

**GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 3, 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 Commission on Community Relations and Development Annual Report

4.2 Historic District Commission Annual Report

4.3 Veterans Day Proclamation

4.4 US Marine Corps Birthday Proclamation

5. Public Hearings

5.1 Public Hearing for Substantial Amendments to the 2021-2022, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans

5.2 Annex-3-25 - Stoney Creek (City Limits) — Located on the south side of Royall Avenue between North Drive and Landmark Drive

5.3 SU-11-25 - 120 Kelly Drive (Accessory Dwelling) – South side of Kelly Drive between Buck Swamp Road and Ashby Lane

5.4 CZ-3-25 - Eagles Reach (Community Shopping to Residential-6 and General Business Conditional Zoning District) – Located on the south side of US 70 West, north of Aycock Drive and on both sides of Isaac Smith Road

5.5 CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy's Road, between US Hwy. 117 North and Deans Lane

5.6 CZ-6-25 - Borden Mills - 144 Unit Apartment Complex (Residential 6 and institutional 2 to General Business Conditional Zoning District) - Located on both

sides of North William Street, between Royall Avenue and Tarboro Street

- 5.7 CZ-7-25 Village One: Senior and Veteran 60+ Housing (Residential-6 to Residential-6 Conditional Zoning District) – Located on the north side of Wilmington Ave. between Sycamore and Isler Streets

6. Public Comment Period

7. Consent Agenda

- 7.1 Annex-4-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation Petition – Eagle’s Reach - Located on the South-West side of US Hwy 70 W, North side of Westbrook Ave, and on both sides of Isaac Smith Road
- 7.2 Annex-5-25 - Set Public Hearing - Contiguous Annexation Petition – Joe Lionelli – Located at 1810 West New Hope Road, between Catherine Street and Twin Oaks Place
- 7.3 Annex- 6-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation Petition – Tucker Trace – Located on the south side of Tommy’s Road, between US Hwy 117 N and Deans Lane
- 7.4 FY25-26 Operating Budget Amendment
- 7.5 Ordinance amending the grant project fund for the 2” Galvanized Water Lines (WIF-1979) Capital Project Fund (W1113).
- 7.6 Ordinance Amending the Utility Capital Reserve Fund (6110)
- 7.7 Amending a Grant Project Ordinance (G1109) State Miscellaneous Grants
- 7.8 Ordinance to Create a Grant Project Fund (G1112) Powell Bill Street Pavement Program
- 7.9 Approval of Minutes of the Goldsboro City Council Meeting held October 20, 2025

8. Old Business

- 8.1 Abbott Crossing Apartments, LLC Contract Award for Abbott Crossing Affordable Housing Development
- 8.2 Leaf and Limb Collection Update
- 8.3 City Hall Safety Discussion

9. New Business

- 9.1 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 508 Denmark Street to Grasshopper Acquisition and Design LLC

- 9.2 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 709 N Virginia St to George G. Hill
- 9.3 Accept Initial Bid and Authorize Finance to Advertise for Upset Bids 316 Whitfield Drive to Megan Rivera
- 9.4 Accept offer for substandard lot SL 2004-94 503 W. Mulberry (Shipman and New York Telecom, LLC)

10. City Manager's Report

11. Mayor and Councilmembers' Comments

12. Closed Session (if necessary)

13. Adjournment

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

Commission on Community Relations and Development

Presentation to the Goldsboro City Council

Carole Battle, Chairperson CCRD

November 3, 2025



www.goldsboronc.gov

CRDC Members

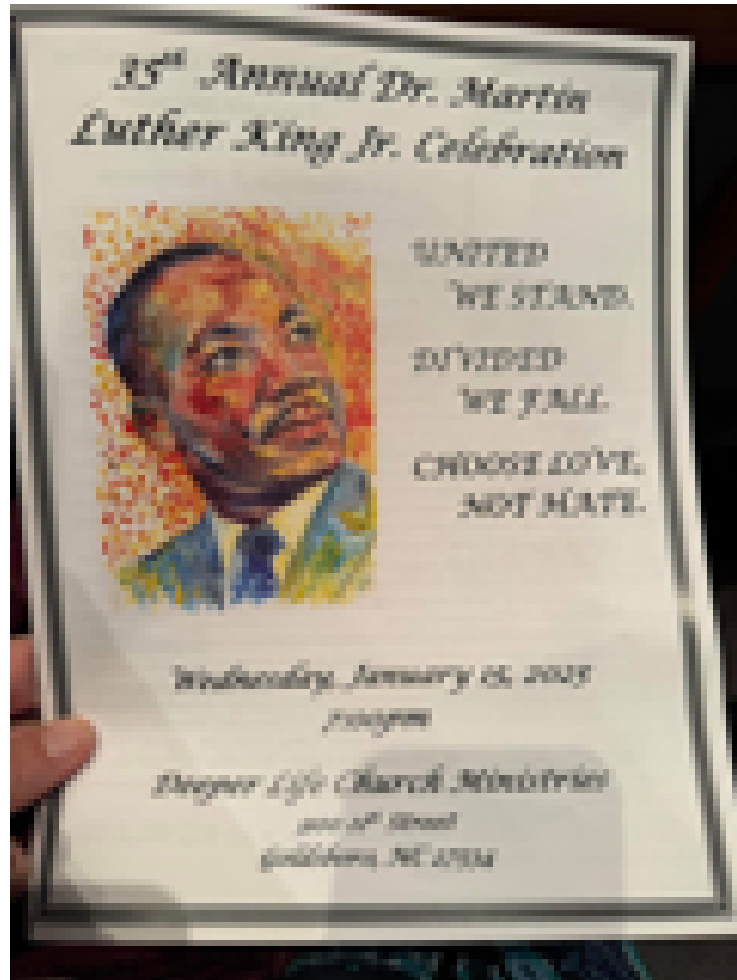
- Linda Alves
- Carole Battle, Chairperson
- Jamar Branch, Co-Chairperson
- David Elliott
- Marcus Lewis
- Travis Lofton
- Phyllis Merritt-James
- Eric Ostendorf
- Eric Ostendorf
- Rodney Robinson
- Jamie Taylor, Ex-Officio Member
- Denise Severino-Todd
- John Twitty



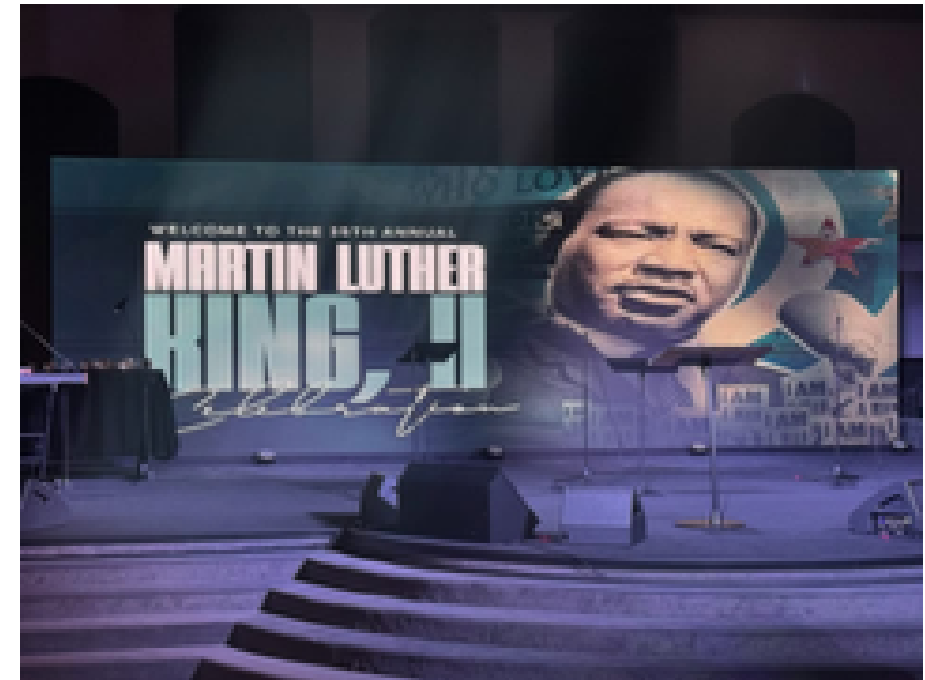
MLK Day Celebration

January 20, 2025

MLK Day Celebration



MLK Day Celebration



MLK Day Celebration



National Night Out

October 7, 2025

National Night Out



National Night Out



Gun Violence Awareness Program

October 21, 2025

Gun Violence Awareness Program

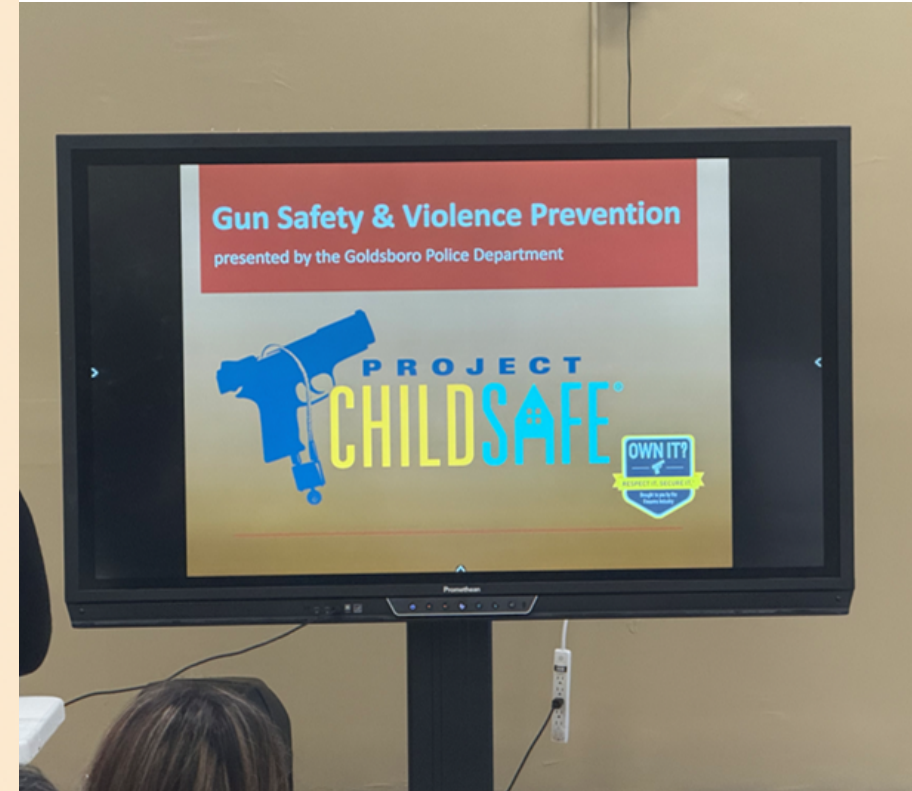


GUN VIOLENCE AWARENESS

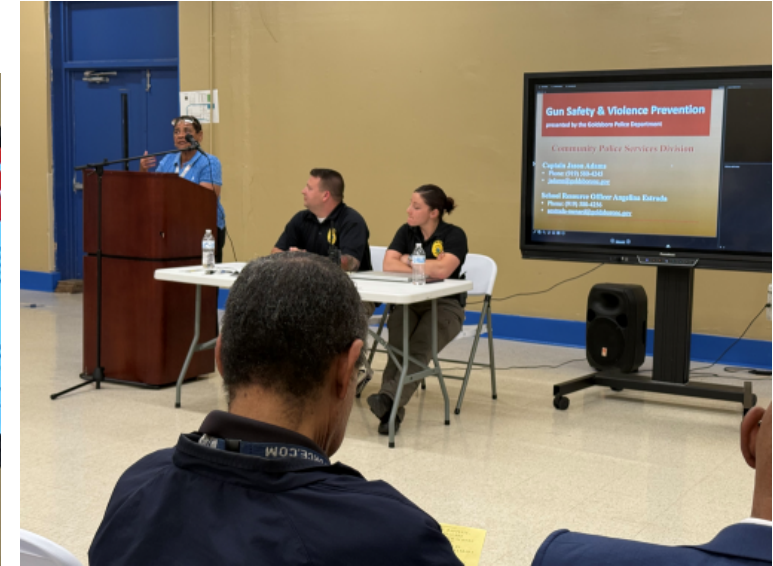
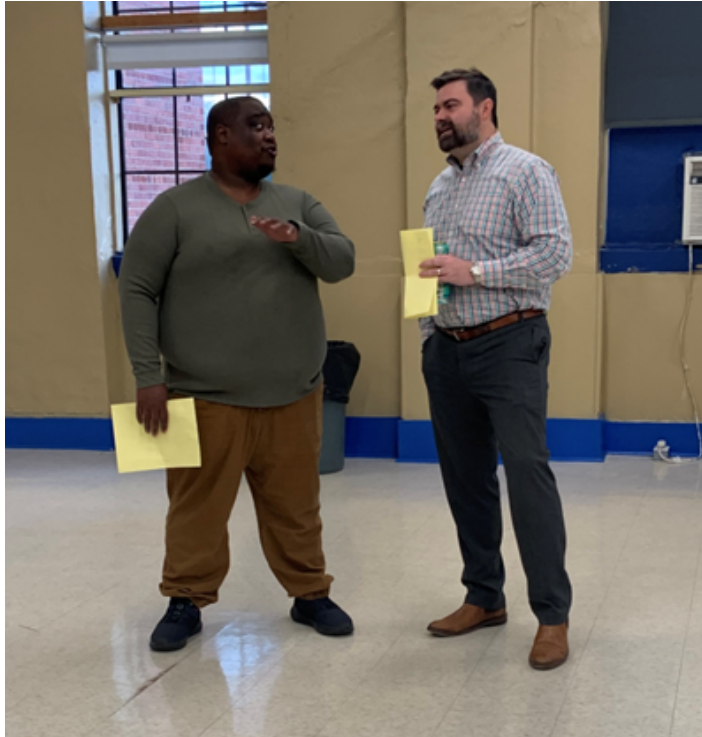


**SPECIAL PRESENTATION BY
GOLDSBORO POLICE DEPARTMENT**
DILLARD ACADEMY CHARTER SCHOOL
504 WEST ELM ST., GOLDSBORO, NC 27530
TUESDAY, OCTOBER 21, 2025 • 6PM
OPEN TO THE PUBLIC

**SPONSORED BY
GOLDSBORO COMMISSION ON
COMMUNITY RELATIONS AND DEVELOPMENT**



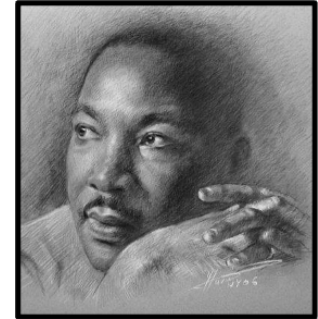
Gun Violence Awareness Program



Planned Upcoming Events

Planned Upcoming Events

- **MLK Day Luncheon – January 19, 2026**
- **Interfaith Breakfast - February 2026**
- **Nonprofit Resource Fair - TBD**
- **Mental Health Awareness Program – May 2026**



QUESTIONS??



www.goldsboronc.gov

City of Goldsboro Historic District Commission

Monday, November 03, 2025

City Hall

214 N. Center Street



City of Goldsboro's Historic District Commission

- Meetings held the 1st Tuesday of every month
- 5:30PM
- Room 206 of the City Hall Annex, 200 N. Center Street
- Commission Staff Liaison – Planning Services



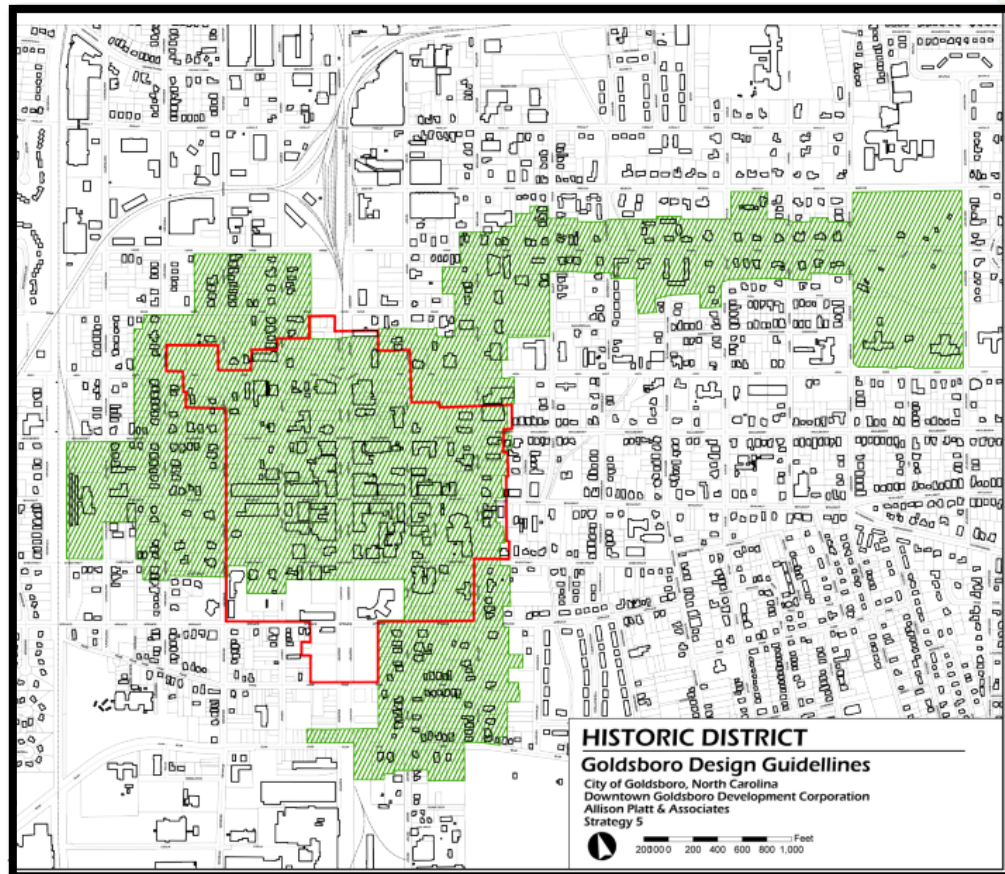
What is the Historic District Commission (HDC)?

