires: 12/12/2024

Rev. 2 (12/08/2022)

Zoning Conditions for S. Harding Drive Assemblage R-6

Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

Specific Use	R-6
Single Family, detached	P*

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

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

Amenity and Common Area Commitments

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

Architectural Commitments

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

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

Dimensional Commitments:

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

BufferYard Commitments:

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

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

Site Commitments:

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

December 18, 2024

Bob Mishler

Starlight Homes

900 Ridgefield Drive, Suite 335

Raleigh, NC 27609

bob.mishler@ashtonwoods.com

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

Dear Mr. Mishler,

Turn Lane Analysis

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

Data Collection

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

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

Table 1: Summary of Hourly Traffic Volumes

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

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

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

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

Trip Generation

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

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

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

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

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

Turn Lane Analysis

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

Summary / Recommendations

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

Sincerely,

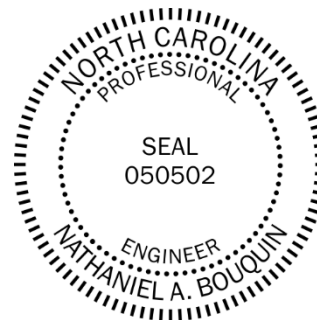
McAdams



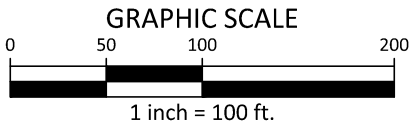
Digitally signed by
Nate Bouquin
Date: 2024.12.19
10:42:34 -05'00'

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

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



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



SITE LEGEND

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

HATCH LEGEND

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



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CLIENT

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



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



REVISIONS

NO. DATE

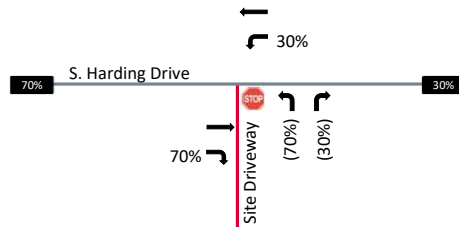
PLAN INFORMATION

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

SHEET

OVERALL
SITE PLAN
C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND

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

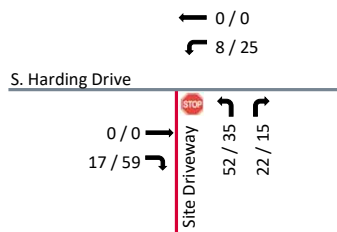


Harding Drive Residential
Goldsboro, NC

Site Trip Distribution

Scale: Not to Scale

Figure 2



LEGEND

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



Harding Drive Residential
Goldsboro, NC

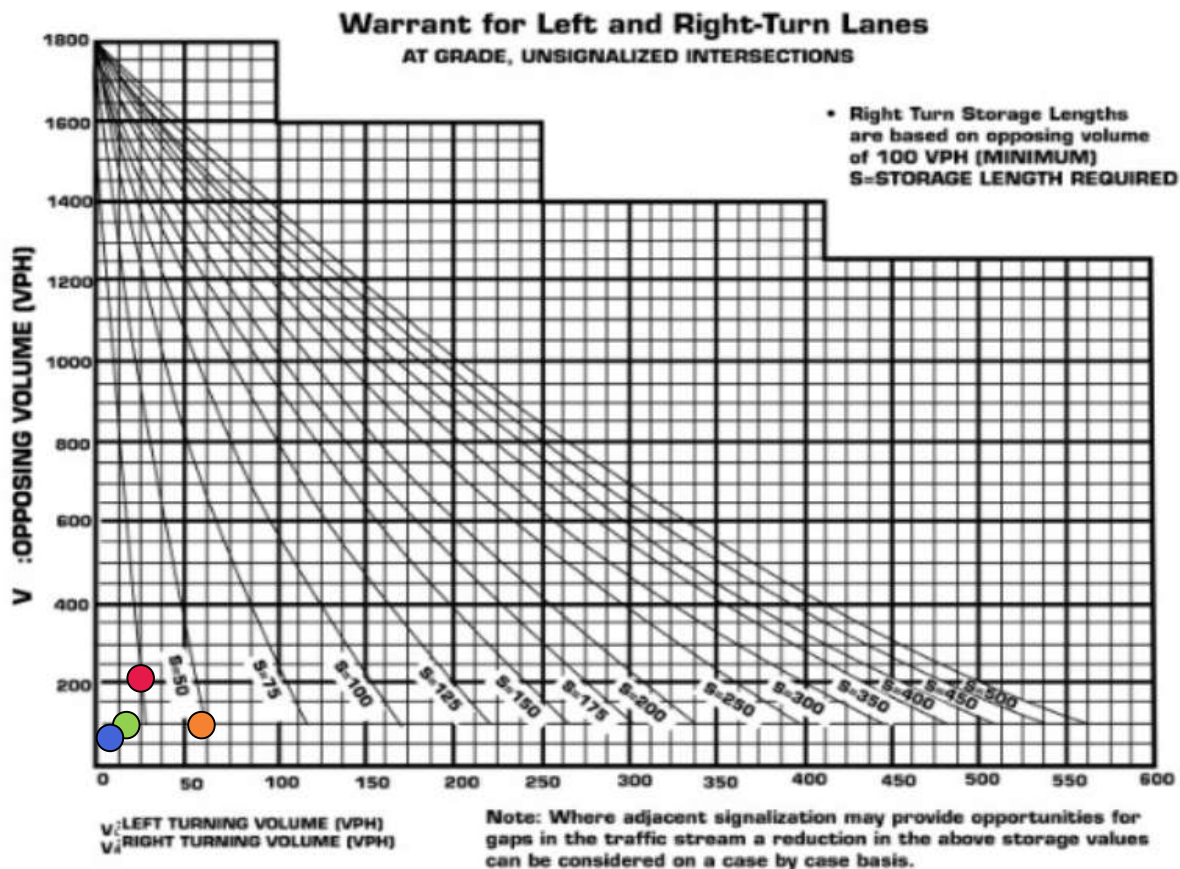
Site Trip Assignment

Scale: Not to Scale

Figure 3



S. Harding Drive + Site Driveway



Policy On Street And Driveway Access to North Carolina Highways

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

Harding Drive Residential
Goldsboro, NC



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

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

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

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

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

Type of report: Tube Count - Volume Data

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

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

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

Type of report: Tube Count - Volume Data

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

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

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

HERITAGE DOWNS

S HARDING DR
GOLDSBORO, NC 27534

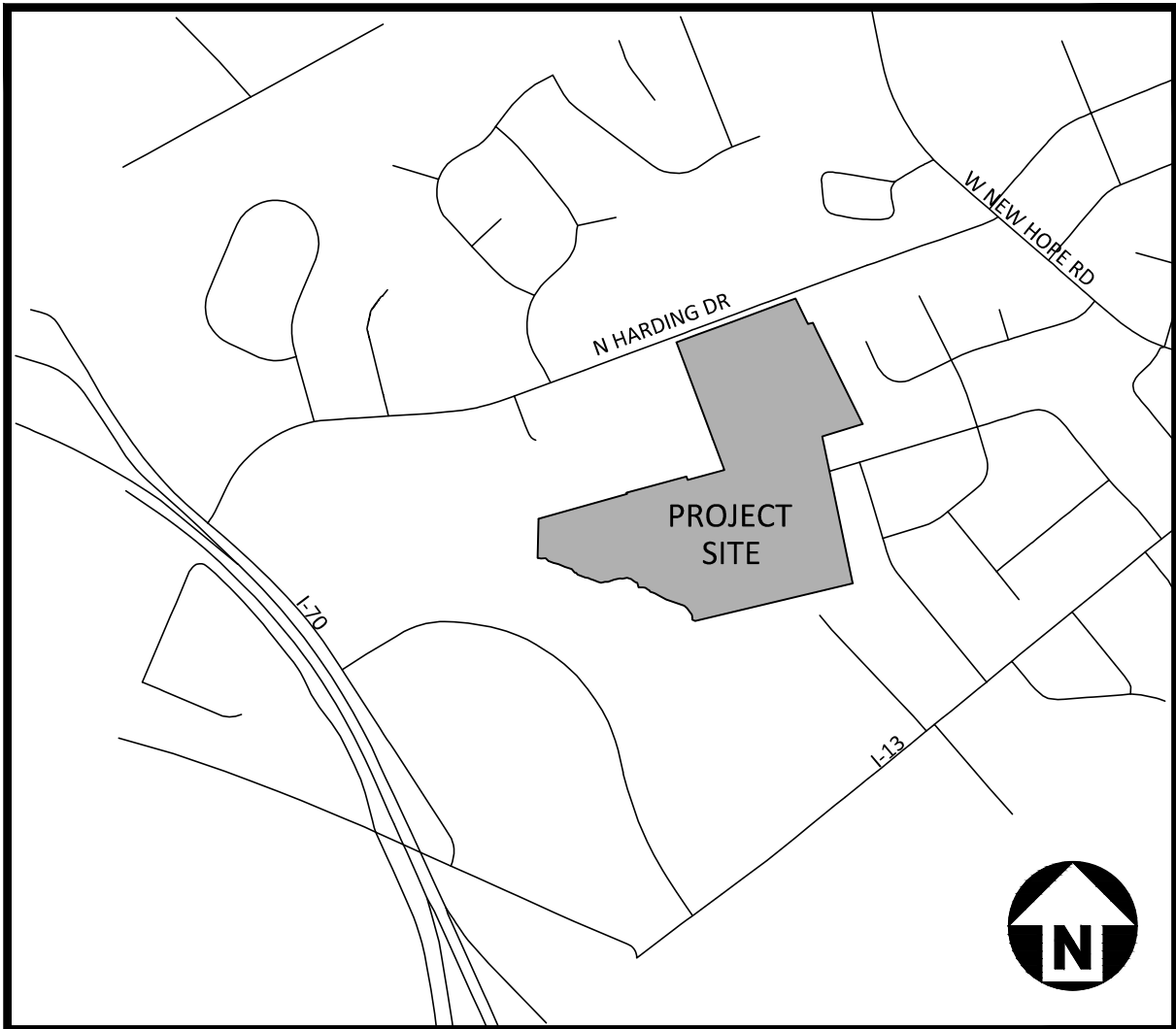
CONDITIONAL REZONING MASTER PLAN

PROJECT NUMBER: STL-24001

DATE: APRIL 25, 2025

SHEET INDEX

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



VICINITY MAP
N.T.S.

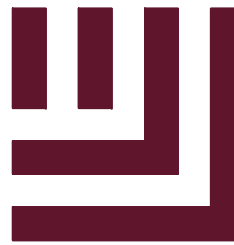
SITE DATA		
OWNER INFORMATION	STARLIGHT HOMES	900 RIDGEFIELD DR RALEIGH, NC 27609
		919-422-7663
PIN	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (PORTION OF)	
SITE AREA	GROSS AREA:	43.24 AC
	R/W DEDICATION:	7.36 AC
	NET AREA:	35.88 AC
EXISTING ZONING	R-12, R-9	
PROPOSED ZONING	R6-CZ CONDITIONAL ZONING	
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE	
FEMA DATA	FIRM PANELS #3720351900K DATED 06/20/2018	
EXISTING USE	VACANT	
PROPOSED USE	RESIDENTIAL	
DENSITY	143 UNITS / 38.88 AC = 3.67 DU/AC	
	SINGLE FAMILY 28' = 143 UNITS	
SETBACKS (SFD 29')	REQUIRED R6	MIN. LOT SIZE: 6,000 S.F. MIN. LOT WIDTH: 60' MIN. FRONT SETBACK: 25' MIN. SIDE SETBACK: 8' MIN. SIDE CORNER SET BACK: 16' REAR SETBACK: 25'
SETBACKS (SFD 29')	PROPOSED R6	MIN. LOT SIZE: 3,900 SF MIN. LOT WIDTH: 39' MIN. FRONT SETBACK: 20' MIN. SIDE SETBACK: 5' MIN. SIDE CORNER SETBACK: 16' MIN. REAR SETBACK: 20' MAX. BUILDING HEIGHT: 2 STORIES (35' MAX.)
LOT SIZE	DEPTH	MAX= 120' MIN= 100'
	WIDTH	AVG= 110'
	SQFT	MAX= 60' MIN= 39' AVG= 41' MAX= 7900 SQFT MIN= 3900 SQFT AVG= 4770 SQFT
TOTAL OPEN SPACE	REQUIRED	7.74 AC (OPEN SPACE CALCULATIONS ACCOUNT FOR 20% DEVELOPED AREA NOT INCLUDING RIGHT OF WAY)
	PROPOSED	10.73 AC - PASSIVE 0.78 AC - ACTIVE
		11.51 AC - TOTAL
IMPERVIOUS AREA	EXISTING	0 AC
	MAX. LOT IMP.	0.056 AC/LOT x 143 LOTS 8.01AC
	PROPOSED	7.36 AC - ROW 8.01 AC - LOTS 15.37 AC - TOTAL

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

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

OWNER(S) SIGNATURE: _____

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

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RYAN BARKER
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CLIENT

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



PROJECT DIRECTORY

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



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

CONDITIONAL REZONING MASTER PLAN FOR:

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

GENERAL NOTES

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

SITE NOTES

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

PAVEMENT MARKINGS & SIGNAGE NOTES:

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

STORM DRAINAGE NOTES

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

GRADING AND DRAINAGE NOTES

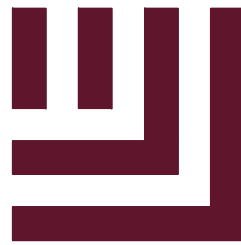
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR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

STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF GOLDSBORO DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6' MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT (NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE).
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES

1. ALL WATER SERVICE LINES WHERE 1 TO 2 UNITS CONNECT SHALL BE 1" HDPE SDR9 LINE. ALL WATER SERVICE LINES WHERE 3 OR MORE UNITS CONNECT SHALL BE 2" HDPE SDR9 LINE.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF GOLDSBORO STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF GOLDSBORO WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
3--A. ALL HYDRANTS ARE TO BE AMERICAN DARLING FIRE HYDRANTS
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF GOLDSBORO PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF GOLDSBORO.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.



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ASHTON WOODS



HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
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GOLDSBORO, NC 27534



REVISIONS

NO.	DATE
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PLAN INFORMATION

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

SHEET

PROJECT NOTES

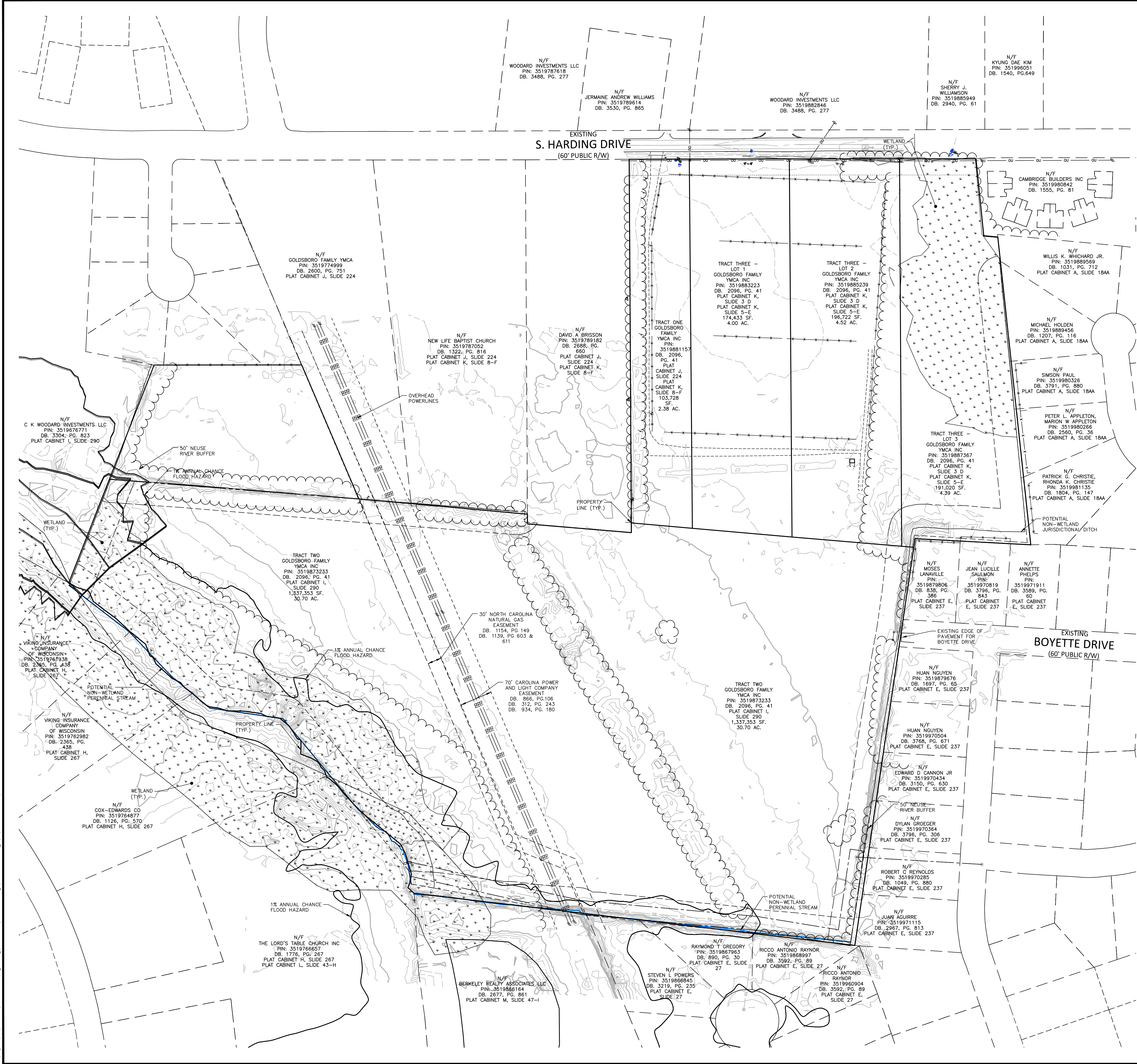
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Know what's below.
Call before you dig.

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

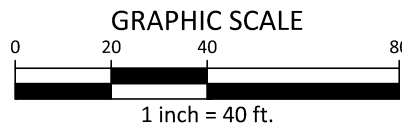
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- SURVEY LEGEND**
- EXISTING IRON PIPE
 - IRON PIPE SET
 - CALCULATED POINT
 - BORE HOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - ELECTRIC BOX
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

SITE DATA

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HERITAGE DOWNS
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GOLDSBORO, NC 27534



REVISIONS

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PLAN INFORMATION

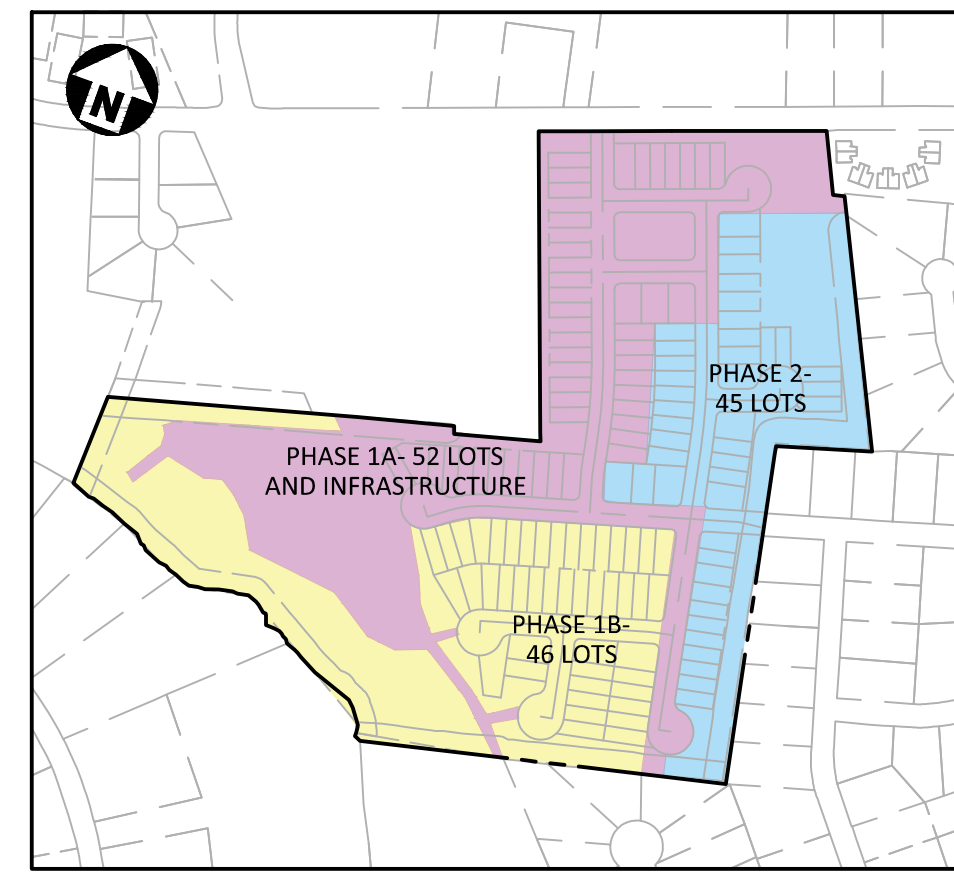
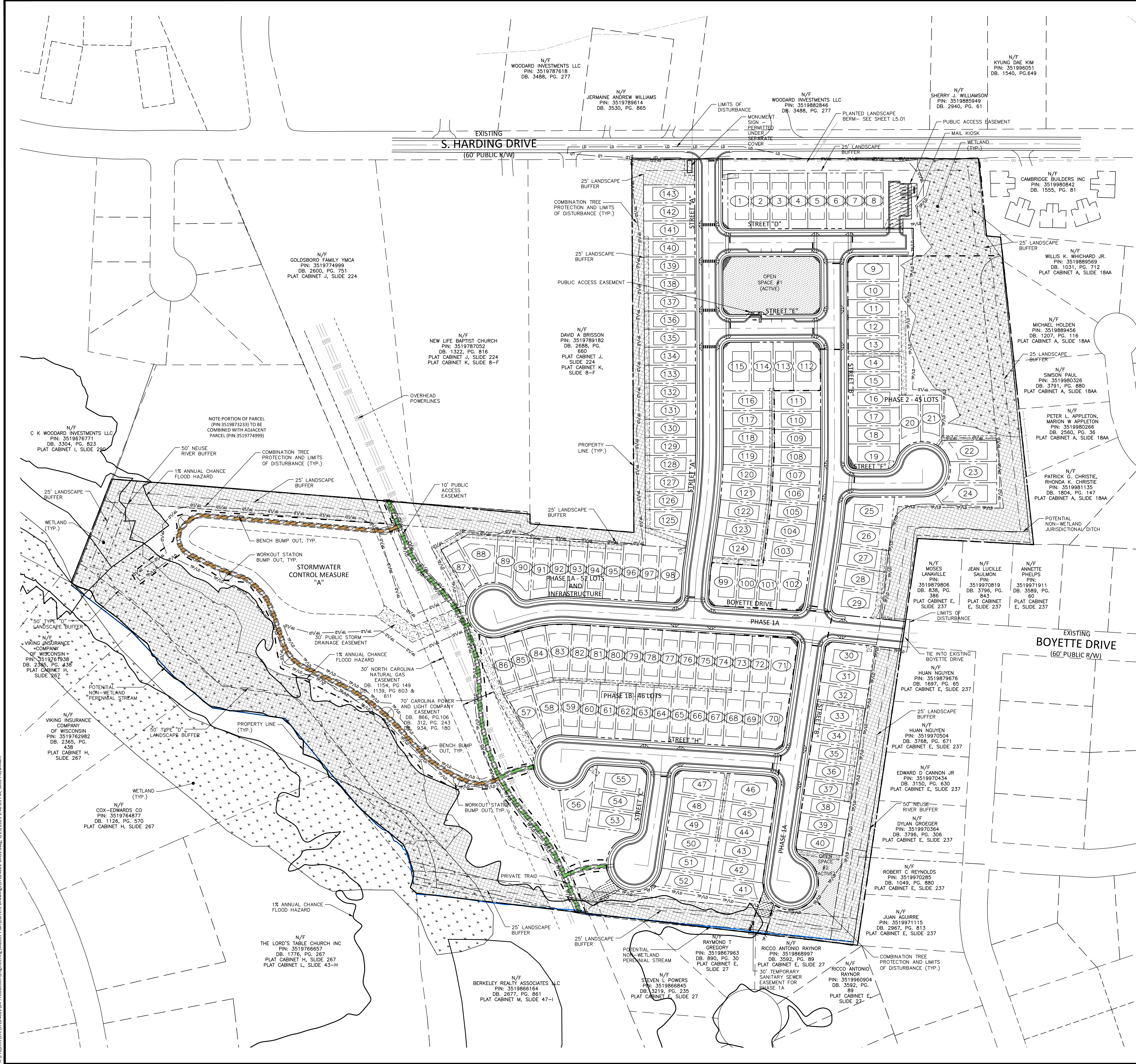
PROJECT NO.	STL-24001
FILENAME	STL24001-XC1
CHECKED BY	XXX
DRAWN BY	XXX
SCALE	#####
DATE	04. 25. 2025

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EXISTING CONDITIONS

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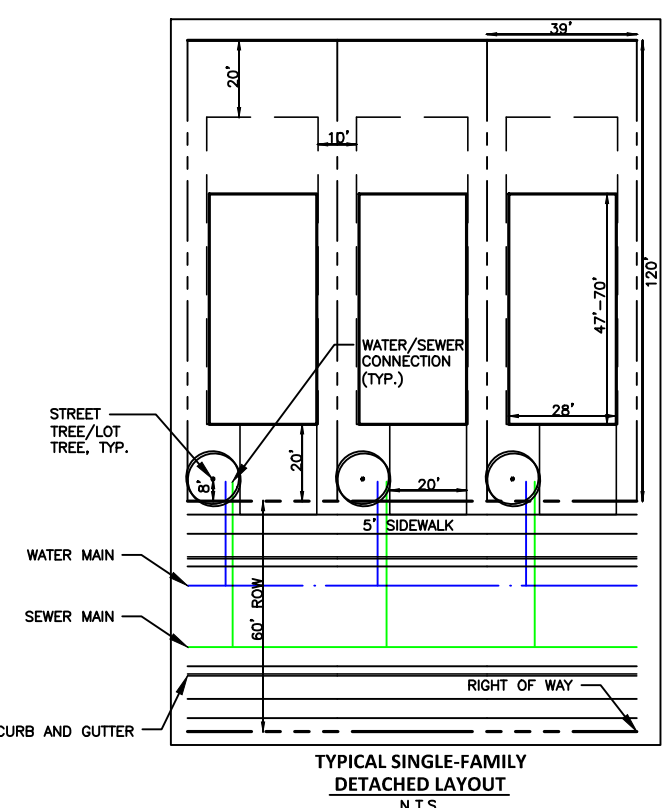


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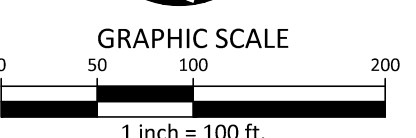
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT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

HATCH LEGEND

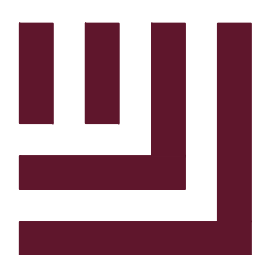
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- EXISTING WETLANDS
- PRIVATE 10' STORM DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
- TEMPORARY SANITARY SEWER EASEMENT
- 30' CoG PUBLIC SANITARY SEWER EASEMENT



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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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REVISIONS

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PLAN INFORMATION

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

SHEET

OVERALL SITE PLAN

C2.00



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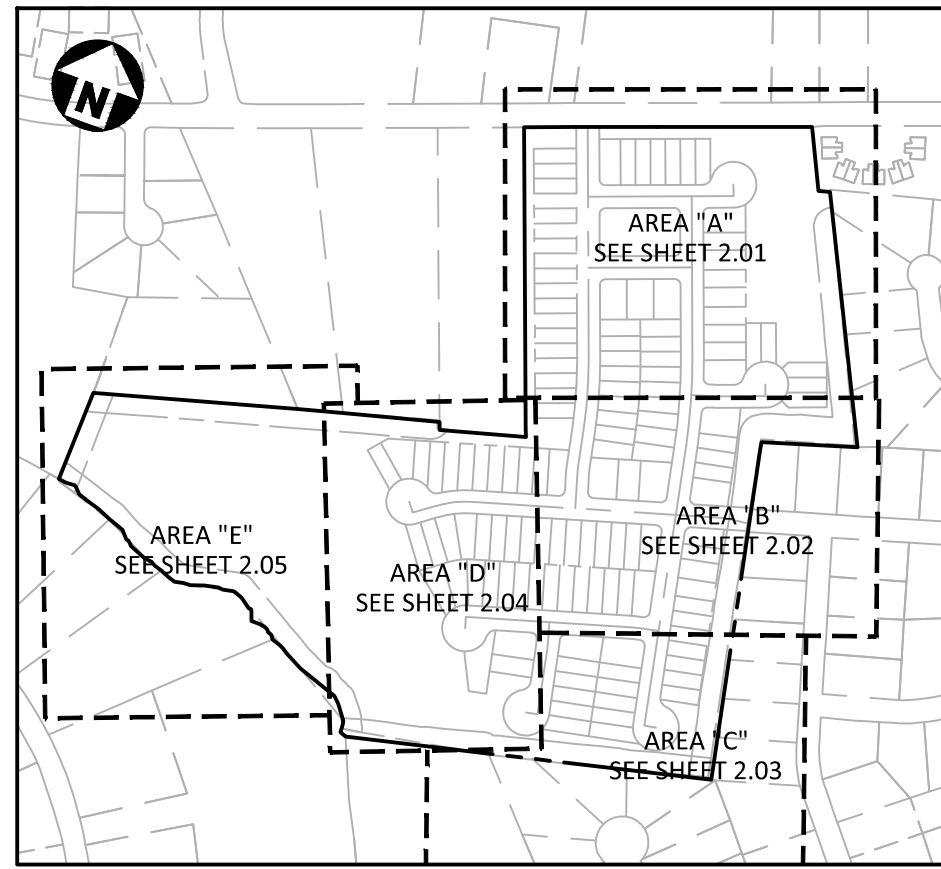
PLAN INFORMATION

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

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SITE PLAN AREA A

C2.01

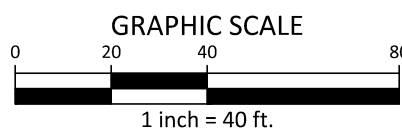
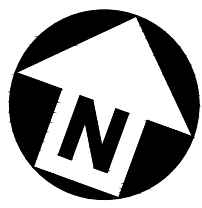


SITE LEGEND

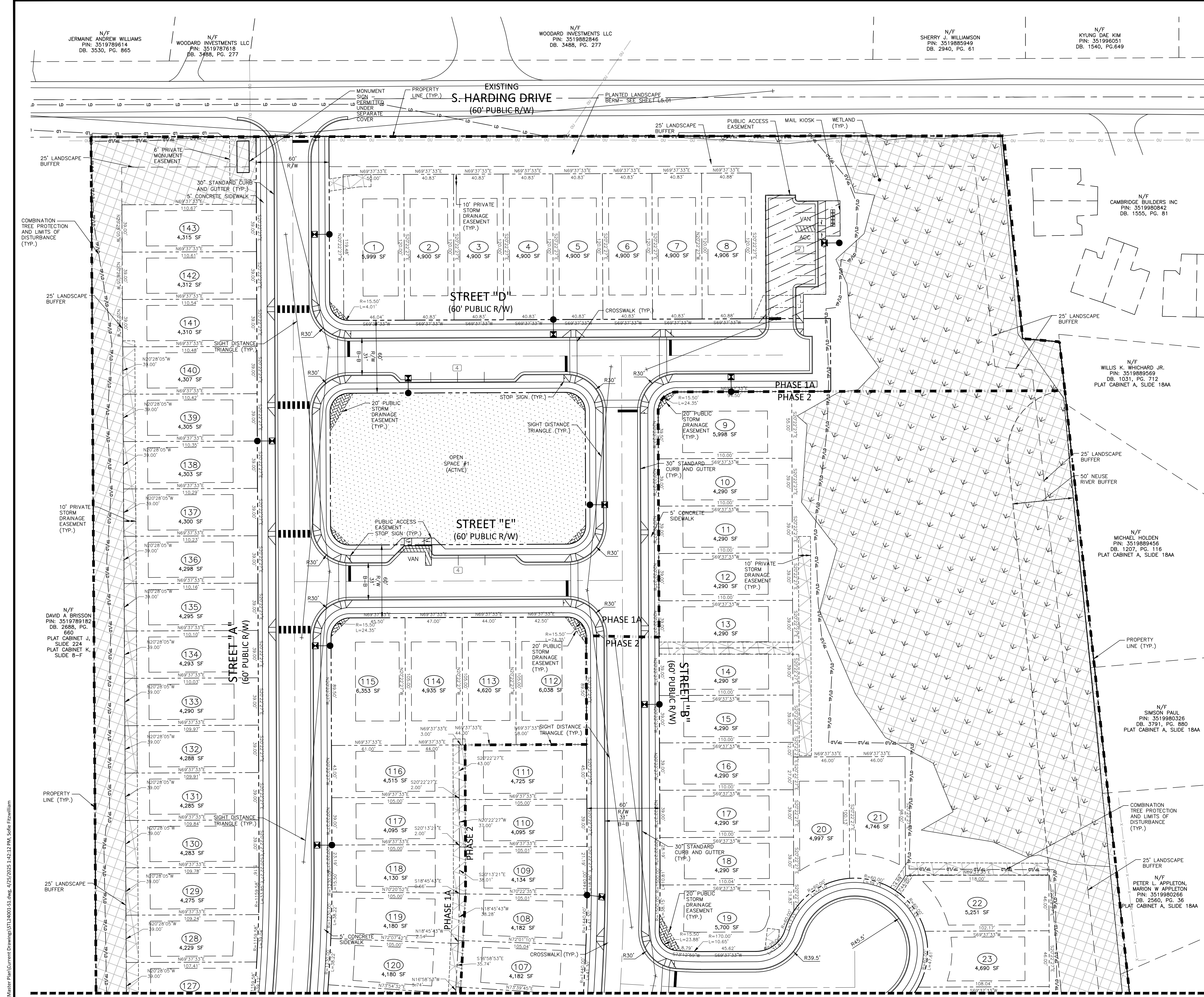
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	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE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

HATCH LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.02

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S HARDING DR
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REVISIONS

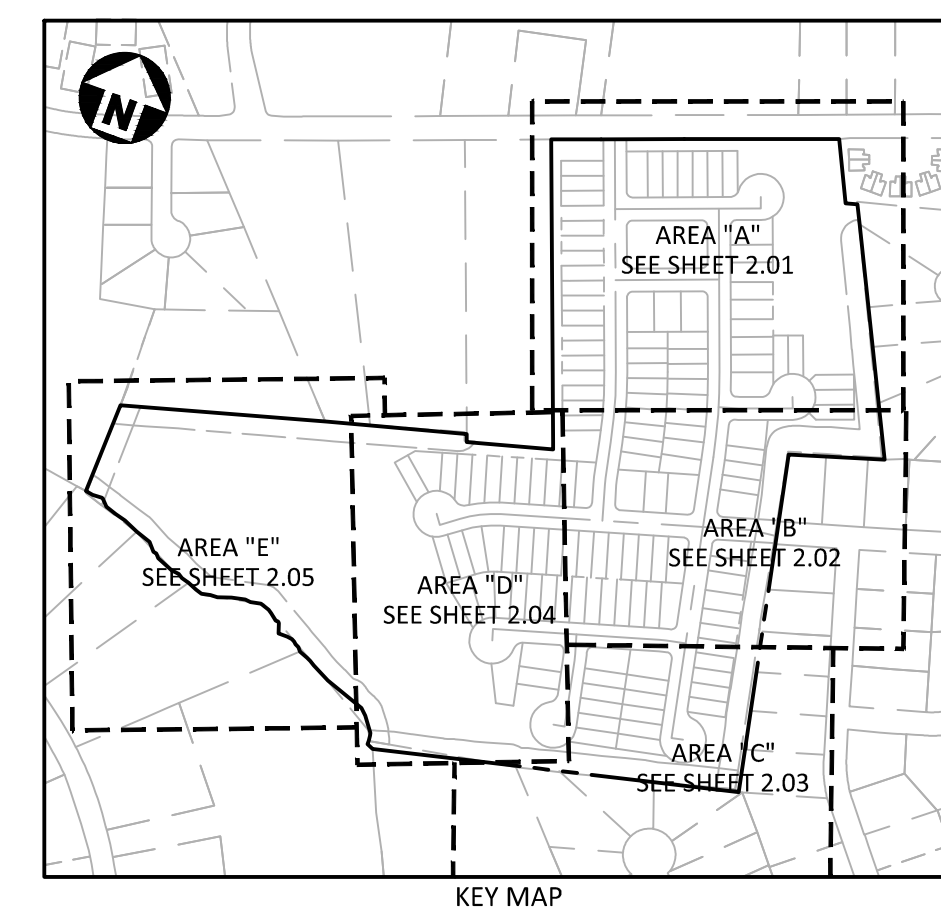
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PLAN INFORMATION

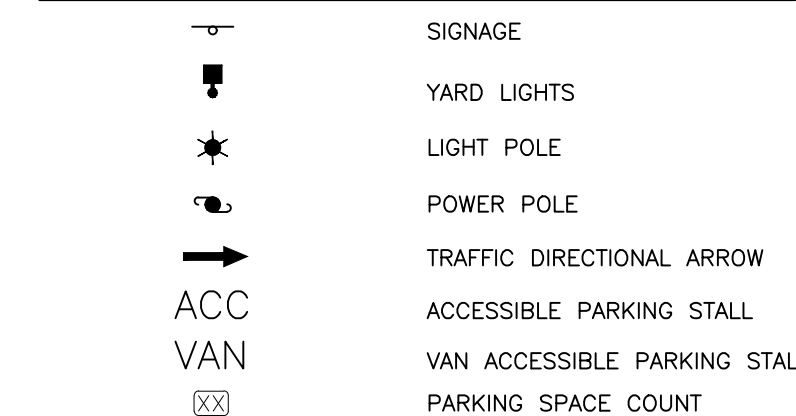
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FILENAME	STL24001-S1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

SITE PLAN AREA B

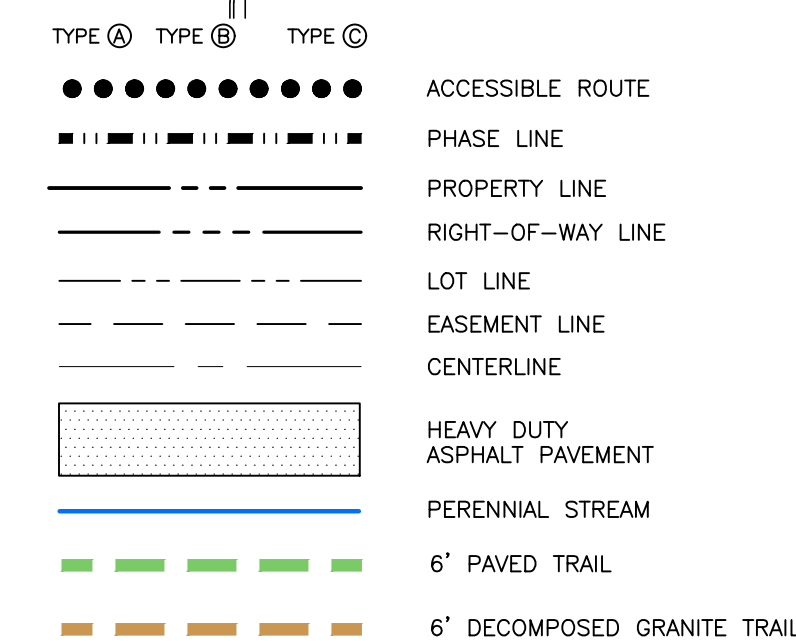
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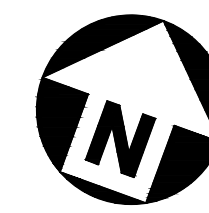
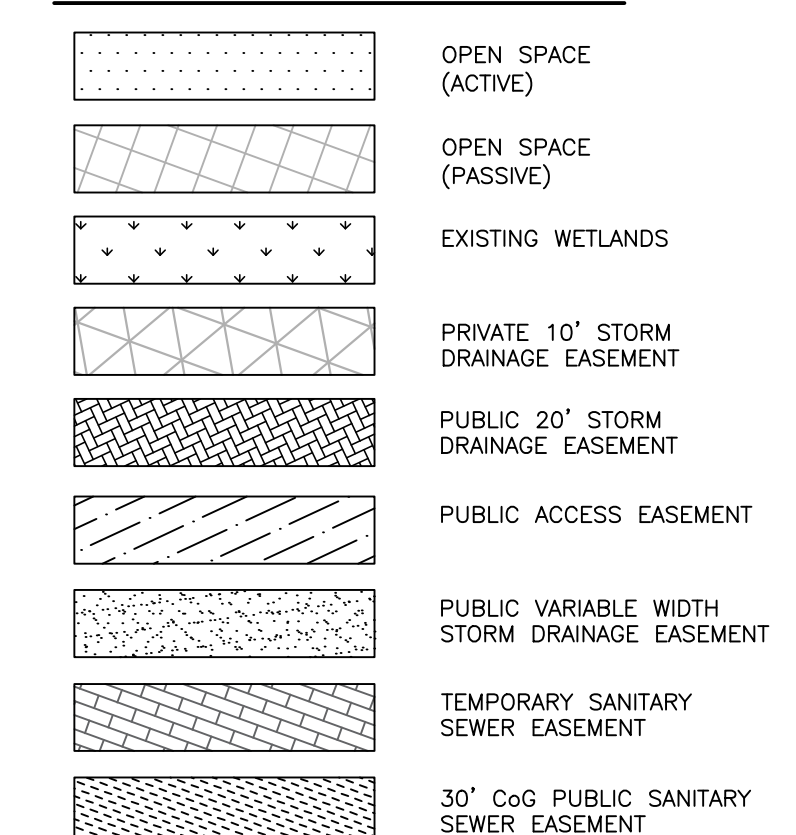
SITE LEGEND



ACCESSIBLE RAMPS



HATCH LEGEND



GRAPHIC SCALE

A horizontal number line with arrows at both ends. There are major tick marks at 0, 10, 20, 30, 40, and 50. The numbers are written below the tick marks. A thick black rectangular bar is drawn above the line, spanning from the tick mark for 20 to the tick mark for 40.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

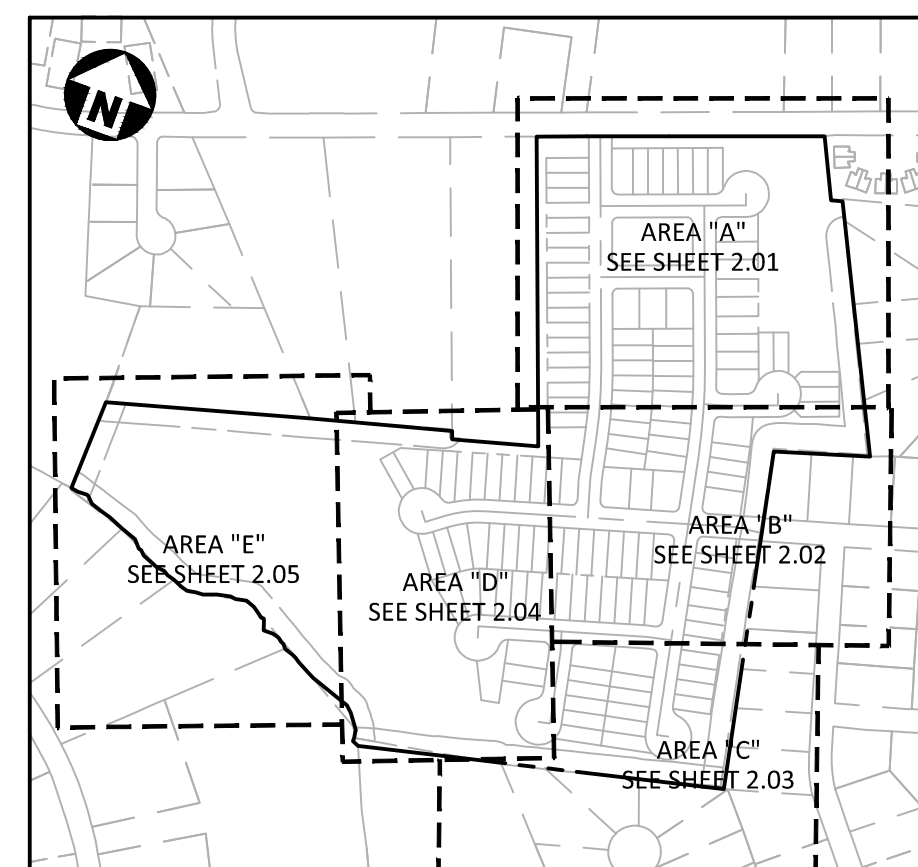


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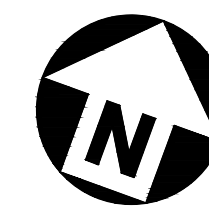
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FILENAME	STL24001-S1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

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SITE PLAN AREA C

C2.03

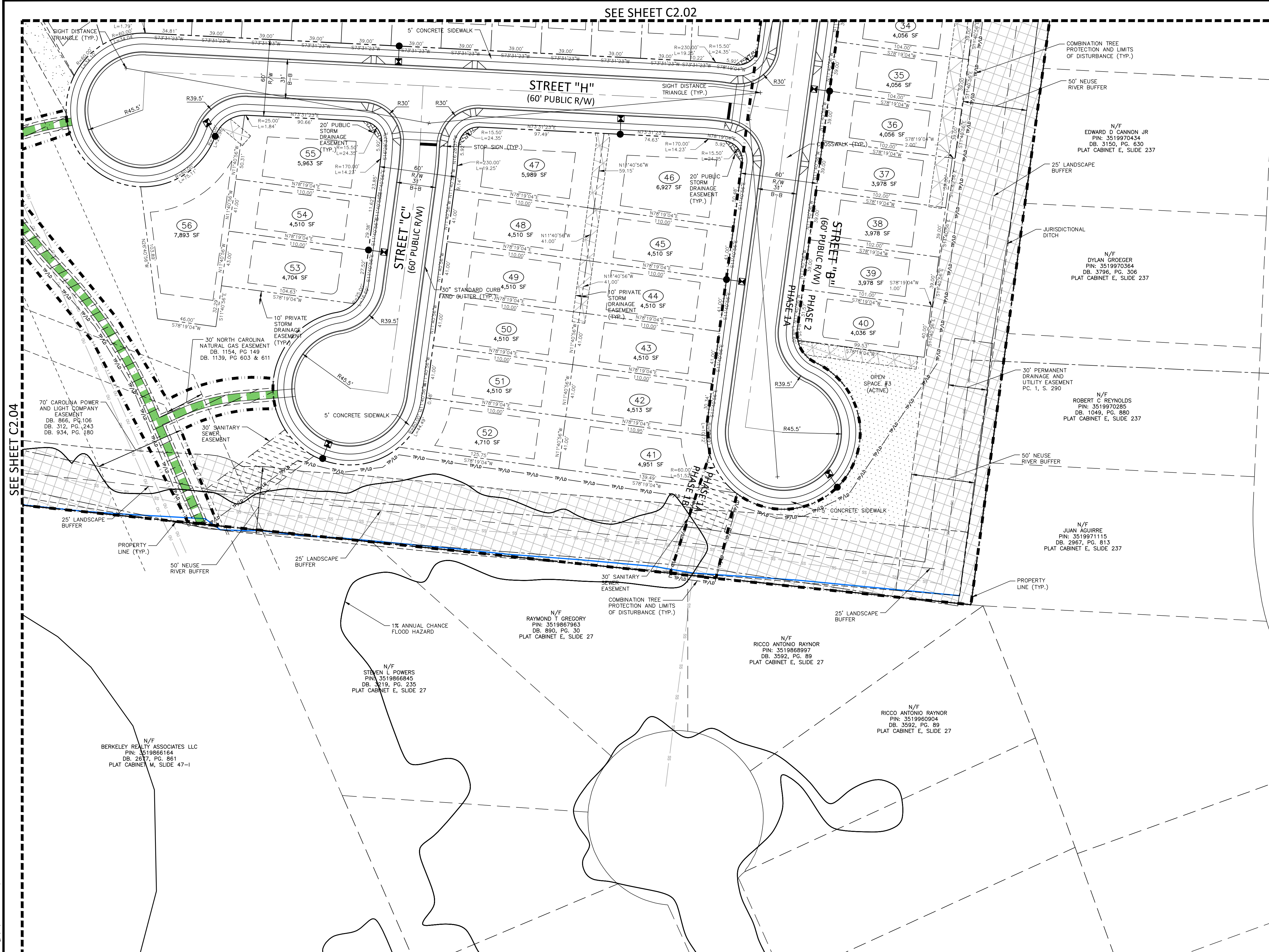


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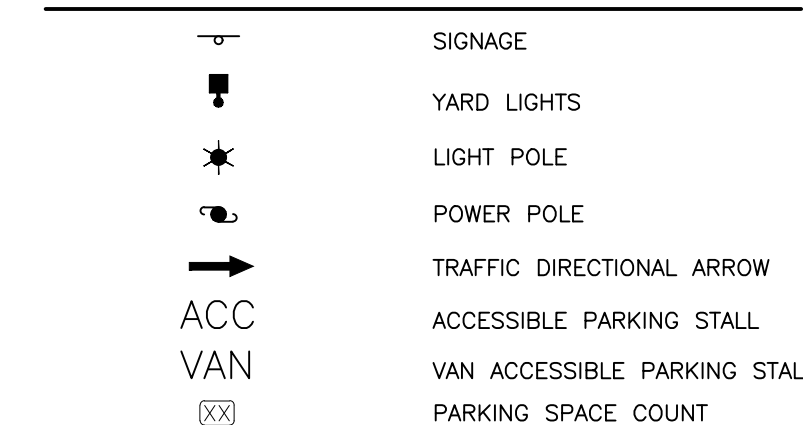
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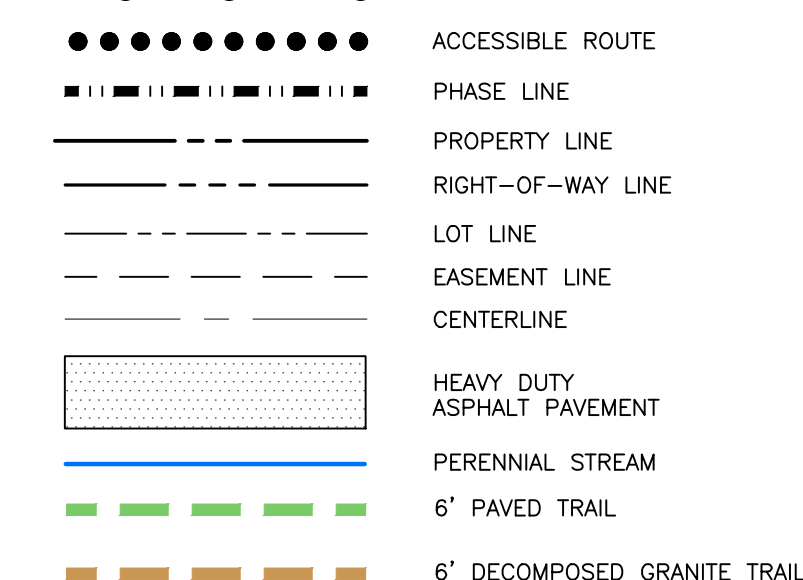
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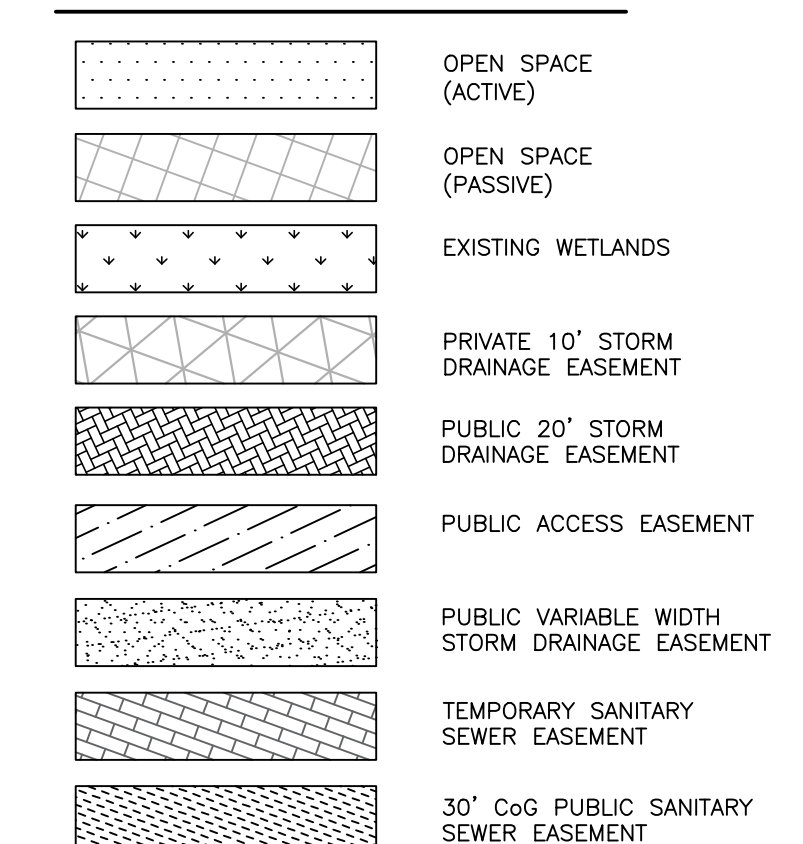
SITE LEGEND



 ACCESSIBLE RAMPS
 TYPE (A) TYPE (B) TYPE (C)



HATCH LEGEND





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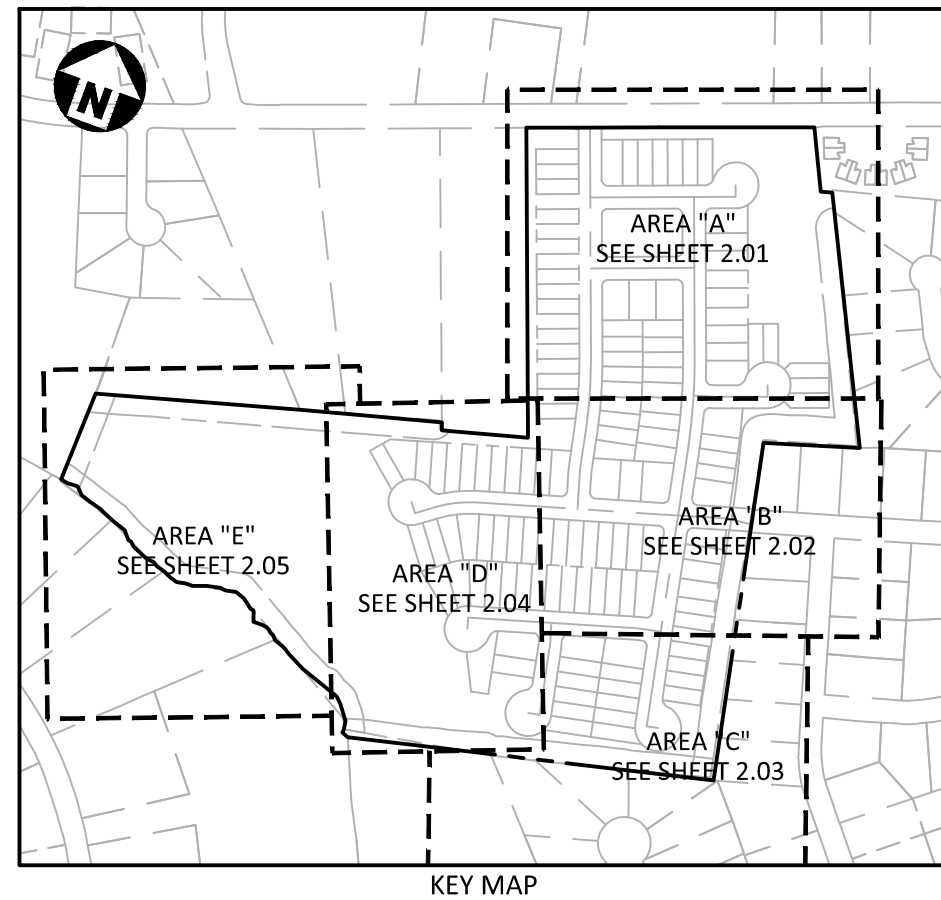
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FILENAME STL24001-S1
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SCALE 1" = 40'
DATE 04.25.2025

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SITE PLAN AREA D

C2.04

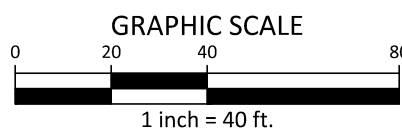
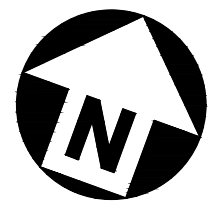


SITE LEGEND

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

HATCH LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C2.02

SEE SHEET C4.02
SEE SHEET C4.03

SEE SHEET C2.03

SEE SHEET C2.05

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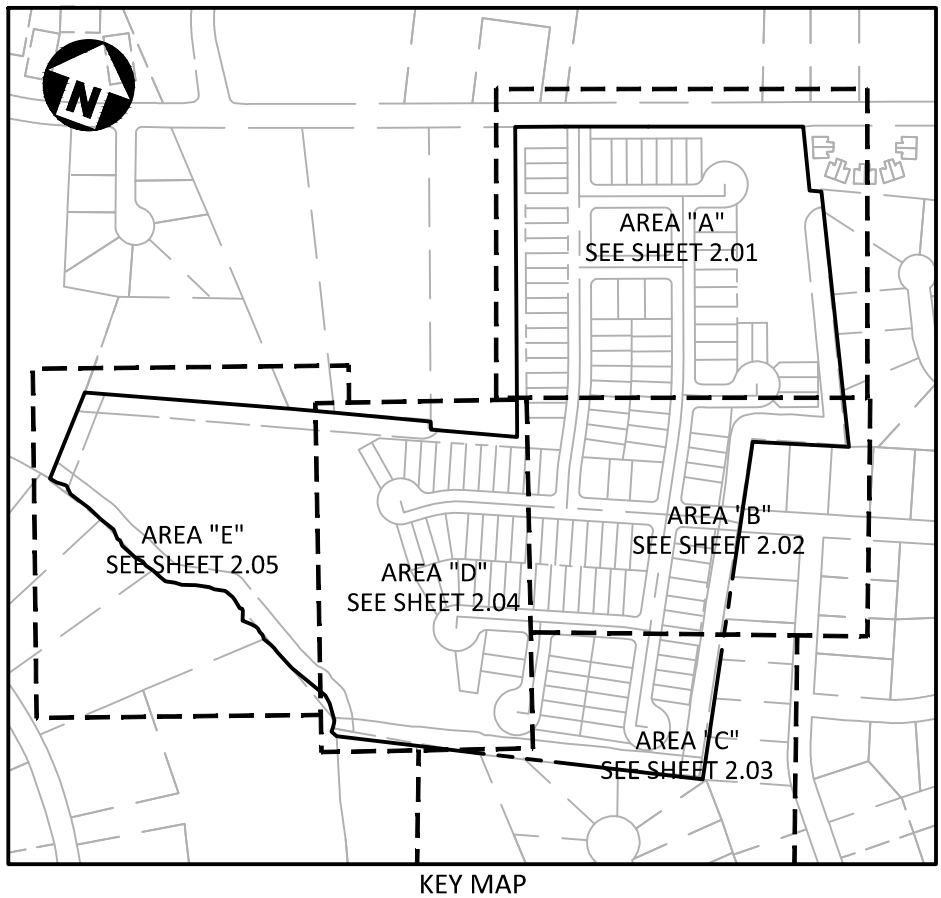
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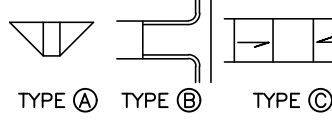
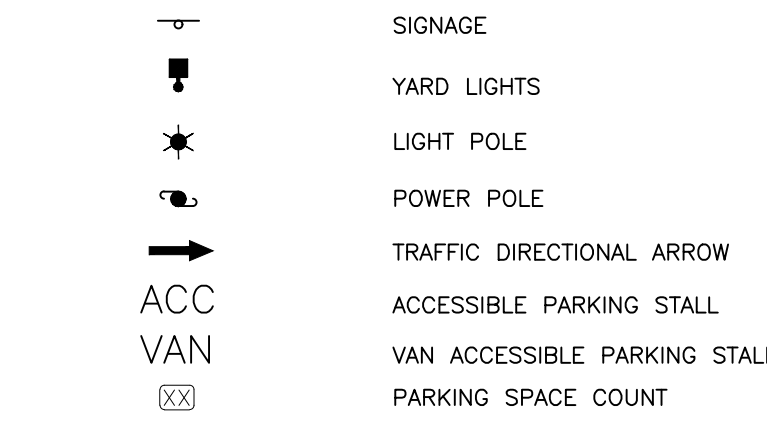
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SITE PLAN AREA E

C2.05

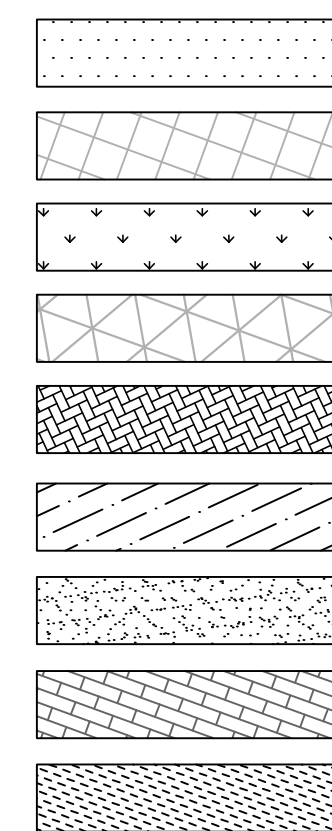


SITE LEGEND



	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PERENNIAL STREAM
	6' PAVED TRAIL
	6' DECOMPOSED GRANITE TRAIL

HATCH LEGEND



OPEN SPACE
(ACTIVE)

OPEN SPACE
(PASSIVE)

EXISTING WETLANDS

PRIVATE 10' STORM
DRAINAGE EASEMENT

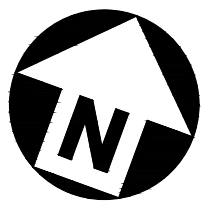
PUBLIC 20' STORM
DRAINAGE EASEMENT

PUBLIC ACCESS EASEMENT

PUBLIC VARIABLE WIDTH
STORM DRAINAGE EASEMENT

TEMPORARY SANITARY
SEWER EASEMENT

30' CoG PUBLIC SANITARY
SEWER EASEMENT



GRAPHIC SCALE

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

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

SHEET

**OVERALL GRADING AND
STORM DRAINAGE PLAN**

C3.00

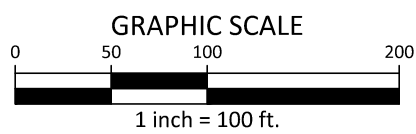
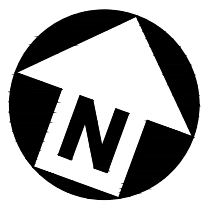


GRADING LEGEND

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

HATCH LEGEND

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



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PLAN INFORMATION

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

SHEET

**SCM PRELIMINARY
SIZING PLAN**

C3.00A

WET DETENTION BASIN SUMMARY

Enter the drainage area characteristics ==>

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

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

Drainage area = 28.50 acres @ 65.0% impervious

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

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

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

Therefore, SA/DA required = 2.12

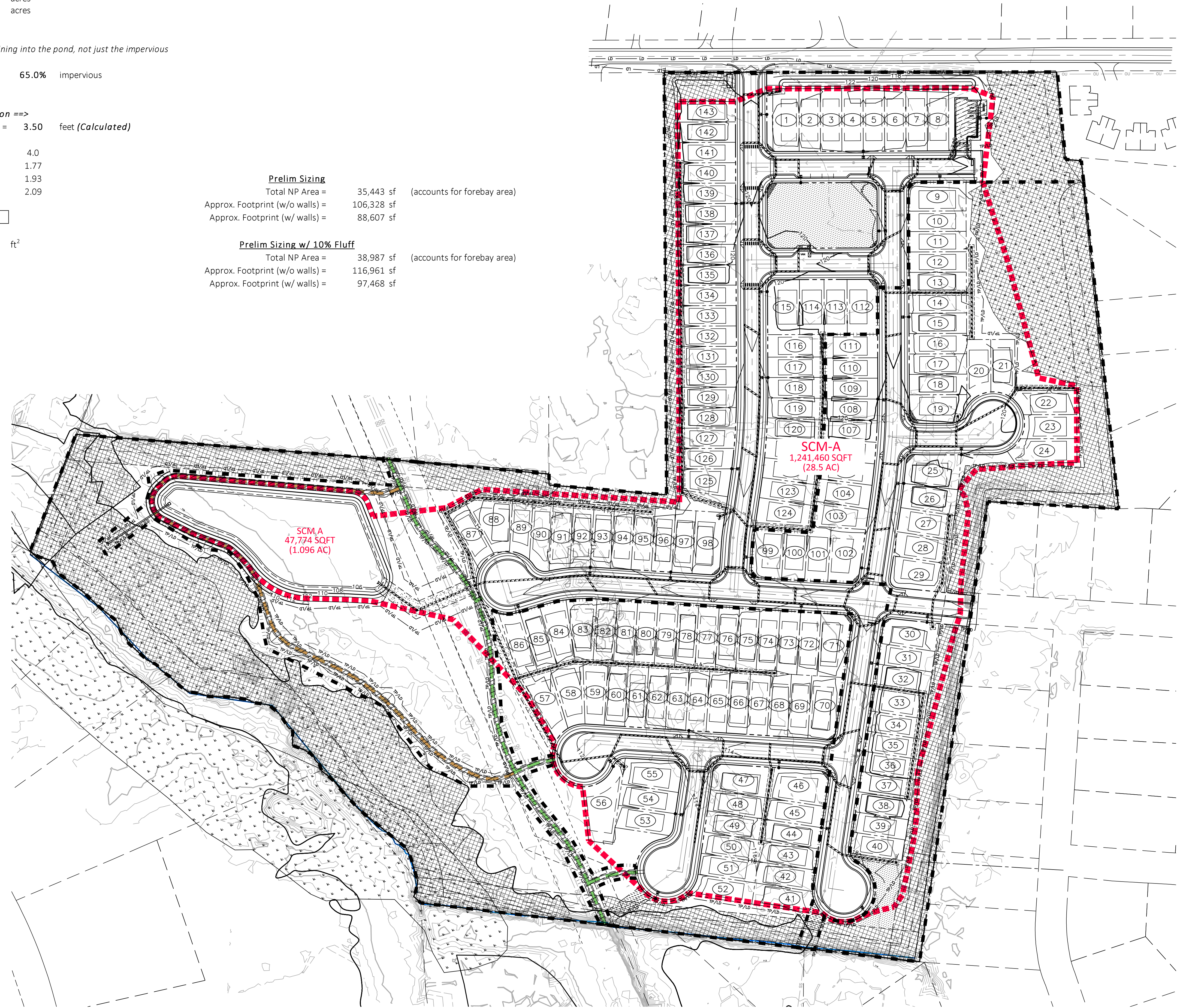
Surface area required for main pool at normal pool = 26,254 ft²

Prelim Sizing

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

Prelim Sizing w/ 10% Fluff

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





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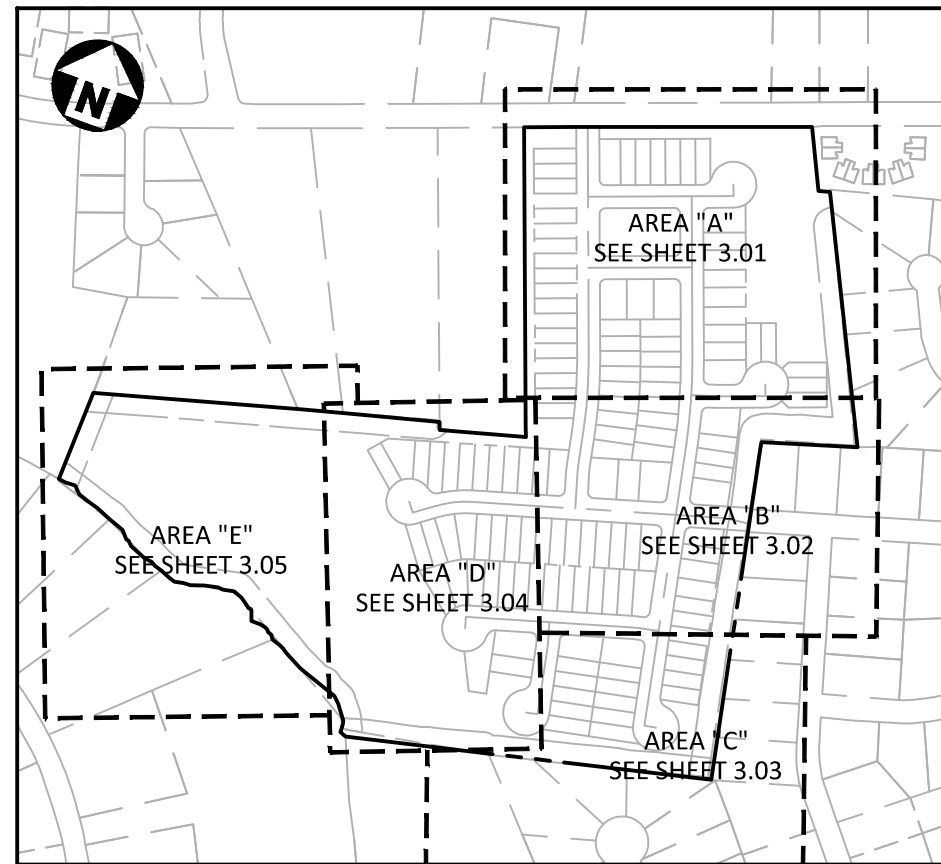
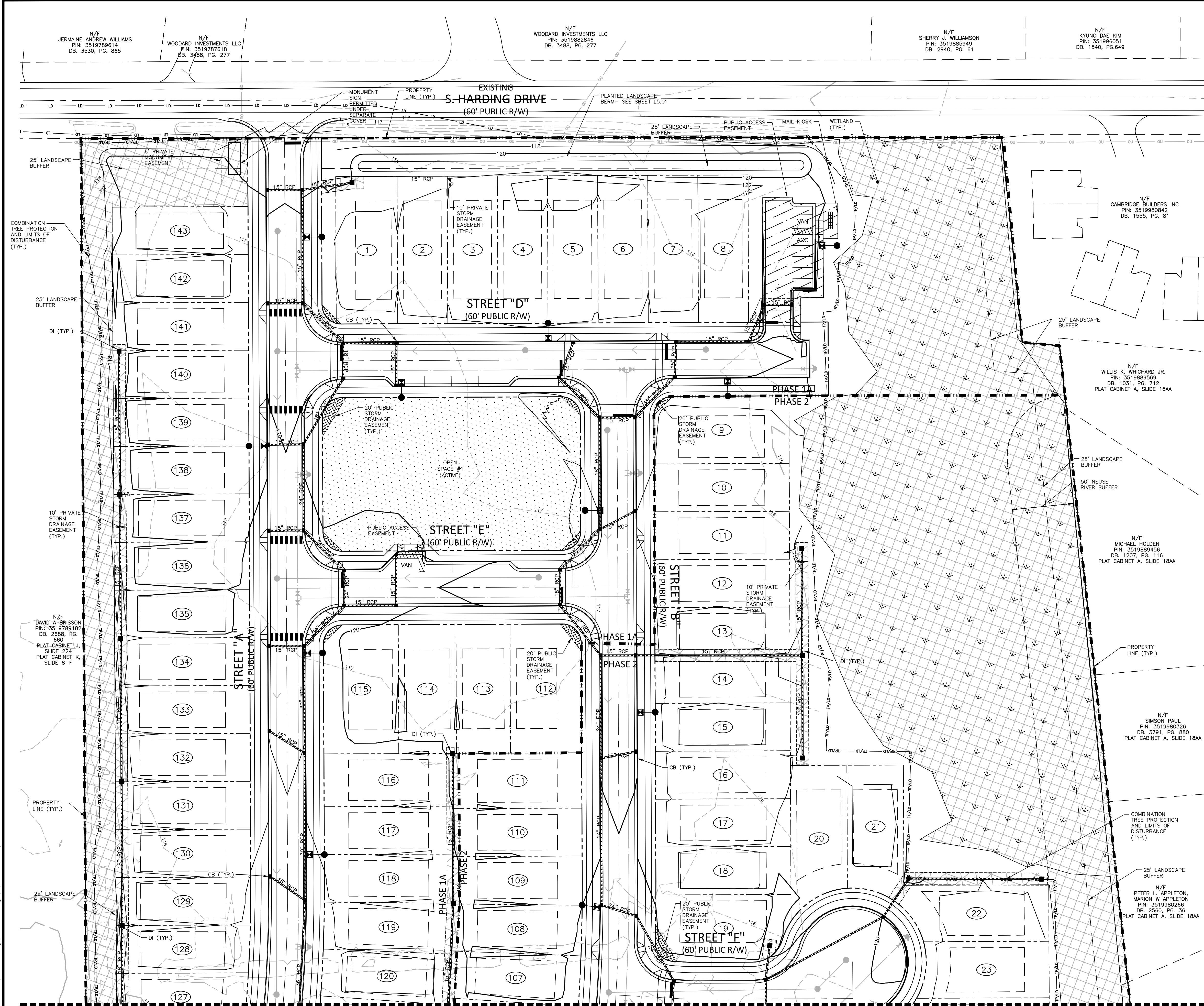
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SHEET

GRADING PLAN AREA A

C3.01

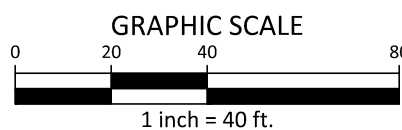
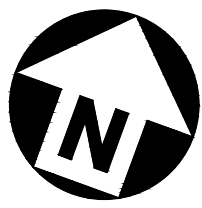


KEY MAP
GRADING LEGEND

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

HATCH LEGEND

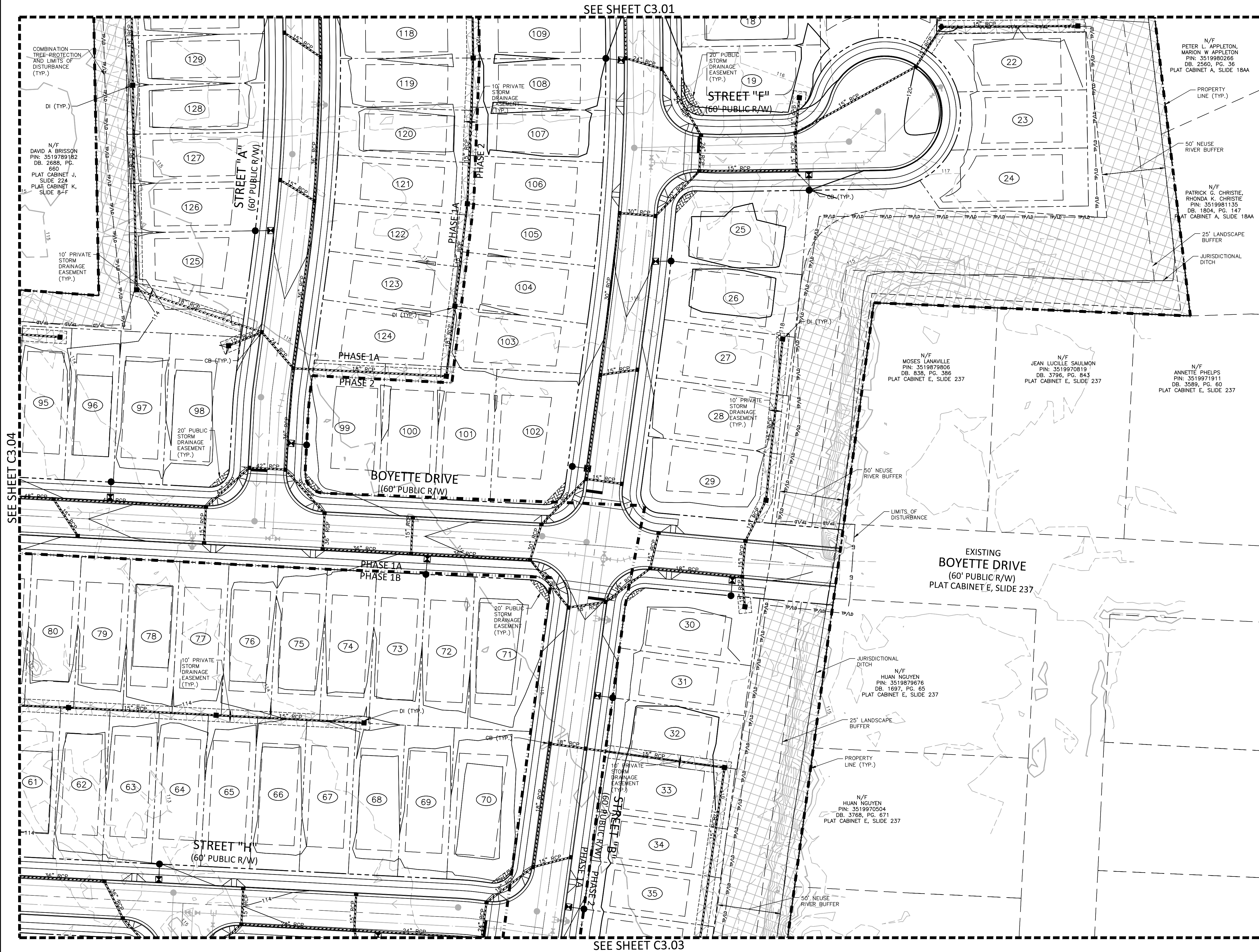
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
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- TEMPORARY SANITARY SEWER EASEMENT
- 30' ToG PUBLIC SANITARY SEWER EASEMENT



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KEY MAP

GRADING LEGEND

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-RAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
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	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HATCH LEGEND

	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
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PLAN INFORMATION

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SHEET

GRADING PLAN AREA B

C3.02



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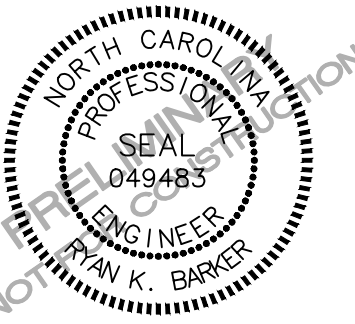
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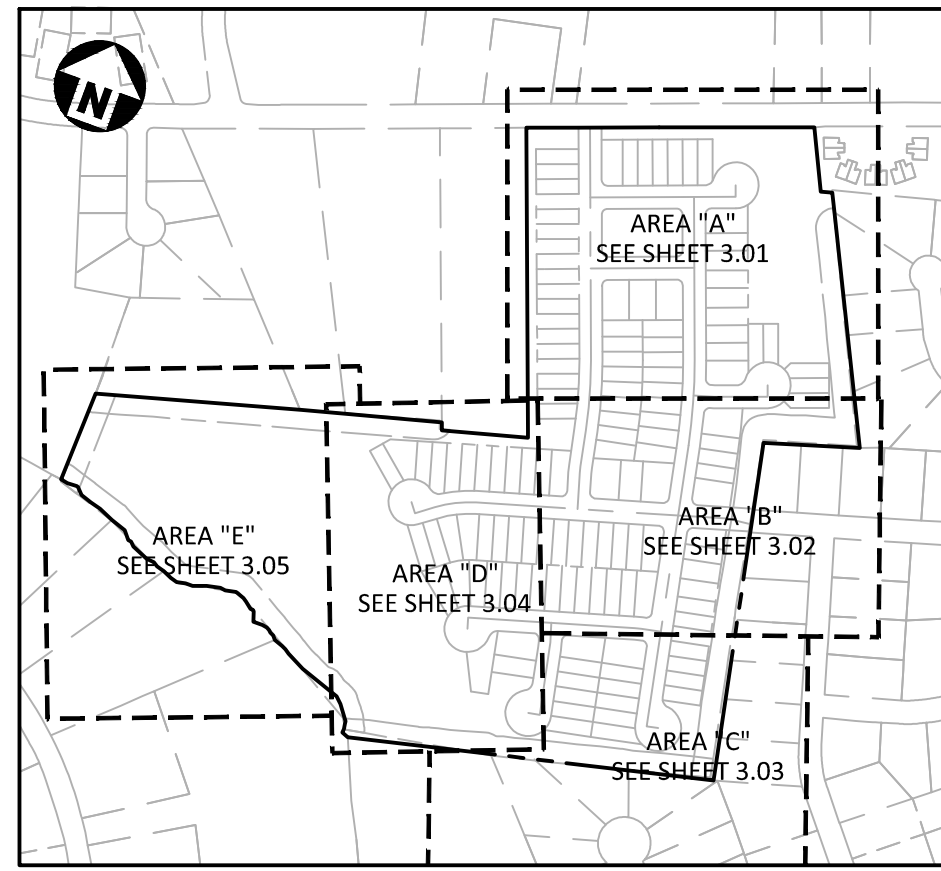
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GRADING PLAN AREA D

C3.04

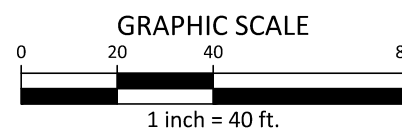
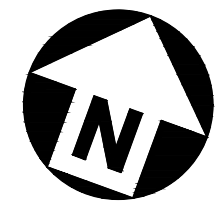


GRADING LEGEND

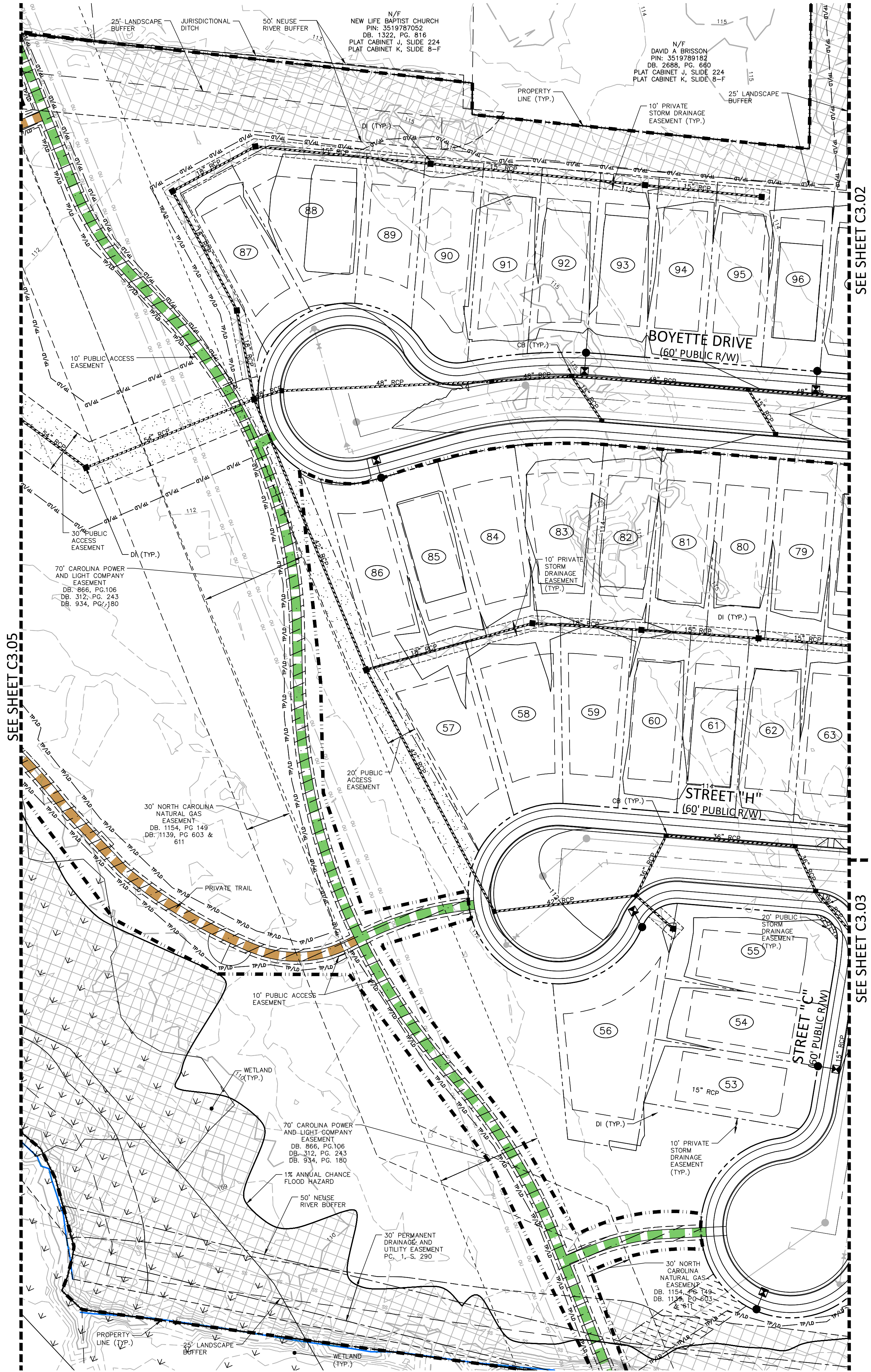
	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-RAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN,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

HATCH LEGEND

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

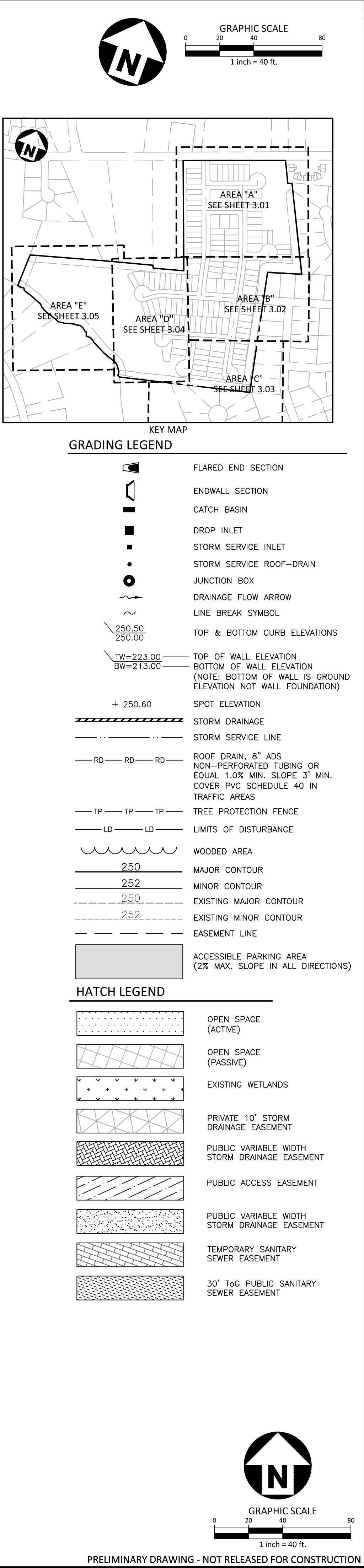
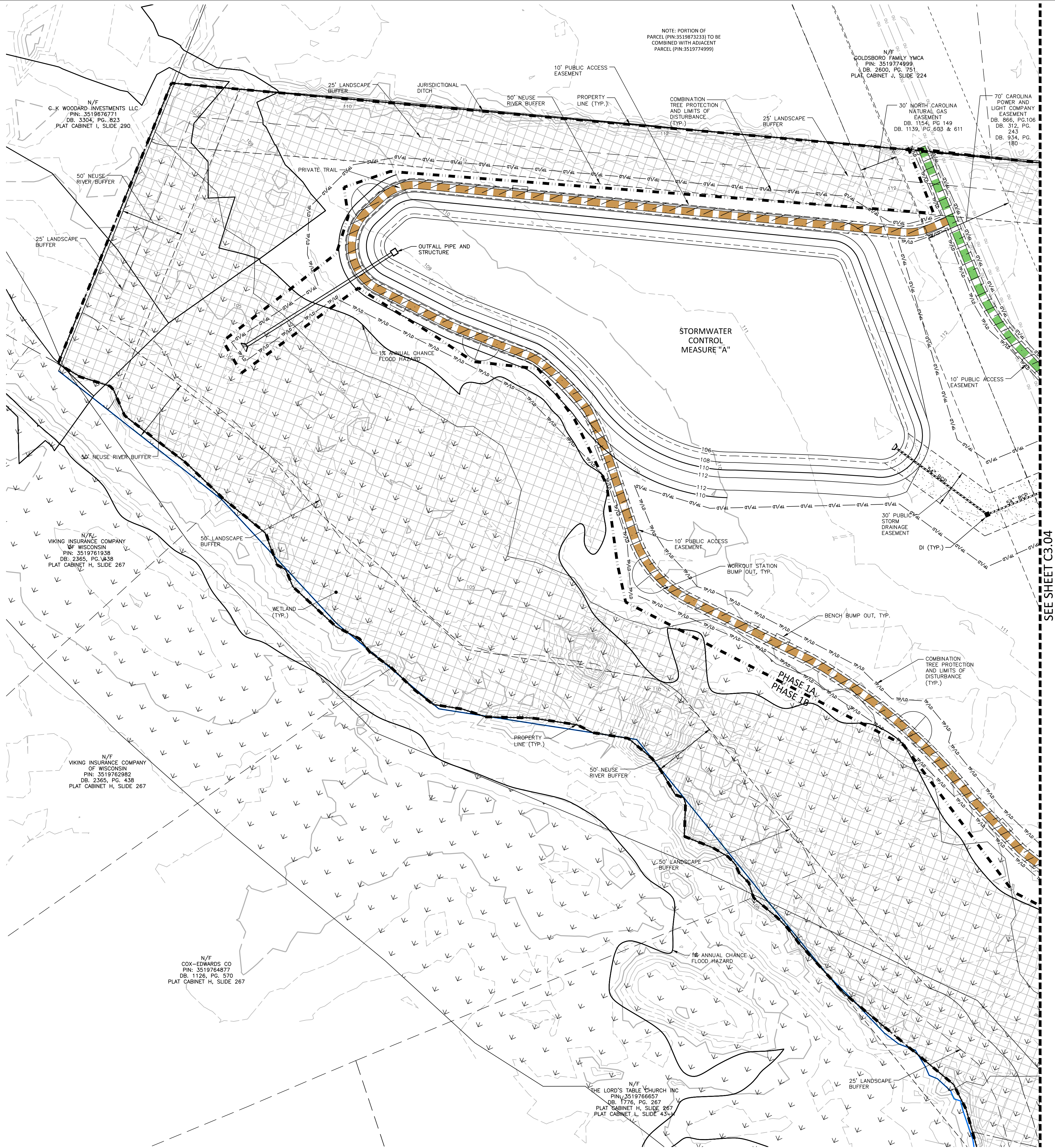


SEE SHEET C3.02

SEE SHEET C4.02
SEE SHEET C4.03

SEE SHEET C3.03

X:\Projects\STL24001\04-Production\Engineering\Master Plan\Current Drawings\STL24001-G1.dwg, 4/25/2025 4:43:05 PM, Sofia FitzWilliam



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BOB MISHLER
PHONE: 919. 422. 7663.

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

NO.	DATE
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REVISIONS

PLAN INFORMATION

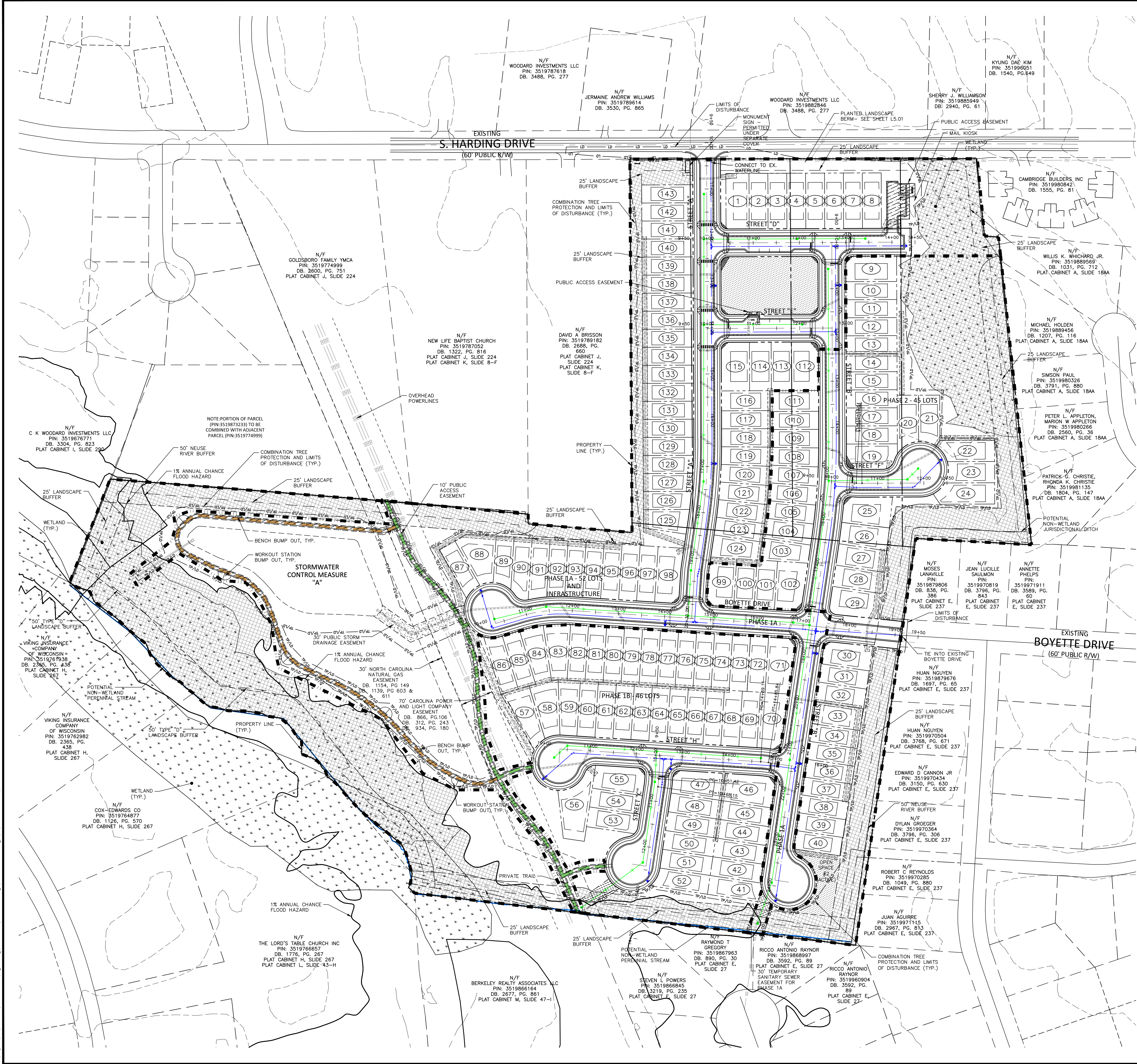
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FILENAME	STL24001-G1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

SHEET

GRADING PLAN AREA E

C3.05

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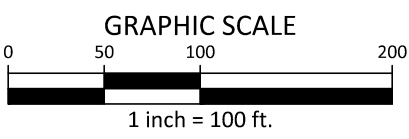
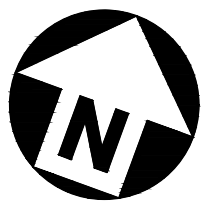


SITE LEGEND

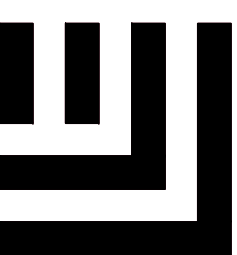
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

HATCH LEGEND

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



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PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-04U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 100'
DATE	04.25.2025

SHEET

OVERALL UTILITIES PLAN

C4.00

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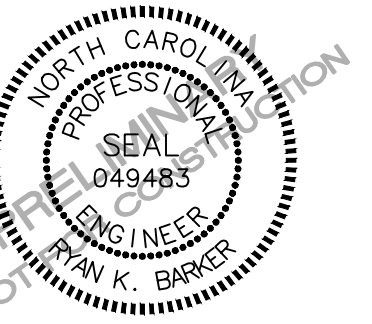
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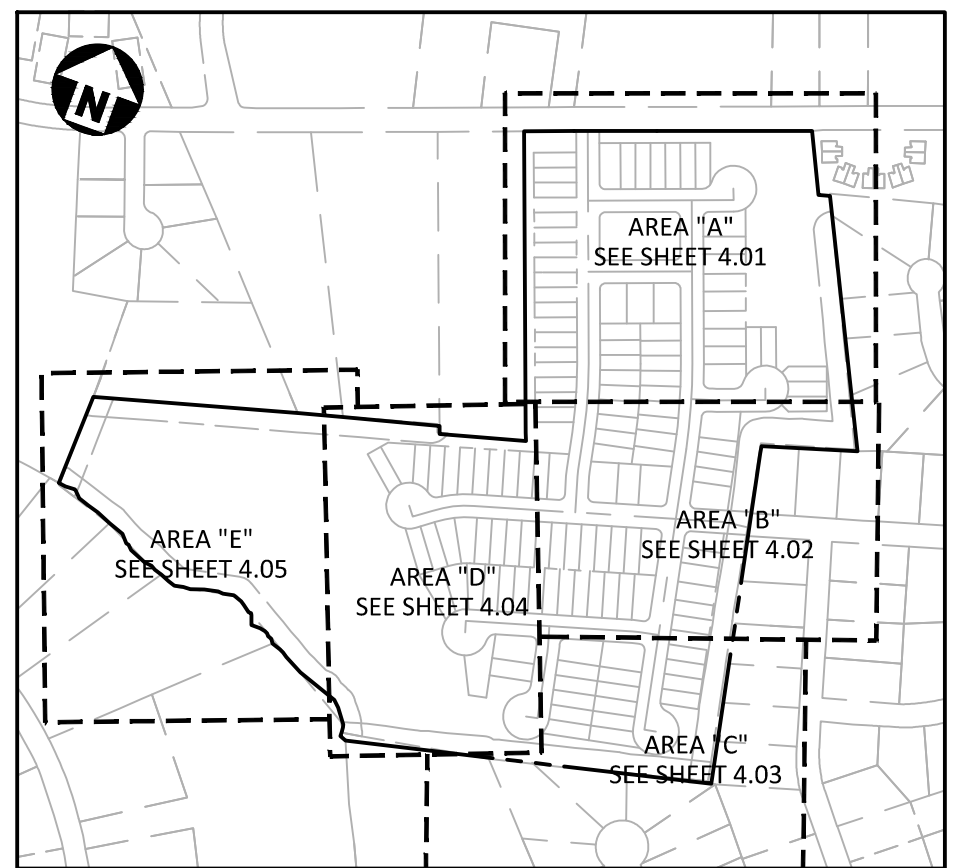
PLAN INFORMATION

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FILENAME	STL24001-U
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

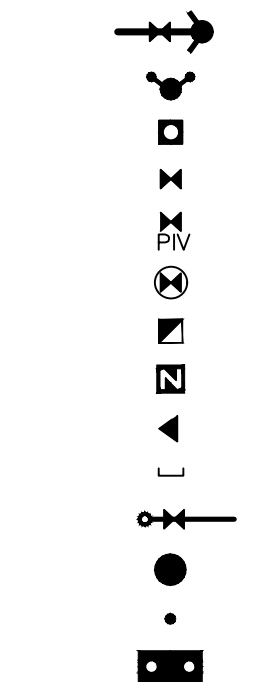
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UTILITY PLAN AREA A

C4.01

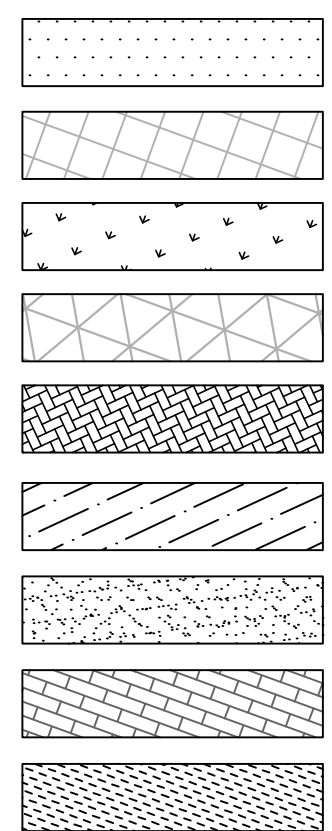


UTILITY LEGEND



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

HATCH LEGEND



OPEN SPACE
(ACTIVE)

OPEN SPACE
(PASSIVE)

EXISTING WETLANDS

PRIVATE 10' STORM
DRAINAGE EASEMENT

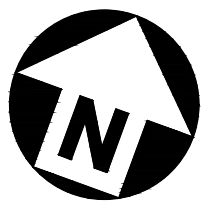
PUBLIC VARIABLE WIDTH
STORM DRAINAGE EASEMENT

PUBLIC ACCESS EASEMENT

PUBLIC VARIABLE WIDTH
STORM DRAINAGE EASEMENT

TEMPORARY SANITARY
SEWER EASEMENT

30' ToG PUBLIC SANITARY
SEWER EASEMENT



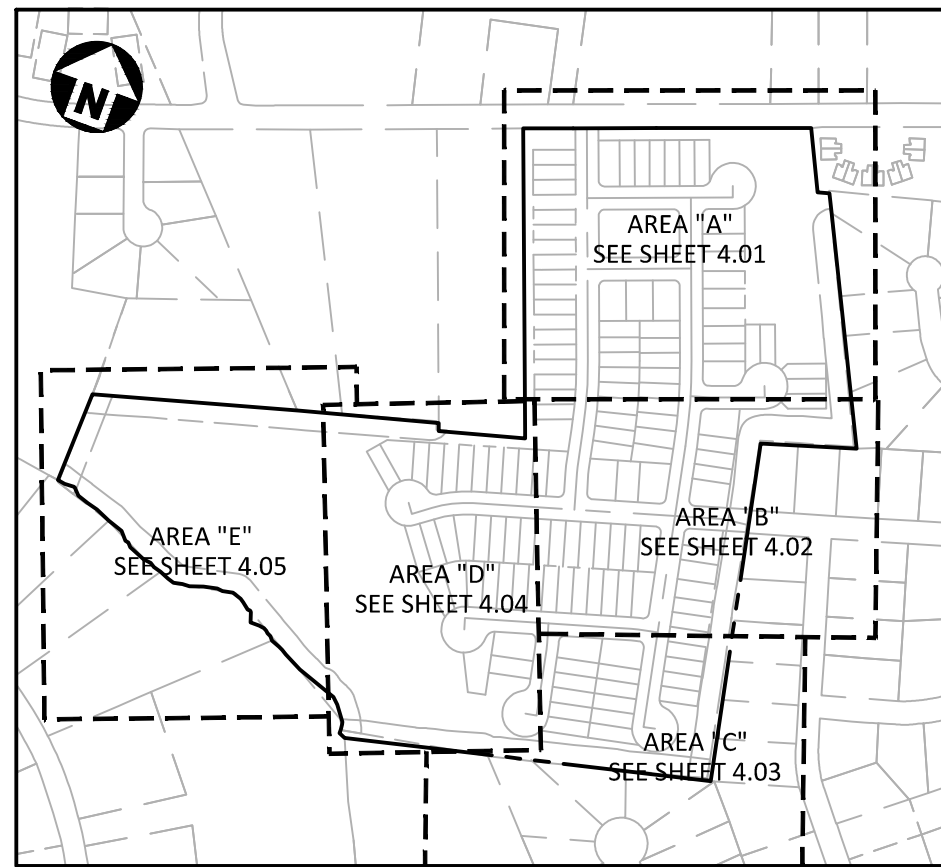
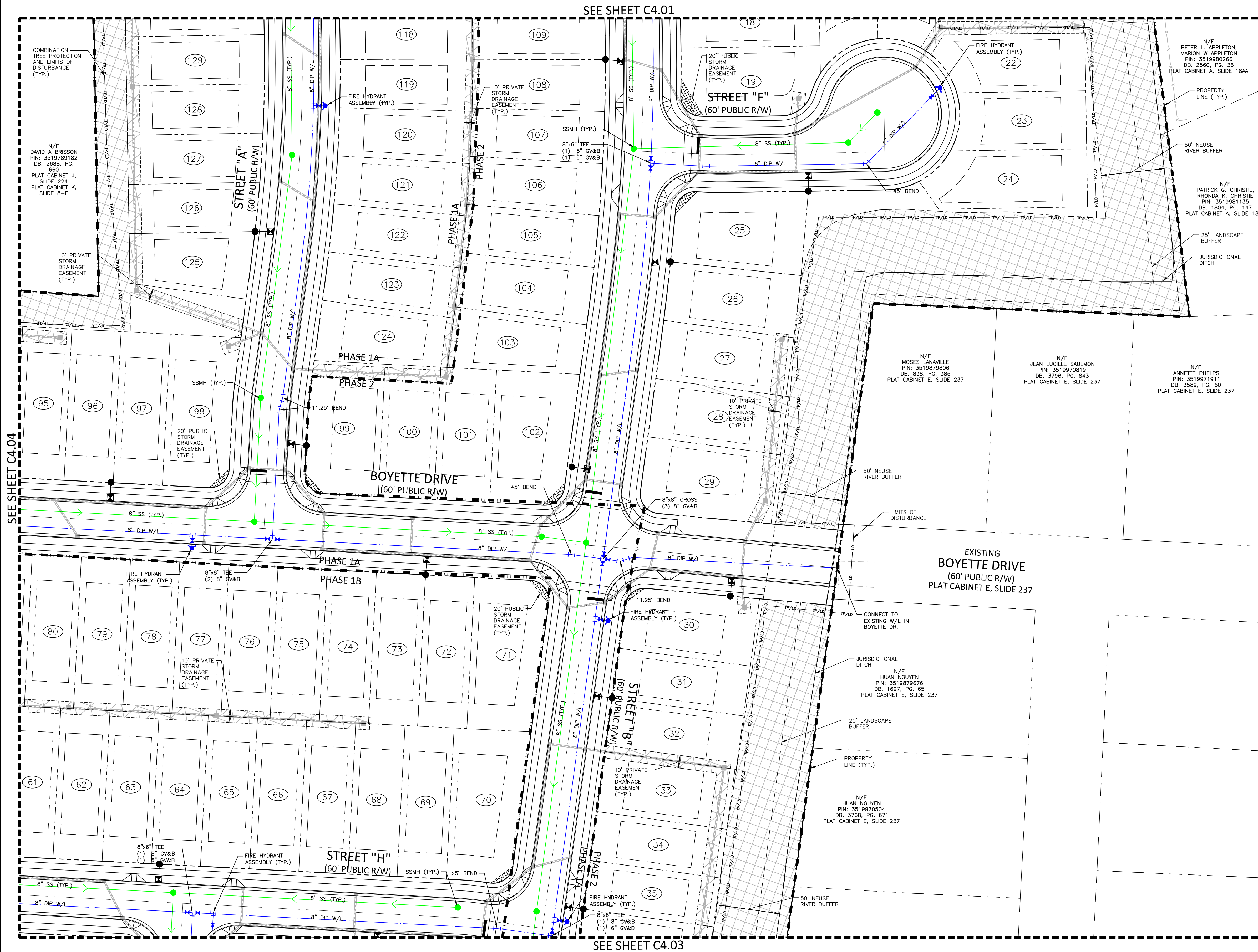
GRAPHIC SCALE



1 inch = 40 ft.