- The HDC is a local board that works to identify, protect, and promote the City of Goldsboro's historic and cultural resources.
- It was created in 1983 to create the Historic Preservation Overlay Zoning District (Historic District) in 1984 and certified by the U.S. Department of the Interior's National Park Service in 1985. (HD is both Locally and Federally certified)
- It is composed of nine (9) civic members; seven (7) regular members and two (2) alternate members.



What does the HDC do?

With its efforts to preserve and promote the economic, cultural, educational, and general welfare of its residents, the HDC is granted the authority by the NC General Assembly to:



Designate

Recommend local historic districts and landmarks for designation.

Preservation Standards

Create and maintain preservation standards for the Historic District and Landmarked properties.

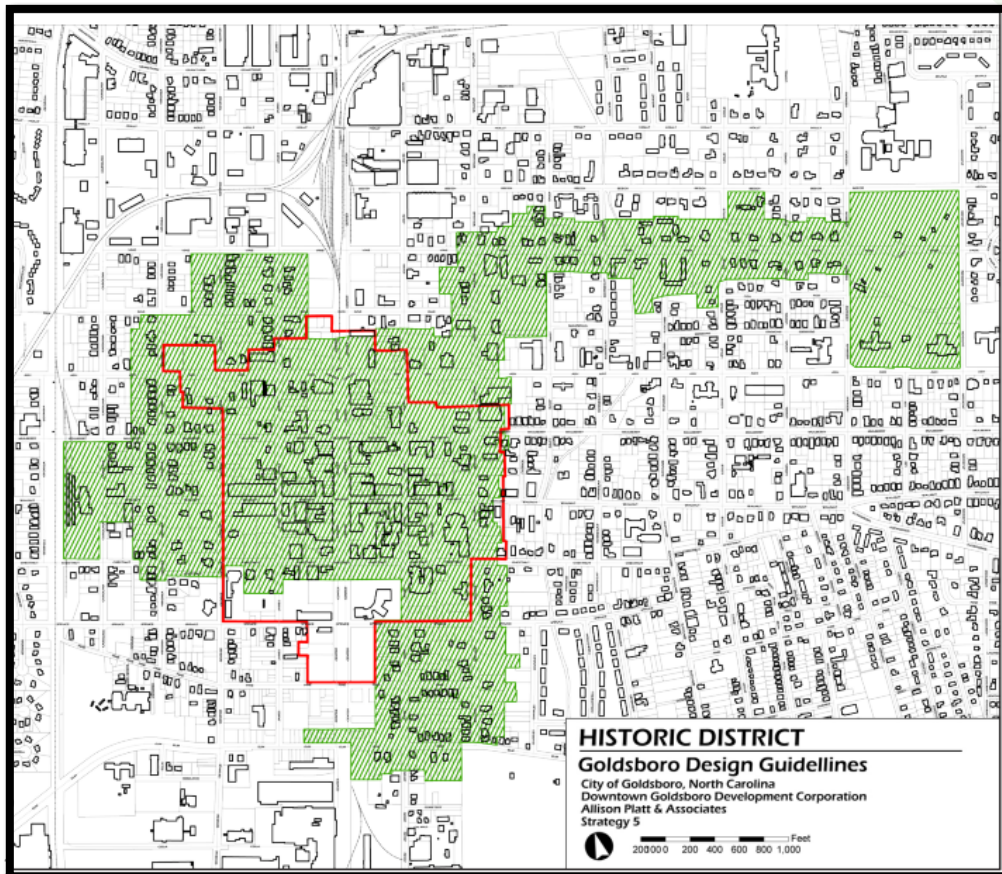
Quasi-Judicial Hearings

Hold quasi-judicial hearings to review proposed exterior changes to designated properties through a process for Certificates of Appropriateness (COA).

COAs

Issue Certificates of Appropriateness; an official document required for exterior changes, additions, or demolitions on properties located within a local historic district or designated historic landmark.

What is the purpose of the Historic District?



Safeguard

- Safeguard the heritage of the city by preserving any district or landmark that embodies important elements of its culture, history, architectural history or prehistory;

Promote

- Promote the use and conservation of such district and landmarks for the education, pleasure and enrichment of the residents of the City, County, and State;

Encourage

- Encourage historically sensitive rehabilitation and restoration to stimulate business and enhance the environmental quality of our neighborhoods; and

Enhance

- Enhance the attractiveness of the City and promote the historic harmony of style, form, color, proportion, texture and materials within the Historic Preservation Overlay District.

Certificate of Appropriateness (Major)

Note: Nine (9) Minor COAs approved by staff

Meetings as of November 3, 2025 – six (6) Major COAs; 1 not approved, 1 tabled, 4 approved

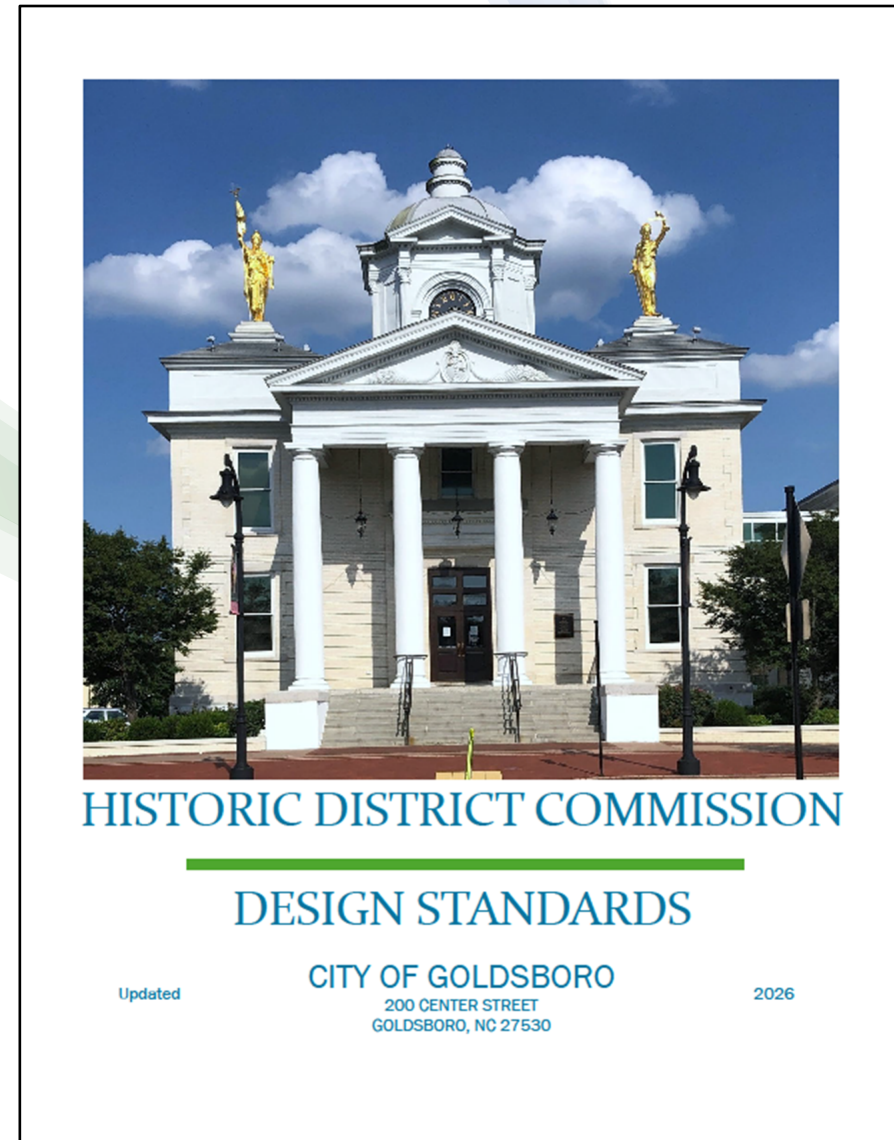
- January
 - 116 N William – Wayne County Historical Association – Seeking after-the-fact door replacement; not approved
 - 131 E Walnut – Rob Phillips – Seeking after-the-Fact approval painting of brick façade that has never been painted; approved
- February
 - 120 E Mulberry – Rank & File Restaurant – Seeking after-the-fact mural/sign on brick façade that has never been painted; approved
- June
 - 301 S. John Street – Grantham House; Seeking approval to restore Spruce Street façade; approved
 - 204 E. Chestnut – St. Paul Church – Seeking approval to remove the towers that are said to be structurally unsound; Tabled and sent to SHPO for review.
- July
 - 204 E. Chestnut – St. Paul Church – received findings from SHPO.
- August
 - 204 E. Chestnut – St. Paul Church – Still tabled upon completion of 2nd Engineer report.
- October
 - 112 E. Walnut – JB Rhodes – Seeking permission to remove aluminum cladding on front façade of building to begin restoration/rehabilitation process; approved.



Current Initiatives:

Update Historic District Design Standards

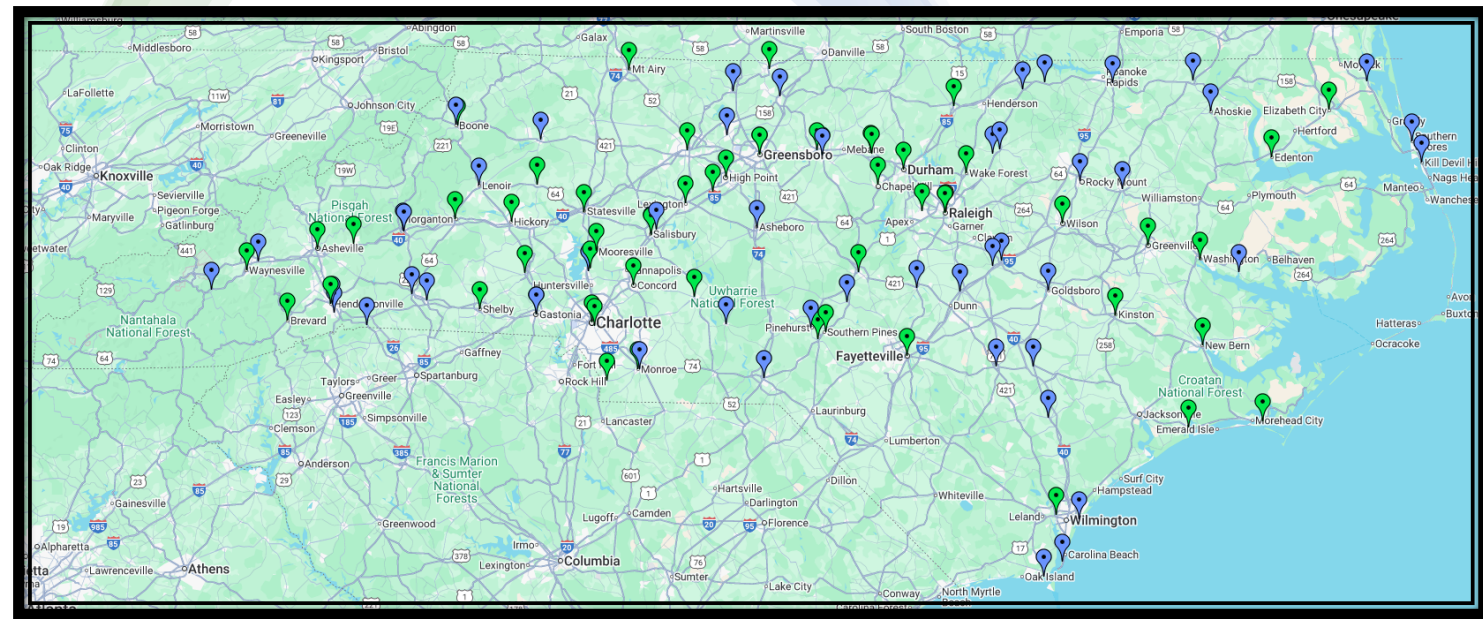
- To fall into compliance with General Statutes (G.S.) §160D August 2020 update
- **Must** frame preservation district provisions as “standards” rather than “guidelines.” (G.S. 160D-947(c).)
- Inhouse by staff; approved by HDC and City Council in early 2026



Current Initiatives: Become a Certified Local Government (CLG)

Benefits:

- **GRANTS** from the State Historic Preservation Office (SHPO).
 - Update Architectural Survey
 - Architectural Plans or Feasibility Studies
 - National Register Nominations
 - Preservation Plan (Elevate Goldsboro Comprehensive Plan)
- Celebrate the City's **cultural diversity** and preserve and **enhance our historic assets**.
(Goldsboro Community Economic Development Assessment, 2022; Report, 2025)
- Through: Historic Districts, Cultural Activities, Local Historic Marker Program, Awards, Events, Public Outreach.



City of Goldsboro as a CLG

Certified Local Government – What is a CLG?

- ❖ 1980 Congress amended the National HP Act of 1966 to require each state to establish a procedure by which local governments may be certified to participate in the national framework of historic preservation programs.
- ❖ This requirement has become the “**Certified Local Government** (CLG) Program.” Over 45 in NC!
- ❖ Local governments that qualify for certification must have an active and legally adequate historic preservation commission and must meet the federal requirements for certification.

A local government must: (**Basic Responsibilities**)

1. Enforce legislation designation & protection of historic properties.
2. Qualified historic preservation commission.
3. Maintain inventory of historic properties.
4. Public participation in the local historic preservation program. (*workshops, lectures, tours, etc*)
5. Participate in the National Register process.
6. Annual CLG training for staff and commissioners

City of Goldsboro as a CLG

Certified Local Government – Where are we?

To seek Certified Local Government status:

1. Comprehensive inventory of the area's cultural resources has been or will be conducted. ☒
2. Information on the area's locally designated historic district and/or landmarks (we have no designated landmarks, yet!). ☒
3. Ordinance creating the local commission. ☒
4. Commission's rules of procedure. ☒
5. Design Standards used by the commission must be up-to-date. ☐
6. Resumes of the members of the commission. ☒
7. Description of the commission's past and current activities. ☒

City of Goldsboro as a CLG

Certified Local Government – Application Process:

The steps of the application process are as follows:

1. Within 45 days of receipt of a completed application, the SHPO will respond to the applicant's designated staff with comments on the application.
2. SHPO response letter will contain a copy of a "Certification Agreement" specifying the duties to be delegated to the local government.
3. SHPO will forward the application to the National Park Service, U.S. Department of the Interior, a recommendation for certification and request for NPS concurrence. When the Park Service concurs with the SHPO recommendation, it will notify the SHPO in writing and send a copy of that letter to the CLG. We will then be considered certified as of the date of the Park Service letter.

VETERANS DAY PROCLAMATION

WHEREAS, Veterans Day was once known as Armistice Day, proclaimed by President Woodrow Wilson in 1919, to remind Americans of the tragedies of war; and

WHEREAS, in 1938, Congress passed a bill that each November 11 shall be “a day dedicated to the cause of world peace and hereafter celebrated and known as “Armistice Day”; and

WHEREAS, in 1954, Congress changed the name to Veterans Day, to honor all American Veterans of all wars; and

WHEREAS, through their commitment for freedom, America’s Veterans have lifted millions of lives and made our country and the world more secure; and

WHEREAS, with respect for and in recognition of the contributions our service men and women have made to the cause of peace and freedom around the world.

NOW, THEREFORE BE IT PROCLAIMED, that the Goldsboro City Council does hereby proclaim November 11, 2025 as

VETERANS DAY

in the City of Goldsboro and urge all citizens to remember the service and sacrifice of our veterans who defend our freedom and preserve our way of life.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro this the 3rd day of November 2025.



Charles Gaylor, IV
Mayor

UNITED STATES MARINE CORPS BIRTHDAY PROCLAMATION

WHEREAS, on November 10, 1775, the Continental Congress authorized the formation of two battalions of Continental Marines; and

WHEREAS, the United States Marines have served with distinction in every conflict since their founding, holding true to their heritage of "any time and place"; and

WHEREAS, North Carolina is currently home to approximately 40,000 active-duty Marines and 1,000 reserve Marines that proudly defend the freedoms enjoyed by North Carolinians throughout the state; and

WHEREAS, Marine Corps Base Camp Lejeune in Jacksonville, Marine Corps Air Station Cherry Point in Havelock and Marine Corps Air Station New River in Jacksonville represent a critical role in the Marine Corps mission on the Eastern seaboard; and

WHEREAS, today, we seek to honor and celebrate the founding of the United States Marine Corps and wish the Corps a heartfelt happy birthday.

NOW, THEREFORE BE IT PROCLAIMED that the Goldsboro City Council does hereby declare November 10, 2025, as the:

UNITED STATES MARINE CORPS BIRTHDAY

in the City of Goldsboro and encourages all residents, businesses, organizations, leaders, and elected officials to continue their strong support of the United States Marine Corps and their ongoing mission to ensure our freedom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro, North Carolina, this 3rd day of November 2025.



Charles Gaylor, IV
Mayor

NATIONAL HOMELESSNESS AWARENESS MONTH PROCLAMATION

WHEREAS, every person is created with inherent dignity and worth, deserving of compassion, respect, and a safe place to call home; and

WHEREAS, too many individuals and families in our community face the daily realities of homelessness—living without shelter, food security, or stability—and often without the hope that every human being deserves; and

WHEREAS, local faith communities, nonprofit organizations, and volunteers throughout Goldsboro work tirelessly to serve our unhoused neighbors through acts of kindness, service, and love, offering meals, clothing, resources, and encouragement to those in need; and

WHEREAS, these efforts remind us that homelessness is not simply a condition to be managed, but a call to action—to extend grace, understanding, and opportunity so that no one in Goldsboro is left unseen or unsupported; and

WHEREAS, National Homelessness Awareness Month offers an opportunity for reflection, education, and renewed commitment to building a community where every resident can live with safety, stability, and hope; and

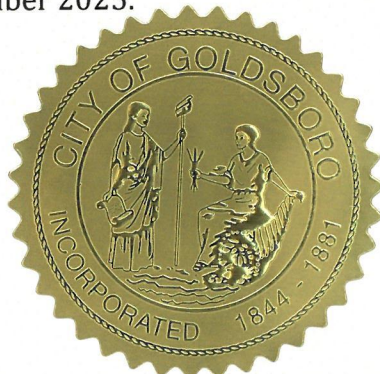
WHEREAS, the City of Goldsboro recognizes that addressing homelessness requires compassion, faith, and collaboration across all sectors—government, nonprofit, business, and community alike—to ensure that homelessness is rare, brief, and never permanent.