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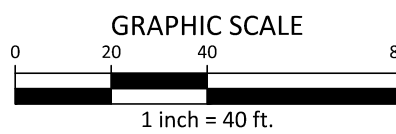


UTILITY LEGEND

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

HATCH LEGEND

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



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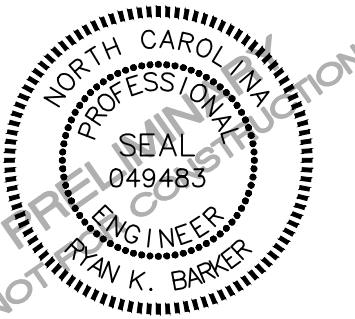
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PLAN INFORMATION

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

SHEET

UTILITY PLAN AREA B

C4.02



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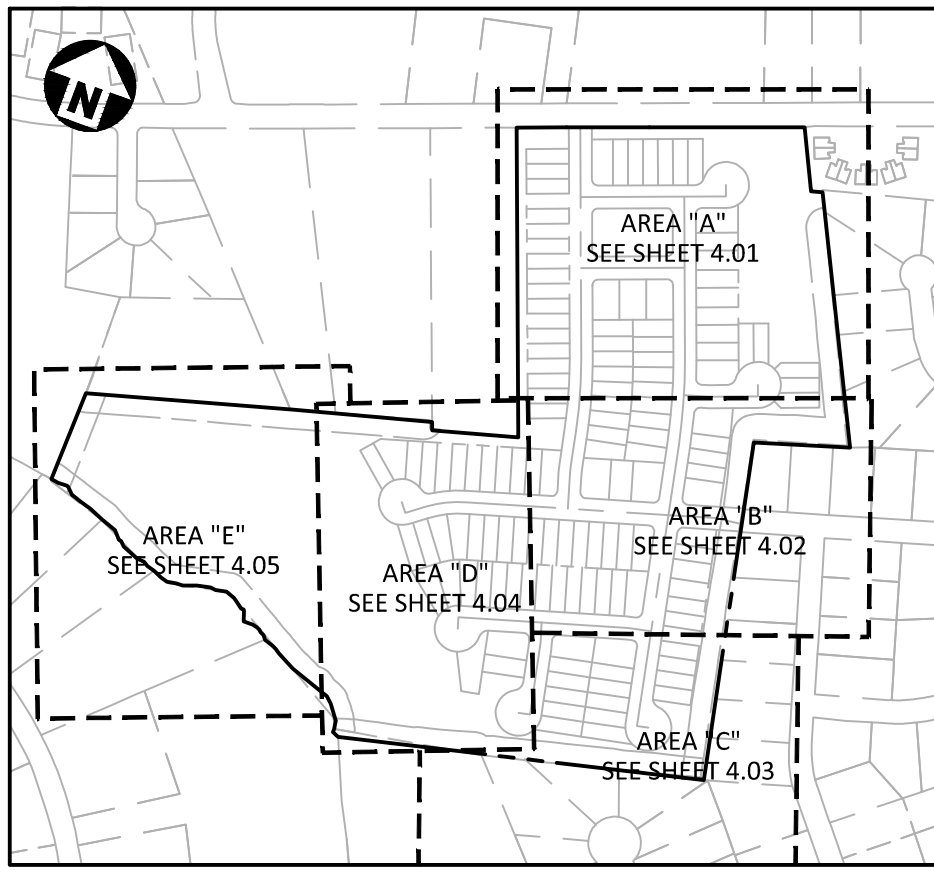
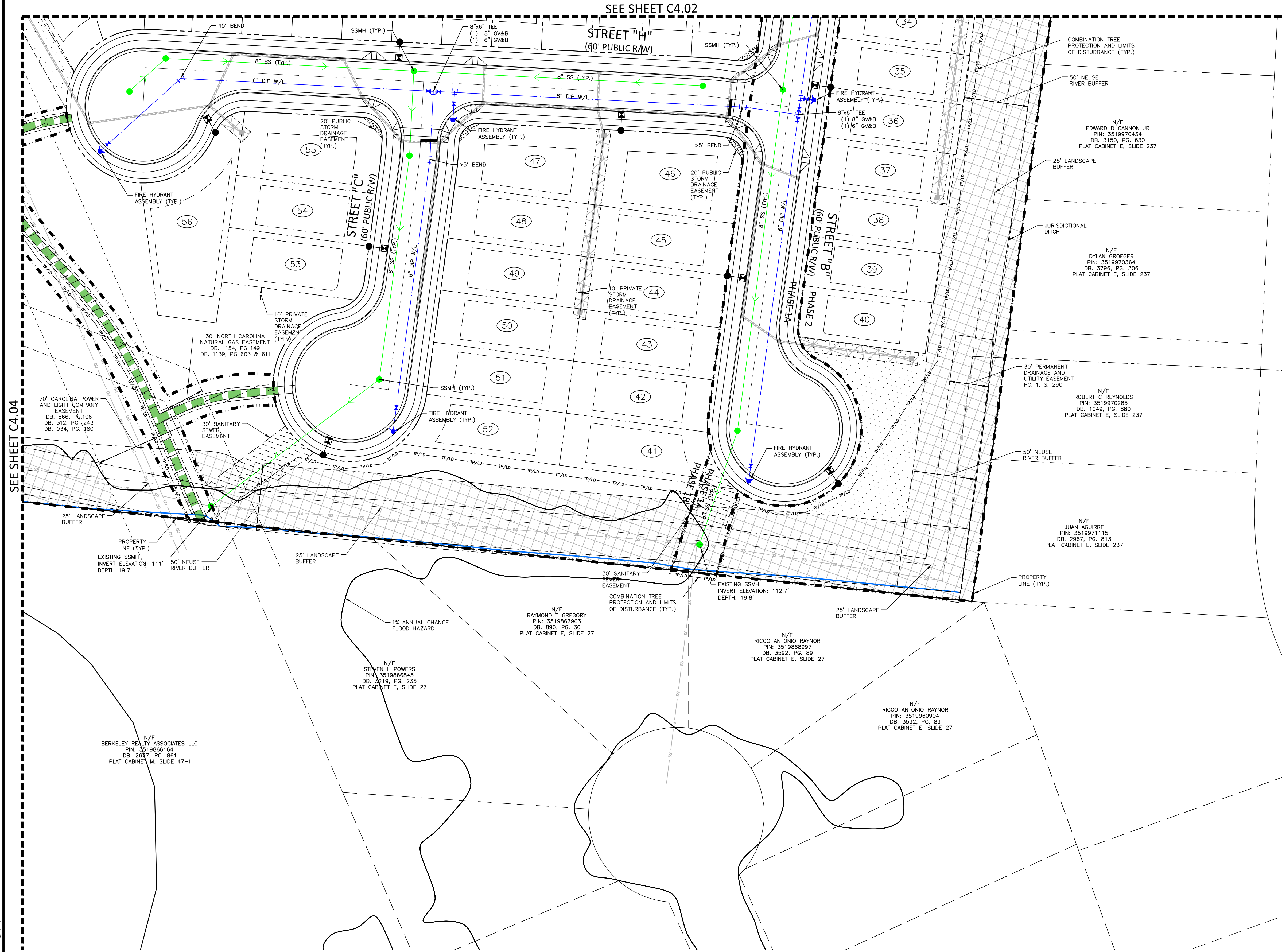
PLAN INFORMATION

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

SHEET

UTILITY PLAN AREA C

C4.03

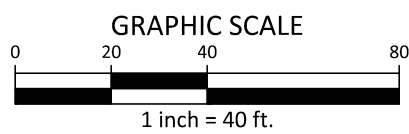


UTILITY LEGEND

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

HATCH LEGEND

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



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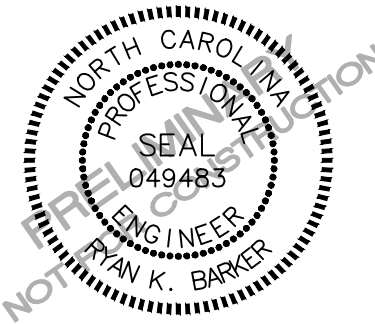
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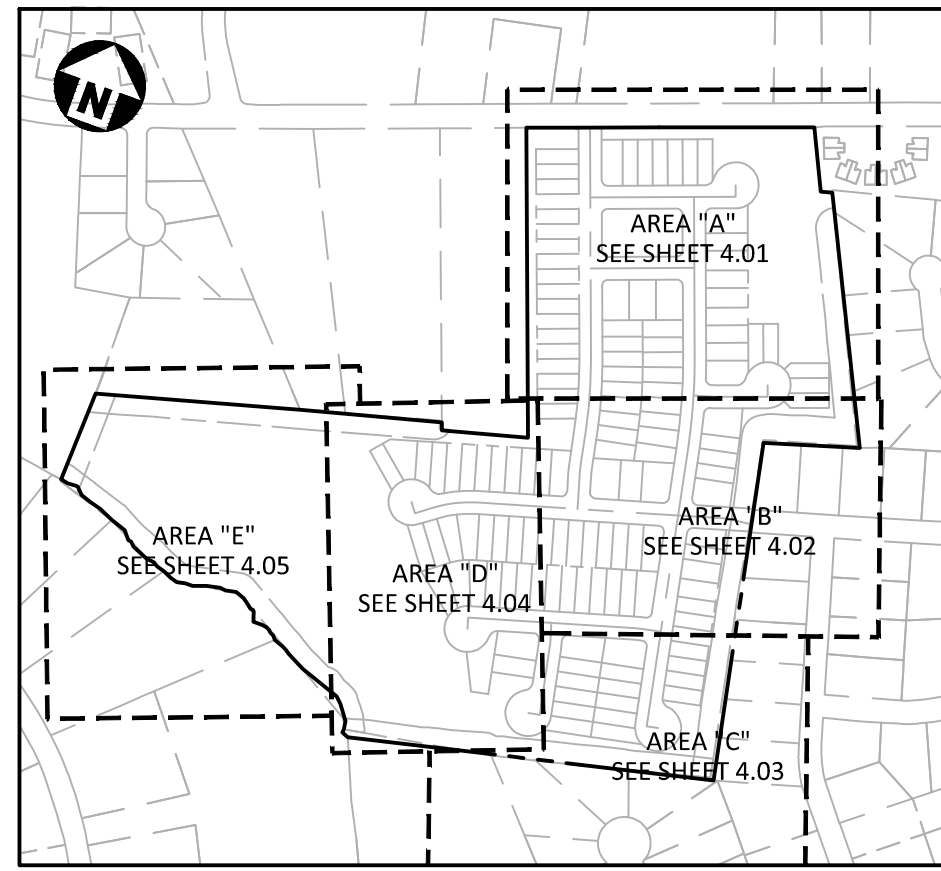
PLAN INFORMATION

PROJECT NO.	STL-24001
FILENAME	STL24001-U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04.25.2025

SHEET

UTILITY PLAN AREA D

C4.04

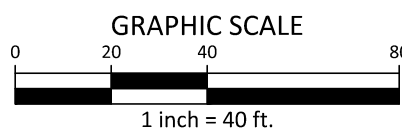
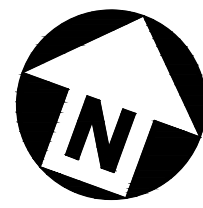


UTILITY LEGEND

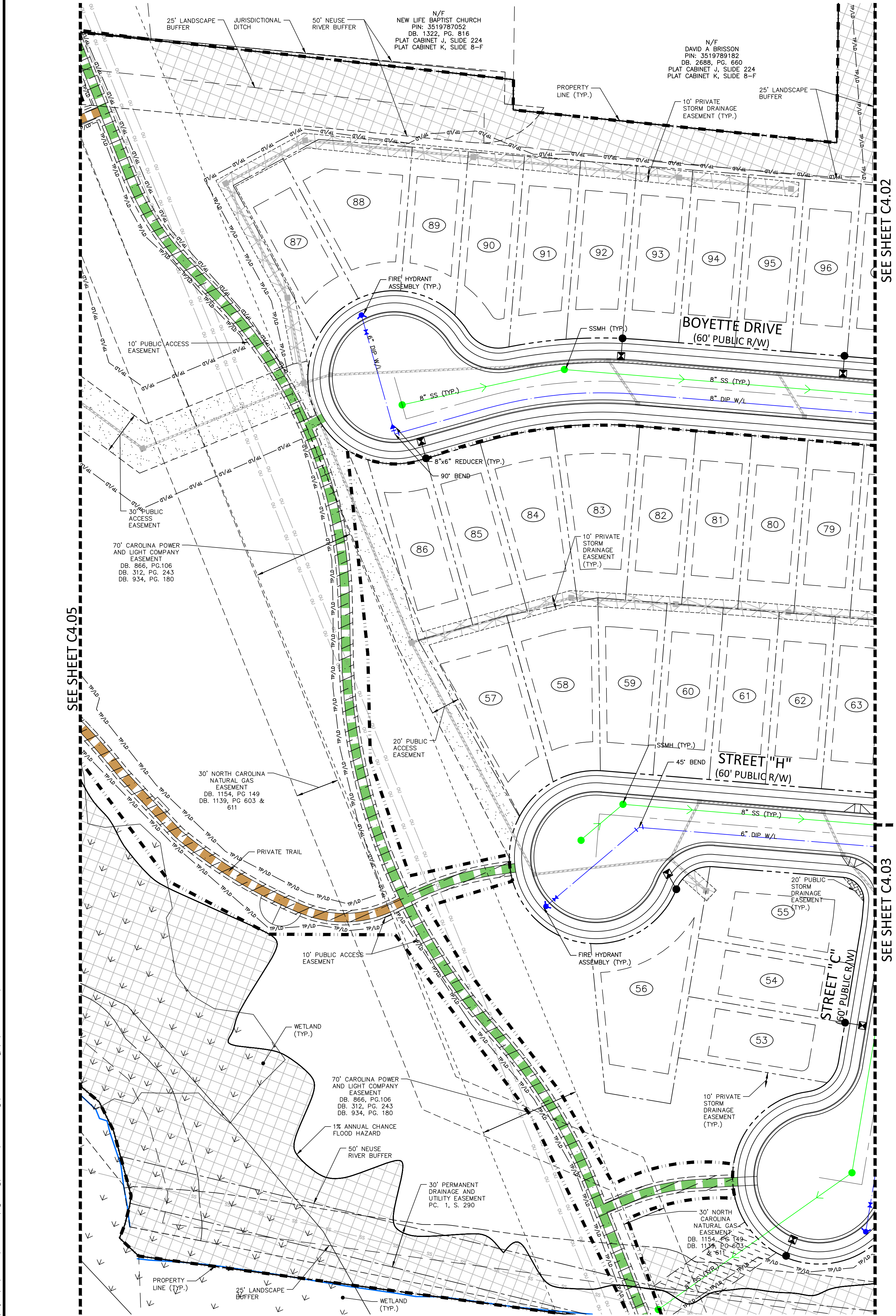
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	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW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

HATCH LEGEND

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



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SEE SHEET C4.02

SEE SHEET C4.02
SEE SHEET C4.03

SEE SHEET C4.03

SEE SHEET C4.05

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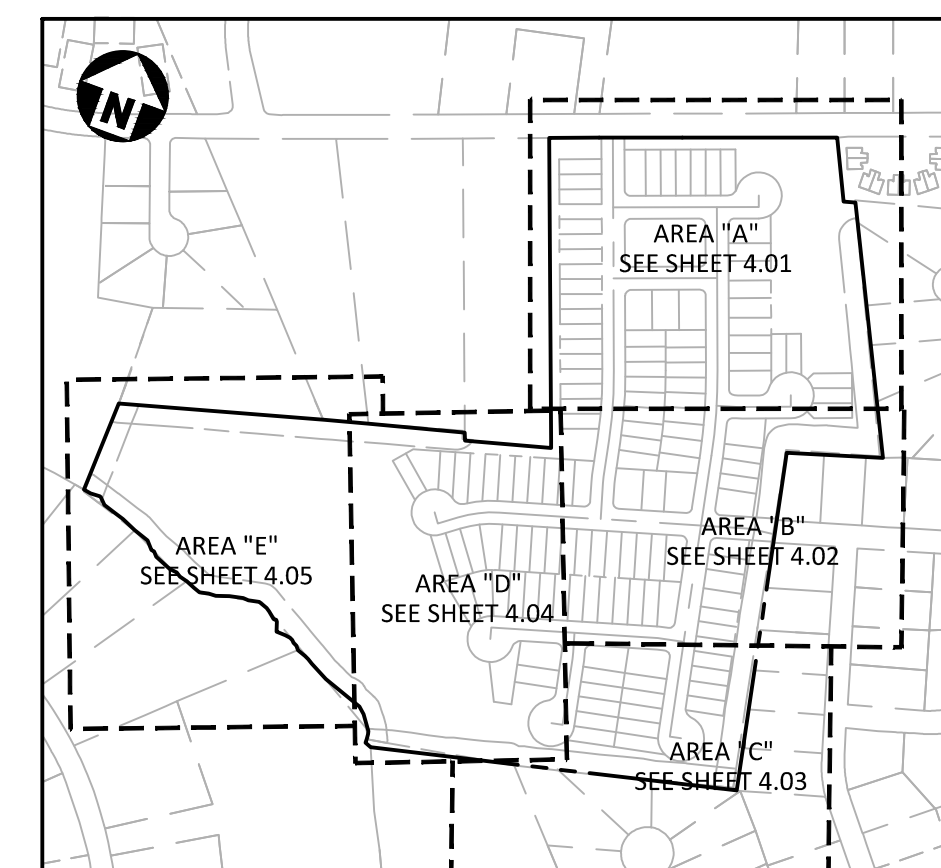
PLAN INFORMATION

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FILENAME	STL24001-U1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	1" = 40'
DATE	04. 25. 2025

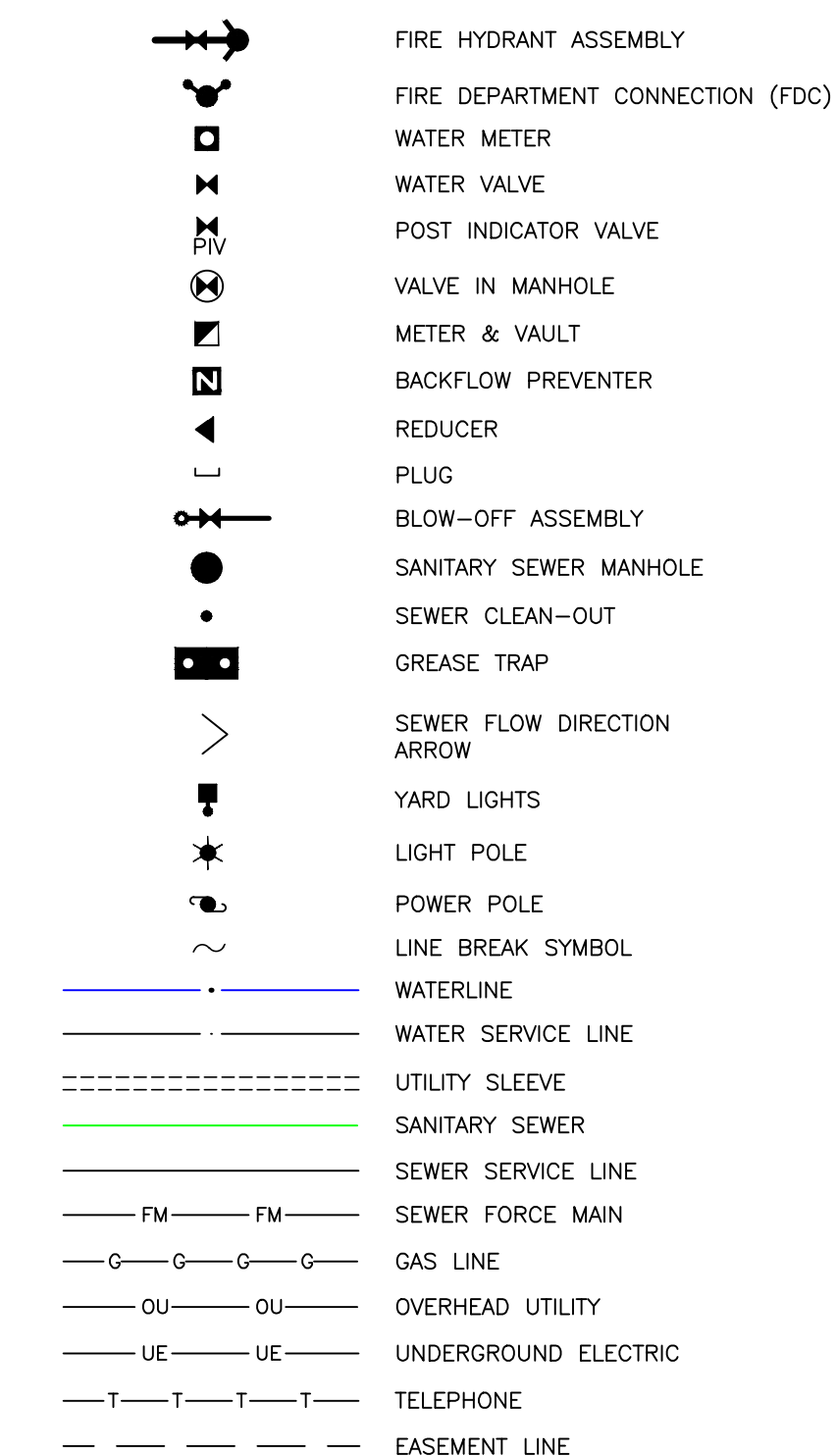
SHEET

UTILITY PLAN AREA E

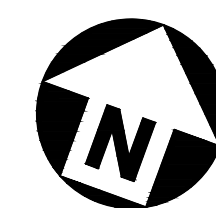
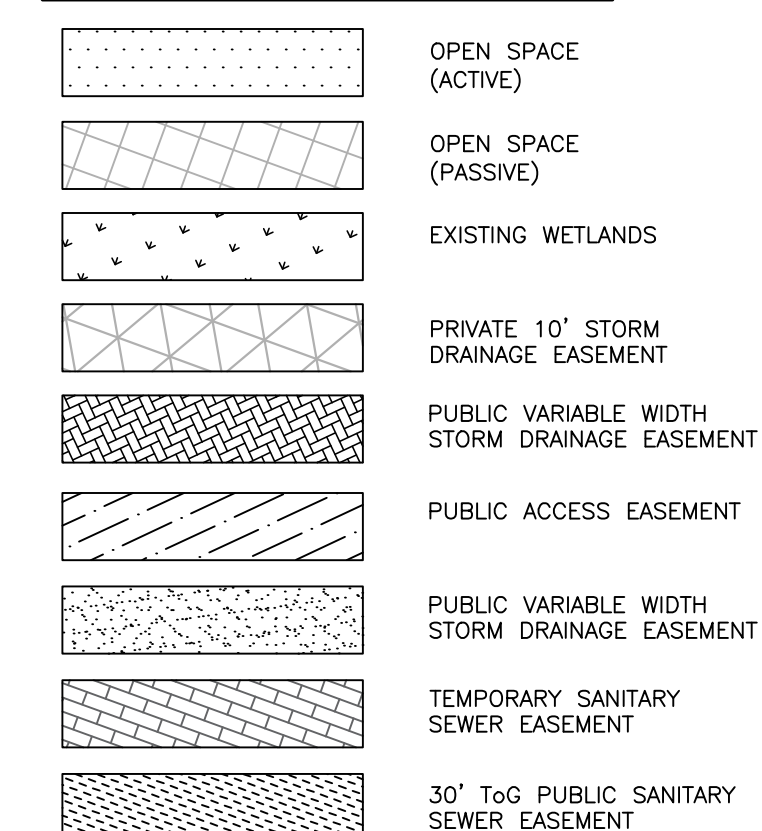
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UTILITY LEGEND



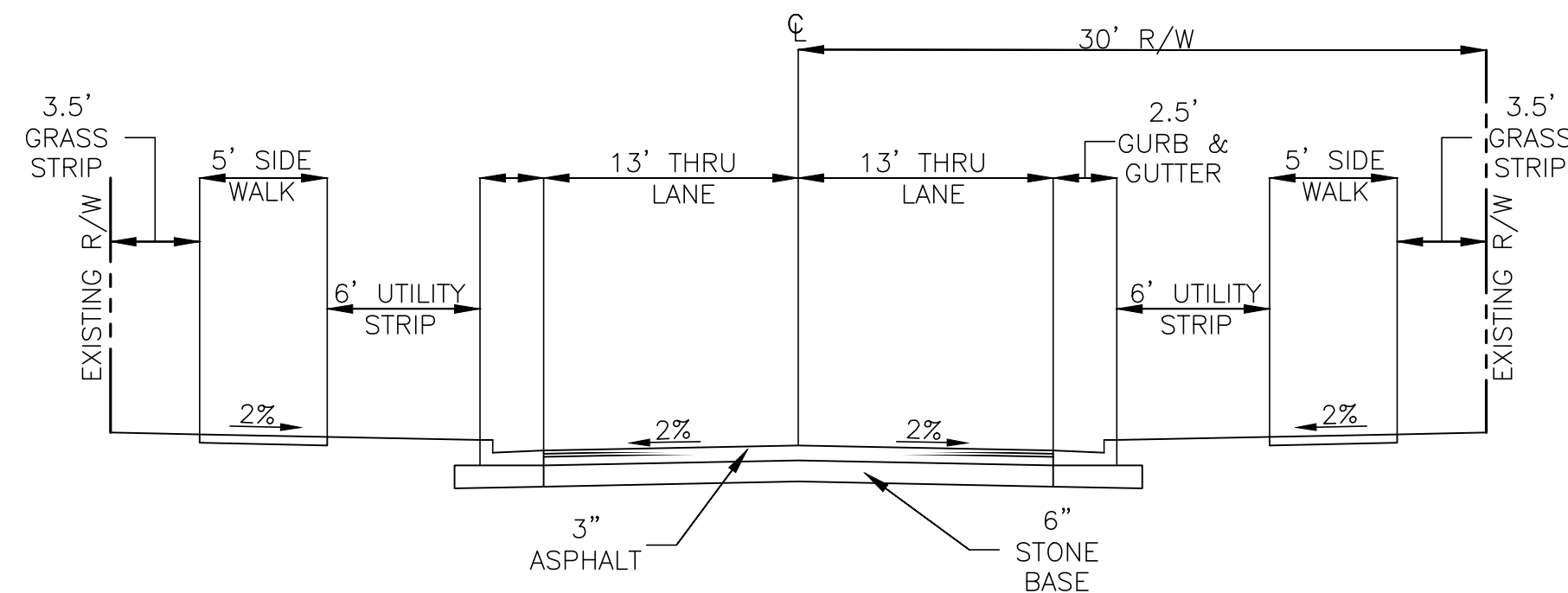
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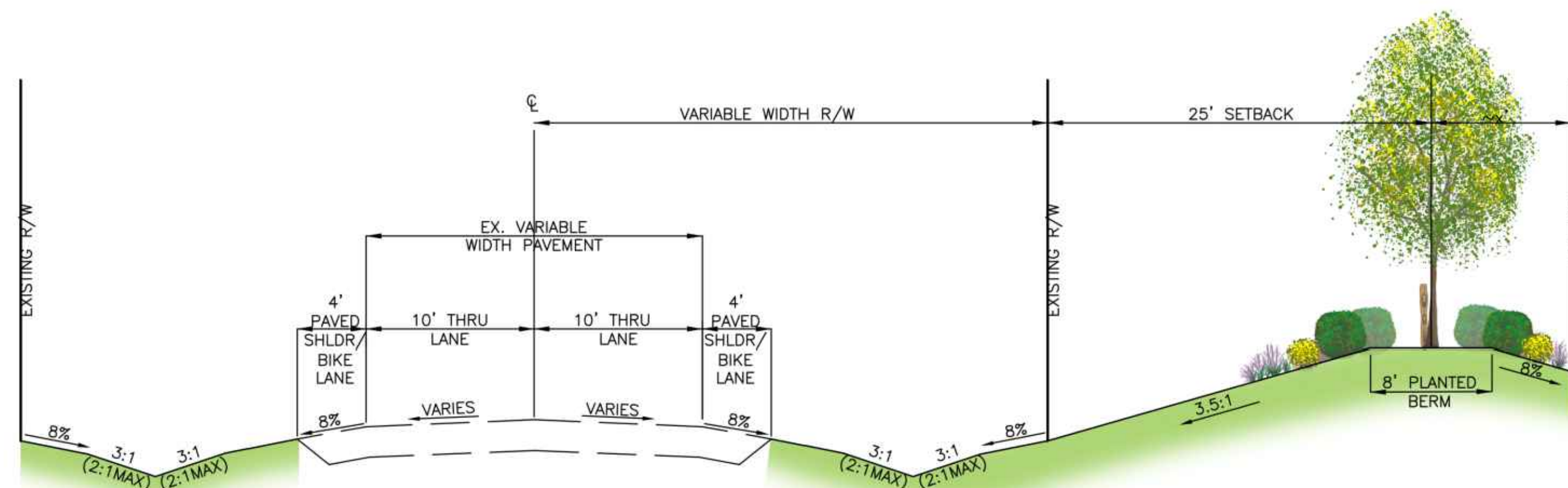
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



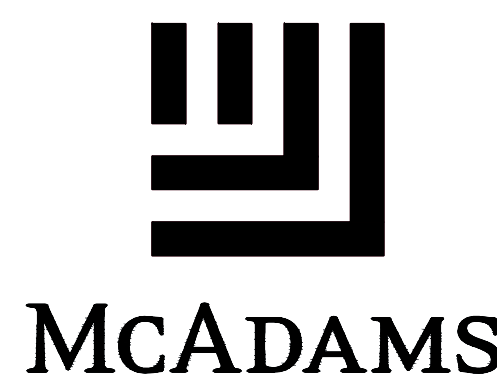
TYPICAL SECTION
BOYETTE DRIVE AND
PROPOSED STREETS



TYPICAL SECTION
SOUTH HARDING DRIVE

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PHONE: 919. 422. 7663.

ASHTON WOODS
STARLIGHT HOMES

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PLAN INFORMATION	
PROJECT NO.	STL-24001
FILENAME	STL24001-TS1
CHECKED BY	RKB
DRAWN BY	SRF
SCALE	N/A
DATE	04.25.2025

TYPICAL SECTIONS AND
PAVEMENT NOTES

C7.01



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GOLDSBORO, NC 27554



REVISIONS

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PLAN INFORMATION

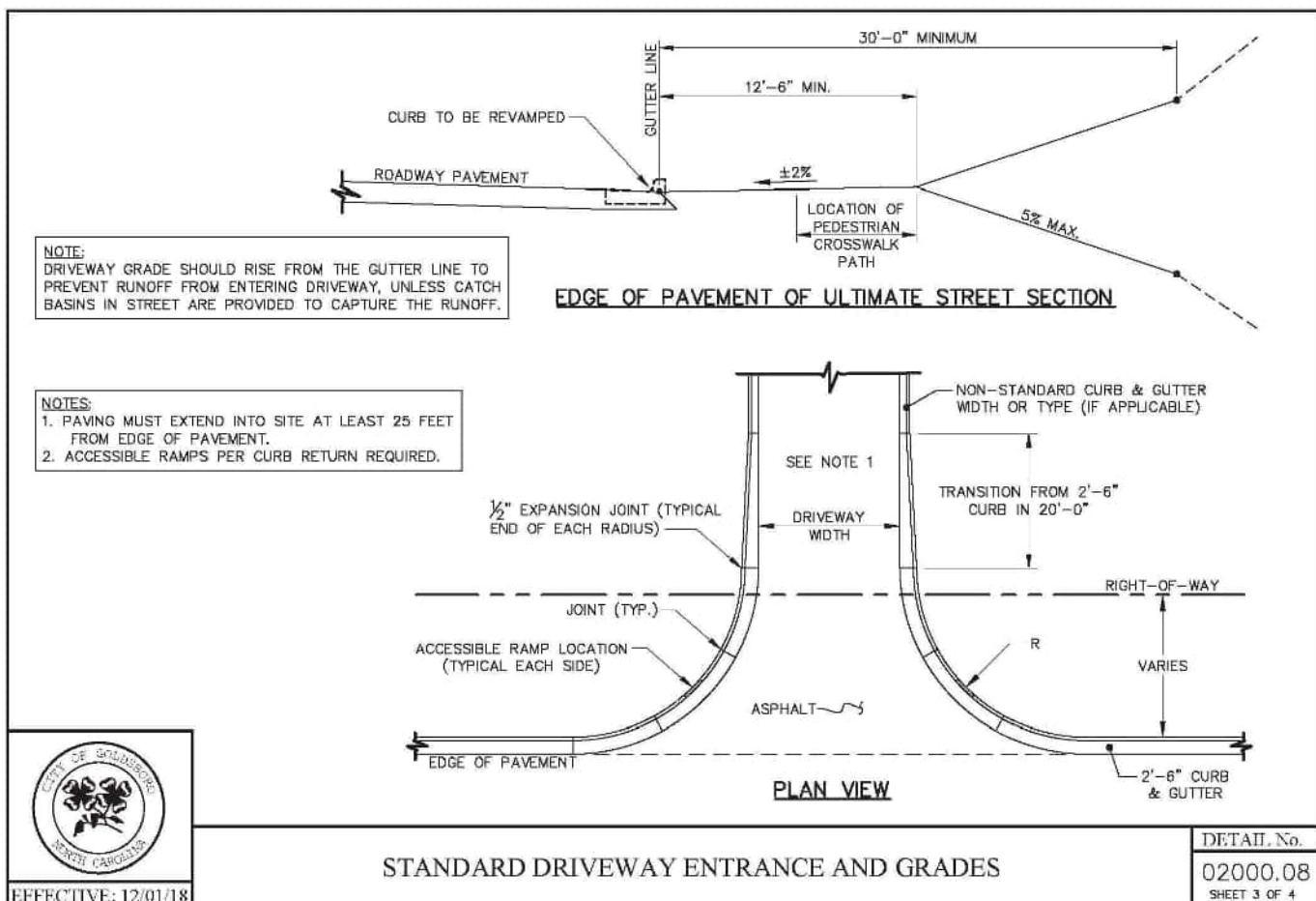
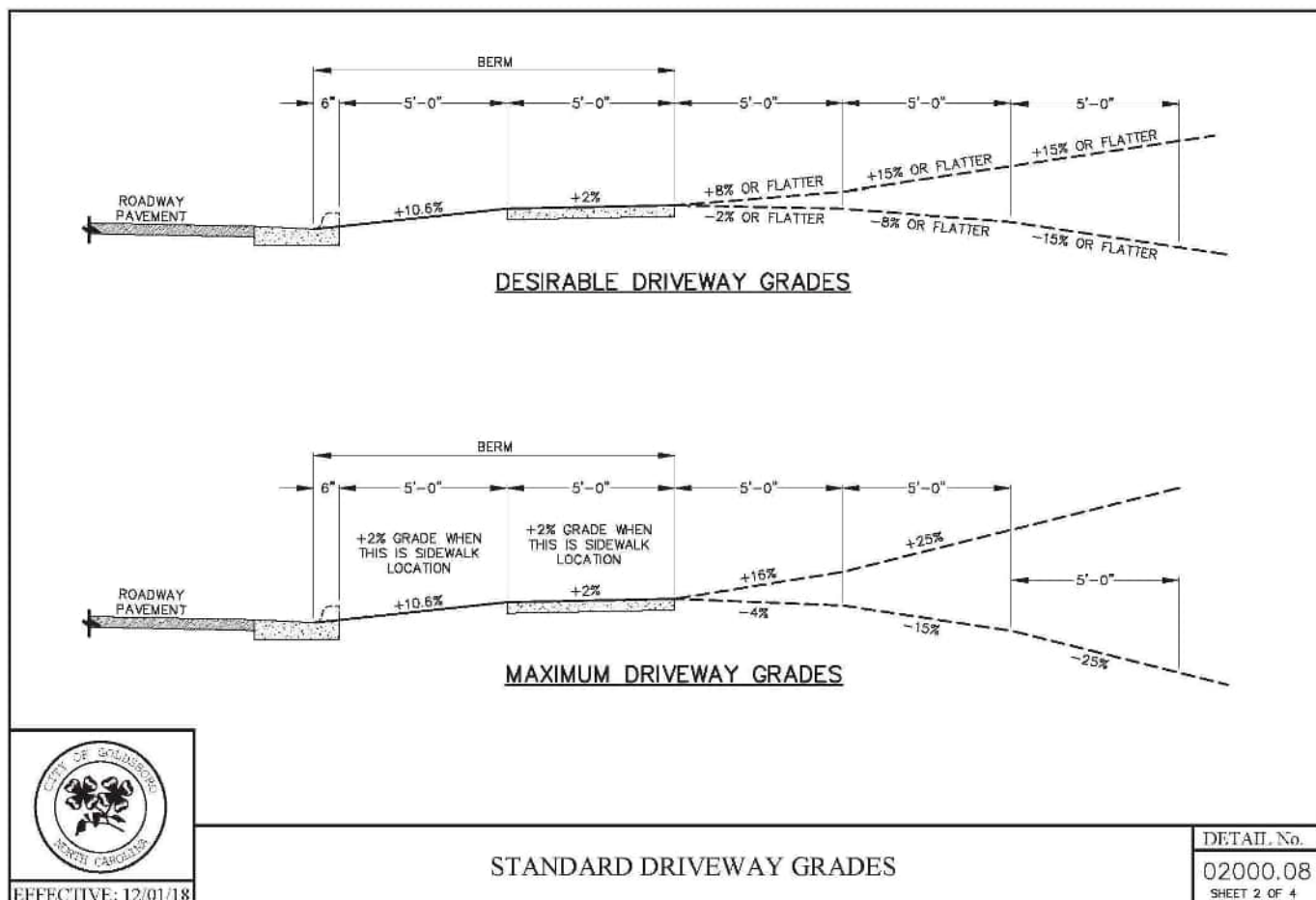
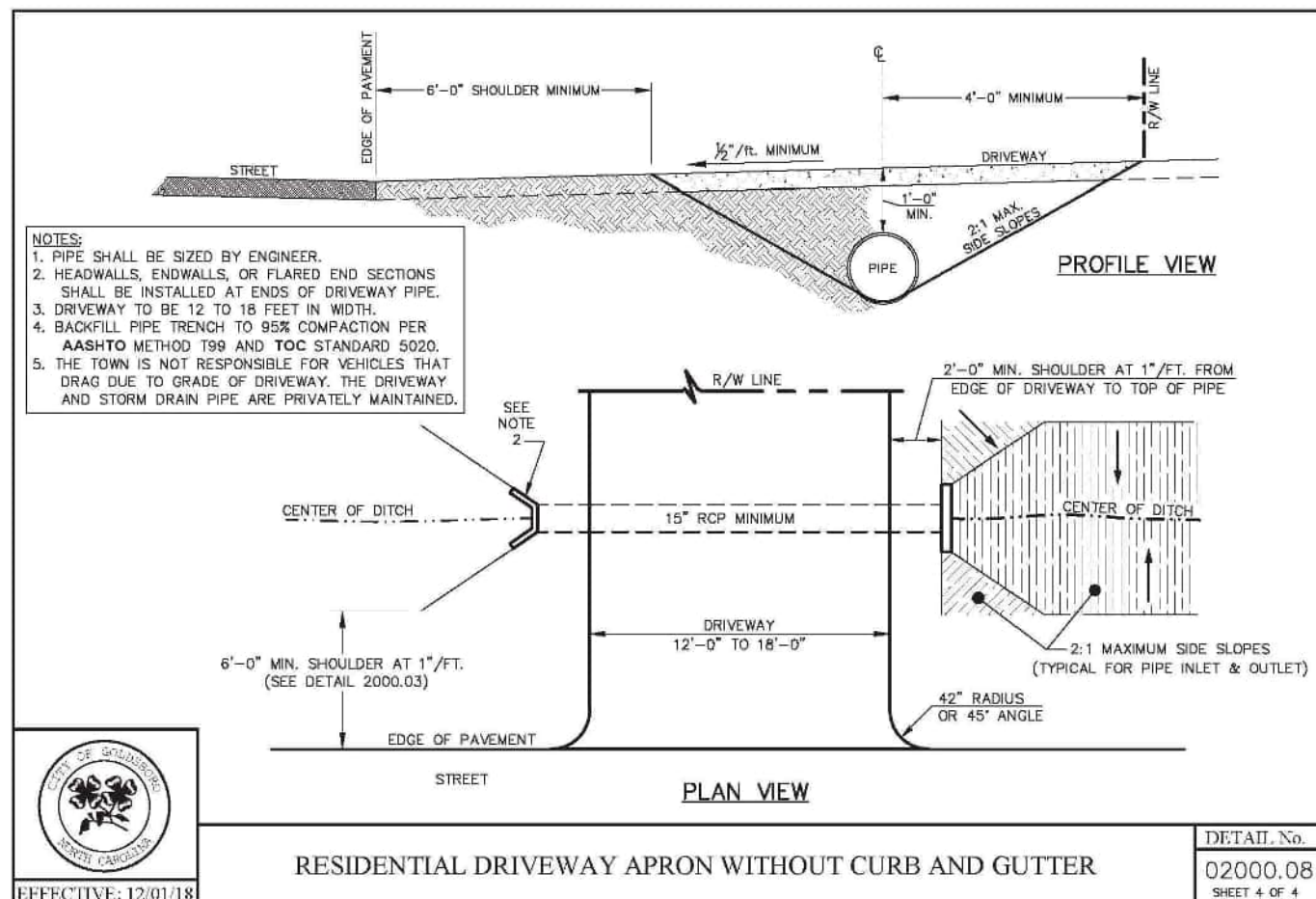
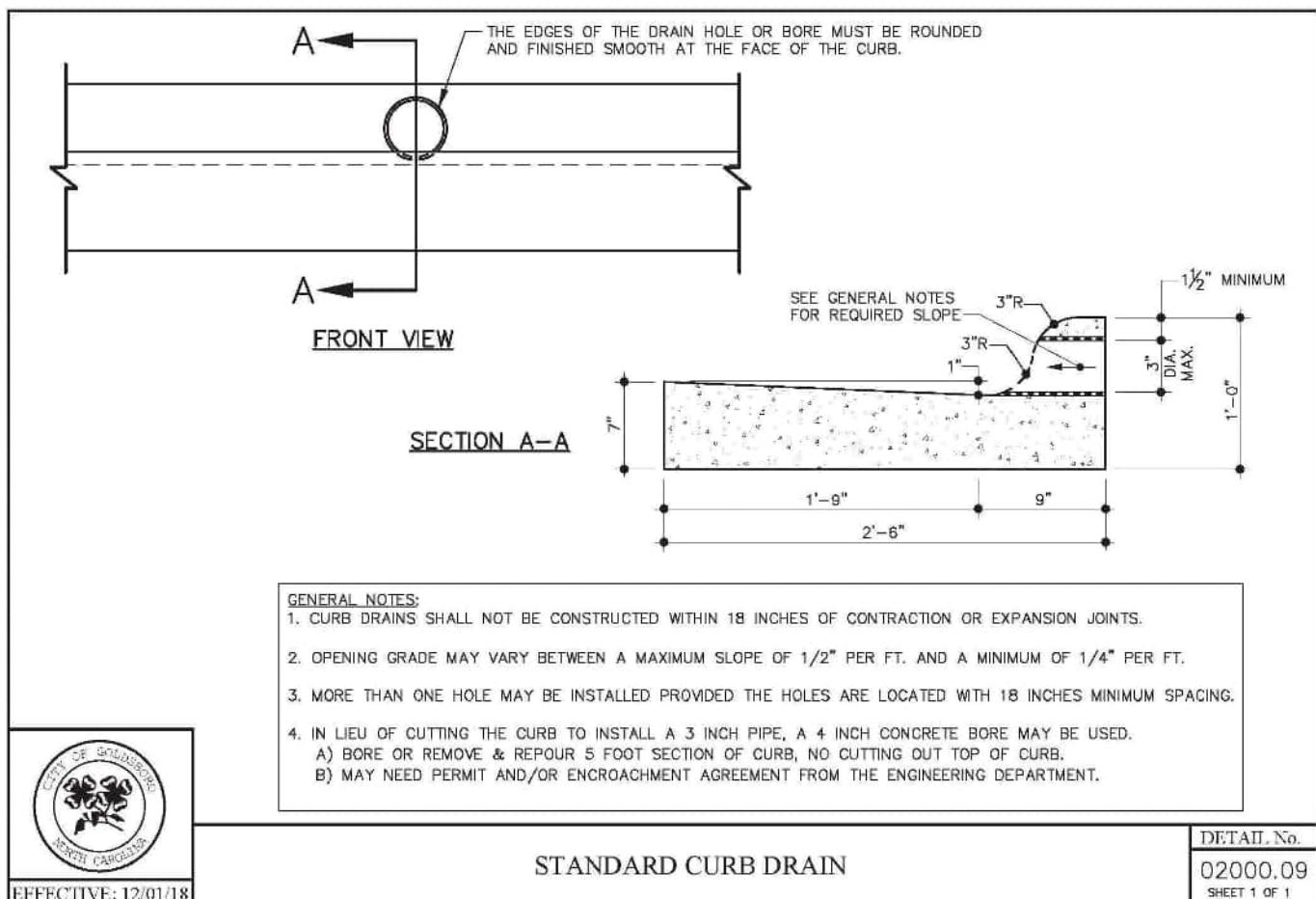
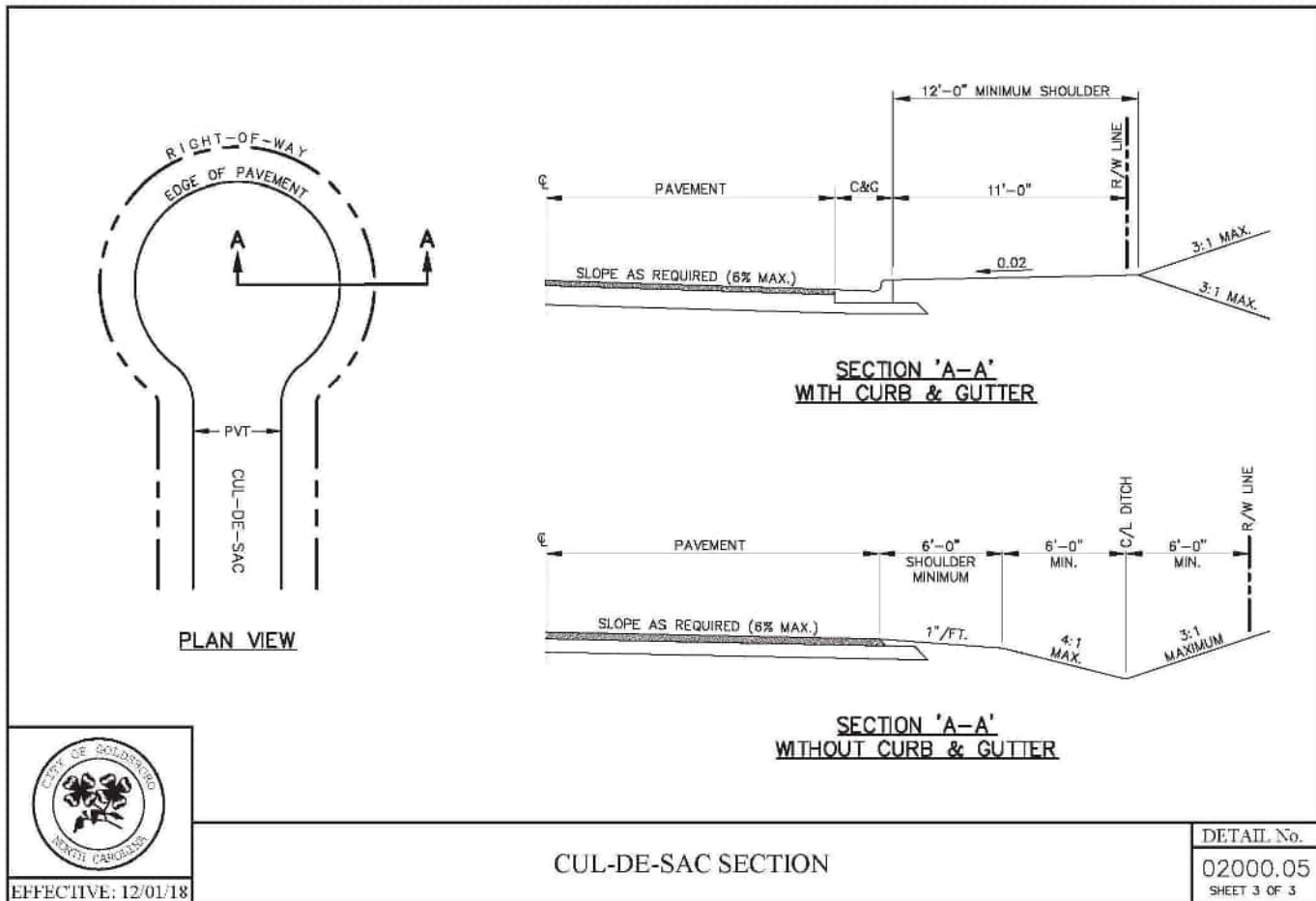
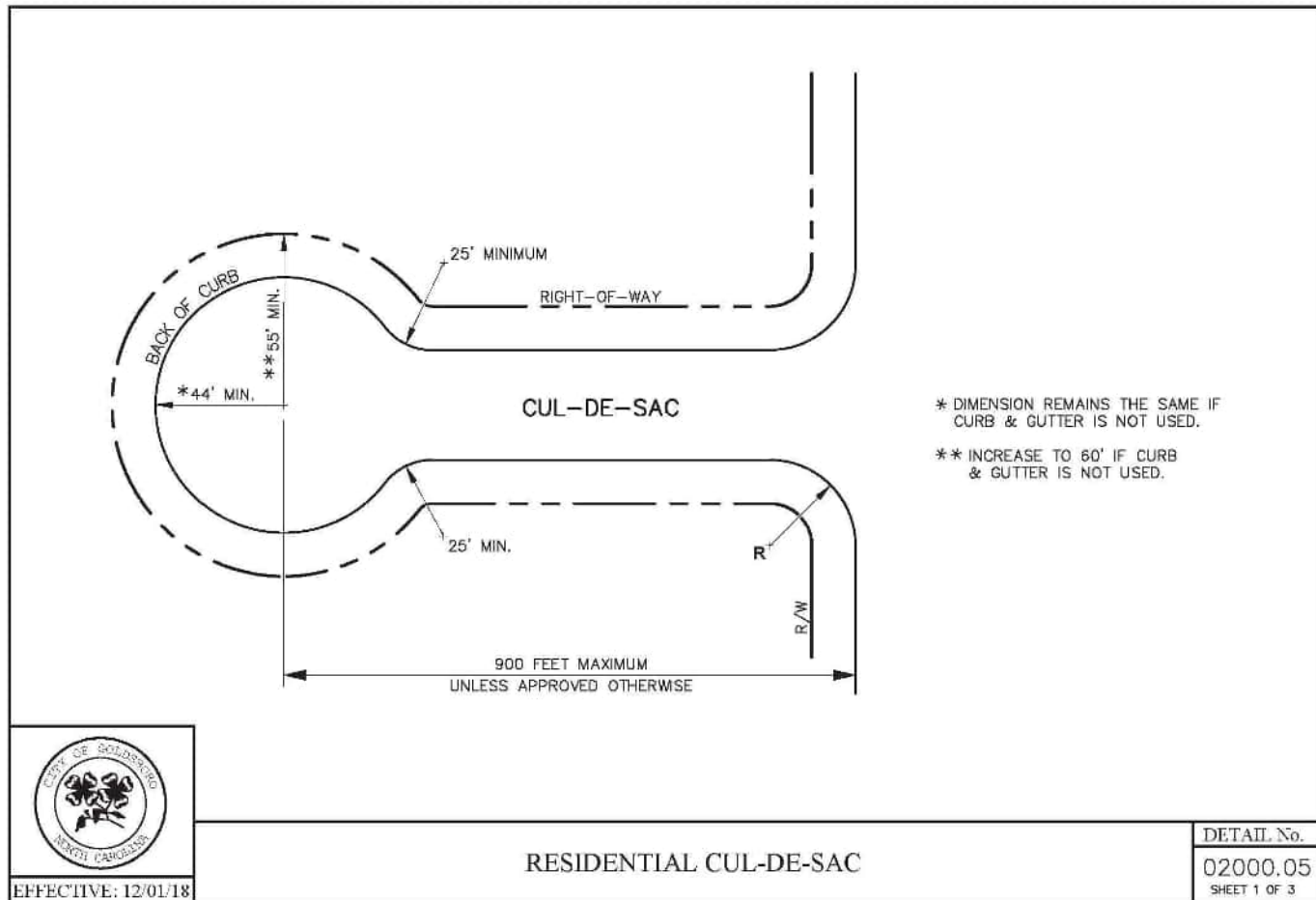
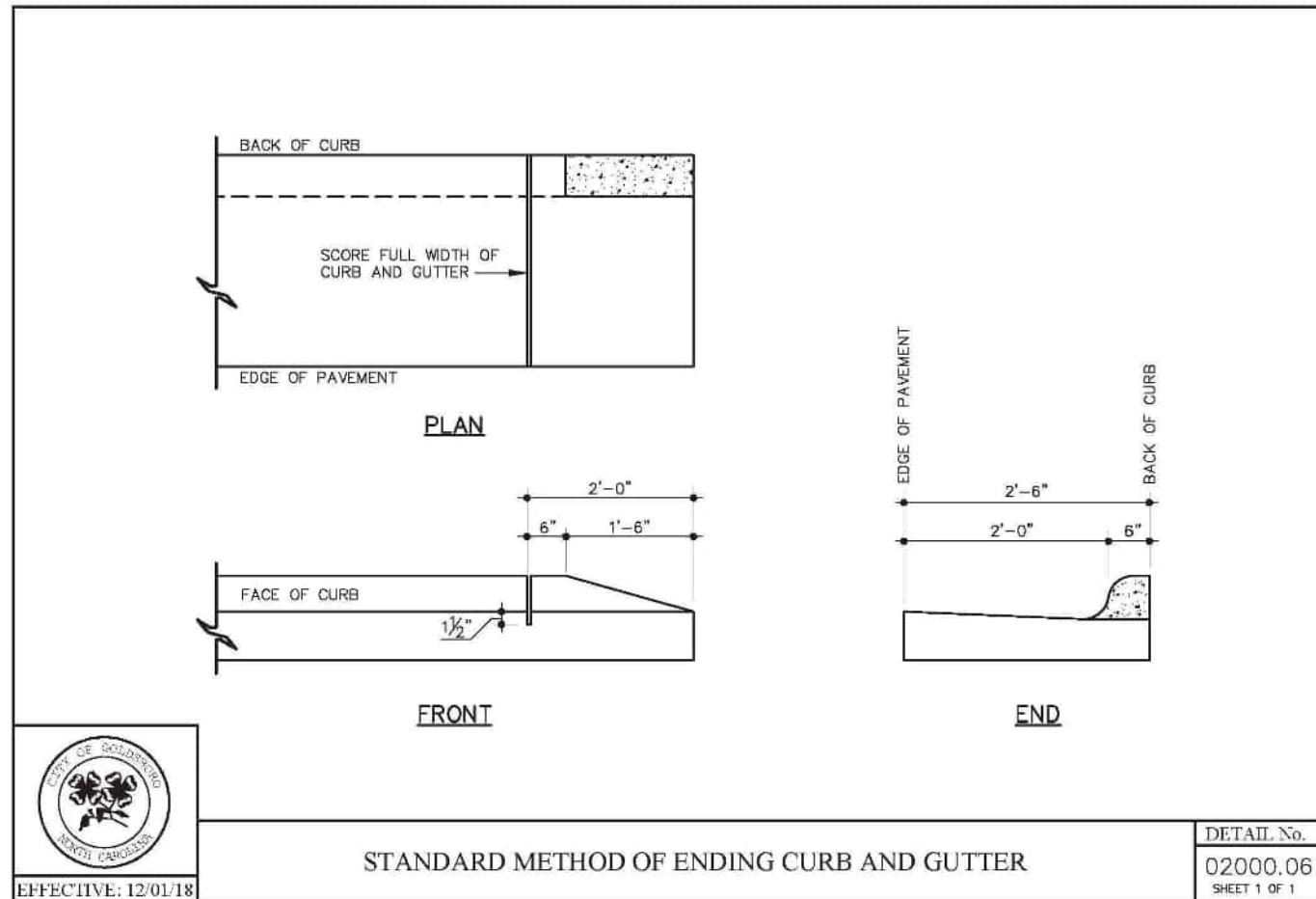
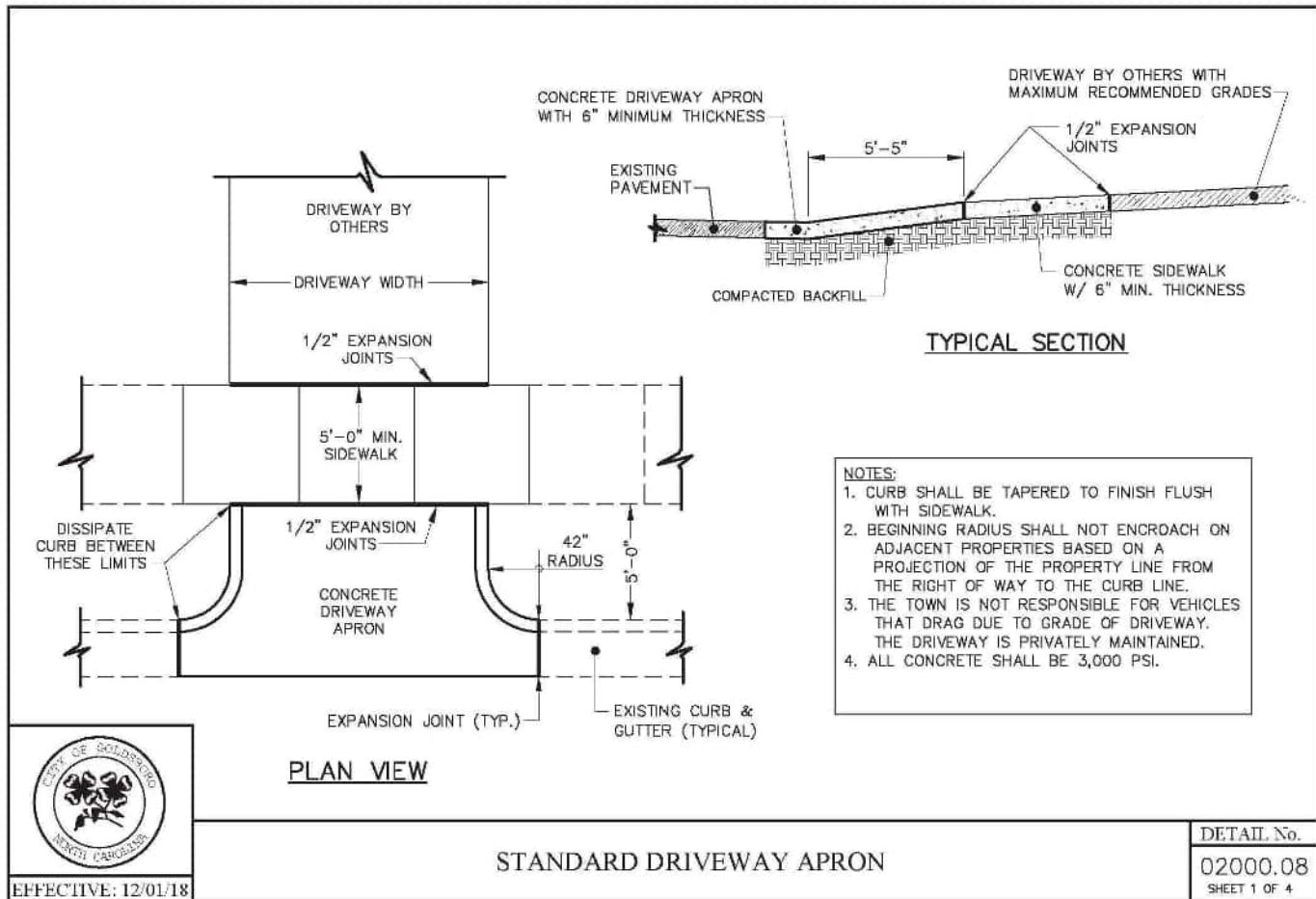
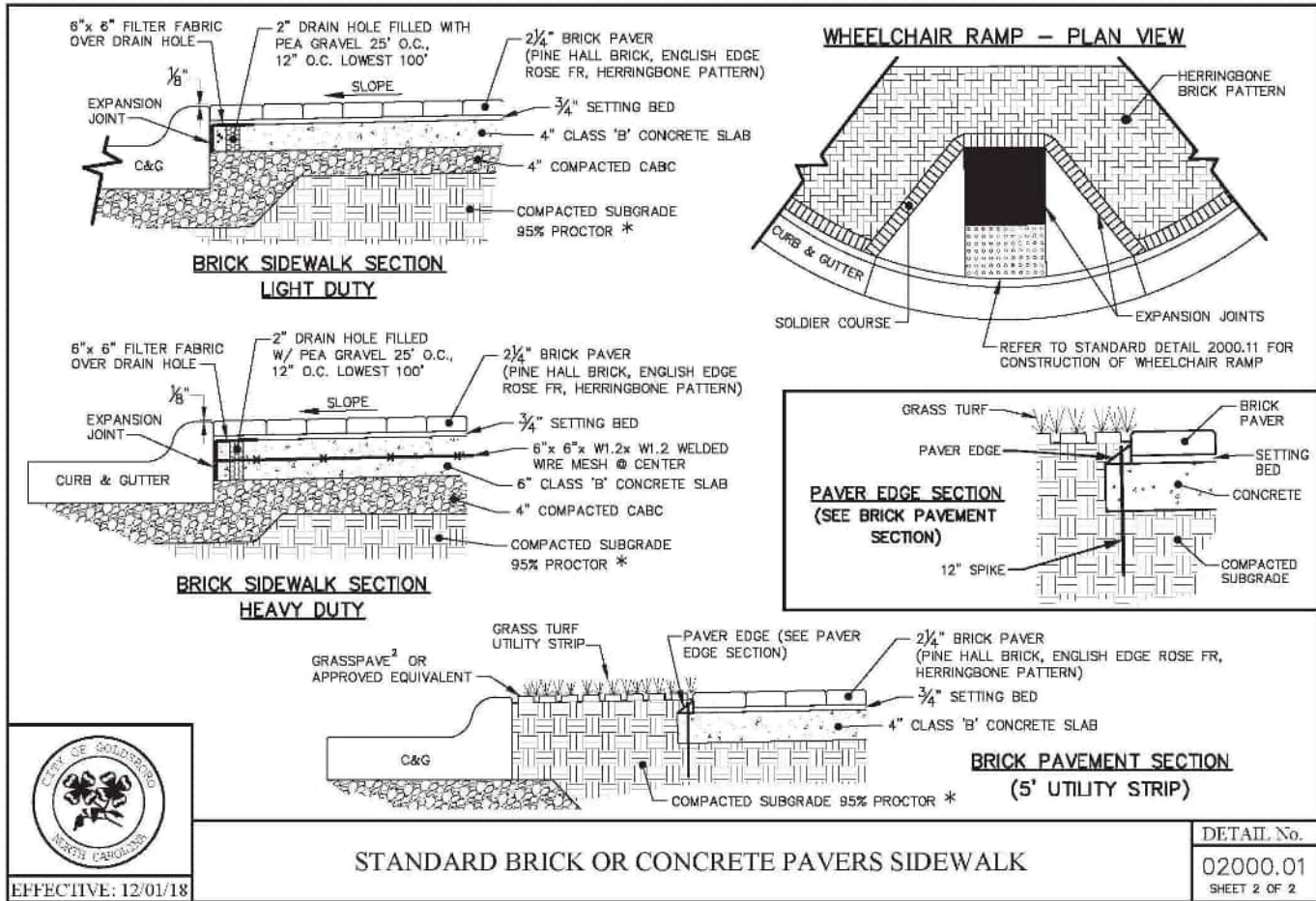
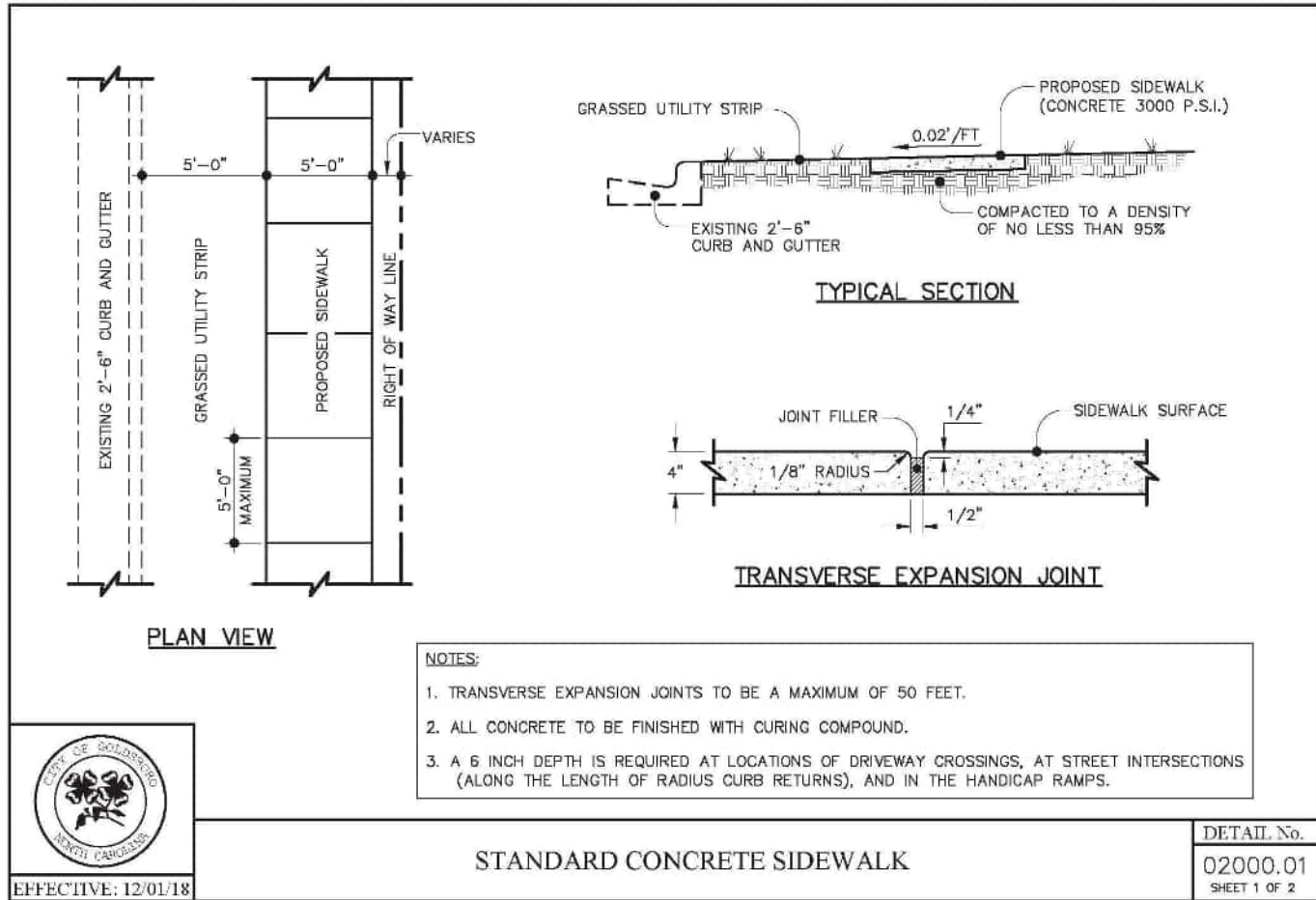
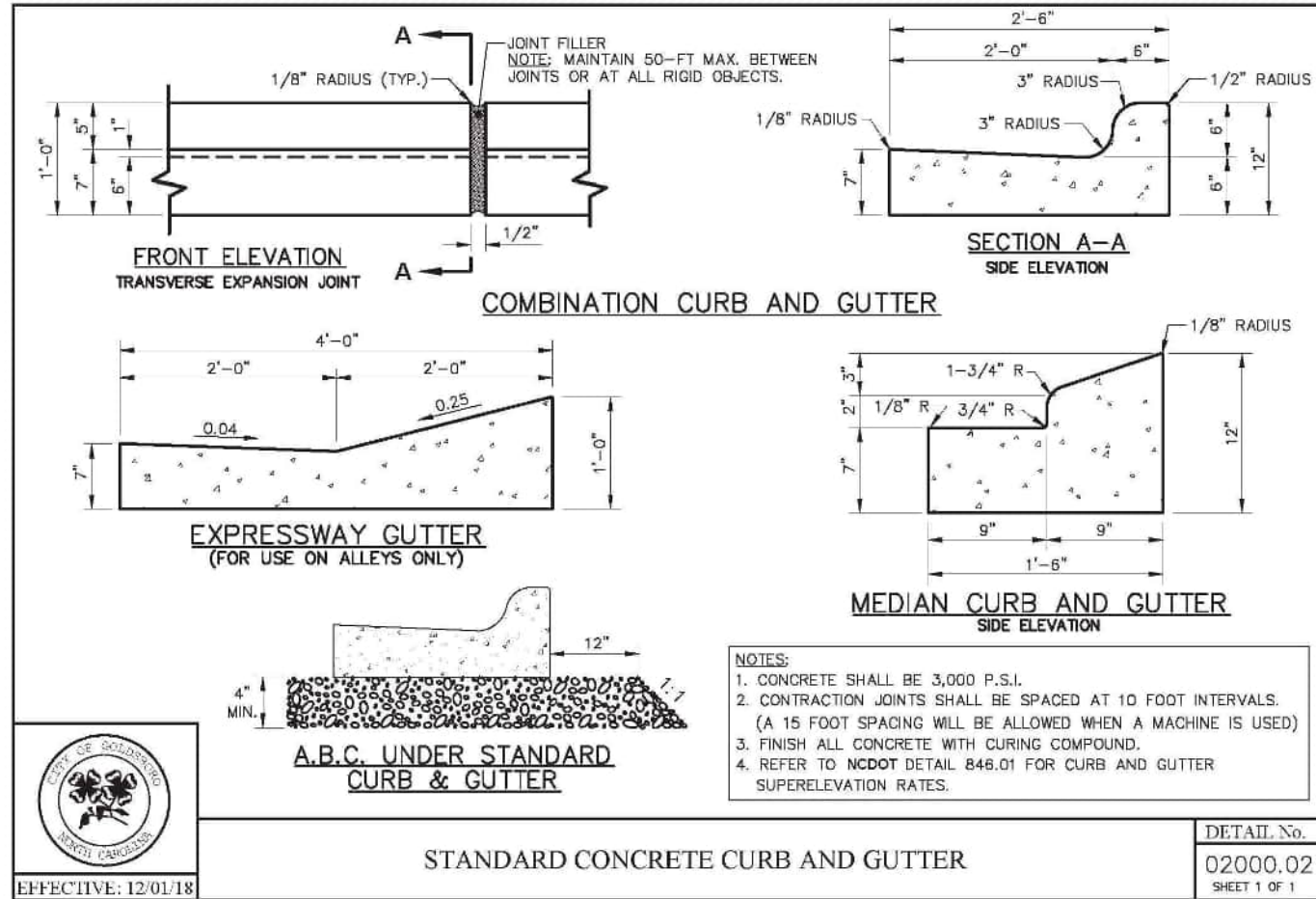
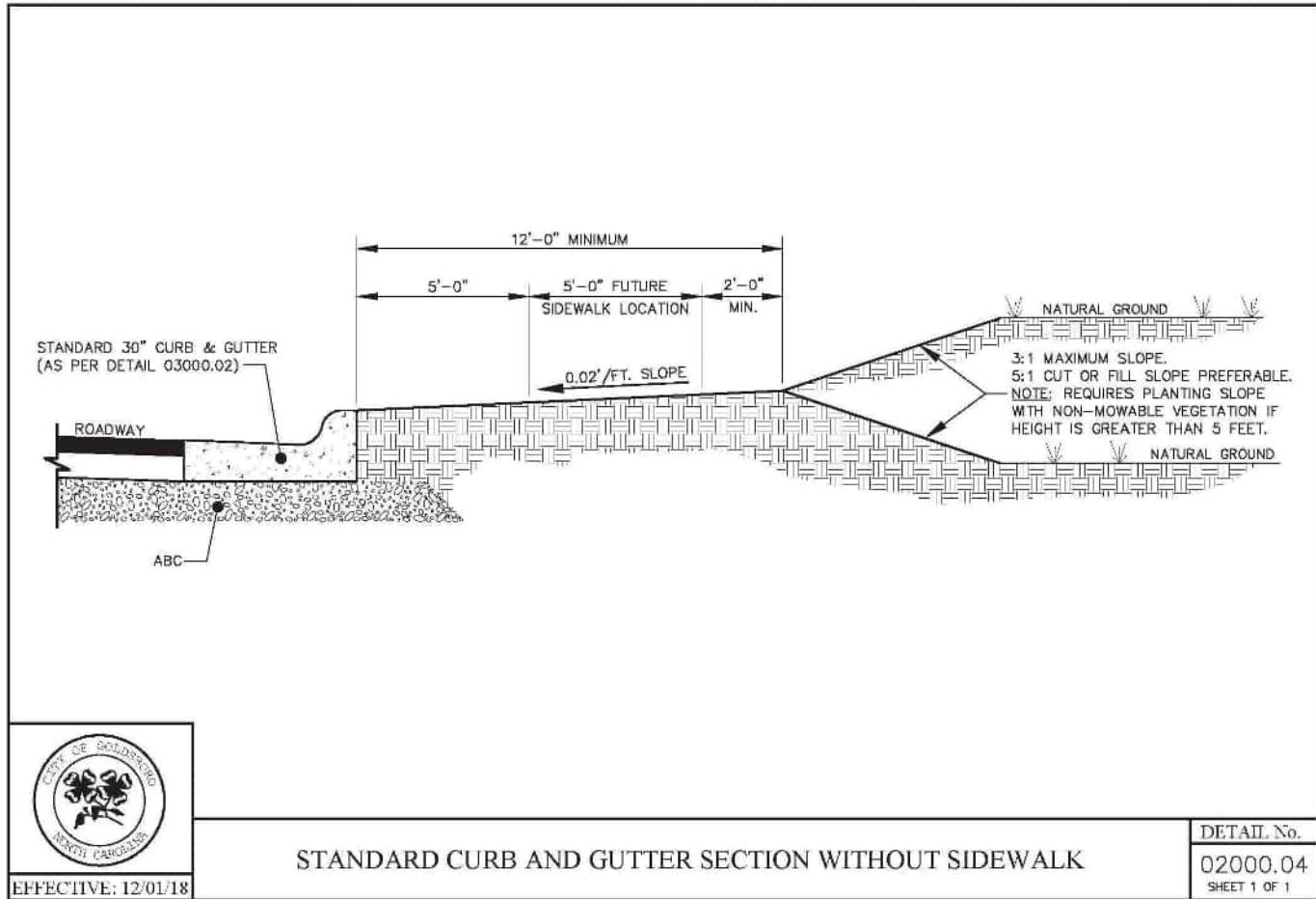
PROJECT NO. STL-24001
FILENAME STL24001-D1
CHECKED BY AGK
DRAWN BY SRF
SCALE N/A
DATE 04. 25. 2025

SHEET

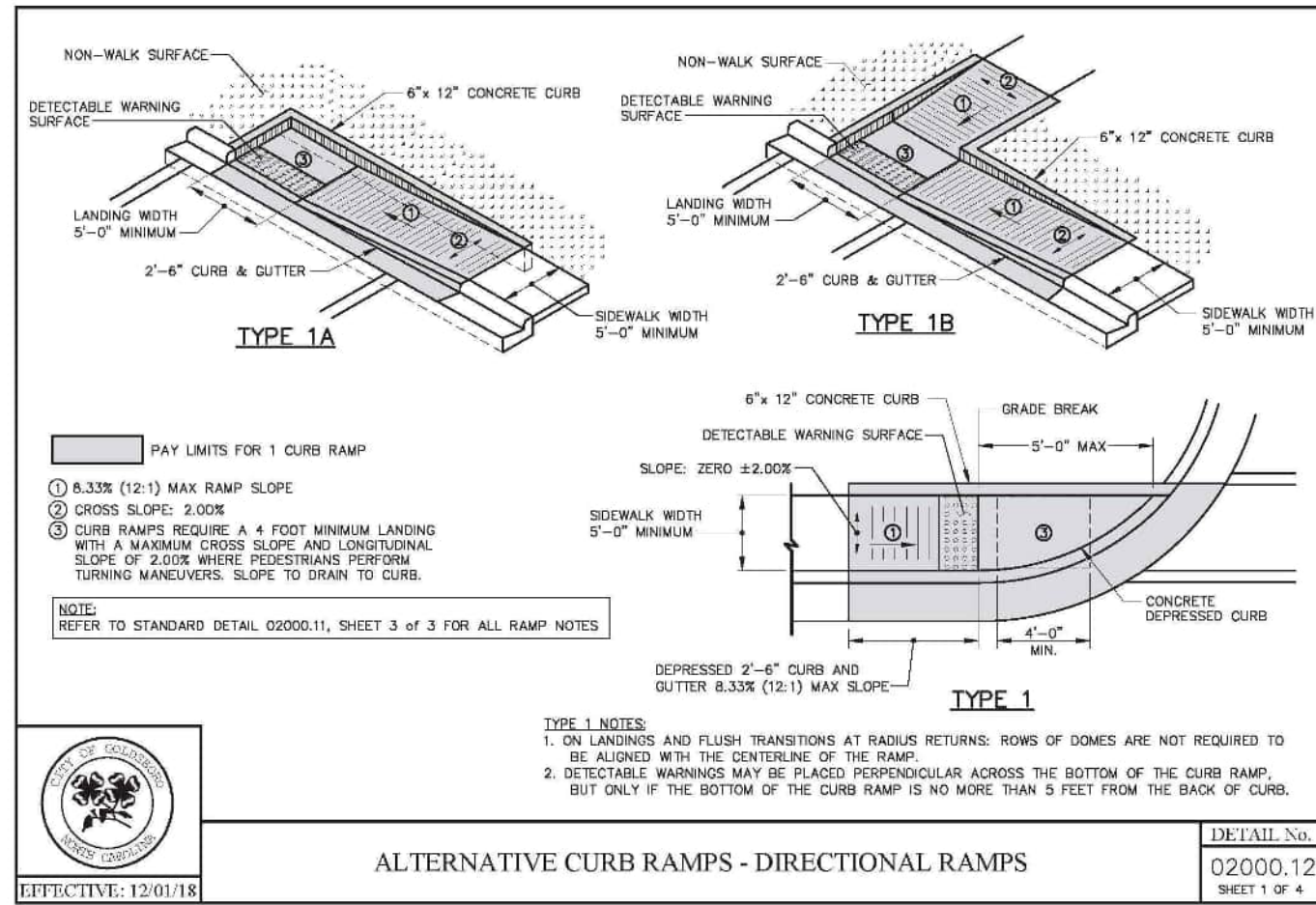
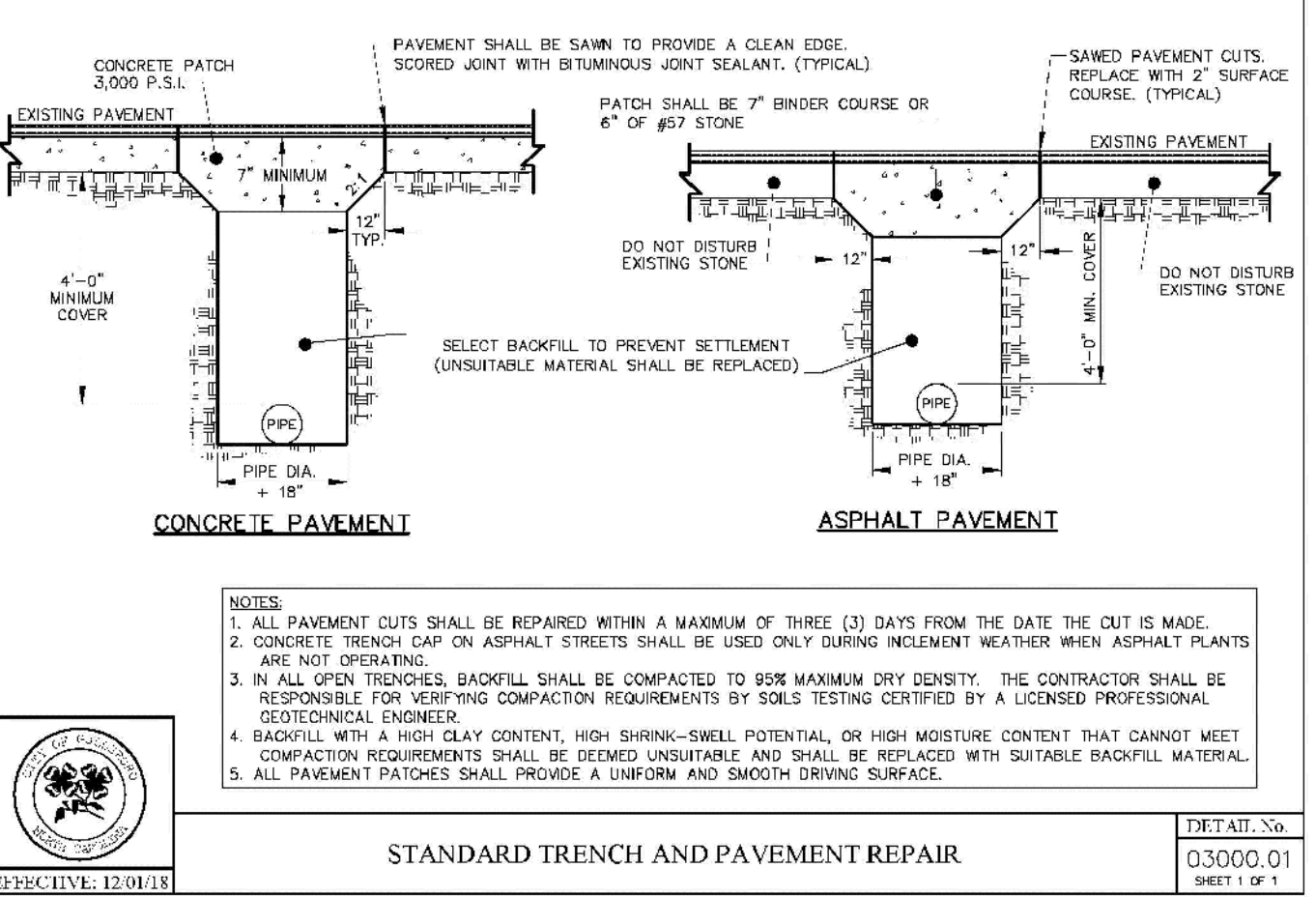
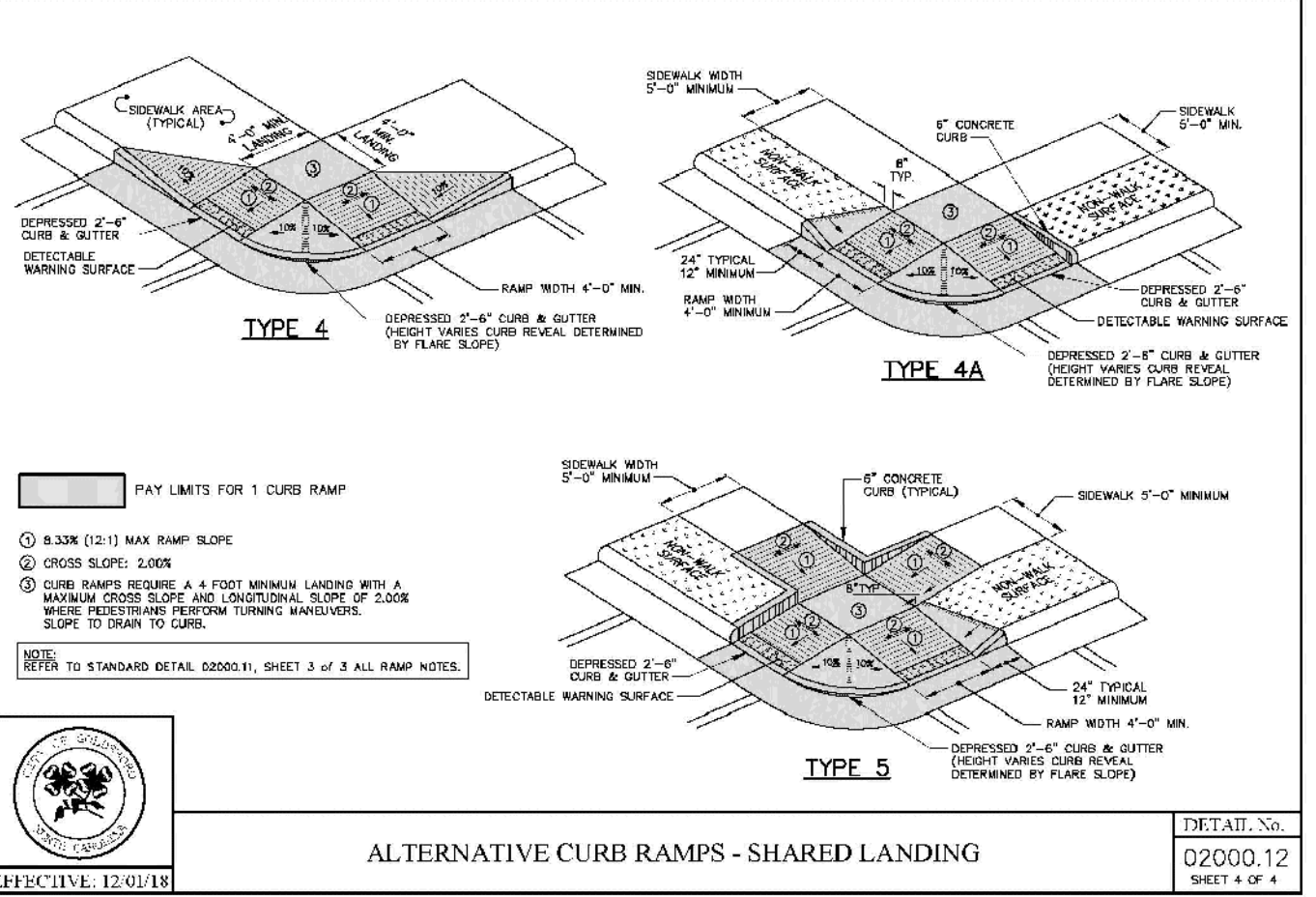
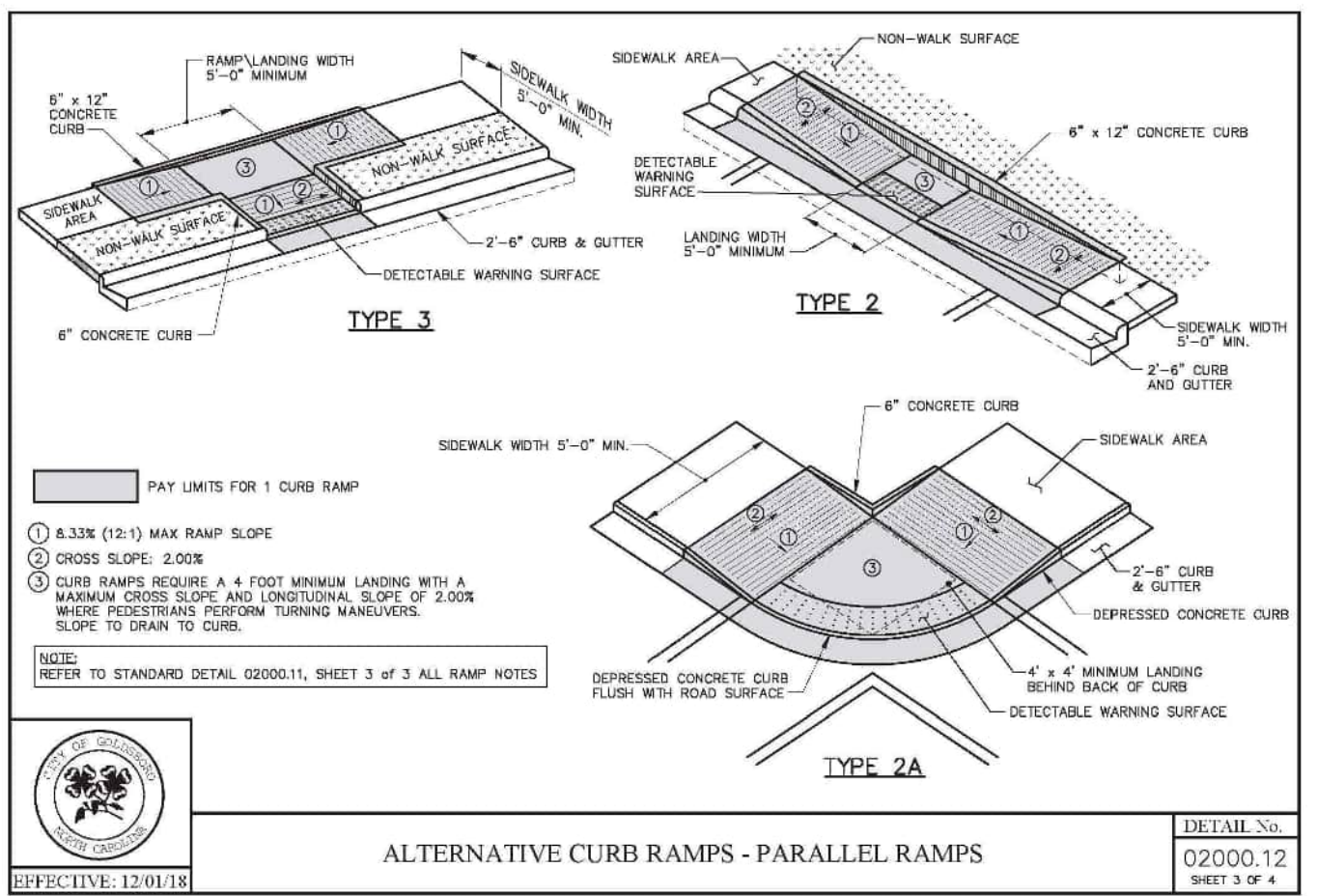
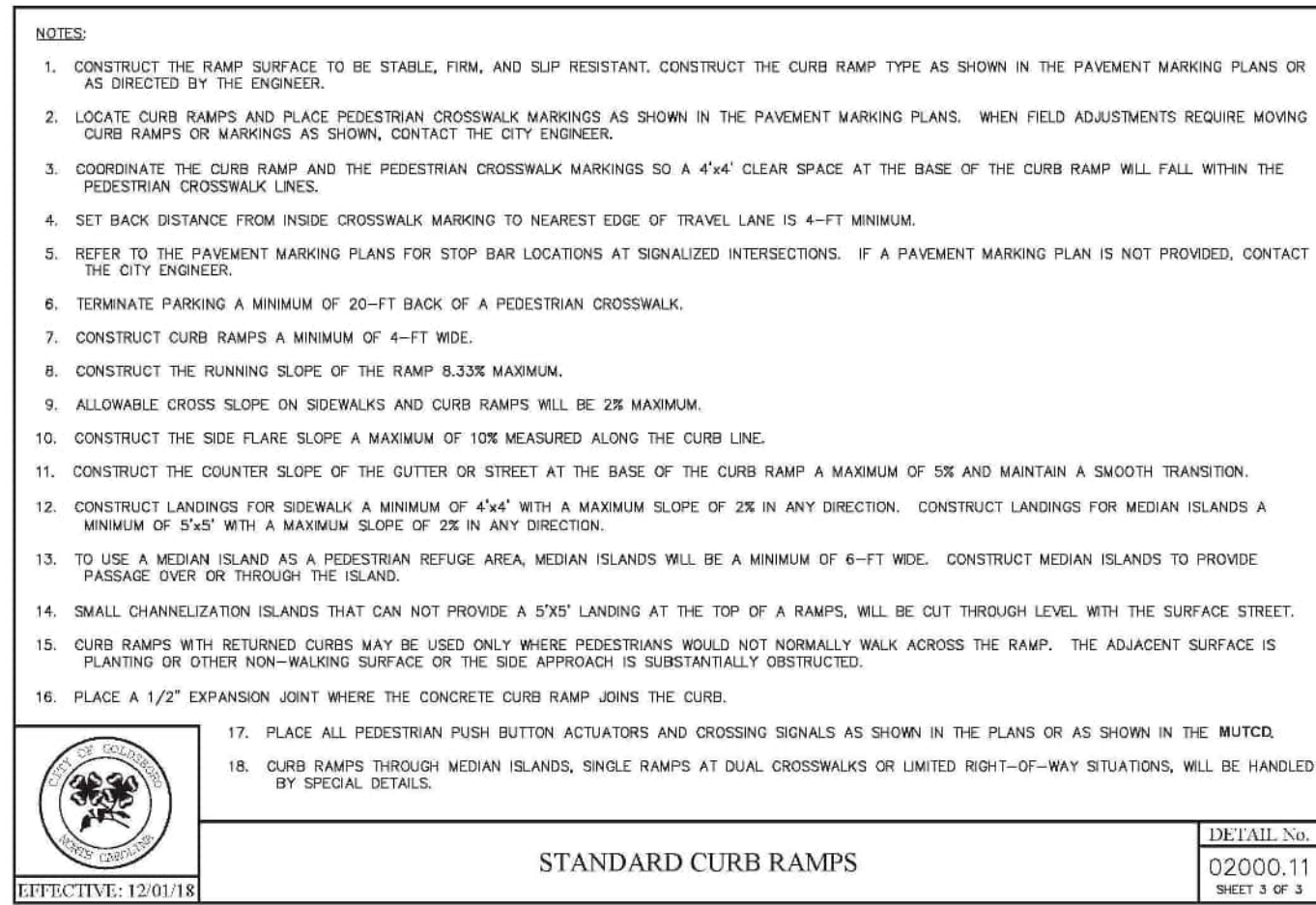
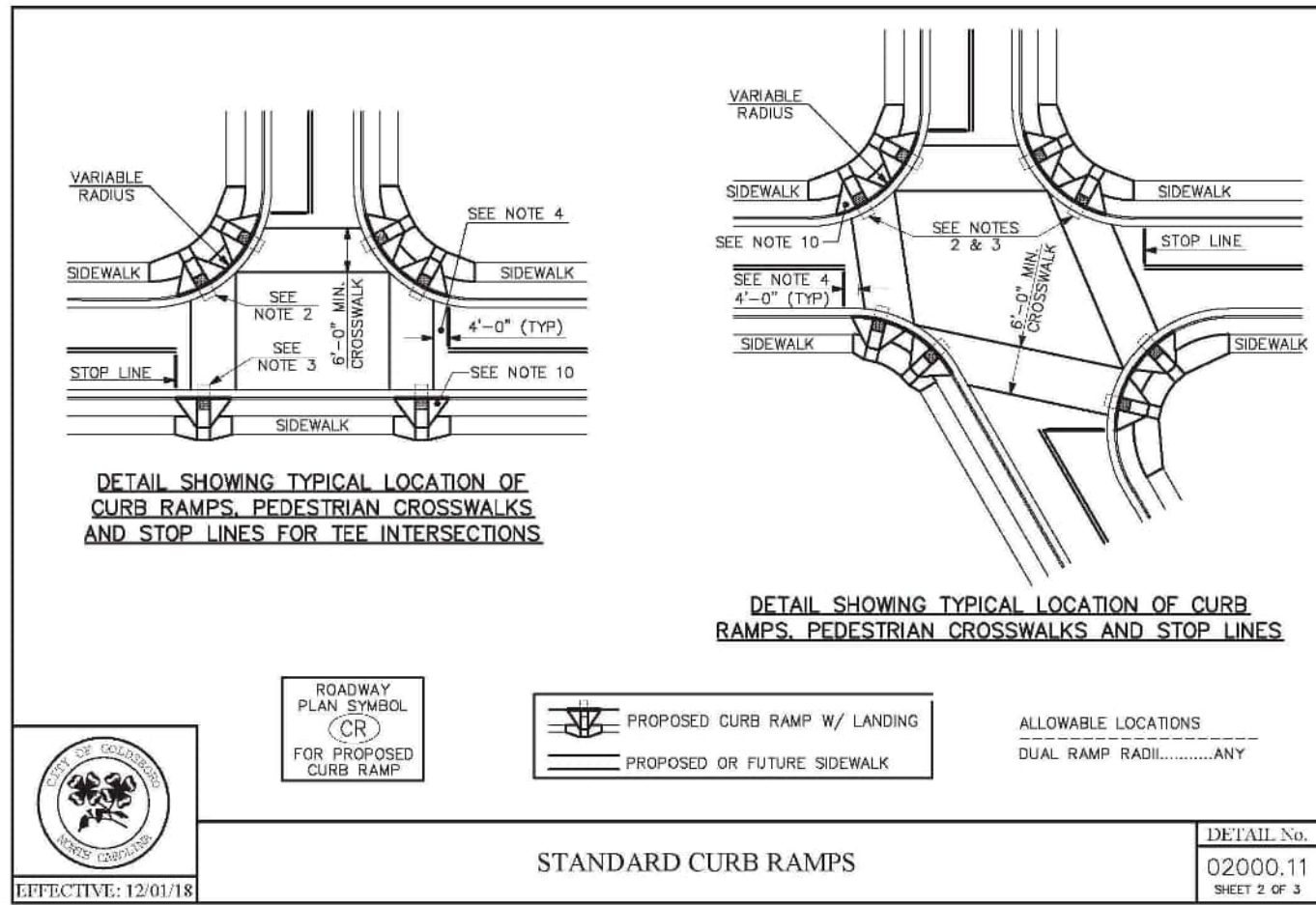
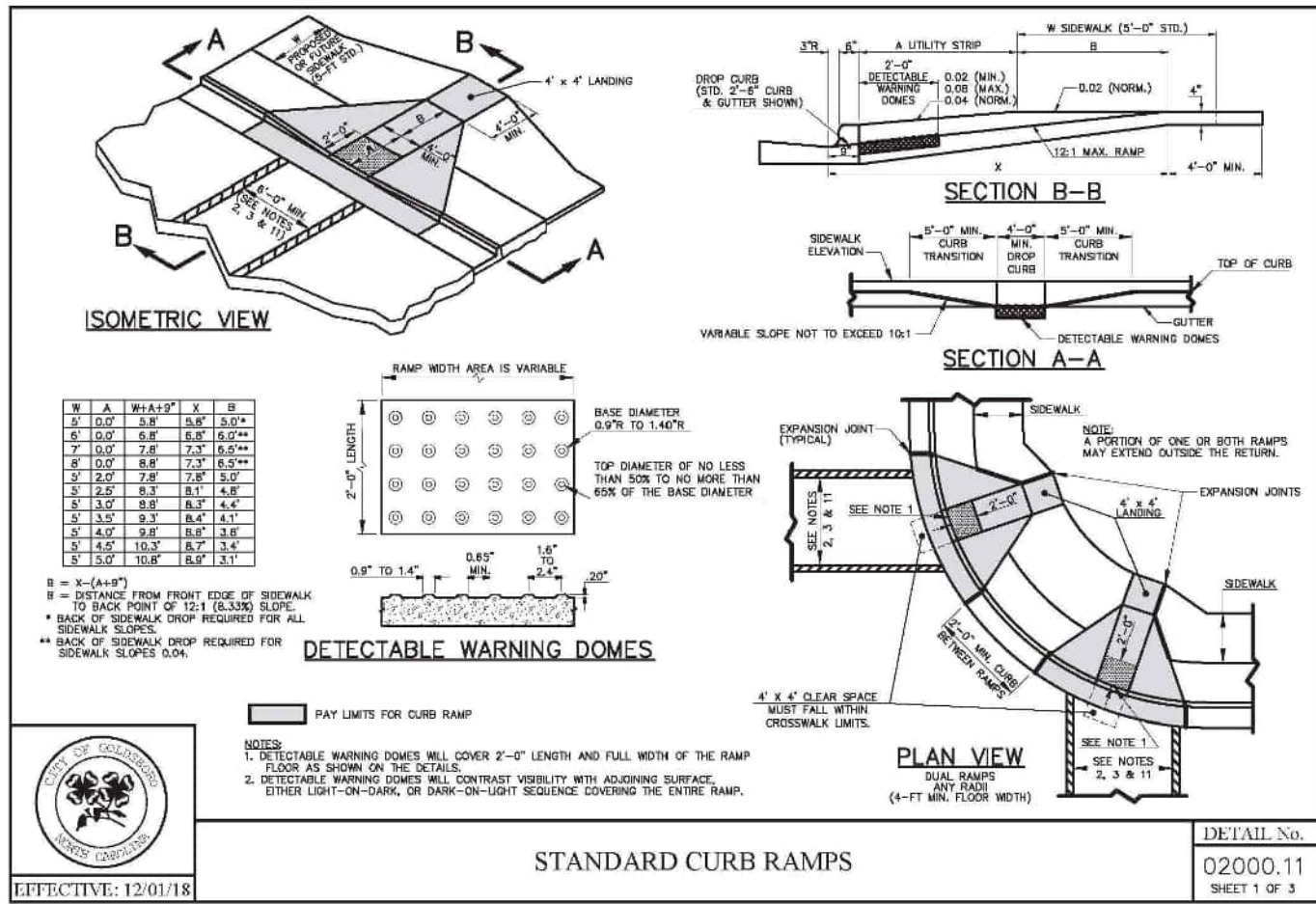
SITE DETAILS