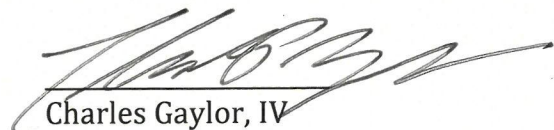
NOW, THEREFORE BE IT PROCLAIMED, that the Goldsboro City Council does hereby proclaim the month of November 2025 as

NATIONAL HOMELESSNESS AWARENESS MONTH

in the City of Goldsboro, and encourage all citizens to open their hearts, lend their hands, and support efforts that bring hope and healing to those experiencing homelessness.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro this the 3rd day of November 2025.




Charles Gaylor, IV
Mayor

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Public Hearing for Substantial Amendments to the 2021-2022, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans

DEPARTMENT: Community Relations

BACKGROUND:

The 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Annual Action Plans outlined how the City intended to use the Community Development Block Grant (CDBG) and HOME Investment Partnership funds for those program years. In accordance with the City's Citizen Participation Plan, the Community Development Department will solicit feedback for the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans, allowing the public multiple opportunities to provide input.

A draft copy of the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans was made available to the public on October 7, 2025, for a thirty (30) day public comment period and runs through November 5, 2025. A public hearing is being held November 3, 2025, during the regular meeting of the Goldsboro City Council, to discuss reallocation of funding.

DISCUSSION:

Per the City of Goldsboro's Citizen Participation Plan, a Substantial Amendment to an Annual Action Plan is required when a "substantial" change is proposed, which includes: To make a change in its allocation priorities or a change in the method of distribution of funds; To carry out an activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the AAP; or To change the purpose, scope, location, or beneficiaries of an activity.

This Substantial Amendment to the 2021/2022, 2022/2023, 2023/2024, & 2024/2025 Annual Action Plans is necessary because the City of Goldsboro is proposing to make a change in its allocation priorities by creating a New Activity not included in previous plans.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that Council adopt the resolution approving the Substantial Amendments to

the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans.

MANAGER'S RECOMMENDATION:

APPROVERS

April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION 2025 – 86

**RESOLUTION ACCEPTING THE SUBSTANTIAL AMENDMENTS TO THE
2021/2022, 2022/2023, 2023/2024 & 2024/2025 ANNUAL ACTION PLANS**

WHEREAS, the City of Goldsboro’s Community Development Department is making a change in its allocation priorities by creating a New Activity not included in previous action plans; and

WHEREAS, pursuant to the City of Goldsboro’s Participation Plan, the City of Goldsboro’s Community Development Department is required to make substantial amendments to its 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans; and

WHEREAS, a draft copy has been made available for public review and comment for the mandatory thirty (30) days; and

WHEREAS, a public hearing is being held November 3, 2025, to receive public comment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor and City Clerk hereby approve the Substantial Amendments to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Annual Action Plans.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**SUBSTANTIAL AMENDMENT TO THE 2021/2022,
2022/2023, 2023/2024 & 2024/2025 ANNUAL ACTION
PLANS**

A. EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) funds, such as the City of Goldsboro, to prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities.

The Consolidated Plan is carried out through Annual Action Plans which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The City must submit an Annual Action Plan to HUD by no later than May 15 of each year during the five-year period.

Per the City's Citizen Participation Plan, a Substantial Amendment to an Annual Action Plan is required when a "substantial" change is proposed, which includes:

- To make a change in its allocation priorities or a change in the method of distribution of funds;
- To carry out an activity using funds from any program covered by the ConPlan (including program income) not previously described in the AAP; or
- To change the purpose, scope, location, or beneficiaries of an activity.

This Substantial Amendment to the 2021/2022, 2022/2023, 2023/2024 & 2024/2025 Action Plans is necessary because the City is proposing to make a change in its allocation priorities described in Section C.

B. CITIZEN PARTICIPATION

A Notice of Public Hearing is being published in the Wayne Week on October 12, 2025 and a 30-day public review period notice will be published on the Goldsboro City website at www.goldsbronc.gov on October 6, 2025 informing the public of the proposed Substantial Amendment and inviting comments at the public hearing. The public review period will begin on October 7, 2025, and end on November 5, 2025. Citizens can review copies of the Draft Substantial Amendment at the City Manager's Office, the office of Community Development, the front desk at City Hall, the Wayne County Library at 1001 E. Ash St., Goldsboro and the Housing Authority of the City of Goldsboro. On November 3, 2025, the Goldsboro City Council will be hearing public comments regarding the Substantial Amendment.

C. CHANGES TO THE 2021/2022, 2022/2023, 2023/2024, 2024/2025 CDBG ACTIVITIES

Program Year/Activity Project	Prior Budget	Additional (Reprogrammed) Budget	Total Adjusted Budget	Changes
2021/2022 CDBG Public Facilities and Improvements	\$200,000	(\$113,489.98)	\$86,510.02	Reprogrammed to McNair Heights Public Infrastructure
2021/2022 CDBG Home Rehabilitation	\$50,000	(\$30,050.60)	\$19,949.40	Reprogrammed to McNair Heights Public Infrastructure
2021/2022 CDBG Public Services	\$53,247	(\$53,247)	\$0	Reprogrammed to McNair Heights Public Infrastructure
NEW ACTIVITY McNair Heights Public Infrastructure	\$0	\$196,787.58	\$196,787.58	Reprogrammed unused Program Year funds
TOTAL	\$303,247		\$303,247	

Program Year/Activity Project	Prior Budget	Additional (Reprogrammed) Budget	Total Adjusted Budget	Changes
2022/2023 CDBG Public Facilities and Improvements	\$438,415	(\$286,958)	\$151,457	Reprogrammed to McNair Heights Public Infrastructure
NEW ACTIVITY McNair Heights Public Infrastructure	\$0	\$286,958	\$286,958	Reprogrammed unused Program Year funds
TOTAL	\$438,415		\$438,415	

Program Year/Activity Project	Prior Budget	Additional (Reprogrammed) Budget	Total Adjusted Budget	Changes
2023/2024 CDBG Public Facilities and Improvements	\$209,962	(\$209,962)	\$0	Reprogrammed to McNair Heights Public Infrastructure
2023/2024 CDBG Demolition/Clearance	\$108,468	(\$79,287)	\$29,181	Reprogrammed to McNair Heights Public Infrastructure
NEW ACTIVITY McNair Heights Public Infrastructure	\$0	\$289,249	\$289,249	Reprogrammed unused Program Year funds
TOTAL	\$318,430		\$318,430	

Program Year/Activity Project	Prior Budget	Additional (Reprogrammed) Budget	Total Adjusted Budget	Changes
2024/2025 CDBG Public Facilities and Improvements	\$1,460,140	(\$253,307)	\$1,206,833	Reprogrammed to McNair Heights Public Infrastructure
2024/2025 CDBG Demolition/Clearance	\$35,015	(\$27,615)	\$7,400	Reprogrammed to McNair Heights Public Infrastructure
NEW ACTIVITY McNair Heights Public Infrastructure	\$0	\$280,922	\$280,922	Reprogrammed unused Program Year funds
TOTAL	\$1,495,155		\$1,495,155	

PUBLIC COMMENTS

All public comments received during the 30-day public review period or at the public hearing will be incorporated into the overall Substantial Amendment submitted to HUD.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Annex-3-25 - Stoney Creek (City Limits) — Located on the south side of Royall Avenue between North Drive and Landmark Drive

DEPARTMENT: Planning

BACKGROUND:

Tax Parcel #s: 3519063209; 3519160064; 2599669999(8.922 Acres of NCRR RoW)
Acreage: Approximately 60.349 acres

The City Council, at their meeting on August 4, 2025, scheduled a public hearing for the proposed annexation of the subject property. A public hearing notice was properly advertised stating the time, place, and purpose of the meeting for September 8, 2025. The hearing was continued to the October 6, 2025 Meeting.

DISCUSSION:

Pursuant to G.S. 160A-31, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

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

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

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

It is recommended that the application be withdrawn. A revised application will be submitted at a later date to include revised metes and bounds excluding property not owned by the City.

MANAGER'S RECOMMENDATION:

APPROVERS

Kenny Talton

Mark Helmer

Sakeithia Reece

Laura Getz

Matthew Livingston

**NOTICE OF PUBLIC HEARING
ANNEXATION OF CONTIGUOUS PROPERTY
TO THE CITY OF GOLDSBORO, NORTH CAROLINA**

Notice is hereby given that, in compliance with Section 160A-31 of the General Statutes of North Carolina, there will be a public hearing before the City Council of the City of Goldsboro, North Carolina, at its regular meeting in the Council Chambers, City Hall on **Monday, September 8, 2025, at 5:30 p. m.** relative to the annexation of the real contiguous property hereinafter described to the City of Goldsboro.

At this public hearing, all persons owning property in the area proposed to be annexed who allege error in the Petition for Annexation filed in this matter, as well as residents of the City of Goldsboro who question the necessity for annexation, will be given an opportunity to be heard along with the proponents of such annexation. The description of the area proposed to be annexed is as follows:

STONEY CREEK (CITY LIMITS):

(Annexation of 60.349-acre tract of Parcel Nos 3519063209; 3519160064; 2599669999(8.922 Acres of NCRR RoW)

“Starting at a NCGS monument “SUTTON” having NAD 83 NC STATE PLANE GRID (1986) coordinates of Northing(Y)= 585,966.20’, Easting(X)= 2,320525.18’ as shown in Plat Cabinet N, Slide 3-E, recorded in the Wayne County Register of Deeds, thence a grid tie line, N 39° 22’ 24” W, 14,014.46 feet to a point of Beginning, a railroad spike found in the centerline intersection of the Norfolk and Southern Railroad and Stoney Creek, thence, N 12° 36’ 35” E, 99.98 feet to a point on the Norfolk and Southern Railroad right of way, the existing city limits, thence, with the railroad right of way and existing city limits line, N 77° 23’ 18” W, 1,927.55 feet to a point, thence, leaving the railroad right of way and along the existing city limits line, S 21° 46’ 59” W, 101.30 feet, to a point in the centerline of the railway, thence, along the existing city limits, S 21° 43’ 59” W, 101.28 feet to a point on the railroad right of way, thence, leaving the railroad right of way and along the existing city limits line, S 21° 43’ 59” W, 868.10 feet to a point, the southern right of way line of Edgerton Street, thence along the existing city limits line, S 55° 18’ 04” E, 429.46 feet to a point, thence, along the existing city limits line, S 55° 18’ 04” E, 1,028.92 feet to a point in the City of Goldsboro 15 foot sanitary sewer easement as referenced in Deed Book 654, Page 523, recorded in the Wayne County Register of Deeds, thence, along the existing city limits line, S 55° 18’ 04” E, 285.67 feet to a point in Stoney Creek, thence, leaving the existing city limits line and following the courses of Stoney Creek, a new city limits line, N 31° 36’ 22” E, 286.31 feet to a point, thence, N 29° 46’ 24” E, 293.15 feet to a point, thence, N 32° 13’ 43” E, 191.77 feet to a point, thence, N 32° 45’ 29” E, 348.12 feet to a point, thence, N 24° 55’ 25” E, 123.07 feet to a point, thence, N 40° 08’ 20” E, 51.84 feet to a point, thence, N 25° 55’ 35” E, 80.82 feet to a point, thence, N 41° 07’ 13” E, 95.63 feet to a point, thence, N 13° 20’ 33” E, 115.14 feet to a point, thence, N 13° 20’ 33” E, 10.62 feet to a point on the Norfolk and Southern Railroad right of way, thence, continuing the new city limits line with the run of Stoney Creek, N 13° 20’ 33” E, 100.01 feet to the point and place of beginning, containing 60.349 acres.”

All interested persons are invited to attend this public hearing and to be heard. If you plan to attend and require a sign language interpreter, please contact the City Manager's office at City Hall at least four (4) days prior to the meeting.

PUBLISH: August 24, 2025

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Goldsboro, North Carolina:

I, Laura Getz, duly appointed City Clerk of the City of Goldsboro, do hereby certify that, pursuant to directions given me by you, the sufficiency of the Petition for Annexation of Contiguous Real Property to the City of Goldsboro, North Carolina, identified by Wayne County PIN # 3519063209, 3519160064, 2599669999 (8.922 acres of NCRR ROW), has been investigated. Such petition being dated May 23, 2025, executed by the City of Goldsboro, Matthew Livingston, PO Box A, Goldsboro, NC 27530 and filed with the City Council on July 14, 2024, and that as a result of such investigation, I find such Petition sufficient and in compliance with the provisions of General Statute 160A-31.

Witness my Hand and the Seal of the City of Goldsboro, North Carolina, this the 15th day of July 2025.





Laura Getz
City Clerk
City of Goldsboro
Goldsboro, North Carolina



Parcel Line Table		
Line #	Length	Direction
L18	99.98	N12° 36' 35"E
L19	192.99	N16° 37' 24"E
L21	10.62	N13° 30' 33"E
L20	101.28	S21° 43' 59"W
L1	207.64	S59° 36' 22"E
L2	79.09	N38° 51' 28"E
L3	151.87	N29° 03' 12"E
L4	43.88	N13° 36' 44"E
L5	191.77	N32° 13' 43"E
L6	123.07	N24° 55' 20"E
L7	51.84	N80° 36' 32"E
L8	80.82	N25° 55' 35"E
L9	95.63	N41° 07' 13"E
L10	115.14	N11° 30' 33"E
L17	100.01	N13° 30' 33"E
L15	77.37	N19° 37' 24"E
L14	225.86	N16° 37' 57"E
L12	8.21	S64° 20' 42"E
L11	66.29	S57° 40' 01"E
L19	101.31	S21° 46' 59"W

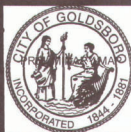
Parcel Line Table		
Line #	Length	Direction
L16	285.67	S55° 18' 04"E

PIN 3509956041
N/F
CITY OF GOLDSBORO
DB 1310 PG 582

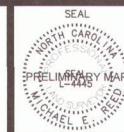
I, LAURA GETZ, CITY CLERK OF
THE CITY OF GOLDSBORO, DO
HEREBY CERTIFY THAT THIS PLAT
CORRECTLY IDENTIFIES THE
AREA ANNEXED TO THE CITY OF
GOLDSBORO BY ORDINANCE NO.
XXXXXX ADOPTED ON
XXXXXXXXXXXXXXXXXXXX

PRELIMINARY MAP

LAURA GETZ



PRELIMINARY MAP



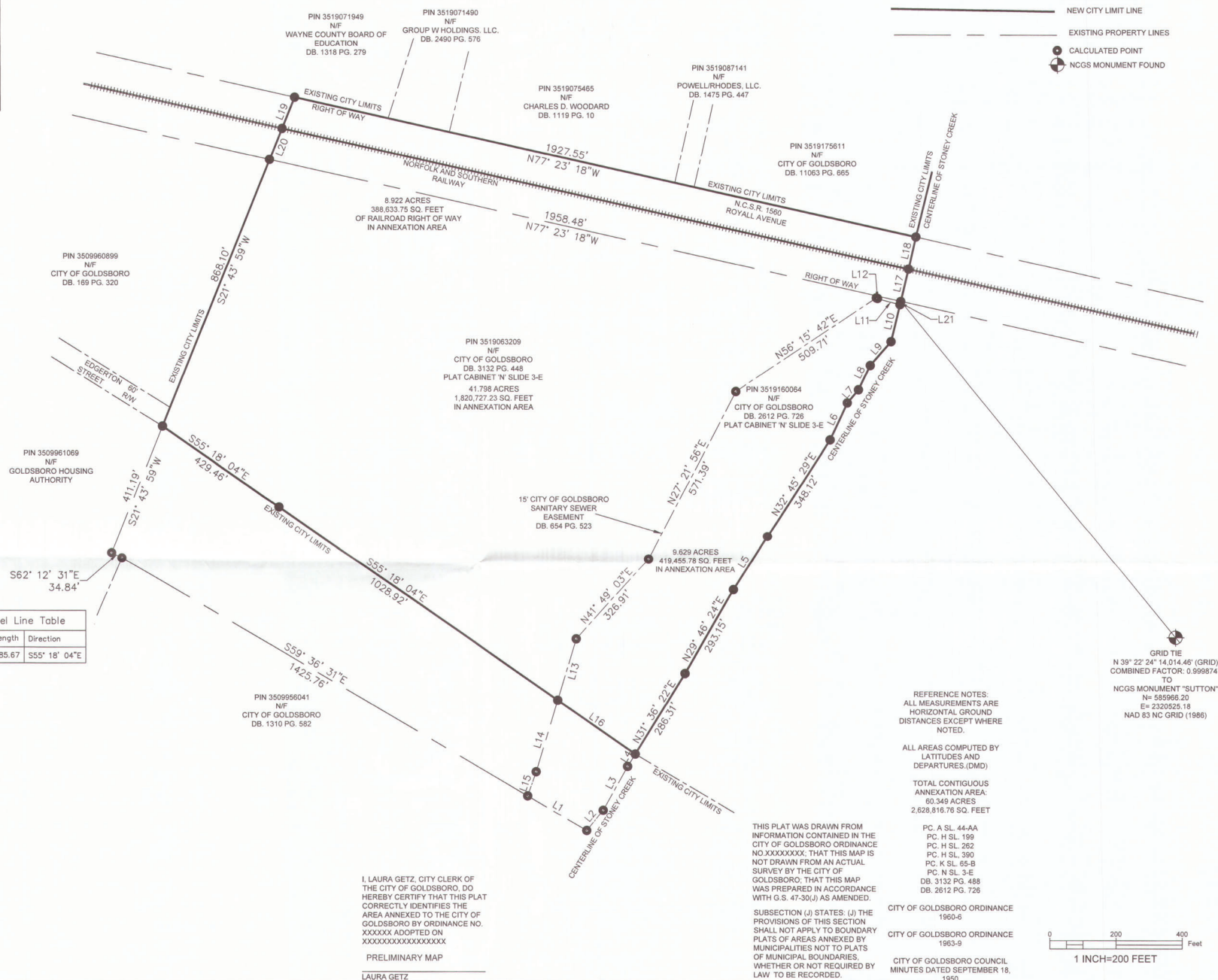
PRELIMINARY MAP
MAP OF CONTIGUOUS ANNEXATION OF THE CITY OF GOLDSBORO

TERRITORY ANNEXED TO THE CITY OF GOLDSBORO BY ORDINANCE NO. XXXXXX,
ADOPTED BY THE CITY COUNCIL ON XXXXXX AND EFFECTIVE ON XXXXXXXXXX

GOLDSBORO TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA

PROJECT NO. - 2025-01 SHEET NO. 1 OF 1 MAY 16, 2025

NEW CITY LIMIT LINE
EXISTING PROPERTY LINES
CALCULATED POINT
NCGS MONUMENT FOUND



GRID TIE
N 39° 22' 24" 14,014.46' (GRID)
COMBINED FACTOR: 0.9998747
TO
NCGS MONUMENT "SUTTON"
N= 585966.20
E= 2320525.18
NAD 83 NC GRID (1986)

REFERENCE NOTES:
ALL MEASUREMENTS ARE
HORIZONTAL GROUND
DISTANCES EXCEPT WHERE
NOTED.

ALL AREAS COMPUTED BY
LATITUDES AND

TOTAL CONTIGUOUS
ANNEXATION AREA:
60.349 ACRES
2,628,816.76 SQ. FEET

PC. A SL. 44-AA
PC. H SL. 199
PC. H SL. 262
PC. H SL. 390
PC. K SL. 65-B
PC. N SL. 3-E
DB. 3132 PG. 488
DB. 2612 PG. 726

CITY OF GOLDSBORO ORDINANCE

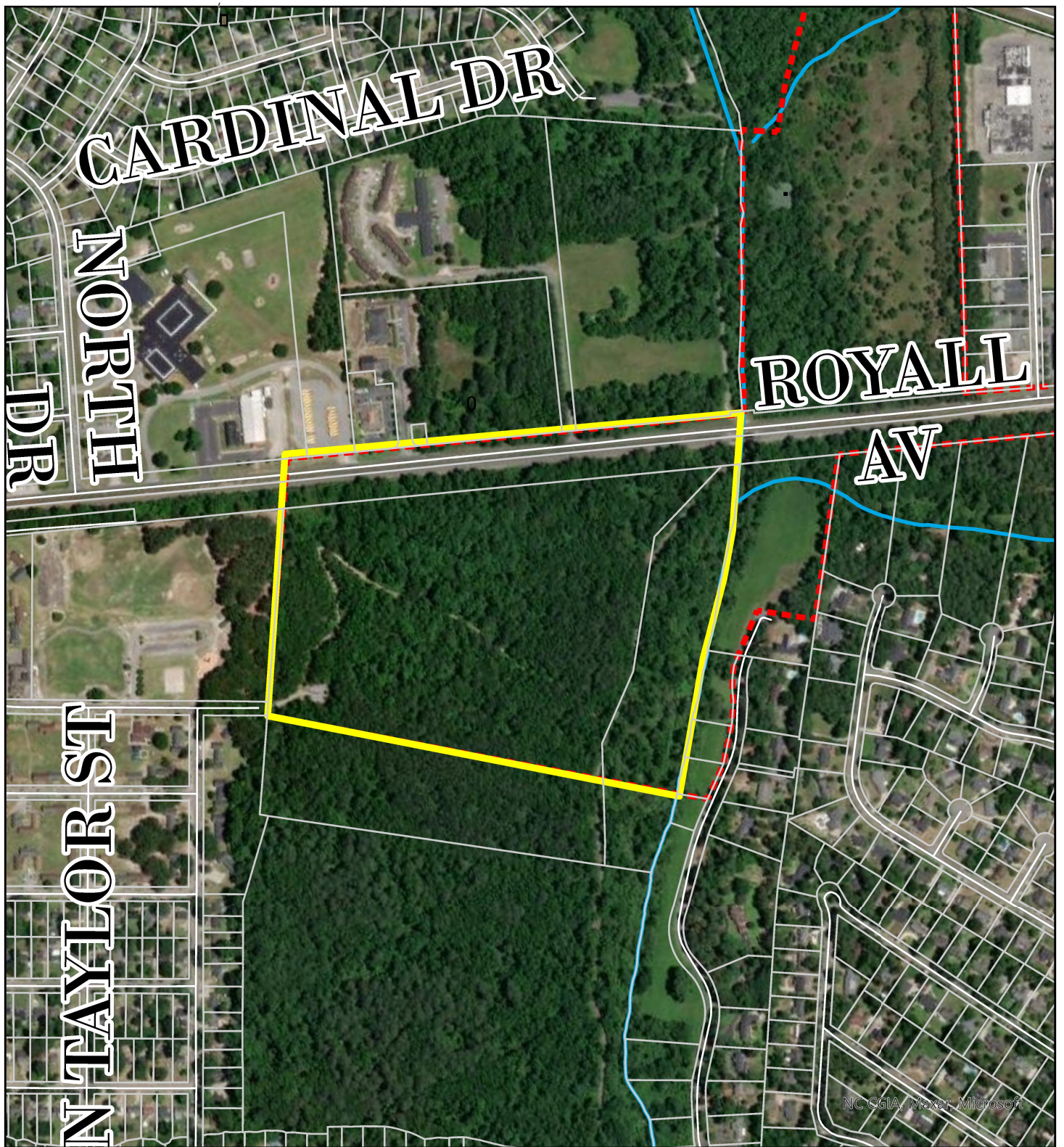
1960-6

CITY OF GOLDSBORO ORDINANCE

1963-9

CITY OF GOLDSBORO COUNCIL

MINUTES DATED SEPTEMBER 18,
1950



Case Number: ANX-03-25
 Request: Contiguous Annexation
 Owner: City of Goldsboro
 NCPIN# 3519-06-3209

Legend

 Property Lines



0 500 1,000 Feet

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: SU-11-25 - 120 Kelly Drive (Accessory Dwelling) – South side of Kelly Drive between Buck Swamp Road and Ashby Lane

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: 120 Kelly Drive

PARCEL: 2691-66-6340

PROPERTY OWNER: Thelma (Elvira) Johnson

APPLICANT: Carl Burney (Burney Builders Inc.)

The applicant proposes building a garage and requests a Special Use Permit for an accessory dwelling to be located above the garage, located in the Residential-20 (R-20) Zoning District.

The Residential-20 (R-20) Zoning District is established to accommodate rural density, single-family residential uses and to ensure the protection of open space. This district is intended to maintain low densities where the provision of City sewer and water may not be complete. It discourages any use that would substantially interfere with the development, use and enjoyment of single-family dwellings and that would be detrimental to the quiet residential nature of the district. The minimum lot size is twenty thousand square feet.

According to the City's Unified Development Code, accessory dwellings are permitted in all single-family zoning districts or developed lots with the exception of the Agriculture (AG) zoning district only after the obtainment of a Special Use Permit approved by City Council.

In addition, the following are approval criteria for the proposed use:

1. Accessory dwellings/apartments must comply with all applicable local, state and federal housing codes. Only one accessory dwelling or apartment may be permitted per lot.
2. The accessory dwelling or accessory apartment shall not exceed forty percent (40%) of the square footage of the livable area of the principal structure or one thousand one hundred square feet of gross floor area, whichever is less.
3. An accessory dwelling shall be sited to the rear of the principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.

4. The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation or skirting appearance. Manufactured homes shall not be pulled up to or attached to the principal residence and be considered an accessory dwelling or accessory apartment.
5. Where there is no public sanitary sewer service to the accessory dwelling, the County Health Department shall approve sanitary sewer services provided to such accessory dwelling before construction begins.

Frontage: Approx. 148 ft. (Kelly Drive)

Zoning: Residential-20 (R-20)

Area: 33976.8 sq. ft. or .78 acres

The site is currently occupied by a 2-story 2,152 sq. ft. single-family residential home.

The City's Land Use Plan locates this parcel within the Medium Density Residential land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the intent of this designation is to allow for medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations.

DISCUSSION:

According to the applicant, the 24 ft. x 32 ft., two-story proposed garage and accessory dwelling will be 1600 sq. ft. The accessory structure will be approximately 800 sq. ft. and will not exceed forty percent (40%) of the livable area of the principal structure.

TRC REVIEW:

Due to the nature of this proposal, review by the City Technical Review Committee is not necessary. If the Special Use Permit is approved, the applicant will be required to apply for a residential building permit application showing that the proposed structure meets the requirements of the North Carolina State Building Code.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Council shall now close the Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staff comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition.

The Mayor of Goldsboro shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the November 3, 2025, City Council meeting.

MANAGER'S RECOMMENDATION:

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

CITY COUNCIL WORK SHEET
SU-11-25
120 KELLY DRIVE
(ACCESSORY DWELLING)

Staff comments in red.

1. The proposal is for a garage with an accessory dwelling above. This use would not pose any immediate threat to public health or safety.

- Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
- Discuss conditions, if any that Council might impose in order to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
- Consider any conditions to be applied to the application.

___ **Yes, the use will not materially endanger the public health or safety**

___ **No, the use will materially endanger public health or safety**

2. There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.

- Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
- Consider aspects of the proposed use of development that make it a public necessity. *(Note: most private applications for a special use permit will not rise to the level of a "public necessity")*
- Discuss conditions, if any, that Council might impose to make this a finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
- Consider any conditions to be applied to the application.

___ **Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

___ **No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. The proposed use will be located in the Residential-20 (R-20) Zoning District. The proposed use for a garage with an accessory dwelling above would be in harmony with this zoning district.

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

____ **Yes, the use will be in harmony with existing development and uses within the area in which it is located**

____ **No, the use will not be in harmony with existing development and uses within the area in which it is located**

4. The Land Use Plan shows the property as being in the Medium Density Residential land use designation. The proposed use will not serve as a detriment to this designation and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

____ **Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

____ **No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

Application Fee: \$400 (Includes advertisement fee)

Received Date: 9/22/25
Initials: HT

SPECIAL USE PERMIT APPLICATION

Application Number: 54-11-25 For Office Use Only:
Date processed: 9/30/25
Fee Type: ☐ Cash ☐ Check # ☒ Credit Card
Initials: _____

Applicant Acknowledgement:

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 Special Use intends to operate. See attached sheet for common things expected on site plan.

Applicant Signature: Carl E. Burney

Application is hereby made to the City Council of the City of Goldsboro for a Special Use Permit (Complete the following information):

Property Address: 120 Kelly Drive
Proposed Use: One car garage with bonus room. (Apartment)
Number of Employees/Shift: 3-5 Days/Hours of Operation: Mon - Sat 9-5
Outdoor Storage: ☐ Yes ☒ No Storage Type: _____
Total Acreage: .78 Frontage: 148' Depth: 211'
Wayne Co. Pin #: 2691666 340 Current Zoning: R-20

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

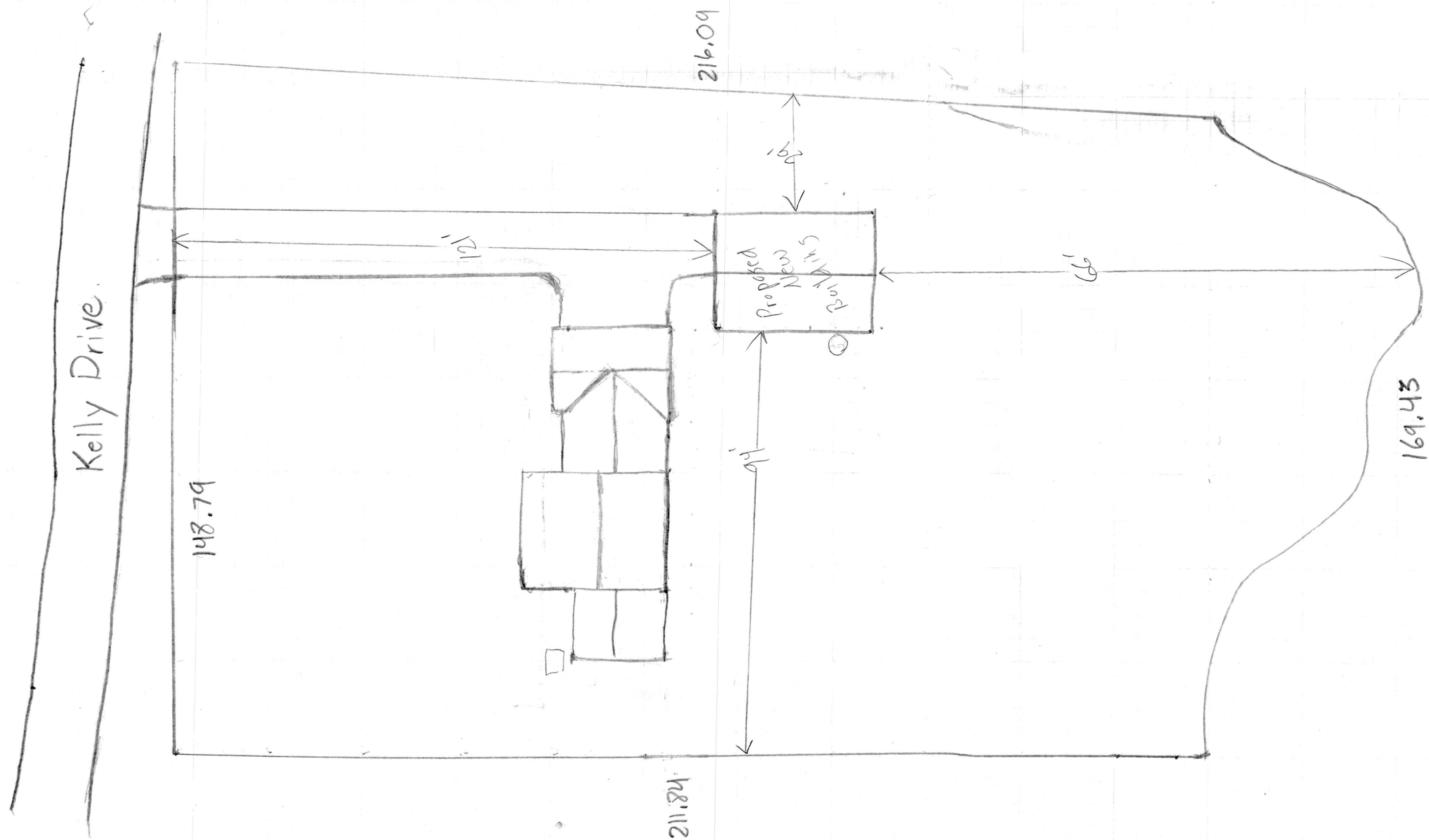
Applicant (Print): Carl E. Burney
Applicant Address: 414 Waters Circle City, State, Zip: Goldsboro NC 27534
Applicant Phone: 919-344-8154 Applicant Email: Carl.burney5@gmail.com
Owner (Print): Elvira Johnson
Owner Address: 120 Kelly Drive City, State, Zip: Goldsboro NC
Owner Phone: 704-488-4783 Owner Email: _____