C8.00

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PLAN INFORMATION

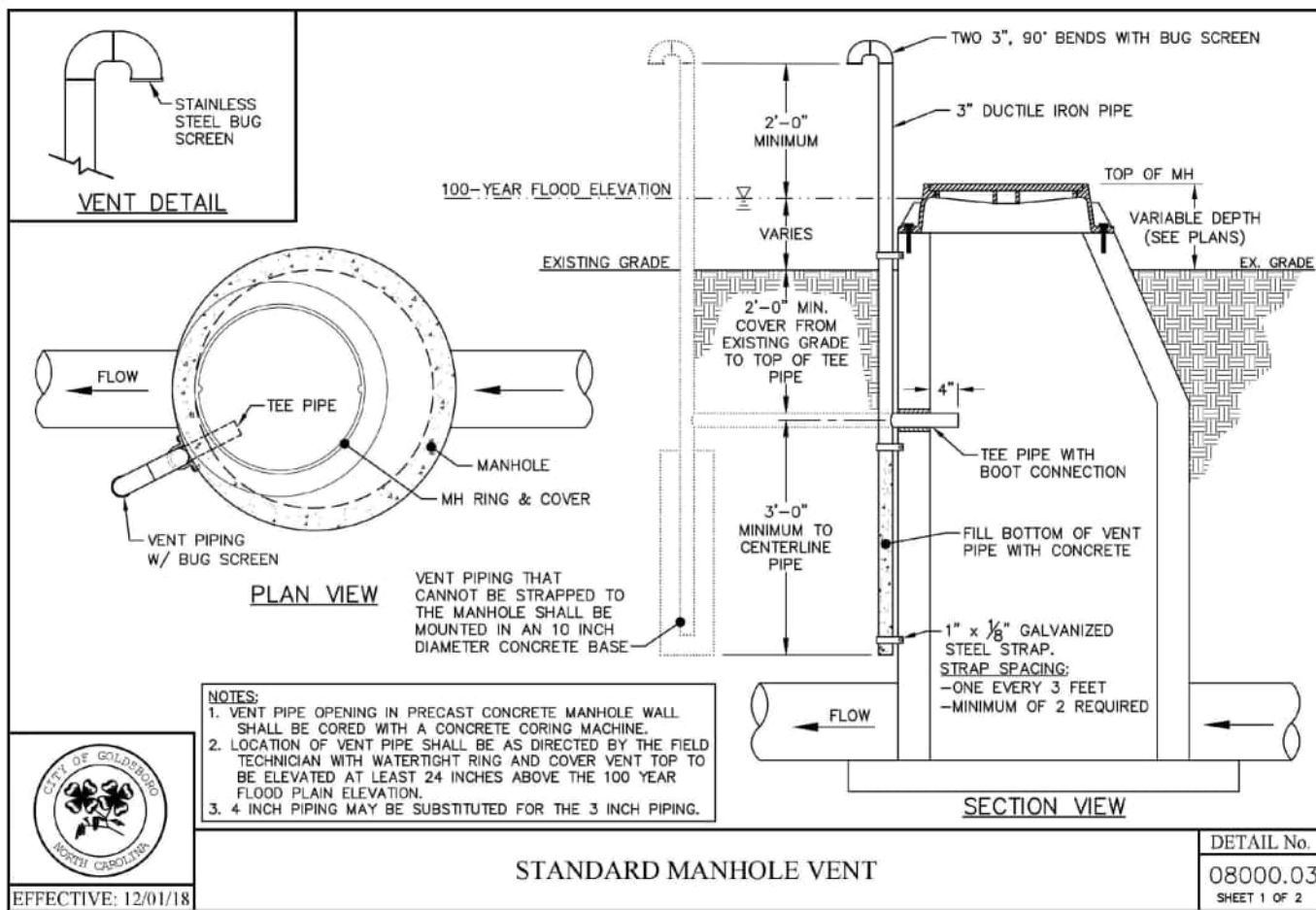
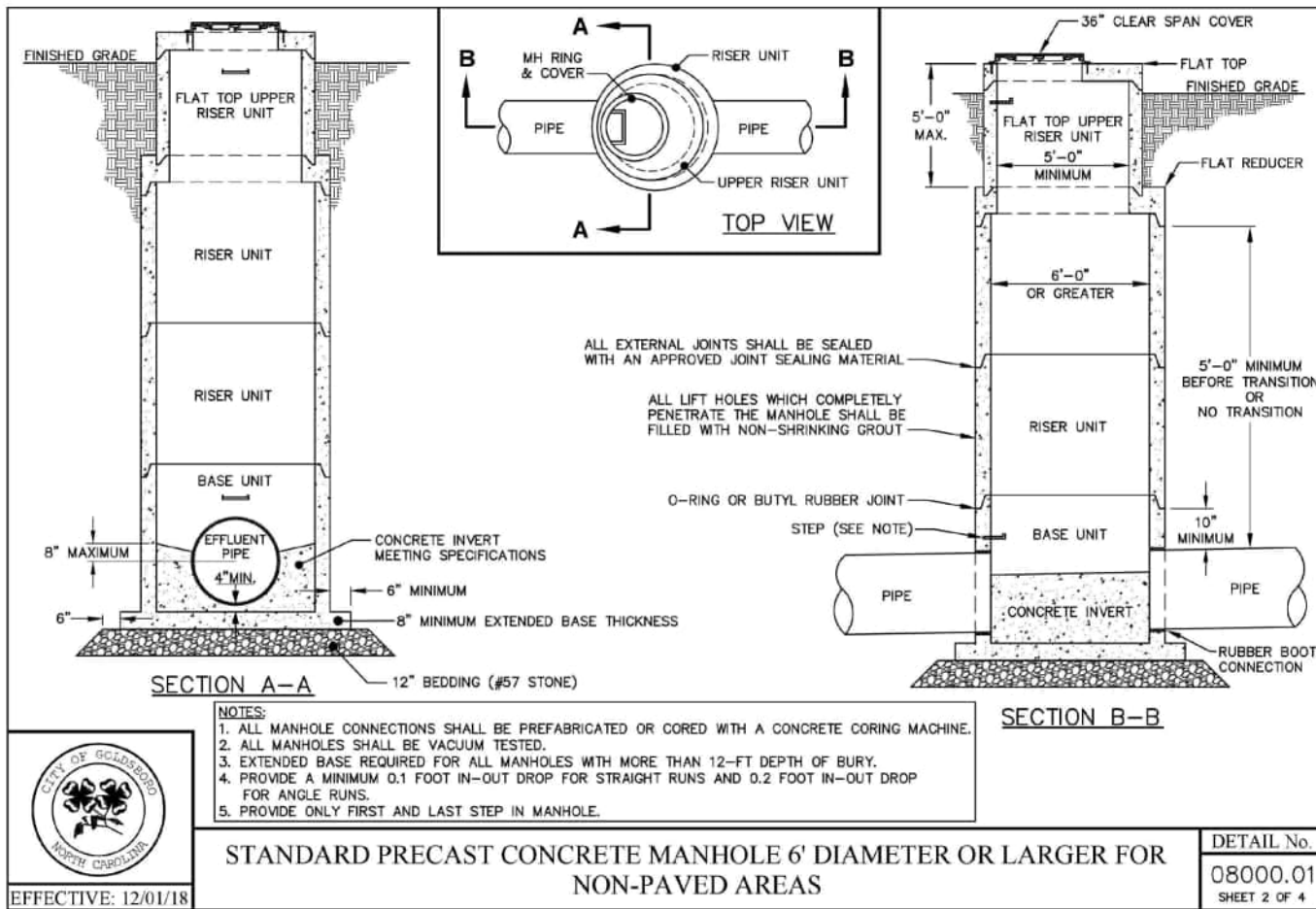
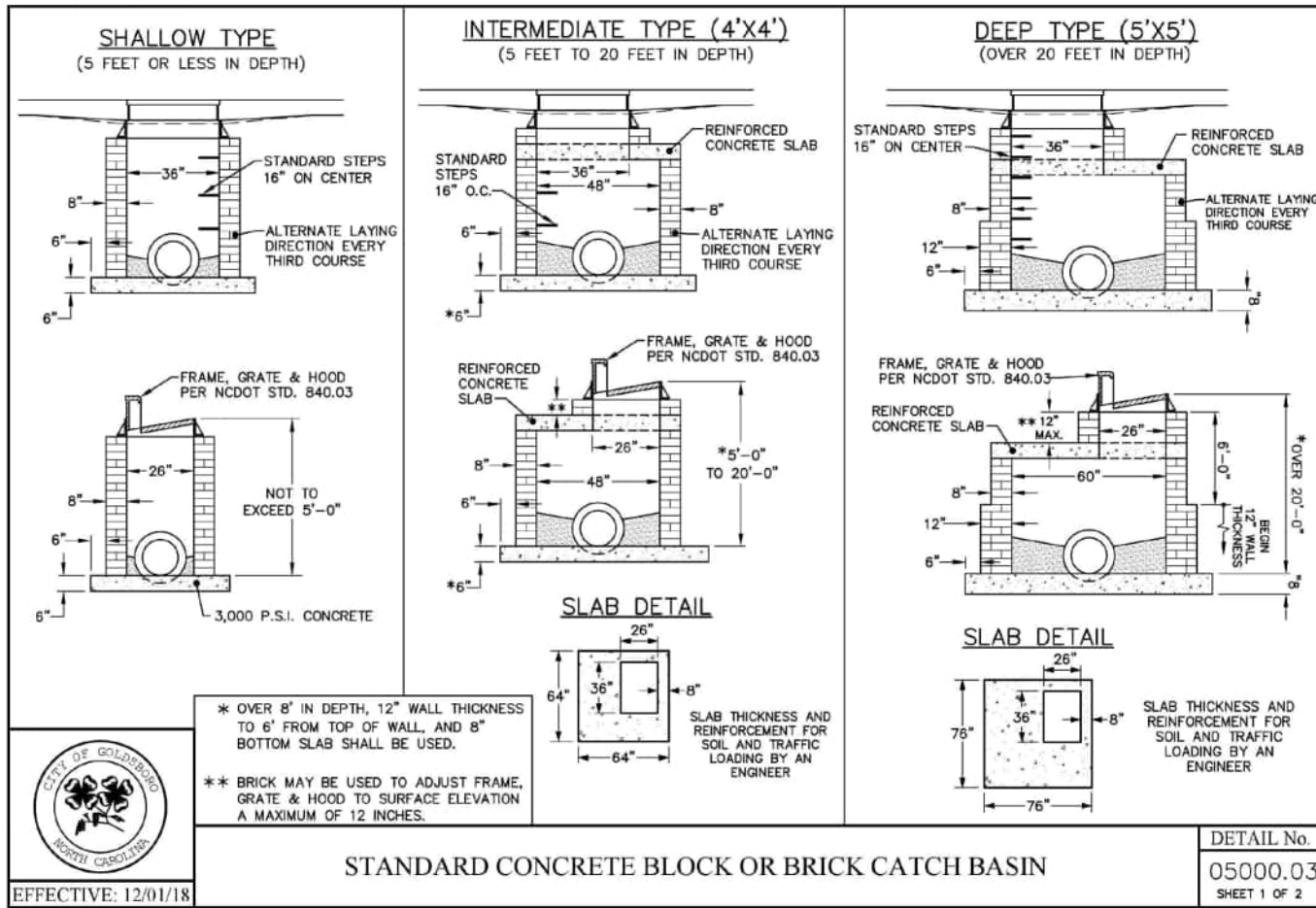
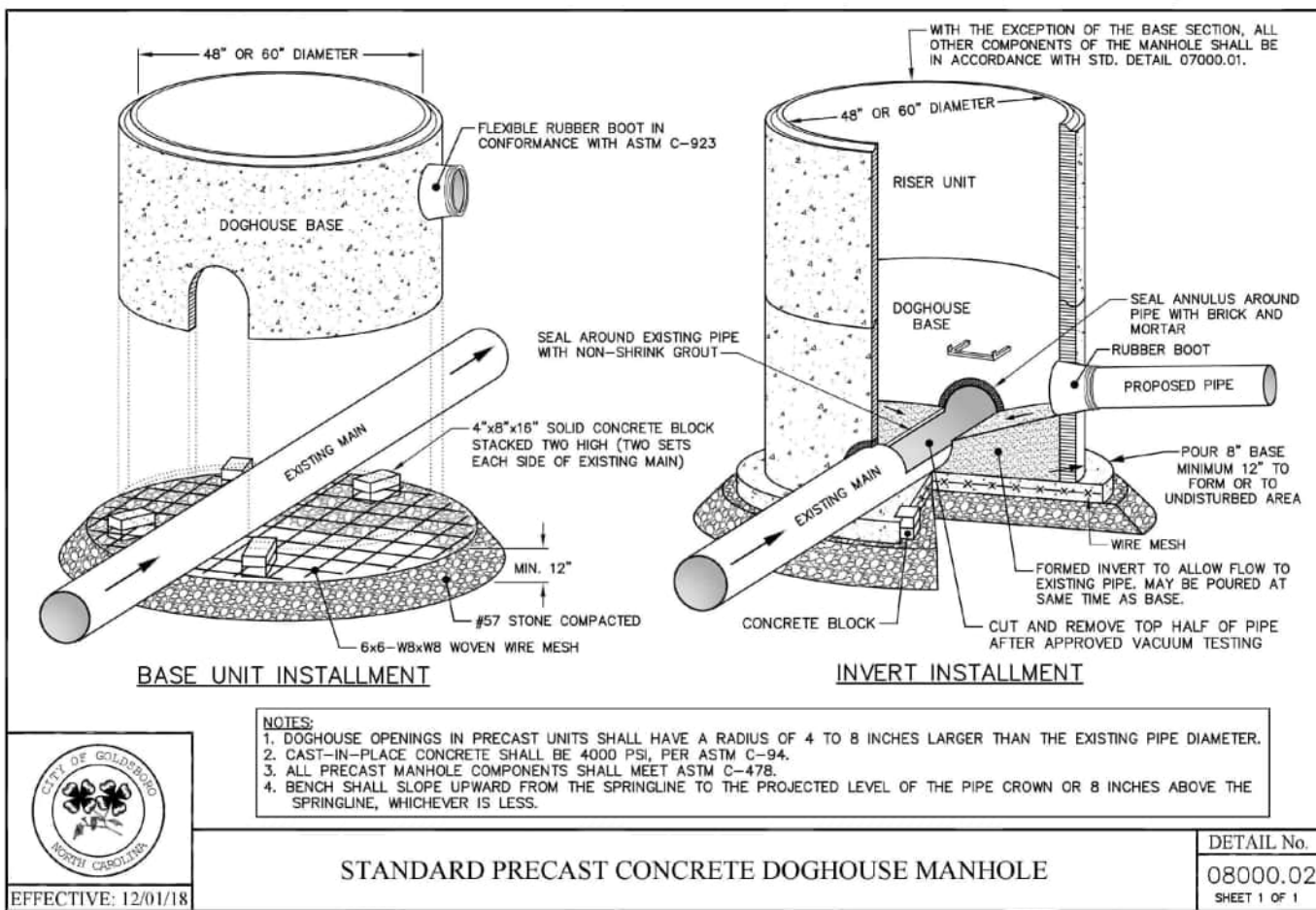
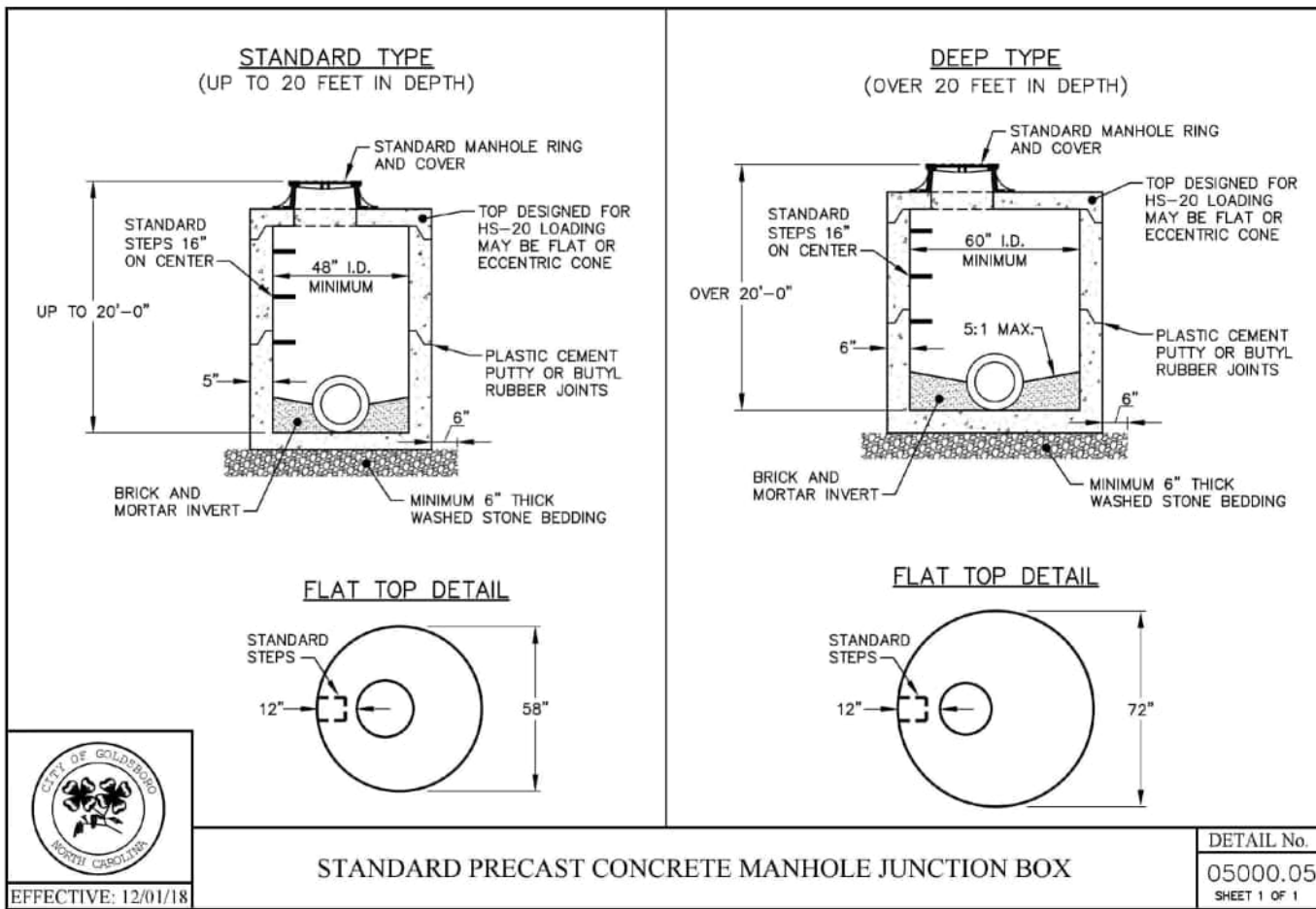
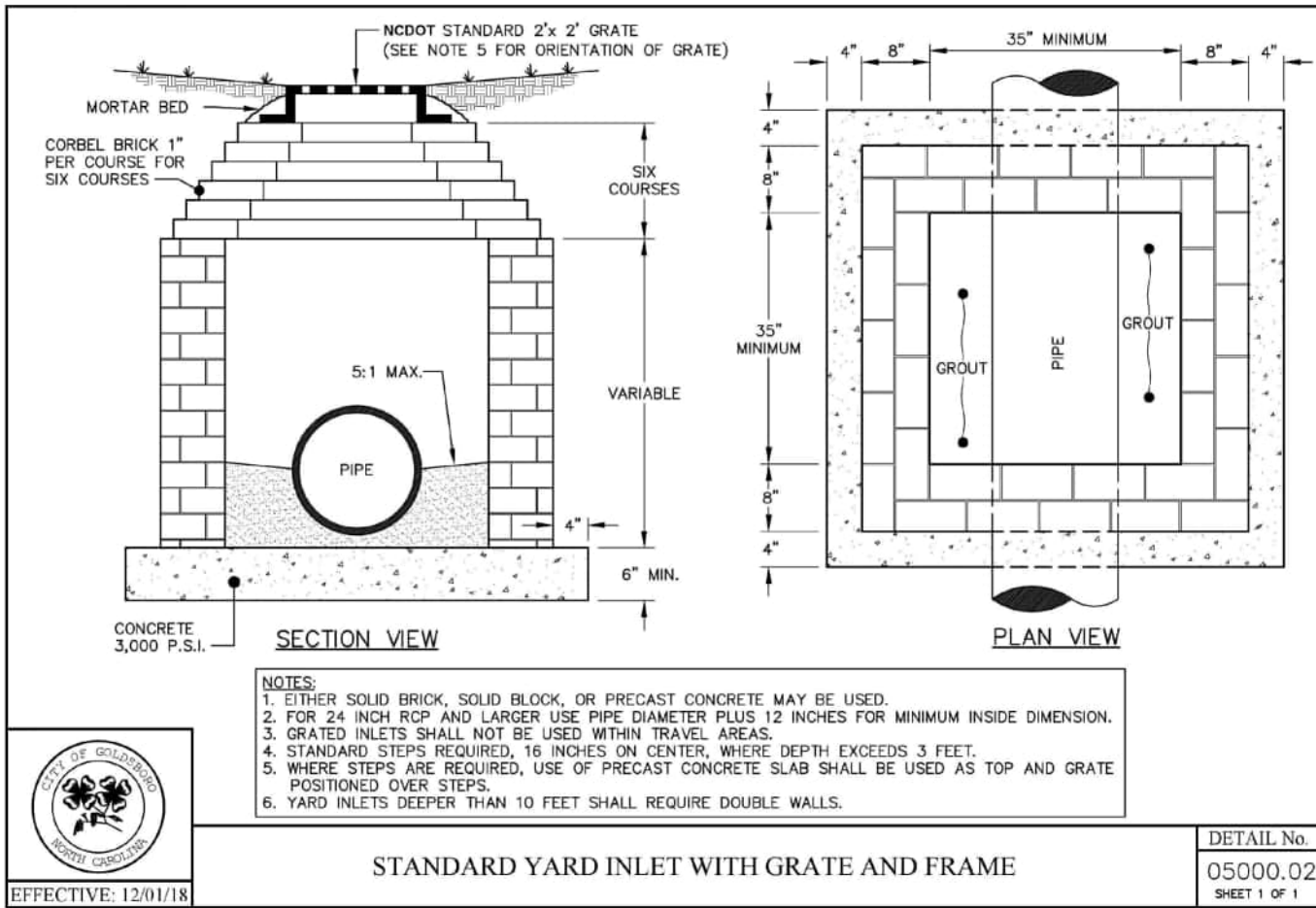
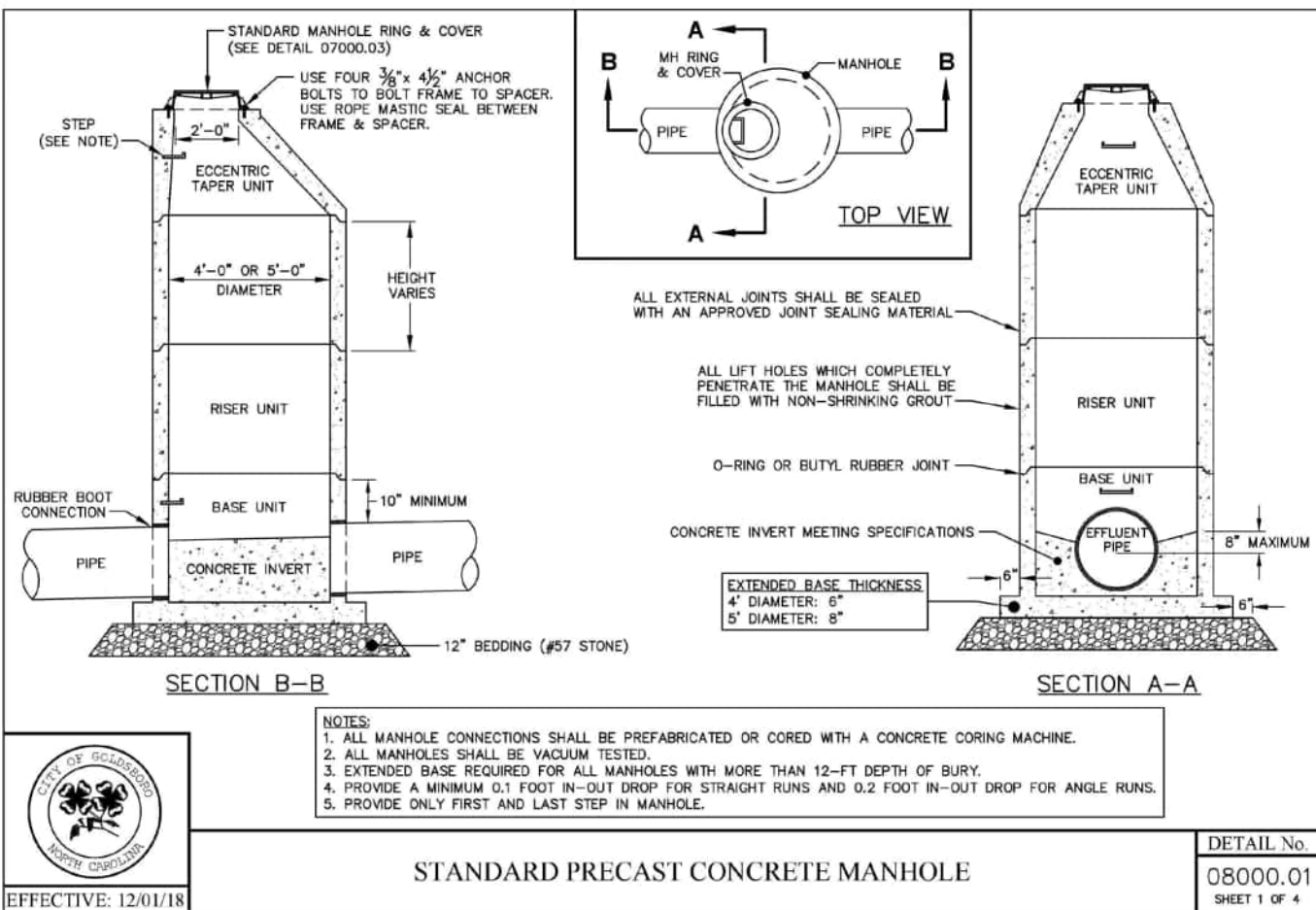
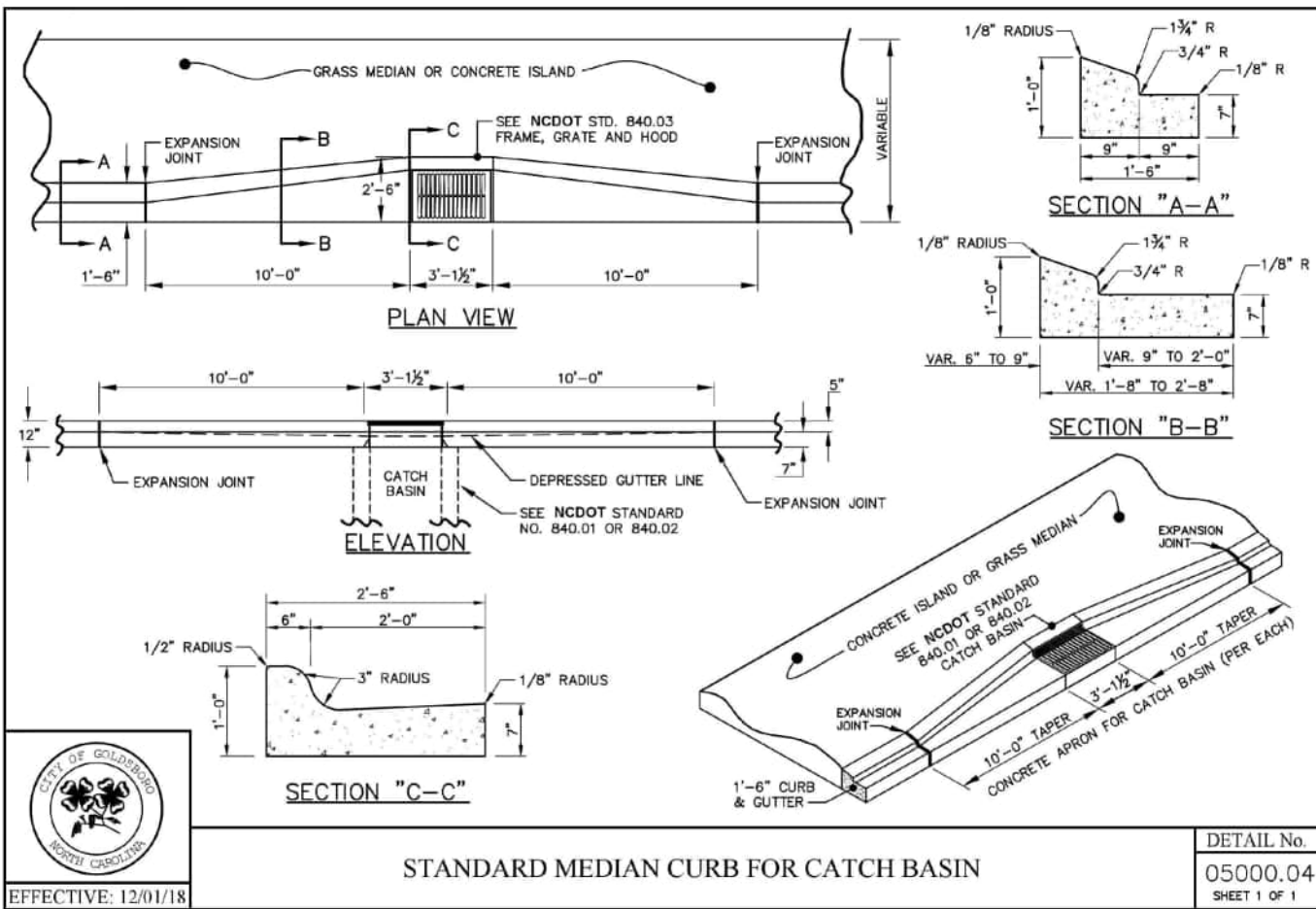
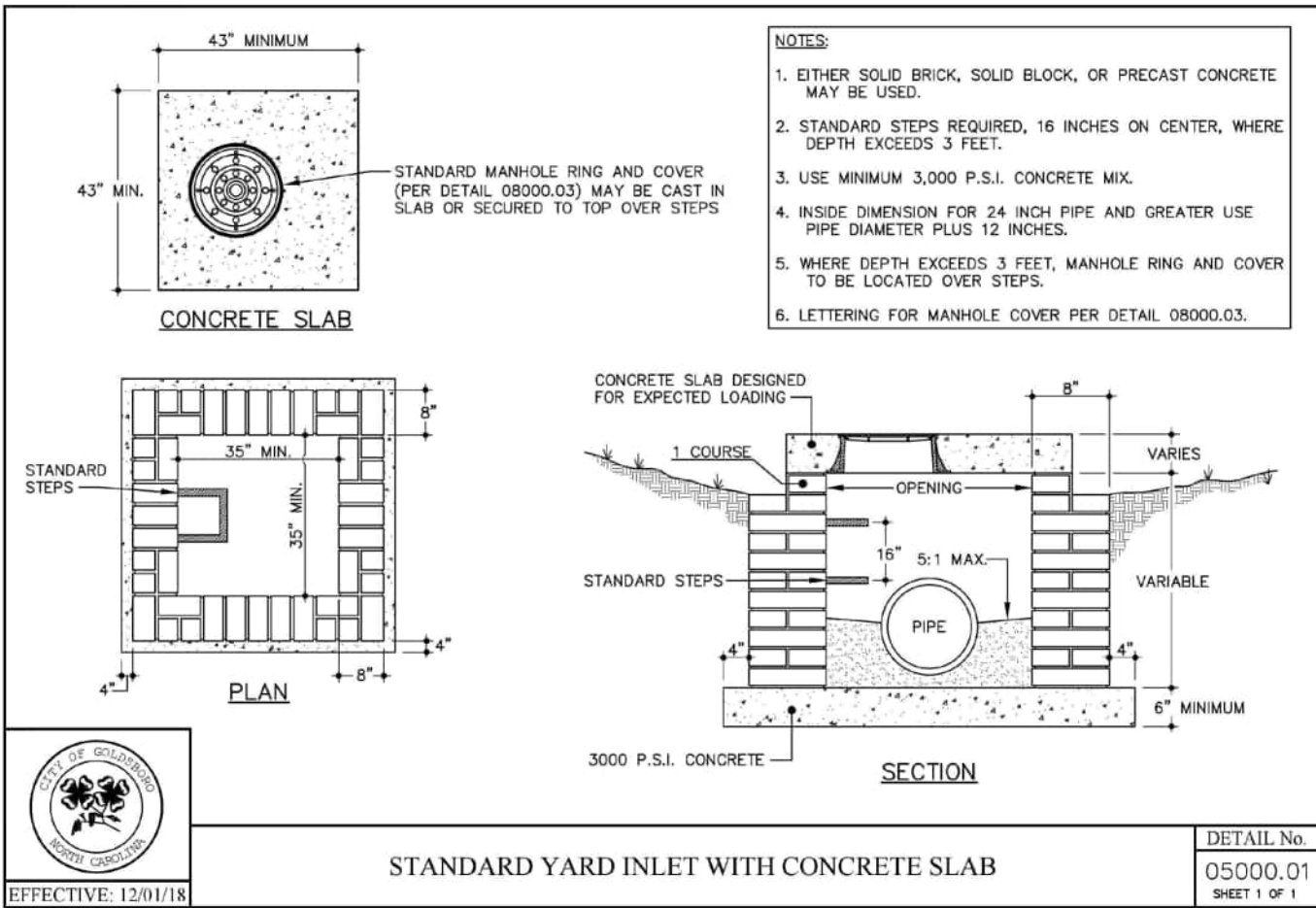
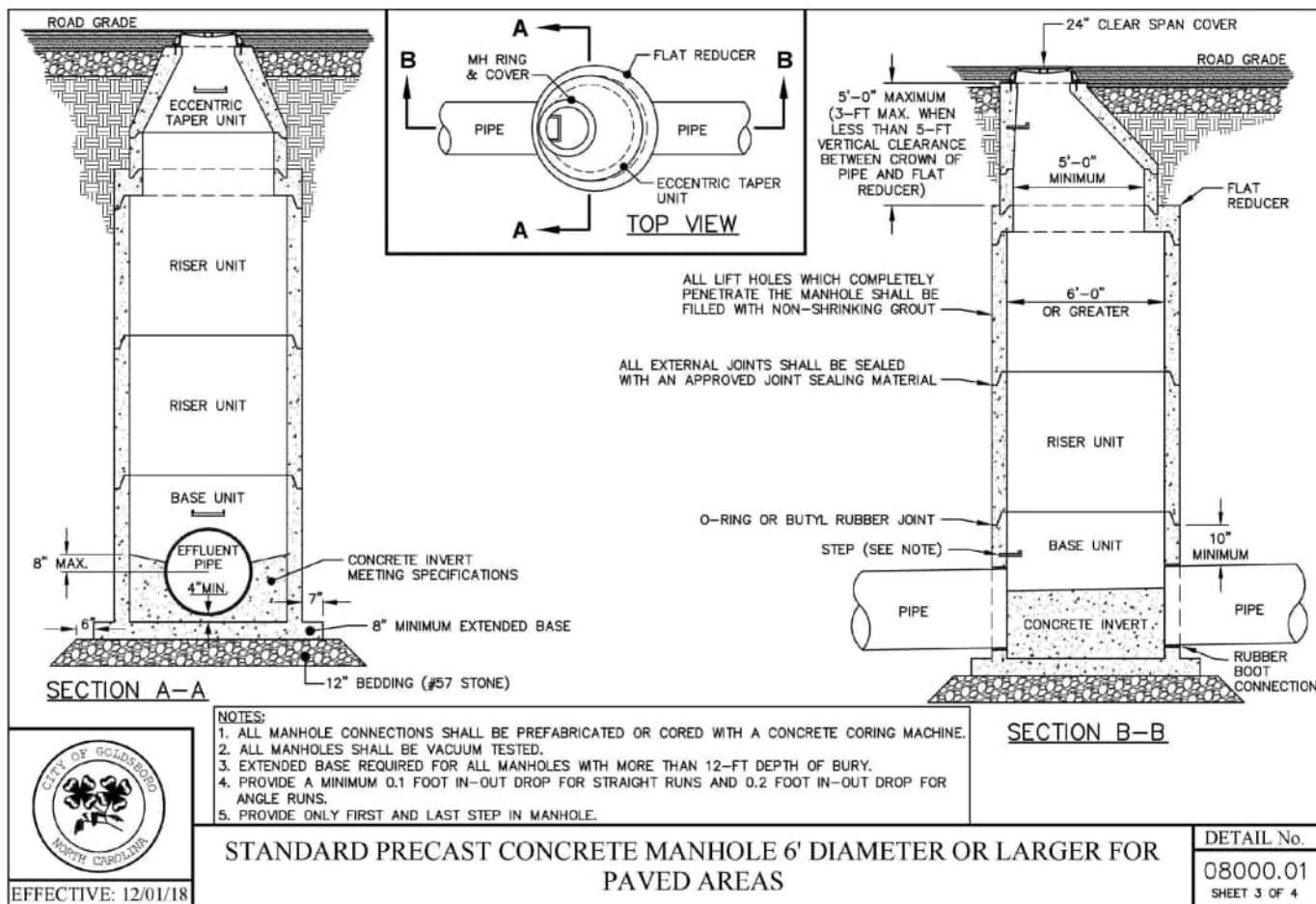
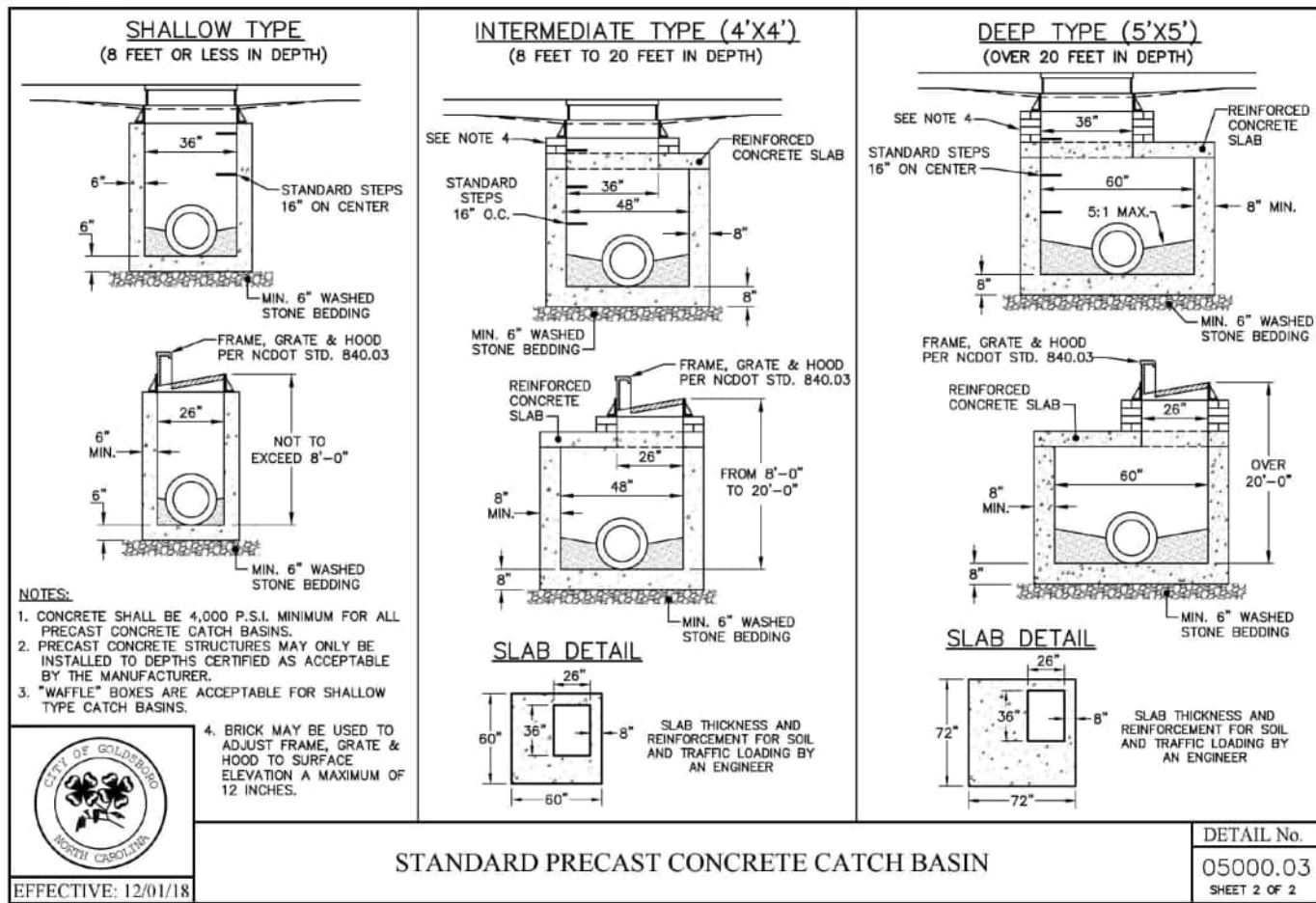
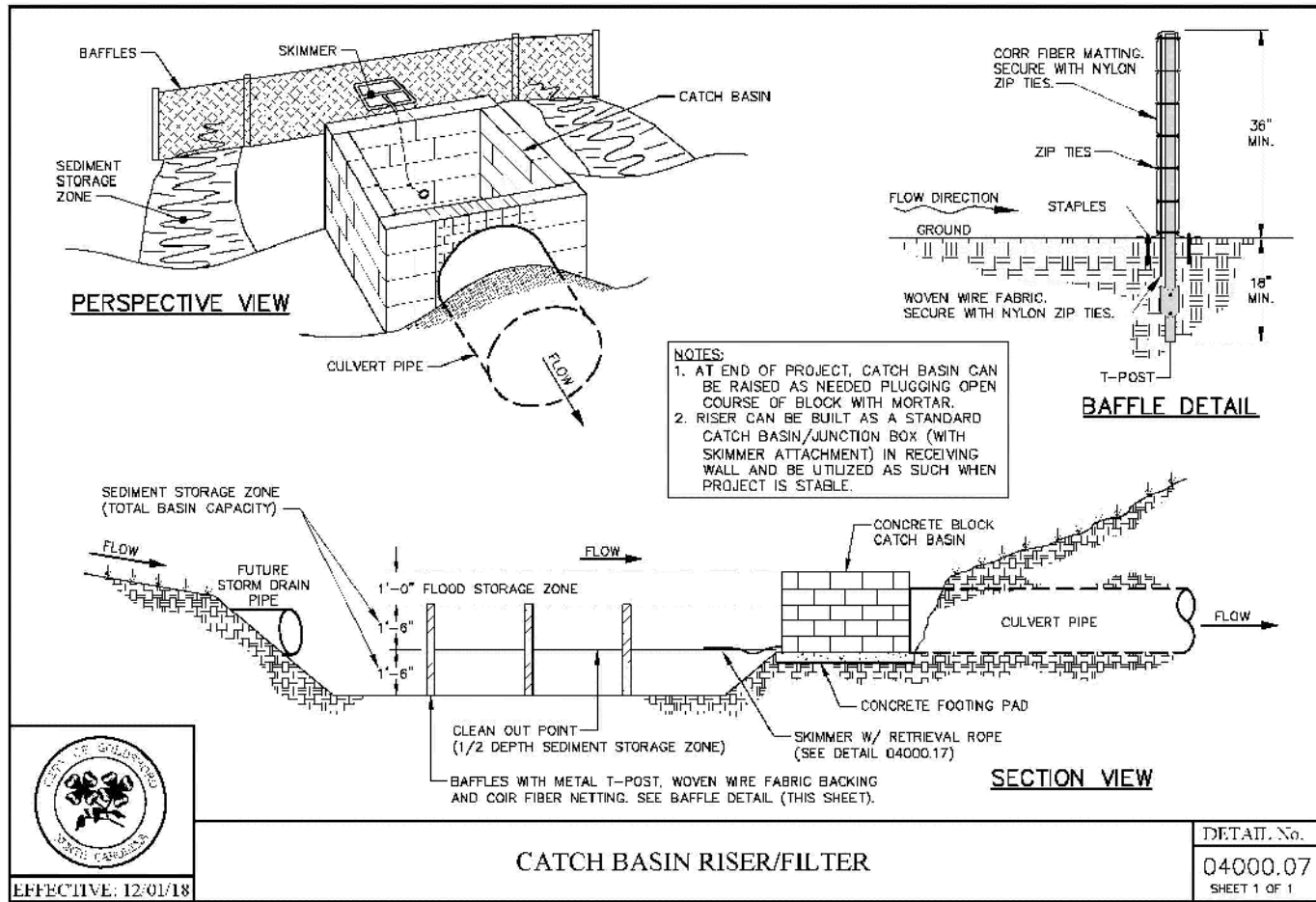
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FILENAME	STL24001-D1
CHECKED BY	AGK
DRAWN BY	SRF
SCALE	N/A
DATE	04. 25. 2025

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SITE DETAILS

C8.01

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PROJECT NO. STL-24001
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DATE 04. 25. 2025

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STORM DETAILS

C8.02



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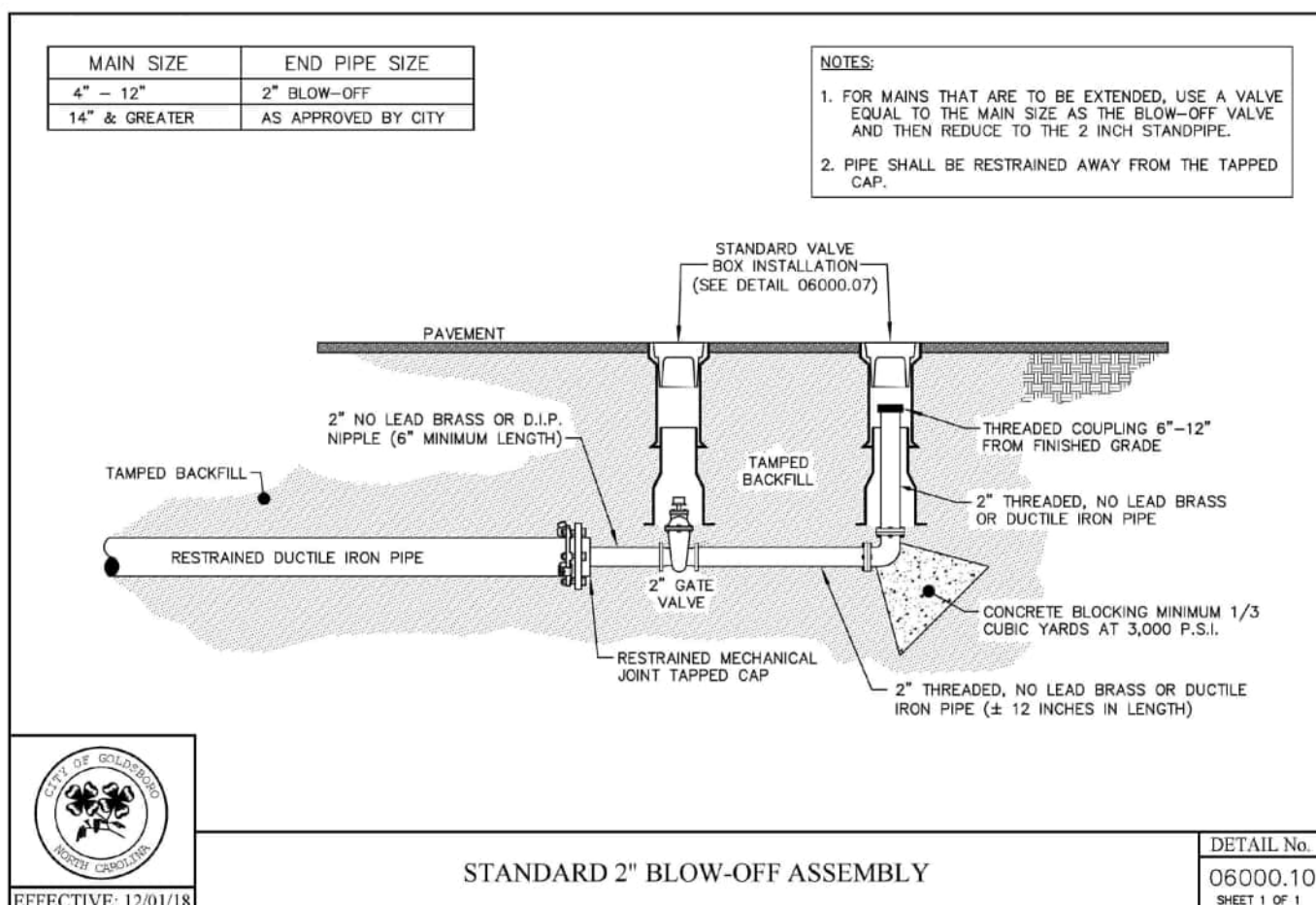
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FILENAME	STL24001-D1
CHECKED BY	AGK
DRAWN BY	SRF
SCALE	N/A
DATE	04. 25. 2025

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WATER DETAILS

C8.03



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PLAN INFORMATION

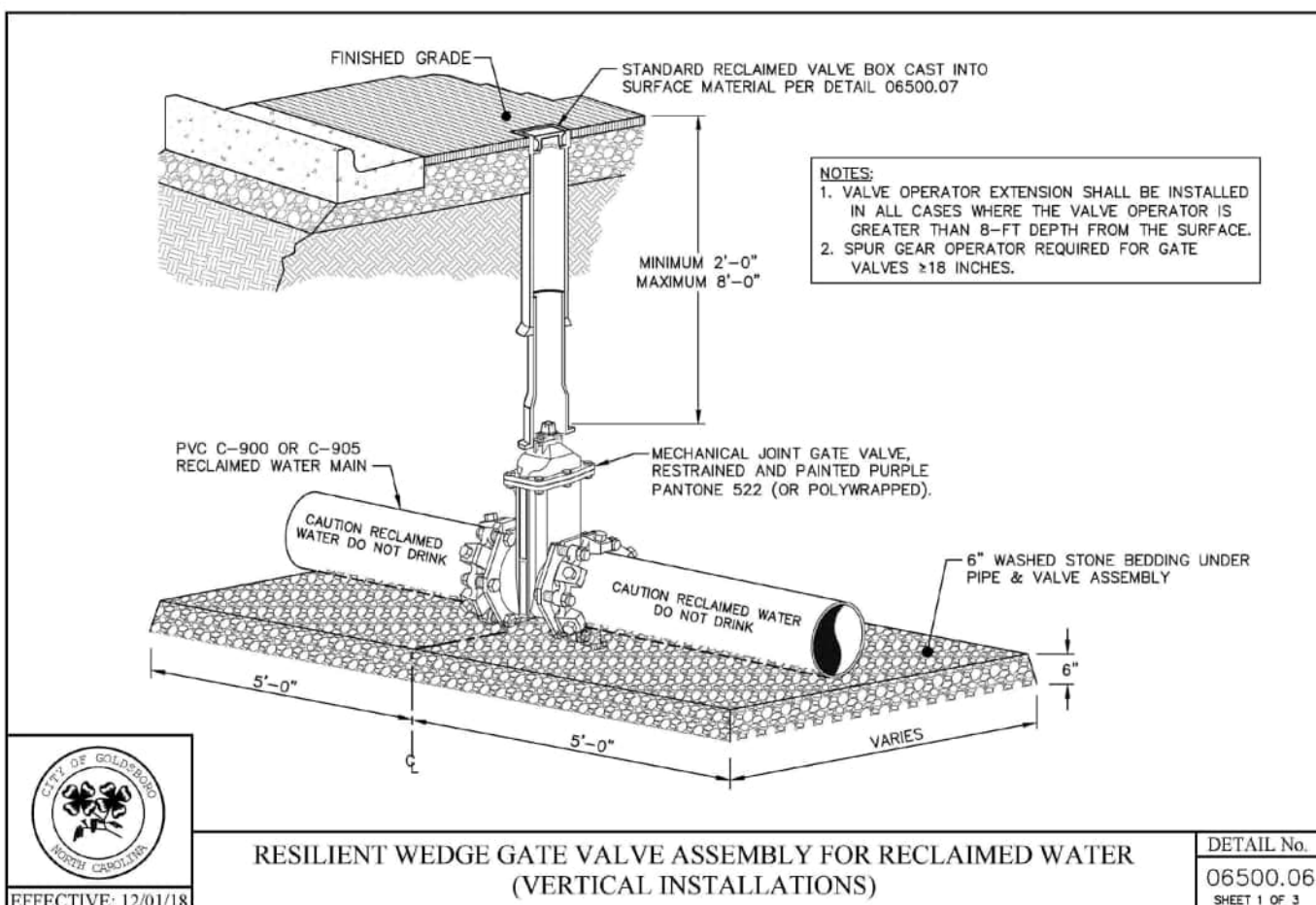
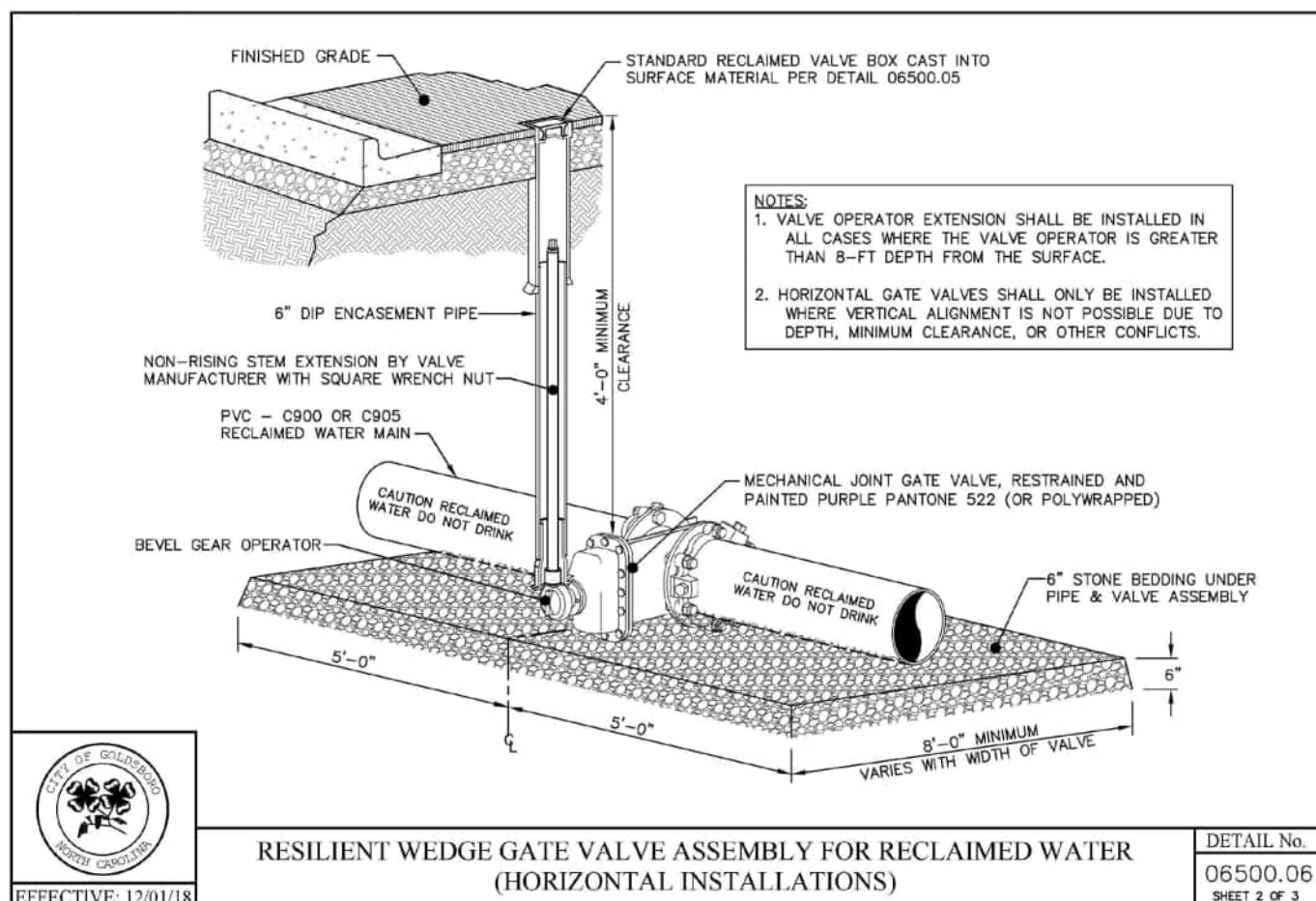
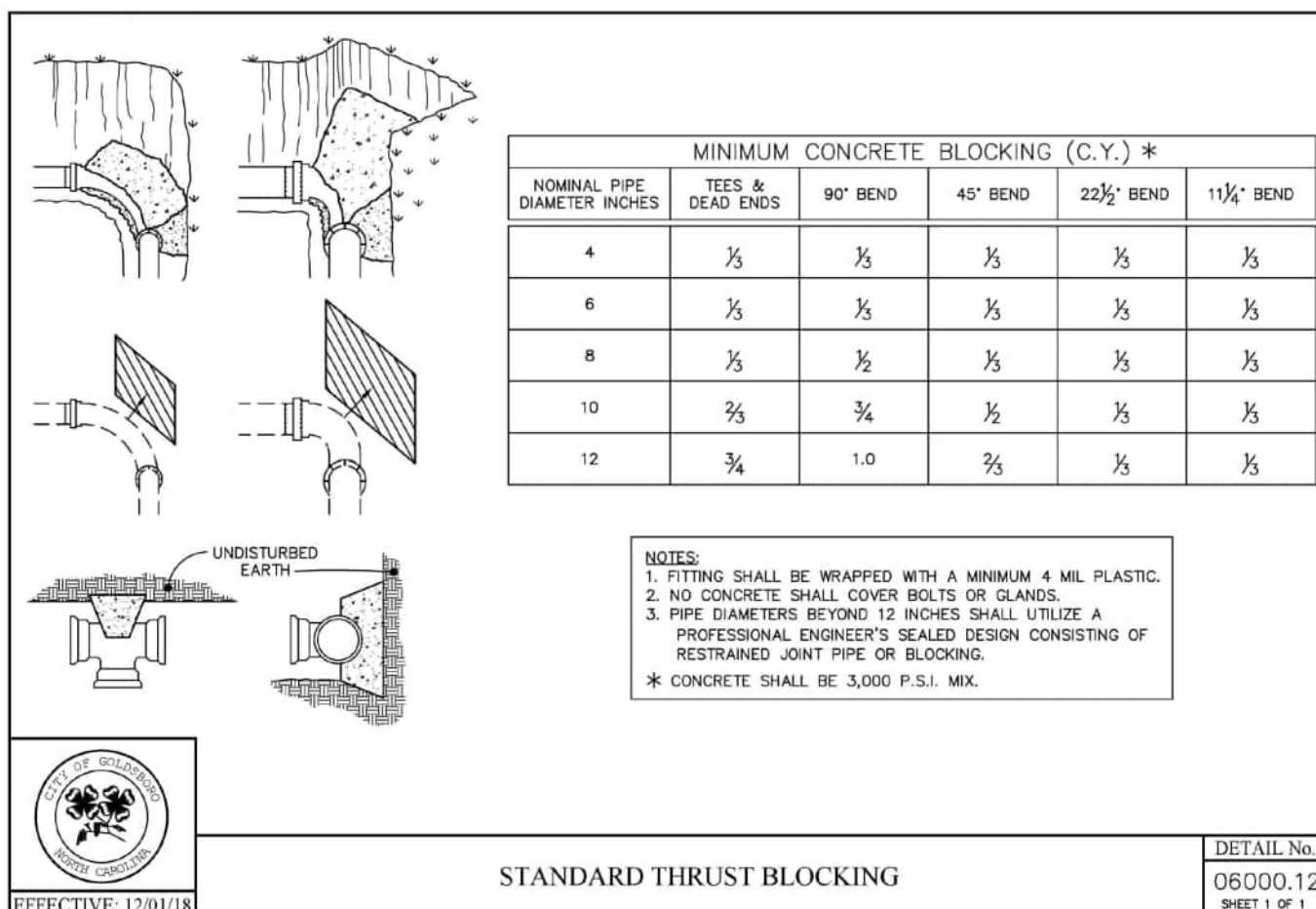
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DATE	04. 25. 2025

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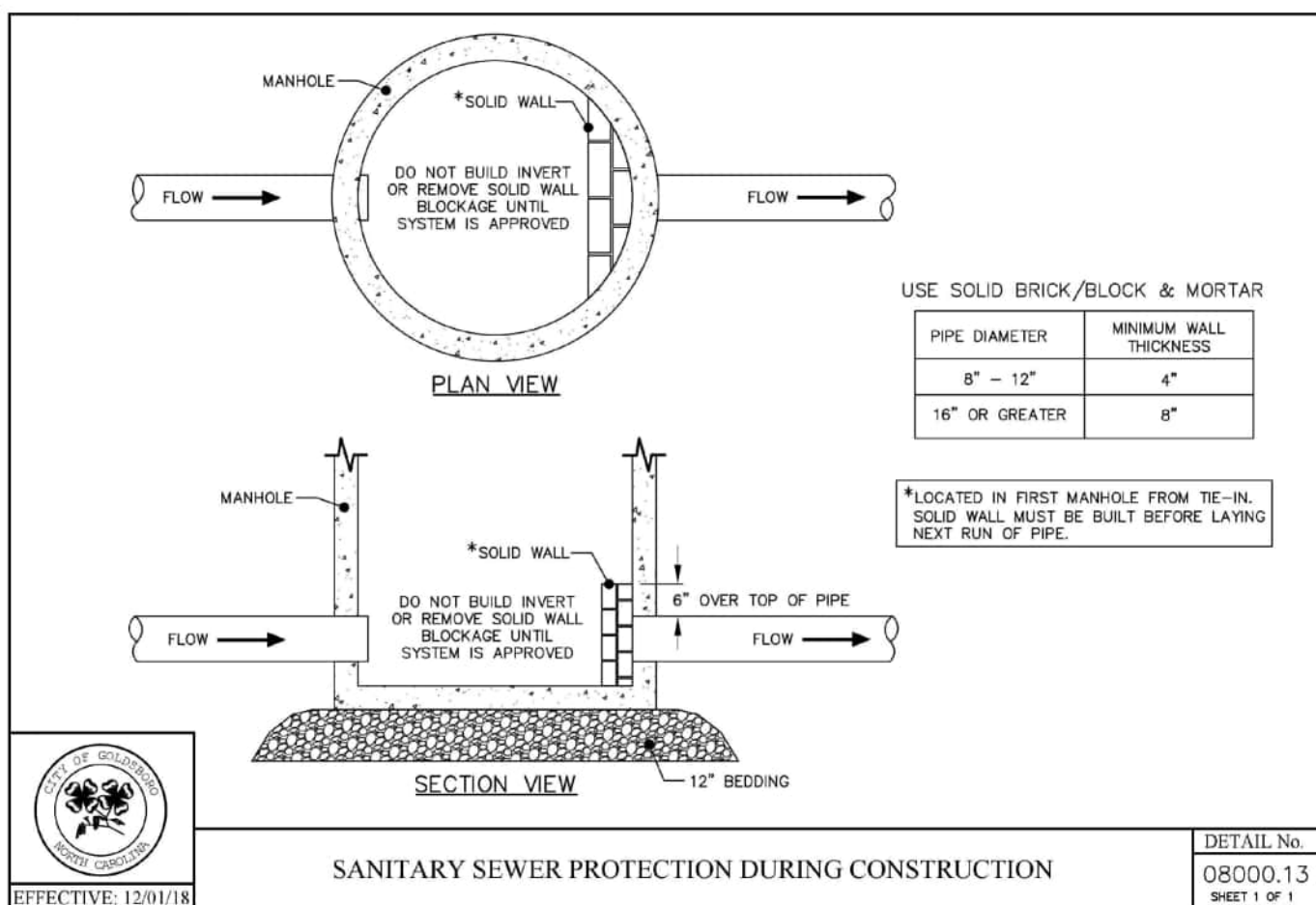
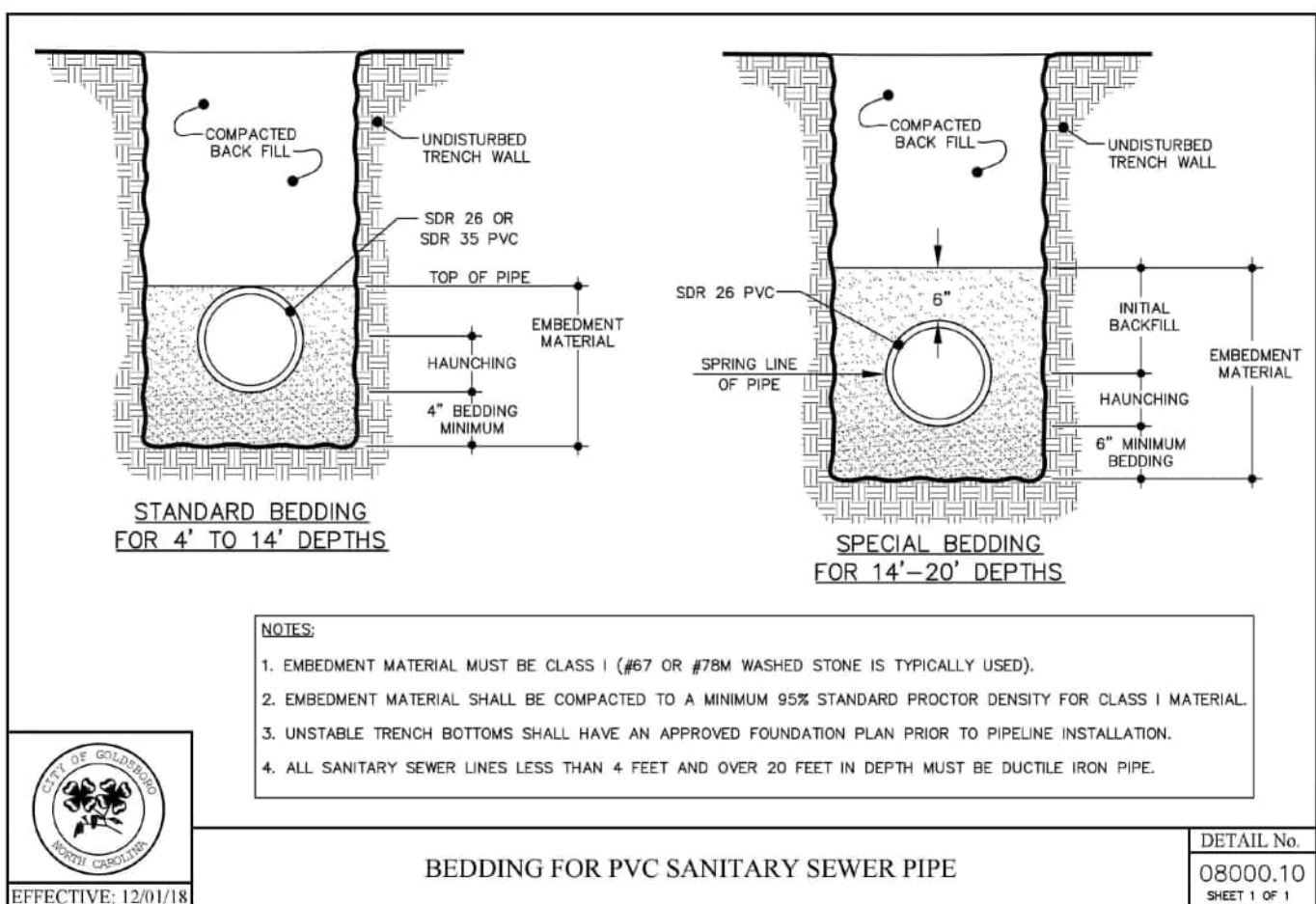
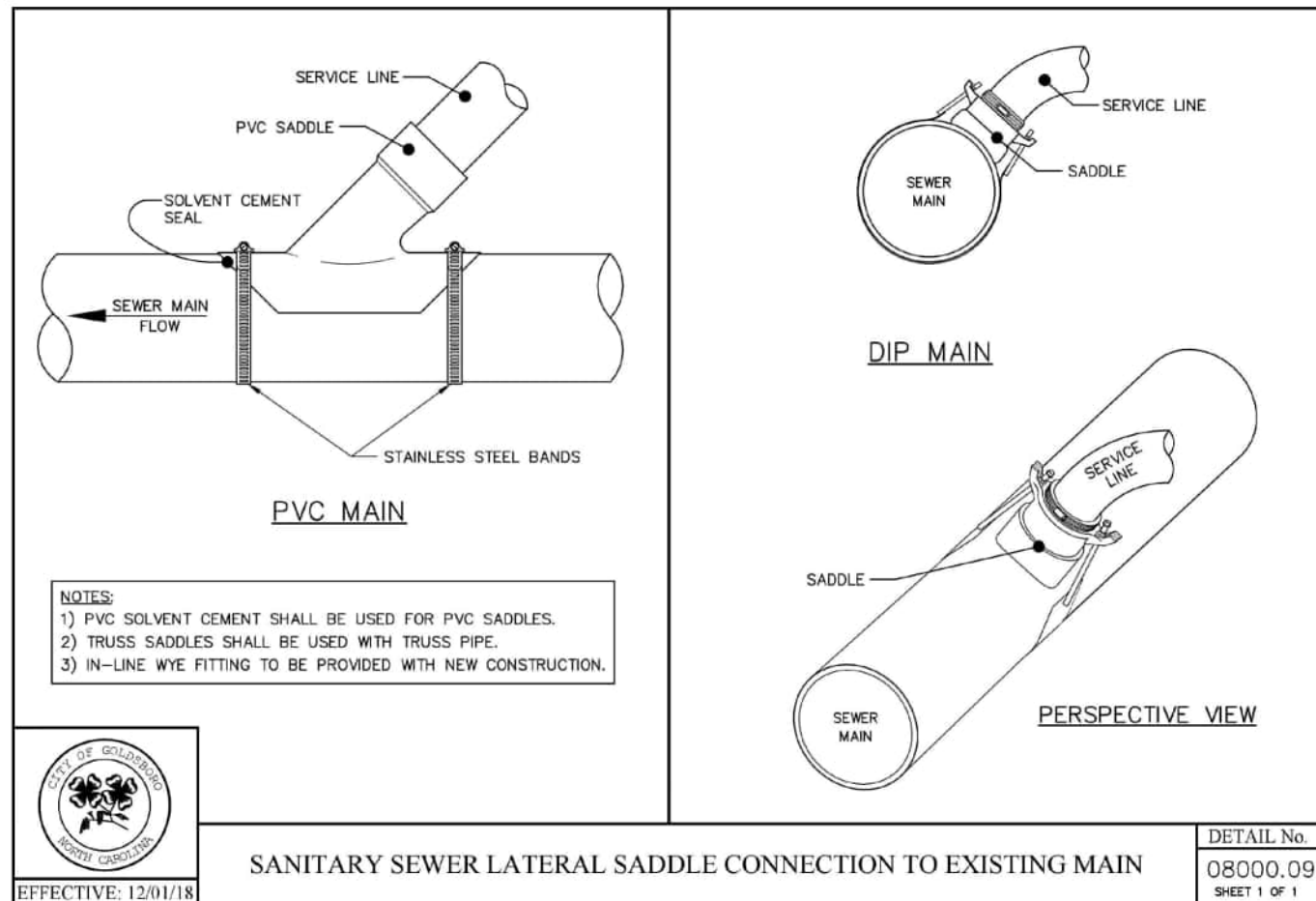
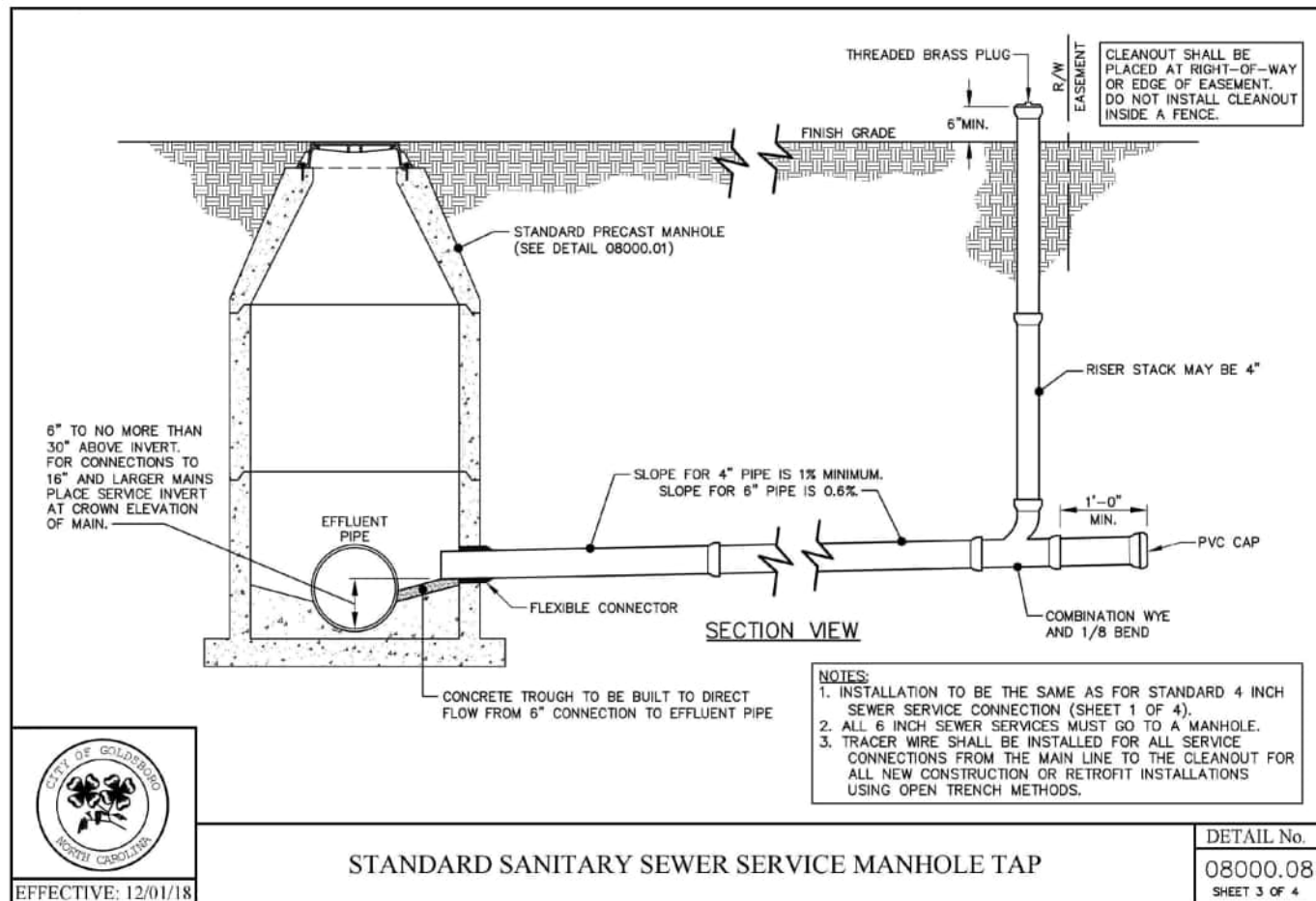
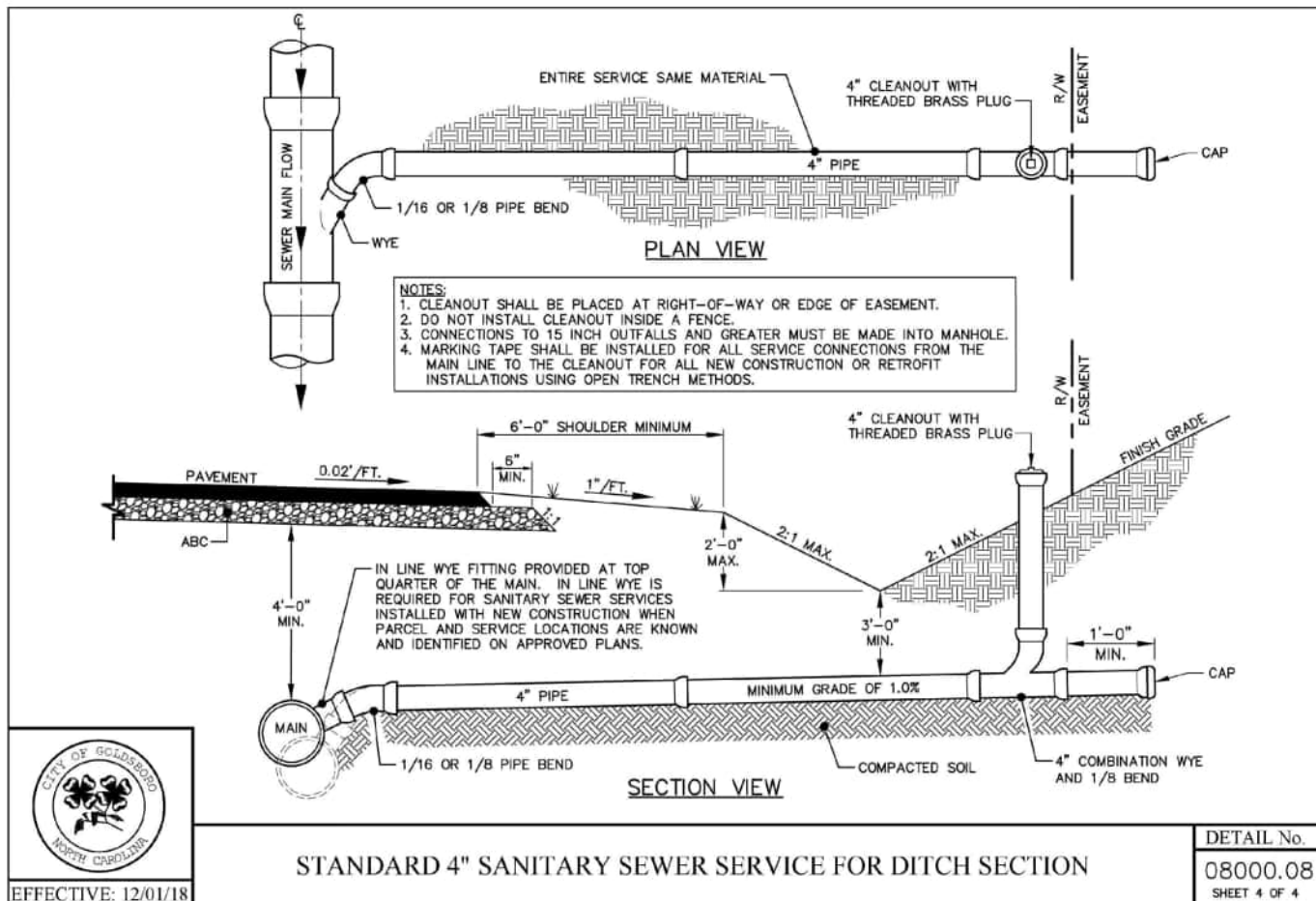
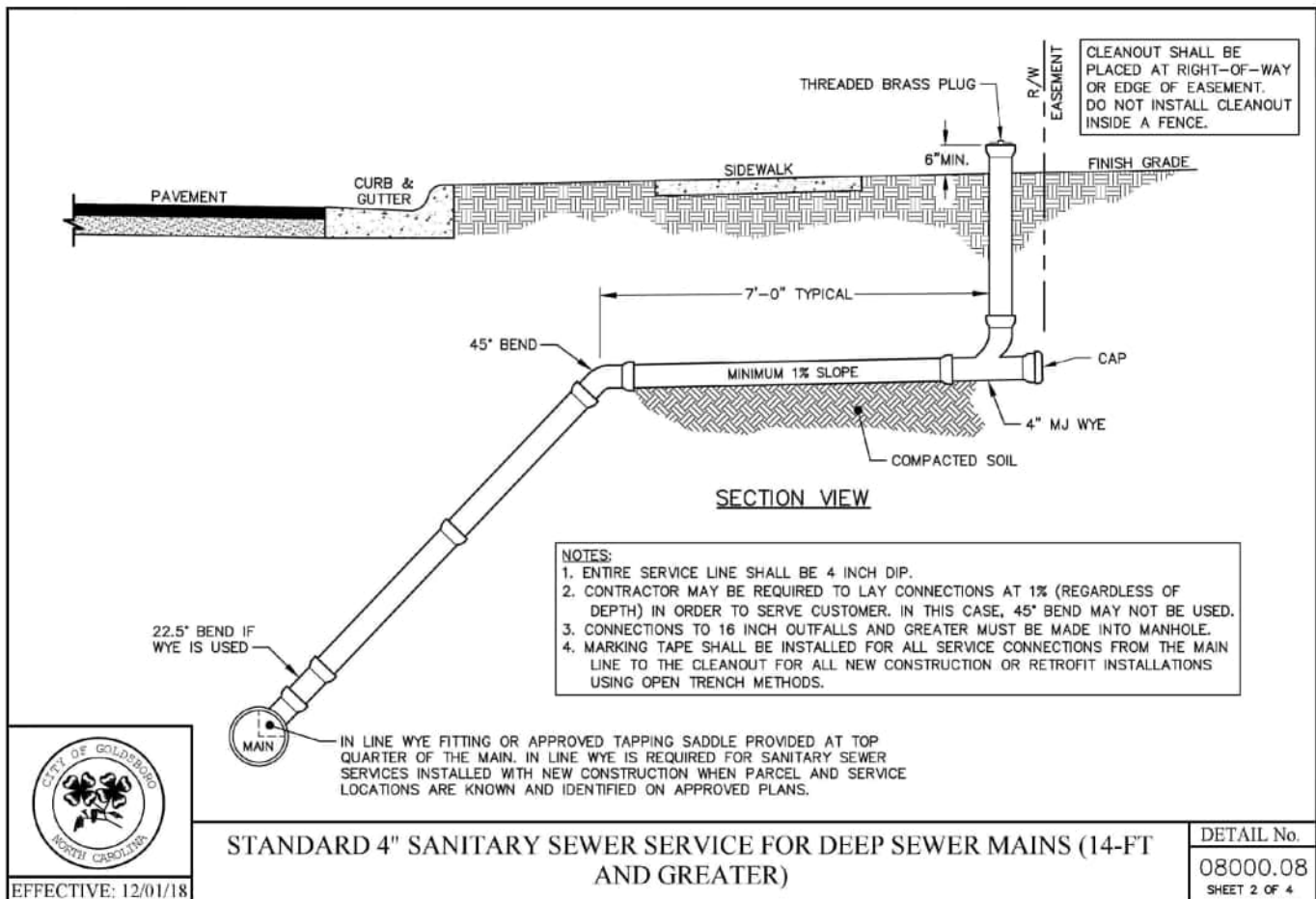
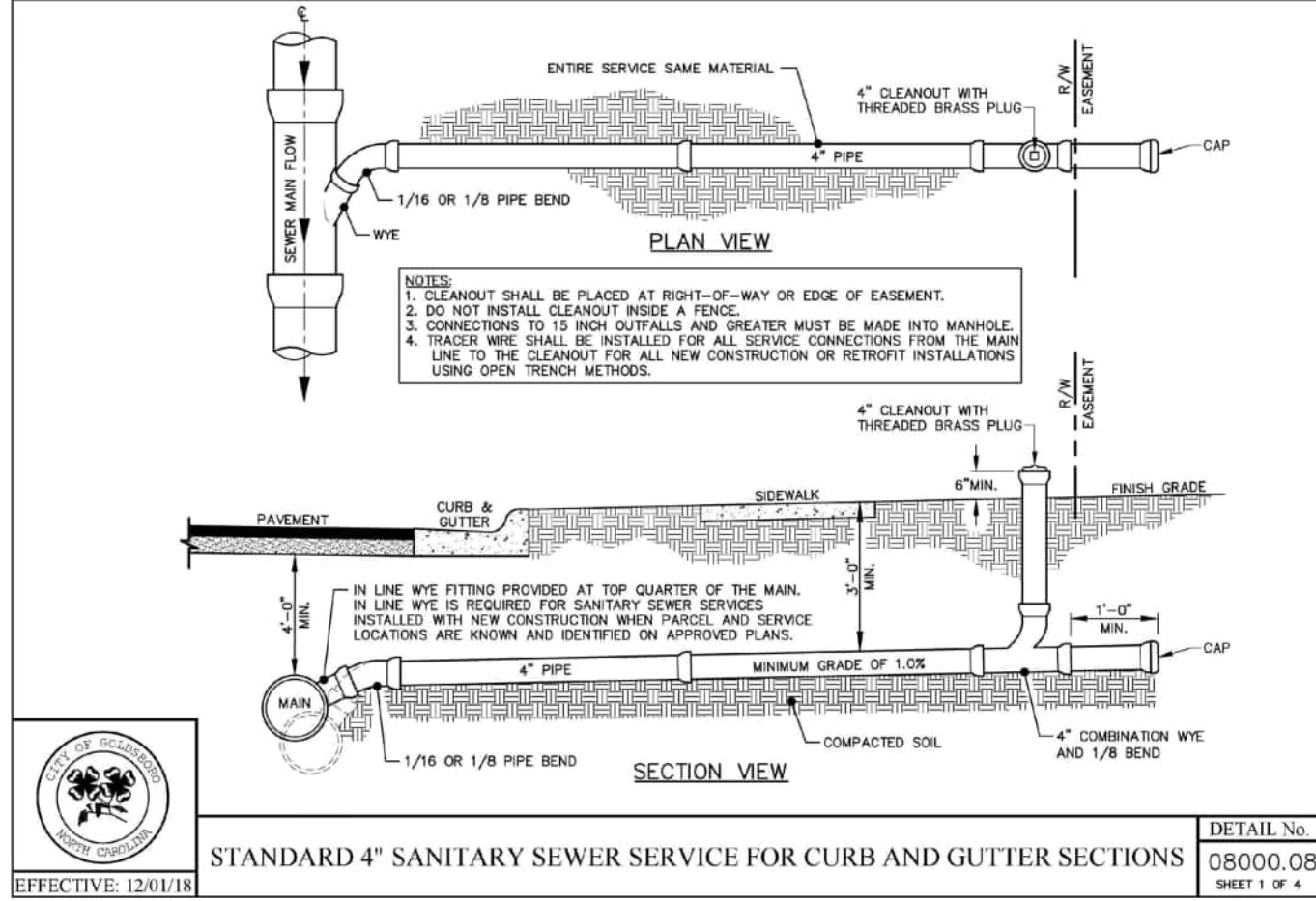
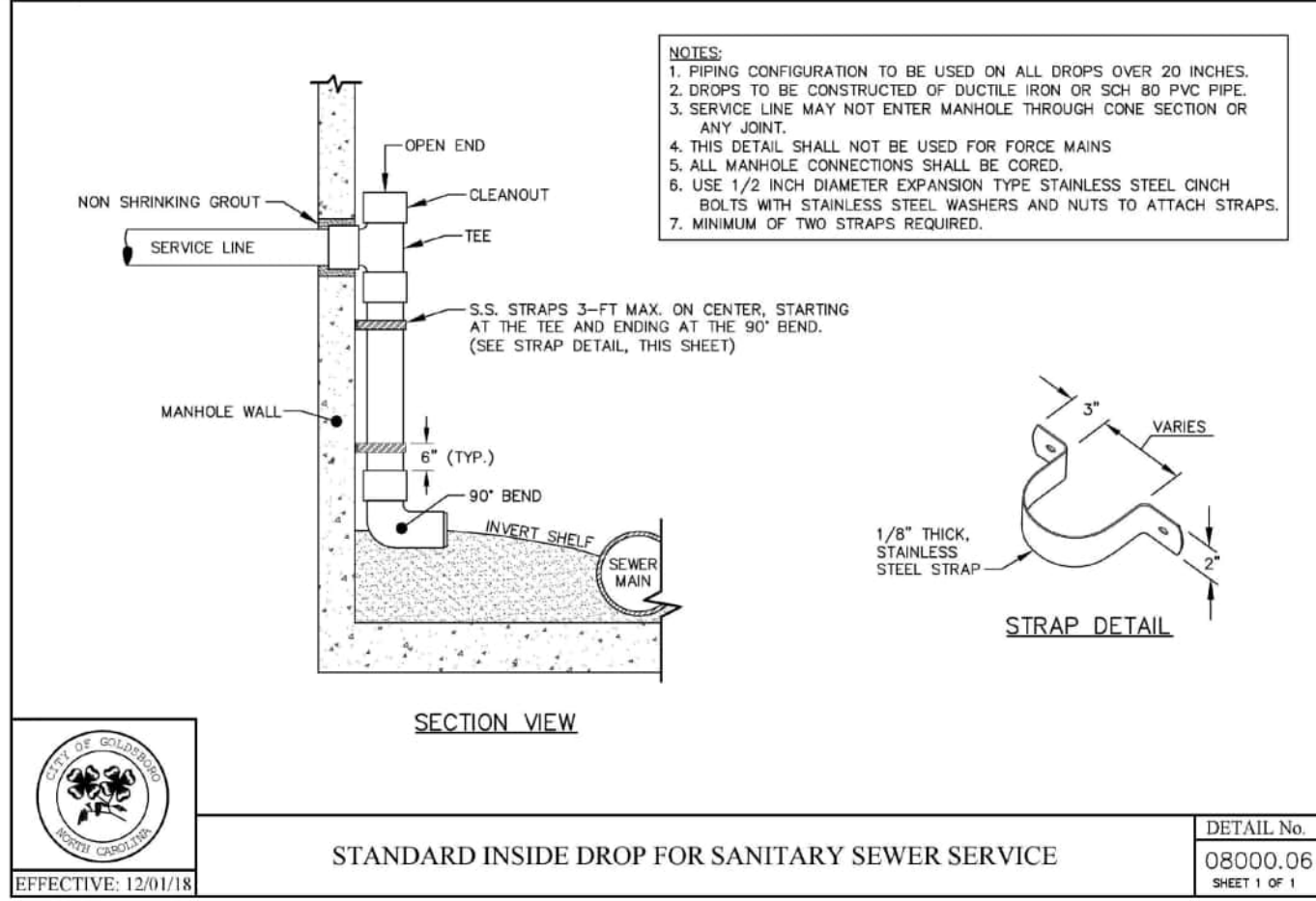
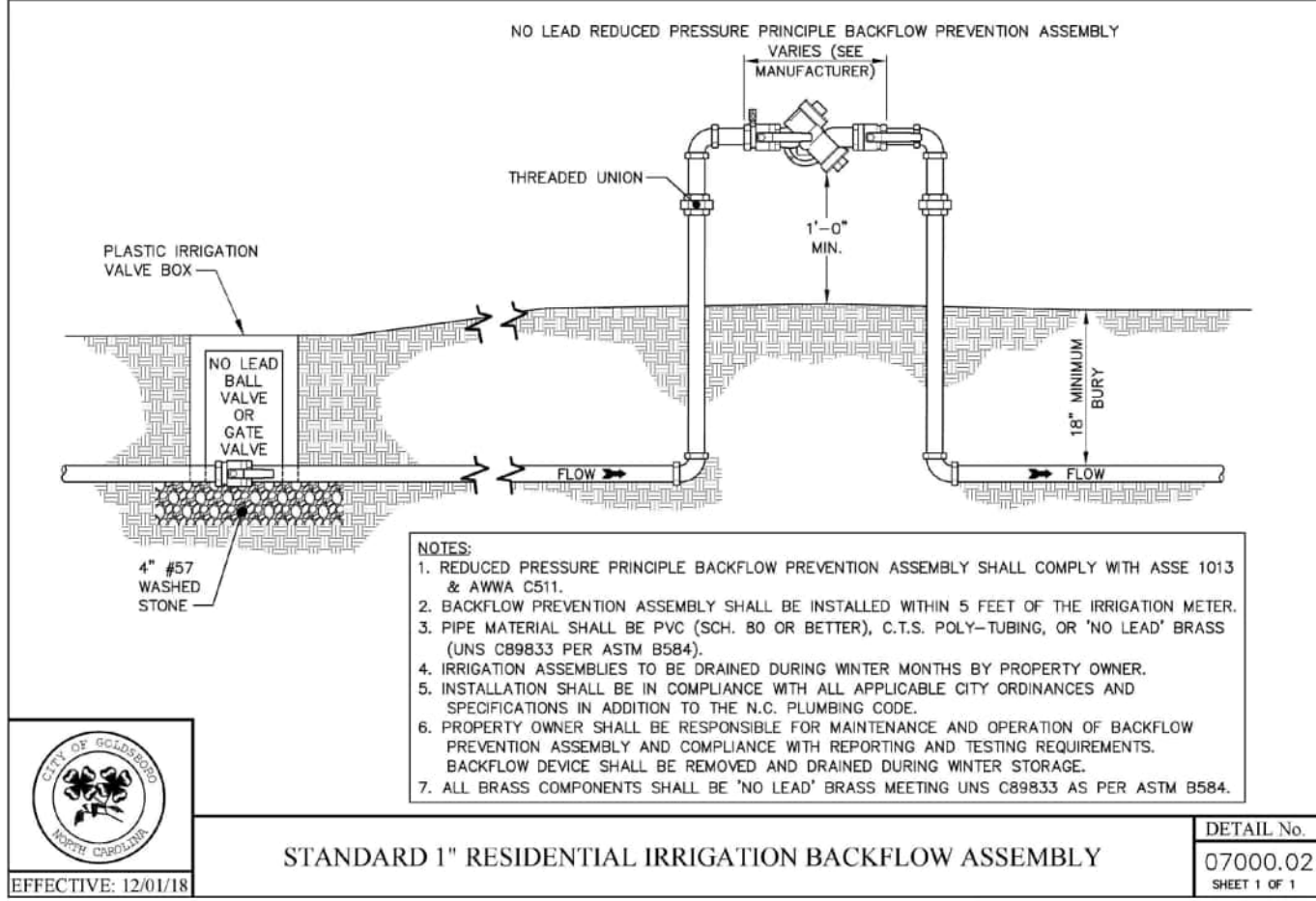
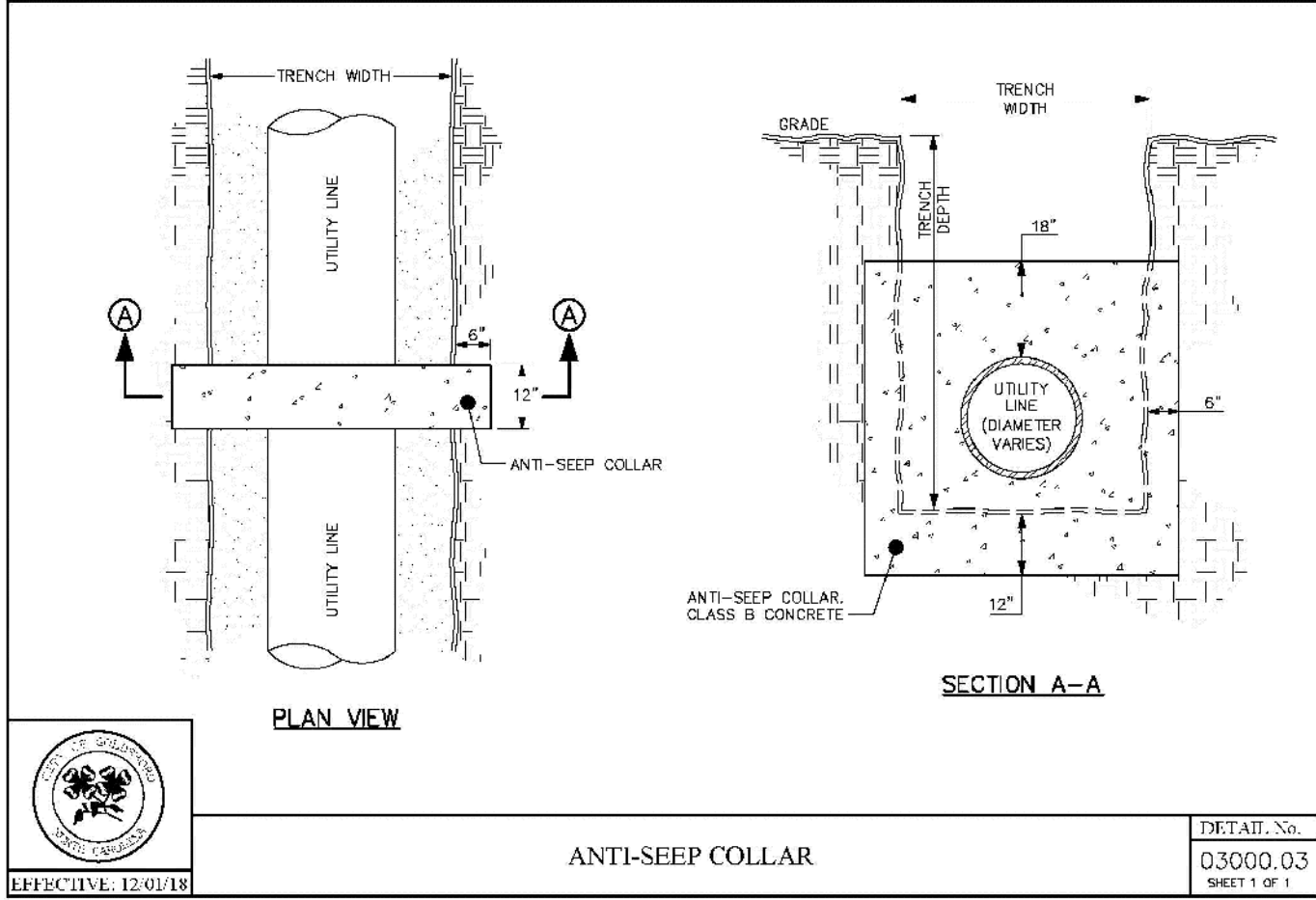
WATER DETAILS