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

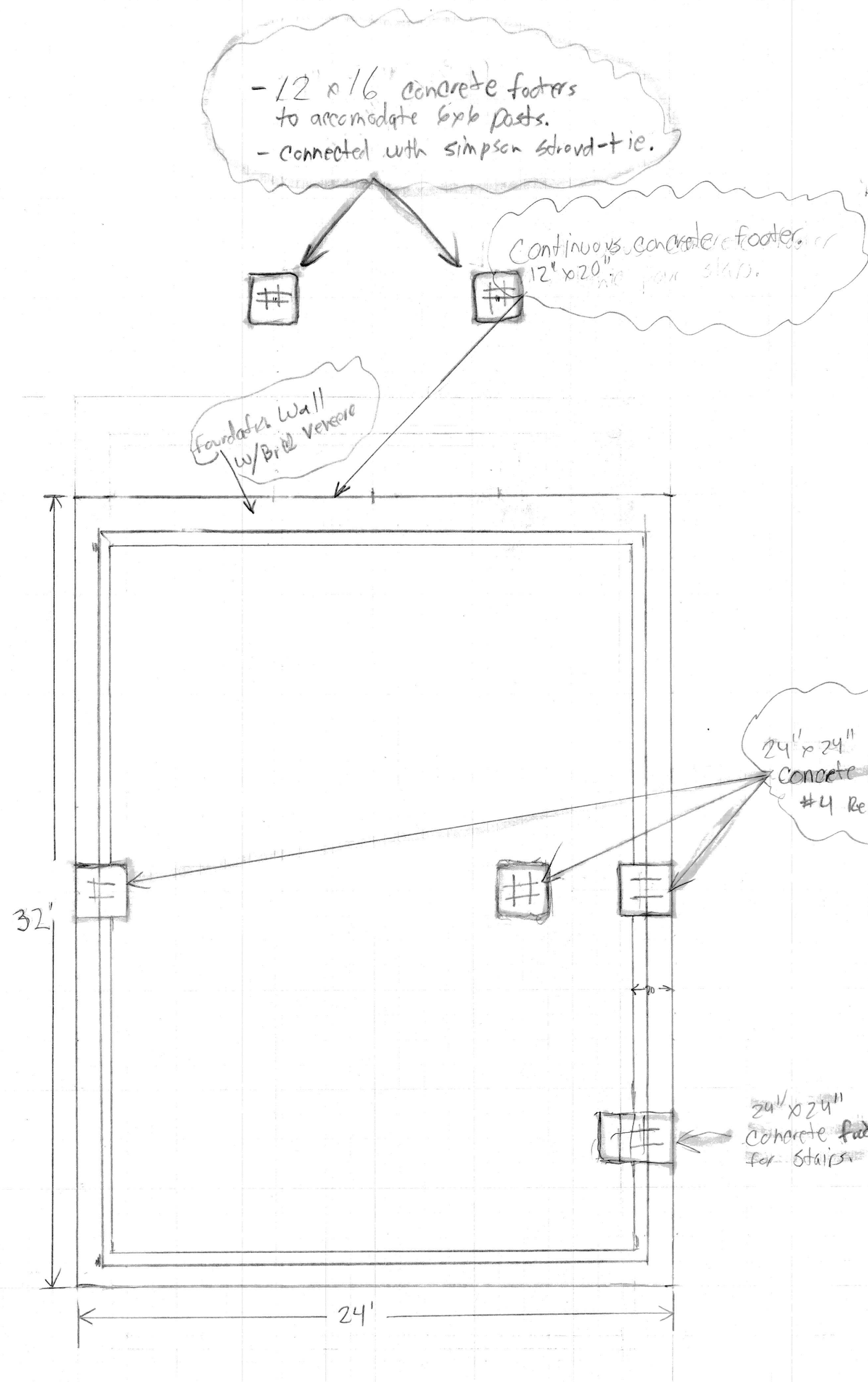
SIGNATURE REQUIRED

Carl E. Burney
Applicant - Printed

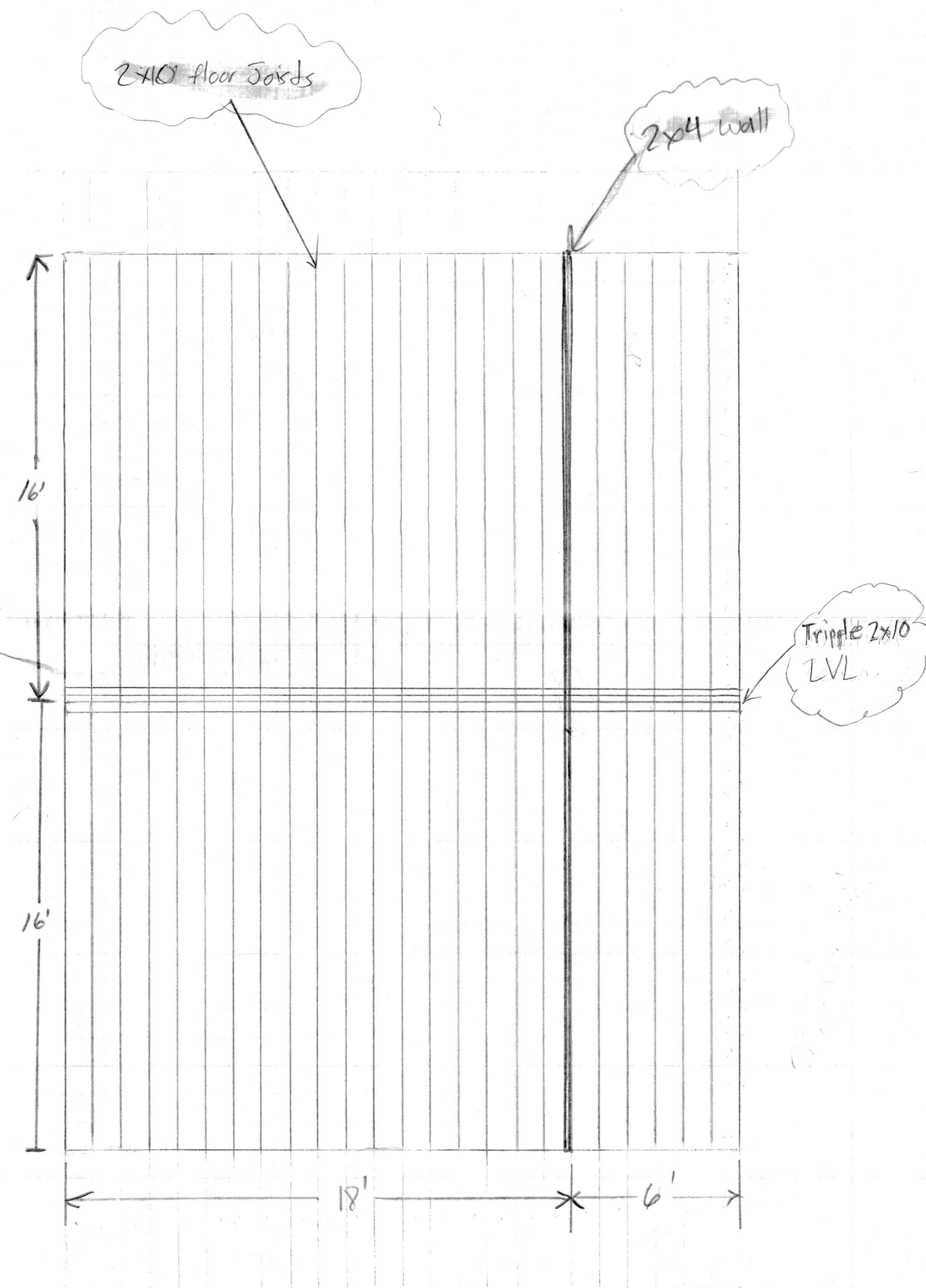
Carl E. Burney
Applicant Signature
9/22/25
Date



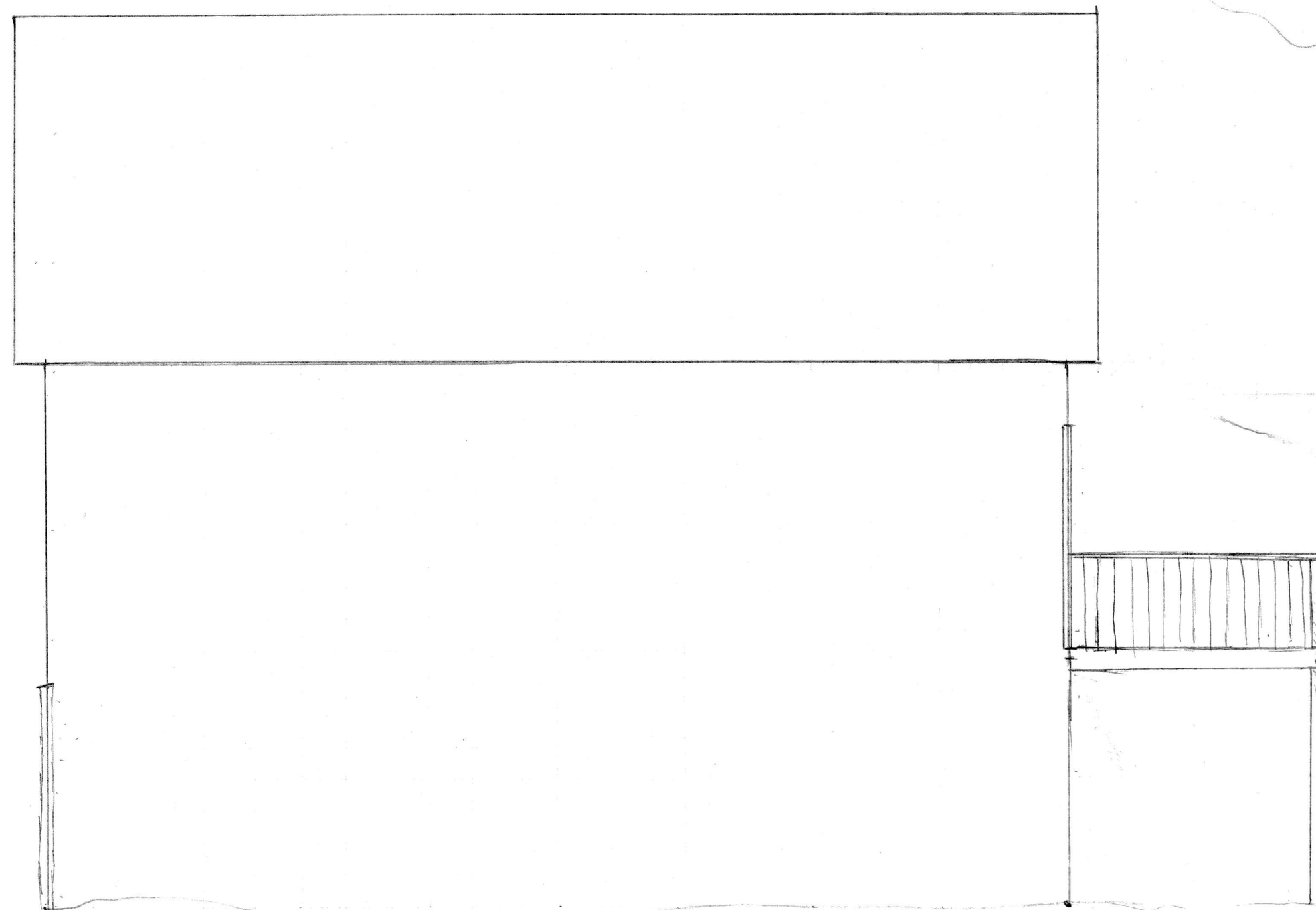
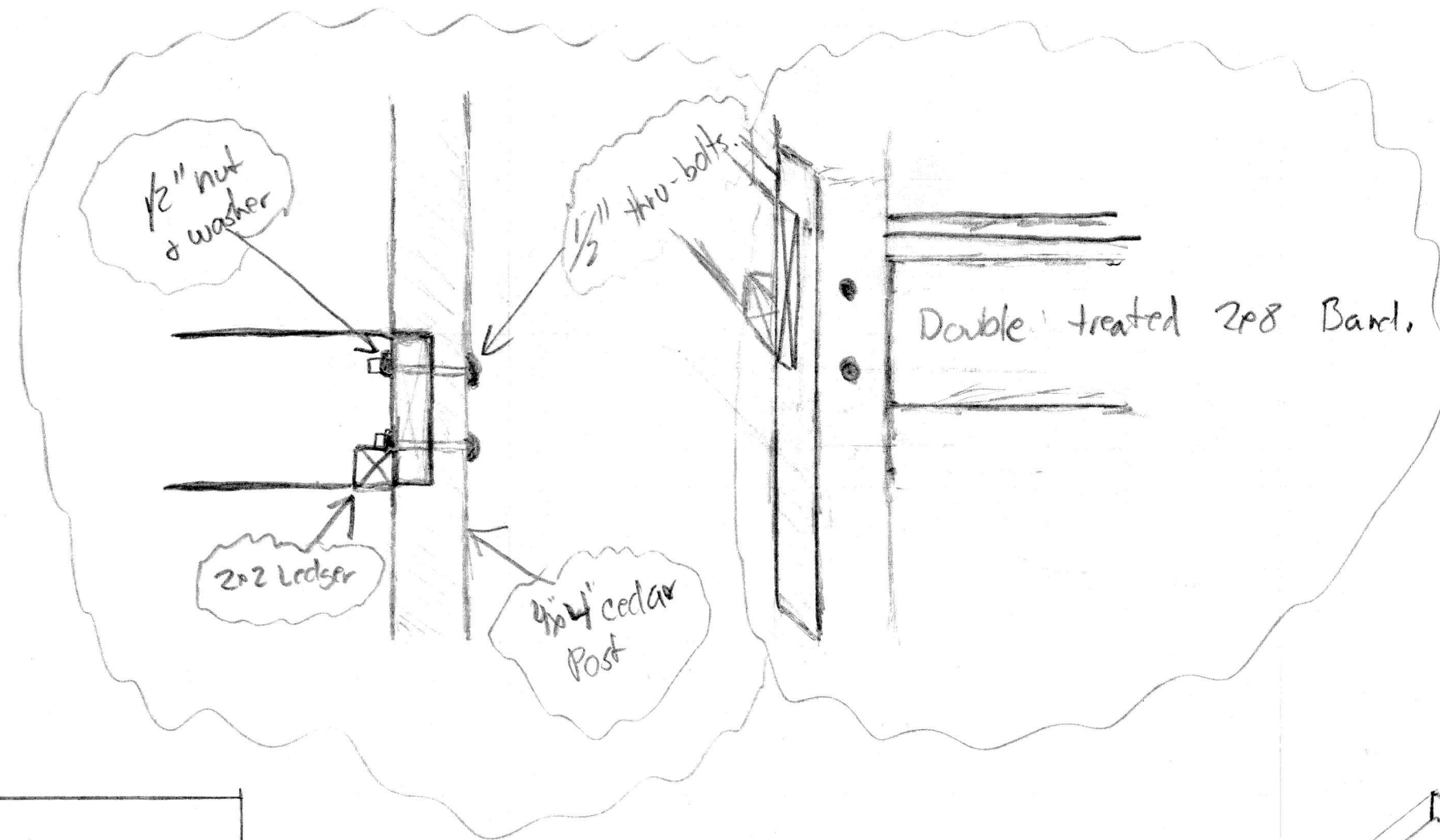
Site Plan