C8.04

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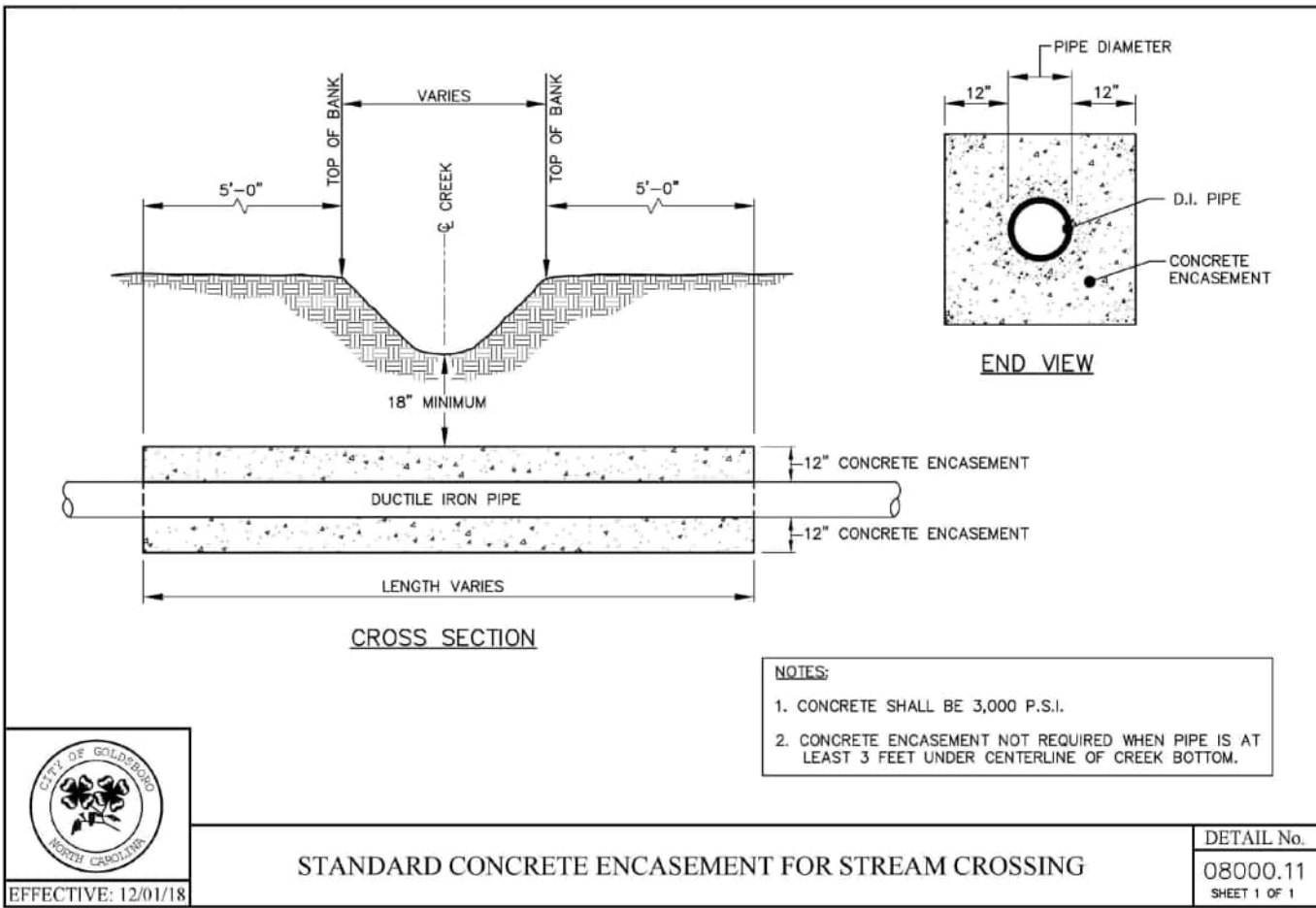
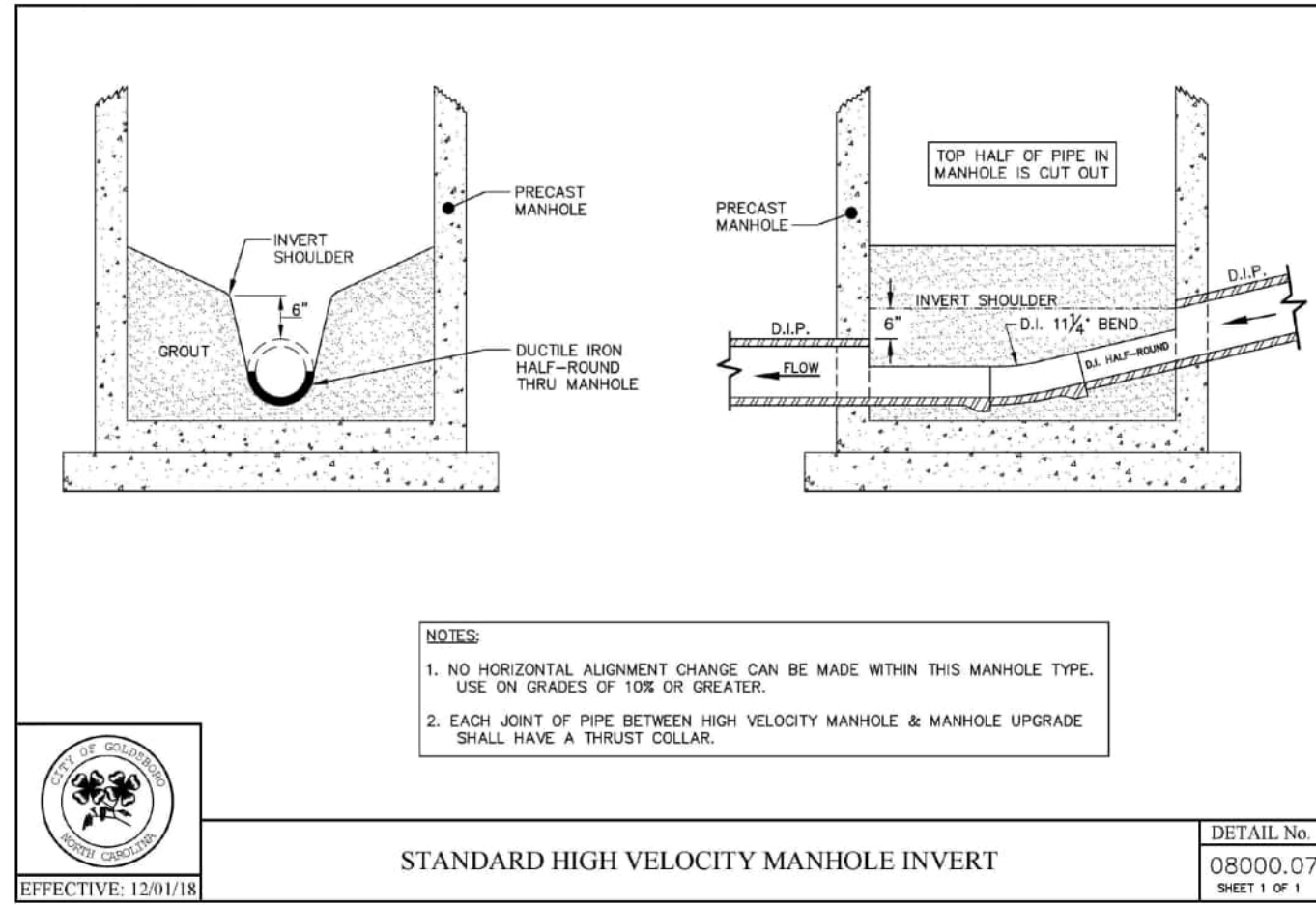
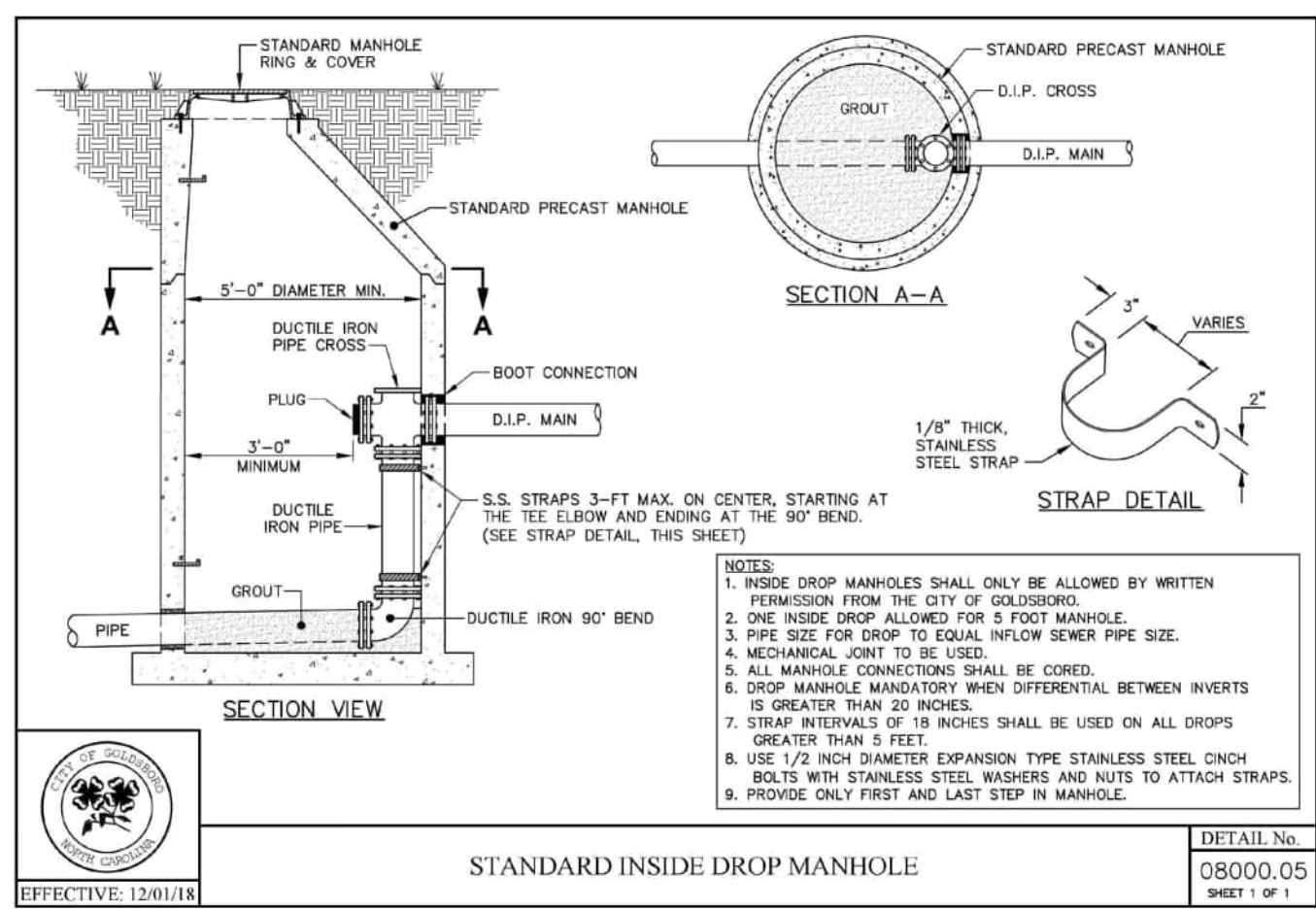
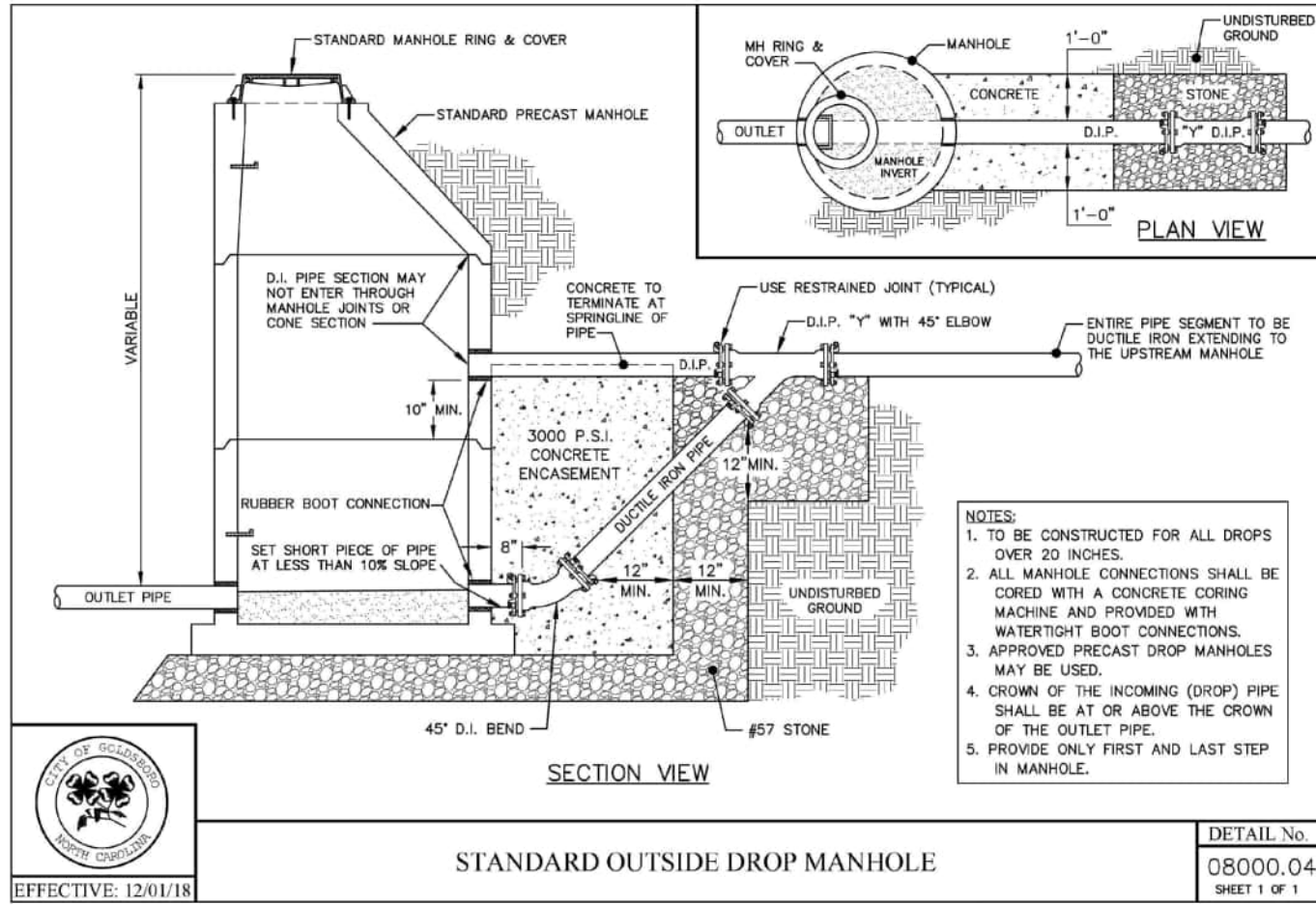
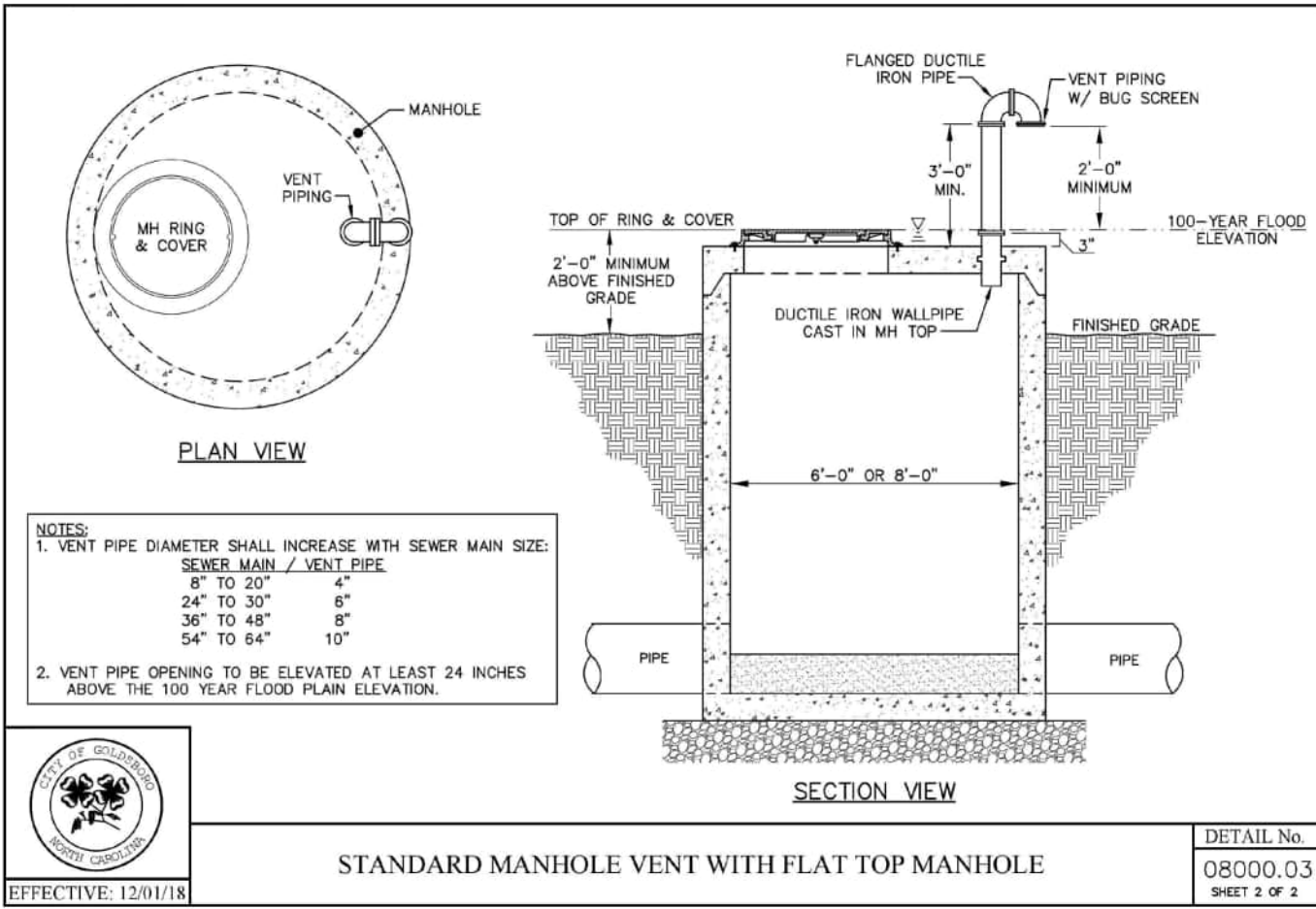
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FILENAME	STL24001-D1
CHECKED BY	AGK
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SCALE	N/A
DATE	04. 25. 2025

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SEWER DETAILS

C8.05

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STANDARD AIR TEST TABLE

		SPECIFICATION TIME (MIN-SEC) REQUIRED FOR PRESSURE DROP FROM 3-1/2 TO 2-1/2 PSIG																			
		NOMINAL PIPE DIAMETER (INCHES)																			
LENGTH OF TEST SECTION	25	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	50	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	75	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:40	25:30	28:19	34:00	39:40						
	100	7:33	9:28	11:20	13:13	14:10	15:11	17:00	18:53	19:48	22:47	28:51	35:37	51:17	89:48						
	125	7:33	9:28	11:20	13:13	14:10	15:11	17:00	19:47	21:48	28:29	35:03	44:31	64:06	87:15						
	150	7:33	9:28	11:20	13:13	14:10	15:12	19:14	23:44	26:10	34:11	43:16	53:25	76:55	104:42						
	175	7:33	9:28	11:20	13:34	15:35	17:44	22:28	27:42	30:32	39:53	50:28	62:10	89:45	122:10						
	200	7:33	9:28	11:24	15:51	17:48	20:16	25:59	31:59	34:54	45:55	57:42	71:13	102:58	138:20						
	225	7:33	9:28	12:49	17:27	20:52	22:48	28:51	35:37	38:16	51:17	64:54	80:08	115:24	157:03						
	250	7:33	9:53	14:15	19:23	22:16	25:20	32:03	39:34	43:37	59:58	72:07	89:02	128:12	174:30						
	275	7:33	10:52	15:40	21:20	24:29	27:52	35:16	43:31	47:59	62:40	76:19	97:56	141:00	191:57						
	300	7:35	11:52	17:08	23:16	26:43	30:23	38:28	47:28	52:21	68:22	86:32	108:48	153:54	209:25						
	350	8:52	13:51	19:57	27:09	31:10	35:27	44:52	55:24	61:05	78:46	101:00	124:42	179:30	244:19						
	400	10:07	15:50	22:48	31:01	35:57	40:51	51:17	63:19	69:48	91:10	115:24	142:30	205:08	279:13						
	450	11:23	17:44	25:39	34:54	40:24	46:55	57:42	71:13	79:31	102:38	129:48	160:18	230:45	314:07						
	500	12:38	19:47	28:38	38:47	44:51	50:38	64:06	79:08	87:15	114:08	144:12	179:08	256:24	349:02						

DETAIL No.
08000.12
SHEET 1 OF 1

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ENGINEER
THOMAS K. BARBER

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PLAN INFORMATION

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

SHEET

SEWER DETAILS

C8.06

CONCEPT PLANT SCHEDULE

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

SITE LEGEND

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

HATCH LEGEND

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

REQUIRED LANDSCAPE		
REQUIRED LANDSCAPE PERIMETER BUFFER		
REQUIRED LARGE TREES, 5949 LF/100 * 3	201 LARGE TREES	
PROVIDED LARGE TREES	EXISTING VEGETATION	
REQUIRED SMALL TREES, 5949 LF/100 * 4	268 SMALL TREES	
PROVIDED SMALL TREES	EXISTING VEGETATION	
REQUIRED LARGE SHRUBS, 5949 LF/100 * 20	1341 LARGE SHRUBS	
PROVIDED LARGE SHRUBS	EXISTING VEGETATION	
REQUIRED SMALL SHRUBS, 5949 LF/100 * 10	670 SMALL SHRUBS	
PROVIDED SMALL SHRUBS	EXISTING VEGETATION	
STREET YARD		
HARDING DRIVE REQUIRED TREES, 721 LF / 40	19 LARGE TREES	
HARDING DRIVE PROVIDED TREES		
RESIDENTIAL YARD		
REQUIRED LARGE TREES, 1 PER LOT		
PROVIDED LARGE TREES	1 PER LOT	

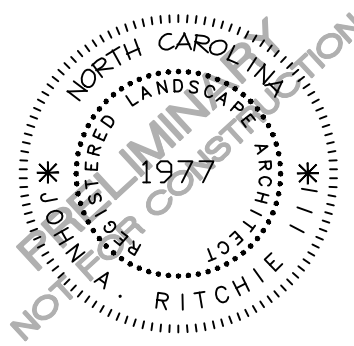
- NOTES:
1. EACH LOT SHALL HAVE ONE LARGE TREE OR TWO SMALL TREES.
 2. EXISTING VEGETATION TO BE SURVEYED OR DETERMINED IN FIELD FOR BUFFER QUALIFICATIONS.

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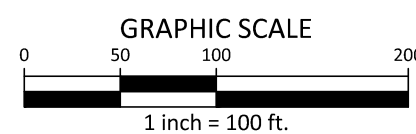
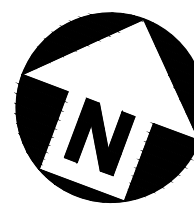
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PROJECT NO. STL-24001
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DATE 04.25.2025

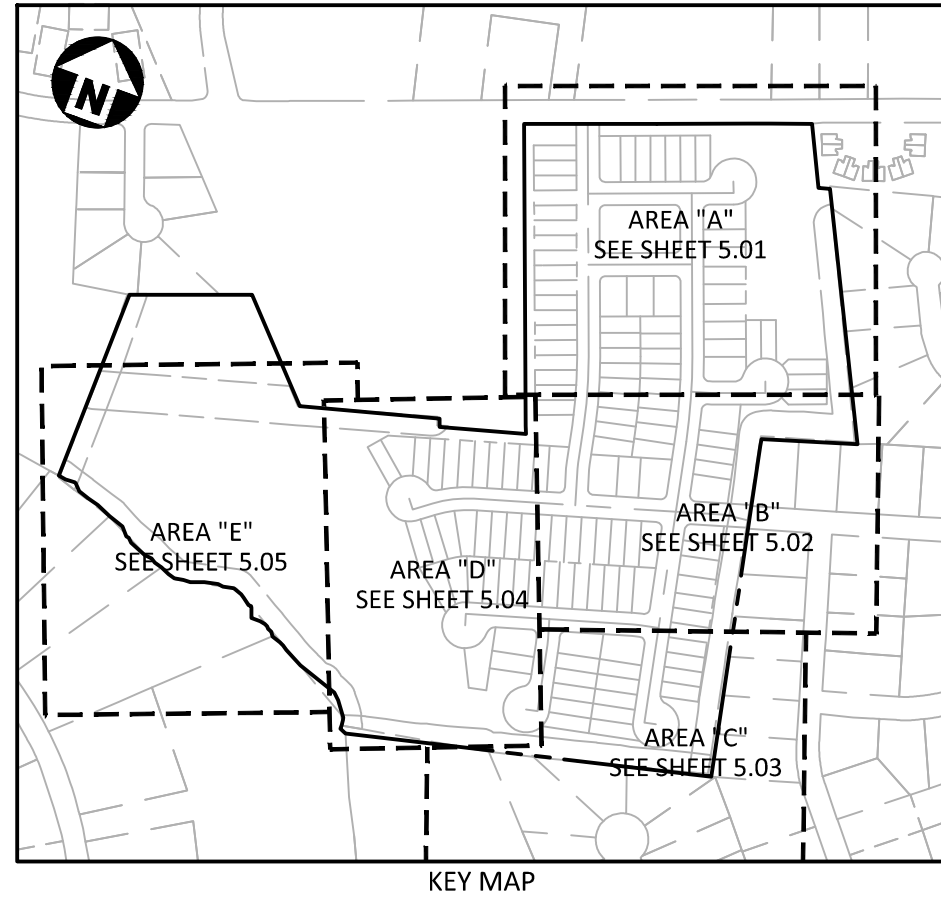
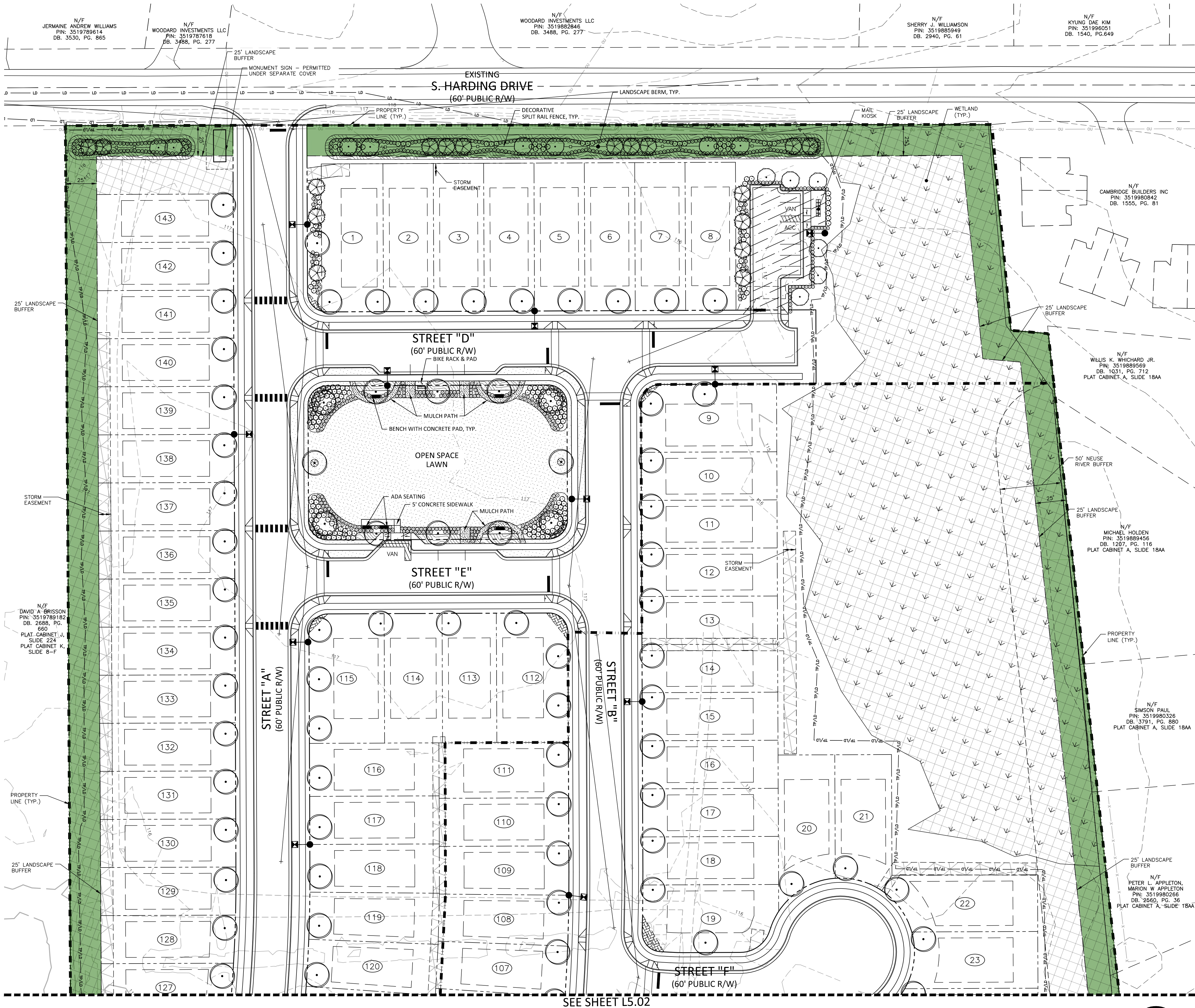
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OVERALL LANDSCAPE
PLAN
L5.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

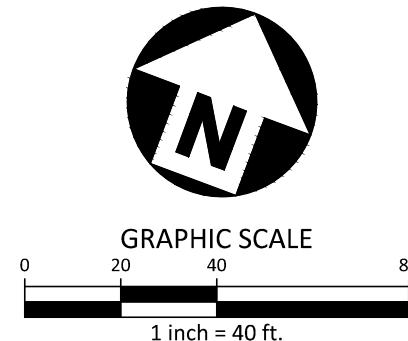
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SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT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

HATCH LEGEND	
	OPEN SPACE (ACTIVE)
	OPEN SPACE (PASSIVE)
	EXISTING WETLANDS
	PRIVATE 10' STORM DRAINAGE EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC VARIABLE WIDTH STORM DRAINAGE EASEMENT
	TEMPORARY SANITARY SEWER EASEMENT
	30' Co6 PUBLIC SANITARY SEWER EASEMENT
	LANDSCAPE PERIMETER BUFFER

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



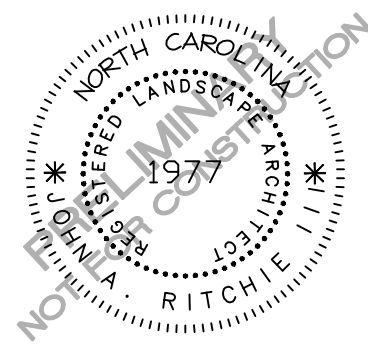
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4025 LAKE BOONE TRAIL, SUITE 200
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BOB MISHLER
PHONE: 919. 422. 7663.



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



REVISIONS

NO. DATE

PLAN INFORMATION

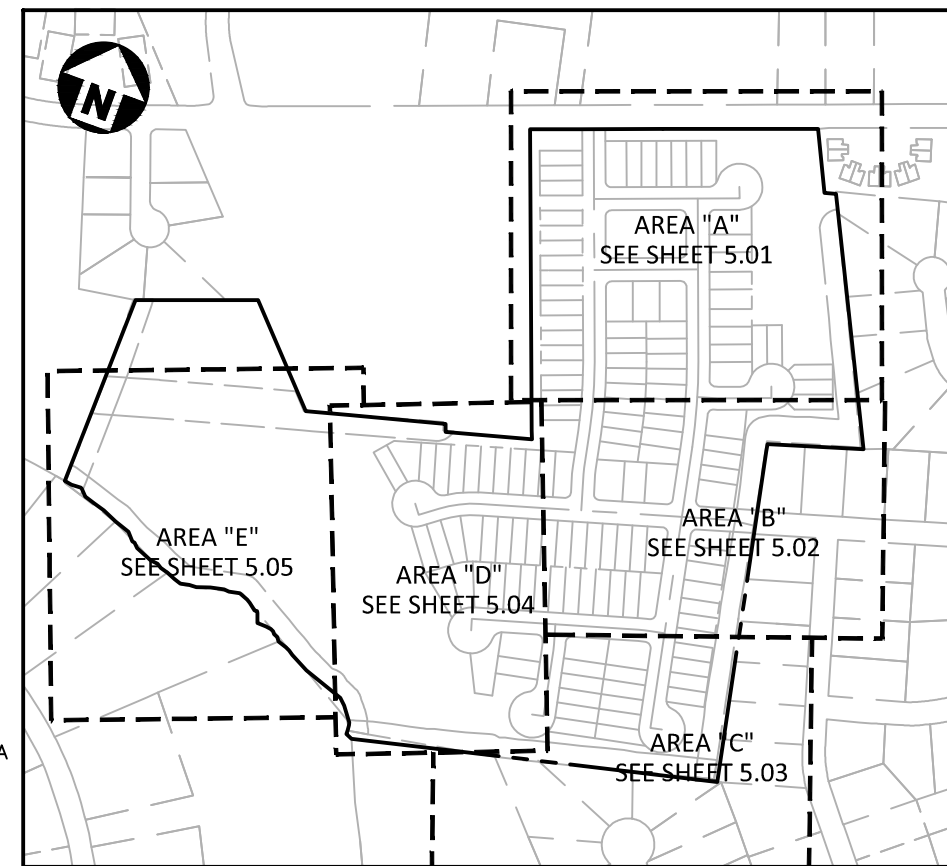
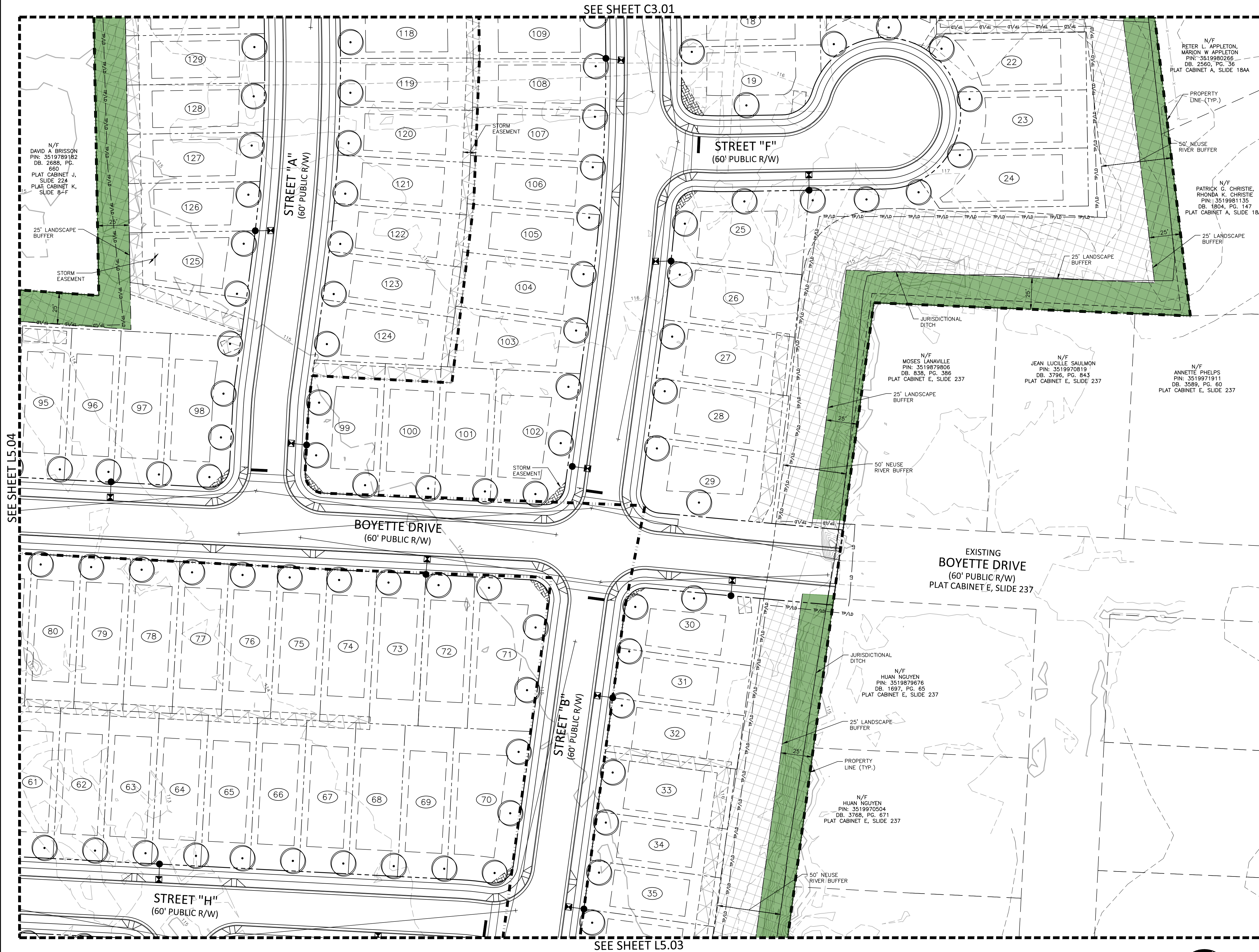
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FILENAME STL24001-LS1
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LANDSCAPE PLAN
AREA 'A'

L5.01

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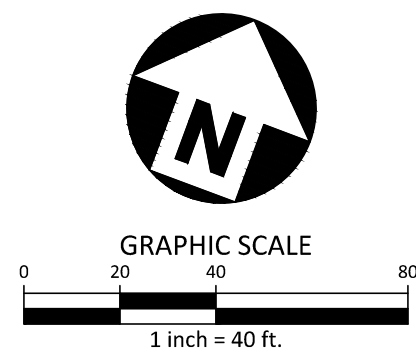
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
-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

HATCH LEGEND

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

CONCEPT PLANT SCHEDULE

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

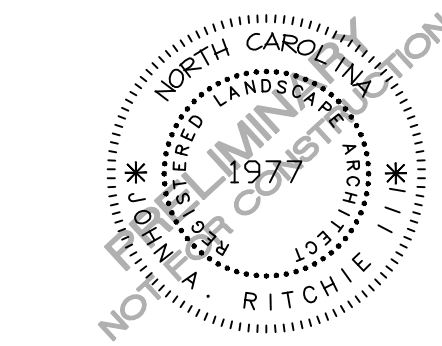


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PHONE: 919. 422. 7663.



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



REVISIONS

NO. DATE

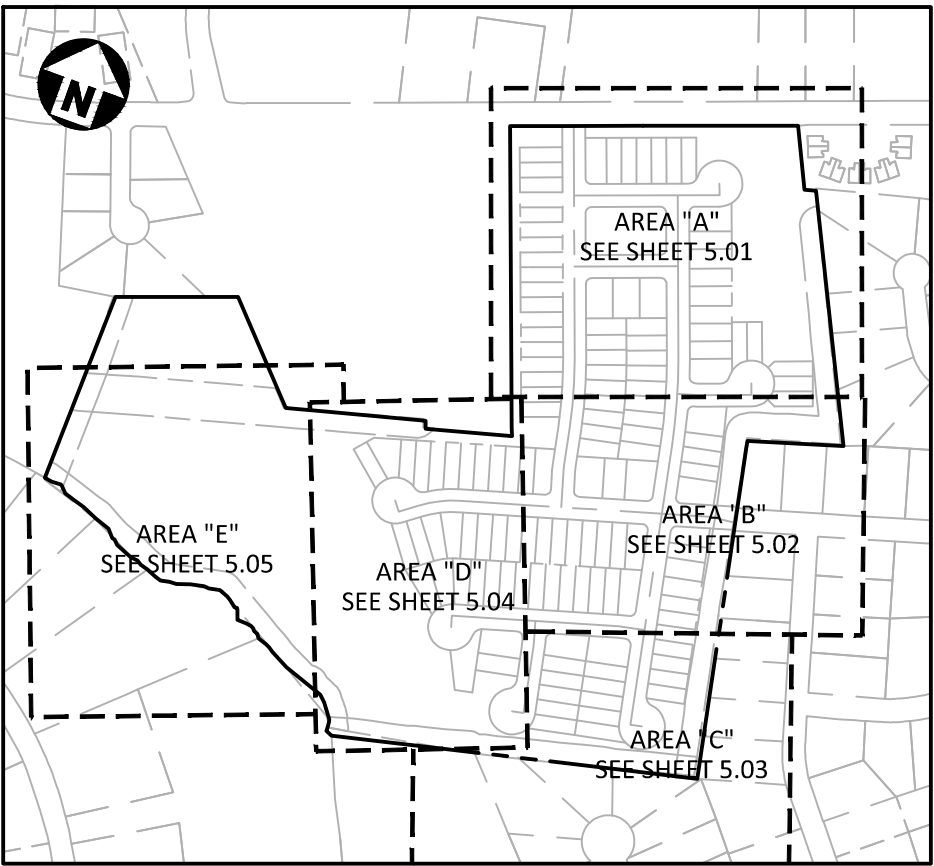
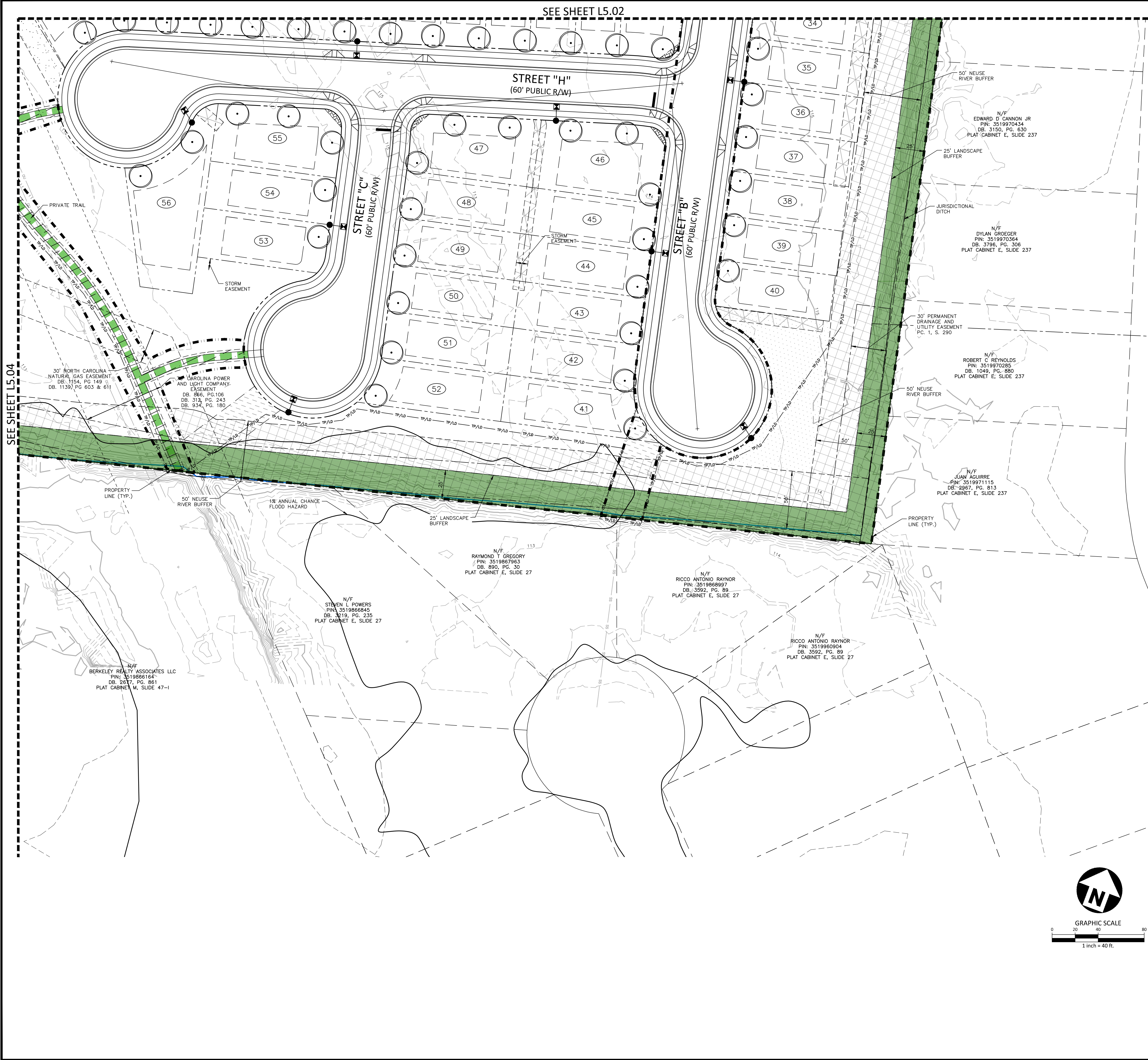
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PROJECT NO. STL-24001
FILENAME STL24001-L51
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SCALE 1"=40'
DATE 04. 25. 2025

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LANDSCAPE PLAN
AREA 'B'

L5.02



SITE LEGEND

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

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

HATCH LEGEND

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

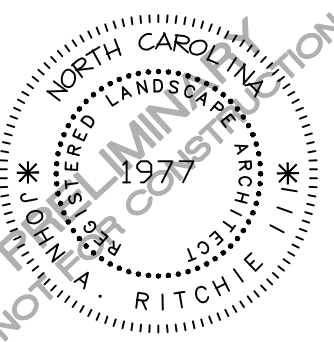
CONCEPT PLANT SCHEDULE

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

CLIENT

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



REVISIONS

NO. DATE

PLAN INFORMATION

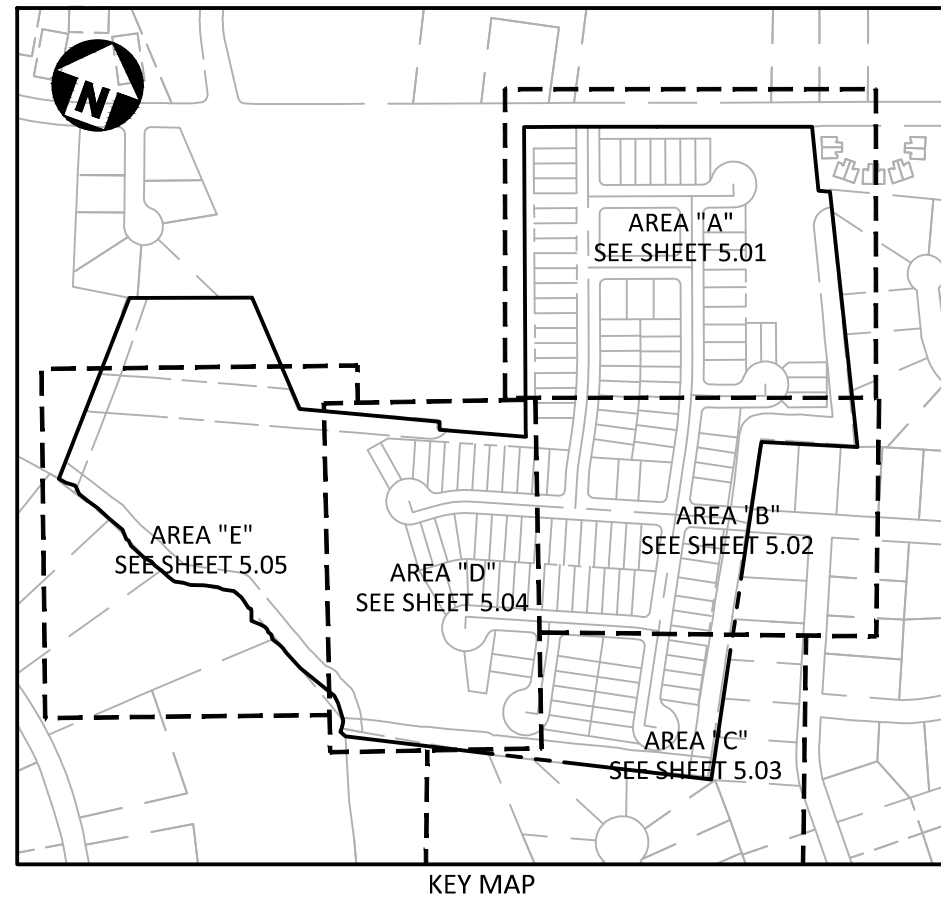
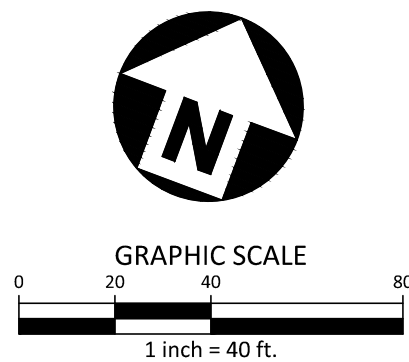
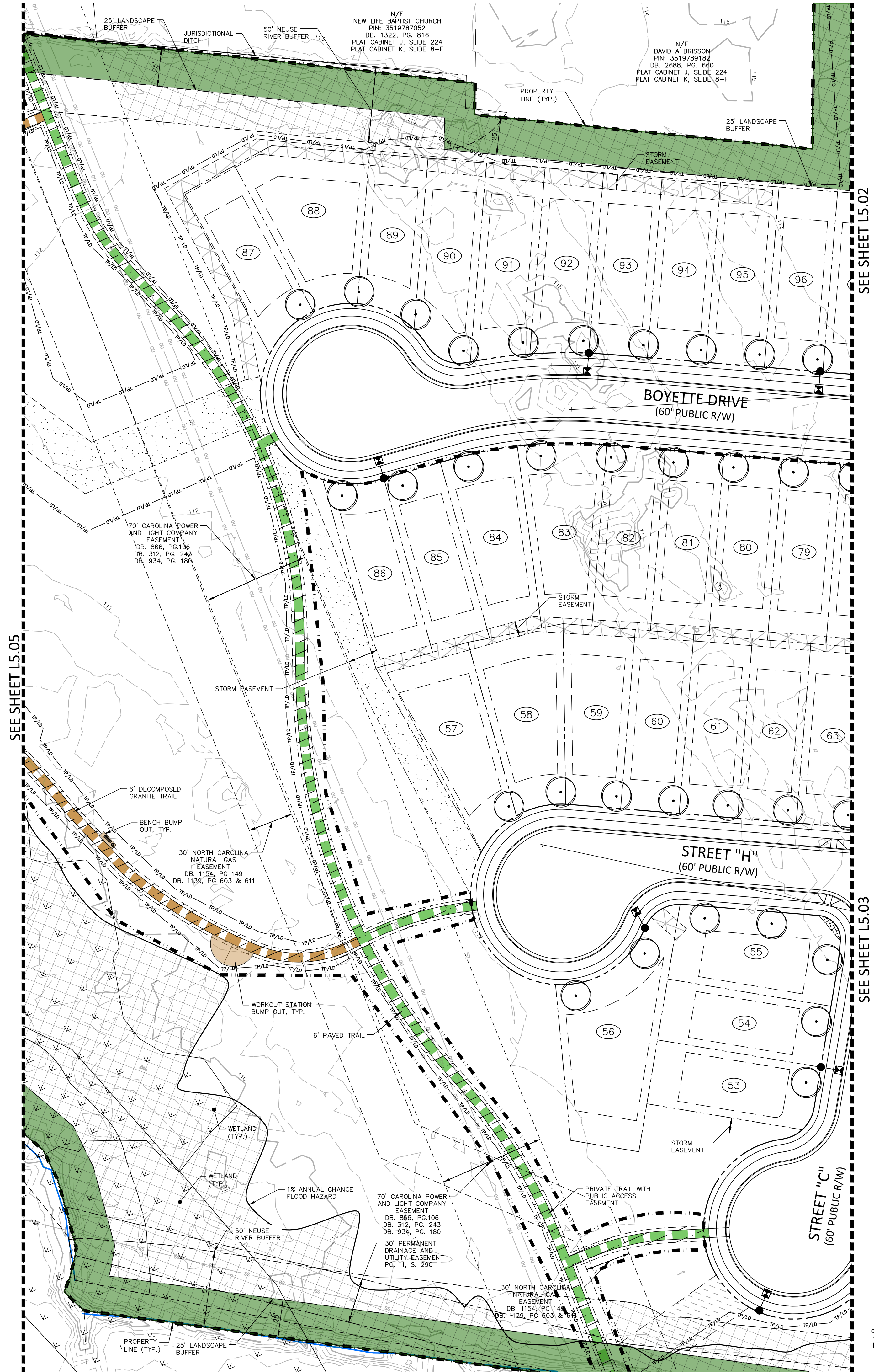
PROJECT NO. STL-24001
FILENAME STL24001-L51
CHECKED BY JAR
DRAWN BY MAH
SCALE 1"=40'
DATE 04.25.2025

SHEET

LANDSCAPE PLAN
AREA 'C'

L5.03

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

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

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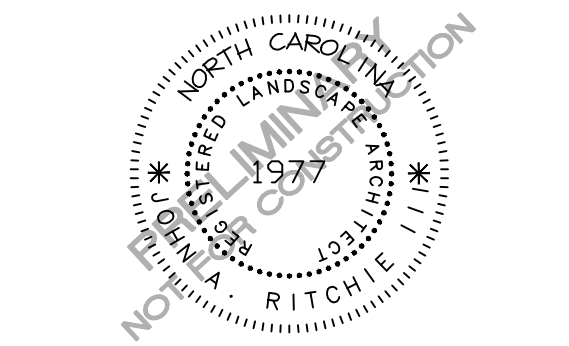
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HERITAGE DOWNS
CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



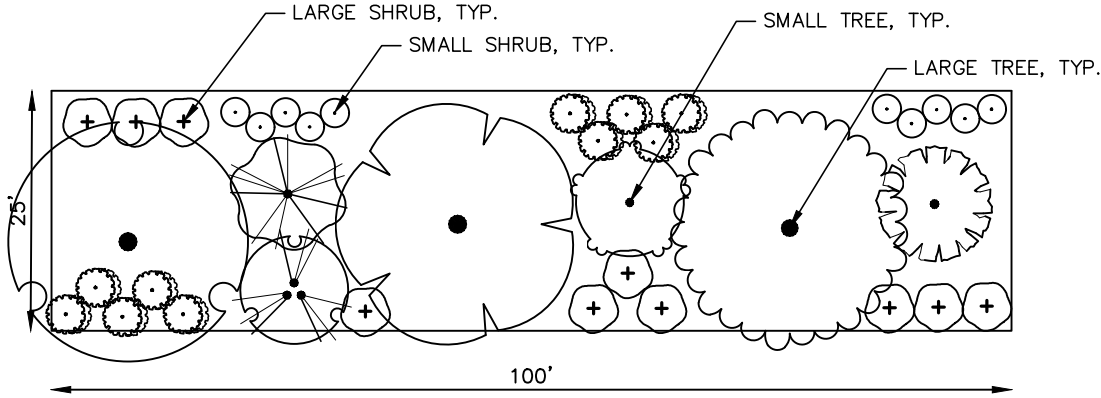
REVISIONS	
NO.	DATE

PLAN INFORMATION	
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FILENAME	STL24001-L51
CHECKED BY	JAR
DRAWN BY	MAH
SCALE	1"=40'
DATE	04. 25. 2025

LANDSCAPE PLAN
AREA 'D'
L5.04

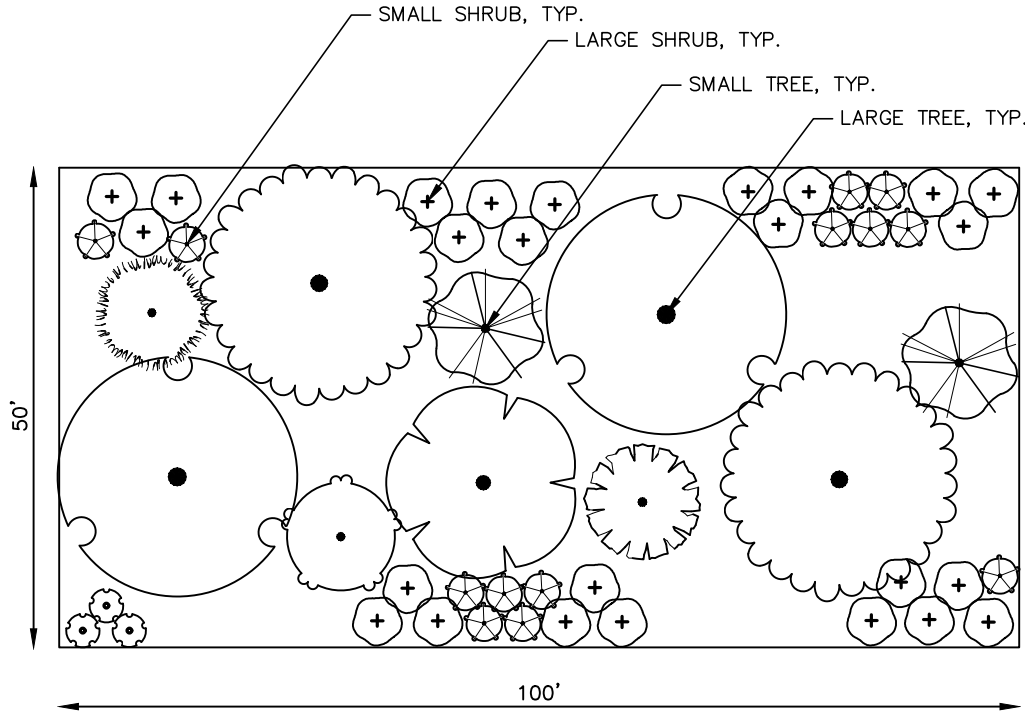
GENERAL LANDSCAPE NOTES:

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



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

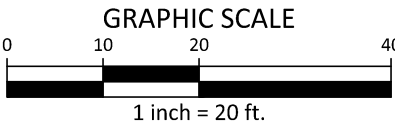
PLANT MATERIAL PER 100 LF SECTION:
(3) LARGE TREES
(4) SMALL TREES
(20) LARGE SHRUBS
(10) SMALL SHRUBS



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

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

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



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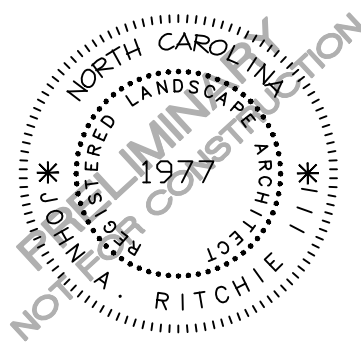
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HERITAGE DOWNS
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GOLDSBORO, NC 27534



REVISIONS

NO. DATE

PLAN INFORMATION

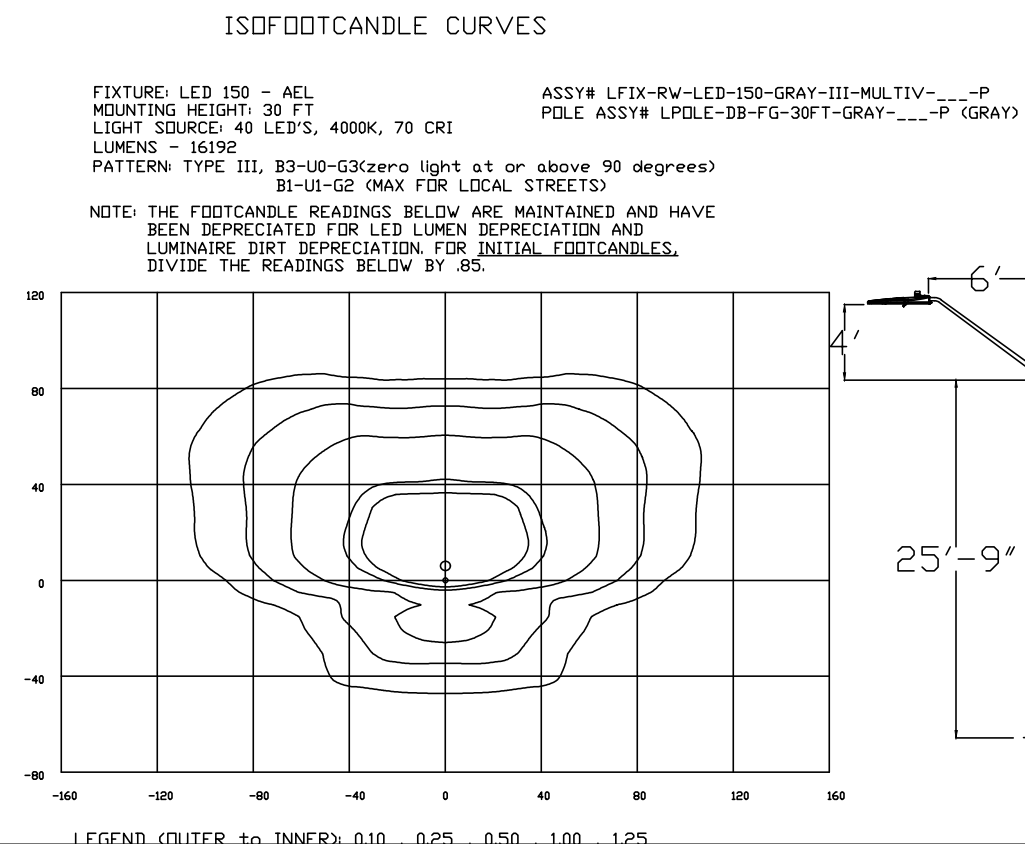
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FILENAME STL24001-LS1
CHECKED BY JAR
DRAWN BY MAH
SCALE 1"=20'
DATE 04. 25. 2025

SHEET

LANDSCAPE
NOTES & DETAILS

L5.06

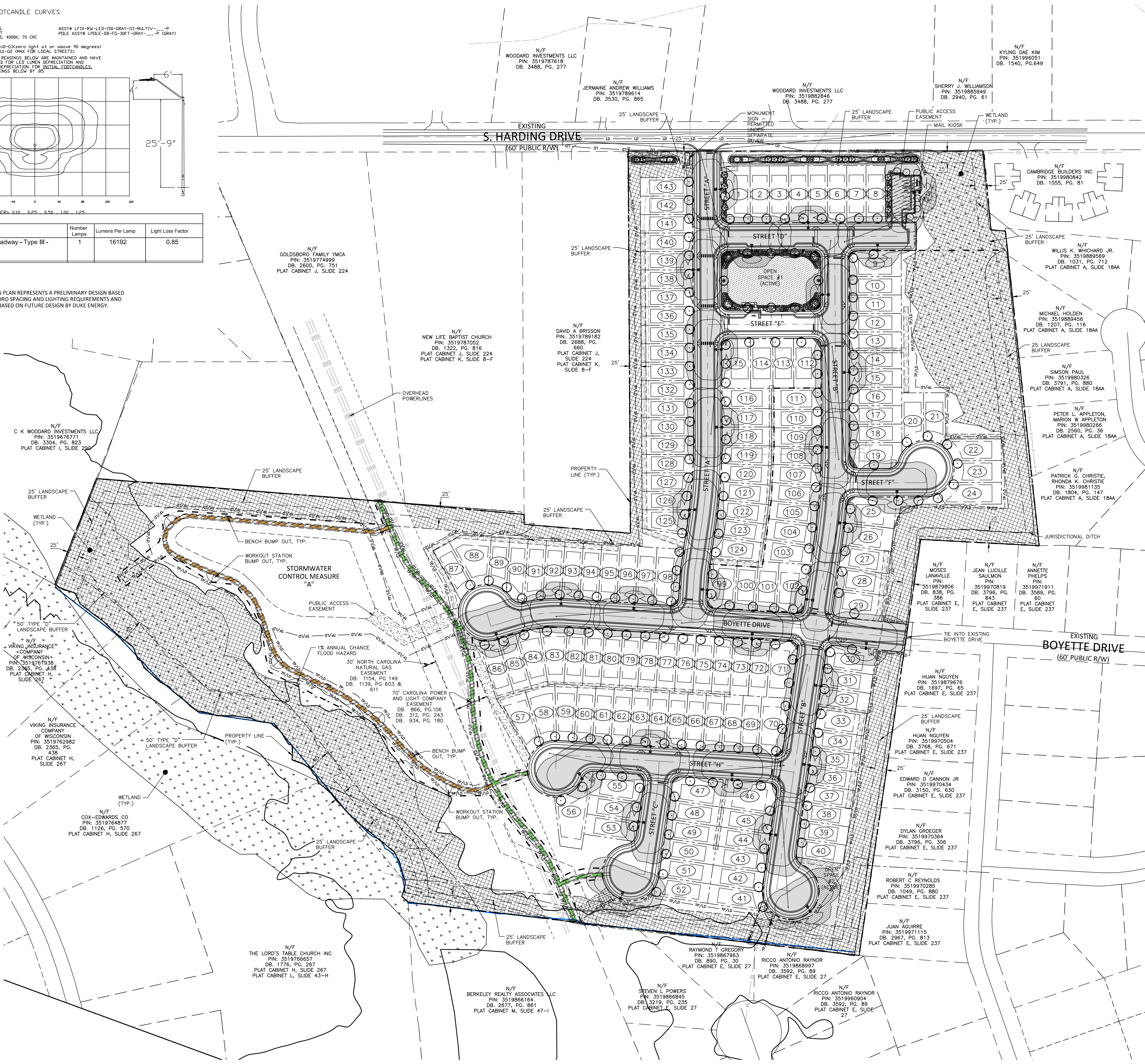
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

NOTE:

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



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CONDITIONAL REZONING MASTER PLAN
S HARDING DR
GOLDSBORO, NC 27534



REVISIONS

NO.	DATE
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PLAN INFORMATION

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

SHEET

LIGHTING PLAN

C9.00

HARDING DRIVE CONCEPT LAYOUT



CONCEPT PLAN NOTES

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

LEGEND

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

SITE DATA TABLE

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

April 17, 2025

NEIGHBORHOOD MEETING NOTICE

Dear Goldsboro Area Property Owner:

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

Meeting Date: April 29, 2025

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

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

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

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

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

How to Join the Virtual Meeting:

Option 1:

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

Meeting ID: 871 3028 0695

Passcode: 076124

Option 2:

Type in the following link in your web browser:

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

Option 3:

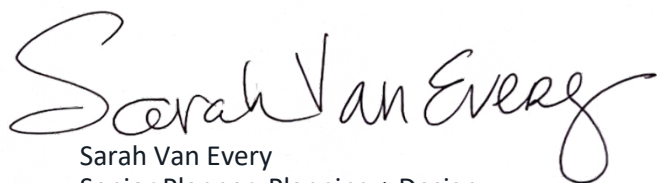
Scan the QR Code provided below using your phone’s camera app:



Passcode: 076124

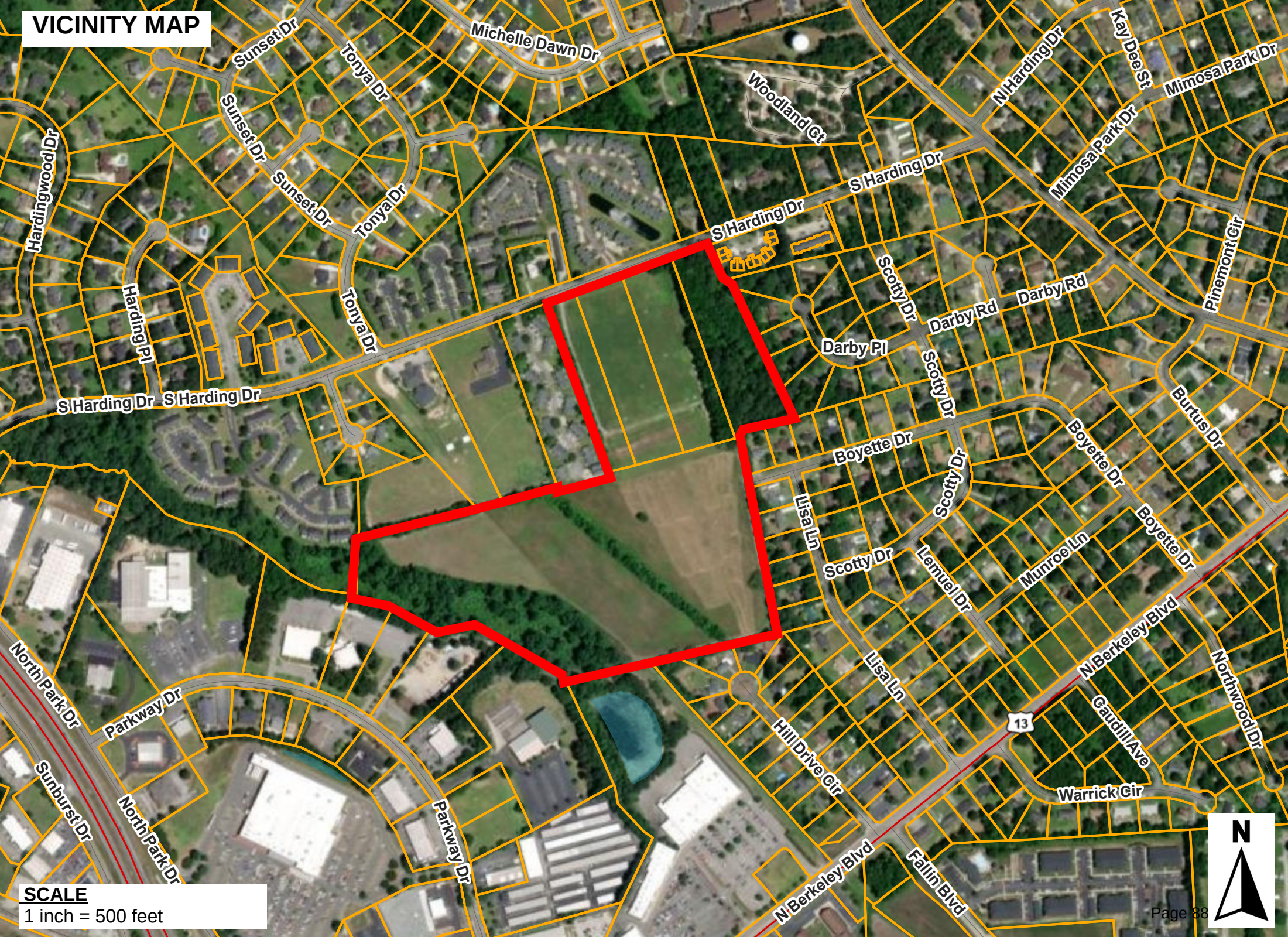
If you have questions or cannot attend the meeting but would like further information, please feel free to contact me by e-mail at vanevery@mcadamsco.com. You may also contact the City of Goldsboro Planning Department at (919)-580-4313.

Sincerely,
MCADAMS



Sarah Van Every
Senior Planner, Planning + Design

VICINITY MAP



SCALE
1 inch = 500 feet





PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

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

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

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

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

Publish on 4/17/2025

Publish on 4/24/2025

Adjacent Property Owners of
CZ-01-25

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

Adjacent Property Owners of
CZ-01-25

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



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-01-25, were notified by first class mail on 4-17-25.

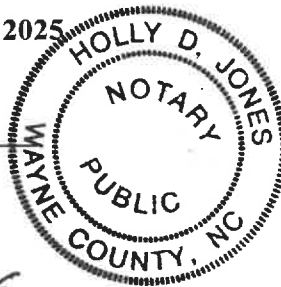
Mark E. Helmer
Signature

Wayne County, North Carolina

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

17th day of April, 2025

Holly D. Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, June 2, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

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

CZ-02-25 Northwest Associates, LLC: The applicant is requesting to rezone from the Residential-9 Zoning District to the General Business Conditional Zoning District, a .46 acre parcel of land, to construct a mini-warehouse for his personal automobiles. The property considered for zoning reclassification is located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street. The property is further identified as Wayne Co. Pin#: 3519-12-0156.

RZ-02-25 Lewis B. Jones: The applicant is requesting to rezone from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The property considered for zoning reclassification is a .95 acre parcel of land, located on the South side of East Ash Street Extension, between Malloy Street and Oak Forest Road. The property is further identified as Wayne Co. Pin#: 3518-68-7973.

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

Publish on 5/22/2025

Publish on 5/29/2025



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-01-25, were notified by first class mail on 5-19-25.

Mark E. Helmer
Signature

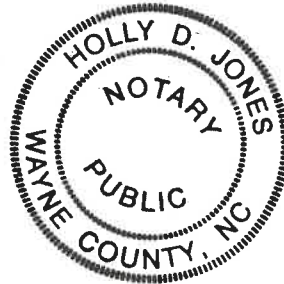
Wayne County, North Carolina

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

19th day of May, 2025

Holly D. Jones
Notary Public Name

My Commission expires on July 29, 2026
(Seal)



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: CZ-02-25 Northwest Associates, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: Denton Place

PARCEL: 3519-12-0156

OWNER: Northwest Associates, LLC

APPLICANT: Northwest Associates, LLC c/o R. Michael Woodard

The applicant is requesting a rezoning classification from a Residential-9 (R-9) Zoning District to a General Business Conditional (GB-CZ) zoning district for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size. Mini-warehousing is a permitted use by right within what will be the underlying General Business zoning district.

The property considered for rezoning is an existing 20,590 square feet in size with approximately 216 feet of lot frontage on an existing 13' wide private access easement. The proposed 3,000-square-foot building will meet or exceed the setback of the General Business zoning district and will be setback 35.93-feet from the front property line, 25-feet from the rear property line and 15-feet from the side property line.

SURROUNDING ZONING:

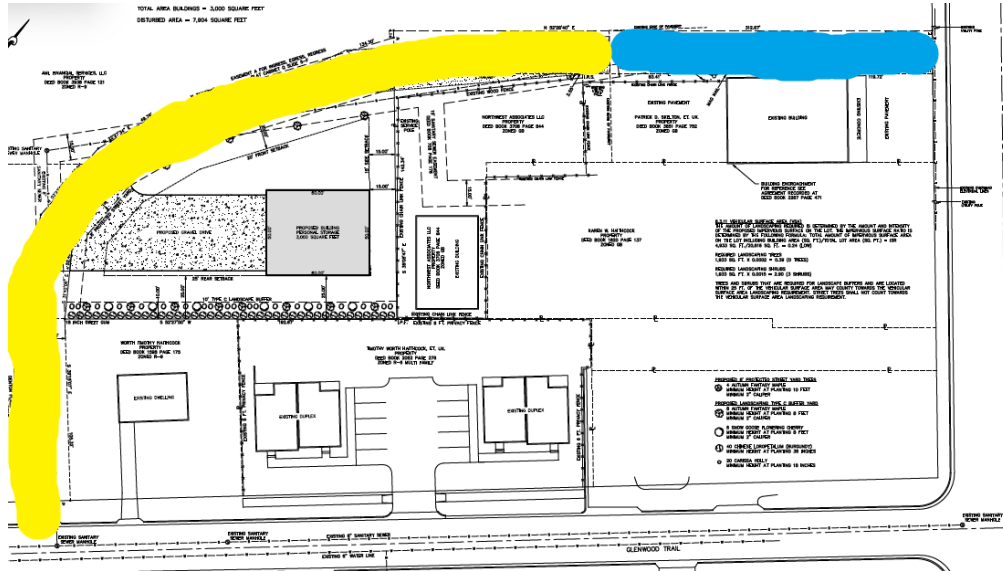
Adjacent Zoning and Land Uses		
North	R9/GB	Single/two-family/Repair garage
South	R9	Vacant/multi-family
East	R16	Vacant/multi-family
West	R9	Vacant/two-family

LAND-USE PLAN:

The property is identified as within the Mixed-Use I land use category. This category will allow a mixture of uses and have minimum impact on adjacent areas. The General Business Zoning District is not a corresponding zoning district in the Mixed-Use I land use designation.

EXISTING LAND USE AND ACCESS:

The site is currently vacant and is served by an existing 12 ft. wide access easement. The access easement (highlighted yellow) consists of a gravel drive extending northward from Glenwood Trail to a northeasterly terminus of approximately 390 ft. The access easement connects to another access easement (highlighted in blue) 25 ft. in width and extends 312 ft. northeast to East Ash Street.



LANDSCAPING:

Street trees have been provided along the easement known as Denton Place. A Type C 20 ft. wide landscape buffer is required adjacent to the residential zoned properties to the southeast.

UTILITIES:

All utilities to the site will be installed underground.

REFUSE:

Commercial dumpsters may be utilized for garbage collection and stored within the building or be stored outside 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.

OUTDOOR STORAGE:

No outdoor storage is requested or identified on the site plan.

TRC REVIEW:

Staff has 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.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-9 to General Business Conditional Zoning District to construct a 3,000 sq. ft. to be used by the applicant to store personal items. 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 General Business

Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district, and are binding on the property as an amendment to these regulations and to the Official Zoning Map. Should the applicant deviate from the minimum requirements of the proposed General Business Conditional Zoning District, the deviations shall be identified in righting for Council approval. The proposed use will be for mini-warehouse to be used by the applicant to store personal items. No commercial enterprises will be permitted, and no deviations are requested by the applicant or planning staff.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

The City's Comprehensive Land-Use Plan identifies the area as being suitable for a mix of land uses. There are several factors that would support the applicant's proposed conditional rezoning request for the General Business Conditional Zoning District:

The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.

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.

The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.

Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.

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.

Therefore, the Planning Staff is recommending approval of the conditional rezoning request based on the factors listed above.

PLANNING COMMISSION RECOMMENDATION:The Planning Commission, at its April 28, 2025 meeting, unanimously voted to recommend approval of CZ-02-25, with the above listed conditions.

REQUIRED ACTION:

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

inconsistency statement.

MANAGER'S RECOMMENDATION:

APPROVERS

Mark Helmer

Laura Getz

Matthew Livingston

ORDINANCE 2025-

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

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on **Monday, June 2, 2025, at 5:30 p.m.**, for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on **April 28, 2025**; and

WHEREAS, Northwest Associates, LLC c/o R. Michael Woodard has submitted a petition to rezone Tax Parcel 3519-12-0156, from the Residential-9 (R-9) Zoning District to the General Business (GB) Conditional Zoning District; and

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

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

WHEREAS, the General Business Conditional Zoning District (GB CZ) was established to accommodate the widest range of uses by providing general goods and services to the community; and

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

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

WHEREAS, the proposed conditional rezoning request will not impair or injure the health, safety, and general welfare of the public; and

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

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

- 1) The Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing the Residential-9 Zoning District to the General Business Conditional Zoning District.
- 2) CZ-02-25 Northwest Associates, LLC c/o R. Michael Woodard: A site-specific development plan documenting the conditions of this General Business Conditional Zoning District (GB CZ) and includes:

- 1) Side Building Setback: 15 ft.
- 2) Rear Building Setback: 25 ft.
- 3) Front Setback: 35.93 ft.
- 4) No commercial enterprises will be permitted.

3) City of Goldsboro Future Land Use map shall continue to identify this property with the Mixed-Use 1 land use classification.
The following Wayne County Parcel Identification # shall be rezoned: 3519-12-0156

This Ordinance shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-02-25 NORTHWEST ASSOCIATES, LLC
WORKSHEET**

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

CONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds the proposed conditional zoning request to the General Business Conditional Zoning District (NBCZ) for the construction of a 3,000-square-foot mini warehouse to be used by the applicant to store personal items to be consistent with the Mixed Use-I land use designation and the Comprehensive Land Use Map. The City of Goldsboro Planning Commission finds that the conditional rezoning request is reasonable and in the public interest and recommends approval to the City of Goldsboro City Council for the following reasons:

1. The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.
2. The City and other utility service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments.
3. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.
4. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.
5. All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

VOTING RECORD FOR RECOMMENDATION:

Yes _____

No _____

INCONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds the proposed conditional zoning request to the General Business Conditional Zoning District (GBCZ) for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items to be inconsistent with the Mixed-Use land use designation and the Comprehensive Land Use Map. Further, the Planning Commission finds that this rezoning, if executed, would have a negative impact on the public due to the fact the rezoning would be incompatible with the surrounding zoning patterns and existing and new land uses. The City of Goldsboro Planning Commission deems this proposed rezoning to not be reasonable and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Comprehensive Land Use Plan.

VOTING RECORD FOR RECOMMENDATION:

Yes _____

No _____

CZ-02-25

***CONDITIONAL ZONING APPLICATION**

Development Name **NORTHWEST ASSOCIATES LLC**

Proposed Use **PROPOSD METAL BUILDING PERSONAL STORAGE**

Project location or address **DENTON PLACE**

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

PIN#	3519120156	TAX ID#	

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

PROPERTY OWNER INFORMATION

Name **NORTHWEST ASSOCIATES, LLC**

Address **2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121**

Phone **919-738-4078** Email

OWNER/DEVELOPER INFORMATION

Company Name **NORTHWEST ASSOCIATES, LLC** Contact Name **MIKE WOODARD**

Address **2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121**

Phone **919-738-4078** Email

CONSULTANT/ENGINEERING FIRM

Company Name **BR KORNRGAY, INC.** Contact Name **TERRY BEASLEY**

Address **300 E. WALNUT STREET, GOLDSBORO, NORTH CAROLINA 27530**

Phone **919-735-5886** Email **terry@kornegaysep.com**

ZONING INFORMATION

Existing Zoning District **R-9** Proposed Zoning District **GB-CDU**

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ No Inside City Limits? ☒ Yes ☐ No

ENVIRONMENTAL QUALITY DATA INFORMATION

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

SITE DATA

Total # of single-family lots	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate MIKE WOODARD to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

<u>Mike Woodard</u> Signature	<u>3/6/25</u> Date 3-5-2025
Signature	Date

APPLICATION FEES

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

OWNER AUTHORIZATION

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner _____ *Printed Name of Owner* _____

(State)

(County)

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

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

Notary Public: _____

(Printed Name)

(Signature)

(Seal)

County of Commission: _____

Commission Expires: _____

PROJECT NARRATIVE

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

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

INFORMATION TO BE PROVIDED ON PLAN

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

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

Existing Conditions:

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

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

Proposed Conditions:

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

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



EXISTING ZONE R-9 (CITY OF GOLDSBORO)
PROPOSED ZONED GB-CDU GENERAL BUSINESS CONDITIONAL USE (CITY OF GOLDSBORO)

MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
REAR = 25 FEET
SIDE = 15 FEET

PIN NUMBER 3519120156

REFERENCE PLAT CABINET Q SLIDE 5-F

AREA = 20,616 SQUARE FEET OR 0.473 ACRE±

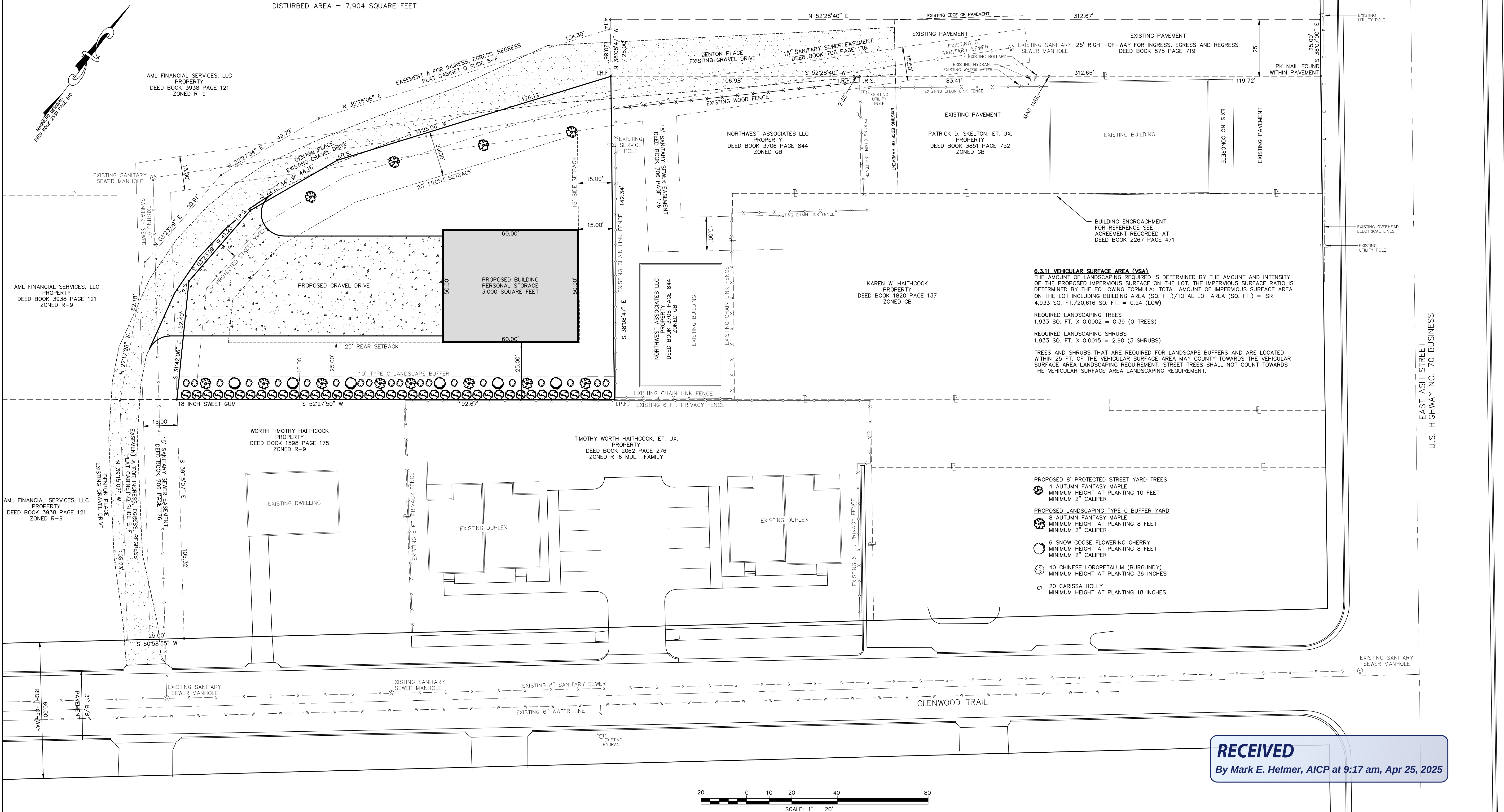
TOTAL IMPERVIOUS AREA = 7,904 SQUARE FEET INCLUDING BUILDINGS

TOTAL IMPERVIOUS AREA = 4,904 SQUARE FEET EXCLUDING BUILDINGS

TOTAL AREA BUILDINGS = 3,000 SQUARE FEET

DISTURBED AREA = 7,904 SQUARE FEET

" PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES OR SALES."



6.3.11 VEHICULAR SURFACE AREA (VSA)
THE AMOUNT OF LANDSCAPING REQUIRED IS DETERMINED BY THE AMOUNT AND INTENSITY OF THE PROPOSED IMPERVIOUS SURFACE ON THE LOT. THE IMPERVIOUS SURFACE RATIO IS DETERMINED BY THE FOLLOWING FORMULA: TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA (SQ. FT.)/TOTAL LOT AREA (SQ. FT.) = ISR
4,933 SQ. FT./20,616 SQ. FT. = 0.24 (LOW)

REQUIRED LANDSCAPING TREES
1,933 SQ. FT. X 0.0002 = 0.39 (0 TREES)

REQUIRED LANDSCAPING SHRUBS
1,933 SQ. FT. X 0.0015 = 2.90 (3 SHRUBS)

TREES AND SHRUBS THAT ARE REQUIRED FOR LANDSCAPE BUFFERS AND ARE LOCATED WITHIN 25 FT. OF THE VEHICULAR SURFACE AREA MAY COUNT TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT. STREET TREES SHALL NOT COUNT TOWARDS THE VEHICULAR SURFACE AREA LANDSCAPING REQUIREMENT.

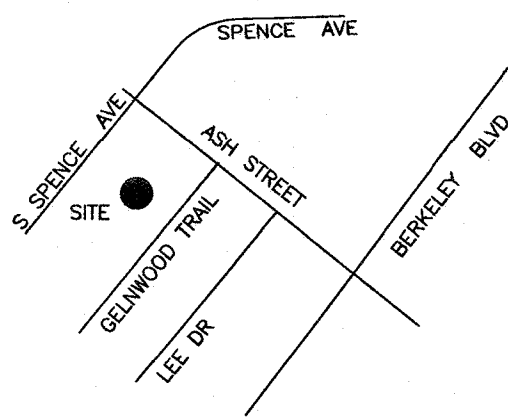
- PROPOSED 8' PROTECTED STREET YARD TREES**
- 4 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 10 FEET
MINIMUM 2" CALIPER
- PROPOSED LANDSCAPING TYPE C BUFFER YARD**
- 8 AUTUMN FANTASY MAPLE
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER
 - 6 SNOW GOOSE FLOWERING CHERRY
MINIMUM HEIGHT AT PLANTING 8 FEET
MINIMUM 2" CALIPER
 - 40 CHINESE LOROPETALUM (BURGUNDY)
MINIMUM HEIGHT AT PLANTING 36 INCHES
 - 20 CARISSA HOLLY
MINIMUM HEIGHT AT PLANTING 18 INCHES

RECEIVED
By Mark E. Helmer, AICP at 9:17 am, Apr 25, 2025

NO.		REVISION		DATE		 B. R. KORNEGAY, INC. LAND SURVEYING • ENGINEERING • PLANNING License Number: F-1054 300 East Walnut Street Goldsboro, N.C. 27530 www.kornegaysep.com (919) 735-5886 Fax: (919) 580-9053		SITE PLAN				DRAWN BY: TSB		PROPERTY OF NORTHWEST ASSOCIATES, LLC 2005 E ASH STREET SUITE B, GOLDSBORO, NORTH CAROLINA 27530-4121 MIKE WOODARD 919-738-4078				SHEET	
								PROPOSED METAL BUILDING PERSONAL STORAGE				DESIGNED BY: BRK						OF:	
								CITY OF GOLDSBORO GOLDSBORO TOWNSHIP WAYNE COUNTY, N.C.				WORK							
								DATE: 3-5-2025				CAD							
								SCALE: 1" = 20'											

Q-5-7

PRESENTED
FOR REGISTRATION
DATE December 20, 2024
TIME 8:56:04 AM
TINA ARDER
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY: [Signature]
DEPUTY ASSISTANT



VICINITY MAP - NTS

STATE OF NORTH CAROLINA
COUNTY OF WAYNE
I, Berry Gray REVIEW OFFICER OF WAYNE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature] DATE 12/21/24
REVIEW OFFICER

GRID NORTH AND GRID COORDINATES
ESTABLISHED UTILIZING SINGLE FREQUENCY
CARLSON BRx7
COMBINATION FACTOR 0.9999997

LEGEND

- E - ELECTRICAL POWER LINE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- IRON ROD SET SET ON ALL CORNERS
UNLESS OTHERWISE NOTED
- PKNF - P.K. NAIL FOUND
- MNS - MAG NAIL SET
- BG - BELOW GROUND
- AG - ABOVE GROUND
- P - PROPERTY LINE
- SS - SANITARY SEWER LINE
- CP - COMPUTED POINT

AREA CALCULATED BY DMD
ALL BEARINGS ARE NC GRID NORTH NAD 83
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 2000'

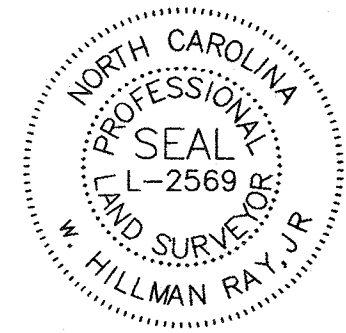
LINE	BEARING	DISTANCE
L1	N 34°33'56" W	52.41'
L2	N 00°31'19" E	41.23'
L3	N 19°35'44" E	44.16'
L4	N 42°08'57" W	8.64'
L5	S 47°26'39" W	25.00'
L6	N 00°31'19" E	50.91'
L7	N 19°35'44" E	49.79'
L8	S 32°33'16" W	134.55'
L9	S 40°20'29" E	20.93'

- I, W. HILLMAN RAY, JR., A PROFESSIONAL LAND SURVEYOR CERTIFY TO ONE OF THE FOLLOWING:
- ☐ A - THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT REGULATES PARCELS OF LAND
 - ☐ B - THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
 - ☐ C - ANY ONE OF THE FOLLOWING:
 - 1. - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OF LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2. - THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3. - THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDED HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHT OR OWNERSHIP.
 - 4. - THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
 - ☒ D - THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION
 - ☐ E - THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISION CONTAINED IN (A) THROUGH (D) ABOVE.

[Signature]
W. HILLMAN RAY, JR. PLS -2569 PKEVILLE, NC

I, W. HILLMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 3938, PAGE 121; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/100000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE, PAGE MAP; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17 DAY OF DECEMBER, 2024.

[Signature]
W. HILLMAN RAY JR. PLS L-2569 PKEVILLE, N.C.



W. HILLMAN RAY, JR.
PROFESSIONAL LAND SURVEYOR
301 COFFMAN DRIVE
PKEVILLE, NC 27863
919-344-1511

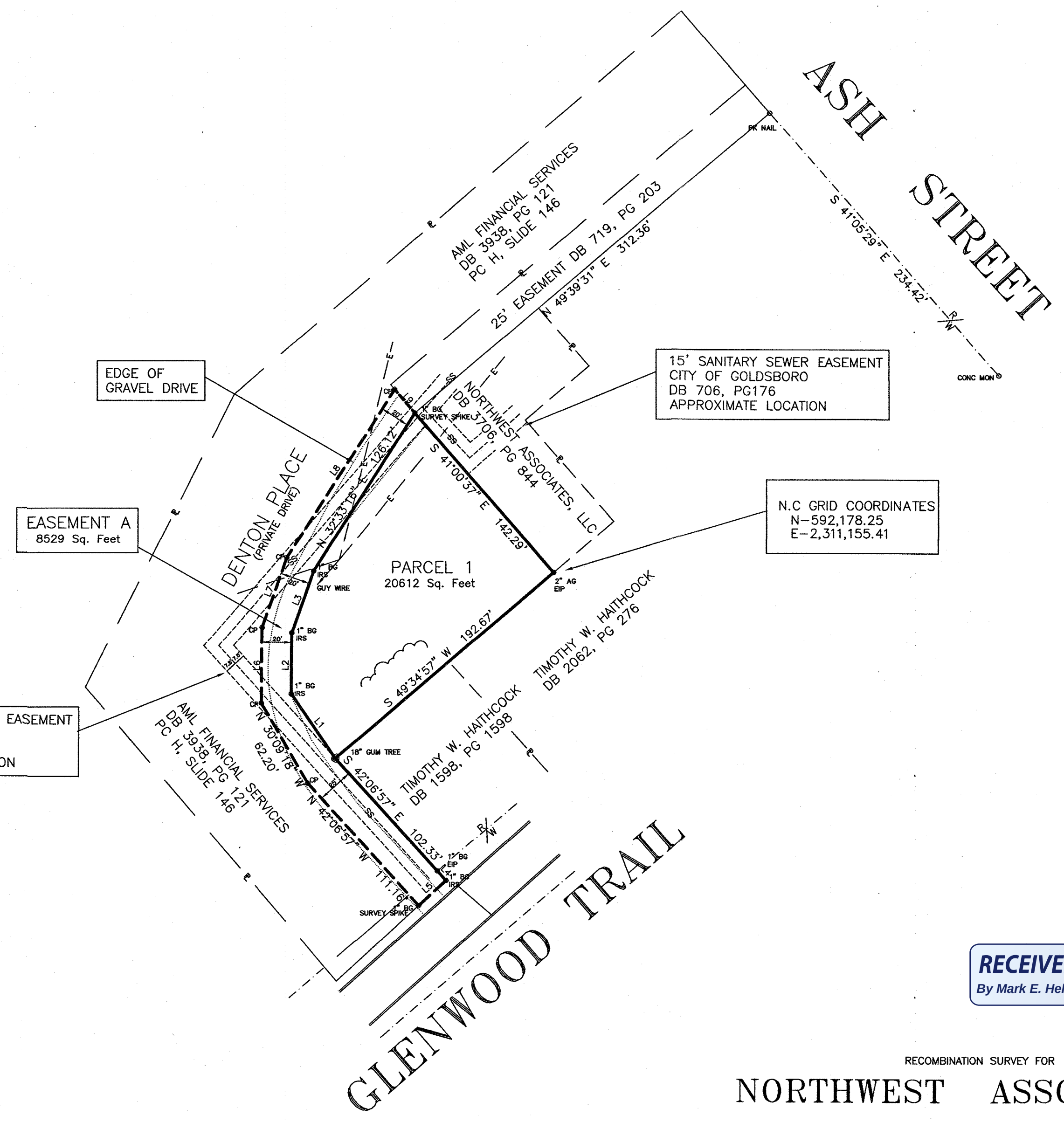
EDGE OF GRAVEL DRIVE

EASEMENT A
8529 Sq. Feet

15' SANITARY SEWER EASEMENT
CITY OF GOLDSBORO
DB 706, PG176
APPROXIMATE LOCATION

15' SANITARY SEWER EASEMENT
CITY OF GOLDSBORO
DB 706, PG176
APPROXIMATE LOCATION

N.C. GRID COORDINATES
N-592,178.25
E-2,311,155.41



RECEIVED
By Mark E. Helmer, AICP at 9:16 am, Apr 25, 2025

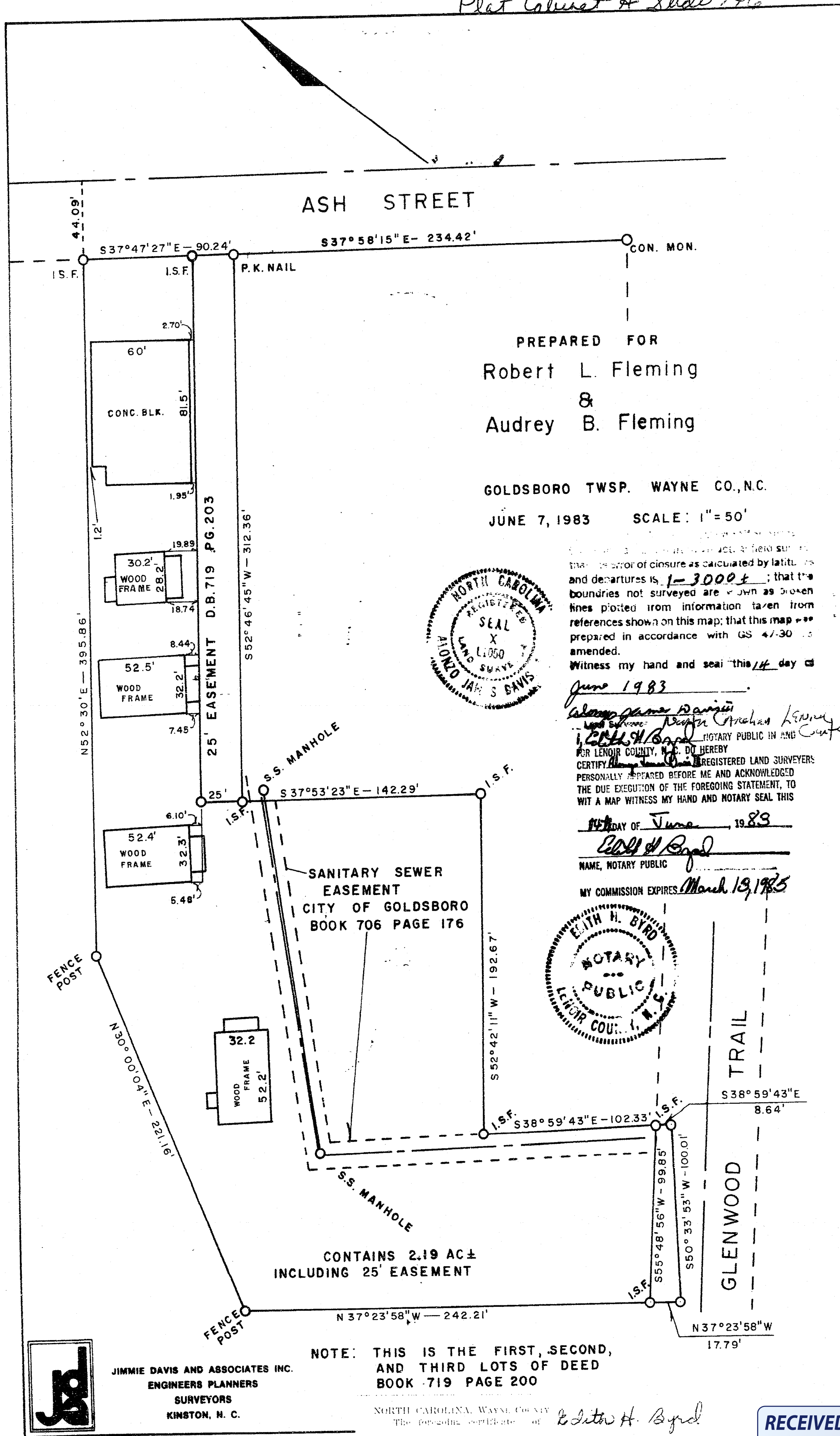
RECOMBINATION SURVEY FOR
NORTHWEST ASSOCIATES, LLC

GOLDSBORO TOWNSHIP
WAYNE COUNTY, N.C.

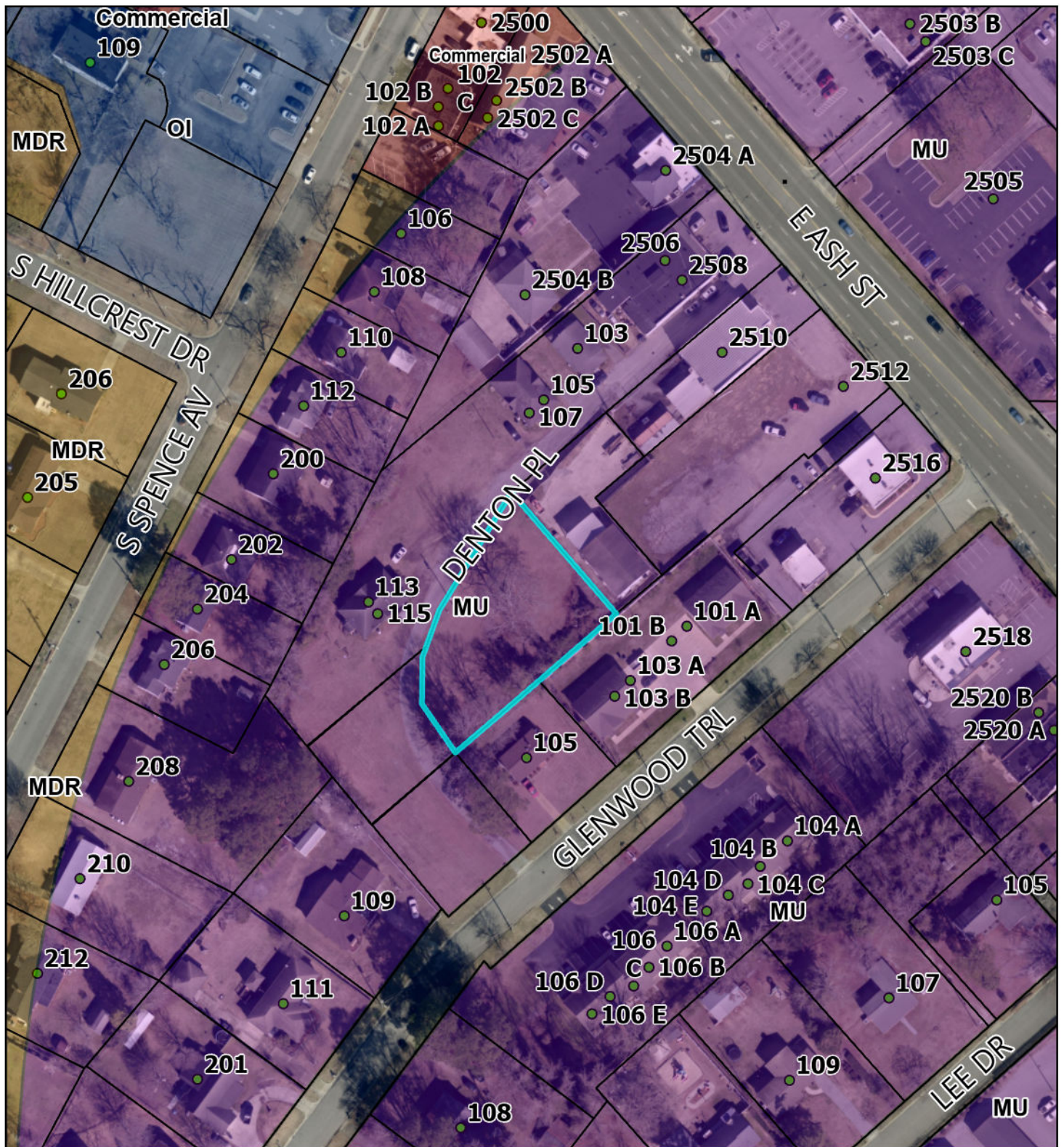


1 inch = 60 ft.

Plot Cabinet # Slide 146



Photoregistration at 310 10000 27
June 83 By Dorothy Hamilton
MARGARET M. PEACOCK, Register of Deeds
Deputy/Assistant Register of Deeds



Case Number: CZ-02-25

Request: Personal Storage Building

Owner: Mike Woodard

Location: Denton Place

PIN# 3519120156

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

Residential

- High Density Residential

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



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, June 2, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

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

CZ-02-25 Northwest Associates, LLC: The applicant is requesting to rezone from the Residential-9 Zoning District to the General Business Conditional Zoning District, a .46 acre parcel of land, to construct a mini-warehouse for his personal automobiles. The property considered for zoning reclassification is located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street. The property is further identified as Wayne Co. Pin#: 3519-12-0156.

RZ-02-25 Lewis B. Jones: The applicant is requesting to rezone from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The property considered for zoning reclassification is a .95 acre parcel of land, located on the South side of East Ash Street Extension, between Malloy Street and Oak Forest Road. The property is further identified as Wayne Co. Pin#: 3518-68-7973.

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

Publish on 5/22/2025

Publish on 5/29/2025



PLANNING DEPARTMENT
Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

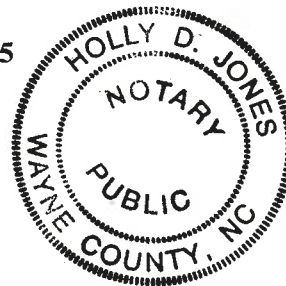
I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-02-25, were notified by first class mail on 5-19-25.

Mark E. Helmer
Signature

Wayne County, North Carolina

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

19th day of May, 2025
Holly D. Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)

Adjacent Property Owners of
GZ-02-25

PIN *	Name1	Address1	City	State	ZipCode
3519027171	PATE CARLA PRICE	115 BRITMORLAN DR	PIKEVILLE	NC	27863-8110
3519028107	PATE MICHAEL SHANE ETAL	115 BRITMORLAN DR	PIKEVILLE	NC	27863-8110
3519028259	SUTTON R L FRANKLIN	100 BREEZEWOOD DR	GOLDSBORO	NC	27534-8968
3519028395	SUTTON R L FRANKLIN	100 BREEZEWOOD DR	GOLDSBORO	NC	27534-8968
3519029446	PLONK HAL WARREN	1749 LEIGH DR	RALEIGH	NC	27603-5160
3519029571	HAMM LEE B	602 E FOREST HILL DR	GOLDSBORO	NC	27534-1820
3519121195	HAITHCOCK WORTH TIMOTHY & W KA	113 FAIRMAX RD	GOLDSBORO	NC	27534-8975
3519121227	NORTHWEST ASSOCIATES LLC	2005 E ASH ST STE B	GOLDSBORO	NC	27530-4121
3519019913	REMINGTON CAROLYN	109 GLENWOOD TRL	GOLDSBORO	NC	27534-4543
3519027062	NEAL EULAH B	208 S SPENCE AVE	GOLDSBORO	NC	27534-4554
3519028232	BTSK HOLDINGS LLC	904 MILL RD	GOLDSBORO	NC	27534-8951
3519029421	SUTTON R L FRANKLIN	100 BREEZEWOOD DR	GOLDSBORO	NC	27534-8968
3519120094	HAITHCOCK WORTH TIMOTHY	113 FAIRMAX RD	GOLDSBORO	NC	27534-8975
3519120111	AML FINANCIAL SERVICES LLC	4020 DOROTHY LN	WILSON	NC	27893-0947
3519110918	AML FINANCIAL SERVICES LLC	4020 DOROTHY LN	WILSON	NC	27893-0947
3519121374	SKELTON PATRICK D	200 BLACKWATER DR	GOLDSBORO	NC	27530-8546
3519121500	FAIL JOSEPHINE D	2504 E ASH ST	GOLDSBORO	NC	27534-4540
3519120217	AML FINANCIAL SERVICES LLC	4020 DOROTHY LN	WILSON	NC	27893-0947
3519123257	HAITHCOCK KAREN W	113 FAIRMAX RD	GOLDSBORO	NC	27534-8975
3519122363	HAITHCOCK KAREN W	113 FAIRMAX RD	GOLDSBORO	NC	27534-8975
3519120156	<Null>	<Null>	<Null>	<Null>	<Null>
	Northwest Associates, LLC	2005 East Ashe Street	Goldsboro	NC	27530
	BR Kornegay, Inc	300 East Walnut Street	Goldsboro	NC	27530

CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING

TITLE: RZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) –
 Located on the South side of East Ash Street Extension between Malloy
 Street and Oak Forest Road

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: East Ash Street

PARCEL: 3518-68-7973

PROPERTY OWNER: Lewis B. Jones

APPLICANT: Lewis B. Jones

The applicant is requesting a rezoning from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments, serving the needs of the community and surrounding area. The existing parcel is approximately 41,188 square feet in area. There is no minimum lot size in the General Business zoning district.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	NB	Hair Salon
South	R16	Residential
East	NB	Residential
West	NB	Hair Salon

EXISTING USE:

The property is currently vacant and heavily vegetated with trees and shrubs.

LAND USE PLAN:

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

DISCUSSION:

This is a rezoning proposal for approximately 0.95 acres to be rezoned from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Meadow Lane Elementary School and north of the Bryan Multi-Sports Complex. Surrounding land uses include barber and beauty shops, a used car lot, a single-family dwelling, and

Black Dragon Smoke Shop.

City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

The property is located within Seymour Johnson Air Force Base's Noise Overlay Contour. Certain building restrictions may apply to the property should the owner develop the property for commercial use in the future.

TRC REVIEW:

Staff has distributed this proposed rezoning request to Seymour Johnson Air Force Base, City Engineering, and the Fire Marshall's Office only, since this is a straight rezoning request.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

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

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at its April 28, 2025 meeting, unanimously voted to recommend approval of RZ-02-25.

REQUIRED ACTION:

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

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

Laura Getz

Matthew Livingston

ORDINANCE 2025-

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

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on **Monday, June 2, 2025, at 5:30 p.m.**, for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and the Planning Commission heard the item on **April 28, 2025**; and

WHEREAS, Lewis B. Jones has submitted a petition to rezone Tax Parcel 3518-68-7973 from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District; and

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

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

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

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

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

WHEREAS, the proposed rezoning request will not impair or injure the health, safety, and general welfare of the public; and

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

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

1) The Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing:

From Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District.

RZ-02-25 Lewis B. Jones: A single parcel of land totaling .95 acres of land.

Wayne County Tax Identification Number: 3518-68-7973

This Ordinance shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

CITY OF GOLDSBORO PLANNING COMMISSION
RZ-02-25 LEWIS B. JONES
WORKSHEET

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

CONSISTENCY STATEMENT: The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest. While the requested General Business (GB) rezoning proposal is not consistent with existing zoning classifications in the vicinity of the subject property, the range of uses permitted are generally compatible with existing land uses in the area. In addition, the proposed rezoning is consistent with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

VOTING RECORD FOR RECOMMENDATION:

Yes _____

No _____

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

VOTING RECORD FOR RECOMMENDATION:

Yes _____

No _____

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 4-11-25
Initials: HJ

CHANGE OF ZONE APPLICATION

Application Number: <u>RZ -02 -25</u>		For Office Use Only:	
Date processed: <u>4-16-25</u>		Initials: <u>HJ</u>	
Fee Type:	☐ Cash	☒ Check # <u>9009</u>	☐ Credit Card

Applicant Acknowledgement: Only applicable if Conditional Zoning

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

Applicant Signature: Lewis B. Jones

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

☐ Conditional Zoning ☒ General Zoning (check which applies)

Name of Development:

Property Address: E Ash St. Goldsboro, NC 27534

Total Acreage: .955 Frontage: 220 ft Depth: 309 ft

Wayne Co. Pin #: 3518687973 Current Zoning: NB Proposed Zoning: G8

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

Applicant (Print): Lewis B. Jones
Applicant Address: 113 Pinehurst Lane City, State, Zip: Goldsboro NC, 27534
Applicant Phone: 252-521-7965 Applicant Email: fjpbholdings.Ben@gmail.com

I, Lewis B. Jones, do hereby consent to the specific conditions and or uses listed on this application.
I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): Lewis B. Jones
Owner Address: 113 Pinehurst Lane City, State, Zip: Goldsboro NC, 27534
Owner Phone: 252-521-7965 Owner Email: fjpbholdings.Ben@gmail.com

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

Surveyor/Site Designer (Print): _____
Surveyor/Site Designer Address: _____ City, State, Zip: _____
Surveyor/Site Designer Phone: _____ Surveyor/Site Designer Email: _____

SIGNATURE REQUIRED

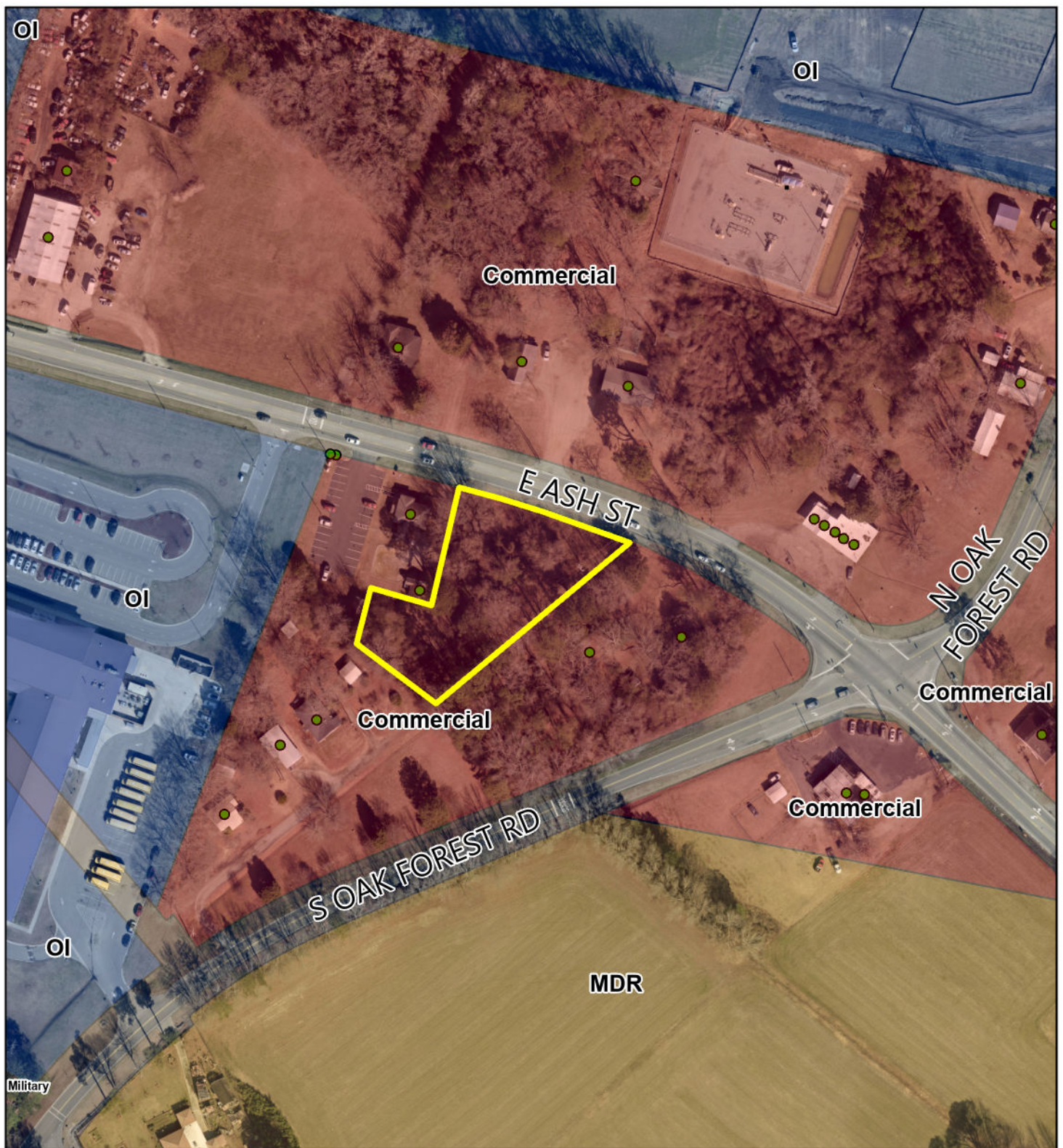
Lewis B. Jones Lewis B. Jones 4-11-25
Applicant - Printed Applicant Signature Date

CONDITIONAL REZONING & SPECIAL USE PERMIT APPLICATION

SITE PLAN REQUIREMENTS

**All requirements may not be applicable due to existing site conditions or the nature of the proposal*

- Staff recommends that a Professional Land Surveyor or Professional Engineer prepare the plan, this is not required but the site plan must be drawn to scale of at least 1": 100'
- Property Owner information (name, phone, email, address) to be noted on site plan
- Location of property lines (boundary of property)
- Property acreage/sq feet
- Property Tax Parcel number
- Location of existing R/W and easements
- Zoning district (noted on plan)
- Adjacent property uses
- Locations of proposed structures & setbacks from property line (including dimensions)
- Hours of operation
- Number of employees
- Parking detail
- Buffer detail
- Landscaping detail
- Trash collection area
- Loading/unloading area
- Flood hazard areas
- Number of dwelling units (multi-family details as applicable)
- Floor plan detail for existing structures



Case Number: RZ-02-25
Request: Rezone from NB to GB
Owner: Lewis B. Jones
Location: East Ash Street
PIN# 3518687973

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

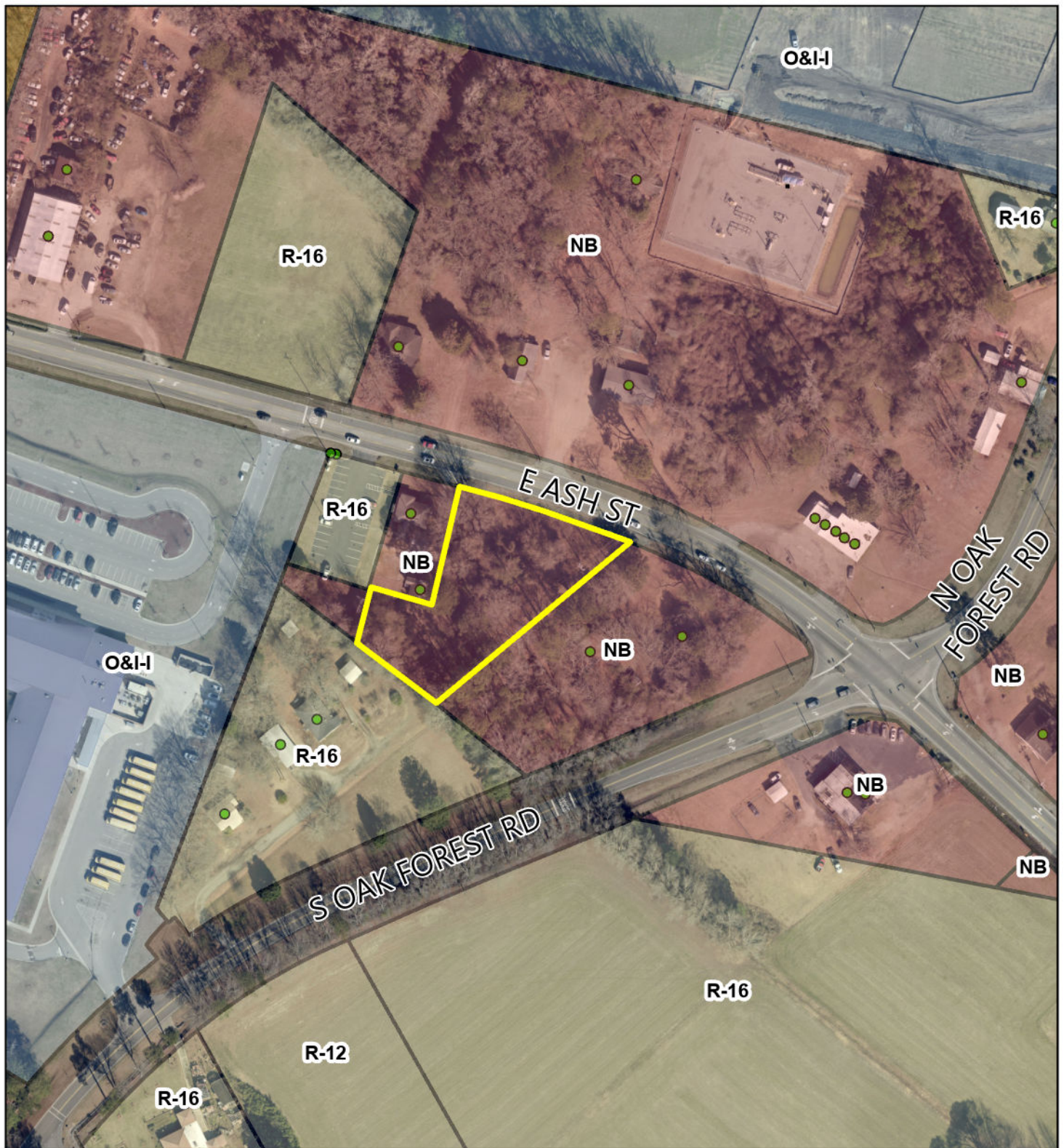
Residential

- High Density Residential

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

0 50 100 200 300 400 Feet





Case Number: RZ-02-25
Request: Rezone from NB to GB
Owner: Lewis B. Jones
Location: East Ash Street
PIN# 3518687973



Zoning

AB
AG
CBD
GB
HB
I-1
I-2

Legend

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

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearings

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, June 2, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

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

CZ-02-25 Northwest Associates, LLC: The applicant is requesting to rezone from the Residential-9 Zoning District to the General Business Conditional Zoning District, a .46 acre parcel of land, to construct a mini-warehouse for his personal automobiles. The property considered for zoning reclassification is located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street. The property is further identified as Wayne Co. Pin#: 3519-12-0156.

RZ-02-25 Lewis B. Jones: The applicant is requesting to rezone from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The property considered for zoning reclassification is a .95 acre parcel of land, located on the South side of East Ash Street Extension, between Malloy Street and Oak Forest Road. The property is further identified as Wayne Co. Pin#: 3518-68-7973.

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

Publish on 5/22/2025

Publish on 5/29/2025



PLANNING DEPARTMENT
Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, RZ-02-25, were notified by first class mail on 5-19-25.

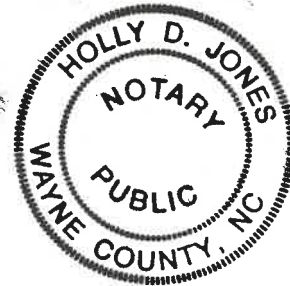

Signature

Wayne County, North Carolina

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

19th day of May, 2025


Notary Public Name



My Commission expires on July 29, 2026
(Seal)

Adjacent Property Owners of
RZ-02-25

PIN *	Name1	Address1	City	State	ZipCode
3518686654	DATED NOVEMBER 18, 2014	PO BOX 140	COLUMBIA	MO	65205-0140
3518792085	CAMPIGLIA GARY J	3627 E ASH ST	GOLDSBORO	NC	27534-4465
3518686959	MUSICK SHIRLEY	3602 E ASH ST	GOLDSBORO	NC	27534-4476
3518696591	PERKINS MARVIN E	3605 E ASH ST	GOLDSBORO	NC	27534-4465
3518687973	JONES LEWIS BENJAMIN	113 PINEHURST LN	GOLDSBORO	NC	27534-8178
3518791353	WARREN JOHN T	3611 E ASH ST	GOLDSBORO	NC	27534-4465
3518689832	SUMMERLIN MYRTLE H	245 DOLLARD TOWN RD	GOLDSBORO	NC	27534-9327
3518684666	THE ADAMS FAMILY IRREVOCABLE TRUST DATED	PO BOX 140	COLUMBIA	MO	65205-0140
3518685769	THE ADAMS FAMILY IRREVOCABLE TRUST DATED	PO BOX 140	COLUMBIA	MO	65205-0140
3518696295	KENNEDY DURWOOD	3503 E ASH ST	GOLDSBORO	NC	27534-4463

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Public Hearing on FY2025-26 Annual Operating Budget

DEPARTMENT: Finance

BACKGROUND:

The North Carolina General Statute §159-12 requires the governing board to conduct a public hearing prior to the adoption of the annual operating budget. Statute further requires that the budget officer file notice of the availability of the budget for public inspection and the date and time of the budget hearing. The advertisement was run on May 4, 2025 in the Wayne Week.

The Manager's Recommended Budget was published as advertised on May 6, 2025 on the City's website. City Council met on Monday, May 19, 2025 in regular session for an overview presentation of the FY2025-26 budget.

DISCUSSION:

Upon closing of the public hearing, Council may engage in additional discussion regarding the budget. Staff will then take any agreed upon changes by Council and then prepare the FY2025-2026 annual operating budget ordinance for proposed adoption at the June 16, 2025 meeting.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council:

1. Conduct a public hearing on the annual operating budget at the June 2, 2025 council meeting at 5:30 p.m.
2. Engage in further discussion and provide staff direction to make any additional changes for the proposed adopted budget.
3. Establish any additional budget work session(s) date(s) and times, if necessary, before June 30, 2025 at midnight.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn

Sakeithia Reece
Laura Getz
Matthew Livingston



FY 2025-26 Manager's Recommended Budget Presentation

Budget General Information

- Manager's Recommended Budget was approximately \$32 million dollars less than requested budget
- \$93 million dollar budget is a 0% increase from current amended adopted budget of \$93 million
- Discretionary spending reduced by 52%
- Majority of reductions involved capital expenses
- MAG Salary Study is recommended for funding
- Most priority capital items and equipment were funded

Budget Challenges and Goals

- Meet the high priority department capital needs
- Invest in City Council priorities as identified in annual budget retreat.
- Adjusting for high rates of inflation
- Address growing infrastructure needs i.e. roads, buildings etc.
- Recruitment and retention fund pay and class study
- Fund recommended positions as set out in organizational study

Budget Highlights

- Property tax decrease from \$.825 to \$.69.
- Revenue neutral calculated at
 - City \$.5632
 - MSD \$.156
- Vehicle tag increase \$10 to \$30 (help fund road repair)
- Water & Sewer Rate increase 9% (fund treatment plant expansion)
- MAG Salary Study \$2M (incl. 3% COLA)
- MAG Study - 3 New positions recommended
- Paving \$1.2M
- Funding \$11.4 WRF design fees
- Installment financing on equipment and rolling stock \$3.8M
- No use of fund balance

What the recommended Budget Funds

- Funds essential high priority capital needs
- Funds top priority areas as determined by Council
- Priority: Public Safety
- Funds major capital needs and new Deputy Chief position
- Priority: Economic & Community Development
- Funds economic development practices study
- Funds community survey to further understand district needs
- Priority: Slum and blight removal
- Increases slum and blight removal funding fully funds robust code enforcement activities

Recommended Budget Funds cont.

- Priority: Employee Recruitment and retention
- Funds pay and class plan and organization study including a 3% COLA for all employees in line with inflation
- Funds lease of Edgewood School property for new Community Recreation Facility to replace Herman Park

What is not funded?

- Over 25 million dollars in capital requests
- No merit pay
- No employee bonus
- No new general fund positions - six recommended
- No increase in operational costs operational funds reduced by over one million dollars

Executive Summary

Total Budget: \$93.18 million

- Budget vs. Requests: \$32 million below departmental requests
- Budget Growth: Up from \$85.84M (FY24-25 Adopted)
- Use of Fund Balance: None
- Service levels to remain stable

Strategic Focus Areas:

- Employee Retention: MAG Salary Study (\$2M, incl. 3% COLA), 3 new positions
- Infrastructure: \$1.2M street paving, \$11.4M WRF design, \$3.8M vehicle/equipment financing
- Long-Term CIP: \$465M through FY2035 incl. WRF expansion

Revenue & Rate Highlights:

- Property Tax Rate: Reduced from \$0.825 to \$0.69 (Revenue-neutral: \$0.5632)
- Utility Rates: 9% increase in water & sewer
- Vehicle Tag Fee: Increase from \$10 to \$30

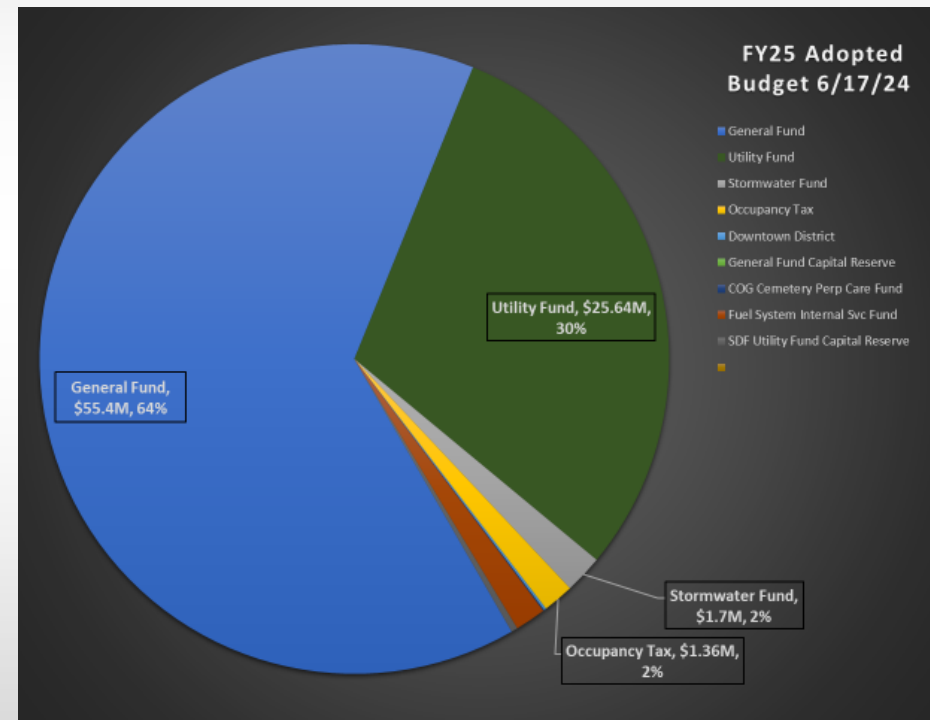
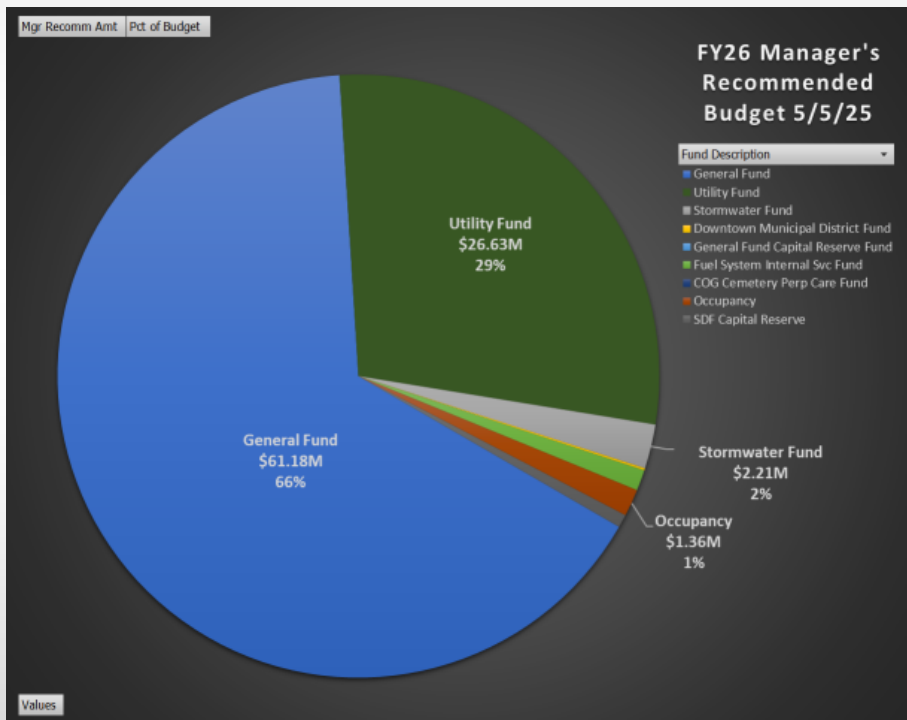
Budget Constraints:

- Flat Revenues vs. Rising Costs
- Inflation & Equipment/Facility Backlog
- Limited Operational Growth Focus on funding public safety and salary adjustments

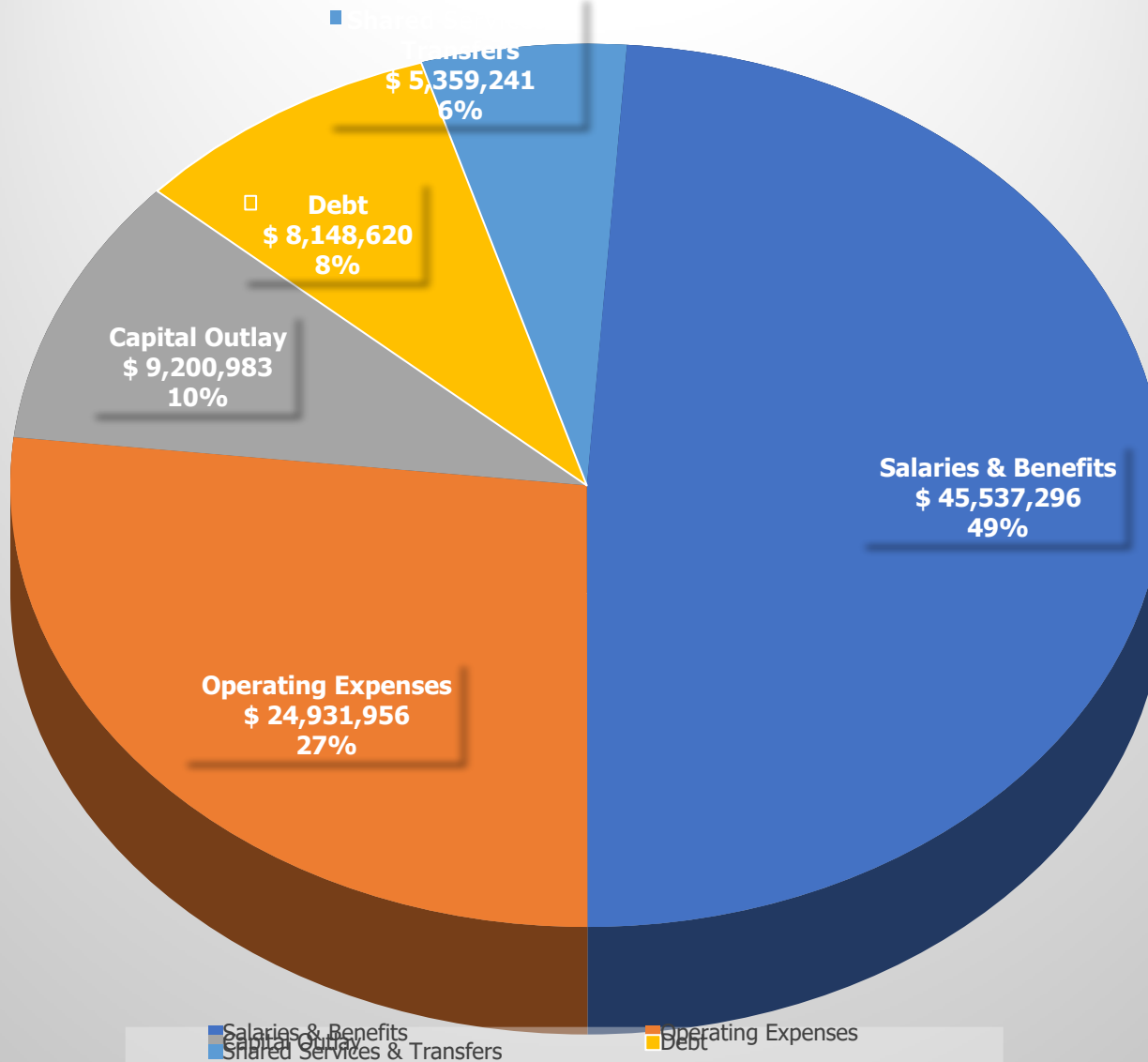
Summary FY25-26 Budget

**FY25-26 Manager's
Recommended Budget \$93.18M**

**FY24-25 Adopted
Budget \$85.84M**

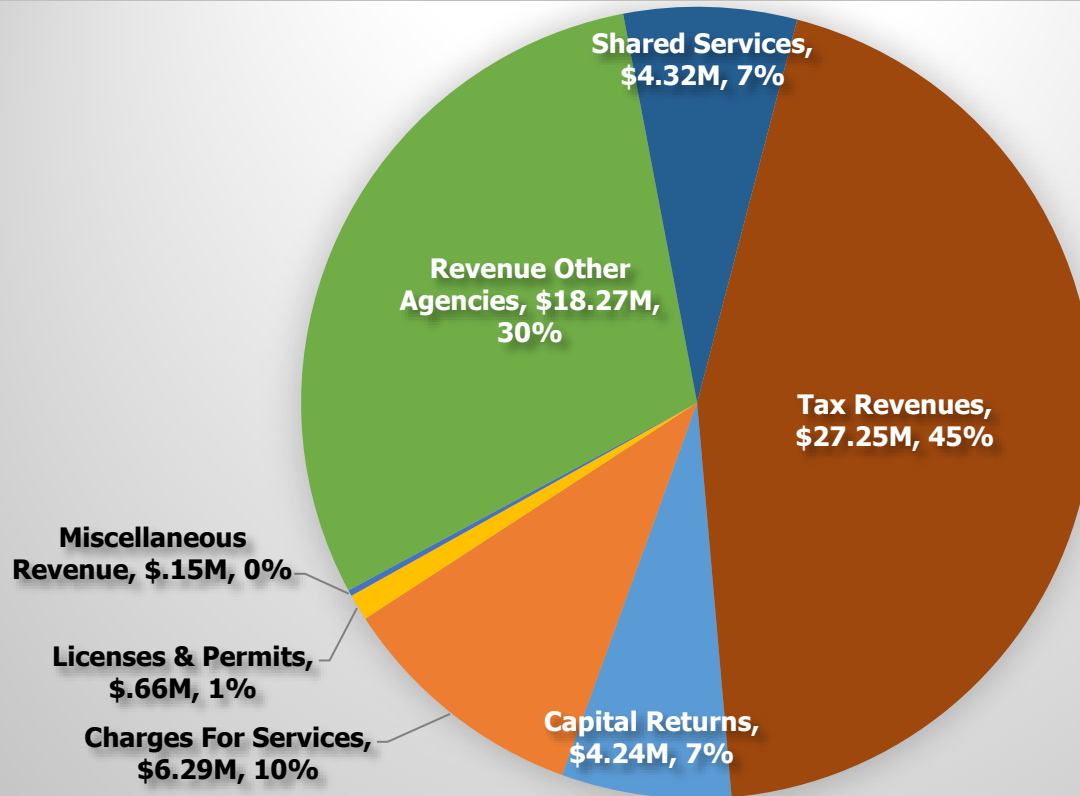


Expenditure Summary FY25-26



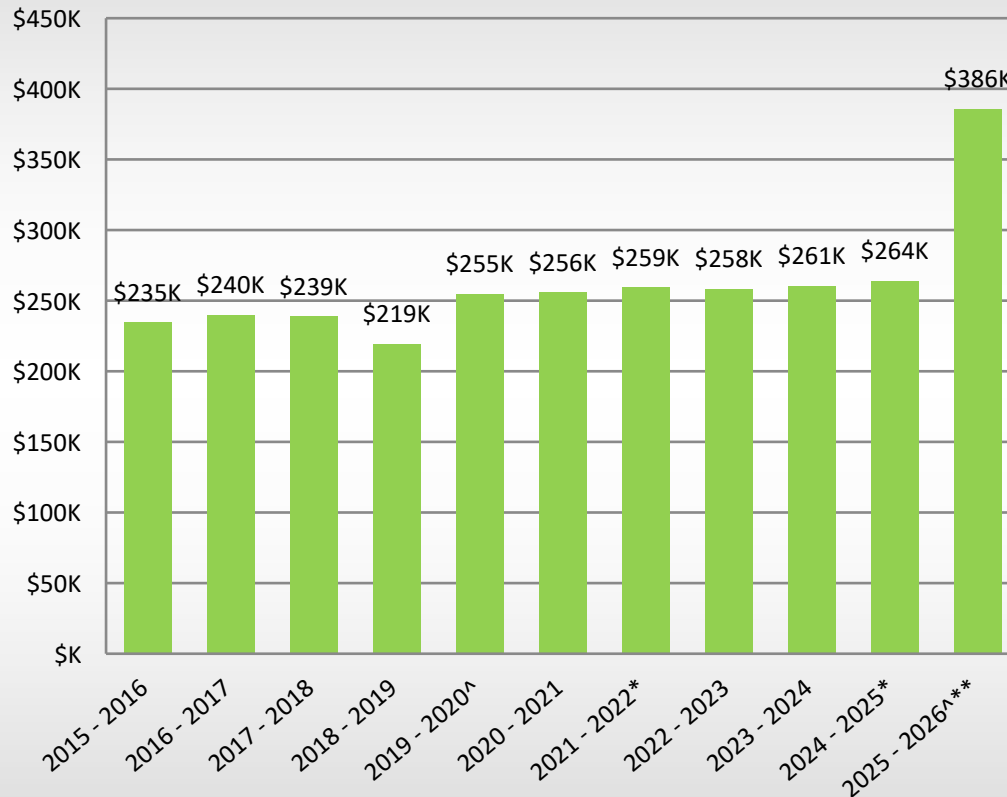
REVENUES

General Fund Revenue



Revenue Type	FY25 Adopted 6/17/24	Recom. Budget 5/5/25	FY26 V. FY25	% of Total
Tax Revenues	\$22.M	\$27.25M	\$5.25M	45%
Licenses & Permits	\$.69M	\$.66M	-\$0.03M	1%
Revenue Other Agencies	\$17.14M	\$18.27M	\$1.13M	30%
Charges For Services	\$6.31M	\$6.29M	-\$0.02M	10%
Capital Returns	\$3.08M	\$4.24M	\$1.16M	7%
Miscellaneous Revenue	\$.05M	\$.15M	\$.1M	0%
Shared Services	\$4.14M	\$4.32M	\$.18M	7%
Fund Balance Withdrawal	\$1.99M	\$.M	-\$1.99M	0%
General Fund Revenue	\$55.4M	\$61.18M	\$5.79M	100%

Penny Worth of Taxable Base - General Fund



- Proposed decrease from \$.825 to \$.69 expected to add approx. \$5.2M in revenue.
- Penny generates approx. \$386K gross, \$380K net.
- Property tax makes up about 45% of General Fund Revenues.
- Wayne County Tax underwent the revaluation process effective 1/1/25 (FY2025-26) due to Sales Ratio dropping below 90%. (Instead of 1/1/27)

Annual Dollar Impact of Revenue Neutral and Proposed Property Tax Rates

Source	Median Property Value	Property Tax for Each 1 Cent Increase	FY26 Revenue Neutral	Proposed 69 Cents	Net Increase
County-wide Tax Rate (Cents)			0.56	0.69	
Impact on Average Taxable Home Value*	\$ 78,500	\$ 8	\$ 442	\$ 542	\$ 100
Impact on Median Home Value Sold (Realtor.com®)	\$ 269,000	\$ 27	\$ 1,515	\$ 1,856	\$ 341
Impact on Median Home Value Sold (Zillow.com®)	\$ 191,217	\$ 19	\$ 1,077	\$ 1,319	\$ 242
Impact on Taxable Home Value \$100K	\$ 100,000	\$ 10	\$ 563	\$ 690	\$ 127

*Average Taxable Home Value - Tax increase Annually, Monthly, or Daily

Time Period	Proposed 69 Cents
Annual	\$ 100
Monthly	\$ 8.29
Daily	\$ 0.27

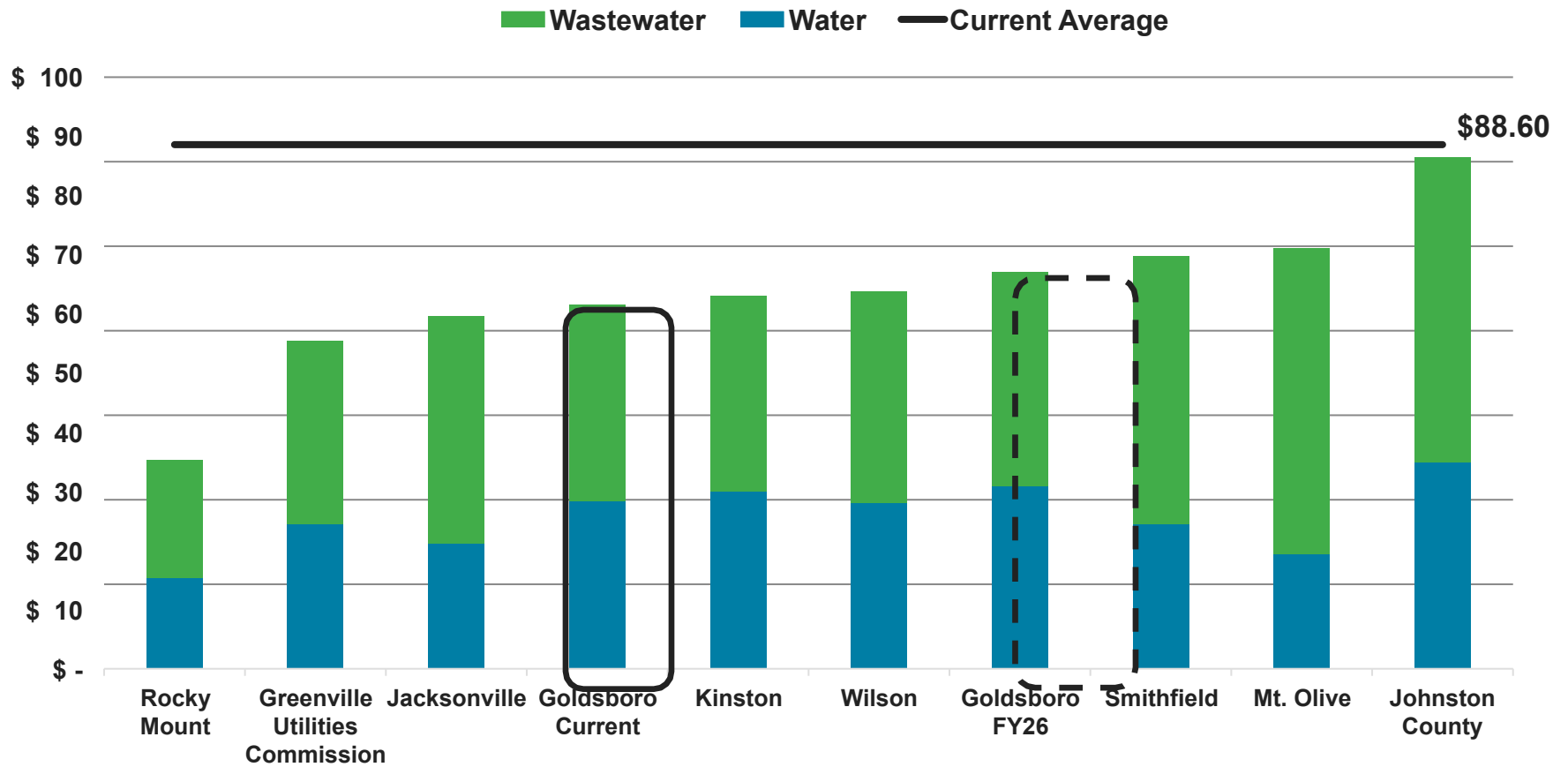
Fee Changes - General Fund (FY25)

Department	Fee changes	Nature of Changes
Vehicle Tag Fee	\$10 to \$30	Vehicle tag fee increase \$10 to \$30 to help fund \$1.2M in paving.
Public Works-Solid Waste	Dumpster Fees	Rates established by Ordinance 50.08 Refuse Collection Fee and Resolution 2016-24. Commercial service rental and lease fees have not been updated for several years and were not updated last year after the landfill increased tipping fees by 24%. Clean Out Dumpsters: Previously just had two rate codes - \$125 to rent and \$100 for each additional service if needed. We are expanding the program and will need additional rate codes to align with the changes, including \$50.00, \$75.00, \$80.00, \$120.00 and \$160.00 rate codes.
		Minor adjustments as recommended by department heads.

Water and Sewer Rates

	<u>CURRENT</u>	<u>PROPOSED</u>
WATER RATES (9% Increase)		
(Per 1000 Gallons) (Residential / Commercial) - Inside/Outside	\$4.29/\$8.61	\$4.68/\$9.38
(Per 1000 Gallons) (Industrial) - Inside/Outside	\$3.50/\$6.35	\$3.82/\$6.92
(Per 1000 Gallons) (Wholesale)	\$3.50	\$3.82
Base Fee Increase $\frac{3}{4}$ " (most common)	\$18.16/\$25.10	\$19.79/\$27.36
SEWER RATES (9% Increase)		
(Per 1000 Gallons) (Residential / Commercial) - Inside/Outside	\$9.30/\$18.59	\$10.14/\$20.26
(Per 1000 Gallons) (Industrial) - Inside/Outside	\$8.32/\$16.68	\$9.07/\$18.18
(Per 1000 Gallons) (Capitalized Sewer General Service) - Inside/Outside	\$4.72/\$9.44	\$5.14/\$10.29
(Per 1000 Gallons) (Capitalized Sewer Industrial Bulk) - Inside/Outside	\$3.82/\$7.63	\$4.16/\$8.32

Water/Sewer Rate Comparison



Alternative Water Rate Structure: Single Family Residential

- Stantec examined an alternative water rate structure for single family residential customers
- Structure would provide a reduced water rate for essential indoor water use (3,000 gallons per month)

Current		Current Structure FY 26		Tiered Structure FY 2026	
		Rate Increase	9.00%	Rate Increase	9.00%
Fixed Charge	\$18.16	Fixed Charge	\$19.79	Fixed Charge	\$19.79
Rate (1,000 gallons)	\$4.29	Rate (1,000 gallons)	\$4.68	Tier 1 Rate (0 to 3,000 Gallons)	\$3.75
				Tier 2 Rate (Over 3,000 Gallons)	\$5.15
Monthly Usage (Kgal)	Current Bill	FY 2026 Bill	Difference (%)	FY 2026 Bill (Tiers)	Difference (%)
2	\$26.74	\$29.15	9.00%	\$27.29	2.07%
4	\$35.32	\$38.50	9.00%	\$36.20	2.48%
6	\$43.90	\$47.85	9.00%	\$46.50	5.92%
8	\$52.48	\$57.20	9.00%	\$56.80	8.24%
10	\$61.06	\$66.56	9.00%	\$67.11	9.90%

- Current billing system is not capable of managing this rate structure / work around or new system required

Expenditures

- **Debt Service**
- **Positions**
- **Capital Requests**

Proposed New Debt Service

General Fund

- FY26 Rolling Stock & Equipment 3,448,397

Issuance: December, 2025

No debt service included in FY26 proposed budget. Expected to be annual payment.

Stormwater Fund

- FY26 Rolling Stock & Equipment 377,000

Issuance: December, 2025

No debt service included in FY26 proposed budget. Expected to be annual payment.

Utility Fund

- Design Fees for WRF Expansion 11,400,000

Issuance: Undetermined

Estimated debt service of \$931,473 included in FY26 proposed budget for 1 semi-annual payment.

NEW POSITIONS - RECOMMENDED

Department	GRADE	TITLE	Status (FT, PT, PP)	Min of Salary Grade
City Manager	90	Assistant City Manager	FT	\$141,316.00
Police	88	Deputy Police Chief	FT	\$117,000.00
Stormwater	77	Stormwater Administrator	FT	\$51,654.00

Capital Requests Summary

	FY25-26		FY24-25	
Capital Outlay Type	Request	Manager Recomm.	Request	Adopted
Buildings & Improvements	\$ 949,800	\$ 50,000	\$ 1,057,000	\$ 545,250
Rolling Stock/Equipment	\$ 4,031,095	\$ 1,890,935	\$ 3,903,009	\$ 1,468,788
Vehicles	\$ 4,354,436	\$ 2,660,822	\$ 3,802,945	\$ 1,791,425
Infrastructure	\$ 4,399,600	\$ 1,205,000	\$ 1,013,950	\$ 5,000
Distribution System	\$ 25,533,579	\$ 3,394,226	\$ 8,756,189	\$ 5,659,173
Total All Funds	\$ 39,268,510	\$ 9,200,983	\$ 18,533,093	\$ 9,469,636

Next Steps

- ✓ *Notification of the publication of the budget and the public hearing advertised in the Wayne Week on May 4, 2025.*
- ✓ *Notification sent to large industrial customers regarding proposed rate change on May 6, 2025, as required.*
- ✓ *Public Hearing scheduled for Monday, June 2, 2025 at 5:30 pm in Council Chambers.*
- ✓ *Scheduling any additional budget work sessions.
Date, time and location?*
- ✓ *Recommend Adoption of FY25-26 Budget at the June 16th meeting.*
- ✓ *Manager's final comments on today's Budget Presentation.*
- ✓ *Mayor and Council comments.*

Public Hearing Handouts

Submitted by citizens
06-02-25

The following information was taken from the State Treasurer's website.

According to Annual Financial Information Reports on the State Treasurer's website, the City of Goldsboro's Enterprise Funds' **Working Capital** increased from \$5,391,323, as of the end of FY 2020, to being \$33,096,504 as of the end of FY 2024 (North Carolina State Treasurer).

Enterprise Fund's Working Capital at end of Fiscal Years				
2024	2023	2022	2021	2020
\$33,096,504	\$23,232,165	\$14,369,172	\$8,620,201	\$5,391,323

Business Activities – All Unrestricted Cash and Investments				
2024	2023	2022	2021	2020
\$35,016,099	\$23,477,901	\$15,983,251	\$9,937,790	\$5,127,735

All of Goldsboro's Enterprise Fund's Working Capital is unrestricted or unappropriated. The Water and Sewer Services are Enterprise / Business / Proprietary activities, and the City had \$35,016,099 in unrestricted cash and investments in terms of overall Business Activities as of the end of FY 2024 (North Carolina State Treasurer AFIR 2024). Looking back overtime, you see there is a clear correlation.

The key to understanding the positioning of the City of Goldsboro's Utility Fund and prospect for raising water and sewer rates is to take a more wholistic view.

	Water and Sewer Operations - Days Cash on Hand				
	2024	2023	2022	2021	2020
Goldsboro	806.56	836.24	485.62	274.21	103.52
Group Average	564.49	609.60	630.12	593.76	591.99
State Average	637.56	631.25	646.61	669.84	680.50
*Group Average Denotes Municipalities with populations of 10,000 – 49,000, having water and Sewer with No Electrical Utilities					

When it comes to the City of Goldsboro's Water and Sewer Operations' Cash on Hand, the City of Goldsboro has a better standing than both State and Group Averages. This means the City of Goldsboro's Water and Sewer Operations can cease to bring in revenue and continue to operate for roughly 807 days. For the past two fiscal years this has superseded both Group and State averages.

	Water and Sewer Operations – Operating Margins				
	2024	2023	2022	2021	2020
Goldsboro	14.35%	30.46%	18.28%	13.52%	-4.93%
Group Average	9.13%	11.78%	14.43%	8.86%	10.13%
State Average	15.76%	15.65%	18.03%	18.32%	17.41%
*Group Average Denotes Municipalities with populations of 10,000 – 49,000, having water and Sewer with No Electrical Utilities Margins = Percentage of Total Water and Sewer Operating Revenues					

Overall, for the past 3 fiscal years, the City of Goldsboro's Water and Sewer Operations have operated with acceptable margins when compared to both Group and State averages.

The City of Goldsboro's Water and Sewer Operations have bent the corner and are running well. Additional increases in water and sewer fees are not warranted.

Until the City of Goldsboro's Enterprise Fund's Working Capital (i.e., Utility Fund Balance) begins to diminish through proper appropriation, that is to say: through Water and Sewer Operations Capital Expenditures occurring by Ordinance, the City of Goldsboro should not consider raising rates.

Water and Sewer Operations Capital Expenditures				
2024	2023	2022	2021	2020
\$2,110,064	\$2,745,596	\$1,524,668	\$4,851,712	\$6,595,811

Water and Sewer Operations Capital Expenditures have not yet manifested as the Council and our citizens were led to believe, and the City of Goldsboro's Restricted Cash and Investments under Business Activities (i.e., Enterprise / Proprietary activities) has not increased but decreased.

Business Activities – All Restricted Cash and Investments				
2024	2023	2022	2021	2020
\$ 1,381,326	\$1,578,697	\$1,519,843	\$1,795,561	\$1,742,417

The City has not used the additional funds it has gained from previous rate increases as it says it would. The in-house Capital Improvement Plans were not followed because they were not legitimate.

I recall being sold a bill of goods that the sewer and water system of the City of Goldsboro was in disrepair and in need of massive upgrades such that great increases in water and sewer fees were warranted to both pay for the needed repairs and upgrades, and to also keep the City of Goldsboro from defaulting on its debt. However, when the City's assets were examined, the actual required maintenance was nowhere near what was asserted to be required.

References

North Carolina State Treasurer. 2025. Annual Financial Information Report. Excell report file downloaded on May 10, 2025, from [https://www.nctreasurer.com/divisions/state-and-local-government-finance/lgc/local-fiscal-man agement/afir](https://www.nctreasurer.com/divisions/state-and-local-government-finance/lgc/local-fiscal-management/afir)

Go to:

<https://www.nctreasurer.com/divisions/state-and-local-government-finance/lgc/local-fiscal-management/afir>

Then click on **North Carolina County and Municipal Financial Information** tab under AFIR Data 2012 – Present.

Then, under “**State and Local Government Finance Division: Financial Reports and Analysis Tools,**”

(1) Select Report Type – choose AFIR and hit NEXT; for **(2) Select Report** - choose County and Municipal AFIRs for Selected Year and hit NEXT; for **(3) Select Report Criteria**, specify Report Type by choosing Municipality AFIR, for Year specify individual desired year (i.e., 2024, or other year), for Unit Name Between specify G-O and hit NEXT; for **(4) Select Export Option** choose EXCEL and then GENERATE REPORT.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Juneteenth Unity & Heritage Festival - Street Closure Request

DEPARTMENT: Police

BACKGROUND:

The Juneteenth Unity and Heritage Festival is a joyful and powerful celebration honoring freedom, culture, and community. This annual event commemorates the legacy of Juneteenth while bringing people together to uplift unity, honor heritage, and celebrate Black excellence. Featuring live music, dance, inspiring speakers, cultural showcases, art, and local vendors, the festival creates a vibrant space for reflection, connection, and celebration. It's a day to honor the past, embrace the present, and inspire a future of unity and pride.

DISCUSSION:

The event will be held at The HUB, Freedom Field, and in the 200 block of South Center Street from 12:00am to 6:00pm, with a set-up (start) time of 10:00am and a dismantling (Completion) time of 7:00pm. The Curtis Media Group is requesting the closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 7:00pm.

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

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

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council grant the requested closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 7:00pm.

MANAGER'S RECOMMENDATION:

APPROVERS

Steven Powers

Mike West

Laura Getz

Matthew Livingston

CITY OF GOLDSBORO SPECIAL EVENT APPLICATION

Application received	05/02/2025
Fee Paid	
Event Site Plan	
Event Impact Notification	Completed

I. Event Organizer & Contact Information

Organization Name: Curtis Media Group Non-profit? ☐ Yes ☒ No

If yes, are you: ☐ 501c (3) ☐ 501c (6) ☐ Place of Worship

Applicant Name: Amy Roux/Liza Govan Title: Operations Manager/Sales Manager

Address: 2581 US Hwy. 70 West

City: Goldsboro State: NC Zip: 27530

Phone: (919) 736-1150 Cell Phone: _____ Email: aroux@curtismedia.com

II. Name and Type of Event

Event Name: Juneteenth Unity & Heritage Festival

Event Location: The Hub & Freedom Field (empty lot next to Well Travelled beer)

Type of Event: (please check all that apply) AJR

☐ Parade ☐ Run/Walk ☒ Festival ☒ Street Closure ☐ Carnival ☐ Other

If Other, Explain: _____

If Street Closure, list time and all streets requesting to be closed: Time: 10am-7pm
Center Street - Chestnut to Spruce

III. Date of Event

Date of the event: June 21, 2025 Inclement Weather/Rain Date: _____

Event Start Time: 12pm Event End Time: 6pm

Set-up Start Time: 10am Dismantle (Completion) Time: 7pm

IV. Past Attendance / Predicted Attendance

Has this event been issued a permit for five (5) Consecutive years? ☐ Yes ☒ No AJR

If Yes, Will this event remain substantially the same? ☒ Yes ☐ No

Attendance trend in past events: ☐ N/A ☐ Fewer than 200 ☐ 201-500 ☒ 501-1000 ☐ over 1001

What attendance is predicted? ☐ Fewer than 200 ☐ 201-500 ☒ 501-1000 ☐ over 1001

V. Vendors

Will there be Vendors at your event? ☒ Yes ☐ No If Yes, approximate number: 20

VI. Permit Application Fees & Timeline

The City of Goldsboro differentiates events by tiers. Each tier differs based on projected attendance, City services and street closures. Special Events and Street Closures will be determined based on the tiers below. The application fee is listed below. The Permit and Application Fee includes a \$25.00 non-refundable application fee if not approved. The fee is to be in the form of a check made payable to the City of Goldsboro.

Check the appropriate Tier for your event:

TIERS	DETAILS	PERMIT AND APPLICATION FEE	DEADLINES
TIER 1 ☐	- Fewer than 200 people - Minimal City services - Possible closure of City owned lots, No closure of public right-of-way, and/or streets - Alcohol can be present with proper approval & permits. - Approved by the City Manager	\$100.00	Must be submitted for approval at least 30 days prior to the event.
TIER 2 ☐	201-500 people - Multiple City services - Possible closure of City owned lots, public right-of-way, and/or streets (Not to include Center Street). - Alcohol can be present with proper approval & permits. - Approved by the City Manager	\$200.00	Must be submitted for approval at least 60 days prior to the event.
TIER 3 ☐	501-1000 people - Multiple City services - Possible closure of City owned lots, public right-of-way, and/or streets (Not to include Center Street). - Alcohol can be present with proper approval & permits. - Approved by the City Manager	\$300.00	Must be submitted for approval at least 60 days prior to the event.
TIER 4 ☒	1001 people or more - Multiple City services - Closure of any portion of Center Street - Alcohol can be present with proper approval & permits - Approved by City Council unless an exception applies.	\$400.00	Must be submitted for approval at least 60 days prior to the event.

VII. Event Description, Statement of Public Benefit and Public Services (Required)

Description of Event:

Juneteenth Unity and Heritage Festival is a joyful and powerful celebration honoring freedom, culture, and community. This annual event commemorates the legacy of Juneteenth while bringing people together to uplift unity, honor heritage, and celebrate Black excellence. Featuring live music, dance, inspiring speakers, cultural showcases, art, and local vendors, the festival creates a vibrant space for reflection, connection, and celebration. It's a day to honor the past, embrace the present, and inspire a future of unity and pride.

Impact on the community/City Services:

The Juneteenth Unity and Heritage Festival will strengthen community bonds, celebrate cultural pride, and support local businesses and artists. It promotes unity, education, and civic engagement while boosting the local economy. With the help of city services, the festival will offer a safe, inclusive space that honors the past and inspires progress, leaving a lasting positive impact on the community.

Overview of benefits to the community:

The Juneteenth Unity and Heritage Festival brings people together to celebrate freedom, culture, and shared history. It boosts local pride, promotes cultural awareness, and encourages inclusivity across generations and backgrounds. The festival supports local businesses and artists, stimulates the local economy, and provides educational opportunities around Juneteenth's significance. It also strengthens neighborhood connections, inspires youth, and fosters a sense of belonging, leaving a meaningful and positive mark on the community.

VIII. Event Marketing Strategy & Budget (Advertising to the Public)

Curtis Media Group will run radio ads and on-air mentions. We will also ask DGDC for the usage of The Hub Kiosk to feature event flyers and digital signage in a high-traffic location to boost visibility. Social media promotions, local influencers, and grassroots outreach through flyers and community partners will further expand reach and engagement with a \$3,000 budget.

IX. Event Site Plan (attach copy to application)

Event Site Plan Checklist:

☐	Directions indicated by directional arrow symbol.
☐	The overall event area including: any requested street closures and/or the location and number of any parking closures.
☐	The location and dimensions of all physical equipment being placed, including, but not limited to, any stage(s), vendors, booths, sponsors, tents, signs, barricades, portable toilets, vehicles, shelters, etc.
☐	Location of temporary alcohol sales where both sales and consumption occur.
☐	Indicate 14' wide fire lane clearances in all areas and the location of all fire hydrants.
☐	Include electrical plans for vendors and stages, specifying how much each site requires, in terms of amps & volts.
☐	Any other details you think are helpful in the physical description of your event.

X. Event Impact Notification (attach copy to application)

Event Impact Notification Checklist:

☒	Event Impact Notification completed.
☒	Understand to distribute the Impact Notification to the impacted areas at least 20 days prior to the event by either email, hand or mail delivery.
☒	Event Impact Notification included the name of the event, event date(s), time(s) of event and overall impacts (including set-up and tear down), specific location of impacts, type of activity and telephone number where the public can contact your organization about the event.
☒	Event Impact Notification included contact information for the City Clerk for objections or questions from business owners/merchants.

XI. General Liability Insurance (attach copy to application)

If Proof of Insurance or applicable rider is not submitted at the time the application is submitted, the Proof of insurance or applicable rider **MUST** be submitted prior to receiving the Special Event Permit.

General Liability Insurance checklist:

☐	Acknowledge that the Proof of Insurance or applicable rider must have coverage of at least \$1 million per event / \$5 million for Carnival applicants per event. *
☐	Acknowledge that the City of Goldsboro will be listed as an Additional Insured on the Certificate of Insurance.

* If the event requires additional insurance, the Finance Director will notify the Police Department and City Manager's Office.

XII. Police Support

The Goldsboro Police Department shall determine the number of police officers needed to appropriately manage security, as well as the time when such services shall commence. The applicant may be responsible for hiring and paying off-duty law enforcement officers or reimbursing the City of Goldsboro for the costs of providing on-duty law enforcement officers, to appropriately manage the event. Please contact the City of Goldsboro's Police Department Off-Duty Coordinator at 919-580-4223. **Complete the Police Support Checklist:**

☐	Acknowledge that off-duty law enforcement officers may be needed to appropriately manage security.
☐	Acknowledge that the applicant may be responsible for hiring and paying the off-duty law enforcement officer or reimbursing the City of Goldsboro for the costs of providing on-duty law enforcement officers, to appropriately manage the event.
☐	Acknowledge that if alcohol is present at the event (not including the social district area), off-duty officers are required to be on-site during the event.
☐	Acknowledge that the Goldsboro Police Department's Off-Duty Coordinator can be contacted at 919-580-4223.

XIII. Indemnity Statement

The "Special Event Release of Liability Waiver" (below) must be completed and signed by the applicant or duly authorized sponsor. Read and sign the "Special Event Release of Liability Waiver" below.



Special Event Release of Liability Waiver

The undersigned person is applying for Use of City-Owned Property for Special Event on behalf of Curtis Media Group, and hereby agrees to indemnify and hold the City of Goldsboro, its officers, agents and employees harmless from all claims, liabilities, demands, expenses, of any nature or kind, expresses or implied, whether sounding in tort or in contract that may be asserted against the City, its officials, agents and employees by any person, firm, or corporation, that may arise out of any acts or omissions, active or passive, related to operating an event on the city's property.

This the Sele day of May, 2025.

AMY J ROUX
AMY J ROUX (May 8, 2025 13:08 EDT)

(SEAL)

(Applicant & Authorized Representative of Event)

XIV. Electrical Requirements (when applicable)

Public Works Building Maintenance Division provides electrical support where available and should be contacted to ensure your electrical requirements can be met. Electrical check list:

	YES	NO
Will you require electrical hook-ups for this event?	☒	☐
Will you require electrical support for the event?	☒	☐
☒	Electrical availability is limited and must be coordinated at least 30 days prior to the event by contacting the Public Works Building Maintenance Division.	
☒	The Contact number for the City of Goldsboro Public Works Building Maintenance Division is (919) 739-7434.	

AJR
AJR

XV. Portable Toilets

One Port-A-Jon is recommended per 100 people and is based on event duration instead of number of participants.

How do you plan to handle restroom services? ☐ Portable Toilets ☒ Other

If portable toilets will be provided, please list the name/contact of the company:

Requesting assistance from the City of Government

If no portable toilets are provided, how will these requirements be handled?

Requesting use of HUB lavatories and some portable toilets

XVI. Trash receptacles/Waste

Solid waste plans must be provided and approved by the Public Works Department. Solid waste plans shall include provisions for both trash and recyclables. **Trash receptacles/Waste checklist:**

	YES	NO
Will you need the use of city receptacles?	☒	☐
If in need of city receptacles, how many?	5	
☒	Acknowledge that City receptacles must be requested separately and no less than 30 days prior to the event by contacting the City of Goldsboro Public Works Department number is (919) 750-7450.	
☒	Acknowledge that an additional fee in the amount determined by the City Manager's Office may be charged if the property is not cleaned to its prior condition.	

AJR
AJR

XVII. Alcoholic Beverages

1. Goldsboro has a Social District in the area of the HUB complex downtown. A social district is a defined area in which a person may consume alcoholic beverages from an official container sold by an approved ABC permittee located within defined social district boundaries and defined days and hours of operation. Having a Social District affects the choices available to patrons wishing to rent the HUB.
2. All necessary ABC permits must be issued by the State and copies provided with this application. Follow steps outlined at www.abc.nc.gov/permits.
3. Signs shall be posted and visible at all exit points at the special event stating that it is unlawful to remove alcoholic beverages from opened or sealed containers from the premises.
4. Areas where alcohol will be consumed, served, or sold must clearly be defined and delineated on the premises by barricades, caution tape or other acceptable means.
5. Off-duty law enforcement officers are required to be on-site if alcohol is present at the event. The number of officers required will be determined by the Goldsboro Police Department.

Does the event intend to sale alcohol?

- ☐ Yes (complete "The sale of Alcohol Check list" below and continue to section XVIII)
- ☒ No (complete "OPEN or CLOSED to the Social District" below and continue to section XVIII)

The sale of Alcohol checklist:

☐	The ABC Permit, issued to you by the NC ABC Commission, must be submitted to the Goldsboro Police Department prior to the event. NC ABC Commission: 919-779-0700
☐	The event permit will not be issued until the ABC Permit is submitted.
☐	Your event must be CLOSED to the Social District. This means your patrons CANNOT leave your event with an alcoholic beverage. It also means people outside of your event cannot bring alcohol from the Social District into your event.

OPEN or CLOSED to the Social District:

Choose either OPEN or CLOSED to the Social District:

OPEN ☒	No Alcohol being sold at the event, but patrons CAN bring alcohol from the Social District into your event.
CLOSED ☐	Alcohol is completely prohibited from your event; you are not selling alcohol, nor can a patron bring alcohol in from the Social District.

XVIII. Tents

Does the event intend to have tents or canopies?

☒ Yes (complete the section below)

☐ No (Continue to section XIX)

Approximate number of tents	20
Approximate size of tents (example – 10' X 10')	10 X 14 & 10 X 10
Will any tent exceed 400 sq. ft. (example - more than 20'x20')	YES ☐ NO ☒

☒	Acknowledge that it is the renter's responsibility to contact the Inspections Department to arrange for all tent inspections that are required by the City of Goldsboro ordinance. City of Goldsboro Inspections Department number is (919) 580-4385.
☒	A permit is required when using any type of tent.

AJR
AJR

XIX. Special Event Applicant Priority Ranking

The City Manager's Office or his designee will use the following priority list if there are conflicting requests for a particular time and date. **Check all that apply to your event.**

☐	Event has established historic precedence and is in good standing.
☐	Event is organized by the City of Goldsboro.
☐	Event is organized by the Wayne County Public County Schools.
☐	Event is organized by the Wayne County Government.
☐	Events organized by City of Goldsboro based non-profit organizations with proceeds providing assistance to the organizer or another Goldsboro based non-profit organization (requires proof of 501c(3) status).
☐	Events organized by private businesses, non-profit organizations; without or pending 501c(3) status, not based in Goldsboro, and/or individuals for the purpose of profit, personal gain, and/or proceeds that will be used to benefit other than those Goldsboro based non-profit organizations.

AJR
AJR

XX. Criteria Considered for All Street Closures & Other Event Impacts

Factors considered prior to recommending approval of the proposed events, particularly those which require street closures. Organizers wishing to close any portion of a street will need to justify that need with a compelling case composed of information in the following list below.

Acknowledge all the boxes below to indicate the criteria for consideration.

☐	Total number of event attendees, both historical trends and predicted increases.
☐	Total number of event vendors, both historical trends and predicted increases.
☐	Event Marketing Strategy & Budget
☐	Verification that the event applicant or sponsor has committed to completing the “Event Impact Notification.”
☐	Impact of the proposed event on residents, occupants or businesspersons of the block.
☐	Impact of the proposed event on the accessibility of emergency vehicles in the closure areas.
☐	Impact of the proposed event on vehicular traffic such as circulation, traffic movement and availability of alternate routes for traffic.
☐	Potential interference with commercial and business activities in the immediate vicinity.
☐	Conditions existing in the surrounding area that, when occurring in conjunction with a street closure, might create a hardship or an unnecessary inconvenience to the public or people residing in the area.
☐	Relationship regarding timing of proposed closure to other approved or proposed closures.

XXI. Other Rules and Regulations

Acknowledgement of the Other Rules and Regulations.

☐	The special event must be allowed by the underlying zoning district.
☐	The hours for the special event shall be no earlier than 9:00 a.m. and end no later than 10:00 p.m. unless approved by Goldsboro City Council.
☐	No political or campaign promotions are permitted during the special event.
☐	No firearms are permitted on City-owned property.
☐	Excessive noise in violation of the City's Noise Ordinance will not be permitted and penalties may be invoked as follows: 1st Offense: Warning (Verbal or Written) and/or fine. 2nd Offense: Termination of Special Event and/or fine.
☐	During setup and the event, the Event Organizer or designee must be always on-site. The Event Planner should be prepared to handle questions and problems regarding the event, such as resolving disputes among vendors, rain delays and coordination of City services.
☐	The Event Organizer shall ensure that public property is protected from damage other than normal wear and tear, including, but not limited to, vandalism; damage to grass, shrubbery, or trees; damage to monuments, benches, or other amenities; damage to utilities and damage to sidewalks, asphalt in streets and parking lots.
☐	The Event Organizer is responsible for removal of any flyers, banners, posters and/or temporary signs placed in public areas to publicize the event immediately following the end of the event.
☐	All animals must be leashed as outlined in the City of Goldsboro's Code of Ordinances 91.15; 91.18
☐	Vehicles will only be allowed in designated parking areas.
☐	Applicant understands that it will not be the responsibility of the Police Department to relocate vehicles parked along any portions of the streets to be closed prior to the event.

Policy of Non-Discrimination:

City facilities are available on a non-discriminatory basis. Appropriate activities need to accommodate individuals regardless of age, sex, race, color, religion, national origin, physical or mental disabilities, affection preference or marital status. The City of Goldsboro does not discriminate on the basis of disability in admission, access, treatment or employment in its programs or activities.

Parking:

You may be required to provide a shuttle if the event places undue demands on surrounding parking areas.

Additional Rules Pertaining to Events:

1. Vehicles will only be in designated parking areas.
2. All animals must be leashed as outlined in COG Code of Ordinances 91.15;91.18.
3. Applicant will respect neighboring property/business owners with respect to noise.
4. Applicant understands that it will not be the responsibility of the Police Department to relocate vehicles parked along any portions of the streets to be closed prior to the event.
5. Applicant is required to ensure the areas used are clean and free of debris. Please note that there will be a cleaning fee charged if the area is not clean.

**** Submitting this Special Event/Parade Permit Application does not provide permission to conduct your planned event. Please do not send out publicity, flyers, or other media prior to receiving confirmation of approval. Your confirmation will be in the form of a Permit, issued to the organization and/or person responsible for conducting the event.**

Agreement

I have read and understand this application and the requirements placed upon this applicant and organization. I agree to abide by the City of Goldsboro rules, regulations and ordinances should my permit application be approved. I will fulfill the requirements placed upon this permit application.

Authorized Signature: AMY J ROUX Date: May 8, 2025
AMY J ROUX (May 8, 2025 13:08 EDT)

Organization: Curtis Media Group

Please return this application and all supporting documentation by email, mail or in person to:

Goldsboro Police Department
Community Police Services
204 S. Center Street
Goldsboro, NC 27530
spowers@goldsboronc.gov

CANCELLATION POLICY: Written notification of intent to cancel your event must be received in writing a minimum of 21 days prior to the scheduled event date to Sgt. Steven Powers at spowers@goldsboronc.gov

NOTICE OF EVENT IMPACT

Juneteenth Unity & Heritage Festival

{EVENT NAME}

The organizers of Curtis Media Group are seeking approval from the City of Goldsboro to host
{SPONSORS NAME}
Juneteenth Unity & Heritage Festival on June 21, 2025 from
{EVENT NAME} {EVENT DATE(S)}
12pm to 6pm.
{EVENT START TIME} {EVENT CONCLUSION TIME}

Complete for ALL Street Closures

Juneteenth Unity & Heritage Festival includes the closure of Center Street between
{EVENT NAME} {STREET NAME}
Chestnut and Spruce.
{CROSS STREET NAME} {CROSS STREET NAME}

To accommodate event set-up and tear down, this street will close between 10am, June 21, 2025
{TIME & DATE}
to 7pm, June 21, 2025. The Closure will be for the exclusion of vehicles only. A 14'
{TIME & DATE}
emergency lance shall be provided on all streets within the said closure at all times.

Should you have questions or concerns regarding Juneteenth Unity & Heritage Festival and the related event
{EVENT NAME}
impacts, you can speak with our team by calling: Kariana Taylor at (919) 252-4004.
{EVENT COORDINATOR} {PHONE NUMBER}

AMY J ROUX
AMY J ROUX (May 8, 2025 13:08 EDT)

AUTHORIZED SPONSOR REPRESENTATIVE

919-736-1150

PHONE NUMBER

Please contact the City Clerk at 919-580-4330 or cityclerk@goldsboronc.gov for objections or questions regarding the event.

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 6100 Fairview Rd Ste 1400 Charlotte, NC 28210 704 543-0258	CONTACT NAME: Tanisha Moore PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: tanisha.moore@usi.com														
INSURED Curtis Media Group, Inc. 3012 Highwoods Blvd Ste 201 Raleigh, NC 27604-1031	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Hartford Accident and Indemnity Co</td> <td>22357</td> </tr> <tr> <td>INSURER B : Hartford Casualty Insurance Company</td> <td>29424</td> </tr> <tr> <td>INSURER C : Hartford - WC Multiple Issuing Cos</td> <td>00914</td> </tr> <tr> <td>INSURER D : Trumbull Insurance Company</td> <td>27120</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hartford Accident and Indemnity Co	22357	INSURER B : Hartford Casualty Insurance Company	29424	INSURER C : Hartford - WC Multiple Issuing Cos	00914	INSURER D : Trumbull Insurance Company	27120	INSURER E :		INSURER F :	
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COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☒ LOC OTHER:			22UENAV9GYA	08/01/2024	08/01/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
D	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ Comp/Coll. ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY ☒ \$1,000 Ded.			22UENAF0865	08/01/2024	08/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED RETENTION \$			22RHUAX2SWA	08/01/2024	08/01/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? ☒ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	22WBEH9185	08/01/2024	08/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability aggregate limit applies per location, where required by written contract.

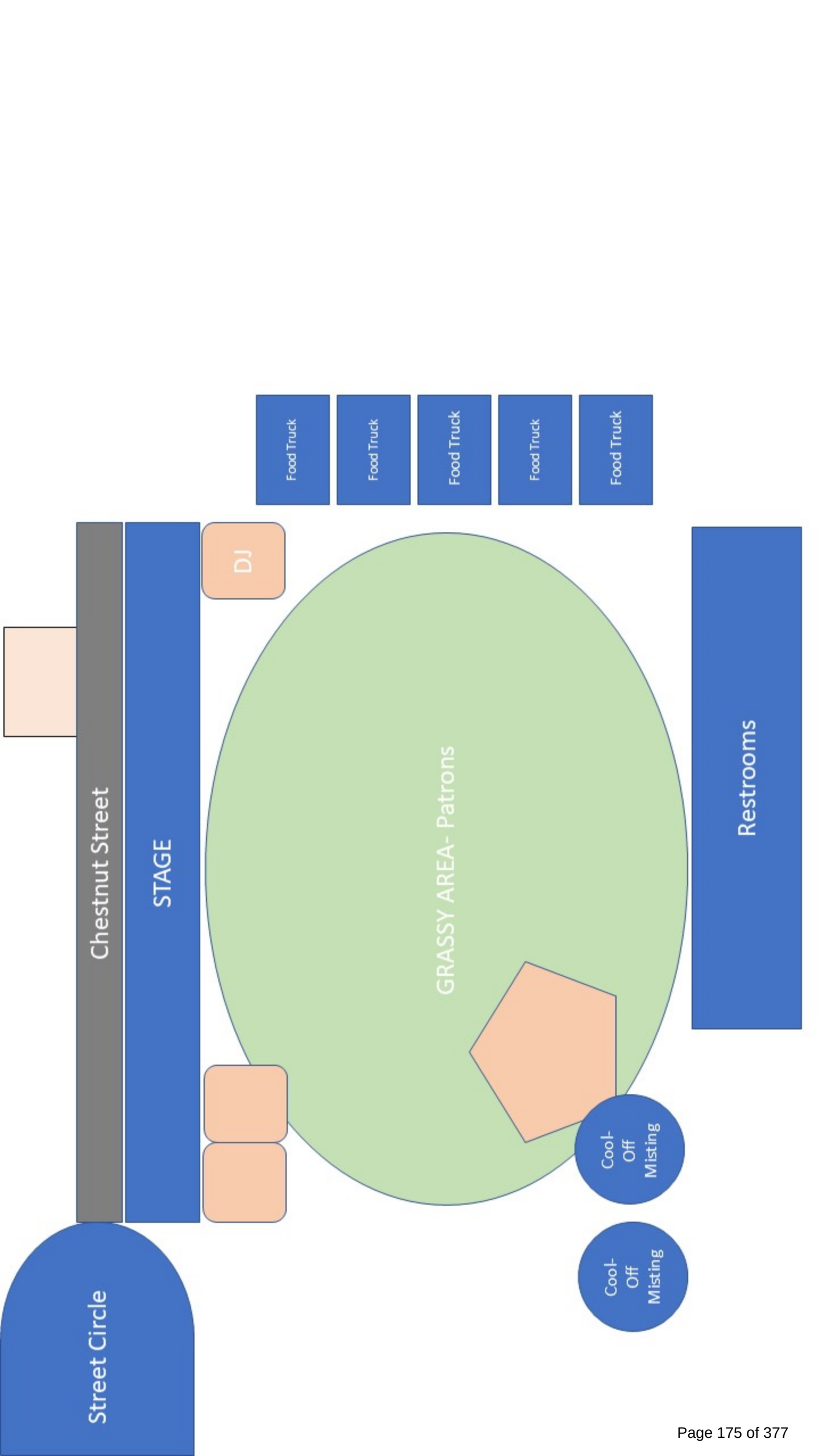
City of Goldsboro is additional insured with regards to general liability coverage, when required by written contract.

CERTIFICATE HOLDER

CANCELLATION

City of Goldsboro City Hall 200 North Center Street Goldsboro, NC 27530	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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S P R U C E

C H E S T N U T

Vendor Parking

Goldsboro Pediatric Dentistry & Orthodontics Kid Zone
Inflatables

City IT
Support

Frankie's
Italian ice

Blood Mobile

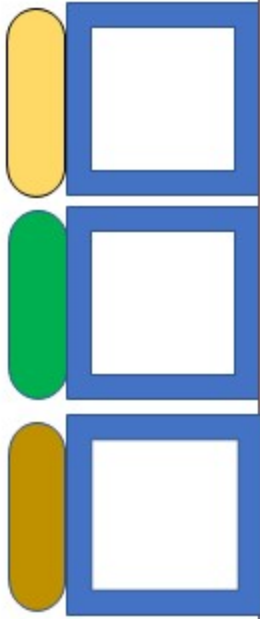
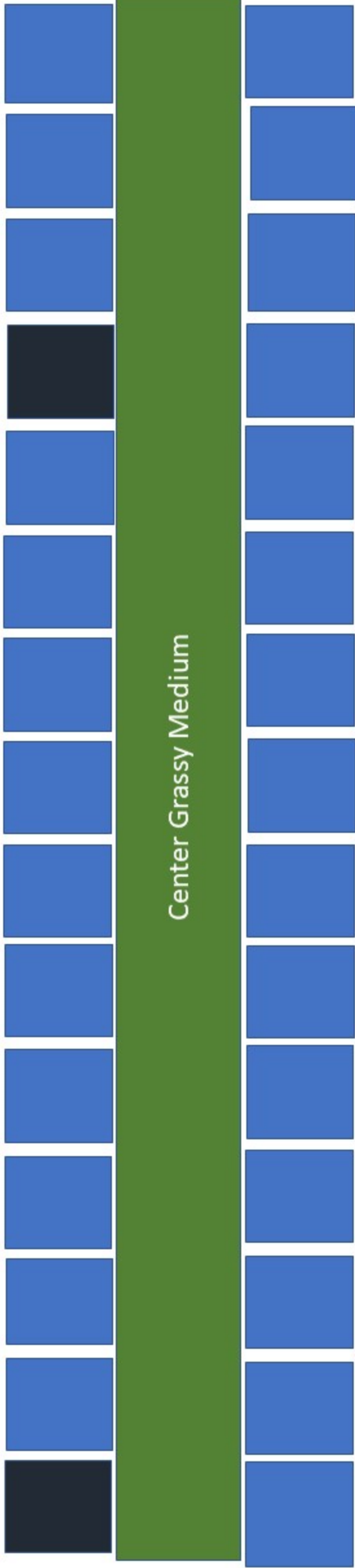
U W Z T W X

Well Travelled Beer

Goldsboro Pediatric Dentistry and Orthodontics KID ZONE SIDEWALK



200 South Center Street



Sidewalk / Concert Viewing

MAIN STAGE

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Memorandum of Understanding (MOU)/Membership Agreement for Clean Water Education Partnership (CWEP)

DEPARTMENT: Engineering

BACKGROUND:

The Memorandum of Understanding/Membership Agreement between the City of Goldsboro and the Central Pines Regional Council (CPRC) pertains to the services provided by the Clean Water Education Partnership (CWEP) for stormwater outreach education. CWEP is a program administered by CPRC. CWEP is governed by a Steering Committee that is composed of each partner jurisdiction or agency where these organizations weigh in on outreach priorities at quarterly meetings and provide ongoing financial support for the program through member dues based on their population.

The City of Goldsboro Engineering Department received notification on 4-21-25 from CWEP requesting the name and title of the City's signatory for the FY26 MOU. After researching records, it was determined that the FY22 MOU was signed by the former City Engineer on 5-7-21.

The signature page of the FY26 MOU states that this document should be signed by the Chief Executive Officer for the City of Goldsboro. Staff is submitting this document before the City Council to authorize signature by the Mayor.

DISCUSSION:

Local governments use the services provided by CWEP to help comply with the NPDES MS4 Permit (National Pollutant Discharge Elimination System-Municipal Separate Storm Sewer System) for stormwater education requirements.

Services provided to the City by CWEP include annual site visits, informational pamphlets for public outreach, maintaining an internet website connection conveying the CWEP program messages, and the following educational services:

- Public Education & Outreach
- Public Involvement & Participation
- Illicit Discharge Detection & Elimination
- Construction Site Runoff Controls
- Post-Construction Site Runoff Controls
- Pollution Prevention and Good Housekeeping for Municipal Operations
- Municipal Facilities Operation and Maintenance
- Spill Response

- MS4 Operation and Maintenance
- Municipal Stormwater Control Measure (SCM) Operation and Maintenance
- Pesticide, Herbicide, and Fertilizer Management
- Vehicle and Equipment Maintenance
- Pavement Management

Clean Water Education Partnership will assist the City of Goldsboro with education/outreach tasks during the term of this MOU related to direct educational programming, as detailed in the attached MOU/Membership Agreement. The City of Goldsboro agrees to pay CPRC for the services provided herein based on a fee schedule adopted annually by CPRC. The FY26 estimated fee schedule for the City of Goldsboro is \$3,507. The estimated cost was included in the FY25/26 budget requests.

The period of performance and the term of this MOU will begin on July 1, 2025, and will conclude on June 30, 2026. This agreement will automatically renew for a total of 3 years unless either party gives 90-day notice prior to the end of the term.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the attached resolution authorizing the Mayor to sign the Memorandum of Understanding/Membership Agreement between the City of Goldsboro and the Central Pines Regional Council.

MANAGER'S RECOMMENDATION:

APPROVERS

Jestine McLamb
Jonathan Perry
Laura Getz
Matthew Livingston

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE MEMORANDUM OF
UNDERSTANDING/MEMBERSHIP AGREEMENT BETWEEN THE CITY OF
GOLDSBORO AND THE CENTRAL PINES REGIONAL COUNCIL (CPRC)
PERTAINING TO THE CLEAN WATER EDUCATION PARTNERSHIP (CWEP)**

WHEREAS, the City Council of the City of Goldsboro has heretofore found it in the public interest to take part in the services provided by the Central Pines Regional Council (CPRC) through the Clean Water Education Partnership (CWEP) for stormwater outreach and education for the citizens of Goldsboro; and

WHEREAS, the City of Goldsboro agrees to pay CPRC for the services provided herein based on a fee schedule adopted annually by CPRC; and

WHEREAS, the FY26 estimated fee schedule for the City of Goldsboro is \$3,507; and

WHEREAS, the period of performance and the term of this MOU will begin on July 1, 2025, and will conclude on June 30, 2026. This agreement automatically renews for a total of 3 years unless either party gives 90-day notice prior to the end of the term.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Council hereby authorizes the Mayor to sign the Memorandum of Understanding/Membership Agreement between the City of Goldsboro and the Central Pines Regional Council pertaining to the Clean Water Education Partnership stormwater outreach and education services.

This Resolution shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**Membership Agreement for
Clean Water Education Partnership (CWEP) Services
Provided by the Central Pines Regional Council**

This Memorandum of Understanding (MOU) by and between the undersigned local government (Local Government) and the Central Pines Regional Council (CPRC) pertains to the services provided by CPRC under the Clean Water Education Partnership (CWEP) program.

WITNESSETH:

WHEREAS, CWEP and local government stormwater programs have the same basic mission of providing stormwater outreach and education; and

WHEREAS, CWEP is governed by a Steering Committee that is composed of representatives from each partner jurisdiction or agency where these organizations weigh in on outreach priorities at quarterly meetings and provide ongoing financial support for the program through member dues based on their population.

WHEREAS, CWEP is a program administered by CPRC where CPRC is responsible for organizing quarterly Steering Committee meetings annually; tracking and managing of staff and subcontractor(s), expenses, and budgets; maintaining any project fund balance in a restricted account to be used solely at the request of the CWEP Steering Committee for CWEP purposes; providing periodic financial updates to the partnership; and providing direct education and mass media to its wide variety of partner communities.

NOW, THEREFORE, CPRC, via CWEP, will prepare and make available to the Local Government the following direct education and mass media items:

1. CWEP will assist the Local Government with the following education/outreach tasks during the term of this MOU related to direct educational programming:
 - a. Provide physical and digital outreach materials for local governments and target audiences that describe target pollutants and their likely sources and impacts on water quality.
 - b. Maintain an internet website conveying the CWEP program's messages about stormwater pollution.
 - c. Make available for download via website outreach materials for target audiences, and distribute materials at in-person or digital community events.
 - d. Post on social media channels to promote CWEP's key messages.
 - e. Provide unlimited local use and access to original and compiled educational materials on CWEP program website, to include educational videos, printable and digital lessons, lesson plans, and other resources useful for educating a variety of ages and audiences in various settings.
 - f. Coordinate annually with stormwater staff and/or relevant educational contacts (as requested by the Local Government) to schedule and conduct stormwater education activities that correlate with NC Essential Science Standards or provide opportunities for citizen participation which may include stream cleanups, citizen science activities, or similar efforts. CWEP will coordinate with the CWEP local government representative prior to contacting any formal educators in the member jurisdiction.

- g. Provide mechanisms on CWEP program website for public input on stormwater issues.
 - h. Provide statistically valid stormwater surveys to include public perceptions and behaviors, to all partner jurisdictions at least every **five years**.
2. CWEP will assist the Local Government with the following mass media programming:
- 1) Coordinate an annual outreach campaign in the form of Public Service Announcements (PSAs) administered by local service providers, which may include the following:
 - i. Videos about common target pollutants, their likely sources, their negative impact on water quality, and best practices for target audiences likely to have significant stormwater impacts. These videos will link to the program website.
 - ii. Static and animated banner ads about stormwater quality that link to the program website are optional annually depending upon the CWEP approved mass media campaign.
 - iii. Approximately 8 to 12 weeks (as market costs allow) of television, radio, social media, digital pre-roll and/or digital PSAs across popular stations with the aim of reaching a variety of target audiences. CWEP will make an effort to ensure that media reach adequately covers member jurisdictions. Additional stations/programs may be proposed by local media companies and approved collectively by members.
 - iv. Annual advertising in Spanish-language via print and/or digital.
 - 2) Provide unlimited local use and access to outreach materials created for CWEP Partners to inform target audiences about target pollutants, their likely sources and impacts on water quality
 - 3) Provide unlimited local use and access of digital media materials for Partner jurisdictions' use in public buildings, parks, DMV locations, outdoor movies, etc.
 - 4) Promote regional education and engagement events such as the CWEP Regional Creek Week through CWEP website and social media platforms

Local Governments may use the tasks above to help comply with NPDES MS4 stormwater education requirements, Jordan Lake Rules and/or Neuse and Tar-Pamlico nutrient strategy stormwater education requirements. The Local Government's signature on this MOU signifies an understanding that any one of the items listed above may only partially fulfill its education requirements during an audit from NC DEQ. Accordingly, the Local Government acknowledges that it is ultimately responsible for meeting all federal and state laws, rules and regulations related thereto. The Local Government and CWEP share responsibility for determining how specific objectives can be cooperatively achieved, with the understanding that CWEP supplements local efforts to comply with regulatory requirements.

The Local Government is highly encouraged to send one or more representatives to CWEP's quarterly Steering Committee meetings to collaborate on strategies. CWEP will make every reasonable attempt, as permitted by available staffing and supplies, to independently and proactively address the objectives in the Local Government's community and will update the CWEP Local Government representative each quarter to offer opportunities for discussion and collaboration.

The Local Government agrees to pay CPRC for the services provided herein based on a fee schedule adopted by CPRC, voted on by the CWEP Steering Committee, and incorporated herein by reference. The fee schedule and individual Local Governments' cost shares may change annually if population estimates generated by the NC State Demographer's Office show population changes and/or the CWEP Steering Committee authorizes a change in cost shares.

The period of performance and the term of this MOU will begin on **July 1, 2025**, and will conclude on **June 30, 2026**. This agreement automatically renews for a total of **3 years** unless either party gives 90-day notice prior to end of the term. The Local Government reserves the unilateral right to terminate this MOU for cause or convenience (in the case of cause, immediately, and in the case of convenience, upon 90 calendar days' written notice), whereupon CWEP and CPRC will only be entitled to prorated compensation for services properly rendered up to the date of termination.

CWEP will provide an annual report by August 31 on the prior fiscal year's local and regional outreach and education, to include description and numbers for both mass media and direct education efforts. Interim numbers can be provided as needed.

IN WITNESS WHEREOF, both the Local Government and CPRC have caused this MOU to be executed by their chief executive officers, all as of the day and year first above written.

City/Town/County Name

Signatory Print Name

[INSERT SIGNATORY NAME & TITLE]

Date

CENTRAL PINES REGIONAL COUNCIL

Lee Worsley, Executive Director

Date

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Resolution Approving the Dillard/Goldsboro Alumni & Friends, Inc. (DGAF) FY25 Spending Plan and Reallocation of Funds

DEPARTMENT: Finance

BACKGROUND:

At the April 7, 2025 Council meeting, Council authorized the Finance Director to prepare a budget amendment to appropriate \$10,250 in advance funding to the Dillard/Goldsboro Alumni & Friends, Inc., following a presentation by National President Mr. Jamarius Coley. The amendment was prepared and adopted by Council at the April 21, 2025 meeting.

The total FY25 budgeted appropriation for the NPO is \$20,500. Of that amount, \$7,500 has already been disbursed for scholarships.

DISCUSSION:

Dillard/Goldsboro Alumni has been working with the Finance Department to provide the necessary nonprofit documentation required for disbursement. The attached Agency Request outlines their proposed spending plan for the remaining funds.

Council is asked to consider whether the proposed use of funds complies with constitutional public purpose requirements. If deemed legally appropriate, Council may approve the spending plan to allow the City to disburse funds and enable the nonprofit to implement its programs.

Due to some scholarship recipients not following through with their college plans, \$2,750 of the original FY25 scholarship allocation remains unspent. Staff recommends reallocating these funds to support other programmatic items in the Agency Request. This would allow the remaining \$13,000 to be disbursed—comprised of the previously appropriated \$10,250 and the reallocated \$2,750—bringing the total FY25 disbursement to the full \$20,500.

BUDGET RELATIONSHIP:

This is included in the FY24-25 operating budget.

STRATEGIC PLAN RELATIONSHIP:

The programs and spending plan submitted by Dillard/Goldsboro Alumni & Friends, Inc. are aligned with multiple strategic objectives of the City, including youth development, economic development, public safety, and equitable community engagement. The nonprofit's outreach to underserved neighborhoods and its use of City funding to support publicly accessible events and programs contribute meaningfully to the City's goal of building a stronger, safer, and more inclusive Goldsboro.

STAFF RECOMMENDATION:

Staff recommends that Council adopt the attached resolution to:

1. Approve the Dillard/Goldsboro Alumni & Friends, Inc. Agency Request spending plan, and
2. Reallocate the remaining \$2,750 from scholarships to the approved programmatic uses outlined in the Agency Request.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn

Laura Getz

Matthew Livingston

**RESOLUTION APPROVING THE FY2024–25 SPENDING PLAN
FOR DILLARD/GOLDSBORO ALUMNI & FRIENDS, INC. AND REALLOCATING
FUNDS WITHIN THE APPROVED APPROPRIATION**

WHEREAS, the City of Goldsboro appropriated \$20,500 in its Fiscal Year 2024–2025 budget to support the programs and community engagement efforts of Dillard/Goldsboro Alumni & Friends, Inc. (“DGAF”), a longstanding nonprofit organization serving residents of the City; and

WHEREAS, on April 21, 2025, the City Council adopted a budget amendment authorizing advance funding in the amount of \$10,250 to DGAF, with \$7,500 previously disbursed for scholarships; and

WHEREAS, DGAF has submitted an Agency Request detailing the intended use of the remaining funds to support a variety of community-based programs including providing meals to elderly and low-income residents, reducing food insecurity and fostering community well-being, and to support renovations to the kitchen area to ensure it can safely and effectively provide meals to elderly and low-income residents and has worked with the City Finance department to provide documentation in accordance with the City’s nonprofit funding requirements; and

WHEREAS, due to certain scholarship recipients not pursuing higher education plans, \$2,750 of the original scholarship allocation remains unspent and is recommended for reallocation toward eligible and constitutionally permissible programming included in the Agency Request; and

WHEREAS, the City Council has reviewed the proposed spending plan and finds that the outlined uses serve a valid public purpose and provide benefit to the citizens of Goldsboro.

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

1. The proposed spending plan submitted by Dillard/Goldsboro Alumni & Friends, Inc. for FY2024–25 is hereby approved.
2. The remaining \$2,750 from the FY2024–25 scholarship allocation is hereby reallocated to support other programmatic items as outlined in the Agency Request.
3. The City Manager or his designee is authorized to execute a standard nonprofit services agreement with DGAF for the FY2024-25 year.
4. The Finance Director is authorized to disburse the remaining \$13,000 in accordance with this approved spending plan and subject to standard nonprofit agreement requirements.

This Resolution shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk



CITY OF GOLDSBORO
FISCAL YEAR 2024-25 BUDGET APPLICATION
(Agency Requests)

Please mail or email this completed request form by
5:00 P.M. on March 7, 2024 to:

City of Goldsboro
Finance Department
P.O. Drawer A
Goldsboro, NC 27533
alovelace@goldsboronc.gov

Request Submitted By: Dillard/Goldsboro Alumni & Friends, Inc.

Agency		
801 E. Poplar St. Goldsboro, NC 27530. PO Box 1051		
Address		
Funding Received from City, FY 2022-2023		\$10000
Funding Received from City, FY 2023-2024		\$10000
Amount of Funding Requested, FY 2024-2025 waiver and unclaimed reimbursement from the previous year.)		\$12,100 (includes \$400 parade fee

Submitted by:

Name: Jamarius Coley

Title: National President

Email Address: jd_coley@yahoo.com

Telephone: 919-559-5259

Date Request Submitted: April 21 ,2025

Line Item: _____
(Finance Dept. use only)

Please answer all of the following questions (attach additional sheets if necessary):

1. Please give a brief description of the mission and services provided by your agency.

Dillard/Goldsboro Alumni & Friends, Inc. organized in 1956, chartered with Federal, State and Local Governments, endeavors to offer non-profit community services to youth and adults. Its chapters are located in the following states: North Carolina, District of Columbia, and Georgia.

Our focus is to provide scholarships to high school graduates, tutoring, mentoring and activities of fellowship that unite people with our organization to foster a productive partnership and citizenship.

2. What community need(s) of the citizens of the City of Goldsboro is the agency addressing in this request? Also, include a description of your targeted population. (Please include a brief needs assessment or collected data which describes need(s) which the program addresses.)

DGAF, Inc. provides outreach to underserved communities, specifically those near or below the poverty level residing in the surrounding housing developments near our campus. Our community holiday event provides gifts and a hot meal to those families during the Christmas season, who ordinarily cannot afford to enjoy in the same manner as more financially secure individuals. Our summer event is aimed at that same population and will provide a safe, family-friendly environment with games, entertainment, resources and activities provided to the community at no charge. Both events will foster a positive relationship with communities often negatively impacted by violence and lack of opportunities. Funds spent in reference to our Homecoming weekend are directly related to safety, tourism and advertisement aimed at the thousands of visitors to the city Memorial Day weekend. Our request for funds related to urban development will assist with making our facility a more attractive and proactical venue for the non-profits who utilize our space, including but not limited to Habitat for Humanity (workshops) as well as the Wayne County School system (Battle of the Books, local elementary school graduation ceremonies, and other events as needed)

3. Please include a breakdown of how the funds requested will be used to help the agency accomplish its mission within the City of Goldsboro. In this breakdown please include:

- a. Number of persons to be served by the program and the percentage of persons who are City of Goldsboro residents.
- b. Geographical area served by the requesting agency.
- c. Total annual budget and other funding sources and amounts of funding provided (or requested).

\$2500 towards the purchase of food and distribution of plates on to elderly residents and families with school aged children during the summer months.

\$2400 will be used towards the Community Holiday party primarily serving residents of Lincoln Homes and nearby Housing projects. 100% of participants served are Goldsboro residents. Additional funding would be provided by Safe Space for Youth in partnership with the United Way of Wayne County.

\$4500 will be used towards renovations to our kitchen, bathroom and meeting spaces utilized by non-profits in Goldsboro. Geographical area served would include all of greater Goldsboro/Wayne County, with 99% of participants benefitting being from the Goldsboro area.

\$2700 used towards the Summer Event held on campus serving school-aged children in the surrounding housing projects. Additional funding to come from local community partners and neighborhood grants.