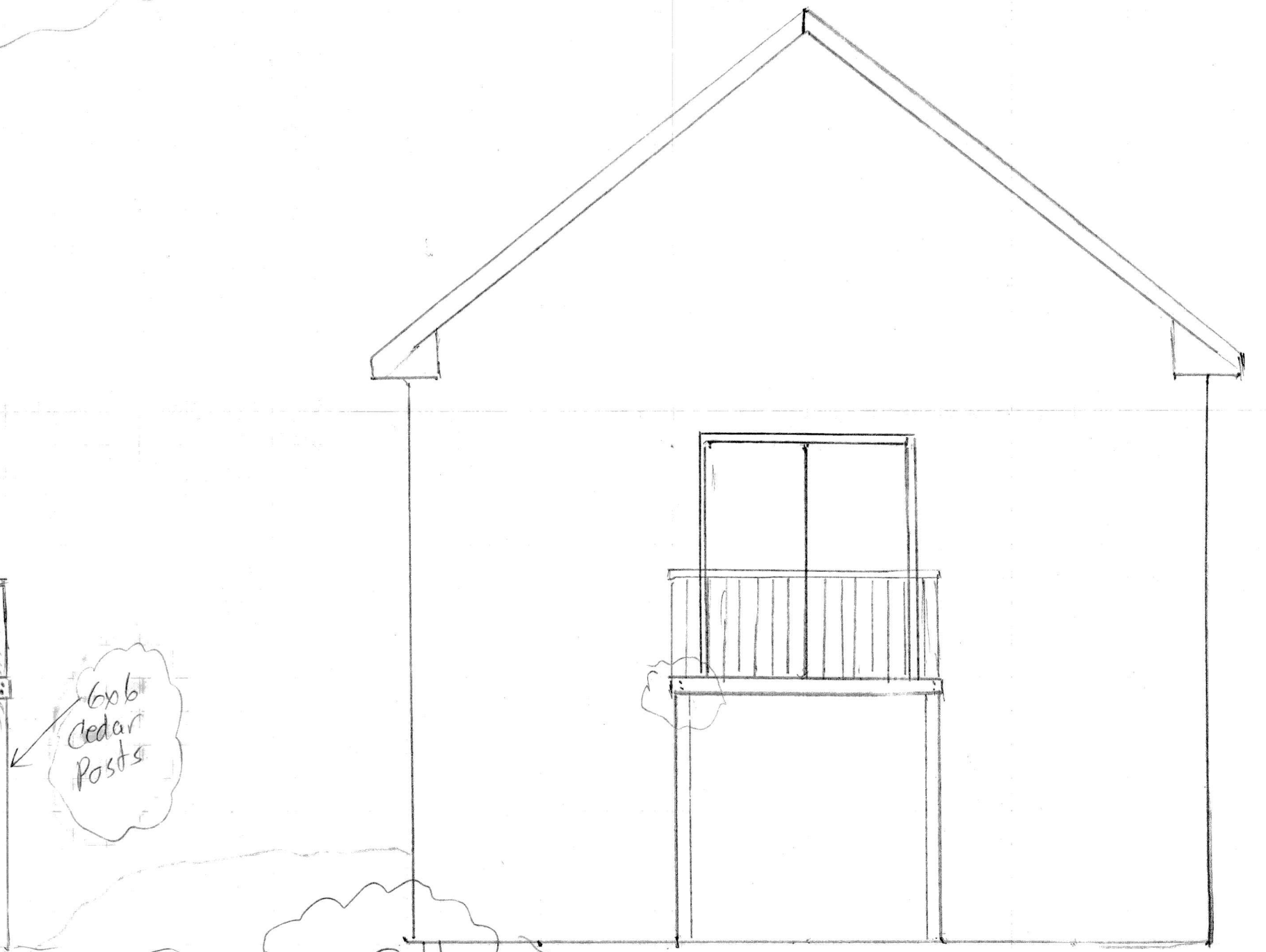
footings / foundation



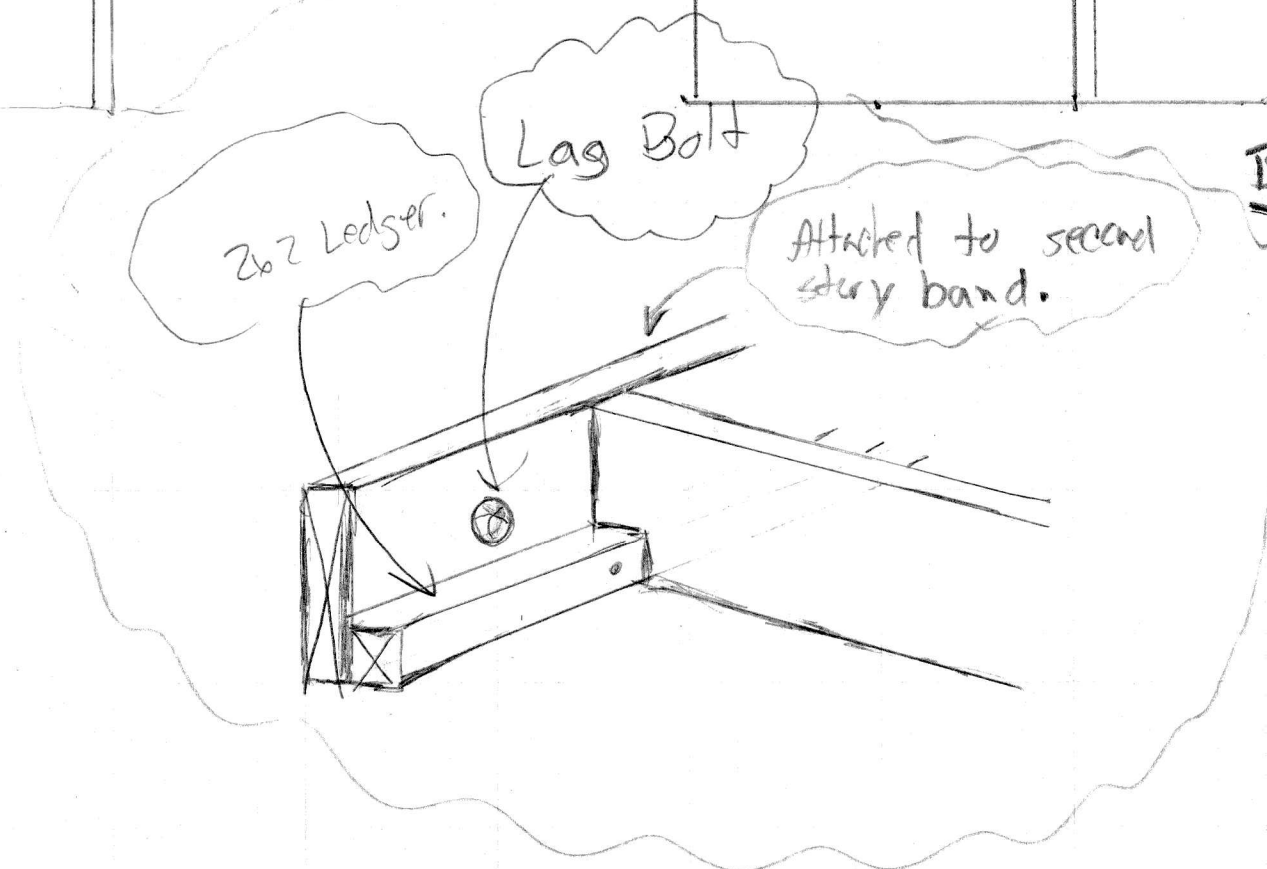
2nd floor framing

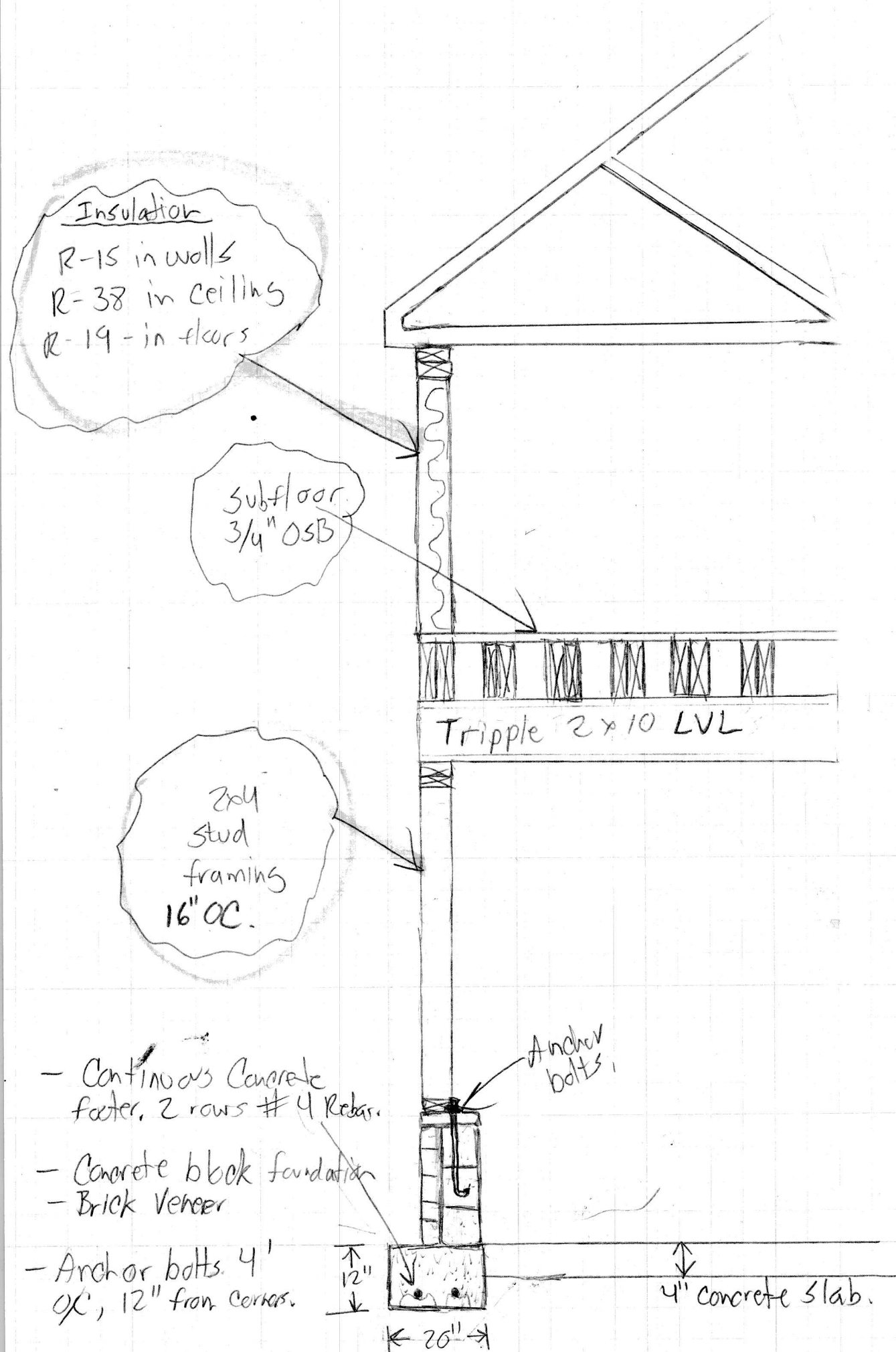


Right side View

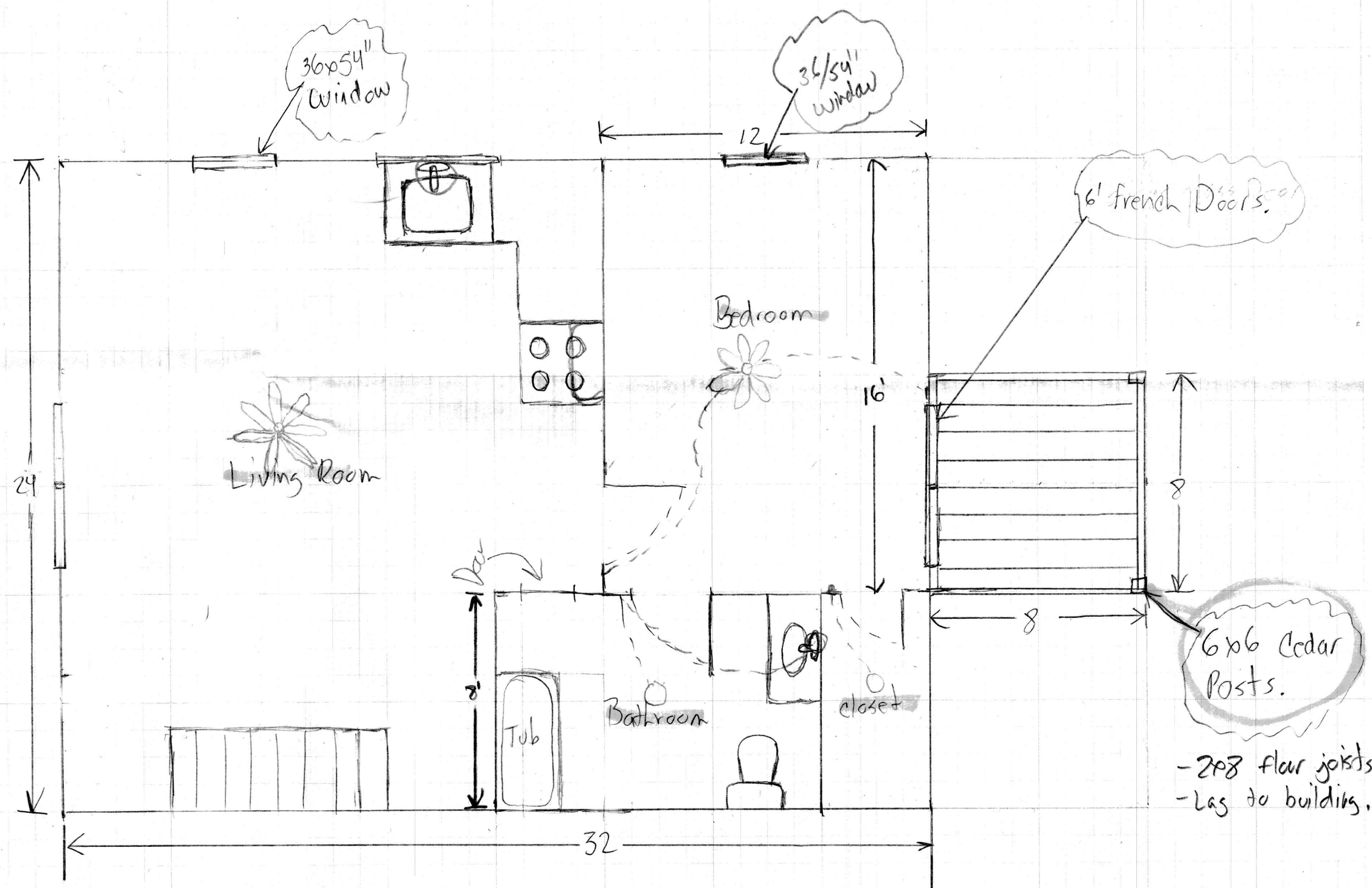


Back View





Wall section

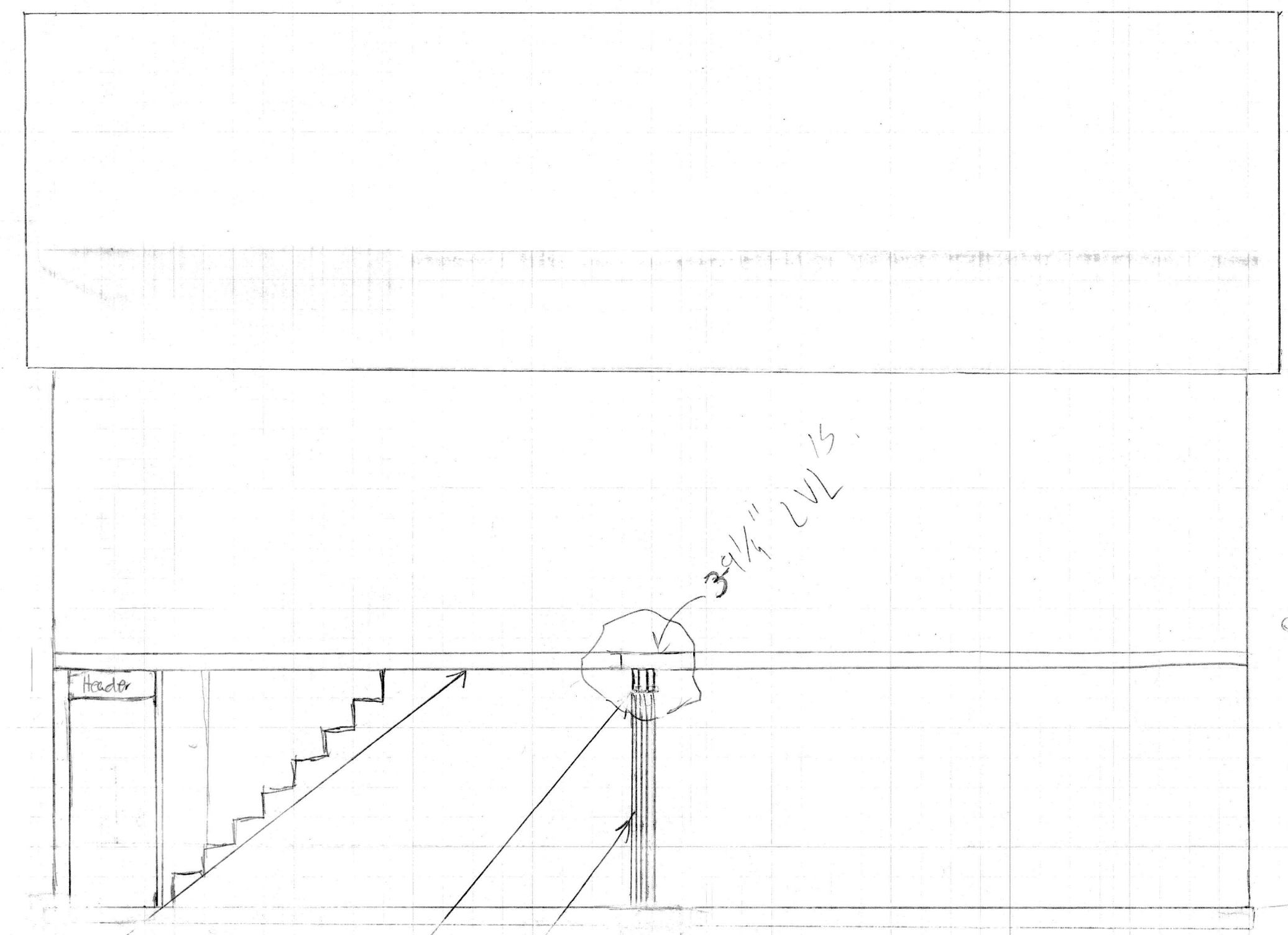
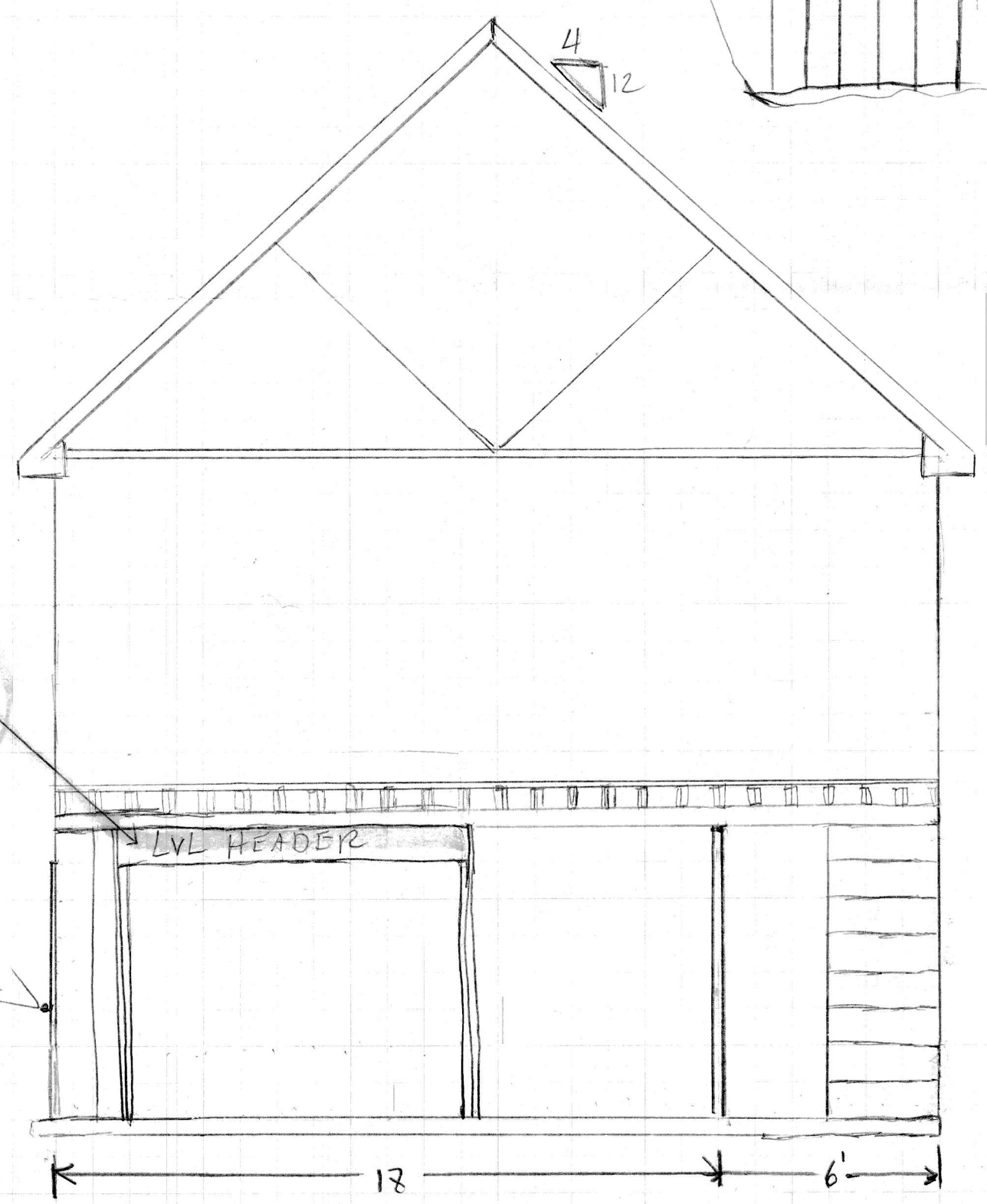
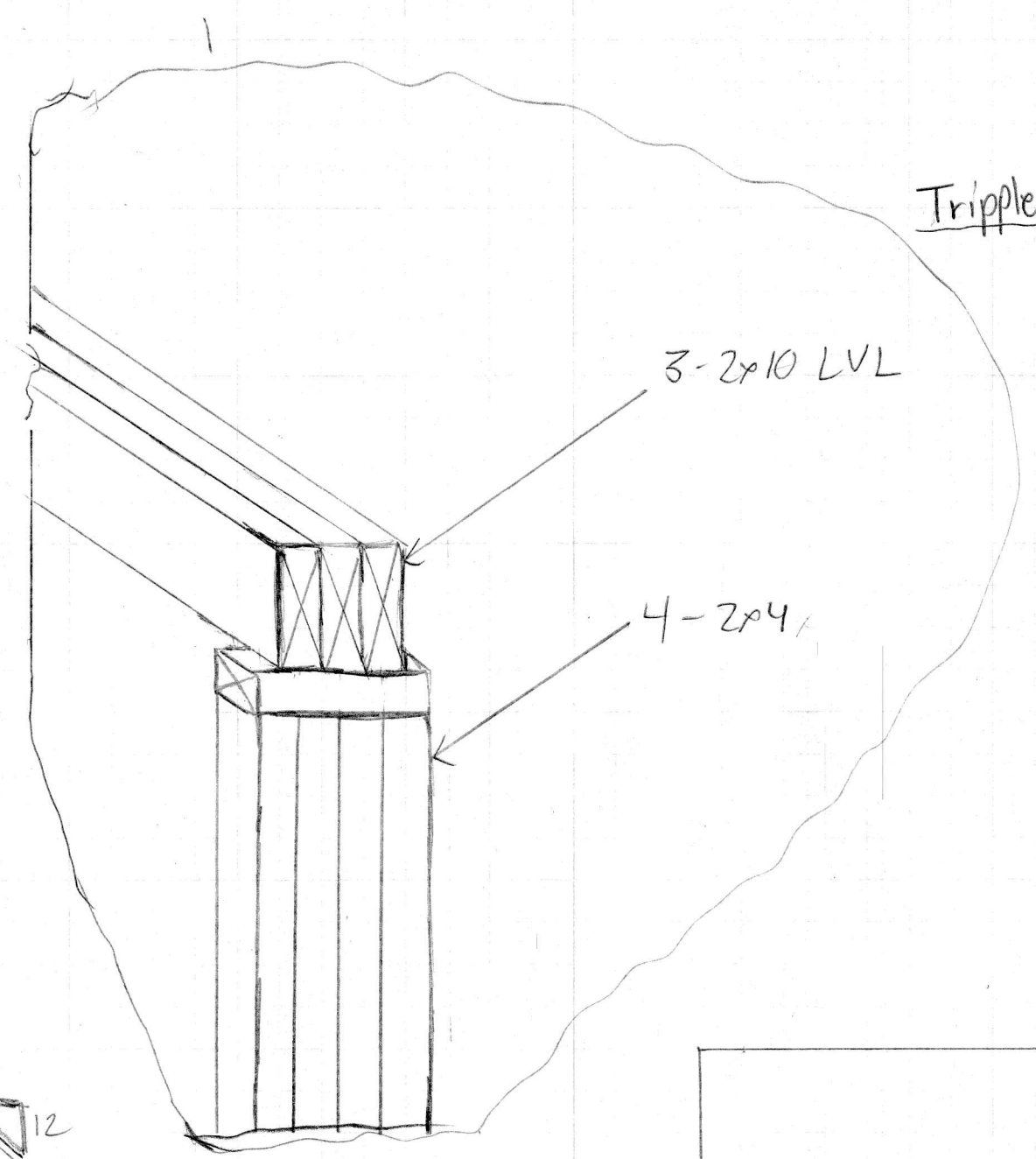


upstairs floor Plan

6x6 Cedar posts.