4. Please submit the following by **mail or email**:

- a. ☐ Completed 2024-25 Budget Application
- b. ☐ Signed Requirements for Agency Support document
- c. ☐ Completed and signed W9 form
- d. ☐ A list of the Board of Directors
- e. ☐ Agency's detail budget
- f. ☐ Most recent 990 filing with IRS
- g. ☐ Most recent audited financial statements
- h. ☐ Certificate of Insurance Form (Showing General Liability and/or Worker's Compensation)

Additional Comments:

**MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
MAY 19, 2025**

1. Call to Order – 5:30 P.M. –Council Chambers

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

1.1 Invocation and Pledge of Allegiance

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

2. Roll Call

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

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

3. Adoption of the Agenda

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

4. Recognitions and Presentations

4.1 Dillard/Goldsboro Alumni & Friends Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaims our support for the DILLARD/GOLDSBORO ALUMNI & FRIENDS, INC.and their efforts to preserve the history and legacy of Dillard High School and Goldsboro High School. We commend their commitment to providing educational opportunities for students in the community and recognize their contributions to the betterment of our city. We urge all citizens to join us in celebrating Memorial Day Weekend 2025 and to support the Dillard/Goldsboro Alumni & Friends, Inc. in their endeavors to empower the next generation of leaders through education.

Mr. Ernest Lofton, a 1954 graduate of Dillard High School, accepted the proclamation and shared comments regarding Dillard/Goldsboro Alumni.

4.2 Employee and Supervisor of the Quarter Awards

The Employee of the Quarter: Robin Gurgainus

We are proud to recognize Robin for his outstanding contributions. Not only in his role as Safety Coordinator but also for stepping up to take on the additional responsibilities of ADA Coordinator and Risk Management with exceptional dedication and skill. Since assuming these expanded duties, Robin has consistently demonstrated the ability to manage multiple critical areas with professionalism and focus. In his role as Safety Coordinator, Robin continues to lead our safety programs, ensure compliance with workplace safety regulations, and deliver vital training initiatives. Robin has also assumed the added responsibilities of ADA Coordinator and Risk Manager, ensuring that all operations run smoothly and within full compliance concerning relevant standards and policies. In his role as ADA Coordinator, Robin works diligently to ensure a fully accessible and inclusive workplace. He addresses individual needs with empathy and thoroughness while providing ongoing guidance to leadership to maintain compliance with

ADA standards. His efforts have fostered a more inclusive and supportive environment for all employees. Robin’s resilience, strong work ethic, and unwavering commitment to the well-being of our team have had a profound impact on our workplace culture. Robin is an invaluable asset to our team, and we are grateful for his continued service. Robin’s work ethic and accomplishments reflect well on himself and the City of Goldsboro.

The Supervisor of the Quarter: Gaston Lopez

Gaston plays a critical role in preserving the cleanliness, safety, and livability of our city. As Supervisor of the Environmental Codes Inspectors, he leads a dedicated team responsible for promptly addressing zoning inquiries, investigating code violations, and ensuring compliance across city streets, right-of-ways, and private properties. He exemplifies exceptional leadership, professionalism, and commitment in his role. His deep expertise allows him to interpret and apply a wide range of city codes and ordinances, particularly those related to signage, nuisances, and neighborhood concerns. Gaston is not only an invaluable resource for his team and the public but also a model of patience, understanding, and approachability. His sense of humor and positive outlook create a supportive and engaging work environment where staff feel empowered and appreciated. What truly sets Gaston apart is his strength in public engagement and conflict resolution. He approaches every situation with empathy, fairness, and respect, building trust amongst his colleagues, community members, and external partners alike. Thanks to his leadership, every challenge becomes an opportunity to strengthen the connection between the city and its residents. Gaston’s work ethic and accomplishments reflect well on himself and the City of Goldsboro.

4.3 National Public Works Week Proclamation

Read by Mayor Gaylor: The Goldsboro City Council designates the week of May 18-24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety and advancing the quality of life for all.

Rick Fletcher, Public Works Director accepted the proclamation.

4.4 Phi Alpha Alpha Chapter of Omega Psi Phi Fraternity, Inc. Awards

Octavius Murphy, Vice President of the Phi Alpha Alpha Chapter shared information regarding two awards received by the Phi Alpha Alpha Chapter of Omega Psi Phi Fraternity at their Annual Meeting for their mentoring work at North Drive Elementary School. The chapter received an award titled "2025 Fatherhood Program of the Year" and an award titled "2025 Mentor Program of the Year".

4.5 Proclamation Honoring the Legacy of Dr. Edmund W. Gordon

Read by Mayor Gaylor: The Goldsboro City Council hereby recognizes and honors Dr. Edmund W. Gordon for his profound and lasting contributions to the intellectual, civic, and cultural fabric of our community and our nation.

5. Public Hearings

5.1 Public Hearing – Draft FY25-29 Consolidated Plan (ConPlan) and FY25-26 Annual Action Plan (AAP)

The item was submitted and presented by Krystal Fuller, Community Relations Specialist.

The Department of Housing and Urban Development (HUD) requires jurisdictions receiving federal funds from Community Development Block Grant and HOME Investment Partnerships programs to develop and submit a Five-Year Consolidated Plan. The plan identifies the needs of lower-income residents in the locality and the proposed actions to be taken to serve those needs. For each year during the ConPlan period, the City of Goldsboro submits an Annual Action Plan outlining the proposed projects to serve lower-to-moderate income (LMI) residents in Goldsboro.

Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial amount of prior years' HOME funds when it has not undertaken large development projects. Staff have developed plans and are currently working with developers that have been awarded these funds to responsibly spend these funds in the upcoming fiscal year towards large affordable housing projects.

Planning and research is currently being conducted to draft the Consolidated Plan FY25-29 and Annual Action Plan FY25-26. During this planning and draft phase, Public Hearings are required to receive input from the public. The first public hearing will be held during the regular meeting of the Goldsboro City Council on May 19, 2025. A brief presentation highlighting the purpose of the Consolidated Plans was given.

Advertisements were published in Wayne Week on May 11, 2025, and May 18, 2025, relative to the holding of a public hearing at the May 19, 2025, City Council Meeting. Comments received during the public hearing will be incorporated as part of the City of Goldsboro's draft version of the FY25-29 ConPlan and FY25-26 AAP to be sent to HUD on or before July 15, 2025. There is no action necessary.

Mr. Jason Wright, Chrysalis Research and Consulting Group shared information regarding the Consolidated Plan and Annual Action Plan.

Mayor Gaylor opened the Public Hearing.

Councilman White asked about affordable housing and neighborhood revitalization.

Ms. Fuller, Mr. Wright, City Manager Livingston and Mayor Gaylor shared comments regarding the process.

No one spoke, and the Public Hearing was closed.

6. Public Comment Period

No one spoke during the Public Comment Period.

7. Consent Agenda

Approved as Recommended. 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 - 7.10 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:

7.1 Ordinance Adopting New Hope Village Drive Speed Limit Reduction from 25 mph to 15 mph

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

The City of Goldsboro assumed maintenance of sections of streets within New Hope Village Townhomes in February 2014, as shown on the attached Plat Cabinet O, Slide H. In addition to street maintenance responsibility, the City of Goldsboro is responsible for traffic signage, including speed limit regulations. Mr. Jerry Parker, President of the Homeowners Association for New Hope Village Townhomes, notified the City Engineering Department on April 16, 2025, that the homeowners association had installed 15 mph speed limit signs for New Hope Village Drive. Mr. Parker was informed that the standard speed limit for City streets is 25 mph and that the adoption of an ordinance by City Council will be required before the installation of 15 mph signs.

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

The City Council reviewed this item at the May 6th Council Meeting and approved the reduction in the speed limit.

It was recommended that Council adopt the following entitled ordinance establishing a 15 mph speed limit zone for the entirety of New Hope Village Drive located within New Hope Village Townhomes. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

ORDINANCE 2025-14 "AN ORDINANCE ESTABLISHING SPEED LIMITS FOR SECTIONS OF STREETS WITHIN THE CITY OF GOLDSBORO AS REFERENCED IN CHAPTER 74: TRAFFIC SCHEDULES"

7.2 Request authorization to purchase a 2025 Chevrolet Silverado 1500 Pickup Truck

The item was submitted by Rick Fletcher, Public Works Director.

The useful life of most vehicles and equipment is typically 10 years. The Public Works Solid Waste Division currently has two 15-year-old pickup trucks that are assigned to, and used daily by, the Yard/Bulk Waste and Residential Refuse/Recycle Supervisors and their staff. They are the oldest passenger vehicles in the Solid Waste fleet and need to be replaced. They were added to the CIP to be replaced two years ago, but have been repeatedly cut. They are currently scheduled in the CIP to be replaced individually over the next two consecutive years – FY26 and FY27. Unfortunately, during the final budget cuts for FY26, funding for the pickup truck was cut again. Due to personnel shortages/vacancies over the last year, we have the fortunate opportunity to use residual funds to purchase one of the pickup trucks this year. Capital Chevrolet in Wake Forest, NC has a 2025 Chevrolet Silverado 1500 Crew Cab readily available for purchase through state contract for \$47,280 plus charges for taxes and tags. Residual funds are available in the current FY25 Solid Waste Salaries and Wages Regular account to cover the total cost of approximately \$50,000.

It was recommended Council approve the purchase of a 2025 Chevrolet Silverado 1500 Crew Cab pickup truck from Capital Chevrolet of Wake Forest, through state contract, for \$50,000 using FY25 residual Public Works Solid Waste funds. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

7.3 Request authorization to purchase Power Lifts with Truck Adapters for the City Garage

The item was submitted by Rick Fletcher, Public Works Director.

The Heavy Equipment Maintenance shop's in-ground hydraulic lifts were removed over 10 years ago because they were inoperable and non-repairable. The shop's efficiency, as well as the types of repairs they can perform in-house, has been severely impacted because they are limited to only using floor jacks for all heavy equipment repairs—substandard equipment with added exposure to safety concerns.

Just one of several examples occurred during the recent removal/replacement of a transmission on a Freightliner leaf truck. Not only did the mechanic have to repeatedly crawl under the truck to disassemble and lower the transmission, but the floor jacks could not even lift the truck high enough to slide the transmission out from under the truck. The mechanic had to remove the passenger fender well and the entire wheel hub assembly to provide clearance for the transmission to be removed from under the truck. Operations like this expose the mechanics to unnecessary safety hazards and significantly extend the time for repairs, as well as the downtime for essential equipment.

Reinstalling permanent in-ground floor lifts is not an option. Even if they were, they would be far more expensive. Portable power lifts perform the same function, with the added benefit of

being mobile. They can be moved to any garage bay or even used outside. An adapter package can even be added to extend their use on the full series of pickup trucks.

The mobile Power Lifts have been in the Garage's CIP to be purchased for the last several years, but have been repeatedly cut. Unfortunately, during the final budget cuts for FY26, funding for the lifts was cut again. Due to personnel shortages/vacancies over the last year, we have the fortunate opportunity to use residual funds to purchase the lifts this year. Vehicle Service Group, LLC in Madison, IN can provide a set of six (6) Rotary Lift mobile columns and four (4) comparable safety Jack Stands for \$76,000. The adapter package can be added for \$6,300 to extend the capability for use on pickup trucks. All components are readily available for purchase through GSA contract for a total of \$82,300. Residual funds are available in the current FY25 Public Works Garage budget to cover the total cost.

It was recommended that Council approve the purchase of the Rotary Power lifts and Adapter Package from Vehicle Service Group, LLC in Madison, IN, through GSA contract, for \$82,300 using FY25 residual Public Works Garage funds. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

7.4 Award contract for audit services for fiscal year ending June 30, 2025 to Forvis Mazars, LLP

The item was submitted by Catherine Gwynn, Finance Director.

G.S. §159-34, Annual independent audit, requires each local government to have its accounts audited as soon as possible after the close of each fiscal year by a certified public accountant. The auditor shall be selected by, and shall report directly to the governing board. In May, 2019 the City conducted a request for qualifications and a request for proposal for audit services for fiscal year ending June 30, 2019, and selected Dixon Hughes Goodman, LLP.

Dixon, Hughes, Goodman, LLP merged with BKD CPAs to form Forvis, LLP on June 1, 2022. On June 1, 2024, Forvis, LLP and Mazars merged and became Forvis Mazars, LLP (the "Firm"). The Firm is active and in good standing with the North Carolina State Board of Certified Public Accountant Examiners. The partner in charge, John Frank, CPA, is also in active good standing with the same as a Certified Public Accountant. They have a current peer review and have provided insurance information, Form W9 and e-verify compliance.

We anticipate the audit fee to be approximately \$97,500 and financial statement preparation at \$10,000 for a total cost of \$107,500. Once approved by City Council, the contract will be executed and sent to the Local Government Commission for final approval before any field work can commence on the FY25 audit. The LGC modified the due dates of audits for fiscal years beginning in FY25 from October 31st to December 31st. The staff expects the audit to be completed in a timely manner on or before the due date established by the LGC.

It was recommended that Council adopt the following entitled resolution authorizing the award of a contract for audit services for fiscal year ending June 30, 2025 to Forvis Mazars, LLP. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION 2025-44 "RESOLUTION APPROVING FORVIS MAZARS, LLP AS OFFICIAL AUDITOR OF THE CITY'S ACCOUNTS FOR THE FISCAL YEAR ENDING JUNE 30, 2025"

7.5 Operating Budget Amendment FY24-25

The item was submitted by Catherine Gwynn, Finance Director.

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

Utility Fund Transfers (8101) Utility Fund

On May 9, 2025 the City received the first payment from Baron Budd, PC related to the PFAS settlement from 3M Company in the amount of \$406,545.61. It was the recommendation of the City Manager to set aside the funds in the Utility Capital Reserve Fund (6110). This transfer will be funded with Class Action Lawsuit Settlement Funds Received.

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

ORDINANCE 2025-15 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2024-25 FISCAL YEAR"

7.6 Ordinance Amending the Utility Capital Reserve Fund (6110)

The item was submitted by Catherine Gwynn, Finance Director.

City Council authorized the creation of the Utility Capital Reserve Fund (6110) at the June 20, 2022 council meeting as authorized by North Carolina General Statute §159-18. The Utility Capital Reserve fund must be used for water and sewer capital purchases as stated in the resolution. The Council cannot change the use of the funds once the moneys have been transferred over to the fund. The Council has authorized the use of funds through prior budget amendments for utility capital outlay projects.

The City has received the first payment for the PFAS Settlement and the City Manager, Matthew Livingston, has requested the funds be put in the Utility Capital Reserve for future water and sewer capital projects. The amount of \$406,545.61 will be transferred to the Utility Capital Reserve Fund.

Staff recommends that City Council adopt the following entitled ordinance amending the Utility Capital Reserve Fund (6110). *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

ORDINANCE 2025-16 "AN ORDINANCE AMENDING THE UTILITY CAPITAL RESERVE FUND (6110)"

7.7 Retention of Service Weapon, Badge, and Credentials for Retiring Officers

The item was submitted by Mike West, Police Chief.

North Carolina General Statute § 17F-20 authorizes the awarding of a badge and service sidearm to law enforcement officers upon honorable retirement, and to the surviving family of officers who die in the line of duty. Additionally, it permits a nominal transfer of department-issued sidearms to retiring officers for a fee of one dollar (\$1.00), provided applicable requirements are met. The City of Goldsboro desires to establish a formal resolution defining procedural requirements for the awarding of such items to eligible officers. The proposed resolution formalizes and adopts a clear, consistent policy allowing eligible retiring law enforcement officers to retain their badge and service weapon, in recognition of honorable service and in compliance with applicable local, state, and federal regulations.

It was recommended that Council approve the proposed resolution to formally authorize the retention of service weapons and badges by eligible retired police officers as outlined in the resolution. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION 2025-45 "RETENTION OF A SERVICE WEAPON FOR RETIRING OFFICERS"

7.8 Retention of Service Weapon and Badge for Officers Who Die in the Line of Duty

The item was submitted by Mike West, Police Chief.

North Carolina General Statute § 17F-20 authorizes the awarding of a badge and service sidearm to law enforcement officers upon honorable retirement, and to the surviving family of officers who die in the line of duty. The City of Goldsboro desires to establish a formal resolution defining the procedural requirements for the awarding of such items to their survivors. The proposed resolution provides a formal process for the City of Goldsboro, Goldsboro Police Department, and the survivor's spouse and/or family members may request the officers' badge and service weapon, in accordance with state statute and local policy.

It was recommended that Council adopt the following entitled resolution authorizing the procedure for the retention of service weapons and badges by the surviving families of officers who die in the line of duty, as outlined in the resolution. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

RESOLUTION 2025-46 "RESOLUTION RETENTION OF SERVICE WEAPON AND BADGE FOR OFFICERS WHO DIE IN THE LINE OF DUTY"

7.9 Approval of the May 5, 2025 Goldsboro City Council Regular Meeting Minutes

The draft minutes of the Regular Meeting of May 5, 2025 were presented for approval. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

7.10 Departmental Monthly Reports

The Departmental Monthly Reports for April 2025 were presented as information. *Consent Agenda Approval. Boyette/Weeks (7 Ayes)*

8. Old Business

8.1 City Manager's FY25-26 Recommended Budget Presentation (Finance)

Matt Livingston, City Manager and Catherine Gwynn, Finance Director shared comments regarding the presentation attached as part of the agenda packet.

Council shared comments regarding the proposed budget to include water rate comparisons, a tiered (lifelong) rate which is not able to be implemented due to the city's current software, Powell Bill funds, proposed new positions and the MAG study.

Council discussed proposed budget work sessions. Council members will discuss further questions with City Manager Livingston and Ms. Gwynn.

9. New Business

Mayor Gaylor recessed the meeting at 7:08 p.m. and Council returned at 7:15 p.m.

9.1 Juneteenth Unity & Heritage Festival – Fee Waiver & Funding Request

Karina (Kay-Tee) Taylor shared comments and a presentation, which is part of the agenda packet. Ms. Taylor requested a partnership with the City to support the Juneteenth Unity and Heritage Festival.

Ms. Taylor and Ms. Liza Govan requested a waiver of the fees of the HUB, a waiver of the fees for the street closing application and sponsorship in the amount of \$3,000.

City Manager Livingston shared the \$3,000 was in the current Community Relations Department budget.

Mayor Pro Tem Jones made a motion to approve the waiver of the fees for the HUB, a waiver of the fees for the street closing application and sponsorship in the amount of \$3,000. The motion was seconded by Councilwoman Weeks and unanimously approved.

9.2 Acceptance of the Trillium Health Resources Inclusive Playground Grant

The City of Goldsboro provides services, promotes equality, and protects the well-being of all residents and visitors to enhance our quality of life every day. Some of those services are robust public recreational facilities and parks for all to utilize. These pristine facilities and parks set our City apart from many across the region due to the quality of the facilities and the talent of the coordinating staff. However, the city currently does not have a public playground that specifically addresses the needs of individuals with varying physical abilities and capabilities. To address this pressing need, the Mayor's Committee for Persons with Disabilities has championed this initiative and has made many fundraising attempts to provide the public with the much-needed recreation activity. The Community Relations and Development Department researched the need in our community by speaking with many agencies that would utilize the

adaptive equipment and by obtaining the public’s input via a survey that received an overwhelming response and resounding confirmation for the need. The Community Relations and Development Staff have worked with the City of Goldsboro’s Park and Recreation staff to ensure that our current park system could support the addition and the various logistics that surround the implementation of recreational spaces. The Community Relations and Development Staff sourced and applied for a competitive grant from Trillium Health Resources that specifically addresses accessible and inclusive recreation spaces. We are thrilled to announce that our application has been approved, and we have been awarded a grant to assist in the construction of an inclusive playground. The total value of this grant is \$250,000. This generous funding will allow us to install a new inclusive playground that provides the community with a modern, high-quality, safe and inclusive playground everyone can enjoy. The inclusive playground will be located at North End Park. G.S.160A- 17.1 empowers the city to enter into contracts and accept grants-in-aid and loans from federal and state governments and their agencies for purposes such as constructing, expanding, maintaining, and operating any project or facility, or performing any function that the city is authorized to provide or perform and G.S. 159B-32 authorizes the city to apply for, accept, receive, and dispense funds and grants made available by the state or federal government, any unit of local government, or any private or civic agency.

It was recommended that Council adopt the following entitled resolution accepting Trillium Health Resources Play Together Accessible Playground Grant for the construction of an inclusive playground and authorize the City Manager and/or Community Relations and Development staff to complete any necessary agreements or documentation related to the grant.

Councilman Boyette made a motion to accept the grant and adopt the resolution. The motion was seconded by Mayor Pro Tem Jones and unanimously approved.

RESOLUTION 2025-47 "A RESOLUTION ACCEPTING THE TRILLIUM HEALTH RESOURCES GRANT FOR INCLUSIVE PLAYGROUNDS"

9.3 Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bid for 711 North Virginia Street to George G. Hill

The item was submitted and presented by Catherine Gwynn, Finance Director.

Staff received an offer to purchase city/county owned property. Council must either accept or reject the offer, and, if accepted, authorize advertisement for upset bids (G.S. 160A-266 and 160A-269). The following offer has been received for the sale of surplus real property under Negotiated offer, advertisement, and upset bid process (G.S. §160A-266(a) (3)).

711 N Virgina Street
Offeror: George G. Hill
Offer: \$12,670.00
Bid Deposit: \$633.50
Parcel #: 47917 Pin #: 2599895554
Tax Value: \$25,340.00 Zoning: R9

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a personal check. The Planning Department shall notify the adjoining property owners via mail that the property is available for sale via upset bid.

It was recommended that Council accept or reject the offer at 711 North Virginia Street and, if accepted, adopt the resolution authorizing Finance to advertise for upset bids.

Mayor Pro Tem Jones made a motion to accept the bid. The motion was seconded by Councilwoman Matthews and unanimously approved.

RESOLUTION 2025-48 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

9.4 Lease Agreement with Wayne County Board of Education for Edgewood Community Developmental School Property

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

In 2022, the City of Goldsboro permanently closed Herman Park Center. The staff and programs housed at this facility were relocated to other locations. Most of the staff housed in Herman Park Center were relocated to the Senior House, the brick house beside Herman Park Center. Staff were also placed at City Hall and TC Coley Community Center. The programs that occurred in the Senior House (now Administrative Building) were relocated to TC Coley Community Center and WA Foster Center. These programs include Senior Card Group play with different groups playing Monday through Friday and Senior Book Club. Additionally, the programs at Herman Park Center were relocated as well. For instance, line dancing is held twice a week and the pottery program was shifted to TC Coley Community Center. Youth Karate and access to a fitness center were shifted to WA Foster Center. Programs for Specialized Recreation were mostly split between TC Coley Community Center and WA Foster Center. Since the closing of Herman Park Center, other locations have been explored for the feasibility of housing the staff, in addition to having those programs back under one roof.

Wayne County Board of Education has property that was vacant for the 2024-2025 school year. This property is identified as the Edgewood Community Developmental School property. City staff toured the property and found it to be in a well-maintained condition. The property includes the school building, playground equipment, a walking loop, and an outdoor play area. The size of the property will be conducive for all the staff that were at Herman Park Center to be housed. Additionally, the classroom space will allow the programs that were at Herman Park Center to be back under one roof. This property has been identified as an area Parks and Recreation staff can use for office space and programming.

It was recommended that Council approve the following entitled resolution and accept the one (1) year lease agreement with Wayne County Board of Education for the Edgewood Community Developmental School Property.

City Manager Livingston shared comments about future plans for the Parks and Recreation Department.

Council shared concerns regarding the maintenance of the building.

City Attorney Lawrence shared only basic maintenance costs is built into the agreement.

Council asked staff and the attorney to seek further clarification regarding maintenance. Mayor Gaylor requested the following section be added to the lease agreement.

The tenant will be responsible for all basic repairs to and maintenance of the property through the term of the lease for illustrative purposes, this shall include but not be limited to items such as grounds upkeep.

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

RESOLUTION 2025-49 "A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ENTER INTO A LEASE AGREEMENT WITH WAYNE COUNTY BOARD OF EDUCATION FOR EDGEWOOD COMMUNITY DEVELOPMENTAL SCHOOL PROPERTY"

10. City Manager's Report

There was no report from the City Manager.

11. Mayor and Councilmembers' Comments

There were no comments from the Mayor and Council.

12. Closed Session

Mayor Pro Tem Jones made a motion to go into Closed Session to discuss matters related to personnel and potential litigation. The motion was seconded by Councilwoman Weeks.

Mayor Gaylor, Mayor Pro Tem Jones, Councilman Boyette, Councilwoman Taylor, Councilwoman Weeks and Councilman White voted for the motion. Councilwoman Matthews voted against the motion. The motion passed 6:1.

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

13. Adjournment

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

There being no further business, Mayor Gaylor adjourned the meeting at approximately 8:40 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Greater Wayne Regional Wastewater Committee

DEPARTMENT: City Manager's Office

BACKGROUND:

The City of Goldsboro was awarded a 500k grant for the purpose of studying the feasibility of sewer regionalization part two. This is following up the 350k grant for the initial part 1 study.

That report is attached. This has been referred to by the group and consultants as the Merger Regional Feasibility study. To facilitate communications, a partnership was created that consisted of the City of Goldsboro, Wayne County, Fremont, Eureka, Mount Olive and Pikeville.

It is now recommended that the task force become more formalized with appointed members under the Greater Wayne Regional Wastewater Committee. The duties and functions of which, are listed in the attachment to this item.

It is best practice to regionalize sewer systems and such is often recommended and incentivized by the state, especially in locations where it is cost-effective to do so and reduces cost through economies of scale. Increasing costs and demanding state and federal regulations have made sewer treatment more expensive. This is particularly true for smaller communities because they do not have a large customer base to spread costs out as treatment options become more expensive. At the same time, the number of non-viable water and sewer systems has increased rather dramatically across the state.

DISCUSSION:

The next phase of the study is to examine the costs associated with sewer treatment under multiple scenarios. During Phase One of the study, the participants discussed what regionalization could potentially look like and concluded that two viable solutions that could possibly work were the formation of a regional sewer board and separate regional sewer authority or a regional merger of sewer systems similar to what the City of Raleigh did in Wake County. Under this arrangement, the city can effectively increase its treatment capacity and provide allocation to other towns at a cost determined by actual construction costs. The question is how and when the city will be able to expand its distribution and collections staff or if that will even be necessary. The most important step for the city currently is to continue to pursue expansion of its wastewater treatment plant. The city is working with Eureka to manage its sewer system and could potentially take that over once repairs are made and the system is certified and repaired. Those repairs are expected to begin in about another 6 months or so.

BUDGET RELATIONSHIP:

No current direct impacts to budget.

STRATEGIC PLAN RELATIONSHIP:

Maintaining control of the cities' utilities is vital to future growth and economic development expansion in a manner that will benefit Goldsboro and the region as a whole.

STAFF RECOMMENDATION:

The city committee can appoint up to two staff members. It is recommended that they be the City Manager and Public Utilities Director with the Engineering Services Manager serving as an alternate.

MANAGER'S RECOMMENDATION:

Recommend Councilman Chris Boyette as the elected official serving Goldsboro and also recommend that we appoint one elected official alternate.

APPROVERS

Matthew Livingston

Charter for Greater Wayne Regional Wastewater Committee

Purpose: The Greater Wayne Regional Wastewater Committee is established to support and assist with the implementation of the project scope of the Merger and Regionalization Feasibility grant project.

Goals:

1. Work towards consensus for one long-term action plan for a regional solution.
2. Coordinate commitment from respective partners to the consensus plan.

Scope:

1. Facilitate data gathering and synthesis for the consultants conducting the MRF study, in conjunction with the AIA study. The committee acknowledges that the City of Goldsboro is the grant recipient and will manage the procurement of the consultant for the project and the administration of the grant.
2. Engage respective community leadership to relay updates from the Greater Wayne Regional Wastewater Committee meetings. Gather points of concern from community leadership / governing boards for the committee.
3. Each member shall actively participate in meetings.
4. Each member will contribute expertise and insights from its respective community and collaborate on the consensus building process of the committee as evaluation of the two alternatives progresses.
5. Develop recommendations around the preferred alternative to each partner's governing board.

Composition: The working group shall consist of at least three representatives from each partner (Eureka, Fremont, Goldsboro, Mount Olive, Pikeville, and Wayne County):

1. At least one elected official, preferably responsible for public works, infrastructure, and/or financial management.
 2. Up to two from Administrative staff, Financial Management staff, and/or Public Works staff.
- Note that although a partner's contract engineer will provide valuable insight on its technical and financial capacity, the engineer may not occupy one of the partner's representative seats on the committee.
 - Note that Eureka's representation may be less than three representatives.

Meetings: Meetings will be open to other members of the partner organizations and additional interested parties. Primary discussion will focus on the prepared agenda items by the Committee members.

Quorum / Voting

1. The Committee will work by consensus.
2. A quorum will consist of four or more partners.
3. If a formal vote is needed, each partner organization will have one vote.

Roles and Responsibilities:

1. The committee shall establish an executive committee of one individual from each of the six partners.
2. The executive committee shall be responsible for coordinating meetings, setting agendas, and facilitating discussions among committee members.
3. The executive committee will select a member to serve as a presiding member / Chairman to facilitate the meetings.
4. Each committee member shall actively participate in meetings, including preparation of information or documents from its partnering community to advance the project scope.
5. Consensus Development: The committee shall collectively develop a consensus based on the findings of the evaluation, considering technical feasibility, cost-effectiveness, and stakeholder input.

Timeline: The Greater Wayne Regional Wastewater Committee shall assist the work of the MRF grant for the duration of the project.

Funding: Funding for the work of the Committee will come through the MRF study grant. The consultant with the MRF study grant will be paid out of the MRF grant. Any travel expense incurred by the partnering communities' representatives will be paid by the communities themselves.

Approval: This charter is hereby approved by the representatives of Eureka, Fremont, Goldsboro, Mount Olive, Pikeville, and Wayne County, effective _____.

Signed:

FINAL REPORT

JULY 2024

Greater Wayne County Wastewater Utility Merger/Regionalization Feasibility Study



Prepared for:

CITY OF GOLDSBORO, NC

TASK ORDER NO. 2

PO # P2201055





Contents

Acronyms and Abbreviations

Executive Summary

1.0 Purpose and Scope

1.1 Evaluation Process.....	1-1
-----------------------------	-----

2.0 Existing Wastewater System Background

2.1 City of Goldsboro.....	2-1
2.2 Wayne County	2-4
2.3 Town of Eureka.....	2-4
2.4 Town of Fremont.....	2-6
2.5 Town of Pikeville.....	2-10
2.6 Town of Mount Olive.....	2-10

3.0 Merger/Regional Alternatives

3.1 Overall Regionalization Options	3-1
3.1.1 Option 1 – Status Quo.....	3-1
3.1.2 Option 2A and 2B – New Regional Authority and New Treatment Facility	3-1
3.1.3 Options 3A, 3B, and 3C – New Regional Authority Incorporating all Existing Infrastructure of Partners	3-2
3.1.4 Options 4A, 4B, and 4C – Consolidation/Merger under City of Goldsboro’s Utilities Department.....	3-3
3.1.5 Option 5 – Northern Wayne Utilities Merge into a Combined Utility System.....	3-3
3.2 Options for Town of Eureka Wastewater System	3-4
3.2.1 Option E1: Merge Town of Eureka’s Wastewater System into the Town of Fremont	3-4
3.2.2 Option E2: Consolidate Town of Eureka’s Wastewater System into the Town of Pikeville	3-5
3.2.3 Option E3: Consolidate Town of Eureka’s Wastewater System into Wayne County’s System	3-5
3.2.4 Option E4: Consolidate Town of Eureka’s Wastewater System into the City of Goldsboro.....	3-6
3.3 Workshop #1	3-6

4.0 Financial Analysis

4.1 Assumptions/Recommendations	4-1
4.1.1 Model Configuration	4-1
4.1.2 Assumptions.....	4-5
4.2 Evaluation Results	4-6
4.3 Workshop #2	4-6
4.4 Next Steps.....	4-7

Figures

Figure 1-1	Merger/Regionalization Feasibility Study Project Flow Chart
Figure 2-1	Wayne County Wastewater Systems Overview
Figure 2-2	City of Goldsboro Wastewater System
Figure 2-3	Wayne County Wastewater System
Figure 2-4	Town of Eureka Wastewater System
Figure 2-5	Town of Fremont Wastewater System
Figure 2-6	Town of Pikeville Wastewater System
Figure 2-7	Town of Mount Olive Wastewater System
Figure 4-1	Wayne County Partners Current Service Model Configuration
Figure 4-2	Wayne County Evaluated Service Model Configuration
Figure 4-3	Summary of 10 Year Cost Projections – Unified
Figure 4-4	Projected Costs (\$/MG) Status Quo
Figure 4-5	Comparison of Unified Cost with Projected Status Quo (Annual Cost per MG)

Tables

Table 2-1	City of Goldsboro Wastewater System
Table 2-2	City of Goldsboro 2023 Wastewater Billing Rates
Table 2-3	Wayne County Wastewater System
Table 2-4	Wayne County 2023 Wastewater Billing Rates
Table 2-5	Town of Eureka Wastewater System
Table 2-6	Town of Eureka 2023 Wastewater Billing Rates
Table 2-7	Town of Fremont Wastewater System
Table 2-8	Town of Fremont 2023 Wastewater Billing Rates
Table 2-9	Town of Pikeville Wastewater System
Table 2-10	Town of Pikeville 2022 Wastewater Billing Rates
Table 2-11	Town of Mount Olive Wastewater System
Table 2-12	Town of Mount Olive 2023 Wastewater Billing Rates
Table 4-1	Future Year Configuration and Flow Assumptions
Table 4-2	Major Capital Projects Assumed to Move Forward

Appendices

Appendix A	Workshop #1 Presentation Slides
Appendix B	Workshop #2 Presentation Slides



Acronyms and Abbreviations

AIA	Asset Inventory and Assessment
DWI	Division of Water Infrastructure
FM	Sewer Force Main
GPD	Gallons per Day
I&I	Infiltration and Inflow
LGC	Local Government Commission
MGD	Million Gallons per Day
MG	Million Gallons
MRF	Merger/Regionalization Feasibility Study
NCDEQ	North Carolina Department of Environmental Quality
O&M	Operation and Maintenance
PS	Pump Station
WWTP	Wastewater Treatment Plant

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Executive Summary

The City of Goldsboro, located in Wayne County, NC, received a Merger/Regionalization Feasibility (MRF) Study grant to explore the feasibility of a regional approach to ownership and operation of public water and wastewater utilities in the County. The North Carolina Department of Environmental Quality Division of Water Infrastructure (DWI) previously provided Asset Inventory and Assessment (AIA) grants to all the primary utility systems to identify and assess the condition of the assets in the respective systems. Each system in the Study area, identified as stakeholders for this Study, have or are experiencing challenges with system operation largely due to aging infrastructure and the cost of maintaining aging systems. The MRF Study grant was therefore a natural progression towards creating a path for long-term, sustainable utilities in the County. The Study effort quickly revealed that regional approaches for conveyance, treatment, and disposal of wastewater was most needed. As wastewater system owners/operators in Wayne County, the ultimate Partners in the MRF Study are below:

- City of Goldsboro
- Wayne County
- Town of Pikeville
- Town of Eureka
- Town of Freemont
- Town of Mount Olive

To coordinate and conduct the MRF Study, CDM Smith performed an initial evaluation of the feasibility of regional wastewater, which included the following general tasks:

- Data Collection and Review
- Identify Top 3 Alternatives for Analysis (including Status Quo)
- Alternative Feasibility and Financial Analysis
- Present Findings and Prepare MRF Report

Based on the information provided, CDM Smith developed ten potential merger/regionalization alternatives for the full group or sub-groups among the stakeholders. CDM Smith conducted an initial workshop to coordinate amongst the stakeholders and share information, as well as guide the Study as it progressed. Following the workshop, CDM Smith conducted detailed interviews with each Partner to gather additional information and detailed financial data and performed a high-level financial evaluation of the selected alternatives.

The merger/regionalization options were reviewed as a group, and it was decided that CDM Smith would perform the initial financial evaluation with Option 3A (New Regional Authority Incorporating all Existing Infrastructure of Partners) and Option 4A (Consolidation/Merger under the City of Goldsboro's Utilities Department). The Status Quo (no change) option was also included as part of the financial evaluation for comparison.

The financial analysis showed that Options 3A and 4A could potentially yield overall long-term cost savings for the Partners, while also providing a long-term, safe, reliable system to the benefit of Wayne County citizens. A more detailed evaluation, however, is needed to fully develop the path forward to determine the Option that is the best overall fit.

A second MRF grant (MRF 2.0) was approved by the State in September 2023 to fund a subsequent evaluation of the regionalization Options. As part of next steps for the second evaluation, stakeholders will form a Greater Wayne Regional Sewer Committee (GWRSC), utilizing an interlocal Memorandum of Understanding (MOU) to define the scope and focus of the committee. The MOU will be collaboratively drafted and agreed to by stakeholders and each stakeholder will appoint representatives to be on the committee.

The GWRSC will be tasked with evaluating the issues relevant to the regionalization/merger for the ultimately selected option and preparing a report that details the committee's recommendations. Utilizing the MRF 2.0 grant funding, consultants (engineering, financial) will work at the direction of the GWRSC to facilitate decision making and preparation of the Final Recommendations Report. The Final Recommendations Report is expected to include guidance and information sufficient to confirm the approach that is of best benefit to each Partner. The goal will be to provide the guide to a sustainable, long term wastewater solution for Wayne County and its communities that provides economical service and positions the County for economic growth and prosperity, while helping maintain the health and safety of the communities.

1.0 Purpose and Scope

The North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) provided Asset Inventory and Assessment (AIA) grants to all of the primary stakeholders in order to identify and assess the condition of the wastewater assets in the respective systems. In coordination with those AIA studies, the group requested a grant from DWI to complete a Merger/Regionalization Feasibility (MRF) Study to consider possible public wastewater service regionalization approaches within Wayne County, and involving the following municipal water and wastewater public utilities:

- City of Goldsboro
- Wayne County
- Town of Pikeville
- Town of Eureka
- Town of Freemont
- Town of Mount Olive

The MRF Grant was provided to the City of Goldsboro, to act as the project management agent for the group of stakeholders. Additional stakeholders for this project include the Fork Township Sanitary District and the Wayne Water Districts. However, these organizations have expressed that a utility merger is not something they are considering at this time, and they had not applied to the DWI for an Asset Inventory and Assessment grants.

The MRF study was completed in coordination with the stakeholders, which include the utilities listed above, with the DWI, and with the Local Government Commission (LGC). The MRF study included a high-level financial evaluation of a potential utility merger focused on regional alternatives to make viable the two distressed utilities taken over currently by the LGC: Eureka and Pikeville. Previously, an MRF was originally prepared in 2018 to evaluate wastewater alternatives considering Eureka, Freemont, and Goldsboro. The current MRF built upon that study to consider Pikeville and other entities and to consider local water systems operators as well.

1.1 Evaluation Process

The MRF evaluation involved the following major tasks:

- Data Collection and Review
- Identify Top 3 Alternatives for Analysis (including Status Quo)
- Alternative feasibility and Financial Analysis
- Present findings and prepare a MRF Report

The step-by-step tasks performed are represented in the Evaluation Process Flowchart (**Figure 1-1**)

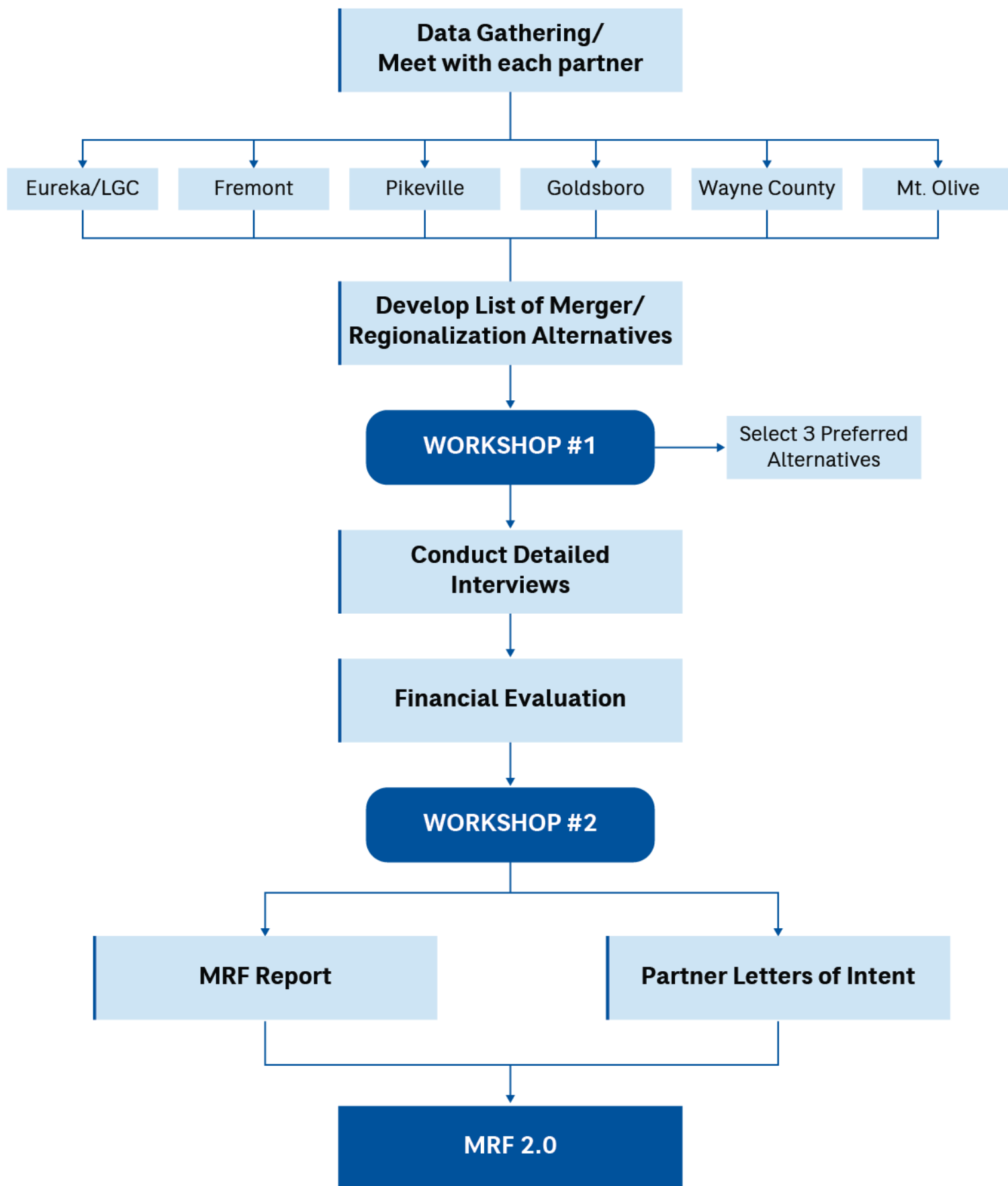


Figure 1-1. Merger/Regionalization Feasibility Study Project Flow Chart

The first step in the evaluation process was to collect and review data from all the potential utility merger Partners. CDM Smith developed and distributed an initial list of questions and general data requests for each Partner entity. CDM Smith met with each of the six municipal utilities and the two water/sanitary districts individually to obtain/clarify requested information and discuss the utility's goals and preferences for the study and their current system configuration, condition, challenges, needs, current treatment mechanism, financial information, and ongoing/future utility improvement projects.

Based upon the initial discussions, each of the Partners agreed that there was not a need, desire, or significant advantage to warrant merging of the various water utilities. The water utilities across the County were not distressed, have the ability to expand if/when needed, and were in a good position to be sustainable into the future. Therefore, the remaining evaluation was focused on the wastewater utilities.

Based on the information provided, CDM Smith developed ten potential merger/regionalization alternatives for the full group or sub-groups among the stakeholders and conducted an in-person workshop with the Partners to select the three alternatives for evaluation (See Section 3 for more detail). Following the workshop, CDM Smith conducted detailed interviews with each Partner to gather additional information and detailed financial data and performed a high-level financial evaluation of the selected alternatives. The findings of the evaluation were presented to the Partners at a second in-person workshop. (see Section 4 for more detail).

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2.0 Existing Wastewater System Background

CDM Smith conducted interviews with each individual utility Partner and requested detailed information on the wastewater utility assets, operations, governance, financials, and future plans. The following are summaries of the system information and system maps for each utility (where provided). An overall map of the Wayne County partner's wastewater systems is shown in **Figure 2-1**.

2.1 City of Goldsboro

Table 2-1 and **Table 2-2** represent the general wastewater system information and billing rates, respectively, provided during the data collection task from the City of Goldsboro. A map of the City of Goldsboro wastewater system is shown on **Figure 2-2**.

Table 2-1. City of Goldsboro Wastewater System

	Data	Notes
City Population	34,200	
# of Sewer Customers	11,660	
Wastewater System	▪ 230 miles of gravity sewer ▪ 5,130 manholes ▪ 26 Pump Stations ▪ 18 miles of force main	
Wastewater Treatment	Goldsboro WWTP	14.2 MGD (current permitted capacity) Future 3.4 MGD plant expansion (currently in planning)
Utility Staff	62 Employees	Includes 44 licensed operators and 2 professional engineers
Estimated 10-year Wastewater CIP cost	\$75.9 M	Does not include the WWTP Expansion cost Reflects most recent AIA costs
AIA Status	Completed	September 2022

Table 2-2. City of Goldsboro 2023 Wastewater Billing Rates

Wastewater Charges	Inside City	Outside City	Customer Type
Rate per 1,000 gallons	\$9.12	\$18.23	Wastewater Vol. Charges
Industrial Bulk Rate per 1,000 gallons	\$8.16	\$16.35	Wastewater Vol. Charges
Rate per 1,000 gallons	\$4.03	\$8.07	Capitalized Sewer Vol. Charges
Industrial Bulk Rate per 1,000 gallons	\$3.67	\$7.34	Capitalized Sewer Vol. Charges

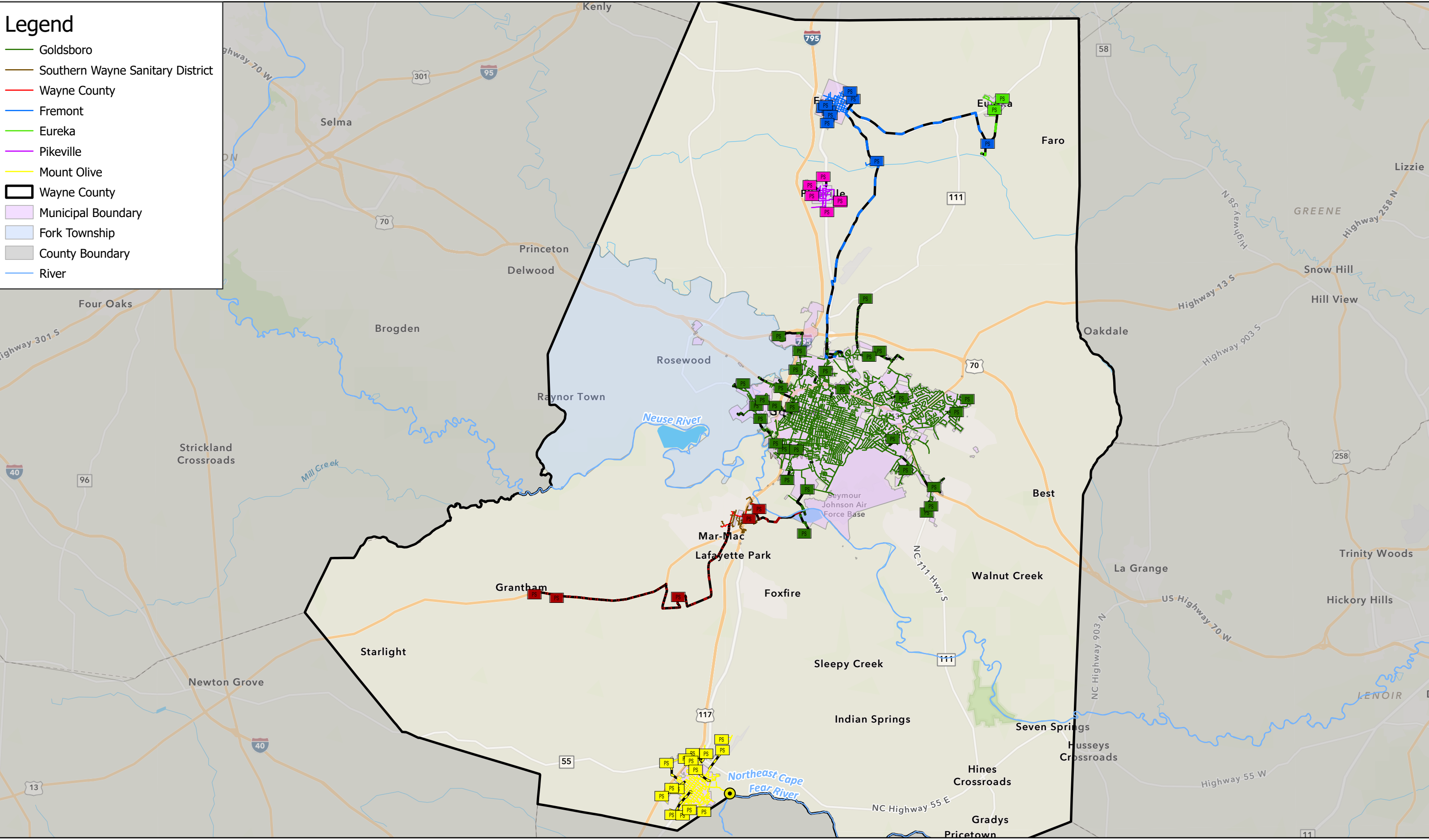
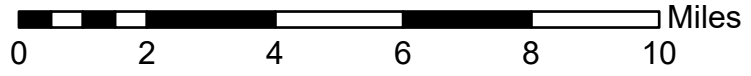


Figure 2-1. Wayne County Wastewater Systems Overview
Goldsboro MRF Partners
Wayne County, NC
Page 218 of 377



Legend

-  Goldsboro Pump Station
-  Wayne County Pump Station
-  Goldsboro Force Main
-  Wayne County Force Main
-  Wayne County Force Main
-  Fremont Force Main
-  Goldsboro Gravity Main
-  Southern Wayne Gravity Main
-  Wayne County Gravity Main
-  Goldsboro WWTP
-  Municipal Boundary

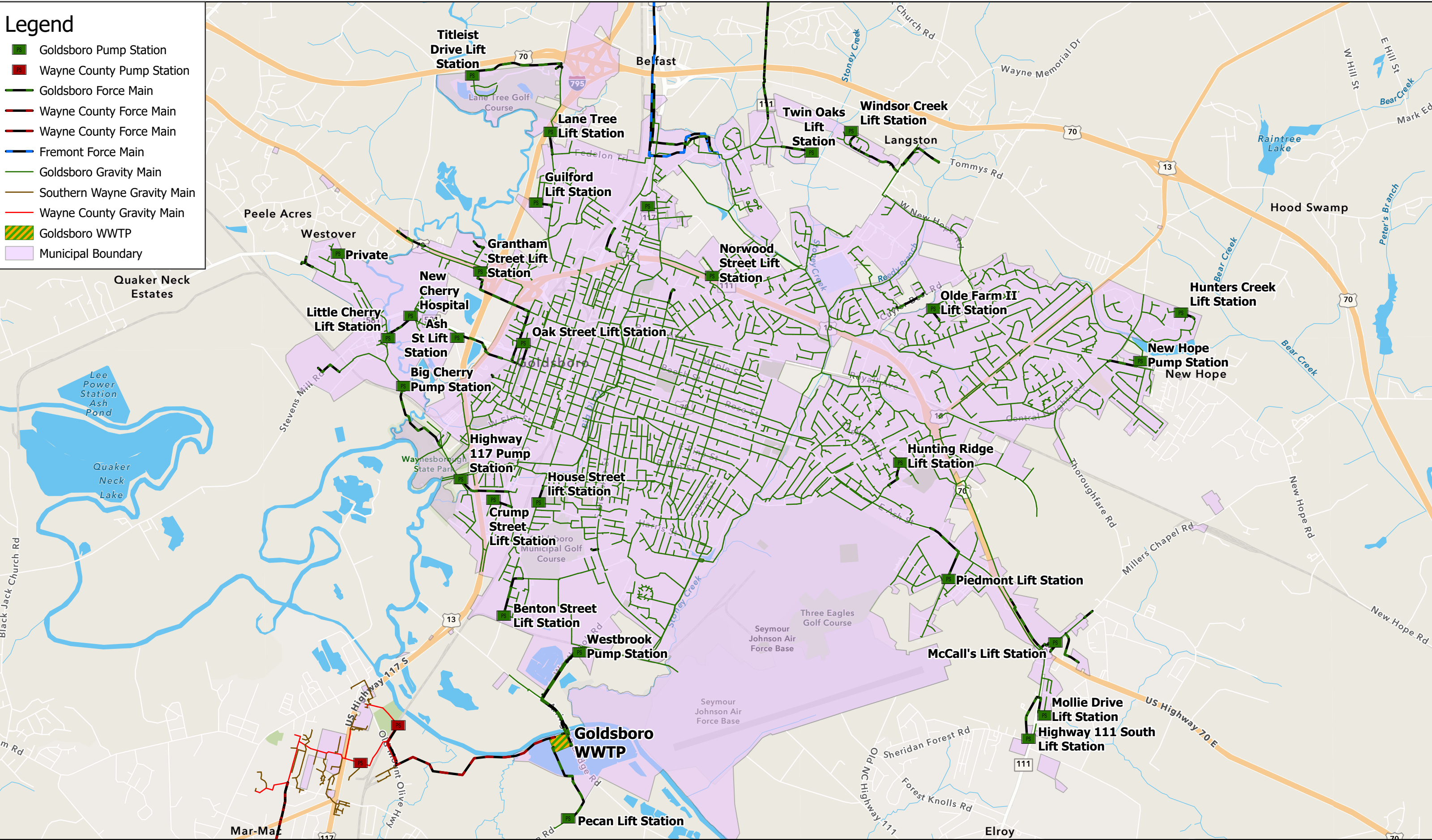


Figure 2-2. City of Goldsboro Wastewater System

Goldsboro MRF Partners

Wayne County, NC

2.2 Wayne County

Table 2-3 and Table 2-4 represent the general wastewater system information and billing rates, respectively, provided during the data collection task from Wayne County. A map of the Wayne County wastewater system is shown on **Figure 2-3**.

Table 2-3. Wayne County Wastewater System

	Data	Notes
# of Sewer Customers	17	Does not include bulk customers that flow into county system
Wastewater System	▪ 3 miles of gravity sewer ▪ 58 manholes ▪ 5 Pump Stations	
Average Sewer Flow Rate	0.157 MGD	
Wastewater Treatment	Goldsboro WWTP	All of Wayne County flow is treated at the Goldsboro WWTP
Utility Staff	6 Employees	O&M Staff
Estimated 10-year Wastewater CIP cost	\$3.55 M	Reflects most recent AIA costs
AIA Status	Completed	July 2023

Table 2-4. Wayne County 2023 Wastewater Billing Rates

Wastewater Charges	Inside Customer	Outside Customer	Customer Type
Rate per 1,000 gallons	\$8.92	\$16.84	Capacity Customer
Rate per 1,000 gallons	\$16.84	\$16.84	Non-Capacity Customer
Minimum Fee (per month)	\$35	\$35	Individual Customer

2.3 Town of Eureka

The Town of Eureka's wastewater system has been deemed a non-viable utility and is under the authority of the State LGC. **Table 2-5 and Table 2-6** represent the general wastewater system information and billing rates, respectively, provided during the data collection task. All wastewater flow from the Town of Eureka is pumped to the Town of Fremont for treatment or conveyance to the City of Goldsboro. A map of the Town of Eureka's wastewater system is shown on **Figure 2-4**.

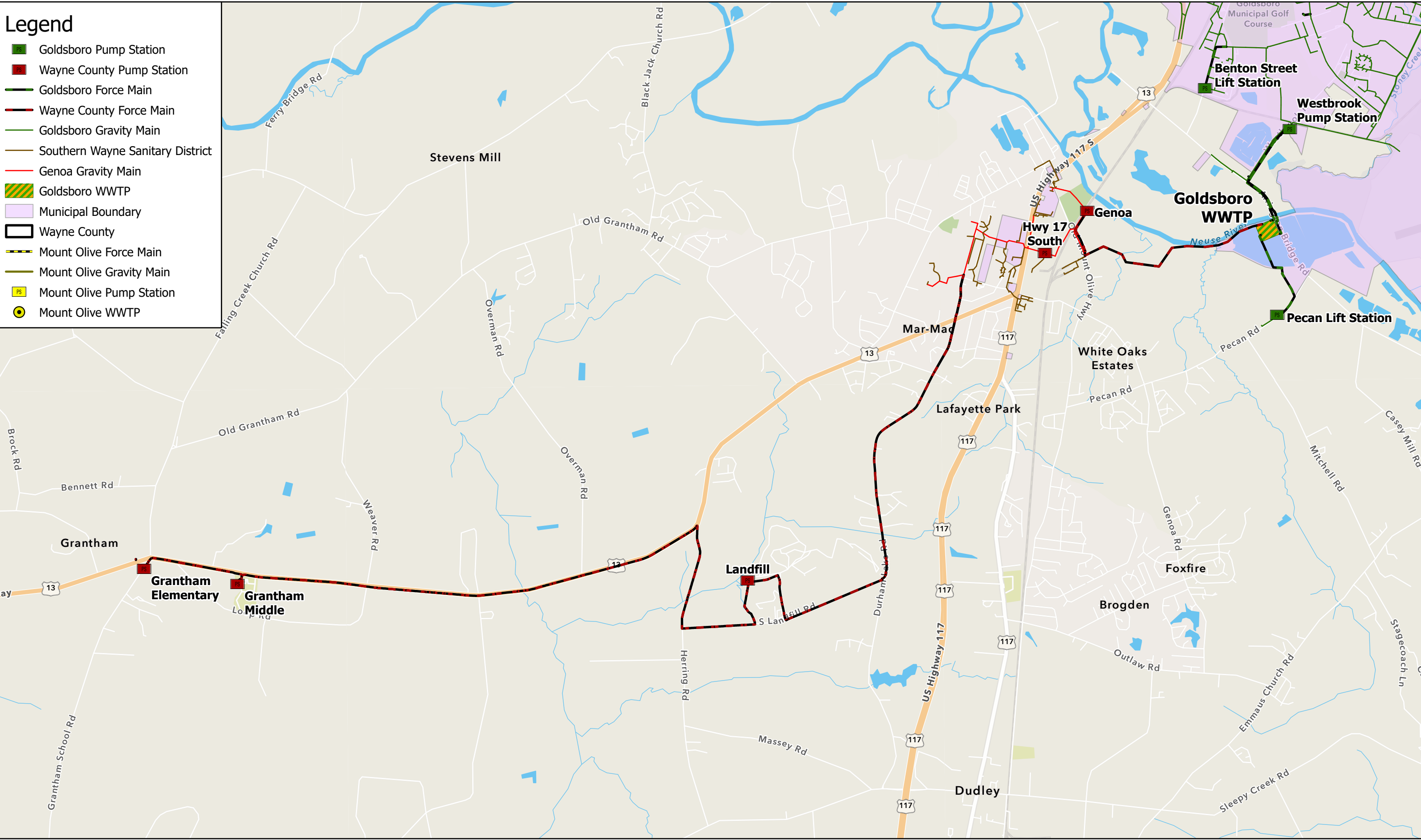


Figure 2-3. Wayne County Wastewater System
Goldsboro MRF Partners
Wayne County, NC
Page 221 of 377

Table 2-5. Town of Eureka Wastewater System

	Data	Notes
Town Population	209	
# of Sewer Customers	112	
Wastewater System	▪ 3 miles of gravity sewer ▪ 2 Pump Stations ▪ 0.35 miles of force main	All flow pumped to Fremont Has significant I/I in gravity system Previous rehabilitation projects have not been long-term fix
Average Sewer Flow Rate	48,800 GPD	Average dry weather flow for one month
Wastewater Treatment	All flow pumped to Fremont	Ultimately treated at Goldsboro WWTP
Utility Staff	None	
Estimated 10-year Wastewater CIP cost	\$13M identified	Complete system replacement recommended Reflects most recent AIA costs
AIA Status	Completed	January 2024

Table 2-6. Town of Eureka 2023 Wastewater Billing Rates

Wastewater Charges	Inside Customer	Outside Customer	Customer Type
Base Charge	\$45	-	Base Charge
Rate per 1,000 gallons	\$13.56	-	Sewer

2.4 Town of Fremont

Table 2-7 and **Table 2-8** represent the general wastewater system information and billing rates, respectively, provided during the data collection task for the Town of Fremont. A map of the Town of Fremont's wastewater system is shown on **Figure 2-5**.

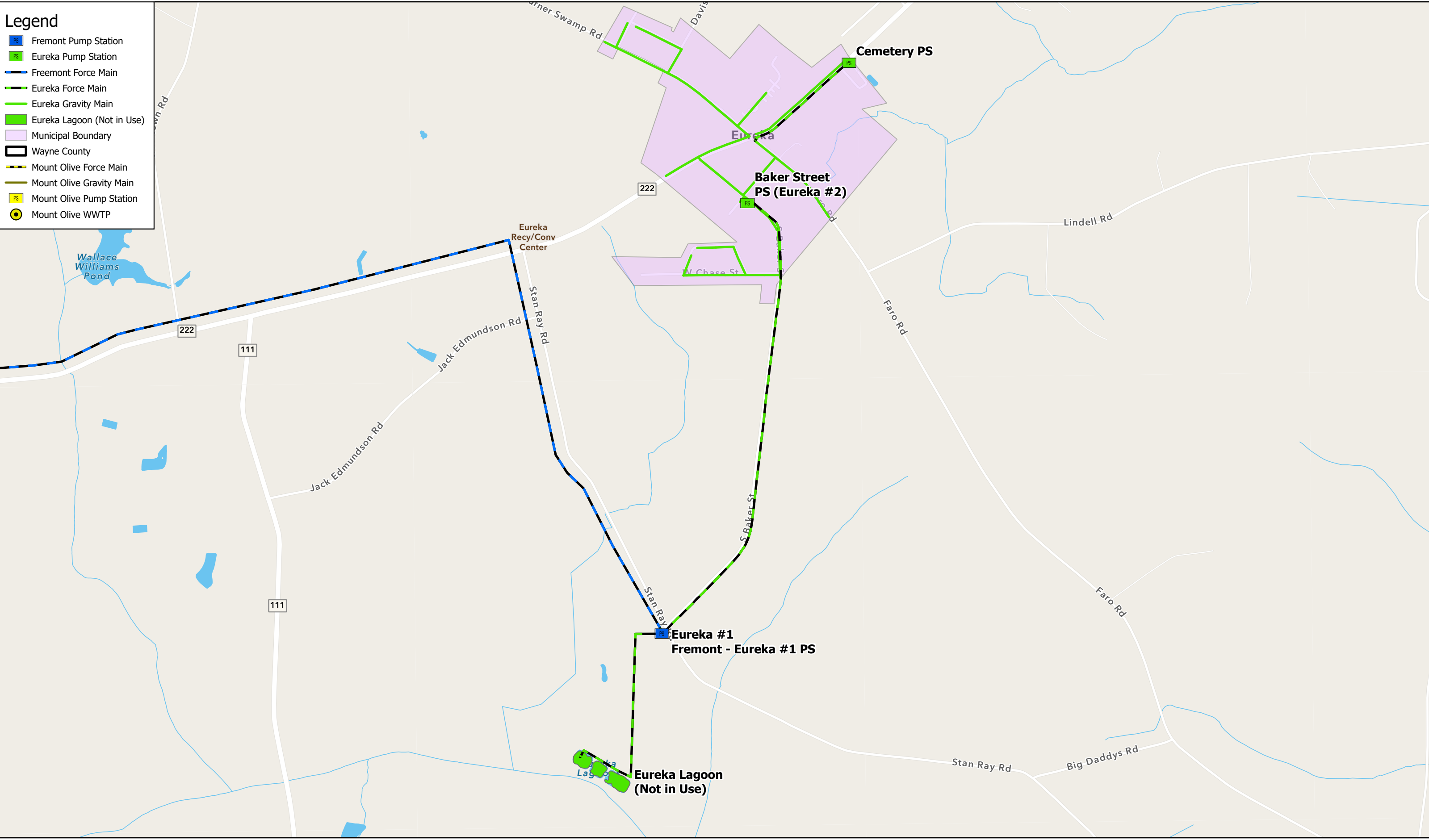


Figure 2-4 Town of Eureka Wastewater System
 Goldsboro MRF Partners
 Wayne County, NC
 Page 223 of 377

Table 2-7. Town of Fremont Wastewater System

	Data	Notes
Town Population	1,054	
# of Sewer Customers	735	Plus all flow from Town of Eureka
Wastewater System	▪ 20 miles of gravity sewer ▪ 10 Pump Stations ▪ 45 miles of force main	
Average Sewer Flow Rate	0.115 MGD	
Wastewater Treatment	▪ Town-owned lagoon and spray fields (0.091 MGD) ▪ Pump to Goldsboro WWTP	Treats flow at lagoon/spray fields during dry weather Pump flow to Goldsboro (up to 0.3 MGD allocation) ▪ School and Airport (along FM to Goldsboro) ▪ All Town flow during wet weather
Utility Staff	3	
Estimated 10-year Wastewater CIP cost	\$4.5M identified	Reflects most recent projects estimated by Engineer
AIA Status	In-Progress	Engineer stated AIA is still in progress. Preliminary Engineering Report March 2023 was provided.

Table 2-8 Town of Fremont 2023 Wastewater Billing Rates

Wastewater Charges	Inside Customer	Outside Customer	Customer Type
Monthly Service Rate	\$24.55	\$55.05	Sewer
Rate per 1,000 gallons	\$12.88	\$32.46	Sewer
Additional Rates			
Monthly Service Rate	\$51.18		School in Town (Fremont Stars)
Rate per 1,000 gallons	\$37.11		School in Town (Fremont Stars)
Rate per 1,000 gallons	\$15.45		Eureka
Rate per 1,000 gallons	\$12.89		Eureka – Over Capacity
Monthly Service Rate	\$51.18		Schools (CBA & Norwayne)
Rate per 1,000 gallons	\$37.11		Schools (CBA & Norwayne)
Monthly Service Rate	\$51.18		Airport (Northeast)
Rate per 1,000 gallons	\$37.11		Airport (Northeast)
Monthly Service Rate	\$51.18		Institution out of Town
Rate per 1,000 gallons	\$37.11		Institution out of Town
Monthly Service Rate	\$51.18		Manufacturing in Town (Sanctuary Systems)
Rate per 1,000 gallons	\$37.11		Manufacturing in Town (Sanctuary Systems)

Legend

-  Fremont Pump Station
-  Fremont Force Main
-  Fremont Gravity Main
-  Municipal Boundary

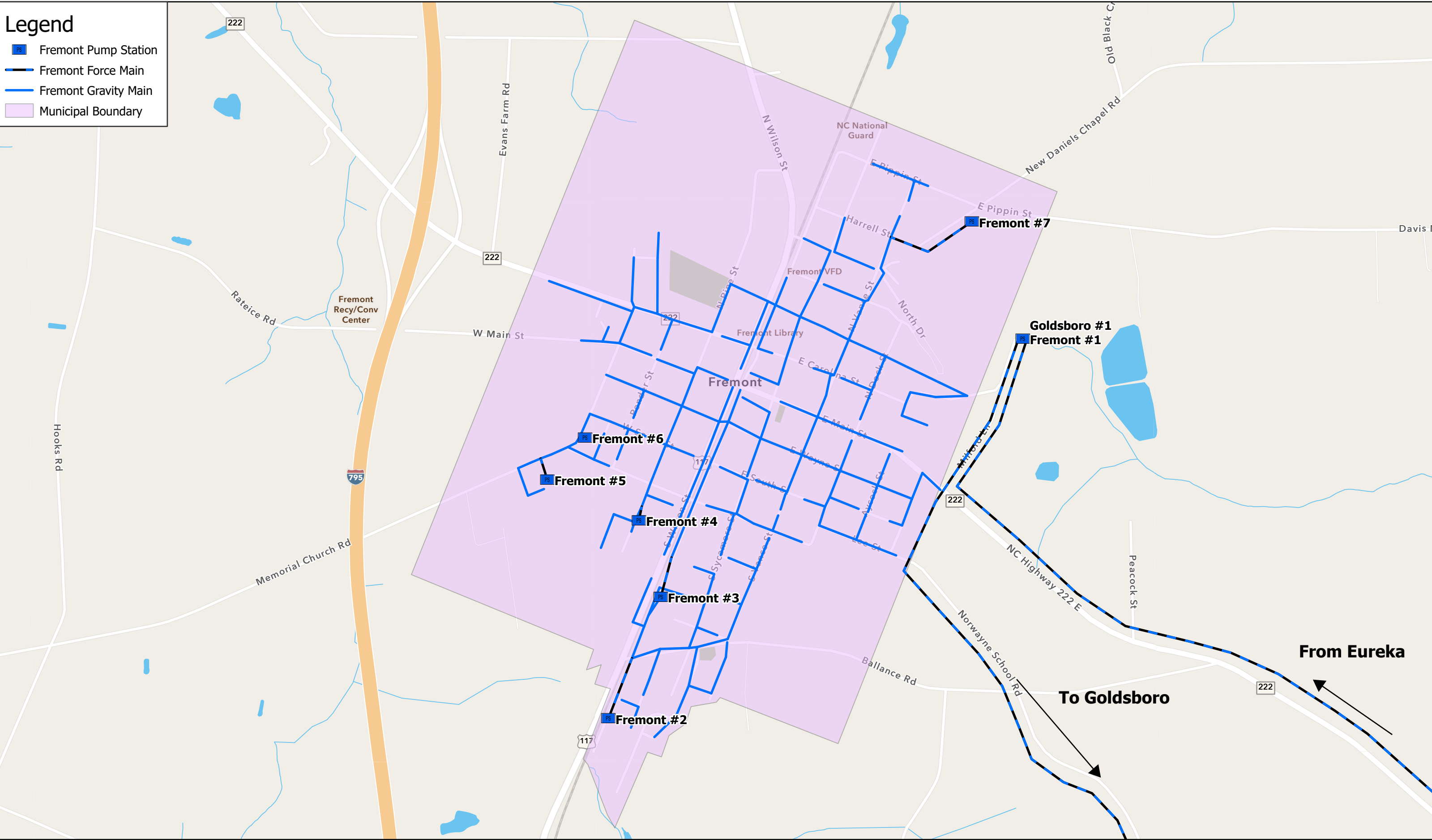


Figure 2-5. Town of Fremont Wastewater System
 Goldsboro MRF Partners
 Wayne County, NC
 Page 225 of 377



2.5 Town of Pikeville

Table 2-9 and Table 2-10 represent the general wastewater system information and billing rates, respectively, provided during the data collection task for the Town of Pikeville. A map of the Town of Pikeville's wastewater system is shown on **Figure 2-6**.

Table 2-9. Town of Pikeville Wastewater System

	Data	Notes
Town Population	706	
# of Sewer Customers	510	
Wastewater System	▪ 8.2 miles of gravity sewer ▪ 4 Pump Stations ▪ 1.1 miles of force main	
Average Sewer Flow Rate	0.063 MGD	
Wastewater Treatment	Town-owned treatment facility, lagoons, and spray fields (0.140 MGD)	No interconnection with other sewer systems in county
Utility Staff	4	Contracted services for licensed Wastewater operator
Estimated 10-year Wastewater CIP cost	\$1.1M identified	Wastewater system and plant rehabilitation Reflects most recent projects estimated by Engineer
AIA Status	In-Progress	

Table 2-10. Town of Pikeville 2022 Wastewater Billing Rates

Wastewater Charges	Inside Customer	Outside Customer	Type
Minimum Monthly Fee	\$31	\$31	Base Charge
Rate per 1,000 gallons	\$15.23	\$15.23	Residential

2.6 Town of Mount Olive

Table 2-11 and Table 2.12 represent the general wastewater system information and billing rates, respectively, provided during the data collection task for the Town of Mount Olive. A map of the Town of Mount Olive's wastewater system is shown on **Figure 2-7**.

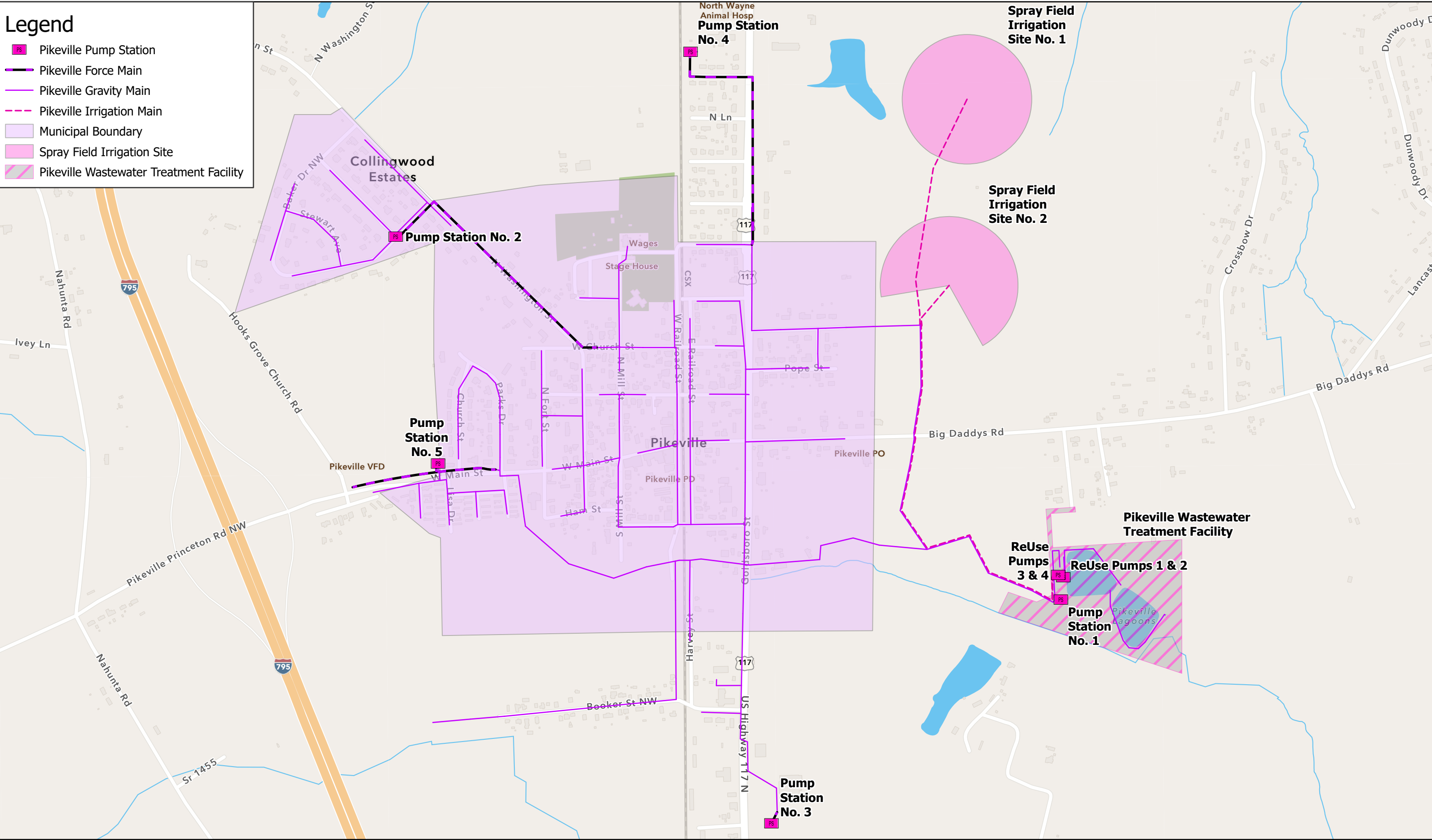


Figure 2-6. Town of Pikeville Wastewater System
 Goldsboro MRF Partners
 Wayne County, NC
 Page 227 of 377

Table 2-11. Town of Mount Olive Wastewater System

	Data	Notes
Town Population	4,500	
# of Sewer Customers	2,800	
Wastewater System	▪ 37.6 miles of gravity sewer ▪ 19 Pump Stations ▪ 6.5 miles of force main	
Average Sewer Flow Rate	1.3 MGD	
Wastewater Treatment	Town-owned treatment plant (1.6 MGD) ▪ Discharge to Cape Fear River Basin: 1 MGD ▪ Spray Fields: 0.6 MGD	No interconnection with other wastewater systems in County
Utility Staff	13	Current: 13, Budgeted: 15, Needs: 18
Estimated 10-year Wastewater CIP cost	\$9.2M identified	Wastewater system and plant rehabilitation Reflects most recent AIA costs
AIA Status	Completed	Revised April 2021

Table 2-12. Town of Mount Olive 2023 Wastewater Billing Rates

Wastewater Charges	Inside Customer	Outside Customer	Type
Fee for first 1,000 gallons	\$26.36	-	Residential
Fee for first 1,000 gallons	\$39.04	\$78.09	Commercial
Fee for first 1,000 gallons	\$26.63	\$26.63	Churches
Rate per cubic foot after first 1,000 gallons	\$0.06314841	-	Residential
Rate per cubic foot after first 1,000 gallons	\$0.03451571	\$0.08344092	Commercial
Rate per cubic foot after first 1,000 gallons	\$0.06314841	\$0.06314841	Churches
Rate per cubic foot after first 1,000 gallons	\$0.008072557		Calypso Sewer
Rate per cubic foot after first 1,000 gallons	\$0.008072557		Mt. Olive Pickle-Greyline

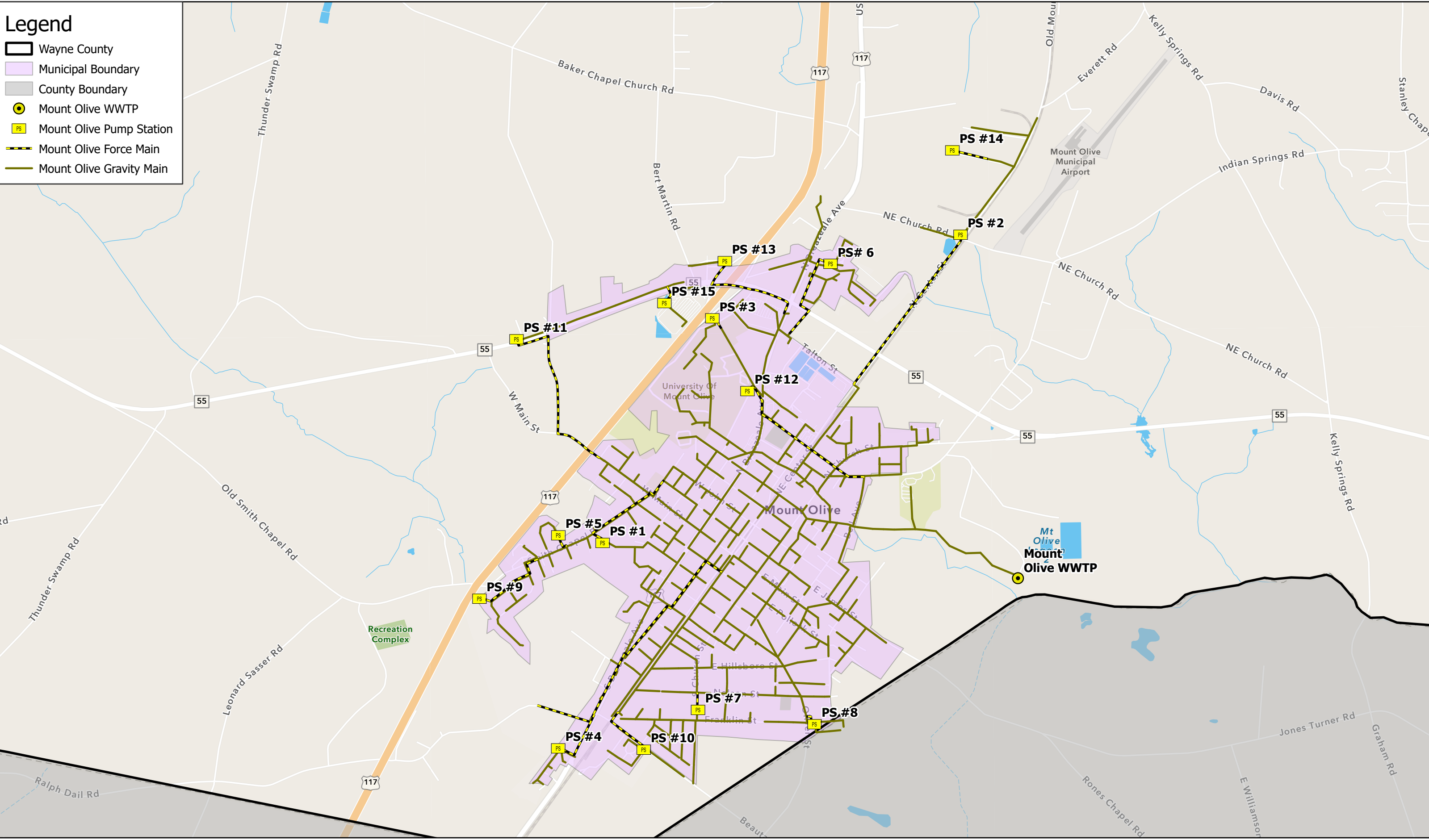


Figure 2-7. Town of Mount Olive Wastewater System
Goldsboro MRF Partners
Wayne County, NC
Page 229 of 377

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3.0 Merger/Regional Alternatives

With information on existing wastewater systems in Wayne County available, and discussion with Partners on local needs and challenges, CDM Smith developed regional alternatives for wastewater conveyance, treatment, and disposal.

3.1 Overall Regionalization Options

Ten Options for regionalization of the wastewater utilities within Wayne County were developed as outlined in subsequent sections. Some of the options are subdivided into multiple options based upon assumed makeup of the partner entities for that option.

3.1.1 Option 1 – Status Quo

In Option 1, each partner's wastewater systems remain independently owned and operated. Interlocal agreements continued to be used where wastewater flow is sent to another Partner for treatment. The pros and cons for this Option are:

Pros

- Least costly in the short term
- No need for changes to interlocal agreements

Cons

- Does not allow for sharing of utility costs
- Future WWTP expansions will be financed by Goldsboro only
- Current economic development limitations will not be addressed
- Increased likelihood that one or more utilities in the region will struggle to maintain their system, or keep up with growth

3.1.2 Option 2A and 2B – New Regional Authority and New Treatment Facility

In Option 2, a new regional wastewater authority will be created and a new wastewater treatment facility will be constructed and operated by the new authority. The sub-options for Option 2 assumes the following Partner groupings will be included in the new authority:

- Option 2A - All potential Partners
- Option 2B - City of Goldsboro and Wayne County only

The pros and cons for this option are:

Pros

- Each Partner can choose their desired capacity in the new facility
- Realize economies of scale by sharing costs among Partners
- Equal rates among Partners for capacity in WWTP
- Supports regional growth
- Pushes the out the timeline for the City to expand its current WWTP
- Greater resiliency for the region to have multiple treatment facilities
- Doesn't ask anyone to consolidate their existing wastewater assets

Cons

- Significant capital required
- Significant coordination required to form a new Authority

Options 3A, 3B, and 3C – New Regional Authority Incorporating all Existing Infrastructure of Partners

In Option 3, a new regional wastewater authority will be created. The sub-options for Option 3 assumes the following partner groupings will be included in the new authority:

- Option 3A - All potential Partners
- Option 3B - Southern systems only (Goldsboro, Mount Olive, and Wayne County)
- Option 3C - Northern systems only (Goldsboro, Wayne County, Fremont, Pikeville, and Eureka)

All three options share a similar arrangement with different Participants (same governance), thus they have similar benefits and disadvantages. The pros and cons for this option are:

Pros

- Shared costs going forward to realize economies of scale
- Equal rates among Partners for capacity in WWTP
- Future/consolidated dept shared by larger group vs. One Entity
- Greater resiliency for the region to have a combined system
- Enhanced workforce
- Lowers Risk and Increases resiliency

Cons

- Arriving at mutually agreeable details of this type of arrangement can be difficult

3.1.3 Options 4A, 4B, and 4C – Consolidation/Merger under City of Goldsboro’s Utilities Department

In Option 4, Goldsboro would assume ownership, operate, and have responsibility to maintain Partner wastewater systems. The sub-options for Option 4 assumes the following partner groupings will be included in the merger:

- Option 4A - All potential partner’s utilities merged under the City of Goldsboro’s system
- Option 4B - Southern systems only (Mount Olive and Wayne County) merged under the City of Goldsboro’s system
- Option 4C - Northern systems only (Fremont, Pikeville, and Eureka) merged under the City of Goldsboro’s system

All three options share a similar arrangement with different Participants (same governance), thus they have similar benefits and disadvantages. The pros and cons for this option are:

Pros

- Smaller systems can avoid the challenges of managing a wastewater system
- The interlocal agreement(s) needed are much simpler
- Access to enhanced funding opportunities for merger related projects
- Lower rates for customers
- Enhanced regional collaboration, creating resiliency and supporting growth
- For municipalities that provide water and wastewater services to residents; being merged into a City managed system may include a merger of both water and wastewater systems. However, the study did not focus on the aspects of a water merger.
- For municipalities that obtain drinking water from a third party agency (ie: Wayne Water Districts), a wastewater merger option would mean no longer being responsible for provision of water or wastewater utilities to residents.
- Single utility no longer responsible for operations, capital improvements, etc.

Cons

- Loss of independent decision making related to wastewater utilities operations

3.1.4 Option 5 – Northern Wayne Utilities Merge into a Combined Utility System

In Option 5, the utility assets of Fremont, Pikeville and Eureka would be merged into a new, combined wastewater system. State grants/loans for related infrastructure improvements may be available to resolve Eureka’s system problems and procurement of State grants/loans could be included as a condition of the merger.

The following capital projects for this option may include:

- Pump Station and Forcemain between Fremont and Pikeville
- Treatment plant and spray field expansion
- Collection system improvements to Eureka system

The pros and cons for this option are:

Pros

- Systems are nearby, with existing infrastructure in-place
- Fremont and Pikeville have an established utility O&M program
- Larger overall system helps with shared cost/labor
- Greater control over rates
- Eureka's system problems create an opportunity for Grant/Loan

Cons

- Effort/time to complete the merger and capital projects in coordination with the State
- Wastewater system is more spread out
- Compared to other options significant system improvements needed, spread over a small number of customers.

3.2 Options for Town of Eureka Wastewater System

The Town of Eureka's wastewater system is considered a non-viable utility and, as a result, has been taken over by the North Carolina LGC. One of the State's primary goals for this MRF study, regardless of whether an overall merger/regionalization is successful, is to identify a solution, resulting in a viable system for the Town of Eureka. Therefore, a separate list of options focusing primarily on addressing the Town of Eureka's system were developed independent of the county-wide regionalization options described above. State Grants/Loans for addressing the Town of Eureka's wastewater system improvements may be available and obtaining State Grants/Loans could be included as a condition of any of these consolidation options. The nearest wastewater utilities to the Town of Eureka included the Towns of Fremont and Pikeville, City of Goldsboro, and Wayne County.

3.2.1 Option E1: Merge Town of Eureka's Wastewater System into the Town of Fremont

The pros and cons for this option are:

Pros

- Systems are nearby, with existing infrastructure in-place
- Fremont has an established utility O&M program

- Increase to Fremont's customer base and revenue
- Town of Eureka's system problems (I&I) may be resolved using State Grants/Loans and can make this a condition of the merger
- Resolving Town of Eureka's I&I problem reduces costs for Town of Fremont as well

Cons

- Effort/time to complete the merger and capital projects in coordination with the State

3.2.2 Option E2: Consolidate Town of Eureka's Wastewater System into the Town of Pikeville

The pros and cons for this option are:

Pros

- Systems are nearby
- Town of Pikeville has an established utility O&M program
- Increase to Town of Pikeville's customer base and revenue
- Town of Eureka's system problems (I&I) may be resolved using State Grant/Loans and can make this a condition of the merger
- State has offered a combination of grants/loans to facilitate a merger for Eureka with Fremont (recommended making this a condition of the merger)

Cons

- Effort/time to complete the merger and capital projects in coordination with the State
- Not the closest system to Eureka

3.2.3 Option E3: Consolidate Town of Eureka's Wastewater System into Wayne County's System

The pros and cons for this option are:

Pros

- Wayne County has an established utility O&M program
- Town of Eureka's system problems (I&I) can be resolved using State Grant/Loans and can make this a condition of the merger

Cons

- Town of Eureka and Wayne County Wastewater Systems are not located nearby each other
- County does not own a treatment facility, so the solution will continue to rely on Town of Fremont to convey the wastewater, and City of Goldsboro to provide treatment

- Effort/time to complete the merger and capital projects in coordination with the State

3.2.4 Option E4: Consolidate Town of Eureka's Wastewater System into the City of Goldsboro

The pros and cons for this option are:

Pros

- City of Goldsboro has an established utility O&M program
- City of Goldsboro already has allocated treatment for the flow from Town of Eureka
- Town of Eureka's system problems (I&I) may be resolved using State Grant/Loans and can make this a condition of the merger

Cons

- Town of Eureka and the City of Goldsboro's Systems are not located nearby. A new force main or a new agreement with the Town of Fremont would be needed to convey the wastewater to the City of Goldsboro
- Effort/time to complete the merger and capital projects in coordination with the State

3.3 Workshop #1

On July 12, 2023, CDM Smith conducted a Greater Wayne County Area Wastewater Utility MRF Study Workshop (Workshop #1) at the Maxwell Center in Goldsboro, NC with all of the partner utilities, the State DWI staff, the Environmental Finance Center (UNC School of Government), Wayne Water Districts and other engineering partners. The presentation included a summary of all the stakeholder wastewater systems, samples of different types of regionalization models, presentation of the Wayne County regionalization Options.

Following the presentation and team discussions, each Partner utility was given seven "votes" to be placed the regionalization option(s) that are most preferred for further evaluation within the MRF study. The intent was to identify the two most preferred options to be evaluated.

The options receiving votes were as follows:

- Option 3A (New Regional Authority Incorporating all Existing Infrastructure of Partners): 15 votes
- Option 4A (Consolidation/Merger under the City of Goldsboro's Utilities Department): 11 votes
- Option 5 (Northern Wayne Utilities Merger): 9 votes

The above options were reviewed as a group and it was decided that CDM Smith would perform the initial financial evaluation with Option 3A and Option 4A. The Status Quo option was also included as part of the financial evaluation for comparison.

In addition, the partners voted on the options for the Town of Eureka Wastewater System only as an independent vote. Option E1 (consolidate Town of Eureka wastewater system into the Town of Fremont) received the most votes. Following the workshop, the Town of Fremont had indicated their intent to work towards a merger to incorporate the Town of Eureka's wastewater system pending obtaining state grants/loans to address the Town of Eureka's wastewater system improvement. On March 28, 2024 the Town of Eureka received the Letter of Intent to Fund from DWI which would help fund the rehabilitation of the Town's wastewater system, which is necessary before it can be merged with the Town of Fremont's system.

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4.0 Financial Analysis

Following Workshop #1, CDM Smith developed a list of additional questions/data needed from each stakeholder in order to complete a financial evaluation. Based on the capital and operating costs developed as part of the AIA or through this analysis for the interconnections required for the alternatives, CDM Smith estimated the future 10 and 15 year horizon average treatment cost/MG for options 3A and 4A. The baseline (Status Quo option) included separate costs for each partner as an extrapolation of current expenses plus simple assumptions regarding their implementation of their identified capital improvements. CDM Smith developed a summary of major infrastructure projects needed for each alternative in order to be implemented. High-level capital cost estimates were developed to allow for relative cost comparisons.

The regionalization options selected (3A and 4A) have similar expense and cost structures, and therefore the projected treatment costs developed as part of this analysis were the same for both options. Where the two options differ are in the governance aspects of the regionalization, which will be evaluated further in the next phase of MRF study.

Key assumptions for the financial analysis included inflation rates, capital structure, customer growth and capital improvements. Attributes such as the projects, their costs, and their schedule required for each alternative in order to assess the impacts on the cost per connection of the alternative. CDM Smith made the assumption that there will not be fundamental changes in the basic alternatives.

4.1 Assumptions/Recommendations

Based upon the financial data, system data, and capital projects identified in the AIA reports from each of the Partner utilities, the following assumptions were used for the financial analysis model. For purpose of comparison, the model was used to evaluate the overall wastewater treatment cost/MG for each alternative.

4.1.1 Model Configuration

CDM Smith developed a financial model to evaluate the financial feasibility, relative to the existing baseline, of the selected alternatives. The model evaluated and compared the current system configuration and the future evaluated system configuration.

The model included the following categories of wastewater system costs based on the financial and capital improvement plan information provided by the partners:

- O&M costs for WWTP
- O&M costs for the future 3.4 MGD WWTP expansion (where applicable)
- O&M costs for wastewater conveyance
- Rehabilitation and replacement costs
- Debt service
- Debt service related to the 3.4 WWTP expansion (where applicable)

Each of these costs were projected/escalated for future years using the assumptions defined in the following sections. The total projected future costs and projected flow assumptions, shown in **Table 4-1**, were used to develop a treatment cost per MG.

4.1.1.1 Current Service Model

The following was assumed to represent the current wastewater service configuration/model:

- Each utility is responsible for operation and maintenance of their own retail/collection system
- City of Goldsboro, Town of Mount Olive, Town of Fremont, and Town of Pikeville own and operate treatment plants
- Sewage from outside the City of Goldsboro treated at the Goldsboro WWTP pays an “outside” rate for treatment
- System condition and future capital requirements vary across the stakeholder wastewater systems

Figure 4-1 is a schematic of the Wayne County Partners current service model configuration.

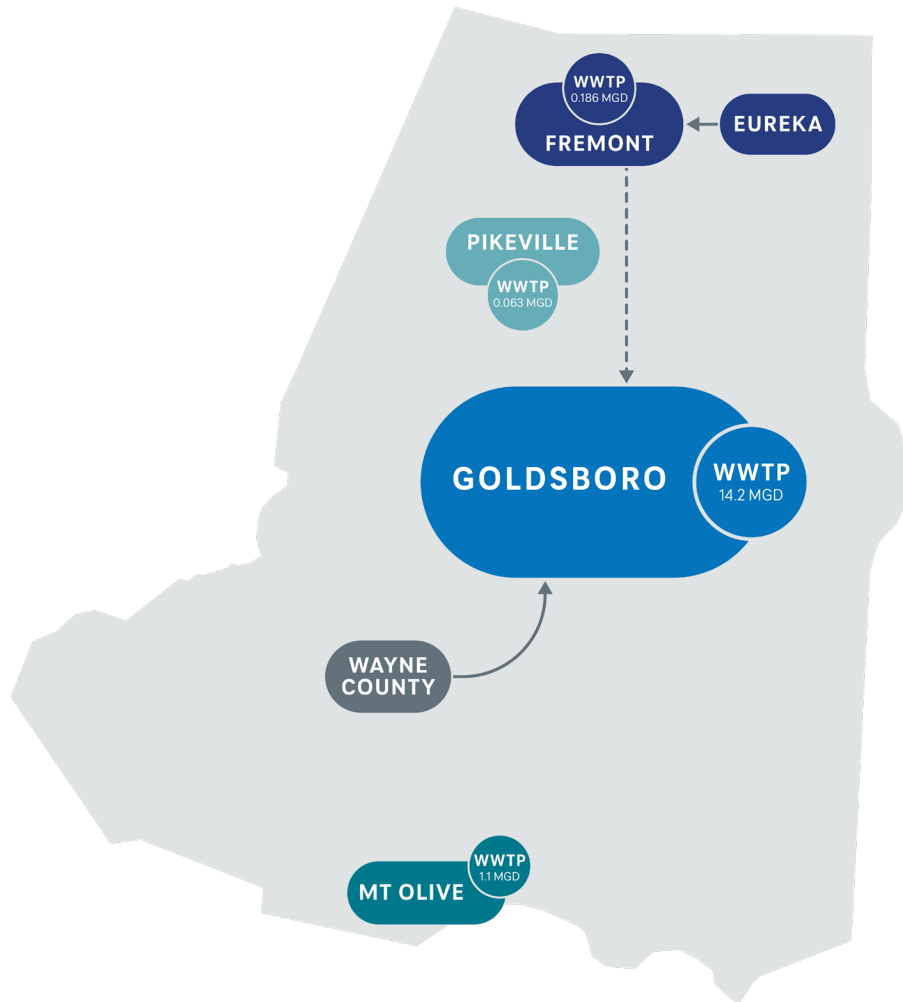


Figure 4-1. Wayne County Partners Current Service Model Configuration

Table 4-1. Future Year Configuration and Flow Assumptions

Utility	Average Dry Weather Flow Allocations (GPD)	Share of Current Flow to Goldsboro Plant	Goldsboro WWTP - Current Allocations (GPD)	Future Goldsboro WWTP Expansion - Assumed Allocations (GPD)	Assumption for Treatment of Flow After Regionalization
Goldsboro (general customer base)	8,817,921	76.8%	11,125,000	2,050,000	Goldsboro WWTP
Goldsboro (non-regionalization customers)	1,222,860	10.6%	2,525,000	-	Goldsboro WWTP
Fremont/Eureka	186,000	1.6%	300,000	-	Maintain Treatment at Fremont WWTP, Maintain connection to Goldsboro
Wayne County	158,337	1.4%	250,000	250,000	All flow to Goldsboro
Mount Olive	1,100,000	9.6%	-	1,100,000	Connect to Goldsboro System in 2029, Decommission Mount Olive WWTP at that time
Total/Average Sewer Flow to Goldsboro	11,485,118	100.0%	14,200,000	3,400,000	Goldsboro WWTP
Pikeville	63,000	-	-	-	Maintain Treatment at Pikeville WWTP

4.1.1.2 Evaluated Service Model

The following was assumed to represent the evaluated regional wastewater service configuration/model (applies to both Option 3A and 4A):

- The single Unified entity will be responsible for all aspects of wastewater service
- The single Unified entity will be responsible for all resources required to effectively operate combined system
- The analysis focuses on aggregating total service costs and reporting them as cost/MG to treat wastewater
- Assumes City of Goldsboro's WWTP is primary service point for treatment of wastewater
- City of Goldsboro WWTP is expanded to provide needed capacity for Partners
- A pump station and force main is built to convey Town of Mount Olive flow to City of Goldsboro
- Town of Pikeville is assumed to remain independent for this analysis, all other Partners are included in the Unified system
- For purposes of analysis, assumed no grants for improvements such as pump stations/force mains to connect (capital costs born by the Unified entity)

Figure 4-2 is a schematic of the evaluated service model configuration.

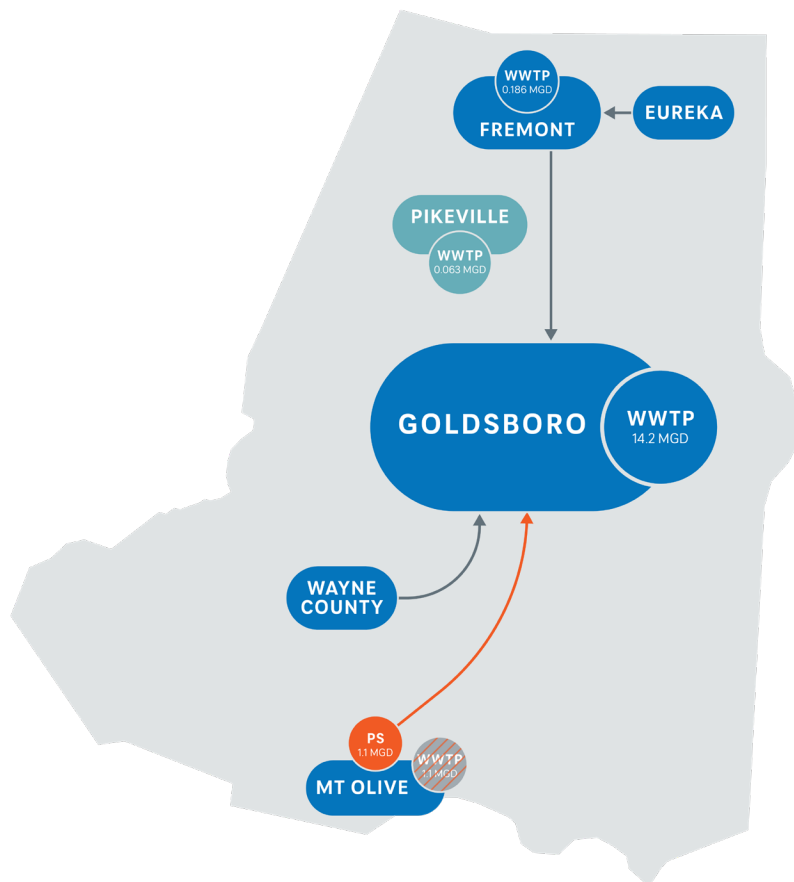


Figure 4-2. Wayne County Evaluated Service Model Configuration

4.1.2 Assumptions

The following overall assumptions and rationale were used for this portion of the financial analysis. The timing assumptions utilized may not necessarily coincide with the actual timing of projects/mergers and should be used for relative comparison only.

General/Flow Assumptions:

- The planned 3.4 MGD Goldsboro WWTP expansion:
 - City of Goldsboro and Wayne County anticipate increased wastewater flows so the analysis assumed increased treatment capacity allocations for those two entities.
 - The Town of Mount Olive is unlikely to continue to invest in their aging WWTP, so the analysis assumes that future flow from Mount Olive will be sent to City of Goldsboro's WWTP
- Assumes that the current O&M level of service being provided by each utility is acceptable for this initial evaluation
- For the analysis of the Status Quo costs, the model input assumes that the Fremont and Eureka wastewater systems will be merged and will be considered as a single utility for cost purposes

Financial Assumptions:

- Inflation assumption:
 - O & M: 3% per year average
 - Capital costs: 4% per year
- Borrowing (Loan) costs
 - Assumes all borrowing will be through the SRF program
 - Assumes 20-year loans @ 2.5%
 - Assumes negligible closing costs
- Eureka wastewater rehabilitation is assumed to be paid by grants
- All other future capital project costs will be converted to debt service

Timing Assumptions:

- The Regional Entity will be created and operational in 2027
- Goldsboro WWTP expansion will be complete in 2027; debt service for WWTP expansion will start in 2028
- Mount Olive WWTP will be phased out of operation in 2027 and Mount Olive will construct a new Pump Station/Force main to convey wastewater to the Goldsboro WWTP (this cost will be specific to Mount Olive and is not used as part of a regionally shared cost)
- Pikeville is assumed to remain independent

Table 4-2 represents the assumed major capital projects and budget level costs used in the analysis.

Table 4-2. Major Capital Projects Assumed to Move Forward

Project	Cost	Responsible Parties
Goldsboro WWTP Rehab and Expansion	\$100,000,000	
<i>Rehab</i>	\$30,000,000	All parties, annual amount built into the cost
<i>Expansion</i>	\$70,000,000	All parties, annual amount built into the cost
Mount Olive Pump Station and Force Main	\$22,300,000	Mount Olive
Pikeville Pump Station and Force Main	\$3,200,000	<i>Not included at this time</i>
Renewal and Replacement	\$1,200,000	All parties, annual amount built into the cost

4.2 Evaluation Results

Using the assumptions defined in Section 4.1, the financial analysis was performed to project the future cost of treatment without regionalization (Status Quo) and for the regionalization option.

The analysis projected current costs (2022/23) to 2027 costs and each year thereafter to 2040 using the assumed flows, inflation rates, and renewal and replacement costs. The total cost of treatment was calculated and used to estimate the treatment cost per MG of flow by year.

The total cost per year for the Unified (regional) utility were broken out by debt service, rehabilitation and replacement costs, and operation and maintenance costs as summarized in **Figure 4-3**.

Figure 4-4 shows the average treatment cost per MG of each Partner utility for the Status Quo option.

Figure 4-5 shows the average treatment cost per MG for the Unified (regional) utility verses the Status Quo costs for the same time period.

As shown on Figure 4-5, most of the utilities outside of the City could provide the same level of service while operating at a lower cost due to efficiencies of scale. This does not necessarily mean that the rates charged to customers would go down, but rather that for some of the utilities involved, the level of service can go up and ensure long-term viability of the wastewater systems.

4.3 Workshop #2

On March 13, 2024, CDM Smith conducted a second Greater Wayne County Area Wastewater Utility MRF Study Workshop (Workshop #2) at the Maxwell Center in Goldsboro, NC with all of the Partner utilities, the State DWI staff, the Environmental Finance Center (UNC School of Government), Wayne Water Districts and other engineering partners. The presentation included a summary of the stakeholder wastewater systems, overview of development opportunities in Eastern North Carolina, examples of regionalization types, an overview of the financial evaluation results, governance differences in the selected options, and group discussions. The goal of the Workshop #2 was to provide stakeholders with a summary of the financial analysis completed, as well as a general idea of the governance assumptions that have been made about the two regionalization options. Each stakeholder was given time to review the options and provide feedback to the group of stakeholders on how they

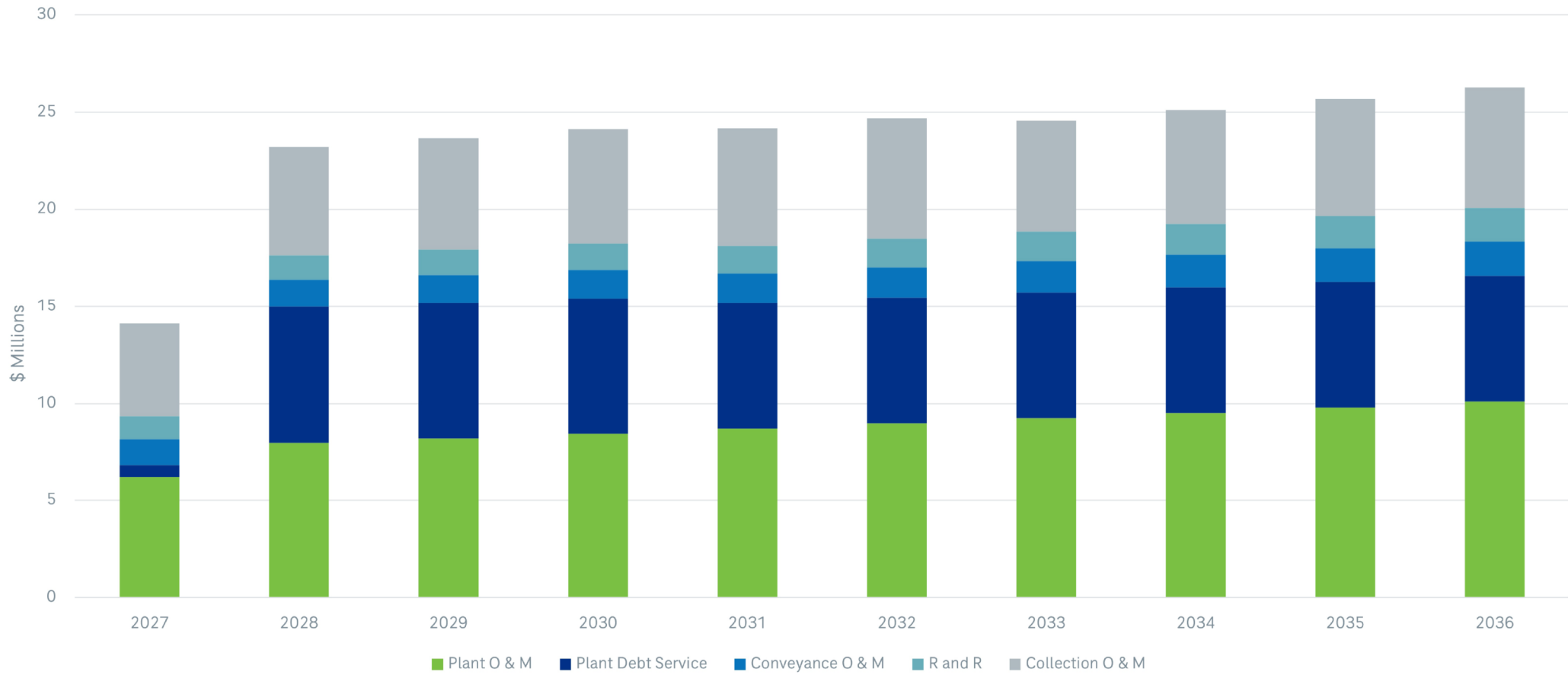


Figure 4-3. Summary 10 Year Cost Projections - Unified

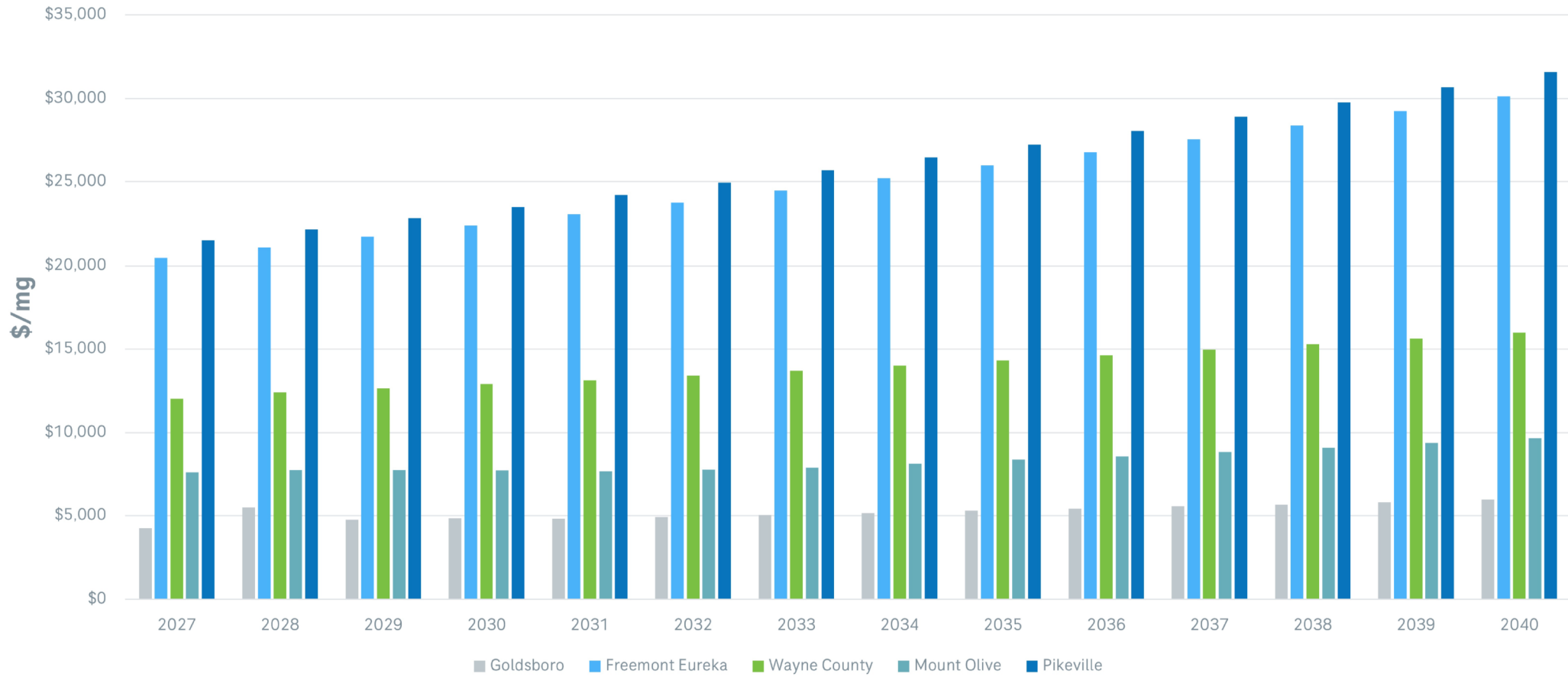


Figure 4-4. Project Costs (\$/MG) Status Quo

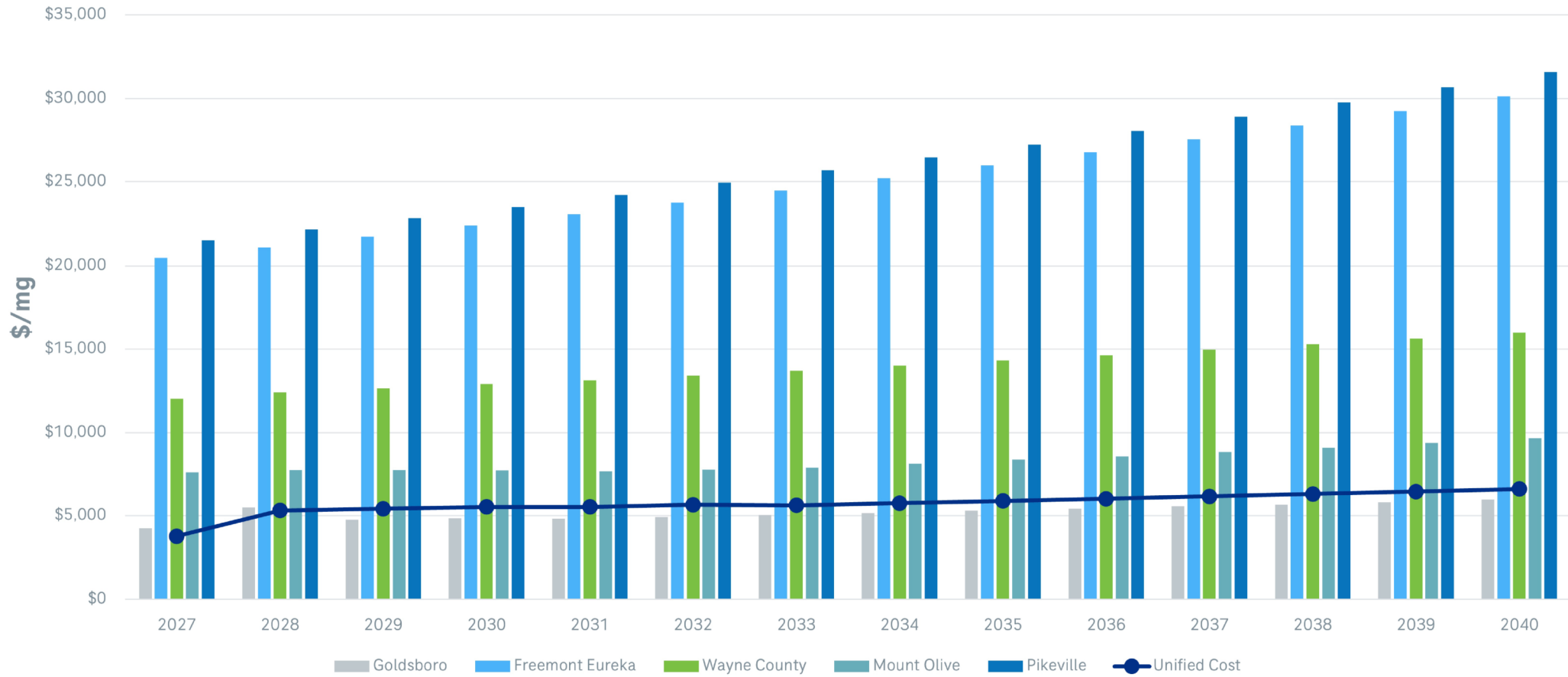


Figure 4-5. Comparison of Unified Cost with Projected Status Quo (Annual Cost per MG)

believed consensus could be reached around a single path forward (Option 3A or 4A). The consensus from the Workshop #2 was to continue with furthering development of the regional approach, focusing on both Options.

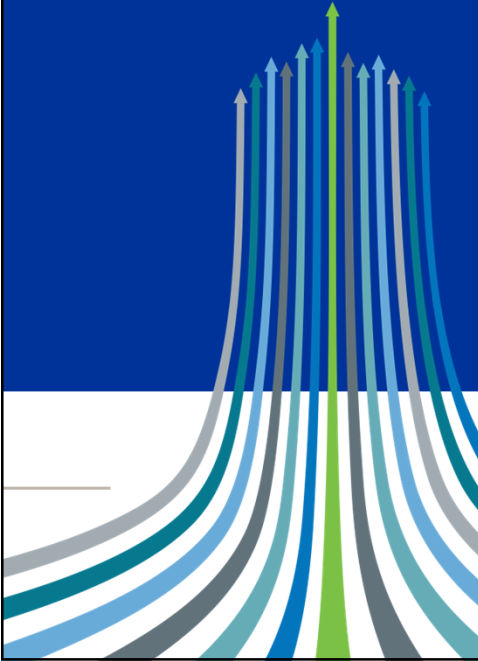
4.4 Next Steps

A second MRF grant was approved by the State in September 2023 to fund a subsequent evaluation of the regionalization options. Following the Workshop #2, the stakeholders will form a Greater Wayne Regional Sewer Committee (GWRSC), utilizing an interlocal Memorandum of Understanding (MOU) that defines the scope and focus of the committee. The MOU will be collaboratively drafted and agreed to by stakeholders and each stakeholder will appoint representatives to be on the committee.

The GWRSC will be tasked with evaluating the issues relevant to the regionalization/merger for the selected option and preparing a report that details the committee's recommendations. Utilizing the MRF 2.0 grant funding, consultants (engineering, financial) will work at the direction of the Committee to facilitate decision making and preparation of the Final Recommendations Report. The Final Recommendations Report is expected to include guidance and information sufficient to confirm the approach that is of best benefit to each Partner. The ultimate goal will be to provide the guide to a sustainable, long term wastewater solution for Wayne County and its communities that provides economical service and positions the County for economic growth and prosperity.

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Appendix A – Workshop #1 Presentation Slides



Greater Wayne County Area Wastewater Utility Merger/Regionalization Feasibility (MRF) Study

WORKSHOP #1

July 12, 2023







Introduction

- AIA and MRF Goals
- Workshop #1 Goals
- Meeting format and what to expect

Jump In Today! YOUR engagement, questions, and comments are needed



Housekeeping

- Restrooms
- Refreshments
- Breaks

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study, July 12, 2023

4

Presenters / Facilitators



Jim Perotti, PE, PMP
Project Manager
CDM Smith

- Engineering consultant to public water/wastewater utilities
- Project Manager for the Merger/Regionalization Feasibility Study



Reed Barton, PE
Vice President
CDM Smith

- Engineering consultant to municipal government and public sector clients on community infrastructure



Bob Taylor
Program Development Coordinator
Division of Water Infrastructure

- Primary liaison between DWI and the Greater Wayne County Area MRF Stakeholder Group
- Representative of the Viable Utilities Unit, within DWI / NCDEQ

Greater Wayne County Area Wastewater Utility
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5



Stakeholder Introductions

- AIA Stakeholders
 - City of Goldsboro
 - Wayne County
 - Town of Fremont
 - Town of Pikeville
 - Town of Mount Olive
 - Town of Eureka / LGC

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6



Stakeholder Introductions

- Other Stakeholders
 - DWI Staff
 - Environmental Finance Center (UNC School of Govt)
 - Wayne Water Districts
 - Engineering Partners
 - Others?

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7

Agenda

Stakeholder Service Area Summaries
(Wastewater Only)

30-min

Regionalization Models

15-min

[10-min Break]

Regionalization Options and Group
Discussion

60-min

Team Discussion and Voting

15-min

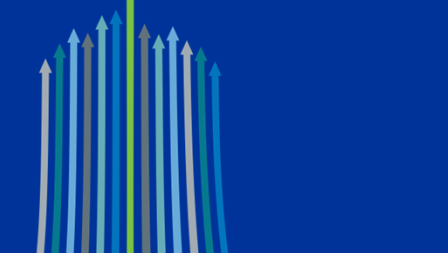
[10-min Break]

Review of Selected Options, Next Steps,
Adjourn

15-min

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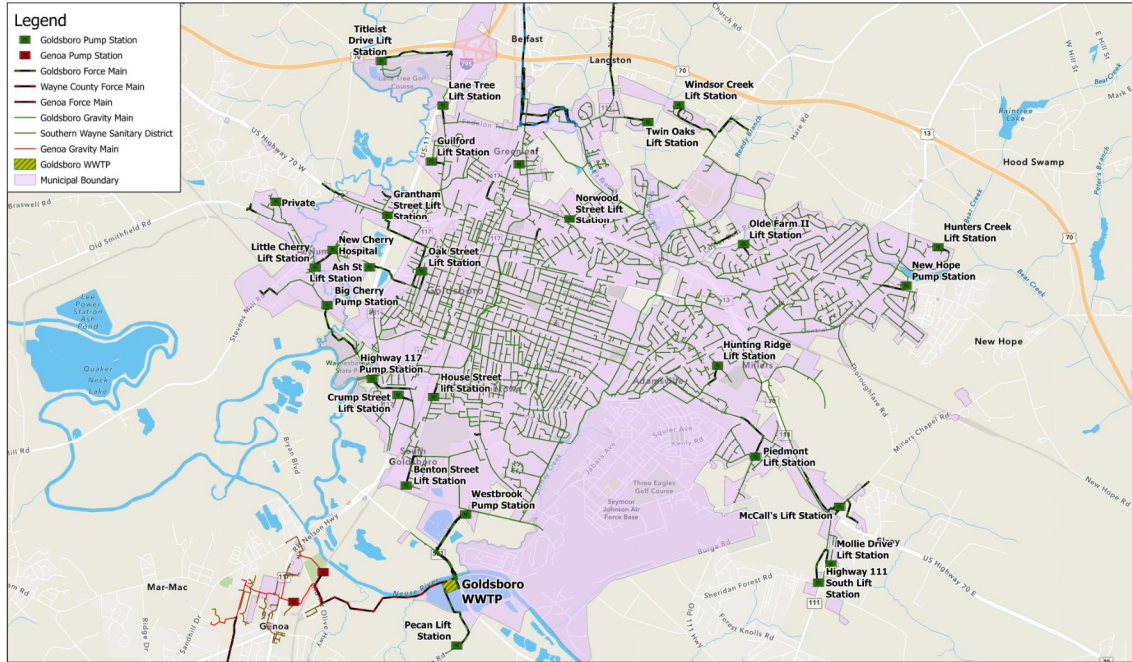
8



Stakeholder Service Area Summaries (Wastewater Only)

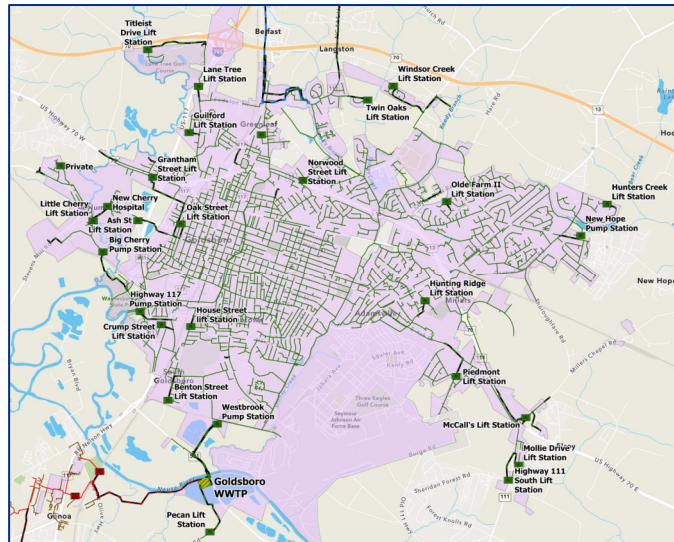


Goldsboro



Goldsboro Overview

- Population: 34,200
- Sewer System:
 - Approximately 11,660 sewer customers
 - 230 miles of gravity sewer
 - 5,123 Manholes
 - 26 Pump Stations
 - 18 miles of force main
- Treatment:
 - Goldsboro WWTP - permitted capacity of 14.2 MGD
 - Permitted NPDES Outfall to Neuse River



Greater Wayne County Area Wastewater Utility
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13

Goldsboro Overview

- Utility Info
 - Staff: 62 Employees
 - 44 Licensed operators & 2 Professional Engineers
 - Recommended 10-year CIP cost: \$75.9 M
- Billing Rate Schedule

Wastewater Charges	Inside City	Outside City	Customer Type
Rate per 1,000 gallons	\$8.77	\$17.53	Wastewater Vol. Charges
Industrial Bulk Rate per 1,000 gallons	\$7.85	\$15.75	Wastewater Vol. Charges
Rate per 1,000 gallons	\$3.88	\$7.76	Capitalized Sewer Vol. Charges
Industrial Bulk Rate per 1,000 gallons	\$3.53	\$7.06	Capitalized Sewer Vol. Charges

Greater Wayne County Area Wastewater Utility
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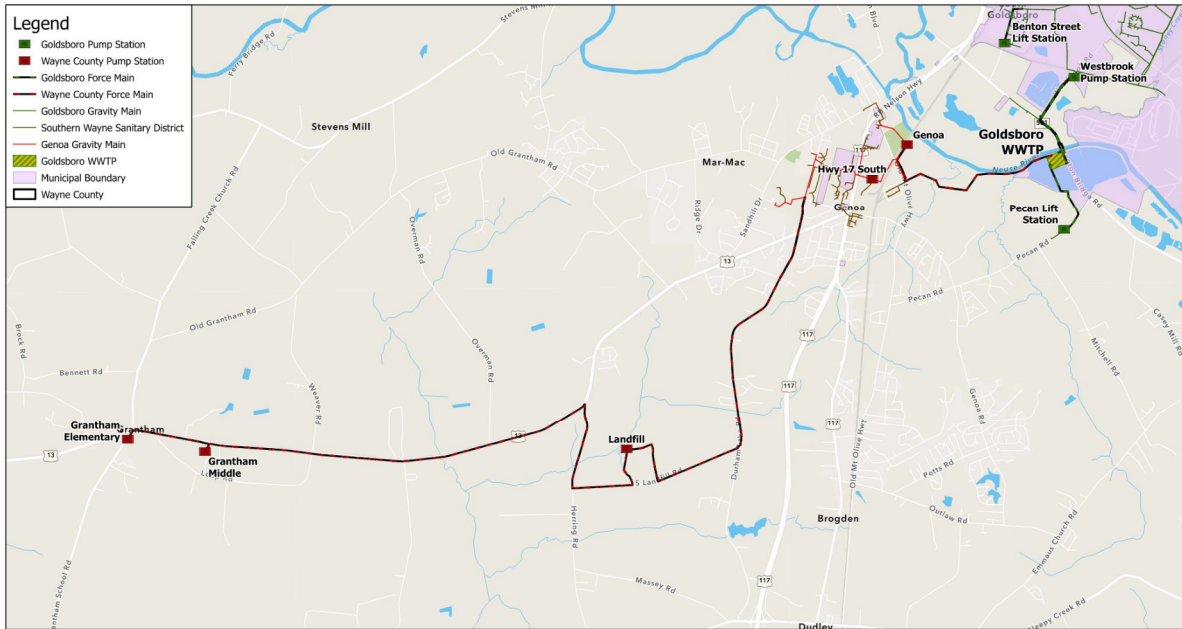
14

Goldsboro – AIA Summary

- AIA identified several areas for rehab/replace of sewer, force main replacement, pump station upgrades
- Approximately 17% of gravity mains and 19% of the manholes were placed in the “Poor” condition category.
- The City is planning to do a Water and Wastewater Utility Master Plan in the future – which would assess treatment facilities and projects associated with capacity expansions.



Wayne County



Wayne County Overview

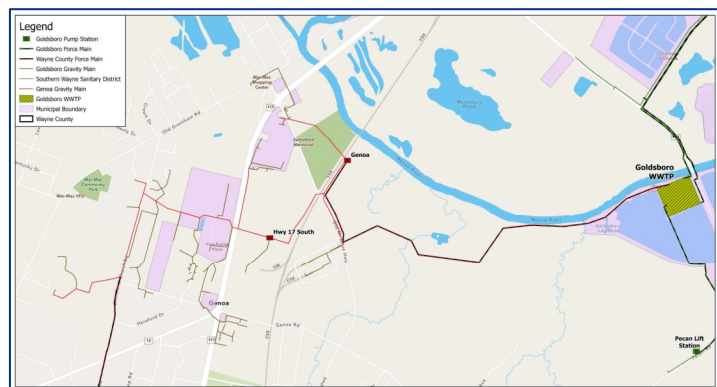
Sewer System:

- 17 customers
- 3 miles of gravity sewer
- 58 Manholes
- 5 Pump Stations

Treatment:

- Pumps all flow to Goldsboro

Average Flow: 0.157 MGD



Wayne County Overview

■ Utility Info

- Staff: 6 O&M Employees
- Recommended 10-year CIP cost: \$3.55 M

■ Billing Rate Schedule:

Wastewater Charges	Inside Customer	Outside Customer	Customer Type
Rate per 1,000 gallons	\$8.92	\$16.84	Capacity Customer
Rate per 1,000 gallons	\$16.84	\$16.84	Non-Capacity Customer
Minimum Fee (per month)	\$35	\$35	Individual Customer

Greater Wayne County Area Wastewater Utility
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19

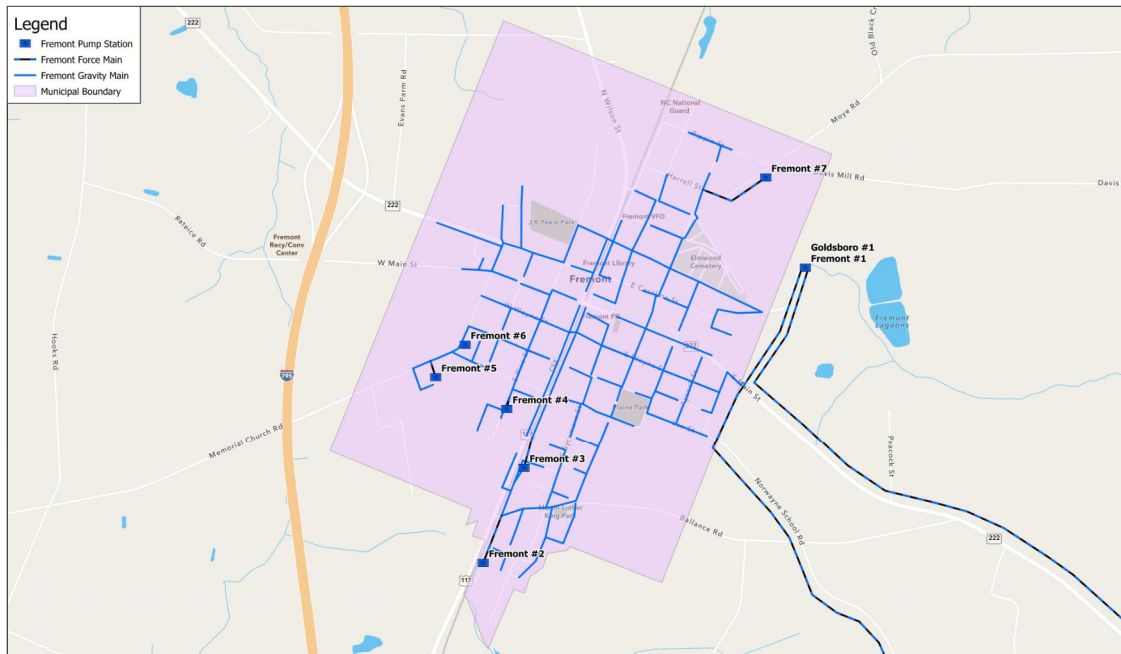
Wayne Co – AIA Summary

- Rehabilitation/Replacement of sewers
- Pump station maintenance improvements
- AIA does not look at growth/expansion

Greater Wayne County Area Wastewater Utility
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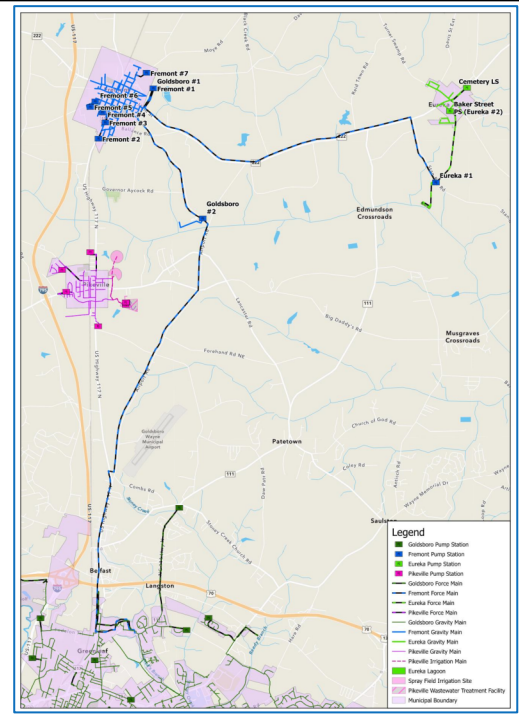
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Fremont



Fremont Overview

- Population: 1,054
- Sewer System:
 - 735 customers, plus all flow from Eureka
 - 20 miles of gravity sewer
 - 10 Pump Stations
 - 45 miles of force main
 - Avg Flows: 0.115 MGD
- Treatment:
 - Town-owned lagoon and spray fields (dry weather)
 - approx. 0.091 MGD
 - Pump to Goldsboro
 - school and airport
 - all flow during wet weather
 - up to 0.30 MGD of Goldsboro's treatment capacity



Fremont Overview

- Utility Info:
 - Staff: 3
 - AIA in progress

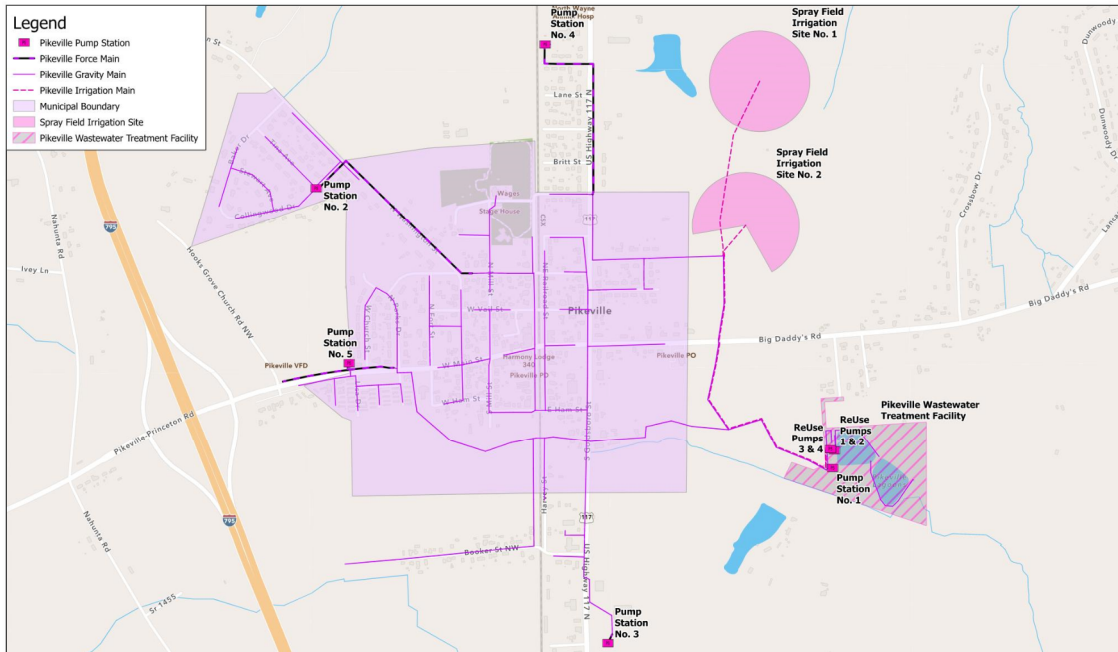
Billing Rate Schedule

Wastewater Charges	Inside City	Outside City	Customer Type
Monthly Service Rate	\$24.55	\$55.05	Sewer
Rate per 1,000 gallons	\$12.88	\$30.92	Sewer
Additional Rates			
Monthly Service Rate	\$10.65		Sewer Services (Rotary & Historical Society)
Rate per 1,000 gallon	\$6.43		Sewer Services (Rotary & Historical Society)
Monthly Service Rate	\$51.18		School in Town (Fremont Stars)
Rate per 1,000 gallons	\$37.11		School in Town (Fremont Stars)
Rate per 1,000 gallons	\$15.45		Eureka

Greater Wayne County Area Wastewater Utility
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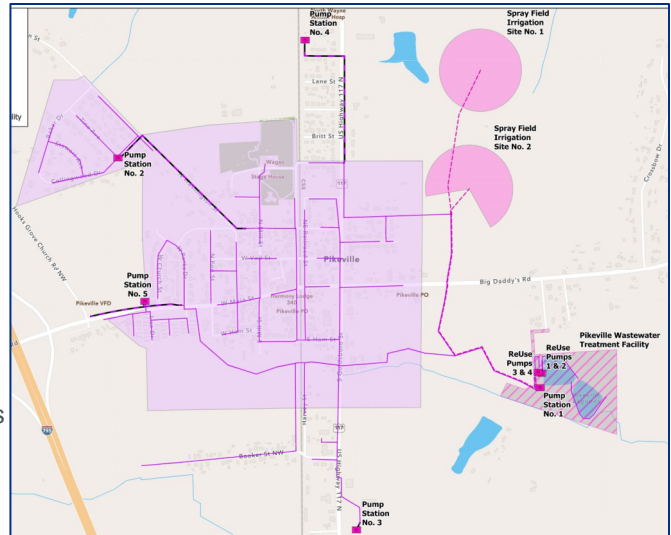
24

Pikeville



Pikeville Overview

- Population: 706
- Sewer System:
 - 510 customers
 - 8.2 miles of gravity sewer
 - 4 Pump Stations and force mains to treatment facility
- Treatment:
 - 0.140 MGD Treatment Facility/Spray fields
 - Storage Lagoons (during wet weather)



Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study, July 12, 2023

27

Pikeville Overview

- Utility Info:
 - Staff: 4
 - Contract out for the operator
 - AIA – in Progress

Billing Rate Schedule

Wastewater Charges	Inside Town	Outside Town	Type
Minimum Monthly Fee	\$31	\$31	Base Charge
Rate per 1,000 gallons	\$15.23	\$15.23	Residential

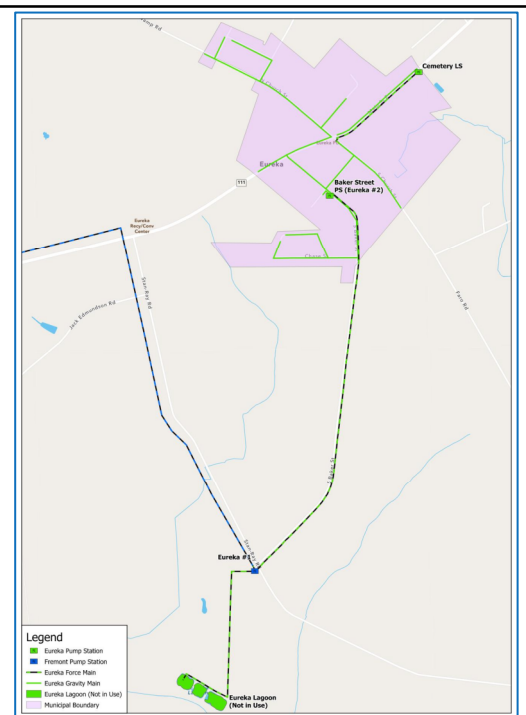
Greater Wayne County Area Wastewater Utility
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28

Eureka

Eureka Overview

- Population: 209
- Non-viable utility – under LGC
- Sewer System:
 - 112 customers
 - 3 miles of gravity sewer
 - 2 Pump Stations
 - 0.35 miles of force main
- Treatment
 - Pumps all flow to Fremont
 - Old treatment lagoons (not in use)



Eureka Overview

■ Utility Info:

- No staff
- AIA – in Progress

■ Billing Rate Schedule

Wastewater Charges	Inside Town	Outside Town	Type
Base Charge	\$45	-	Base Charge
Rate per 1,000 gallons	\$12.90	-	Sewer

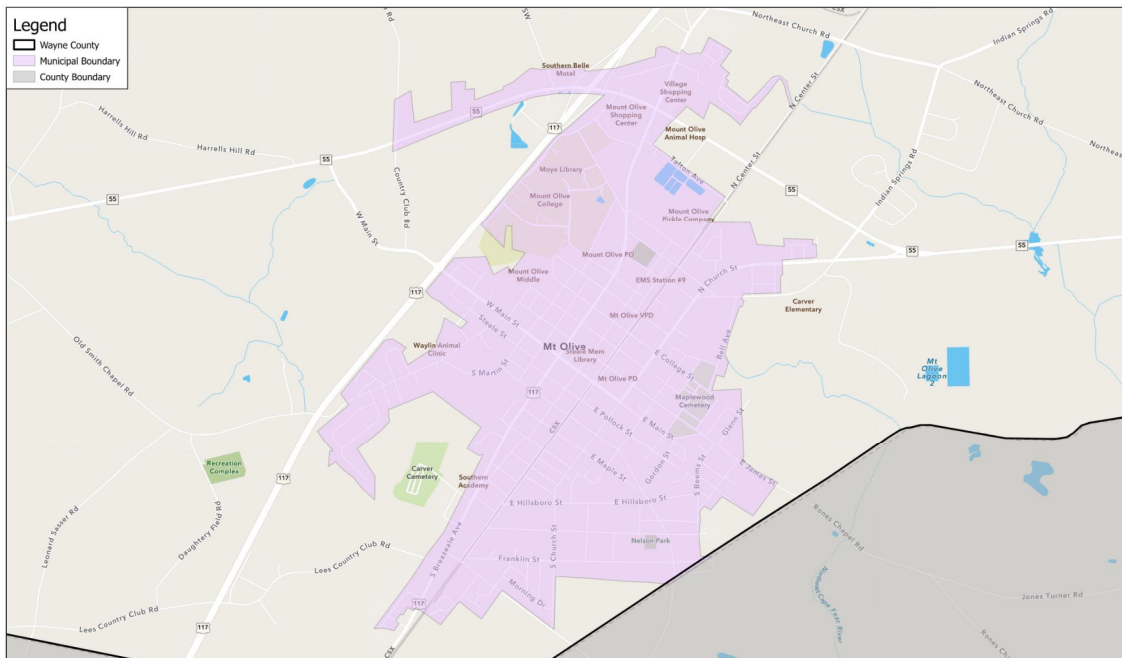
32

Eureka – AIA Summary

- Significant I/I in gravity system
- Looking at options for replacement of gravity system
- Pump station – minor upgrades

Mount Olive

Legend
Wayne County
Municipal Boundary
County Boundary

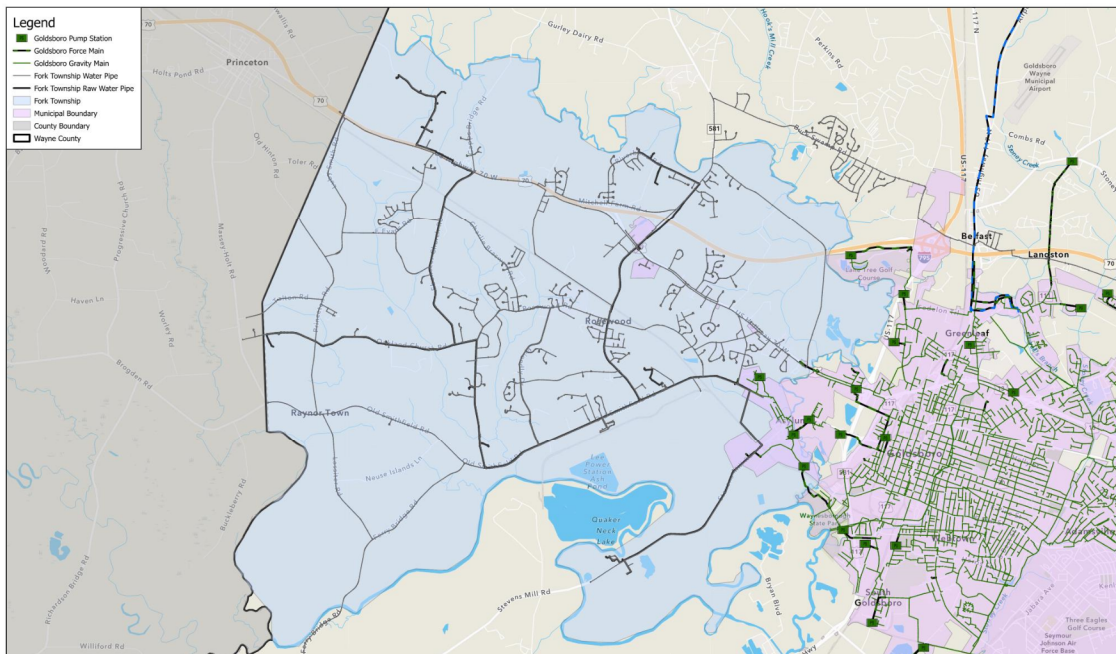


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36

- 37

Fork Township Sanitary District



Fork Township Sanitary District Overview

Sewer System:

- Small sewer system (but growing)
- 3 municipal pump stations
- Commercial units – some have privately owned pump stations

Treatment

- All wastewater pumped to Goldsboro via pump station at Cherry Hospital

Utility Info

- Staff: 7

Billing Rate Schedule

Wastewater Charges	Inside	Outside	Type
First 2,000 Gallons	\$31.50	\$31.50	Commercial
All Over 2,000 Gallons (per 1,000)	\$18.00	\$18.00	Commercial

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study, July 12, 2023

40

Regionalization Models

Regional Solutions

- Regional Solutions are hard, and require a lot of work
- But they offer many benefits...

Benefits of Regional Utility Collaboration

 Supports economic development and strong communities

 Allows for consolidation of debt

 Leverages economies of scale to lower costs

 Enhances long-term sewer viability

 Enhanced career opportunities and training

 Increased resiliency to the risk of changes in customer base

 More effectively meet environmental regulations

 Potential for more favorable loan and grant options

Regional collaboration for water & wastewater service is utilized throughout NC

Consolidation/Merger

Forming of a New Entity

- Neuse Regional WASA
- Raleigh Water
- Charlotte Water
- Johnston County Public Utilities
- Harnett Regional Water
- South Granville WASA
- Kerr Lake Regional Water
- MSD Buncombe County
- Fayetteville Public Works Commission

- Piedmont Triad Regional Water Authority
- Cape Fear Public Utility Authority
- Brunswick County Public Utilities
- Town of Cary
- Western Intake Partnership
- Onslow WASA
- Salisbury-Rowan Utilities
- Martin County Regional WASA
- Lower Cape Fear WASA

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study, July 12, 2023

44

Regional collaboration for water & wastewater service is utilized throughout NC

Consolidation/Merger

Forming of a New Entity

- Neuse Regional WASA
- Raleigh Water
- Charlotte Water
- Johnston County Public Utilities
- Harnett Regional Water
- South Granville WASA
- Kerr Lake Regional Water
- MSD Buncombe County
- Fayetteville Public Works Commission

- Piedmont Triad Regional Water Authority
- Cape Fear Public Utility Authority
- Brunswick County Public Utilities
- Town of Cary
- Western Intake Partnership
- Onslow WASA
- Salisbury-Rowan Utilities
- Martin County Regional WASA
- Lower Cape Fear WASA

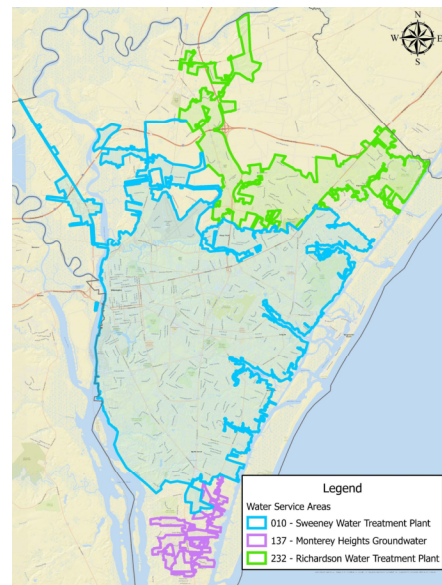
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45

Regional Solution Models

- Cape Fear Public Utility Authority
- Formed with the utility **merger of the City of Wilmington and New Hanover County.**
- The Authority is governed as an independent agency, with a Board of Directors consisting of 11 members.
- Board members are appointed by the City and the County based on their charter agreement.

Forming of a New Entity



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46

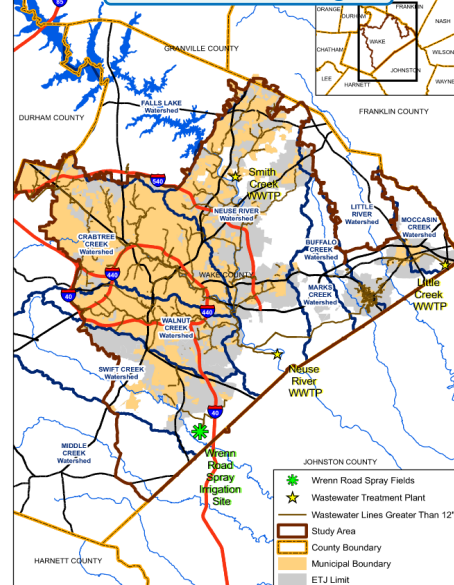
Regional Models: Raleigh Water

- The City of Raleigh Public Utilities Department, branded as **Raleigh Water**, provides water and sanitary sewer services to about 600,000 people in:

Raleigh, Garner, Wake Forest, Rolesville, Knightdale, Wendell and Zebulon areas.

- All public owned water/sewer in these towns have been “merged” into being a part of the City’s system, and is owned/operated by the City

Consolidation/Merger



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47

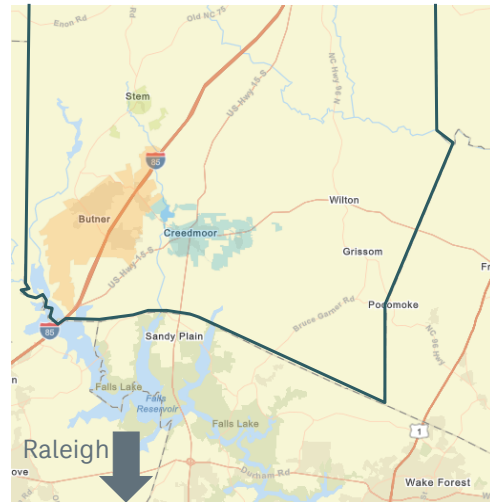
Regional Solution Models: South Granville Water and Sewer Authority



Mission: "SGWASA exists to be a superior utility service provider that contributes to the success of the region."

Member	Number of Board Seats
City of Creedmoor	2
Granville County	2
Town of Butner	2
Town of Stem	1

Forming of a New Entity



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48

Regional Models: Johnston County Public Utilities

Consolidation/Merger

- Johnston County Public Utilities provide the services of regional utilities to a large portion of the County, as well as the Towns of Smithfield, Selma, Pine Level, Four Oaks, and a portion of the Town of Clayton's service area.
- The Towns of Clayton, Benson, Kenly and Princeton have their own wastewater systems



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49

Regional Models: Neuse Regional Water and Sewer Authority

- **Regional utility formed** in 2006 between (4) Municipalities and (4) Non-Profit Water Corporations **within Pitt and Lenoir Counties**
 - (City of Kinston, Town of Ayden, Town of Grifton, Town of Pink Hill, N. Lenoir Water Corp., Bell Arthur Water Corp., Deep Run Water Corp., Eastern Pines Water Corp.,)
- (16) Member Board of Directors from 8 owners

Forming of a New Entity



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50

Regional Models: Charlotte Water

Consolidation/Merger

- Charlotte Water (formerly Charlotte Mecklenburg Utility Department) formed as a division of the City of Charlotte from merging of the existing City and County utility departments.
- Later agreements allowed CMUD to consolidate **6 additional neighboring utility systems** (Matthews, Mint Hill, Pineville, Huntersville, Davidson, and Cornelius)
- New – Charlotte Water, City of Mount Holly, and City of Belmont are implementing a regional partnership to build the Stowe WRF, to serve communities in NW Mecklenburg County & Eastern Gaston County.



Regional Models

- There is no “right way” with regional partnership
- The first question is:
 - “Do we go alone?” or “Do we go together?”



LOWER COSTS

A **regional solution creates an economy of scale** which will, to the greatest extent possible, result in the **lowest customer rates possible** for the region



BETTER PLANNING

Improved planning and **more effective investment of capital** in the combined utility system leading to **improved system reliability**



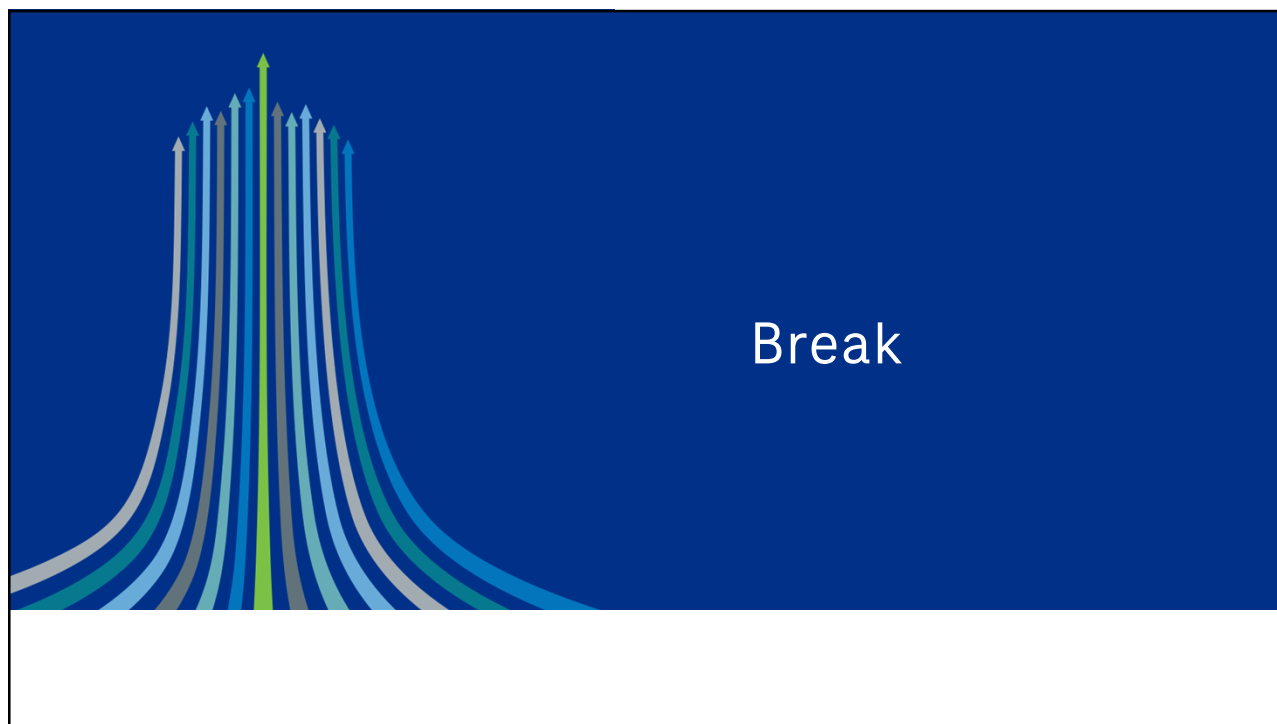
LOWER RISK

Regional solutions to wastewater infrastructure help spread and **lower the risk** when **economic conditions change** or industries leave town.



SUSTAINABLE WORKFORCE

New and **expanded career opportunities** for employees; **improved** staff development, training and retention.



Regionalization Options

Two Separate Questions for Regional Partnership:

1. central topic of regional partnership for wastewater service
2. how the region can solve the Eureka sewer challenge



Exploring Regional Partnership Options

Option 1: Each Partner's Wastewater System Remains Independently Owned and Operated. Interlocal agreements are used to send WW to Goldsboro for Treatment.
(Status Quo)

■ Pros

- Easy
- No need for changes to interlocal agreements

■ Cons

- Does not allow for sharing of utility costs
- Future WWTP expansions will be financed by Goldsboro only
- May limit economic development
- Increases likelihood that one or multiple utilities in the region will struggle to maintain their system, or keep up with growth

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59

Option 2: Create New Regional Wastewater Authority and a New Wastewater Treatment Facility

- Form a new utility, that will own and operate a new WWTP
- Two or more Owning Partners from this group
- Likely would start small (1-2 mgd); but could grow with the region's growth
- Could serve the ww needs of communities outside of the Owners
- Does not merge the existing sewer assets of the Partners (collection and treatment)



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60

Option 2: Create New Regional Wastewater Authority with a New Wastewater Treatment Facility

Pros

- Each Partner can choose their desired capacity in the new facility
- Realize economies of scale by sharing costs among Partners
- Equal rates among Partners for capacity in WWTP
- Supports regional growth
- Pushes the out the timeline for the City to expand it's current WWTP
- Greater resiliency for the region to have multiple treatment facilities
- Doesn't ask anyone to consolidate their existing wastewater assets



Cons

- Significant capital required
- Significant coordination to form a new Authority

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61

Option 2: Create New Regional Wastewater Authority and a New Wastewater Treatment Facility

Options 2A

Includes all Potential Partners in new regional wastewater system with a new treatment facility

Options 2B

Includes, as a base, the City and County as Partners in new regional wastewater system with a new treatment facility

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62

Option 2: Create New Regional Wastewater Authority and a New Wastewater Treatment Facility

- Comments or Questions?

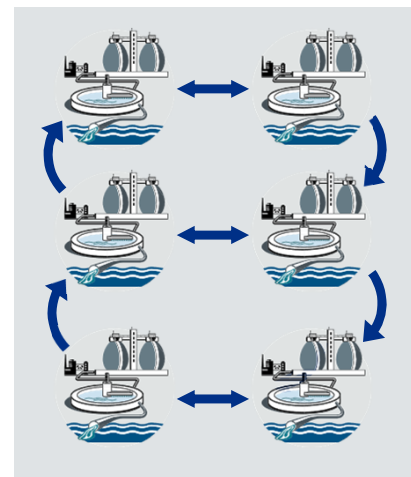


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63

Option 3: Create new regional wastewater Authority that incorporates all existing infrastructure of Partners

- Form a new utility, that will own and operate the existing collection systems and treatment facilities
- Two or more Owning Partners from this group
- Likely would start small (1-2 mgd); but could grow with the region's growth
- Could serve the ww needs of communities outside of the Owners
- Does not merge the existing sewer assets of the Partners (collection and treatment)



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64

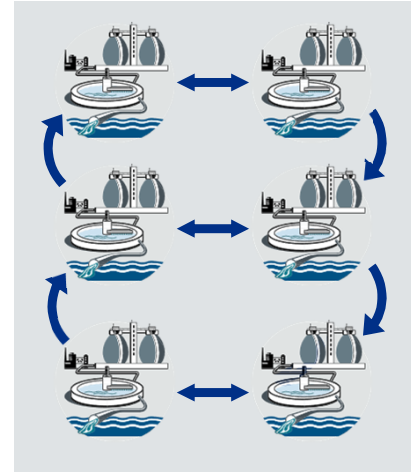
Option 3: Create new regional wastewater Authority that incorporates all existing infrastructure of Partners

Pros

- Shared costs going forward to realize economies of scale
- Equal rates among Partners for capacity in WWTP
- Future (and consolidated debt) is shared by a larger group, rather than be borne by one municipality
- Greater resiliency for the region to have a combined system
- Enhanced workforce
- Lowers Risk and Increases resiliency

Cons

- Arriving at mutually agreeable details of this type of arrangement can be difficult



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65

Option 3: Create new regional wastewater Authority that incorporates all existing infrastructure of Partners

Options 3A

Includes all Potential Partners in new regional wastewater system

Options 3B

Includes Southern Systems and the City being merged into a new regional wastewater system (City, County, Mount Olive)

Options 3C

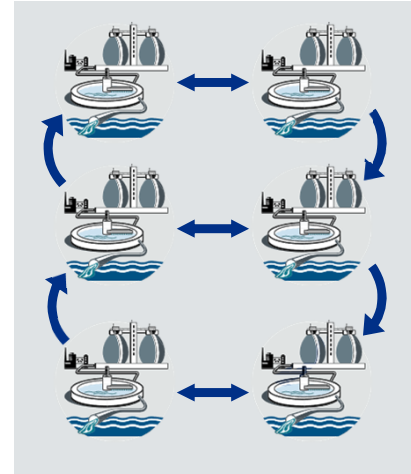
Includes Northern Systems, City, and County being merged into a new regional waste-water system (City, County, Fremont, Pikeville, and Eureka)

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66

Option 3: Create New Regional Wastewater Authority That Incorporates All Existing Infrastructure of Partners

- Comments or Questions?



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67

Option 4: Consolidation/Merger of one or more systems under the City of Goldsboro's Utilities Department

- Similar to the "Raleigh Model"
- Goldsboro would assume ownership, provide operations, and have the responsibility to maintain one or more sewer systems that are currently separate.



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68

Option 4: Consolidation/Merger of one or more systems under the City of Goldsboro's Utilities Department

Pros

- Smaller systems can avoid the challenges of managing a sewer system
- The interlocal agreement(s) needed are much simpler
- Access to enhanced funding opportunities for merger related projects
- Lower rates for customers
- Enhanced regional collaboration, creating resiliency and supporting growth
- For municipalities that obtain drinking water from an outside agency, this option would mean no longer being responsible for utility provision



Cons

- Loss of independent decision making related to wastewater utilities

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69

Option 4: Consolidation/Merger of one or more systems under the City of Goldsboro's Utilities Department

Options 4A

Includes all Potential Partners being merged into Goldsboro's system

Options 4B

Includes 2 Southern Systems being merged into Goldsboro's system (Wayne County, Mount Olive)

Options 4C

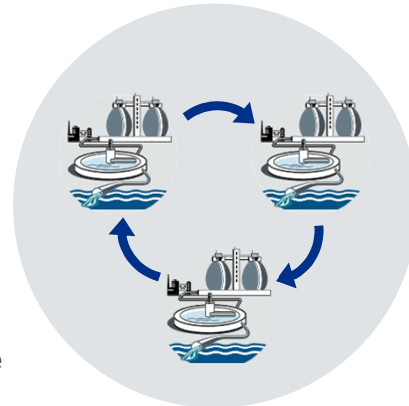
Includes 3 Northern Systems being merged into Goldsboro's system (Pikeville, Fremont, Eureka)

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70

Option 5: Northern Wayne Utilities Merge into a Combined Utility System

- The utility assets of Fremont, Pikeville, and Eureka would be merged into a new, combined wastewater system.
- State Grants for related infrastructure improvements may be available to resolve Eureka's system problems (I&I).
 - Recommended to make State funding a condition of the merger
- Capital Projects may include:
 - Pump Station and Forcemain between Fremont and Pikeville
 - Treatment plant and spray field expansion
 - Collection system improvements in Eureka system

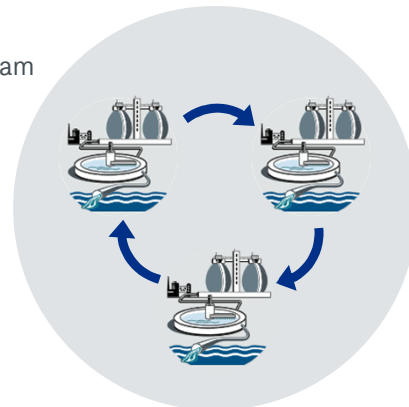


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71

Option 5: Northern Wayne Utilities Merge into a Combined Utility System

- Pros
 - Systems are nearby, with existing infrastructure in-place
 - Fremont and Pikeville have an established utility O&M program
 - Larger system helps with shared cost
 - Greater control over rates
 - Eureka's system problems create an opportunity for State Grant Funding
- Cons
 - Effort/time to complete the merger and capital projects in coordination with the State
 - Sewer system is more spread out

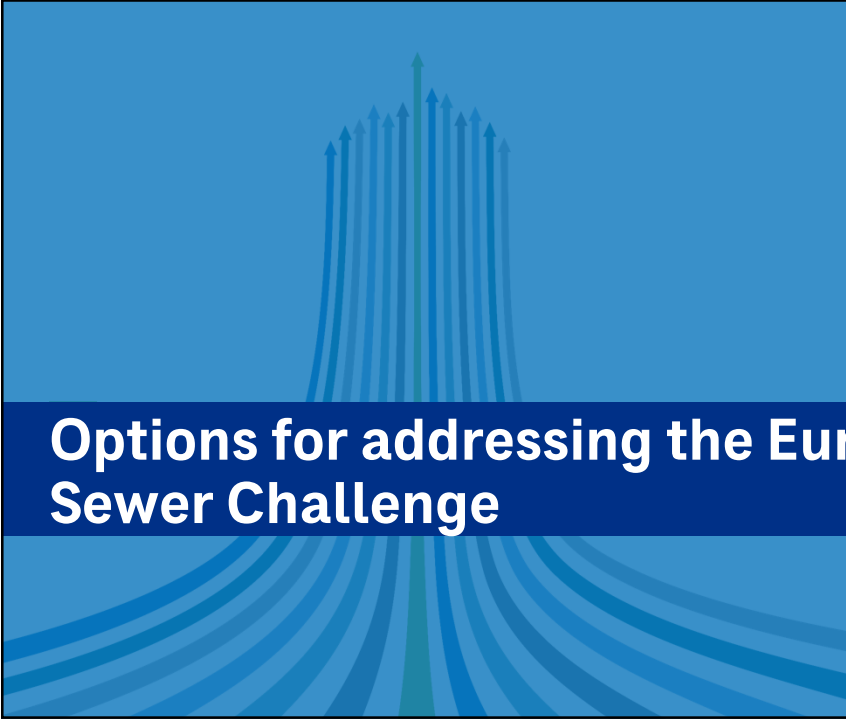


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72



Other Options to be Considered?



**Options for addressing the Eureka
Sewer Challenge**

Option E1: Consolidate Eureka's WW System into the Town of Fremont

■ Pros

- Systems are nearby, with existing infrastructure in-place
- Fremont has an established utility O&M program
- Increase to Fremont's customer base and revenue
- Eureka's system problems (I&I) can be resolved using State Grant Funding (recommended to make this a condition of the merger)
- Resolving Eureka's I&I problem reduces costs for Fremont as well

■ Cons

- Effort/time to complete the merger and capital projects in coordination with the State
- Sewer system is more spread out

Option E2: Consolidate Eureka's WW System into the Town of Pikeville

■ Pros

- Systems are nearby
- Pikeville has an established utility O&M program (contract operated)
- Increase to Pikeville's customer base and revenue
- Eureka's system problems (I&I) can be resolved using State Grant Funding (recommended to make this a condition of the merger)
- The new infrastructure needed could potentially be covered by State Grants as well (recommended to make this a condition of the merger)

■ Cons

- Effort/time to complete the merger and capital projects in coordination with the State
- Sewer system is more spread out

Option E3: Consolidate Eureka's WW System into the Wayne County

■ Pros

- Wayne County has an established utility O&M program
- Eureka's system problems (I&I) can be resolved using State Grant Funding (recommended to make this a condition of the merger)

■ Cons

- Eureka and Genoa Systems are not located nearby
- County does not own a treatment facility, so the solution will continue to rely on Fremont to convey the wastewater, and Goldsboro to provide treatment
- Effort/time to complete the merger and capital projects in coordination with the State

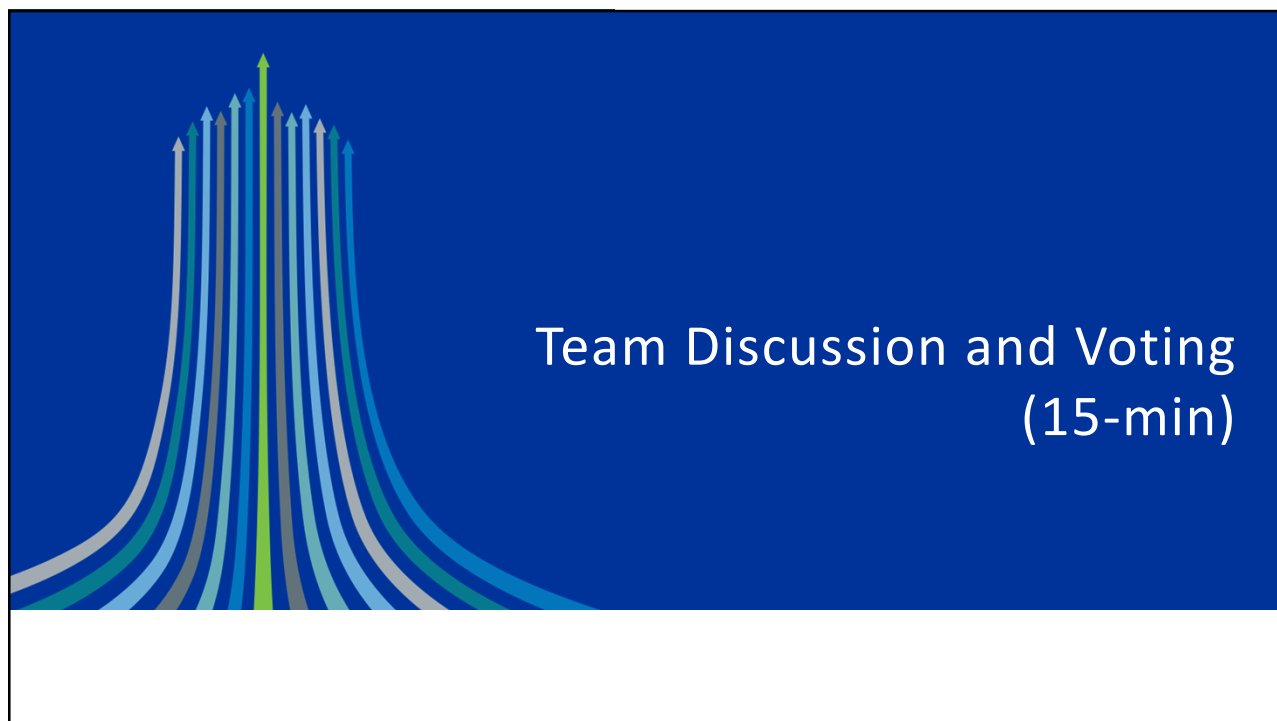
Option E4: Consolidate Eureka's WW System into the City of Goldsboro

■ Pros

- The City has an established utility O&M program
- The City already has allocated treatment for the flow from Eureka
- Eureka's system problems (I&I) can be resolved using State Grant Funding (recommended to make this a condition of the merger)

■ Cons

- Eureka and the City's Systems are not located nearby. A new forcemain, or a new agreement with Fremont would be needed to convey the wastewater to the City
- Effort/time to complete the merger and capital projects in coordination with the State



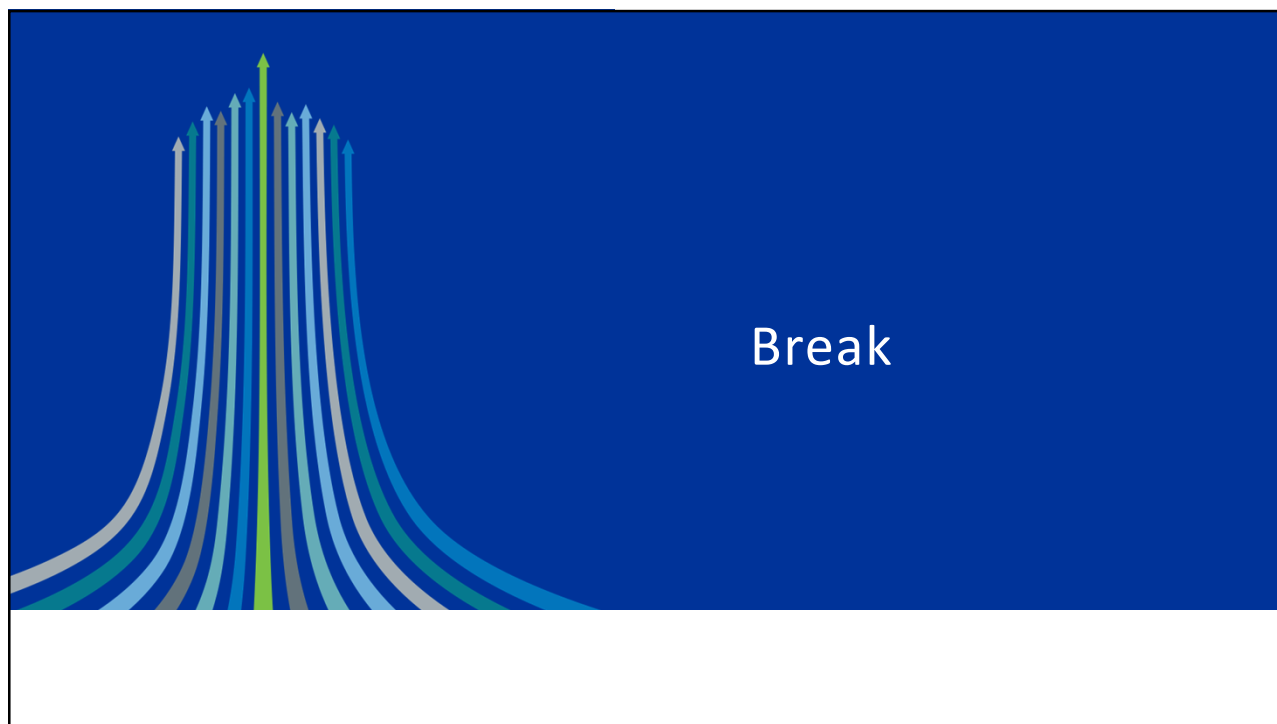
Voting Instructions

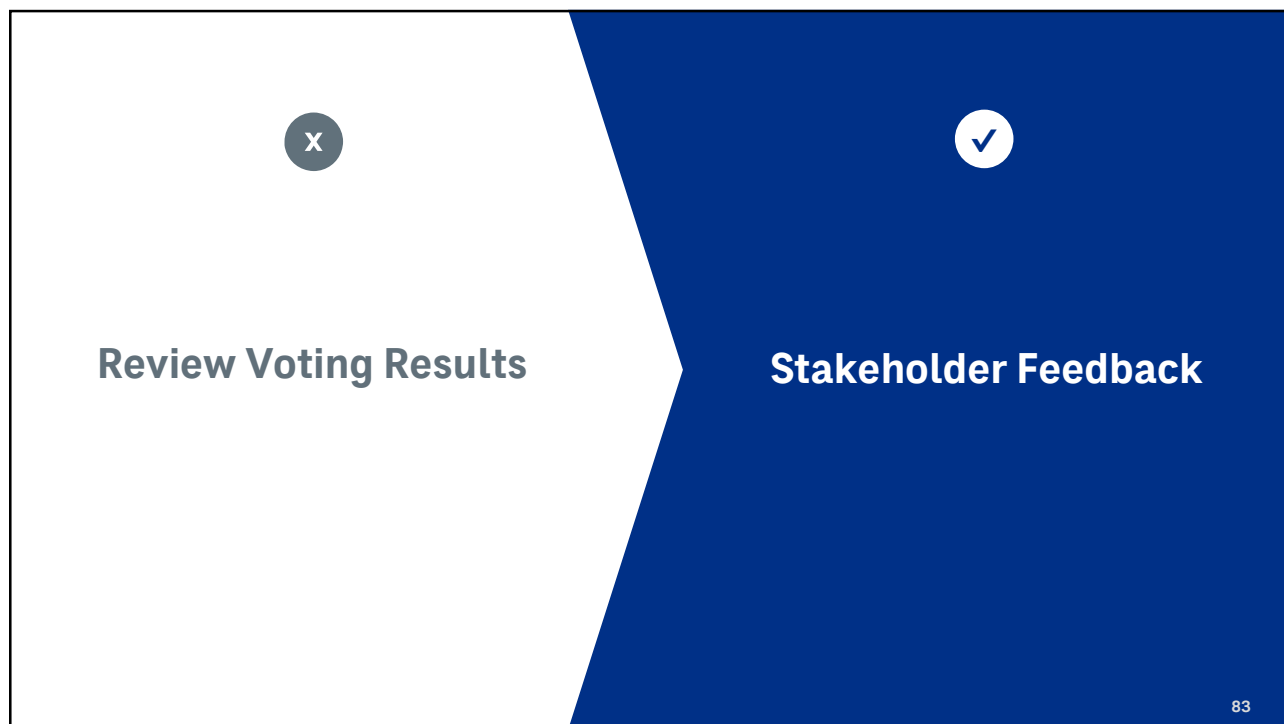
Regional Partnership Options

- Each Group will receive 7 color stickers. Place the stickers on the posted sheets for the option(s) that are most preferred to be evaluated and explored further.
- Your team may choose to place any number of stickers on one or more options to indicate your preference.

Eureka Sewer Challenge

- Each Group will receive 3 green stickers. Place between 0 and 3 stickers on the Eureka option that corresponds with your utility, to indicate your organization's interest level of exploring this option.
- Each Group will get 1 yellow sticker. Place this on the option that you feel is best overall (even if it doesn't involve your utility's participation)





Next Steps

WORKSHOP No. 2 – Planned for mid-September

- FOCUS: Presenting the results of a Feasibility Analysis of the (2) selected Regional Partnership Options

What is Needed from You?

- Any supplemental feedback from WORKSHOP No. 1 is needed by July 26
- All data that has been requested is needed by July 26

Workshop Survey

Please take time to give us feedback on the Workshop today.

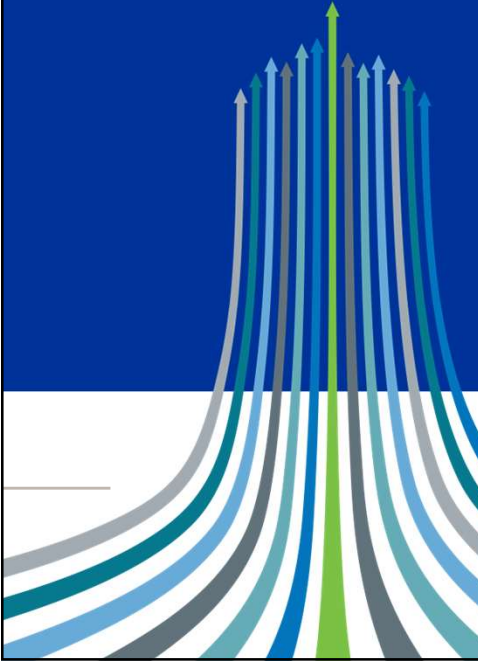
Thank you!

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CDM Smith
bartonr@cdmsmith.com
919-325-3550

Jim Perotti, PE, PMP
CDM Smith
perottijl@cdmsmith.com
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Viable Utilities Unit - DWI
NC Department of Environmental Quality
bob.taylor@deq.nc.gov
(919) 707-3713

Appendix B – Workshop #2 Presentation Slides



Greater Wayne County Area Wastewater Utility Merger/Regionalization Feasibility (MRF) Study

WORKSHOP #2

March 13, 2024





Introduction

- MRF and AIA Goals
- Workshop #2 Goals
- Meeting format and what to expect
- Jump In Today!
YOUR engagement, questions, and comments are needed



Housekeeping

- Name Cards
- Restrooms
- Refreshments
- Breaks

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CDM
Smith

2

Presenters/Facilitators



Jim Perotti, PE, PMP
Project Manager
CDM Smith

- Engineering consultant to public water/wastewater utilities
- Project Manager for the Merger/Regionalization Feasibility Study



Reed Barton, PE
Vice President
CDM Smith

- Engineering consultant to municipal government and public sector clients on community infrastructure



Bob Taylor
Program Development
Coordinator
Division of Water Infrastructure

- Primary liaison between DWI and the Greater Wayne County Area MRF Stakeholder Group
- Representative of the Viable Utilities Unit, within DWI/NCDEQ



Joe Ridge
Vice President
CDM Smith

- Management consultant specializing in facility finance and organization

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Smith

3



Stakeholder Introductions

Primary Stakeholders

- Town of Eureka
- Local Govt Commission
- Town of Fremont
- Town of Pikeville
- City of Goldsboro
- Town of Mount Olive
- Wayne County

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4



Stakeholder Introductions

Other Stakeholders

- NCDEQ - DWI Staff
- Wayne Water Districts
- Engineering Partners
 - CDM Smith
 - Withers Ravenel
 - Municipal Engineering Services
 - McDavid Associates
- UNC SOG
- Others

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5

AGENDA

Introductions/Kickoff	15 min	
Recap of Workshop #1	15 min	
Summary of Individual Systems	15 min	
Guest Speakers	30 min	10 min Break
Overview of Evaluation	10 min	
Financial Evaluation Results	30 min	
Governance Differences and MRF 2.0	15 min	10 min Break
Options/Breakout Discussion	20 min	
Next Steps, Adjourn	10 min	

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Recap of Workshop #1

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Benefits of Regional Utility Collaboration



Supports economic development and strong communities



Enhanced career opportunities and training



Allows for consolidation of debt



Increased resiliency to the risk of +/- changes in customer base



Leverages economies of scale to lower costs



More effectively meet environmental regulations



Enhances long-term sewer viability



Potential for more favorable loan and grant options

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8

Regional Models

There is no
“right way”
with regional
partnership

The first question is:

“Do we go alone?” or
“Do we go together?”

The group focused on:

Consolidation Merger vs.
Forming a new Authority

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9

Regional collaboration for water & wastewater service is utilized throughout NC

Consolidation/Merger

- Neuse Regional WASA
- Raleigh Water
- Charlotte Water
- Johnston County Public Utilities
- Harnett Regional Water
- South Granville WASA
- Kerr Lake Regional Water
- MSD Buncombe County
- Fayetteville Public Works Commission

Forming of a New Entity

- Piedmont Triad Regional Water Authority
- Cape Fear Public Utility Authority
- Brunswick County Public Utilities
- Town of Cary
- Western Intake Partnership
- Onslow WASA
- Salisbury-Rowan Utilities
- Martin County Regional WASA
- Lower Cape Fear WASA

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10

Regional collaboration for water & wastewater service is utilized throughout NC

Consolidation/Merger

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- Lower Cape Fear WASA

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11

Workshop No. 1 Recap

- Workshop No. 1 took place in July 2023
- Building on the numerous stakeholder meetings/discussions that have taken place to-date, the goals of the Workshop No. 1 were to:
 - Share detailed information about each system (condition, staffing, assets, customer base, rates, etc.)
 - CDM Smith outlined how Regionalization typically works (several models were discussed)
 - 9 specific regionalization scenario's were presented
 - 4 Options discussed for a Eureka "rescue"
 - The group discussed these (collectively, and separately) – and then voted
 - 2 Regionalization Options were selected for further consideration/evaluation

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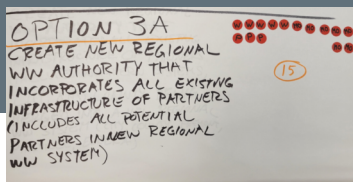


Results

OPTION 3A

Create New Regional
WW Authority

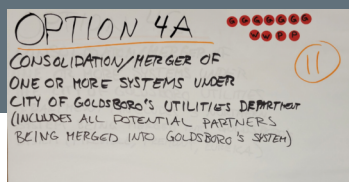
15 votes



OPTION 4A

Merger of Systems
Under City of
Goldsboro Utility

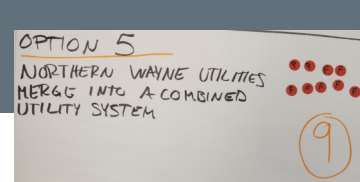
11 votes



OPTION 5:

Northern Wayne Utilities
Merge into
Combined System

9 votes



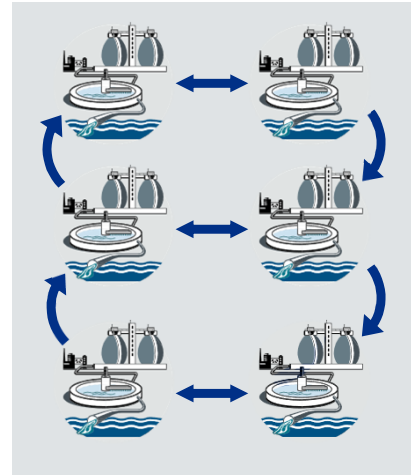
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OPTION 3A

Create new Regional Wastewater Authority that incorporates all existing infrastructure of Partners

- Includes all Potential Partners in new regional wastewater system
- Form a new Authority, that will own and operate the existing collection systems and treatment facilities



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14

OPTION 3A

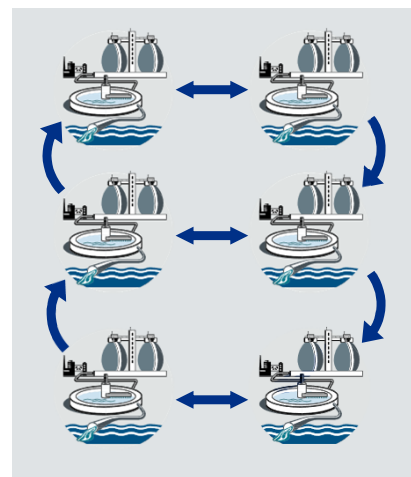
Create new Regional Wastewater Authority that incorporates all existing infrastructure of Partners

PROS

- Increased capability to maintain integrity of the sewer systems and achieve consistent service
- Economies of scale will generally reduce costs
- Access to enhanced funding opportunities for merger related projects
- Enhanced workforce opportunities
- Enhanced regional collaboration, creating resiliency and supporting growth

CONS

- Arriving at mutually agreeable details of this type of arrangement can be difficult



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15

OPTION 4A

Consolidation/Merger of one or more systems under the City of Goldsboro's Utilities Department

- Includes all Potential Partner's sewer system assets being merged into the Goldsboro's sewer system.
- Goldsboro would assume ownership and operation of the existing sewer assets and maintain the sewer systems going forward.



OPTION 4A

Merger of one or more systems under the City of Goldsboro's Utilities Department



PROS		CONS
■ Smaller systems can avoid the complex challenges of managing a sewer system	■ Economies of scale will generally reduce costs	■ Loss of independent decision making related to wastewater utilities
	■ Enhanced regional collaboration, creating resiliency and supporting growth	
	■ Access to enhanced funding opportunities for merger related projects	

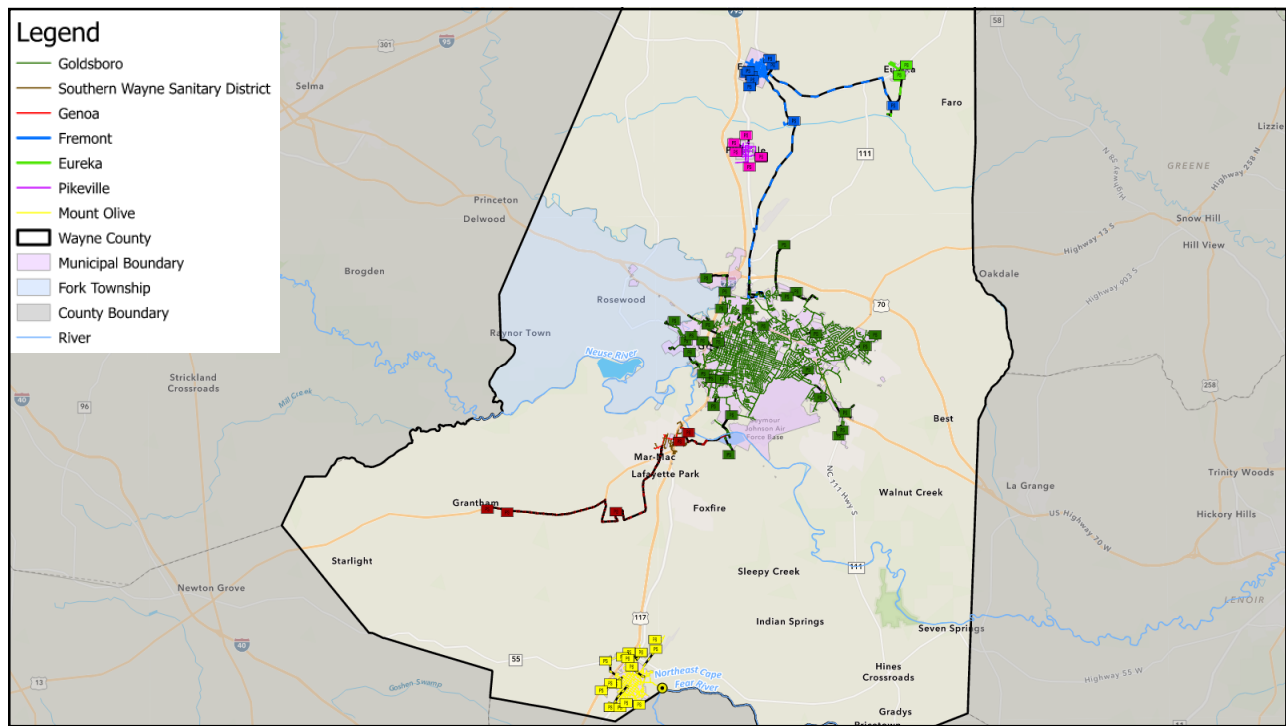
OPTION 5

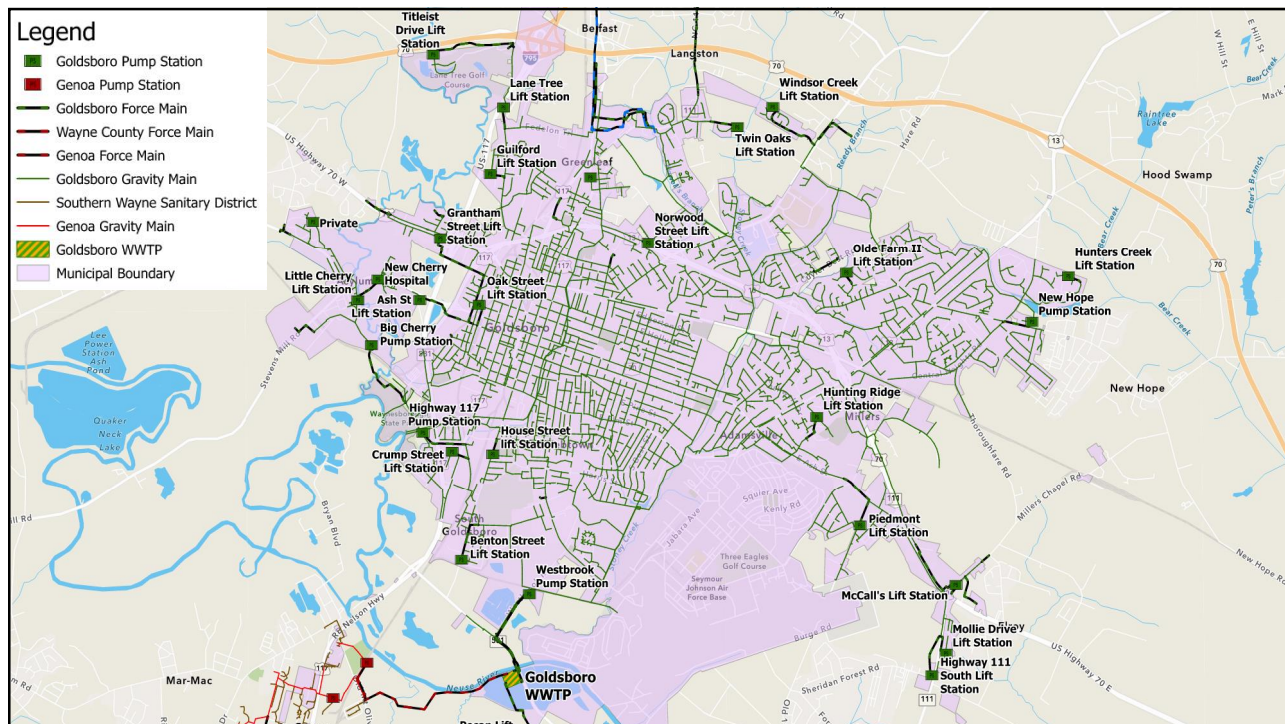
Northern Wayne Utilities Merge Into a Combined System

- Since Workshop No. 1 - Fremont has evaluated two options for regionalization in the northern part of the county and has taken steps toward a future sewer system merger agreement with Eureka.
- Eureka's AIA concluded that the sewer system needs significant investment to address Inflow & Infiltration. Addressing this I&I is a condition of the future merger.
- Actions underway (*Paid with Grants*)
 - Eureka is completing an engineering alternatives evaluation to confirm the best approach to addressing the I&I
 - Fremont is completing an engineering and rate study for the potential merger

AS A RESULT, THE FINANCIAL EVALUATION COMBINES FREMONT & EUREKA

Summary of Individual Systems





Goldsboro Overview

- Population: 34,200
- Sewer System:
 - Approximately 11,660 sewer customers
 - 230 miles of gravity sewer
 - 26 Pump Stations
 - 18 miles of force main
- AIA Status
 - AIA Completed in September 2022 (Withers Ravenel)
 - Estimated costs of AIA projects = \$62M over next 10 years (2022 dollars)



Goldsboro Wastewater Treatment Plant Overview

Treatment

- 14.2-MGD WWTP that supports the greater Wayne County area
- Original plant constructed in 1960's
- Upgrade/Expansions in 1993 and 1999
- Goldsboro began planning for next Upgrade/Expansion project in 2022 (3.4 MGD expansion)
- Additional Expansion timeline will be evaluated in the upcoming Regional Sewer Masterplan Project (Grant Approved)

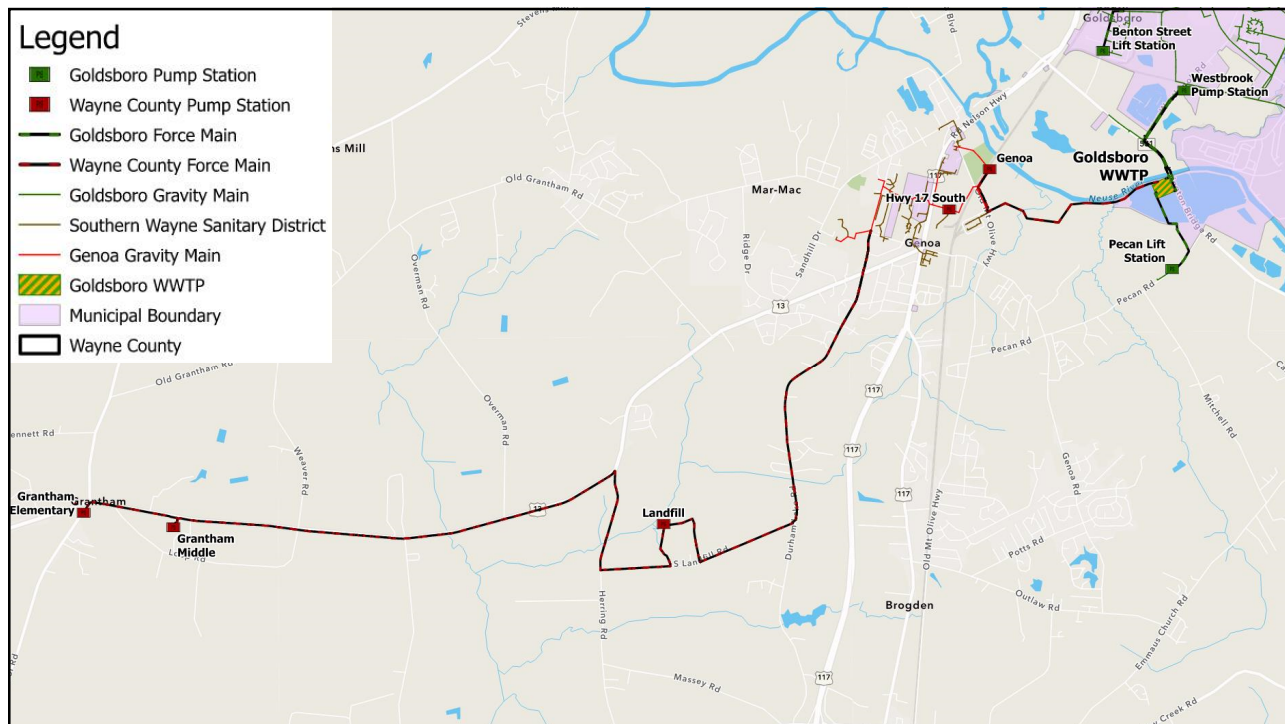


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Merger/Regionalization Feasibility Study • March 13, 2024



24

Wayne County



Wayne County Overview

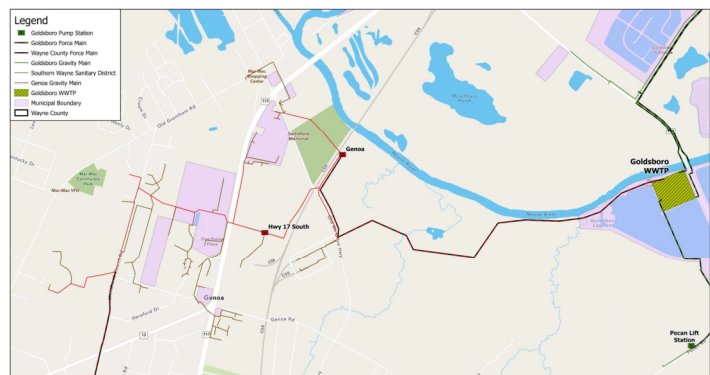
Sewer System:

- 17 customers (includes upstream wholesale customers)
- 3 miles of gravity sewer
- 58 Manholes
- 5 Pump Stations

Treatment:

- Pumps all flow to Goldsboro

Average Flow: 0.157 MGD

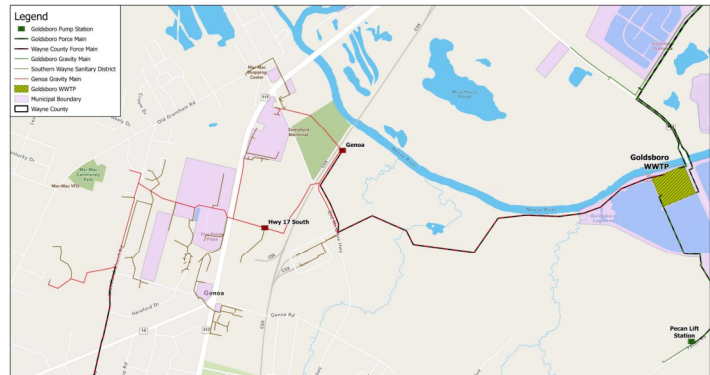


Wayne County Overview

AIA Status:

- AIA completed in July 2023 (CDM Smith)
- Sewer System Rehabilitation Projects - \$3.7M over next 10 years

** Costs in 2023 dollars



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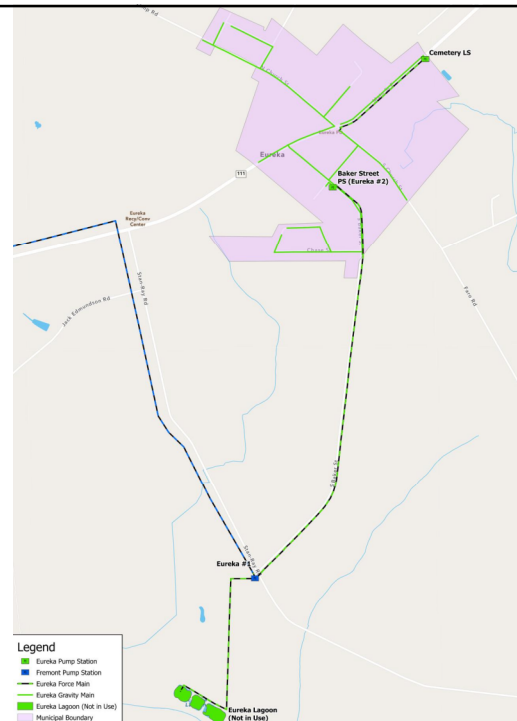
CDM
Smith

28

Eureka

Eureka Overview

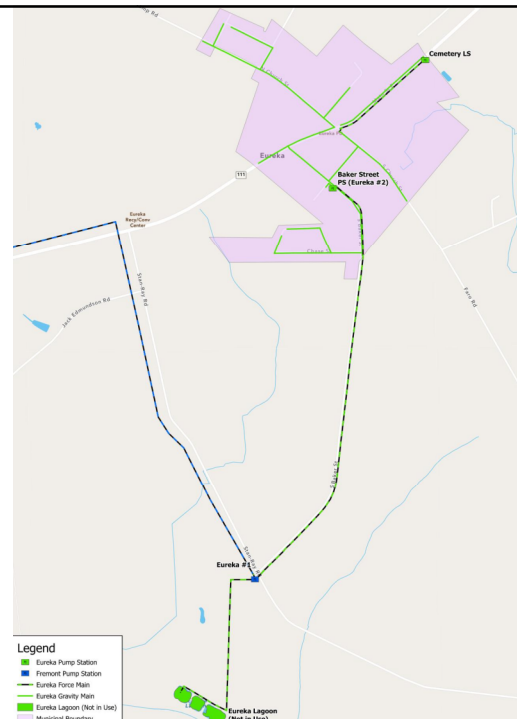
- Population: 209
- Non-viable utility – under LGC
- Sewer System:
 - 112 customers
 - 3 miles of gravity sewer
 - 2 Pump Stations
 - 0.35 miles of force main
- Treatment
 - Pumps all flow to Fremont
 - Old treatment lagoons (not in use)

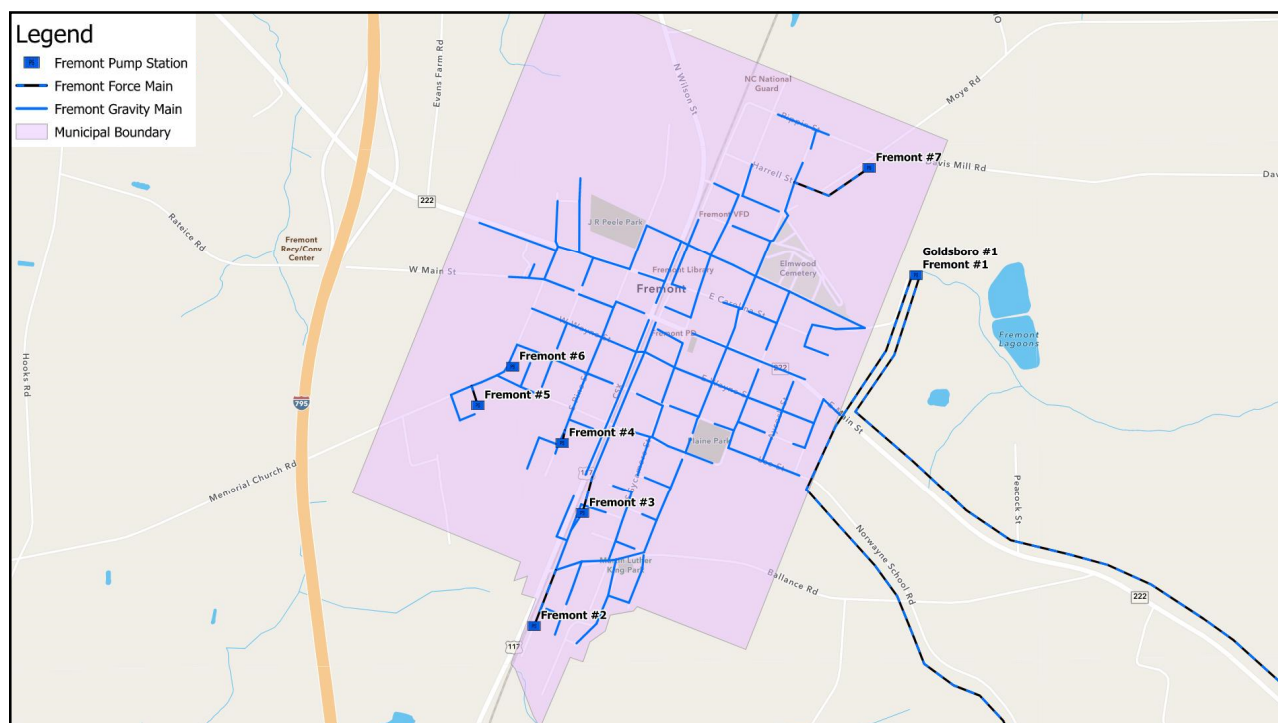


Eureka Overview

- AIA Status
 - AIA completed in December 2023 (CDM Smith)
 - Sewer System Rehabilitation - \$13M over next 10 years (Grant awarded)
 - Potential merger with Fremont in process