2x8 Deck

Tripple LVL Wall Section



ceiling Joists
floor Joists

Tripple 2x10
LVL

4-2x4 studs
nailed together
to acomodate a
structural Beam
at both load points.

Concrete Pillars



PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM, Planning Services Manager

Notice Of Public Hearing

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, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following request.

SU-11-25 Accessory Dwelling 120 Kelly Drive: The applicant is requesting a Special Use Permit to allow for an accessory dwelling on property located within an R-20 Zoning District. The property considered for approval is located on the South side of Kelly Drive approximately 500 feet East of the intersection with Ashby Lane, and is further identified as Wayne Co. Pin#: 2691-66-6340.

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.

Adjacent Property Owners of
SU-11-25

PIN	Owner Name	Address	City	State	Zip
2691666340	JOHNSON THELMA	PO BOX 1762	GOLDSBORO	NC	27533
2691665301	TOLAR JESSICA	122 KELLY DR	GOLDSBORO	NC	27530
2691667286	TURNER VERNON ELLIOTT II	118 KELLY DR	GOLDSBORO	NC	27530
2691668504	WELLONS JOANN A	115 KELLY DR	GOLDSBORO	NC	27530
2691666576	CREECH HUBERT A & W	117 KELLY DR	GOLDSBORO	NC	27530
2691669330	FLOARS JOHN R & W ANGELA	116 KELLY DR	GOLDSBORO	NC	27530
2691664515	DANIELS MARK B ETAL	119 KELLY DR	GOLDSBORO	NC	27530
2691665557	DANIELS MARK B ETAL	119 KELLY DR	GOLDSBORO	NC	27530
2691659455	HOWELL ADMIRAL GRIFFITH JR	237 BUCK SWAMP RD	GOLDSBORO	NC	27530
	Cad E. Burney	414 Water Circle	Goldsboro	NC	27534



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, SU-11-25, were notified by first class mail on 10-13-25.

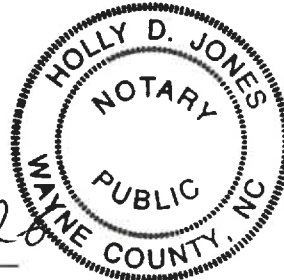
Mark E. Helmer
Signature

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

13th day of October, 2025

Holly D Jones
Notary Public Name



My Commission expires on July 29, 2026
(Seal)

SU-11-25 ACCESSORY DWELLING

120 Kelly Drive



www.goldsboronc.gov

GENERAL INFORMATION

- **Acres:** Approximately .78 acres
- **Owner:** Elvira Johnson
- **Applicant:** Carl E. Burney
- **Current Zoning:** Residential (R-20)
- **Existing Land Use:** Single Family Dwelling
- **Land Use Designation:** Medium Density Residential
- **Request:** The applicant is requesting a special use permit to allow for an accessory dwelling unit on the second story of a proposed detached garage.

Case Number: SUP-11-25
Request: Accessory Dwelling
Owner: Elvira Johnson
120 Kelly Drive
PIN# 2691-66-6340

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

Residential

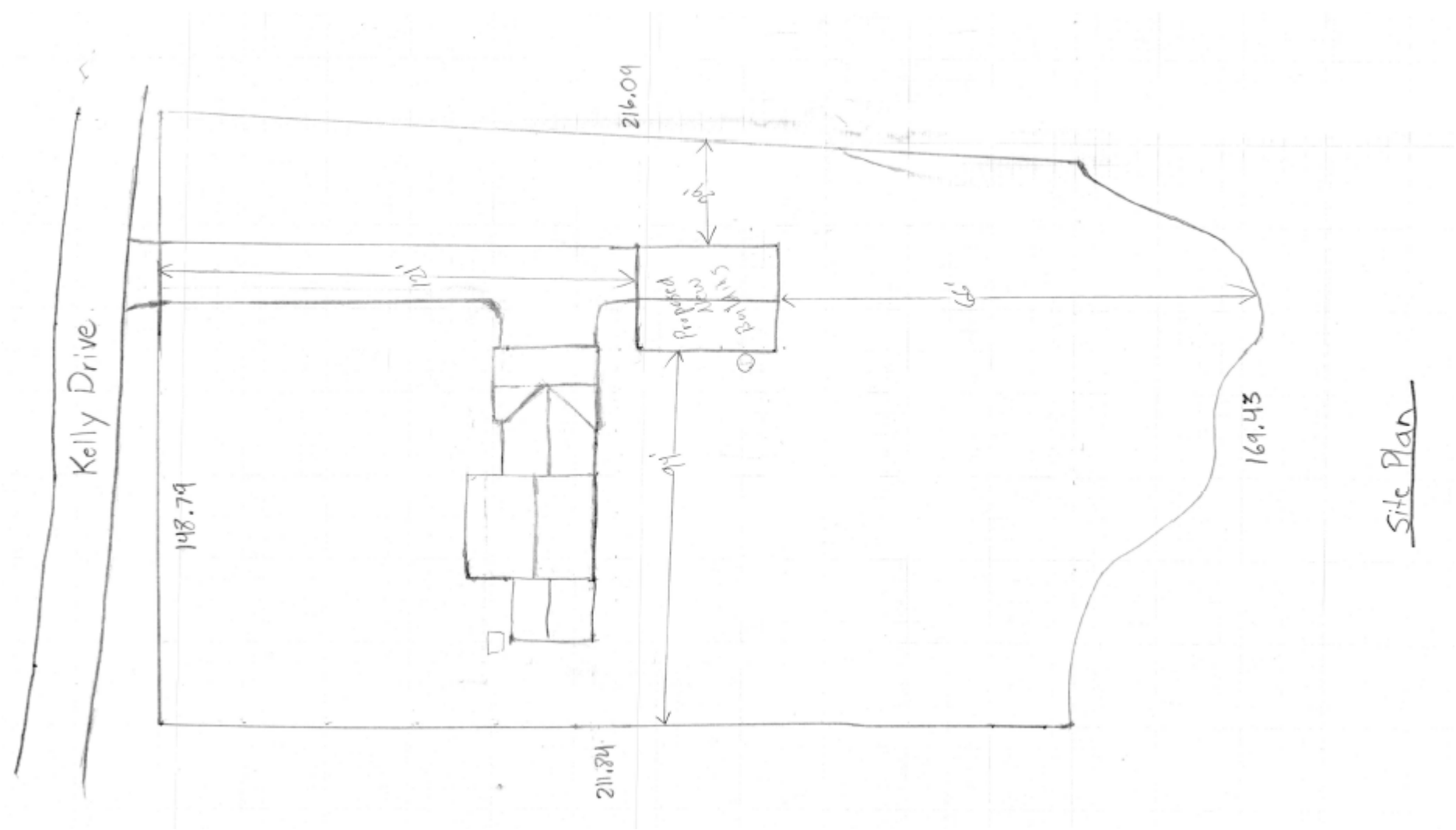
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- Property Lines
- Property Lines selection 1



According to the City of Goldsboro Unified Development Ordinance, Article 5.4, Table of Permitted Uses, accessory dwellings are permitted in all single-family zoning districts or developed lots with the exception of the Agriculture (AG) zoning district only after the obtainment of a Special Use Permit approved by City Council.

Residential Uses																											
Accessory dwellings		S 2 €	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2		S2	S2		S2	S2	S2					yes

Original Site Plan



In addition, the following are approval criteria for the proposed use:

1. Accessory dwellings/apartments must comply with all applicable local, state and federal housing codes. Only one accessory dwelling or apartment may be permitted per lot.
2. The accessory dwelling or accessory apartment shall not exceed forty percent (40%) of the square footage of the livable area of the principal structure or one thousand one hundred square feet of gross floor area, whichever is less.
3. An accessory dwelling shall be sited to the rear of the principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.
4. The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation or skirting appearance. Manufactured homes shall not be pulled up to or attached to the principal residence and be considered an accessory dwelling or accessory apartment.
5. Where there is no public sanitary sewer service to the accessory dwelling, the County Health Department shall approve sanitary sewer services provided to such accessory dwelling before construction begins.

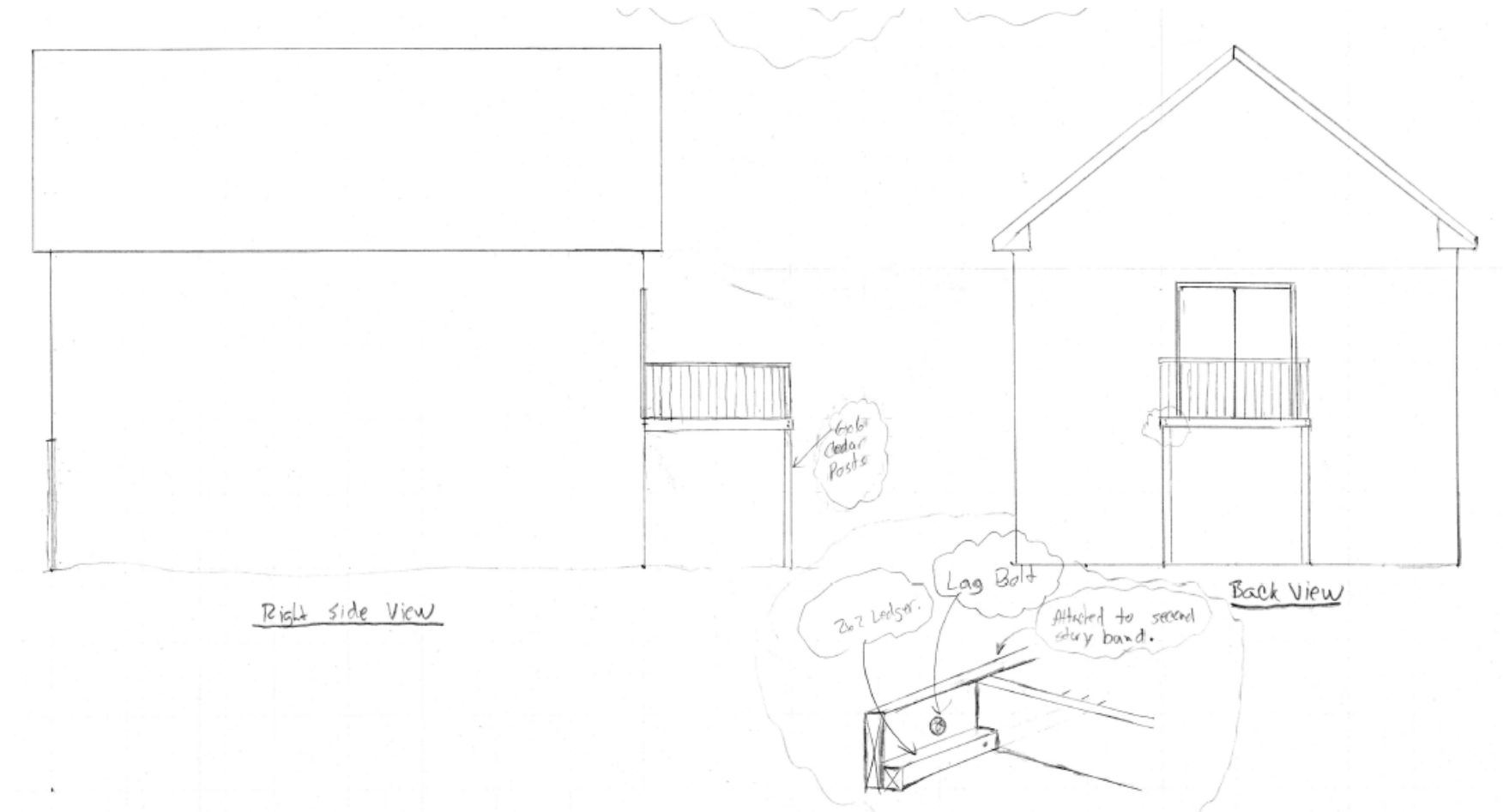
Case Number: SUP-11-25
Request: Accessory Dwelling
Owner: Elvira Johnson
120 Kelly Drive
PIN# 2691-66-6340

Legend

- Zoning
- AB
 - AG
 - CBD
 - GB
 - HB
 - I-1
 - I-2
 - IBP-1
 - NB
 - O&I-I
 - O&I-II
 - O-R
 - R-12
 - R-12SF
 - R-16
 - R-20
 - R-20A
 - R-40
 - R-6
 - R-9
 - R-9SF
 - RM-8
 - RM-9
 - SC
- Property Lines
- Property Lines selection 1



Site Plan with Landscaping



STAFF RECOMMENDATION

Planning staff finds the request to be consistent with the R-20 zoning district and complies with the supplemental standards of the UDO. Therefore, Planning staff recommends approval of the request in accordance with the finding for a special use permit.

REQUESTED ACTION

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

Public Hearing: Any person wishing to speak or give testimony may do so.

Close/Continue Hearing: After Council hears anyone who wishes to speak, the Mayor shall close the Public Hearing and Council shall enter deliberation. The Mayor also has the option to continue the hearing.

Deliberation: Council shall vote on each of the four findings in order to determine if the Special Use Permit shall be issued (refer to worksheet). Council has the ability to place conditions upon the approval provided there is evidence in the record to support the condition is warranted.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: CZ-3-25 - Eagles Reach (Community Shopping to Residential-6 and General Business Conditional Zoning District) – Located on the south side of US 70 West, north of Aycock Drive and on both sides of Isaac Smith Road

DEPARTMENT: Planning

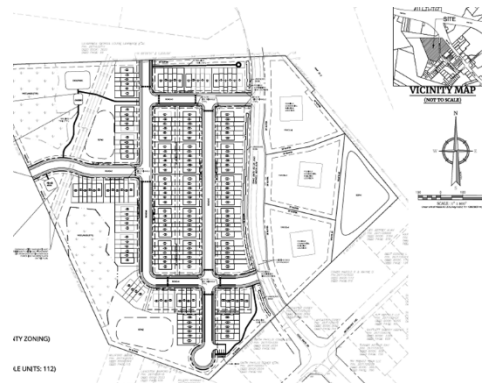
BACKGROUND:

ADDRESS: TBD

PARCEL: 2617130043

OWNER: Goldsboro Land Group LLC

APPLICANT: Goldsboro Land Group LLC
c/o Bryant Spencer



The applicant requests a change of zone from Wayne County's Community Shopping to Goldsboro's Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to 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.

Area: 43.24 acres.

SURROUNDING ZONING

Adjacent Zoning and Land Uses		
North	CS	Agriculture
South	CS/RES	Agriculture/Residential
East	SC	Shopping Center/Retail
West	CS	Agriculture

LAND-USE PLAN The property is identified as located within the Low and Medium-Density land use categories. Medium and High-Density Residential land uses have been designated for 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 Low and Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where water and sewer services are available.

A Mixed-Use I land use category is located directly across US 70 West from the subject property's Medium-Density land use designation. Mixed-Use I will provide a mixture of commercial uses, some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Wayne County's Community Shopping to Goldsboro's Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed within the corporate limits of Goldsboro.

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.

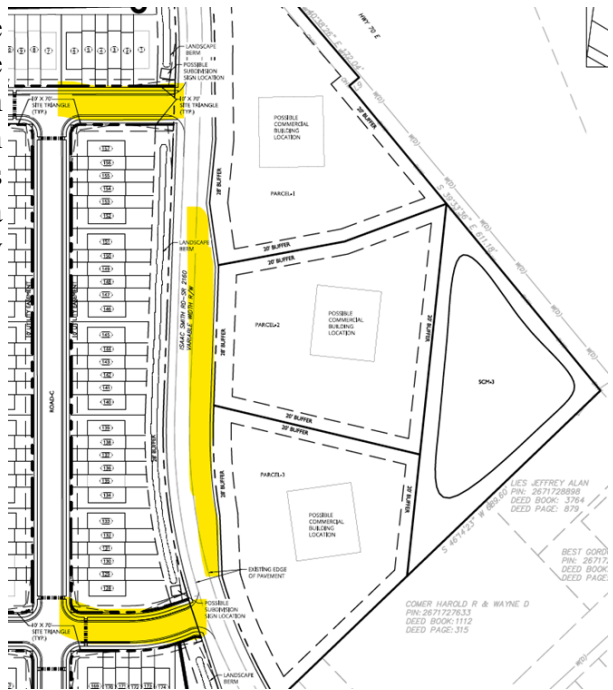
The proposed development is divided into two primary sections:

Section 1 is envisioned as a residential neighborhood featuring modern townhomes designed to meet the growing demand for diverse housing options in the region. This section will incorporate open space areas, pedestrian connectivity, and environmentally sensitive site planning, supporting sustainable and community-focused living. The open spaces are owned and maintained by HOA of the Eagles Reach Subdivision.

Section 2 is intended for future commercial development, offering opportunities for retail, services, and potentially office uses that will serve both the new residential population and the surrounding community. The commercial component is designed to be complementary to the residential area, promoting a walkable, integrated, and livable neighborhood.

Existing Land Use The majority of the site is vacant, consisting of agricultural farmland and woodlands.

Access Two points of access will serve the proposed subdivision. Access to the commercial lots directly across the street from the subdivision will also be from Isaac Smith Road. NCDOT will require road improvements for the commercial lots consisting of a deceleration lane and approved driveway permits for each lot at the time of development.



Residential

Density 174 units/28.33 acres = 6.15 dwelling units/per acre

Min. lot size: 4,840 sq. ft. + 2,200 sq. ft. (Per additional townhome)

Min. lot width: 20 ft.