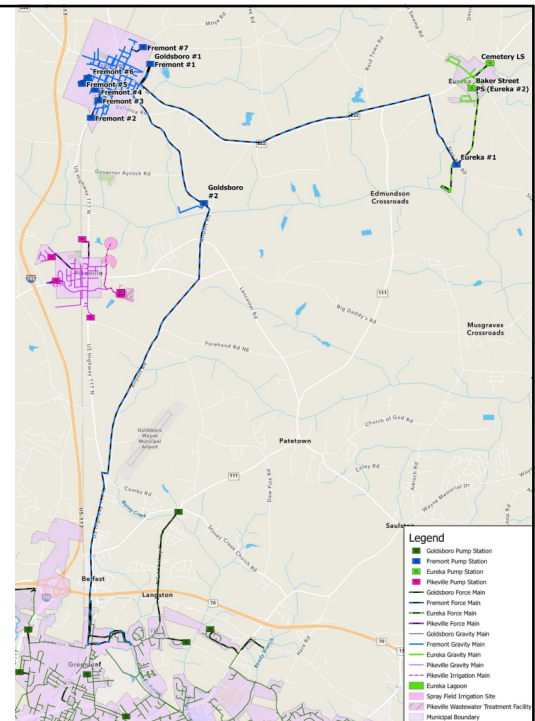
** Costs in 2023 dollars





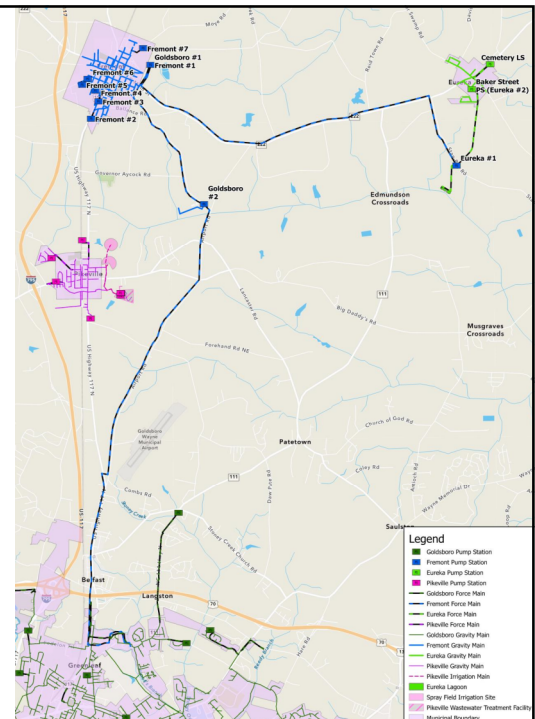
Fremont Overview

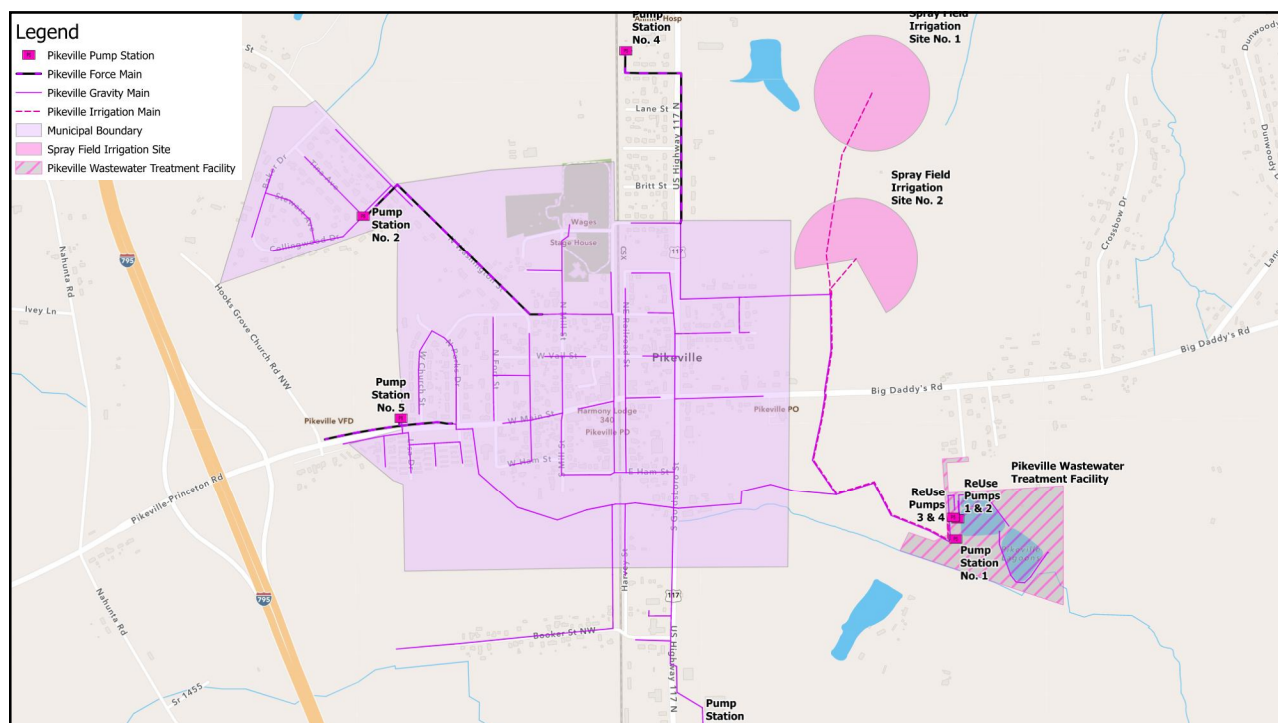
- Population: 1,054
- Sewer System:
 - 735 Customers + flow from Eureka
 - 20 miles of gravity sewer
 - 10 Pump Stations
 - 45 miles of force main
 - Avg Flows: 0.115 MGD
- Treatment:
 - Town-owned lagoon and spray fields (dry weather)
 - approx. 0.091 MGD
 - Pump to Goldsboro
 - school and airport
 - all flow during wet weather
 - up to 0.30 MGD of Goldsboro's treatment capacity



Fremont Overview

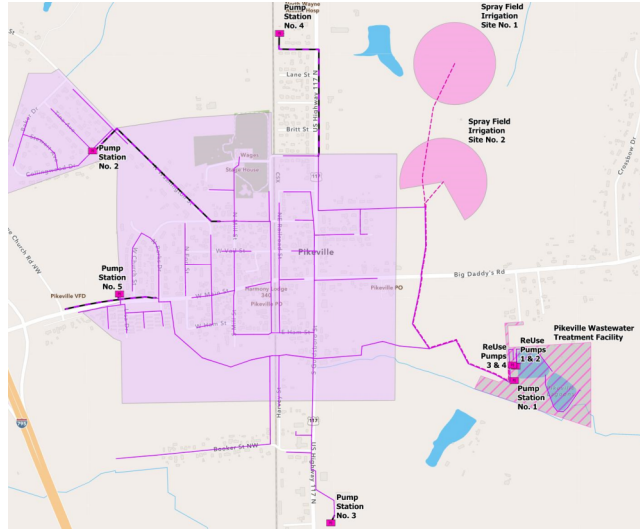
- AIA Status
 - AIA in progress
 - Engineering Report completed in March 2023 (Municipal Engineering)
 - Sewer System Rehabilitation -\$4.5M
 - Potential merger with Eureka and Fremont





Pikeville Overview

- Population: 706
- Sewer System:
 - 510 Customers
 - 8.2 miles of gravity sewer
 - 4 Pump Stations and force mains to treatment facility
 - Avg Flows: 0.063 MGD
- Treatment:
 - 0.140 MGD Treatment Facility/Spray fields
 - Storage Lagoons (during wet weather)



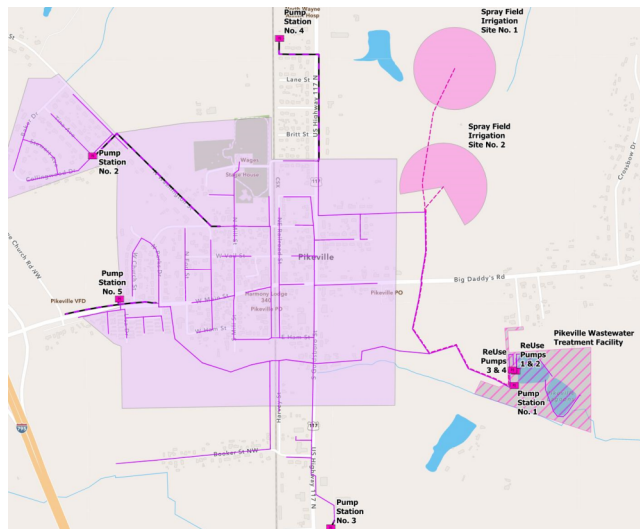
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38

Pikeville Overview

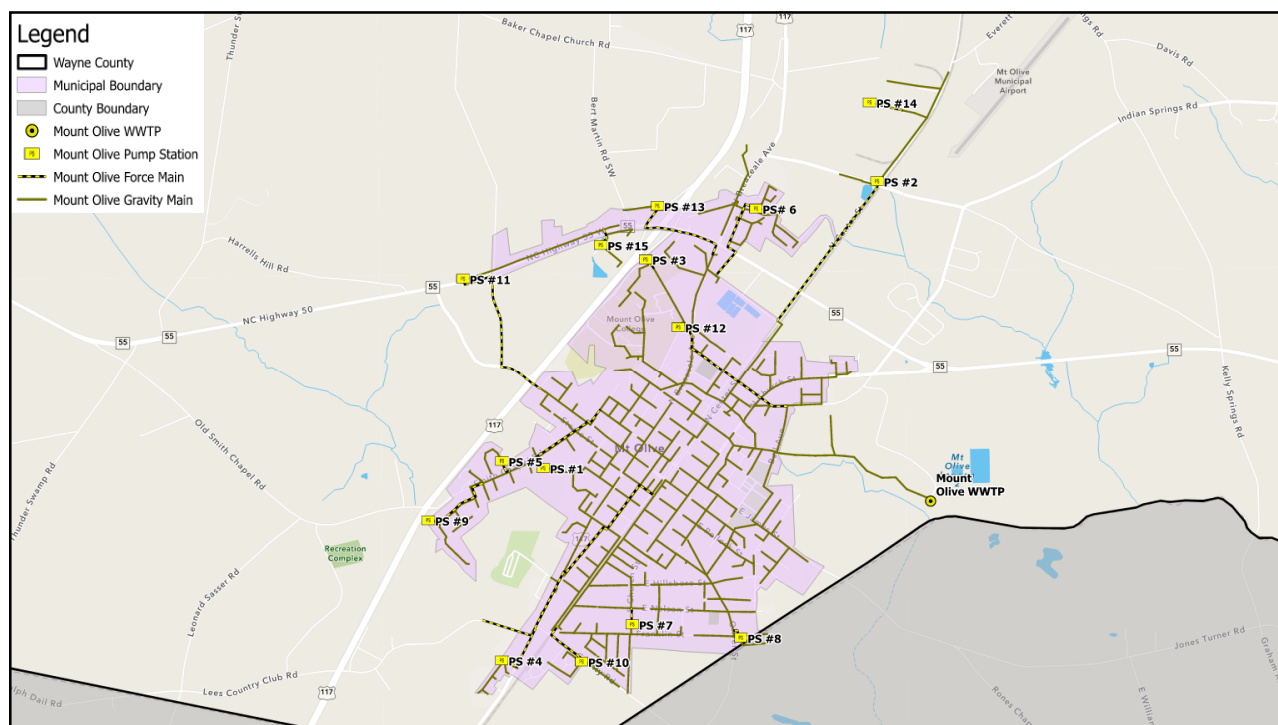
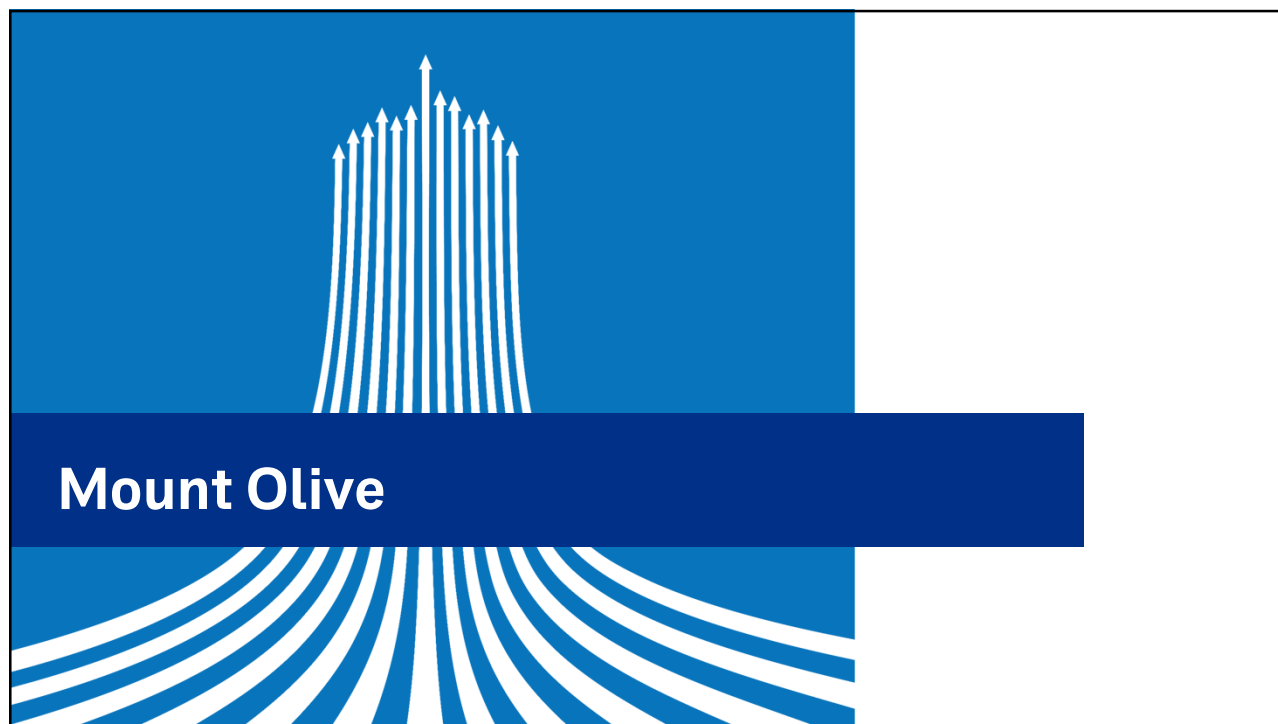
- AIA Status
 - AIA Report in progress
(McDavid Associates)
 - Sewer System/Plant Rehabilitation
\$1.1 M (Funding Pending) based on
identified needs



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39



Mount Olive Overview

- Population: 4,500
- Sewer System:
 - Approx. 2,800 customers
 - 37.6 miles of gravity sewer
 - 19 Pump Stations
 - 6.5 miles of force main
- Treatment
 - Mount Olive Treatment Plant - permitted to 1.6 MGD
 - Discharge to Cape Fear River Basin: 1 MGD
 - Spray fields: 0.6 MGD



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42

Mount Olive Overview

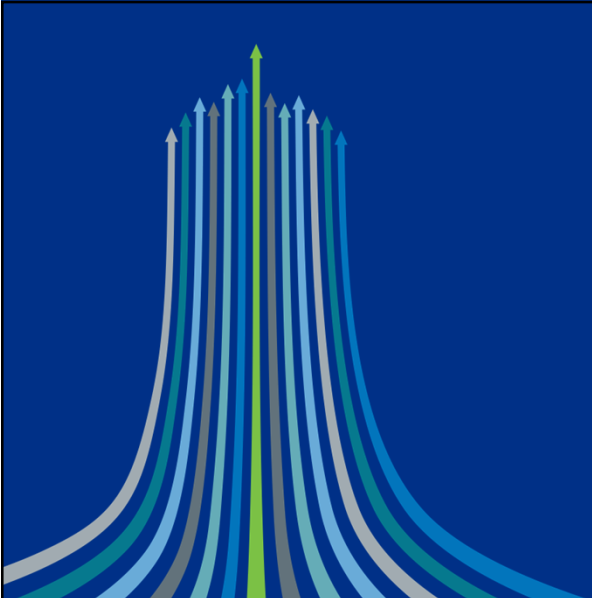
- AIA Status
 - AIA report in progress
 - Engineering Report completed in April 2021 (McGill)
 - Sewer System Rehabilitation:
 - \$8M Sewer Rehabilitation Project (Grant Obtained)
 - \$6M Plant Upgrade (Grant Obtained)



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43



Guest Speakers

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



Guest Presenter



Craig Foucht
Director of Business
and Project Management
N.C. Global Transpark Economic
Development Region

- 21 years in Workforce and Economic Development
- Wayne County Planning Board (4 years)
- Wayne County Chamber of Commerce Board of Directors (4 years)

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45



Wayne County Sewer Regionalization March 13th, 2024

Total Deal Count and CapEx of All RFI

ALL TIME

COUNT OF DEALS
149

CAPEX TOTAL
40,879,872,245

Average New Investment & Jobs on RFIs

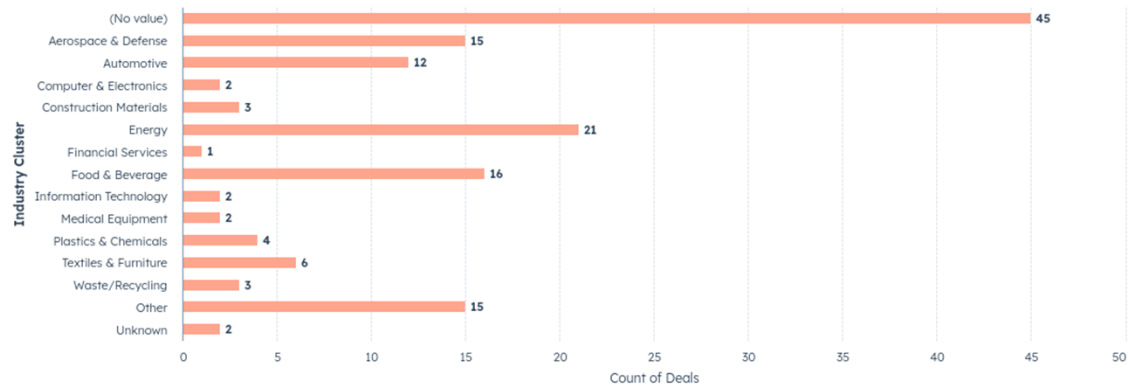
AVERAGE (CAPEX TOTAL)
307,367,460.49

AVERAGE (JOBS CREATED)
348.62



Industry Cluster

ALL TIME



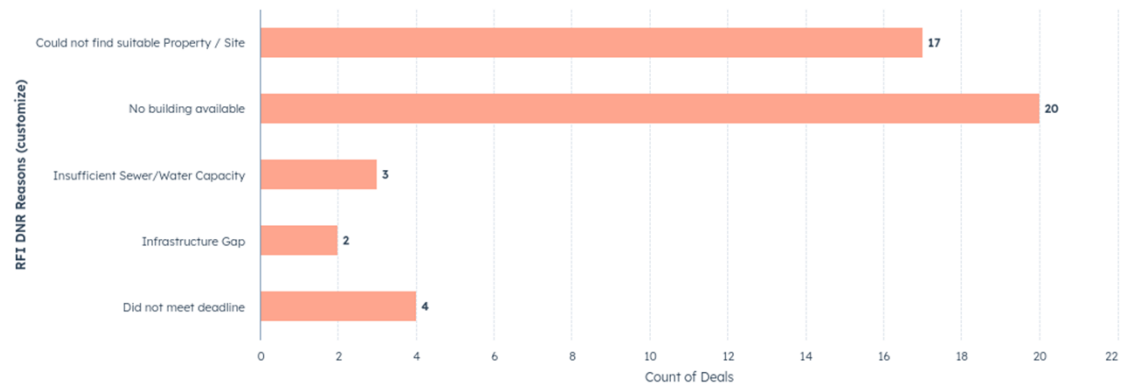
Count of Deals



DNR Reasons

ALL TIME

FILTERS (1)

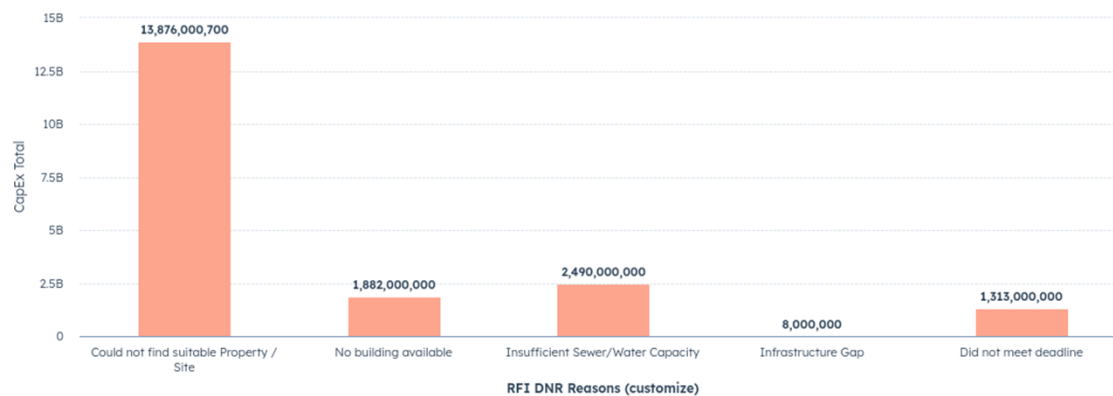


Count of Deals



RFI Did Not Respond Projects

ALL TIME FILTERS (1)



CapEx Total



ECONOMIC DEVELOPMENT REGION
Greene, Lenoir, Wayne Counties and the Global TransPark

Electrical Demand

ALL TIME

MINIMUM PEAK ELECTRICAL DEMAND IN MW	MEDIAN PEAK ELECTRICAL DEMAND IN MW	AVERAGE PEAK ELECTRICAL DEMAND IN MW	MAXIMUM PEAK ELECTRICAL DEMAND IN MW
0.02	25	94.31	1,280



ECONOMIC DEVELOPMENT REGION
Greene, Lenoir, Wayne Counties and the Global TransPark

Sewer Requirements

ALL TIME

MINIMUM SEWER IN GPD

200

MEDIAN SEWER IN GPD

85,500

AVERAGE SEWER IN GPD

571,919

MAXIMUM SEWER IN GPD

4,400,000



Water Requirements

ALL TIME

MINIMUM WATER IN GPD

200

MEDIAN WATER IN GPD

72,500

AVERAGE WATER IN GPD

765,480.88

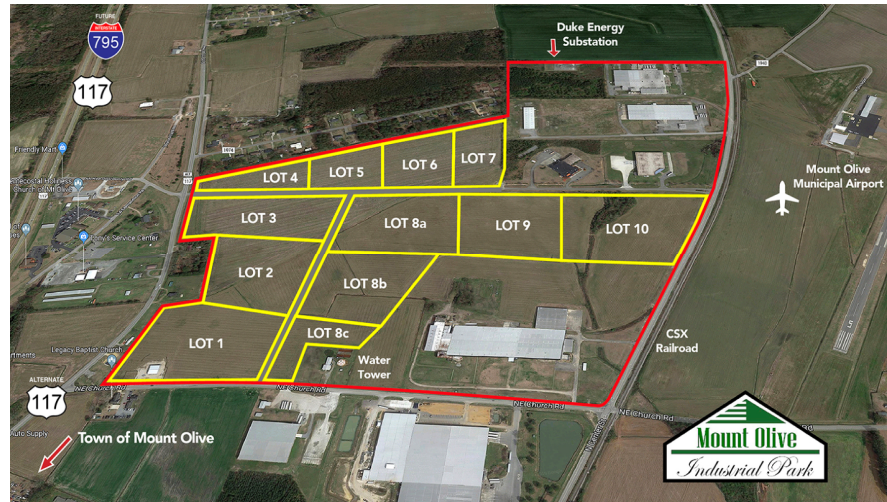
MAXIMUM WATER IN GPD

8,800,000



MOUNT OLIVE INDUSTRIAL PARK

- 109.5 Total Acres
- 12 Available Lots
 - Sizes range from 4 – 14.5 acres
- Adjacent CSX Rail
- Adjacent Airport
- **Currently under sewer moratorium**



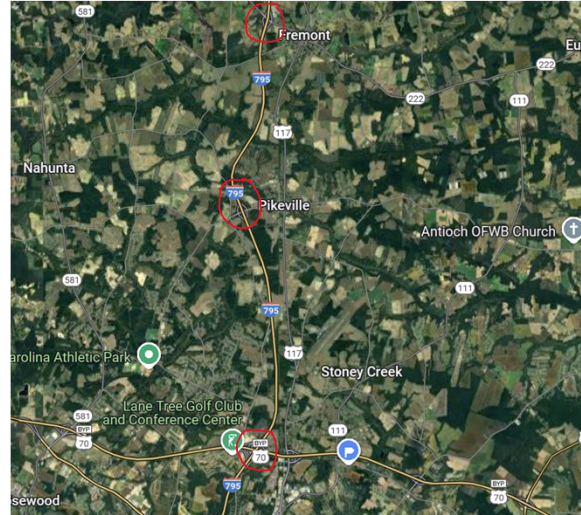
PARK EAST INDUSTRIAL PARK POTENTIAL EXPANSION

- 289 Total Acres
- Rail Accessible
- 250 MW Available
- Rail Accessible
- Submit to EDPNC for consideration as 1 of the 15 NC Select Sites



INDUSTRIAL PARK POTENTIAL FUTURE DEVELOPMENT

- *If there is investment in new infrastructure areas identified as potential future development where there is interstate access. These areas include:*
- Intersection at I795 and Future I42
- Exit 18 Pikeville
- Exit 14 Fremont



Greene, Lenoir, Wayne Counties and the Global TransPark

2780 Jetport Road, Kinston, NC 28504

www.ncgtpedr.com



Guest Presenter



David Bone
Executive Director
Eastern Carolina Council

- 20 years in local government (primarily in Eastern NC)
- Town Manager (Wendell) during sewer merger with City of Raleigh
- Martin County manager
- Chairman – Martin County Regional WASA

Thoughts / Experience with Regional Collaboration in Water and Wastewater Service

David Bone, Executive Director
Eastern Carolina Council of Government



Greater Wayne County
Area Wastewater Utility
Merger/Regionalization
Feasibility (MRF) Study

March 13, 2024

My background

- Have served as Executive Director of the Eastern Carolina Council of Governments since 2022
- 20 years in local government management – as both a county and town manager
- Most of my career has been in eastern NC

60

Experience in Regional Water and Wastewater Service

- Was Town Manager in Wendell (2007-09) when Wendell merged with the City of Raleigh
- Was Chairman of the Martin County Regional WASA for 9 years while County Manager in Martin County (2010-20; was there when facility was built and put into operation)
- Also, some experience with Lower Cape Fear WASA while Town Manager in Elizabethtown and with a regional partnership between Davie County and Winston-Salem/Forsyth County Utilities as Davie County Manager

7/29/20XX

Employee orientation

61

Examples of Regional collaboration in NC

- Neuse Regional WASA
- Raleigh Water
- Charlotte Water
- Johnston County Public Utilities
- Harnett Regional Water
- South Granville WASA
- Kerr Lake Regional Water
- MSD Buncombe County
- Fayetteville Public Works Commission
- Piedmont Triad Regional Water Authority
- Cape Fear Public Utility Authority
- Brunswick County Public Utilities
- Town of Cary
- Western Intake Partnership
- Onslow WASA
- Salisbury-Rowan Utilities
- Martin County Regional WASA
- Lower Cape Fear WASA

62

Experience in Regional Water and Wastewater Service

- Was Town Manager in Wendell (2007-09) when Wendell merged with the City of Raleigh
- Was Chairman of the Martin County Regional WASA for 9 years while County Manager in Martin County (2010-20; was there when facility was built and put into operation)
- Also, some experience with Lower Cape Fear WASA while Town Manager in Elizabethtown

63

Wendell Experience

- Town was growing quickly; needed additional water / sewer capacity for commercial, industrial, and residential growth
- Infrastructure was old, lacking; needed substantial investment on both water and sewer sides
- Labor market was competitive – hard to keep staff
- With growth, town had to address numerous issues / needs

64

Wendell Experience – Benefits of Raleigh Merger

- Raleigh had:
 - Water/sewer capacity
 - Expertise
 - Staff capacity
 - Experience with growth
 - Strong CIP planning process
- Economies of scale – could do things cheaper as part of a larger organization

65

Wendell Experience – Benefits of Raleigh Merger

- Created plan for debt
- Power in numbers / partnership
- Created plan for debt
- Better loan terms through Raleigh
- Had long-term plan for not only Wendell, but the region

66

Wendell Experience – Benefits of Raleigh Merger

- Easier to tackle big projects as part of a larger organization
- Capacity for decades to come
- Helped spur partnership / collaboration / coordination with neighboring communities in other areas

67

Wendell Experience – Benefits of Raleigh Merger

- Benefit to town officials / staff –
 - Raleigh provided expertise, experience
 - “2 heads are better than 1” (more are even better)
 - Necessary improvements could happen more quickly
 - Town could focus on other needs and issues; deferred to Raleigh on water / sewer issues
 - Easier to tackle big capital projects
 - Capacity for residential growth
 - Capacity for commercial / industrial growth

68

Wendell Experience – Benefits of Raleigh Merger

- Benefit to town customers –
 - Cheaper rates – once merger pro forma (financial plan for investments in capacity and system improvements) paid off, town customers received Raleigh in-city rates
 - Improved system
 - Consistency

69

Wendell Experience – Benefits of Raleigh Merger

- Benefit to developers / industries –
 - Capacity
 - One-stop shop – one set of development standards
 - One fee schedule
 - One point of contact

70

Martin County Experience

- Martin County was new to the water business – had only been in it for about 10 years; has 2 water districts
- Martin County was under the Central Coast Plain Capacity Use Area restrictions, due to aquifer depletion / saltwater intrusion
- Restrictions were in phases – eventually had to cut usage of the aquifer by 75%
- Town of Williamston was under the same restriction

71

Martin County Experience

- Martin County and Town of Williamston partnered with the Martin County Regional WASA
- Town and County kept retail water and sewer systems
- Town also kept its WWTP
- MCRWASA became the wholesale provider of water to the town and county

72

Martin County Experience

- Town and county each appointed 3 individuals to MCRWASA Board
- County provided financial oversight
- WTP was operated by a 3rd party contractor
- Town and county maintained wells for back-up

73

Martin County Experience – Benefits of MCRWASA

- Too big of an issue to tackle on our own – again, 2 heads are better than 1
- Collaboration shows efficiency, builds confidence in government
- Access to grant opportunities, due to regional effort
- Economy of scale – cheaper to tackle as a regional project, rather than each of us doing our own thing

74

Martin County Experience – Benefits of MCRWASA

- Consistency in messaging
- Capacity for growth / economic development
- Strengthened partnership / collaboration between county and town benefitted in other areas

75

Questions?

David Bone
252-638-3185, ext. 3005
dbone@eccog.org



76

Break



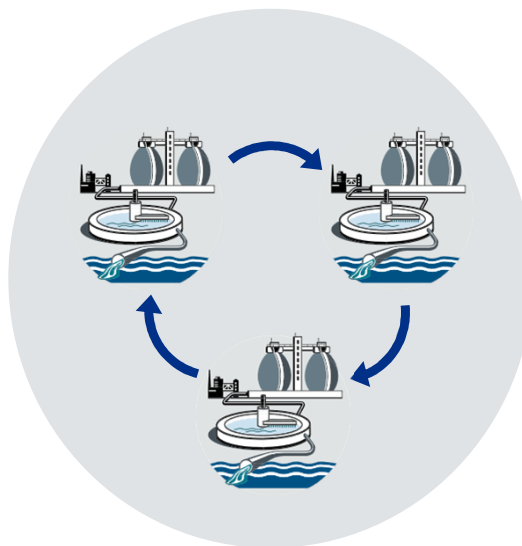
Evaluation Overview

GOAL OF EVALUATION:

**Identify a feasible approach
to greater regional
collaboration that
benefits stakeholders**

*The focus is to project, at a high level, what
the potential financial impact would be to
the communities and users*

Not a rate study.



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Evaluation Overview

Data Collection

- Financial Data (operating expenses, capital requirements, debt service,)
- System Data
 - Average Flow
 - Treatment Capacity
 - Flow Allocation to Goldsboro Plant (if applicable)
- AIA and Engineering Reports – Identified Capital Projects and Estimated Costs
- Conducted interviews with each participant to confirm data/assumptions



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Smith**

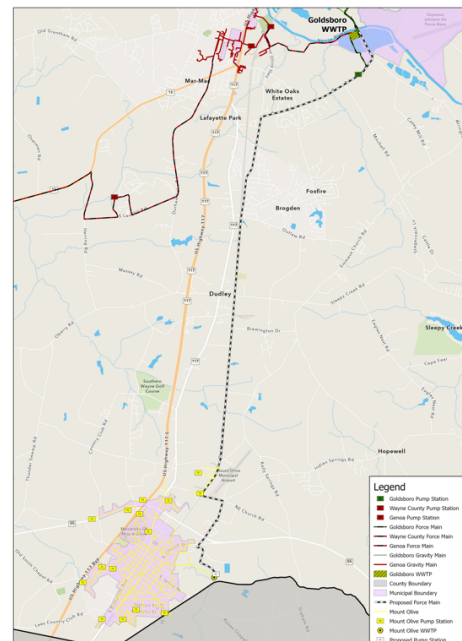
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Evaluation Overview – Mount Olive Connection

Potential Capital Project needed to connect Mount Olive to the regionalized system

- Pump Station/Force Main to Goldsboro WWTP
- Assumed 1.1 MGD Pump Station
- Assumed 12 Miles of 10" Force Main
- Force main and pumping station estimated cost~\$22.3 M
- Cost projections assume that Mount Olive would bear that cost, not a shared cost



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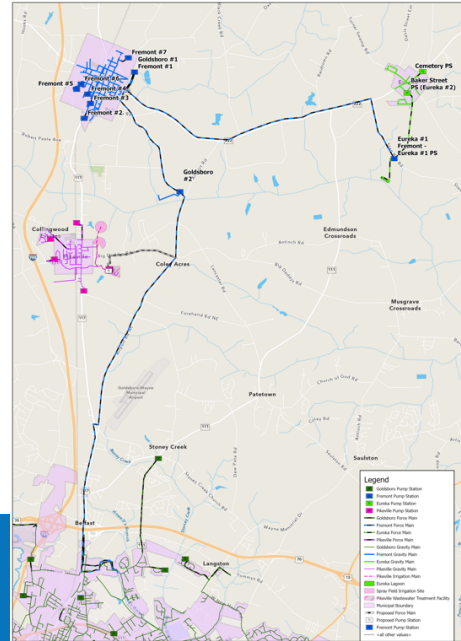
Evaluation Overview – Pikeville Connection

- Potential Capital Project needed to connect Pikeville to the regionalized system

Pikeville:

- Pump Station/Force Main to 12" Force Main
- Assume 0.2 MGD Pump Station
- Approx 8,500 Feet of Force Main

Current Assumption: No connection to Goldsboro planned. If Pikeville did connect they would bear the costs of FM/PS approximately \$3.2 million



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Financial Evaluation

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Current Service Model

- Each Entity responsible for operation and maintenance of their retail/collection system
- Goldsboro, Mt Olive, Fremont, and Pikeville own and operate treatment plants
- Sewage from outside Goldsboro pays an “outside” rate for treatment
- Condition and future capital requirements varies across the stakeholder sewer systems



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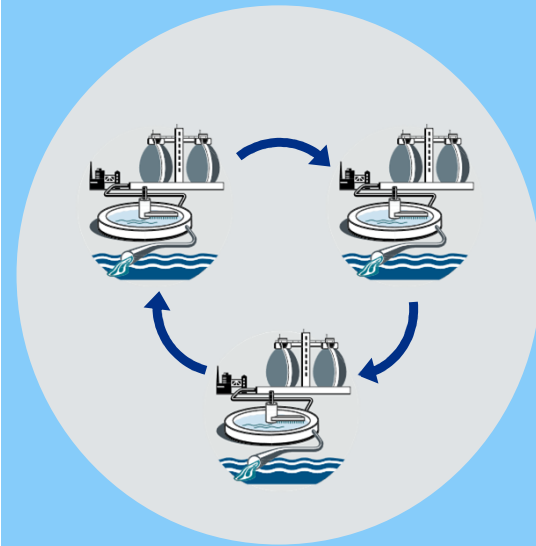
Current Service Model

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A Unified Sewer System

- We will use the term a “Unified System” to differentiate from the current sewer system model
- From a financial perspective, the differences between the cost of the two proposed options are negligible (New Authority vs. Merger)
- The primary differences between a New Authority and a Merger are in the category of Governance.



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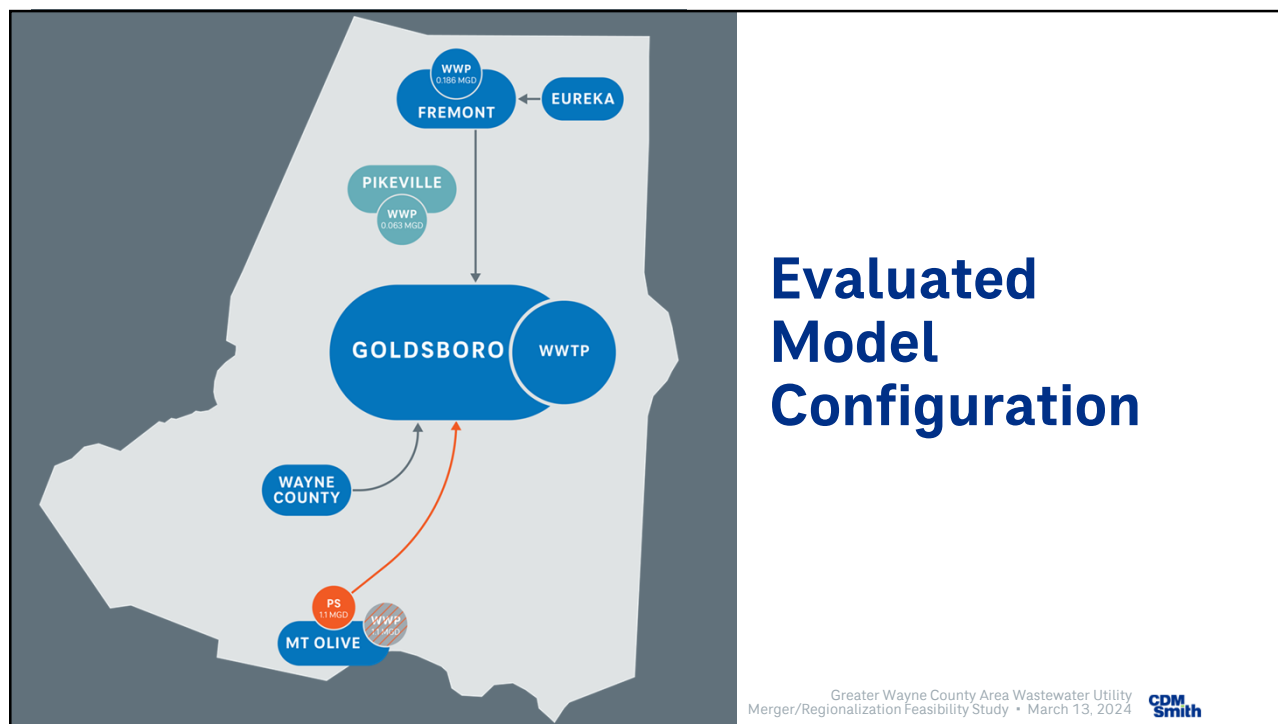
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Evaluated Unified Model

- Establish a financial model for a single Unified entity that would be responsible for all aspects of sewer service
- For purpose of evaluation, the single unified entity will be responsible for all resources required to effectively operate combined system
 - This analysis focuses on aggregating total service costs and reporting them as cost/MG
- Assumes Goldsboro plant is primary service point for treatment of wastewater
 - Goldsboro WWTP expanded
 - Force main built to convey Mount Olive flow to Goldsboro
 - Pikeville assumed to remain independent
 - *For purposes of analysis, assumed no grants for pump stations/force mains to connect*

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Key Assumptions

- Assumed WWTP expansion for additional capacity allocations
 - Goldsboro and Wayne County anticipate additional customer demand so we assumed increased capacity allocations
 - Mount Olive unlikely to continue to invest in their aging WWTP, so evaluation assumes future flow to be sent to Goldsboro's WWTP
- Assumes that current O & M level of service is acceptable for initial evaluation

Future Year Configuration and Flow Assumptions

Utility	Average Dry Weather Flow (GPD)	Share of Current Flow to Goldsboro Plant	Goldsboro WWTP - Current Allocations (GPD)	Future Goldsboro WWTP Expansion - Assumed Allocations (GPD)	Assumption for Treatment of Flow After Regionalization
Goldsboro (<i>general customer base</i>)	8,817,921	76.8%	11,125,000	2,050,000	Goldsboro WWTP
Goldsboro (<i>non-regionalization customers</i>)	1,222,860	10.6%	2,525,000	—	Goldsboro WWTP
Fremont/Eureka	186,000	1.6%	300,000	—	Maintain Treatment at Fremont WWTP, Maintain connection to Goldsboro
Wayne County	158,337	1.4%	250,000	250,000	All flow to Goldsboro
Mount Olive	1,100,000	9.6%	—	1,100,000	Connect to Goldsboro System in 2029, Decommission Mt. Olive Plant at that time
Total/Average Sewer Flow to Goldsboro	11,485,118	100.0%	14,200,000	3,400,000	
Pikeville	63,000	—	—	—	Maintain Treatment at Pikeville WWTP

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Assumptions for Financial Model

- Inflation
 - O & M 3% per year average
 - Capital costs 4% per year
- Borrowing costs
 - All borrowing through SRF program
 - 20 year @ 2.5%
 - Negligible closing costs
 - Eureka sewer rehabilitation assumed to be paid by grants

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Assumptions for Financial Model

- Regional Entity created and operational in 2027
- Goldsboro WWTP expansion complete in 2027; debt service 2028
- Mount Olive WWTP is phased out of operation in 2027 and Mount Olive will construct a new Pump Station/Forcemain to convey wastewater to the Goldsboro WWTP (not a regionally shared cost)
- Pikeville assumed to remain independent at this time

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Major Capital Projects Assumed to Move Forward

PROJECT	COST	RESPONSIBLE PARTIES
Goldsboro WWTP Rehab and Expansion	\$ 100,000,000	
<i>Rehab</i>	\$ 30,000,000	All parties, annual amount built into the cost
<i>Expansion</i>	\$ 70,000,000	All parties, annual amount built into the cost
Mount Olive Pump Station and Force Main	\$ 22,300,000	Mount Olive
Pikeville Pump Station and Force Main	\$ 3,200,000	<i>Not included at this time</i>
Renewal and Replacement	\$ 1,200,000	All parties, annual amount built into the cost

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Current (2022/2023) Cost by Participant (\$/MG)

	Total Expenses	Flow (ADF in GPD)	Flow MG	Cost (\$/MG)
Goldsboro	\$ 12,500,000	8,817,921	3,219	\$ 3,884
Fremont/Eureka	\$ 1,280,000	186,000	68	\$ 18,854
Wayne County	\$ 935,000	158,337	58	\$ 16,178
Pikeville	\$ 506,000	63,000	23	\$ 22,005
Mt. Olive	\$ 2,061,000	1,100,000	402	\$ 5,133
Total/Average	\$ 17,282,000	10,325,258	3,769	\$ 4,586

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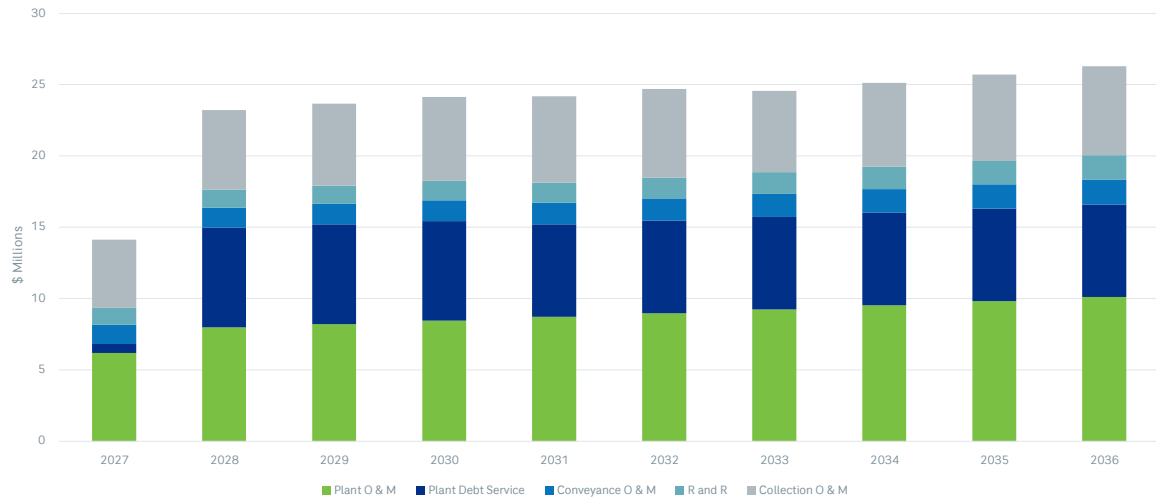
Methodology for Future Projections

- Projected costs from 2022/23 to 2027 and then each year thereafter
 - Based on assumed inflation rates
 - Renewal and replacement costs
 - Capital projects converted to debt service
- Organize data by functional category
 - O and M
 - R and R
 - Capital and Debt Service
- Determine total costs
- Project flows as described
- Estimate treatment costs per MG flow

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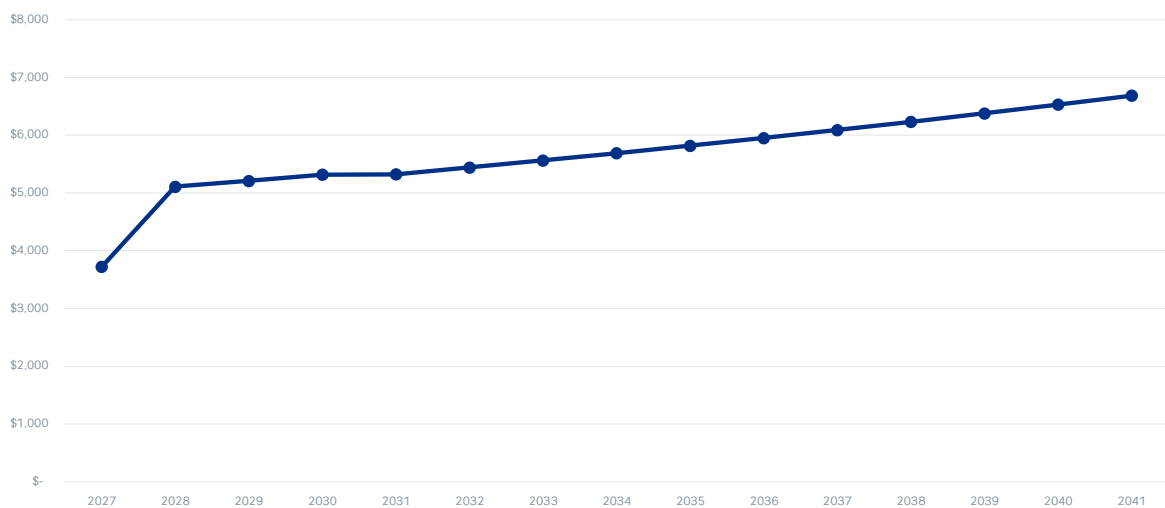
Summary 10 Year Cost Projections - Unified



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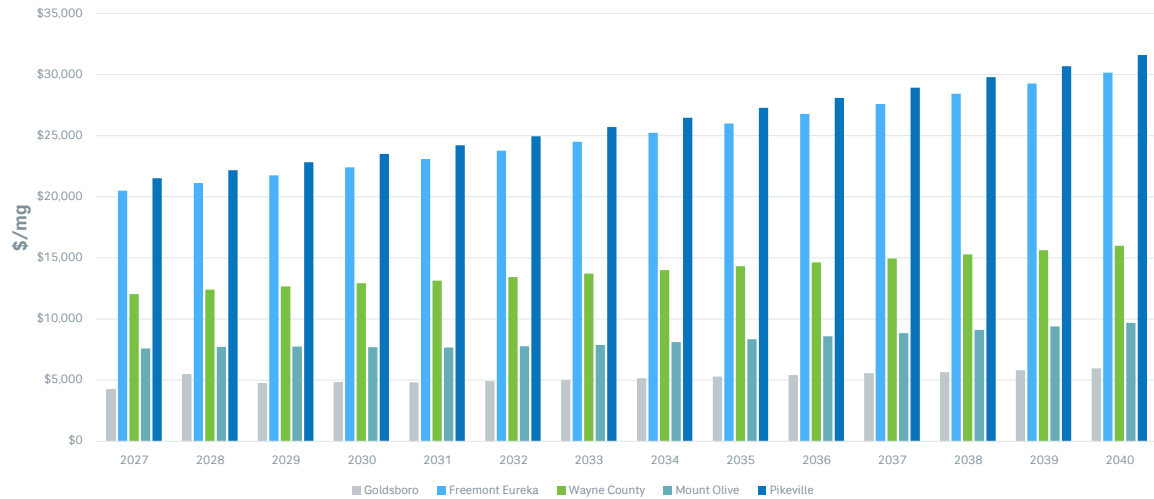
Projected Unified Cost Per MG



Greater Wayne County Area Wastewater Utility
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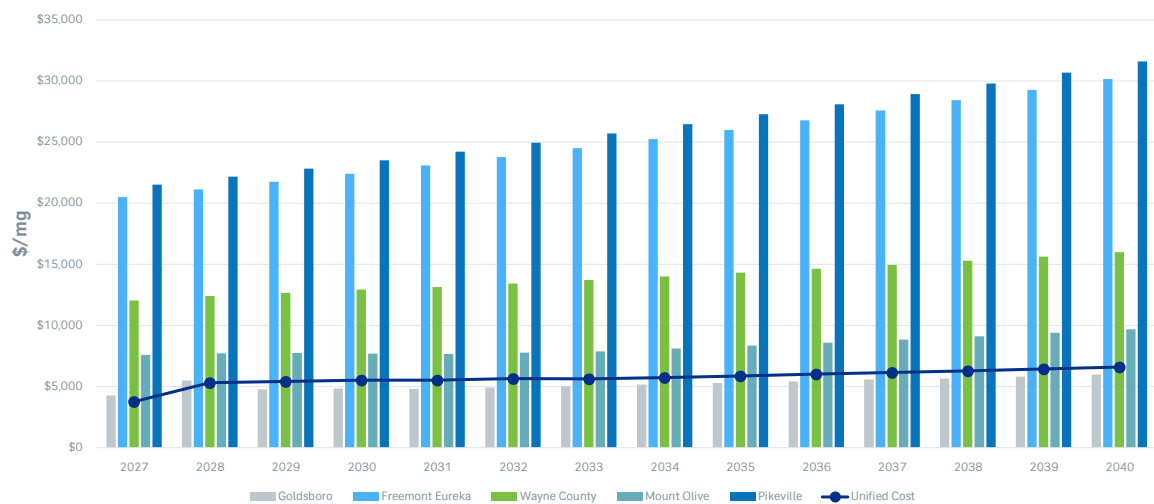
Projected Costs (\$/mg) Status Quo



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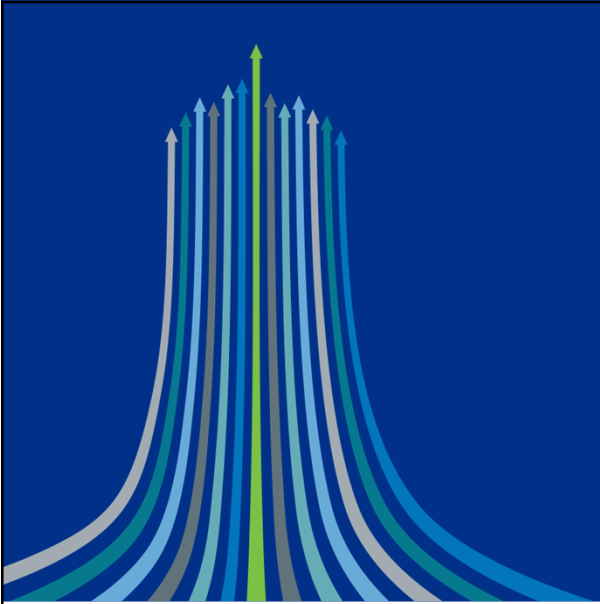


Comparison of Unified Cost with Projected Status Quo (annual cost per mg)



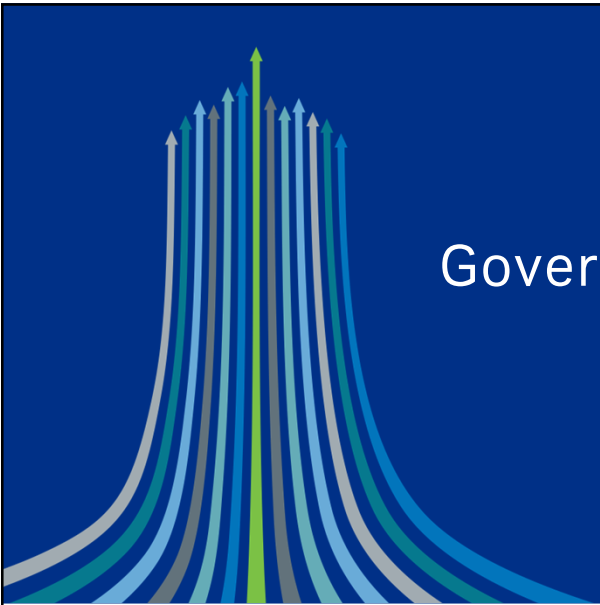
Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024





QUESTIONS + DISCUSSION

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



Governance and MRF 2.0

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Goal of Discussing Governance

TODAY'S GOAL:

- Give the stakeholders a general idea of the governance assumptions that have been made about the two regionalization options
- Asking for feedback from the stakeholders on how to build consensus around a single path forward (Option 3A or 4A)

NOT OUR GOAL TODAY:

- Make any specific/detailed decisions about governance. After a single option is selected, the next phase (MRF 2.0) will be to take a deeper dive into the governance, financial, engineering, and legal sub-topics

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



MRF 2.0

- An MRF Grant of \$100K was provided for this current feasibility study
- The City, with supporting letters from the stakeholders here, requested a second MRF Grant in Sept 2023; and it was successful
 - MRF 2.0 Grant - \$260K
- This grant will be used to dive into the details of the selected merger/regionalization option. Each stakeholder will need to determine if they are “In” or “Out” for the next MRF 2.0 phase

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Plan for the MRF 2.0 Phase

- The stakeholders will form a **Greater Wayne Regional Sewer Committee**, utilizing an interlocal Memorandum of Understanding (MOU) that defines the scope and focus of the committee
 - MOU will be collaboratively drafted and agreed to by stakeholders
 - Each stakeholder appoints representatives to be on the committee
- The GWRSC will be tasked with evaluating all issues relevant to the regionalization/merger for the selected option and preparing a report that details the committee's recommendations.
 - Utilizing the MRF 2.0 grant funding, consultants (engineering, financial, legal) will work at the direction of the committee to facilitate decision making and preparation of the **Final Recommendations Report**
 - The Final Recommendations Report will be presented to the individual stakeholder governing bodies for approval

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



Examples of topics that are saved for MRF 2.0

- | | |
|---|---|
| ■ Rate model and financial decisions | ■ Staffing decisions |
| ■ How to address existing debts | ■ Merging of billing systems |
| ■ Establishing a greater understanding of sewer asset condition and value | ■ Additional engineering and defining capital projects to connect sewer systems |
| | ■ Legal counsel |
| | ■ Governance structure and member representation |

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Option 3A. Form a New Wastewater Authority

- Formation of a new legal authority is covered in GS 162A.1 – NC Water and Sewer Authorities Act
- Authorities act as an independent LGU, with a governing Board, Executive Director/Administration
- Stakeholders will form Governing Board with charter and bylaws
- Generally, the Governing Board hires several key positions (Executive Director, Finance Director, etc.) and would create the framework that the Executive leadership team uses to hire/build out the staff and systems of the new authority.
- Logistically, this option has many decisions at the onset – because you are creating a new organization. However, there are many examples that can be followed.
- All assets would be transferred to the Authority, along with sewer operations and billing activities. All future costs/financing and debt will be on the new Authority.

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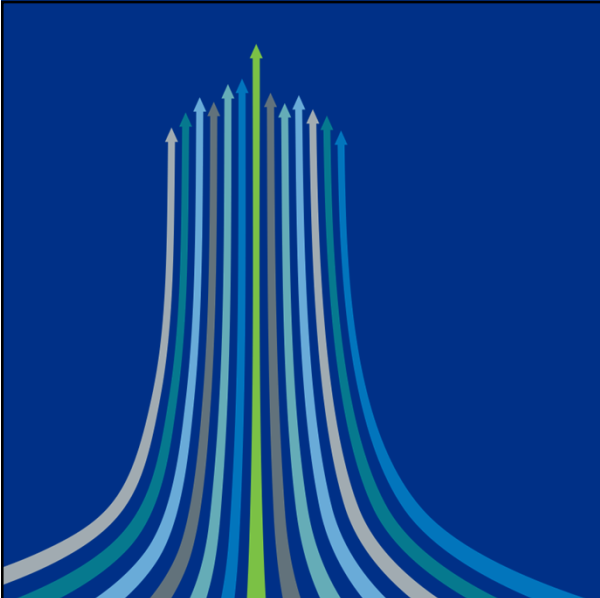


Option 4A. Sewer Consolidation/Merger Under the City of Goldsboro

- City will own, operate, and finance the sewer systems that are merged.
- Achieved through interlocal Merger Agreements
- Utilize the City's existing governance and utility operations structure (Engineering and Utilities Depts, Manager, City Council)
- Stakeholders would form a Regional Sewer Advisory Committee (RSAC) to give each stakeholder representation. The RSAC would make recommendations regarding sewer operations to the Goldsboro City Council.
- Assumes that staff from stakeholders would generally become employees of the City (evaluated in MRF 2.0)

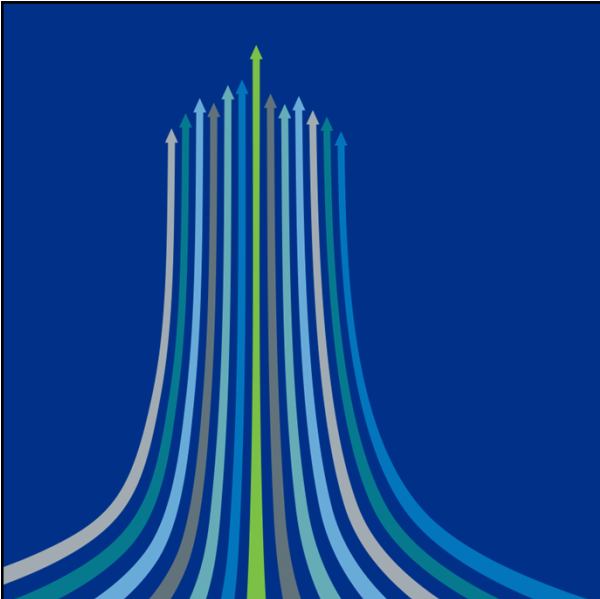
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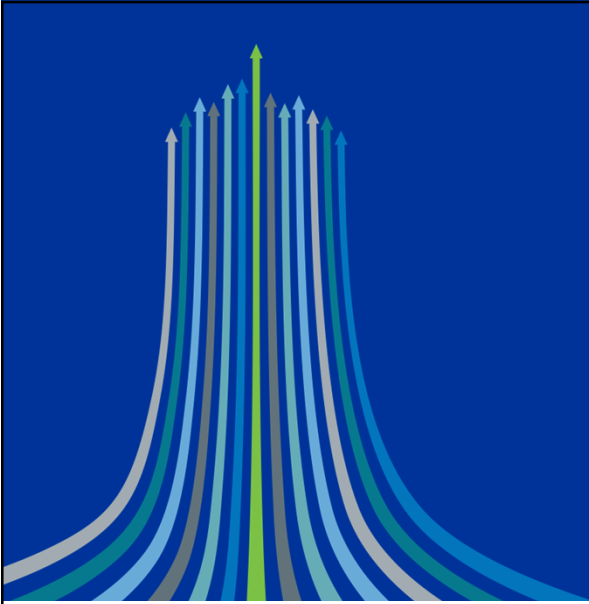


QUESTIONS + DISCUSSION

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



Break



Team Discussions and Report Out

Discussion/Report Out Instructions

We must select either 3A or 4A to move forward. MRF 2.0 can involve all stakeholders, or a subset of stakeholders.

- **Step 1** – Breakout discussion with your stakeholder group about what you’ve heard today, and the decision between 3A and 4A.
- **Step 2** – A member of your party to report out on your group’s **DRAFT** preferences and position regarding the two regionalization options
 1. Are you open to one or both of the regionalization options?
 2. What is your preference (3A or 4A) and why?
 3. If your preferred option is not selected by the overall group, what is your position on remaining a part of the plan to regionalize?
 4. What do you see as YOUR community’s major benefits to joining or not joining a regional sewer system?

Stakeholder Report Out – DRAFT Preferences

	Option 3A New Authority	Option 4A Merger Under City	Out of Regionalization
Goldsboro			
Wayne Co			
Mount Olive			
Pikeville			
Fremont/Eureka			

DRAFT LEANINGS:

Preferred
Open to Explore
Not Open to Explore
Out

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Discussion/Report Out Instructions

- **Step 3** – Reconvene for 5-10 min in your stakeholder group and discuss if you have any updates to your community's draft position, after hearing from other stakeholders

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Follow Up Action

DETERMINATION OF THE **GROUP'S SELECTED OPTION FOR MRF 2.0**

- Asking each stakeholder to write a letter stating your intent regarding participation in MRF 2.0 and the selected regionalization alternative
 - Provide letters to CDM Smith by April 19, 2024
 - Address (emailed) Letters to:
 - **Jim Perotti**, CDM Smith (perottijl@cdmsmith.com)
 - Copy: **Bob Taylor** (NCDEQ), **Reed Barton** (CDM Smith)

Greater Wayne County Area Wastewater Utility
Merger/Regionalization Feasibility Study • March 13, 2024



Thank you!

Reed Barton, PE

CDM Smith
bartonr@cdmsmith.com
919.325.3550

Jim Perotti, PE, PMP

CDM Smith
perottijl@cdmsmith.com
919.325.3542

Bob Taylor

Viable Utilities Unit - DWI
NC Department of Environmental Quality
bob.taylor@deq.nc.gov
919.707.3713

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: Wayne County United Soccer Club Agreement

DEPARTMENT: Parks and Recreation-GEC

BACKGROUND:

The City of Goldsboro had an agreement with Wayne County United Soccer Club (WCUSC), a North Carolina not-for-profit corporation, that expired December 31, 2024. This agreement that was formed in 2019 allowed Wayne County United Soccer Club to make use of City fields for their practices and games, including our Bryan Multi-Sports Complex. In lieu of payment for City field usage, Wayne County United Soccer Club exchanged volunteer hours. Since entering into the agreement with the City of Goldsboro, the Wayne County United Soccer Club's program has grown. With access to the City's fields, Wayne County United Soccer Club has been able to have tournaments and assist with the City's sports tourism efforts. Wayne County United Soccer Club is interested in entering into another agreement with the City of Goldsboro for access to the fields at our Bryan Multi-Sports Complex.

DISCUSSION:

The expired agreement served its purpose. Our commitment to sports tourism remains. Instead of providing volunteer hours, the new agreement charges a flat annual fee for Wayne County United Soccer Club to have access to our fields, including our Bryan Multi-Sports Complex.

The new agreement provides primary access of Field #1 at our Bryan Multi-Sports Complex for Wayne County United Soccer Club. Additionally, upon written approval from the Director of Parks and Recreation, Wayne County United Soccer Club will be allowed to place a small storage facility at our Bryan Multi-Sports Complex to store their equipment. In the new agreement, Wayne County United Soccer Club will pay an annual fee to the City of Goldsboro in the amount of \$10,500. The amount to be paid to the City of Goldsboro will increase by 2.5% each year for the inflationary factor. The annual fee can also be split into two (2) equal payments – one payment in the Spring and one payment in the Fall.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the attached resolution authorizing the Mayor and City Clerk to enter into an agreement with the Wayne County United Soccer Club for a 5-year term that includes an annual fee of \$10,500 being paid to the City of Goldsboro for field usage access. The terms of this agreement will be from July 1, 2025, through June 30, 2030. Additionally, the

payment will increase by 2.5% each year to take into account the inflationary factor. The option for either organization to cancel the agreement with 90 days' written notice will be included in the agreement.

MANAGER'S RECOMMENDATION:

APPROVERS

Laura Getz

Matthew Livingston

A RESOLUTION AUTHORIZING THE CITY OF GOLDSBORO TO ENTER INTO AN AGREEMENT WITH THE WAYNE COUNTY UNITED SOCCER CLUB

WHEREAS, the City of Goldsboro Parks and Recreation Department entered into an agreement with Wayne County United Soccer Club (WCUSC) in 2019; and

WHEREAS, this agreement allowed for Wayne County United Soccer Club to use City fields for practices and games in exchange for volunteer hours; and

WHEREAS, this agreement expired December 31, 2024, and there is interest from Wayne County United Soccer Club to enter another agreement with the City of Goldsboro; and

WHEREAS, this new agreement calls for an annual fee to be paid to the City of Goldsboro by Wayne County United Soccer Club in the amount of \$10,500 to use City fields for practices and games; and

WHEREAS, this amount will increase by 2.5% each year for the inflationary factor; and

WHEREAS, the terms of the new agreement will commence July 1, 2025, and end June 30, 2030.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the City of Goldsboro is authorized to enter into an agreement with the Wayne County United Soccer Club.

This Resolution shall be in full force and effect from and after this June 2, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**Agreement
City of Goldsboro
Goldsboro Parks and Recreation
And
Wayne County United Soccer Club**

This agreement is made and entered into this ____ day of _____ 2025, by and between THE CITY OF GOLDSBORO NORTH CAROLINA (the 'city'), and the Wayne County United Soccer Club, a North Carolina not-for-profit corporation (the "Association").

WITNESSETH

WHEREAS, the city is the owner of certain athletic fields which the Association wishes to utilize from time to time with the prior written permission from the city and the city wishes to accommodate the Association's use of the parks on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained, it is mutually agreed by and between the parties hereto as follows:

1. **Use of Parks by the Association.** The city agrees to permit the Association to utilize certain parks designated by the city at those times that are mutually acceptable to each of the parties for a term commencing *July 1, 2025* and *ending June 30, 2030*. The parties agree that the Association's use of the parks designated by the city shall be nonexclusive. **The Association is desirous to have access to the athletic fields at the city's Bryan Multi-Sports Complex. The Association will have primary use of Field #1 at the city's Bryan Multi-Sports Complex when other fields are not available.** The Association's use of the parks designated by the city shall be subject to the city's ordinances, policies and direction of the city's officers and as otherwise hereinafter provided. Block Schedules must be submitted to the city for use of the fields, inclusive of rain dates, seasons beginning/end by **June 1 of the preceding year**. Preliminary game and practice schedules are due 30 days prior to the season's beginning. Schedules will be approved by the city based on availability.
2. Association agrees to adhere to all city ordinances, use policies and procedures while in the parks and fields. The Association shall not assign this lease nor shall it sublease or rent out any property of the City without prior written consent of the City.
3. **Fees. An annual fee of \$10,500 will be paid by the Association to the City for access to city owned fields. The fee will increase by 2.5% each year taking into account inflationary factor. The fee can be split into two (2) equal payments – one payment in the Spring and one payment in the Fall.**

Failure to pay this fee in a timely manner is cause to dissolve this agreement.

4. **Maintenance Standards.** In agreeing to use the city parks the Association agrees to participate in completing the routine maintenance items while using the parks.

- Inspect the fields prior to use daily
- Litter control through daily collection when scheduled use by the Association
- Immediately reporting of any damages and/or maintenance concerns to the City

FURTHERMORE, The city agrees to prepare and line the fields/parks **prior and throughout the season** to maintain quality conditions for use.

The city shall maintain the right to add, delete or modify maintenance procedures as deemed necessary. Every effort will be made to flex maintenance around scheduled games and practices.

The responsibility of the common areas and turf will be the responsibility of the city.

5. **Insurance**

The Association shall maintain commercial general liability (CGL) and commercial umbrella liability insurance with a limit of not less than \$2,000,000 for each occurrence. If such insurance policy contains a general aggregate limit, it shall apply separately to this Agreement.

A1. **Occurrence basis coverage.** This CGL and umbrella insurance shall be written on an occurrence basis and shall cover liability arising from premises, operation, independent contractors, products-completed operations, bodily and personal injury, property damage, as well as liability assumed by the Association under this Agreement.

11. **Additional insured.** The city shall be named as an insured under the CGL and umbrella insurance using an additional endorsement to the city for claims arising out of or as result of this Agreement.

111. **Waiver of subrogation.** The Association waives all rights against the city for recovery of damages to the extent these damages are covered by the CGL or commercial umbrella liability insurance maintained pursuant to this Agreement.

B. Delivery to city of certificates. Within 10 days from the start date of this Agreement, the Association shall furnish the city with copies of its current certificates of insurance documenting each such policy along with the additional insured endorsements required in this section.

C. Cancellation. All such insurance provided for herein shall be non-cancelable, except upon 30 days' prior written notice to the city, and shall contain the following endorsement (or its equivalent) and shall appear on the policies respective insurance certificates:

It is hereby understood and agreed that this insurance policy may not be canceled by the surety or the intention not to renew be signed by the surety until 30 days after receipt by the city of Goldsboro by registered mail of written notice of such intention to cancel or not to renew.

D. No Limitation on liability. The minimum amounts set forth in this Agreement for such insurance shall not be construed as a limitation or satisfaction of the Association's liability, including indemnification, to the city under the Agreement as to the amount of such insurance.

E. No Waiver. The failure or delay of the city at any time to require performance by the Association of any provision of this section, even if known, shall not affect the right of the city to require performance of that provision or to exercise any right, power or remedy under this Agreement, and any waiver by the city of any breach of any provision in this section shall not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement.

F. Primary coverage. The coverage shall apply as primary coverage with respect to any other insurance or self-insurance program afforded to the city. There shall be no endorsement or modification of this coverage to make it excess over other available insurance / coverage; alternatively, if the CGL and umbrella, excess of reinsurance states that it is pro rata, it shall be endorsed to be primary with respect to the city.

6. Liability, Indemnification and Waiver

A. Assumption of liability. Except as specifically provided by law or this Agreement, the city assumes no liability or responsibility for any injury to or death of any person or persons including officers and employees of the Association and participants in the Association's program and activities or any other person and assumes no liability or responsibility for any damage to property sustained by any person(s). In addition, the Association will report all injuries on City property to the city within 24 hours.

B. Indemnification. To the fullest extent permitted by law, the Association will defend, indemnify and hold the city harmless from all claims arising directly or indirectly from or in connection with (i) the conduct or management of the programs and activities of the Association; (ii) any act, omission or negligence of the Association or any of its directors, officers, agents, employees, invitees or contractors of the Association; (iii) any accidents, injury or damage whatsoever occurring on or at the parks arising from, directly or indirectly, the use of the parks by the Association or any of its directors, officers, agents, employees, invitees or contractors, as well as participants in the Association's programs and activities except to the extent of any negligent or wrongful act or omission of the city. However, this limitation shall not in any way limit the Association's duty to defend the city.

C. Defense of City. In the event any claims shall arise, the Association shall defend and pay any judgment or settlement against the city in such claims. The city shall tender the defense to the Association. The Association and the city shall mutually agree to counsel to defend of such claims. The city, in its sole discretion, may participate in the defense of such claims at the

Association's sole expense, but such participation shall not relieve the Association from its duty to defend and to pay any judgment or settlement against the city in such claims. Except where a settlement completely and forever releases the city from any and all liabilities without financial contribution by the city or its insurer, the Association shall not agree to any settlement of the claims without the city's approval.

D. Waiver of defenses. In any and all claims against the city or any of its agents or employees the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Association under applicable law. The Association waives all defenses available to the Association which limit the amount of the Association's liability to the city.

7. **No Assignment.** The Association shall not assign its interest in this Agreement without obtaining the written consent and approval of the city.
8. **Binding upon successors.** This Agreement shall be binding upon the successors and assigns of the parties hereto. The Association shall submit to the Parks and Recreation Department the names, addresses, and phone numbers of all new officers and board members after election or appointment.
9. **Reimbursement for increased insurance costs.** Any increase of insurance premium on the parks resulting for such use by the Association shall be paid for by the Association.
10. **Property Alteration.** The Association, **upon showing the proposed structure to City and receiving written consent from the Director of Parks and Recreation, is allowed to place a small storage facility on the property to store their equipment. City staff will determine where this storage facility will be located on the property. The Association** shall not make **other** structural improvements, changes or alteration to the parks without first obtaining the written consent of the city. Any improvements to the parks will be through a donation to the city, and therefore become the property of the city.
11. **Integration of all terms into Agreement.** This Agreement contains all of the terms, conditions and agreements between the parties hereto and no amendments, additions or changes hereto shall be valid unless attached hereto in writing and signed by the city and the Association. Failure to abide by the policies and rules set forth in this agreement could result in additional fees assessed to the Association and/or loss of privileges regarding the use of parks and fields.
12. **Game and Practice Cancellations.** City reserves right to cancel at any time for inclement weather, hazardous conditions, maintenance or higher purpose as deemed by city officials. City will notify Association once decision has been made.
13. **Concessions.** Sale of concessions, food, gear, scheduling of food trucks or other items sales are not included in this agreement.
14. **Exclusions.** Concessions stands, picnic shelter and other non-field facilities are not included in this agreement.

15. Agreement Cancellation. With 90 days written notice, either party may cancel this agreement.

16. Association Sponsorship Guidelines

Sponsorships solicited by the Association must follow the following guidelines:

1. The sponsorship level deemed by the Association to display a sponsorship banner at a city owned athletic field must not be less than \$500 (cash or in-kind services).
2. Must be approved by the Goldsboro Parks and Recreation Department.
3. Will only be allowed to be displayed during game season or permitted activity (camp, clinic, or tournament). Banners may be hung in the week before the first game and removed within a week of the final game. Any banners not removed will be disposed of by the Parks and Recreation Department.
4. Must be placed on fencing designated by the Goldsboro Parks and Recreation Department.
5. Cannot exceed 6' in height x 24' in length.
6. Must be made out of vinyl with eyeholes.

IN WITNESS WHEREOF, the parties hereto have, the day and year first above written, signed and executed this Agreement by virtue of authority given and granted by the respective corporate authorities of the parties hereto.

THE CITY OF GOLDSBORO

Mayor, City of Goldsboro

ATTEST:

Laura Getz, City Clerk

Wayne County United Soccer Club

President or Vice-President

ATTEST:

Secretary, WCUSC/Association

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
JUNE 2, 2025 CITY COUNCIL MEETING**

TITLE: City Manager Report

DEPARTMENT: City Manager's Office

BACKGROUND:

DISCUSSION:

Discussions have been ongoing with officials from the Town's of Eureka and Fremont. For background purposes, the Town of Fremont has expressly stated that they no longer wish to partner with Eureka for sewer services. Eureka is a customer of Fremont. It is debatable whether they can actually cut them off, however, in Fremont's defense Eureka has not paid a complete sewer bill in several months. This is largely because Eureka does not have the funds to do so and mostly because their collection system is completely failing due to excessive amounts of water inflow. As such, they have been paying for that water flow for years to the Town of Fremont.

Eureka has fortunately been grant funding to make repairs to their system. The funding is adequate to completely overhaul the collection system and install brand new. What continues to happen to Fremont is their bill to Goldsboro continues to climb because Fremont refuses to pay Goldsboro for Eureka's flow since Eureka is not paying them. Fremont is required to pay for Eureka's flow under the agreement.

The city has worked with both Fremont and Eureka and has devised a way ahead that is workable for both parties. The proposal is for Eureka to have a separate agreement with Goldsboro thereby merging their system with ours. Payment terms are listed in Section 10 which is a temporary measure until all repairs are made.

Fremont will need an amendment to their agreement which will effectively credit them \$4.00 per thousand gallons for the use of their conveyance/distribution and collections system. This will be done in the way of a \$2.00 per thousand credit to them monthly upon payment from Eureka and an additional \$2.00 per thousand gallons cash payment upon payment from Eureka

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

UTILITY AGREEMENT-GOLDSBORO AND EUREKA

THIS AGREEMENT, made and entered into this day of March 2025 by and between **THE CITY OF GOLDSBORO**, a municipal corporation existing under the laws of the State of North Carolina (hereinafter called "**the City**"), and **THE TOWN OF EUREKA**, a municipal corporation existing under the laws of the State of North Carolina (hereinafter called "**the Town**")

WITNESSETH:

WHEREAS, the **City** is the owner and operator of a wastewater treatment plant, which is being expanded to at least **17.6 MGD** of treated capacity; and

WHEREAS, the **Town** has reviewed and analyzed many different options for wastewater treatment; and

WHEREAS, the most cost effective, environmentally sound, and best long term method of wastewater disposal for the **Town** is achieved by abandoning the **Town's** existing wastewater treatment facility and conveying wastewater to the **City's** wastewater collection system for treatment at the **City's** wastewater treatment plant.

NOW, THEREFORE, for and in consideration of the respective rights, powers, duties and obligations hereinafter set forth to be performed by the **City** and the **Town**, the parties mutually agree as follows:

1) Definitions

- a) City – City of Goldsboro
- b) MGD – Million Gallons Per Day
- c) GPD – Gallons Per Day
- d) GPM – Gallons Per Minute
- e) NPDES – National Pollutant Discharge Elimination System
- f) PHASE 1 – Period when City provides Town with 100,000 GPD
- g) SUO – Sewer Use Ordinance
- h) EPA – Environment Protection Agency
- i) CERCLA – Comprehensive Environmental Response, Compensation Liability Act
- j) DENR – Department of Environment and Natural Resources
- k) IUP – Industrial User Permit
- l) SIU – Significant Industrial User

2) Service Area: The service area as referred to in this Agreement shall only include the **Town** limits and current extraterritorial jurisdiction of Eureka. Sewer service to any additional area by the **Town** must have the **City's** concurrence and approval prior to any connection. Further, the extension of sewer service to any other governmental entity shall require the **City's** approval and/or a separate agreement prior to any connection.

- a) At the time **City's** wastewater treatment expansion is completed to at least 17.6 MGD, any flow constraint will be adjusted to accommodate additional flows as specified in this Agreement. The system to be designed and constructed by the **Town** shall consist of the following elements:
 - i) Pumping Stations
 - ii) The twelve (12) inch force main from the pumping station to the **City's** eighteen (18) inch gravity outfall line located in the vicinity of Patetown Road.
 - iii) A flow meter to be located as determined by the **City's** Engineer between **the Town's** force main and the

City's line.

- iv) All wastewater shall flow through a bar screen before entering a force main. The screen shall have not more than ½ inch spaces between the bars before entering a force main.
- v) Odor control/re-aeration facilities shall be included as required with the wastewater conveyance system to be built by the **Town** to prevent odors or septic conditions. The **City** reserves the right to require **Town** to install such additional odor control facilities from time to time as **City** deems necessary.
- vi) **Town** shall be responsible for the operation and maintenance of its collection system, the pumping station, force main, and odor control/re-aeration facilities until such time the city and **Town** agree to merger terms.

- 3) **Metering Facility - Maintenance:** The point of flow measurement shall be installed at a location to be approved by the **City** so as to provide accurate measurements. It shall be designed by the **Town's** engineer and approved by the City Public Utilities Director. An electromagnetic flow meter shall be installed in the force main. The force main shall be required to remain full of wastewater at all times at the meter location. This meter shall be installed at a location approved by the City Engineer where the force main connects to the **City's** gravity sanitary sewer line. To ensure that the force main remains full of wastewater at the junction of the electromagnetic flow meter, installation must be approved by the City Engineer. Further, the electromagnetic flow meter shall be connected to the **City's** SCADA system. The metering device shall be capable of instantaneous measurement to a prescribed accuracy and totalized capacity. The in-line meter shall be recalibrated every **six** (6) months or sooner, if needed, by an independent contractor employed by the **City**. The maintenance of the metering facility shall be performed by the **City**. The **Town** shall reimburse the **City** for the actual cost of said maintenance and recalibration which shall be billed by the **City** on a monthly basis. The **City** shall have access to the meter at all times and shall be responsible for reading the meter at least monthly.
- 4) **Sampling Station:** The **Town** shall construct a suitable wastewater sampling station for use by the **City**. This facility shall be constructed at a new manhole on its gravity side at a designated location near the Stoney Creek outfall line as determined by the **City** Engineer. The wastewater sampling station shall include a refrigerated sampler with the capabilities of timed volume, flow proportional, sequential sampling device, housed in a locked compartment. The maintenance of the sampling station shall be performed by the **City**. The **Town** shall reimburse the **City** for the cost of the maintenance, including utility cost, which shall be billed by the **City** on a monthly basis.
- 5) **City Review:**
 - a) The **City** shall receive a copy of the State-approved engineering drawings for the **Town's** wastewater conveyance system prior to the construction of these facilities, and a copy of the certificate of completion submitted by the **Town** to DENR and a copy of DENR's approval thereof.
 - b) If applicable, the **Town** shall provide the **City** with a list of all current significant industrial and non-residential users who discharge into the **Town's** existing system, including copies of all current industrial waste survey forms and any IUPs issued. The **City** shall make SIU determinations based on this information as outlined in section 138.2(a) of SUO and shall issue appropriate IUPs under section 138.2. All new industrial users shall obtain permission from the **City** prior to connecting to the **Town's** sewer system, and all new industrial users shall comply with section 138 of the **City's** SUO, especially section 138.1 and 138.2. Also, see Sections 14 and 15 of this Agreement.
 - c) The **Town** and any other municipality shall provide the **City** with copies of all proposed applications to be forwarded to DENR for non-discharge permits for residential sewer main extensions for the **City's** approval. The **City's** approval shall be based upon the subsequent approval

by DENR, and the **Town's** then current reserve capacity. Any other municipality who request the **City's** permission to connect to this wastewater conveyance system shall show evidence that it is in compliance with the **City's** sewer use ordinance and further meets all federal, State and **City** requirements.

- 6) **City's Rates:** On a monthly basis, the **Town** shall pay to the **City** for all metered wastewater flow treated by the **City** from the **Town** in an amount equal to the **City's** prevailing rate for an outside the **City** user who has purchased reserve capacity. The **Town** shall be responsible for the payment of all bills to the **City** for any and all users (including other governmental entities) who are served on the **Town's** wastewater conveyance system. In the event there are surcharges, these surcharges (see Exhibit 2, Resolution No. 1995-64, paragraph 3) shall be paid monthly to the **City** by the **Town** in an amount equal to the **City's** prevailing rate charged other similar users.

All bills received by the **Town** under this Agreement, are due and payable within twenty (20) days after receipt thereof. The **City** shall provide the **Town** ninety (90) days written notice of any rate changes enacted by the **City**.

- 7) **Monitoring Charges:** In addition to the rates set forth in Section 9 above, the **Town** shall be required to pay to the **City** monitoring charges.
- a) For the purpose of determining these monitoring charges, the **City** shall collect at the sampling station flow proportional composite samples, and shall analyze these samples at minimum of not less than one time per week. The results of the analysis of said samples shall be utilized in determining the sampling criteria as shown on Exhibit 3 Sewer Use Ordinance Local Limitation paragraph 136.3. Upon request, the **City** shall provide the **Town** equal split portions of the samples which have been taken for analysis by the **City**. This analysis shall be submitted monthly in writing to the **Town**. The discovery by the **City** of violations of the discharge limitations by the **Town** as shown on Exhibit 3 SUO shall be reported to the **Town** within 24 hours. The **Town** shall reimburse the **City** monthly for its cost in collecting samples and preparing these analysis.
- 8) **Town's User Charge System:** The **Town** shall establish and maintain a User Charge system which shall generate sufficient revenue to provide for the complete and adequate operation of its sewerage system, including capital improvements and maintenance. Such user charges shall be updated from time to time to remain in compliance with all federal and State laws and regulations.
- 9) **Town's Rates:** The **Town** shall charge and collect sewer connection fees in an amount not less than those charged by the **City**. In addition, the **Town** shall not charge wastewater sewer service to any user within the service area unless such charge is at a rate equal or greater than **City's** charges to supply wastewater sewer service to the **Town**.
- 10) As a temporary measure until collection system repairs are to Eureka's sewer system Eureka will be offered a 50% discount on sewer charges at whatever the prevailing rate is...they will also be required to pay Goldsboro an additional \$2.00 per thousand gallons for sewer conveyance for the use of Fremont's distribution system. That current rate will be \$9.44/2 plus \$2.00 or \$6.72 per thousand gallons.

Due to the inflow and infiltration problems this temporary agreement we will also consider using average monthly flows as a basis for billing when we have excessive rain or a named storm event with excessive being defined as more than 4 inches in a 24 hour period, the City of Goldsboro will endeavor to keep Eureka's Sewer cost in those instance at or below

15K per month.

11) **Town's Sewer Use Ordinance and Storm Water Management Plan:**

- a) The **Town** shall adopt a sewer use ordinance (including grease trap requirements and provisions that the **Town** will not accept waste from a private septic hauler) which shall be no less stringent than the **City's** Sewer Use Ordinance. Further, any additional governmental entity which shall become a user of the **Town** shall likewise adopt a similar sewer use ordinance. The **Town's** SUO shall incorporate language that the **City** shall be the control authority and shall administer any and all Pretreatment Program requirements. Any sewer use ordinance adopted by the **Town** or any other governmental entity shall comply with all current and/or EPA regulations and shall be updated from time to time to meet all future federal and State requirements. Any sewer use ordinance shall be approved by the **City** prior to its adoption by the **Town** or any other governmental entity. Also see Sections 6 and 15 of this Agreement.
- b) If required by DENR, the **Town** shall adopt a Storm Water Management Plan which shall be no less stringent than the **City's** Storm Water Management Plan. Further, any additional governmental entity which shall become a user of the **Town** shall likewise adopt a similar Storm Water Management Plan. Any Storm Water Management Plan adopted by the **Town** or any other governmental entity shall comply with all current State and/or EPA regulations which shall be updated from time to time to meet all future Federal and State requirements. Any Storm Water Management Plan shall be approved by the **City** prior to its adoption by the **Town** or any other governmental entity.

12) **Town's Industrial Pre-Treatment Program:** The **City** shall administer, and issue all permits for the industrial pre-treatment program for the **Town** or any other governmental entity which conveys wastewater to the City, including but not limited to, receipt of industrial user applications, significant user determinations, and issuance of IUPs. All Industrial Users shall obtain written permission from the **City** prior to any connection to the **Town's** sewer system. The **Town** shall approve all new and additional flow requests from its significant industrial users prior to the **City** issuing any permits. The **City** shall calculate the amounts for any industrial surcharges and add such amounts to the **Town's** monthly bill. The **Town** shall be responsible for billing and collecting the surcharges from the user. If any enforcement action is needed, the **City** shall follow its enforcement policy and, when necessary, the **Town** shall terminate the industrial user's water and/or sewer service after written notification to the significant industrial user from the **City**. The **City** shall notify the **Town** of any civil penalty to be assessed against a significant industrial user. The **City** shall assess and collect civil penalties of the **Town's** significant industrial users in accordance with the **City's** policies and procedures. The failure by the **Town** to terminate a significant industrial user's water and/or sewer service shall constitute a breach of this Agreement and cause for the **City** to terminate this Agreement as provided for under Section 25. Also see Sections 6 and 14 of this Agreement.

13) **Overflow Condition:** If the **City's** wastewater collection system has an overflow condition not caused by the **Town**, the **Town**, upon notification from the **City**, and the **City** itself shall both proportionately reduce its flow until the overflow condition is resolved. In addition, if an overflow condition is caused by the **Town's** discharge of wastewater into the **City's** system, the **Town** shall immediately take remedial action, including, but not limited to, a reduction in its pumping rate, in order to eliminate the overflow condition. The **Town** shall reimburse the **City** for any cost incurred as a result of an overflow condition caused by the **Town**. Furthermore, the **Town** shall and does hereby assume and agree to indemnify and hold harmless the **City**, its successors and assigns, from and against any and all losses, fines, costs, and expenses, including attorney fees, from damage to the **City's** system or other property

caused by, or in any way resulting from an overflow event caused by the **Town**. Finally, the **City** shall and does hereby assume and agree to indemnify and hold harmless the **Town**, its successors and assigns, from and against any and all losses, fines, costs, and expenses, including attorney fees, from damage to the **Town's** system or other property caused by, or in any way resulting from an overflow event caused by the **City**.

- 14) Biological Upset: The **Town** shall and does hereby assume and agree to hold harmless the **City**, from harm and against any and all its successors and assigns, losses, fines, costs, and expenses, including attorney fees, from damage caused by or in any way resulting from a biological upset of the **City's** treatment facility as a result of the levels of metals or toxic contaminants contained in the wastewater being discharged by the **Town** into the collection system of the **City**.
- 15) Environmental Liability: The **Town** shall and does hereby assume and agree to hold harmless the **City**, its successors and assigns, from and against all losses, costs, expenses, including attorney fees, fines and penalties caused by, or in any way resulting from, any federal "superfund" liability (CERCLA) or from DENR, or any other State agency or court resulting from wastewater being discharged by the **Town** into the collection system of the **City**, or as a result of any other discharges from the **Town** or any of its significant industrial users.
- 16) City Plant Expansion: In the event the **City** is unable to obtain a NPDES permit by September 1, 1999, after every avenue is pursued by the **City** and **Town** to enlarge the City's facility to at least 17.6 MGD by, then, and in that event, the **City** shall be under no obligation to provide the **Town** with the additional 250,000 GPD reserve capacity. At that time, the **City** shall remit to the **Town** the amount paid to the **City** for the 250,000 GPD reserve capacity as provided in Section 7.c.(2), less any outstanding cost, fees or expenses owed by the **Town** to the **City** under this Agreement.
- 17) Force Majeure: In the event either the **City** or the **Town** is unable, in whole or in part, by reason of force majeure to carry out its obligations, other than to make payments for wastewater treatment services received, it is agreed that on giving notice of such force majeure as soon as possible after the occurrence of the cause relied upon, then the obligation of the **City** or the **Town**, so far as each may be affected by such force majeure, shall be suspended from performance hereunder during the continuance of any inability to obtain permit, but for no longer period and such cause shall be, as far as possible, be remedied with all due speed. The term "force majeure" shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, war, blockades, riots, landslides, droughts, storms, floods or washouts, arrest an restraints of government and the people, civil disturbances, explosions, unavoidable breakage, accident to machinery and equipment and sanitary sewer lines, inability to obtain permits or materials and equipment and supplies, and any other cause not within the control of the **City** or the **Town**, which by the exercise of reasonable diligence by the **City** of the **Town**, is not preventable.
- 18) Resell By Town: Sale of Capacity:
 - a) The **Town** shall not resell wastewater sewer service to any user within the service area unless such resell is at a rate equal or greater than the **City's** charges to supply wastewater sewer service to the **Town**. In no event, shall the **Town** provide wastewater sewer service to any user outside the **Town** at a rate less than the comparable rate for said wastewater sewer service of an outside the **City** user for wastewater sewer service.
 - b) Without the **City's** written approval, the **Town** is specifically prohibited from selling, transferring or in any way disposing of any reserve capacity which it has purchased from the **City** without the **City's** approval.

- 19) Term: This Agreement shall be effective after the date of its approval by the **Town** and the **City**. It shall continue for a period of forty (40) years from the date upon which wastewater sewer service is first treated for the **Town**, pursuant to the terms of this Agreement. The **City** shall, prior to the beginning of the thirty seventh year of the term of this Agreement, give notice to the **Town** of its desire to renew this Agreement. Upon giving such notice, the **City** and the **Town** shall negotiate in good faith with reference to a renewal agreement based upon the same rate format contained in this Agreement. However, without cause, the **Town** may terminate this Agreement at any time upon one year's written notice. In no event shall the **Town** be reimbursed for any payment made to the **City** for any of the **City's** reserve capacity except as provided for under Section 19.
- 20) Arbitration: Any dispute concerning this Agreement shall, at the request of either the **City** or the **Town**, be submitted to and determined by an arbitration panel of three (3) arbitrators, pursuant to the terms of this section and the Uniform Arbitration Act (hereafter "the Act") as adopted by the State of North Carolina, and its general statutes in Section 1-567.1 through 1-567.29, as amended. The **City** and the **Town** shall each appoint one (1) qualified member to the arbitration panel, and these appointees shall select a third member. A majority vote of the arbitration panel shall control and be binding on the **City** and the **Town** without recourse, except as otherwise provided in the Act. If the two (2) arbitrators first chosen can not agree on the selection of a third arbitrator, then, upon application by the **City** or the **Town**, such third arbitrator shall be appointed by the Court having jurisdiction over such matters as provided in the Act. To be qualified, such third arbitrator shall be a professional engineer with experience in production and delivery of sanitary sewer service, a certified public accountant, or a practicing attorney with experience in municipal utility matters. Pursuant to the Act, the cost to be paid by the **City** and the **Town** associated with arbitration shall be determined by the arbitration panel. The **City** and the **Town** shall each continue to perform all other obligations under the terms of this Agreement pending final resolution of any dispute arising out of or relating to this Agreement which has been submitted to arbitration. Neither the **City** nor the **Town** may violate any federal, state, or local law or regulation regarding the wastewater sewer service being provided herein during the course of pursuing its rights under this section, or shall the user be denied the wastewater sewer service necessary to reasonably maintain the public health and safety.
- 21) Discrimination: It is specifically agreed by both parties hereto, as part of consideration of the signing of this Agreement, that neither the **Town** nor the **City**, its agents, officials, employees, or servants shall discriminate in any manner on the basis of race, color, creed, sexual orientation, or national origin with reference to the subject matter of this Agreement.
- 22) Nonpayment and/or Default: The **City** may terminate this Agreement and terminate the **Town's** right to discharge wastewater into the **City's** collection system one hundred and twenty (120) days after written notification to the **Town** by the **City** for the non- payment of fees, cost, charges or fines as set forth in this Agreement, or for the breach by the **Town** of any other condition contained in this Agreement.
- 23) Waivers: Neither the failure nor the delay on the part of the **City or Town** hereto to exercise any right, power, or privilege hereunder shall operate as a waiver hereof, nor shall any single or partial exercise of any other right, power, or privilege, nor shall any custom or practice at variance with the terms of this Agreement constitute a waiver of the right of either party to demand exact compliance with such terms.
- 24) Invalid Terms: Should any one or more of the provisions contained in this Agreement be held invalid, illegal, or unenforceable in any respect, the validity, legality and enforceability of the remaining

provisions contained in this Agreement shall not in any way be affected or impaired thereby, and this Agreement shall otherwise remain in full force and effect.

- 25) Controlling Law: This Agreement and the rights and obligations of the parties hereunder shall be construed and interpreted in accordance with laws of the State of North Carolina, and shall be binding upon and inure to the benefit of their successors and, with consent of the other party, the assigns of either party hereto.
- 26) Notices: Any notices required or permitted under this Agreement, including address changes, shall be made in writing either by mailing registered or certified mail, return receipt requested, and postage prepaid, to the other party at the address shown herein for that party, or at such different address for that party, notice of which has been properly given hereunder, or by personally delivering such a notice to an officer of the other party. The notice, if mailed as provided for herein, shall be deemed given on the day of receipt or refusal to accept receipt, and if personally delivered, on the date of delivery. The addresses are as follows:

To: The **City**
City Manager
City of Goldsboro
P.O. Drawer A
Goldsboro, NC 275333

To: The **Town**
Town Administrator
Town of Eureka
103 W. Main Street
Fremont, NC 27830

- 27) Entire Agreement: This Agreement reflects. and contains the entire, and only agreement: between the parties related to the subject matter herein, and, as such, supersedes all negotiations, commitments and agreements, whether oral or otherwise.
- 28) Amendments: This Agreement may be amended only by an instrument in writing executed by both parties hereto.

IN WITNESS WHEREOF, **The City** and **The Town**. have caused this Agreement to be executed by their respective Mayors, their corporate seal to be affixed and attested by their respective clerks, all by the authority of their respective governmental bodies the day and year first written.

BY: _____
Charles Gaylor, IV
Mayor

ATTEST:

Laura Getz
City Clerk

BY: _____
Mayor

ATTEST:

Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Catherine F. Gwynn, Finance Director

Town Finance Director

AMENDMENT NO. 3 TO AGREEMENT
DATED DECEMBER 15, 1998
BETWEEN TOWN OF FREMONT
AND CITY OF GOLDSBORO

THIS AMENDMENT NO. 3 TO THE AGREEMENT dated December 15, 1998 between Town of Fremont and City of Goldsboro (“hereinafter referred to as “Amendment No. 3”) is made and entered into this the __ day of _____, 2025, by and between Town of Fremont, a body politic and corporate, organized and existing under the laws of the State of North Carolina (hereinafter referred to as “Fremont”) and City of Goldsboro, a body politic and corporate, organized and existing under the laws of the State of North Carolina (hereinafter referred to as “the City”).

WITNESSETH

WHEREAS, Fremont operates and manages wastewater treatment and disposal facilities located within its boundaries; and

WHEREAS, the City operates and manages wastewater treatment and disposal facilities and systems located within its boundaries; and

WHEREAS, the City and Fremont entered into a Utility Agreement (UA) dated December 15, 1998 along with Amendment No. 1 (attached hereto as Attachment No. 1 and adopted and incorporated herein as if fully set forth); and

WHEREAS, the UA allowed Fremont to purchase from the City reserve capacity in the amount of 600,000 gallons per day in the City’s wastewater treatment facility; and

WHEREAS, Fremont has not required the use of all 600,000 gallons per day and the City is in need of additional capacity to treat wastewater and Fremont has a need of only 300,000 gallons per day on average and desires to sell the remaining reserve capacity back to Goldsboro at the rate of \$2.29 per gallon, for the sum of \$687,000.00 and the City desires to purchase the same at said rate; and

WHEREAS, from time to time Fremont may exceed said reserve capacity it is retaining in the amount of 300,000 gallons per day, and that overage fees would be charged by the City in the event such exceeds the capacity, but as that may be rare, the City has agreed that overage charges will not apply unless the capacity exceeds 450,000 per day in a monthly period and that Fremont will then pay the rate applicable for overages; and

WHEREAS, Fremont currently has a past due amount owed to Goldsboro for wastewater treatment provided pursuant to the UA through October 15, 2019 in the amount of \$231,233.22 and desires that said amount be deducted from the amount to be paid by the City, and that any future charges for wastewater treatment also be deducted from the remaining amount of the agreed upon sales price until said amount is exhausted, as if such is a credit on the account of Fremont; and

WHEREAS, the City is agreeable to deducting from the amount of the re-purchase of the reserve capacity any and all amounts currently and past due, and to deduct any future charges from the remaining amount, to wit to be deducted from \$455,766.68, such being considered as a credit on Fremont’s account; and

WHEREAS, both Fremont and the City desire the UA to be amended to reflect the desires of the parties;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Fremont hereby agree that the terms of the December 15, 1998 UA and Amendment No. 1 and No. 2 are adopted and incorporated by reference herein,

1. The City shall credit Fremont's wastewater treatment account in the total amount of \$687,000.00 and in exchange Fremont hereby transfers and sells 300,000 gallons per day of its wastewater treatment reserve capacity resulting in Fremont retaining 300,000 gallons per day in such reserve capacity.
2. The City shall first deduct from the amount credited past due and current charges as of October 15, 2019 in the amount of \$231,233.22; thus leaving a credit balance of \$455,766.68.
3. The City shall deduct from the remaining sum of \$455,766.68 any charges incurred by Fremont after October 15, 2019 until this credited amount is exhausted, and then at that time, and at all times in the future, Fremont shall pay to the City any and all charges for wastewater treatment as such become due and payable.
4. Overage charges for wastewater treatment required pursuant to the UA are hereby modified such that Fremont will only pay overage charges, at the rate applicable at the time of the overage, when and if the gallons per day treated by the City exceeds 450,000 and at that time Fremont will then pay said overage charges as such apply to any amounts of wastewater treated by the City over 450,000 gallons per day.
5. Except as amended by this Amendment No. 2, the December 15, 1998 UA, along with amendment No 1 attached thereto, are hereby ratified and affirmed by the parties hereto and shall remain in full force and effect. The December 15, 1998 UA and Amendments No.1 and 2 together represent the entire and integrated Agreement between Fremont and the City and supersede all prior negotiations, representations or agreements, whether written or oral, and may only be amended by written instrument signed by the parties. In the event of any inconsistency between this Amendment No. 2 and the December 15, 1998 UA, and Amendment No. 1, the provisions of Amendment No. 2 shall control.

And subject to this Amendment No. 3 is as follows:

Fremont to receive \$4.00 per thousand gallons for conveyance of Eureka sewer flow. \$2.00 would be cash payment coming from Eureka as part of their payment to Goldsboro the remaining \$2.00 coming in the form of debt forgiveness.

These conveyance charge and credit will be remitted to Fremont on a monthly basis upon payment from Eureka.

Executed by Town of Fremont, this the _____ day of _____, 2019.

TOWN OF FREMONT

BY: _____
Darron Flowers, Mayor

ATTEST:

City Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act. G.S. §159-28

_____, Town of Fremont, Finance Officer

Executed by City of Goldsboro, this the _____ day of _____, 2019.

CITY OF GOLDSBORO

BY: _____
Chuck Allen, Mayor
City of Goldsboro

ATTEST:

City Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act. G.S. §159-28

(Catherine Gwynn, City of Goldsboro, Finance Officer)

STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, _____, a Notary Public of the County and State aforesaid, certify that Darron Flowers who being by me duly sworn, says that he is Mayor of the Town of Fremont, and that _____ is City Clerk of said Fremont, that the seal affixed to the foregoing and attested instrument is the seal of the Town of Fremont, North Carolina, and that said instrument was signed by him as Mayor of said Town and by the City Clerk of said Town, who affixed the official seal of Town of Fremont to said instrument; and that the said Darron Flowers, Mayor of the Town of Fremont, acknowledged said instrument to be the act and deed of the Town of Fremont, North Carolina.

WITNESS my hand and Notarial Seal, this the _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA

COUNTY OF WAYNE

I, _____, a Notary Public of the County and State aforesaid, certify that Chuck Allen who being by me duly sworn, says that he is Mayor of the City of Goldsboro, and that Melissa Capps is City Clerk of said City, that the seal affixed to the foregoing and attested instrument is the seal of the City of Goldsboro, North Carolina, and that said instrument was signed by him as Mayor of said City and by the City Clerk of said City, who affixed the official seal of City of Goldsboro to said instrument; and that the said Chuck Allen, Mayor of the City of Goldsboro, acknowledged said instrument to be the act and deed of the City of Goldsboro, North Carolina.

WITNESS, my hand and Notarial Seal, this the _____ day of _____, 2019.

Notary Public

My Commission Expires: _____

ATTACHMENT NO. 1