Max. lot width: 24 ft.

Min. front setback: 25ft.

Min. side setback: 8 ft.

Min. side corner setback: 25 ft.

Min. rear setback: 25 ft.

Max. building height: 3 stories

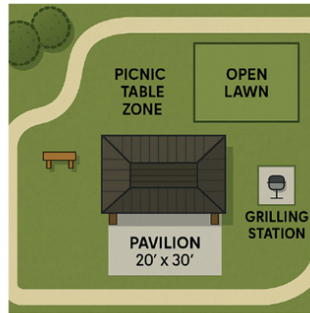
Required Open Space

The proposed residential townhome development will provide 8.50 acres of open space (30% of the gross site area) in lieu of the required 5.67 acres (20% of the gross site area).

Open spaces will include both active (walking trails, playgrounds, a dog park, outdoor grills, seating and a covered pavilion) 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).



GAZEBO



PICNIC AREA

Commercial:

- Parcel 1: 2.777 acres
- Parcel 2: 2.262 acres
- Parcel 3: 2.240 acres



Parking

Residential:

Required: 1.4 spaces per single bedroom unit + 2 spaces per unit (two or more bedrooms) + .5 per bedroom over 2

Proposed: 3 spaces per unit

Commercial: TBD for commercial lots based on use at time of Development.

Utilities Water and sewer services will be provided from Fork Township. The water distribution system for the Eagles Reach development will tie into existing public water infrastructure at two strategic locations to ensure adequate capacity, pressure, and redundancy for domestic use and fire protection. These connection points include the northeast corner of the project site, and the intersection of Isaac Smith Road and Westbrook Avenue. This dual-connection approach is intended to optimize flow capacity and ensure consistent water service throughout the development. The design and installation of the water infrastructure will comply with City of Goldsboro and state utility requirements, with attention to long-term operational efficiency, service reliability, and public safety.

The proposed Eagles Reach development will also develop offsite sanitary sewer system to connect to the existing sanitary manhole which bridges the gap between the exiting sanitary manhole and the property. The sewer network will connect to an existing municipal sewer manhole located near the intersection of Isaac Smith Road and North Carolina Highway 581 South.

To facilitate this connection, an 8-inch gravity sewer will be installed, extending approximately 1,705 linear feet from the development site to the existing sewer infrastructure. This offsite extension is designed in coordination with applicable utility standards and will be constructed to ensure reliable and efficient wastewater conveyance. The installation will be coordinated with the City of Goldsboro and relevant utility agencies to minimize disruption and ensure long-term serviceability.

Environmental Conditions A portion of the project contains delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowner's association.

Storm Drainage Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Stormwater runoff shall be conveyed through a collection system to a stormwater pond(s) for treatment and to meet city requirements for pre-post runoff. All stormwater control measures will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.

Proposed public/private infrastructure

Roadways: +3,700 linear ft. (Public)
Water mains: +5,220 linear ft. (Public)
Sewer mains: +4,900.63 linear ft. (Public)
Sidewalks: +7,700 linear ft. (Public)
Trails: +1,500 linear ft. (Private)

Streets The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

Sidewalks 5 ft. wide internal 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 will be required to be installed underground.

Interconnectivity has been identified for the site along the western property boundary.

Mail kiosk and Parking All residents will have access to a mail kiosk and seven (4) parking spaces to include two (1) handicap/van accessible spaces.



Subdivision signage 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.



Landscaping The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 20 ft. wide landscape buffer will surround the entire residential subdivision. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.

A 28-foot landscape buffer/berm is proposed along the street frontage of the property, providing a screening buffer for owners of residential lots from traffic, promoting pedestrian privacy and comfort, and contributing to the visual character of the neighborhood.

Building Elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code. Townhome footprint designs include the Ridge and Rockville.



The following design standards are proposed for the two footprints identified above:

- The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
- Townhouse will use a variety of colors to achieve individual character.
- All the town homes shall be raised from the finished grade a minimum of 18" and

shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.

- Areas under the porches may be enclosed with lattice.
- All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- No two town home units in a building shall have the same exterior paint color scheme.
- All town homes shall be two or three stories in height.
- Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
- All town homes units shall provide detained design elements using at least (1) of the features from each of the three categories below:

- 1. Entrance

- Recessed entry with 6” minimum width door trim.
 - Covered porch with 6” minimum width pillars/posts/columns.

- 2. Roof

- Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line

- 3. Facade Bay Window

- Balcony
 - Porch
 - Shutters
 - Window trim with 4” minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

Preliminary Subdivision Review and Approval.

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision review. 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.

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: 8 ft.
2. Rear Building Setback: 25 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 4,840 sq. ft. + 2,200 sq. ft. per additional townhome
4. Minimum lot width: Proposed reduction from 60 ft. to 24ft.
5. Sidewalks will be provided on both sides of all proposed streets.
6. Landscaped berm with increased landscaping on double frontage lots along Isaac Smith Road.
7. Two decorative subdivision signs are constructed of robust materials such as stone or similar solid masonry material.
8. The proposed development exceeds the minimum open space requirement outlined in the UDO while the ordinance requires 20% open area, the plan provides 30%, offering enhanced greenspace and recreational opportunities for future residents.
9. The proposed development remains well below the maximum permitted under the r-6 zoning category. the udo allows up to 7.3 dwelling units per acre, while the proposed plan reflects a density of only 6.15 units per acre, preserving neighborhood scale and character.
10. All components of the plan become conditions of the zoning district. Major modifications will require additional approvals by city council. Preliminary subdivision approval and construction drawing approval will be granted when all conditions of the zoning district are found to be met.

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

1. The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
2. Townhouse will use a variety of colors to achieve individual character.
3. All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
4. Areas under the porches may be enclosed with lattice.
5. All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
6. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.
7. No two town home units in a building shall have the same exterior paint color scheme.
8. All town homes shall be two or three stories in height.
9. Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
10. All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:

1. Entrance
 - a. Recessed entry with 6” minimum width door trim.
 - b. Covered porch with 6” minimum width pillars/posts/columns.
2. Roof
 - c. Dormer
 - d. Gable
 - e. Cupola/Tower/Chimney
 - f. Decorative cornice of roof line
3. Facade Bay Window
 - g. Balcony
 - h. Porch
 - i. Shutters
 - j. Window trim with 4” minimum width
 - k. Patterned finish (scales, shakes, wainscoting, brick, or stone)

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 opinion is the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

Planning Staff opinion is 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 opinion is the proposed R-6/General Business Conditional Zoning District will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is the proposed R-6/General Business 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 through a well-designed residential community.

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

The Planning Commission, at their September 29, 2025, meeting, voted to recommend approval of CZ-03-25 with the stated conditions of approval.

REQUIRED ACTION

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

April Choice

Sakeithia Reece

Laura Getz

Matthew Livingston

ORDINANCE 2025 — 41

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, November 3, 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 September 29, 2025; and

WHEREAS, Goldsboro Land Group, LLC has submitted a petition to rezone Tax Parcel 2617-13-0043 from Wayne County Community Shopping to Residential-6 and General Business Conditional Zoning District; and

WHEREAS, the City of Goldsboro Comprehensive Land Use Plan places the Low and Medium-Density land use categories; and

WHEREAS, the Low and Medium-Density land use categories have been designated for areas that have water or sewer service or where plans exist to extend water or sewer service; and

WHEREAS, the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Low and Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available; and

WHEREAS, a Mixed-Use I land use category is located directly across US 70 West from the subject property's Low and Medium-Density land use designation; and

WHEREAS, Mixed-Use I land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts; and

WHEREAS, the Residential-6 Conditional Zoning District was established to accommodate single and multifamily residential uses; and

WHEREAS, the General Business Conditional Zoning District is intended to allow for wide range of commercial uses in support of residential land uses; and

WHEREAS, the Residential-6 Conditional Zoning District and General Business 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 through a well-designed residential community; and

WHEREAS, the proposed rezoning is reasonable and in the best public interest because the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map, 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. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Wayne County Community Shopping to Residential-6 Conditional Zoning District and General Business Conditional Zoning District:
2. CZ-03-25 Eagles Reach Subdivision: A site-specific development plan documenting the conditions of this Residential-6 Conditional Zoning District and General Business Conditional Zoning District:
3. Conditions of the Residential-6 Conditional Rezoning District shall include:
 1. Side Building Setback: 8 ft.
 2. Rear Building Setback: 25 ft.
 3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 4,840 sq. ft. + 2,200 sq. ft. per additional townhome
 4. Minimum lot width: Proposed reduction from 60 ft. to 24ft.
 5. Sidewalks will be provided on both sides of all proposed streets.
 6. Landscaped berm with increased landscaping on double frontage lots along Isaac Smith Road.
 7. Two decorative subdivision signs are constructed of robust materials such as stone or similar solid masonry material.
 8. The proposed development exceeds the minimum open space requirement outlined in the UDO while the ordinance requires 20% open area, the plan provides 30%, offering enhanced greenspace and recreational opportunities for future residents.
 9. The proposed development remains well below the maximum permitted under the r-6 zoning category. the UDO allows up to 7.3 dwelling units per acre, while the proposed plan reflects a density of only 6.15 units per acre, preserving neighborhood scale and character.
 10. All components of the plan become conditions of the zoning district. Major modifications will require additional approvals by city council. Preliminary subdivision approval and construction drawing approval will be granted when all conditions of the zoning district are found to be met.

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

1. The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
2. Townhouse will use a variety of colors to achieve individual character.
3. All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
4. Areas under the porches may be enclosed with lattice.
5. All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
6. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
7. No two town home units in a building shall have the same exterior paint color scheme.
8. All town homes shall be two or three stories in height.
9. Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
10. All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:
 1. Entrance
 - a. Recessed entry with 6" minimum width door trim.
 - b. Covered porch with 6" minimum width pillars/posts/columns.

- 2. Roof
 - c. Dormer
 - d. Gable
 - e. Cupola/Tower/Chimney
 - f. Decorative cornice of roof line
- 3. Facade
 - g. Bay Window
 - h. Balcony
 - i. Porch
 - j. Shutters
 - k. Window trim with 4” minimum width
 - l. Patterned finish (scales, shakes, wainscoting, brick, or stone)

4. City of Goldsboro Future Land Use map shall continue to identify this property with the Low and Medium-Density Residential land use classifications, as well as, Commercial land use designations.

The following Wayne County Parcel Identification # shall be rezoned: 2617130043

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-3-25 EAGLES REACH
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 Low and 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. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area. 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 Low and 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 **Eagles Reach**

Proposed Use **Residential (Section-1), Commercial (section-2)**

Project location or address **3003 US HWY 70 W, GOLDBORO, NC, 27530**

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

PIN#	2617130043	TAX ID#	07H06000005011

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

PROPERTY OWNER INFORMATION

Name **GOLDBORO LAND GROUP LLC**

Address **2919 BREEZEWOOD AVE SUITE 100, FAYETTEVILLE NC 28303-5283**

Phone **910-308-0804** Email **bryantspencer@hufffamilyoffice.com**

OWNER/DEVELOPER INFORMATION

Company Name **GOLDBORO LAND GROUP LLC** Contact Name **Bryant Spencer**

Address **2919 BREEZEWOOD AVE SUITE 100, FAYETTEVILLE NC 28303-5283**

Phone **910-308-0804** Email **bryantspencer@hufffamilyoffice.com**

CONSULTANT/ENGINEERING FIRM

Company Name **COLLIERS ENGINEERING AND DESIGN** Contact Name **SRINIJA TUMMALAPALLI**

Address **2000 REGENCY PKWY, SUITE #295, CARY, NC, 27518**

Phone **910-233-8581** Email **srinija.tummalapalli@collierseng.com**

ZONING INFORMATION

Existing Zoning District **CS (COUNTY ZONING)** Proposed Zoning District **R-6-CU (SECTION-1), GB-CU(SECTION-2)**

If more than one district, provide the acreage of each: **28.33 AC, 8.57 AC**

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

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 0 SF	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/sf +/- 15.62 AC/ +/- 680,498 SF	Neuse River Buffer ☒ Yes ☐ No
Watershed Protection Area N/A	Wetlands ☒ Yes ☐ No 3.974 AC
FEMA Map Panel 3720266000K	Base Flood Elevation N/A

SITE DATA

Total # of single-family lots 0	Total densities per zoning district 6.2 UNITS PER ACRE
Total # of townhouse lots 174	Acreage in active open space +/- 2.55 AC
Total # of all lots 174	Acreage in passive open space +/- 5.95 AC
Linear feet of new roadways +/- 3700 FT	Linear feet of new sewer mains +/- 4900 FT
Linear feet of new water mains +/- 5220 FT	Linear feet of new sidewalks +/- 7700 FT
Proposed sewer allocation +/- 54,150 GPD	Linear feet in new trails 0 FT

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 SRINIJA TUMMALAPALLI 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 8/20/25
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 SRINIJA TUMMALAPALLI (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

BRYANT SPENCER

North Carolina

(State)

New Hanover

(County)

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

Witness my hand and notarial seal this the 20th day of August, 2025.

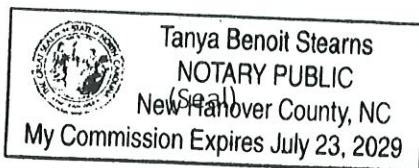
Notary Public:

Tanya Benoit Stearns

(Printed Name)

Tanya Benoit Stearns

(Signature)



County of Commission:

New Hanover

Commission Expires:

July 23, 2029

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).



EAGLES REACH

Conditional Rezoning

Srinija Tummalapalli, P.E.

Accelerating success.

Introduction

Project Name: Eagles Reach

PIN: 2671730043

Tax ID: 07H06000005011

Property Address: 3003 US Hwy 70 W, Goldsboro, NC 27530.

Property Owner: Goldsboro Land Group, LLC.

Owner's Address: 2919 Breezewood Ave Suite 400, Fayetteville NC 28303-5283.

Engineering Firm: Colliers Engineering and Design

Contact: Srinija Tummalapalli, P.E.

Project Narrative

The Eagles Reach project is a thoughtfully planned development that proposes the transformation of approximately 36.94 acres of land into a vibrant mixed-use community, strategically integrating residential and commercial uses. This rezoning request aims to reclassify the parcel from its current Wayne County designation to appropriate zoning classifications within the City of Goldsboro jurisdiction, in alignment with the City's comprehensive growth and land-use objectives.

The proposed development is divided into two primary sections:

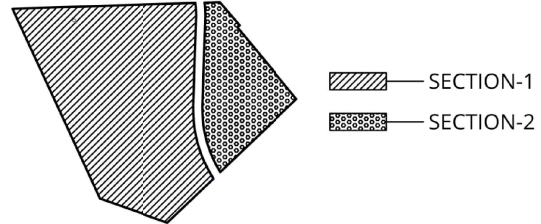
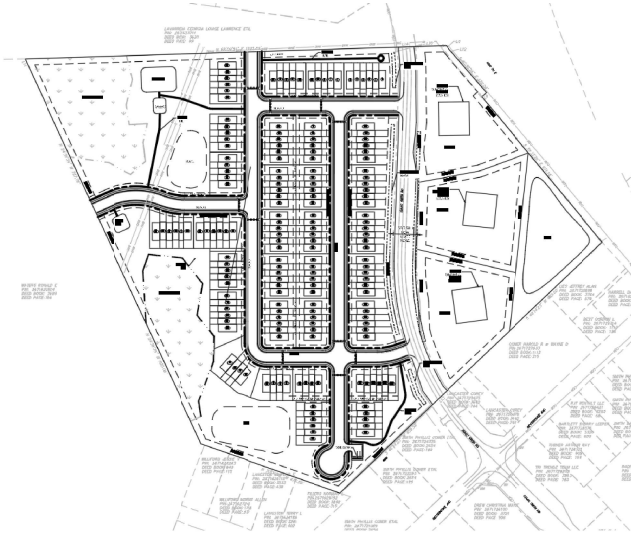
- **Section 1** is envisioned as a residential neighborhood featuring modern townhomes designed to meet the growing demand for diverse housing options in the region. This section will incorporate open space areas, pedestrian connectivity, and environmentally sensitive site planning, supporting sustainable and community-focused living. The open spaces are owned and maintained by HOA of the Eagles Reach Subdivision.
- **Section 2** is intended for future commercial development, offering opportunities for retail, services, and potentially office uses that will serve both the new residential population and the surrounding community. The commercial component is designed to be complementary to the residential area, promoting a walkable, integrated, and livable neighborhood.

Project Narrative (Continued.)

The project will comply with applicable City of Goldsboro zoning standards. Careful consideration will be given to stormwater management, traffic circulation, utility access, and streetscape design to ensure a well-functioning and visually cohesive development. The design intent prioritizes compatibility with adjacent land uses and contributes positively to the character and economic vitality of the area.

Rezoning the Eagles Reach will enable smart growth within the City's future land use framework, promote sustainable development, and provide a balanced mix of uses that support the long-term vision of the Goldsboro community. We respectfully request your consideration and support for this rezoning application.

Overall Site Plan

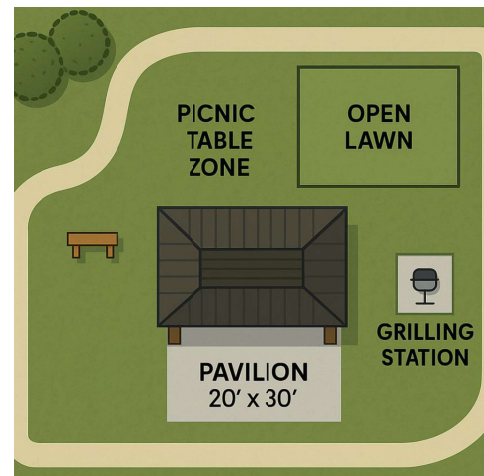


SECTION-1
SECTION-2

Site Plan Details



GAZEBO



PICNIC AREA

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Section-1: Residential Development

Project Area: 28.33 acres

Current Zoning: CS (Community Shopping, Wayne County Zoning)

Proposed Zoning: R-6-CU (Goldsboro Zoning)

Development Overview

Proposed Units: Townhomes

Total Units: 174 (62 end units, 112 middle units)

Setbacks:

Front: 25 ft

Back: 25 ft

Side: 8 ft

Corner: 25 ft

Section-1: Residential Development (Cntd)

Minimum Lot Area: 4,840 sq ft + 2,200 sq ft per additional townhome

Open Space

Required Open Space: 5.67 acres (20%)

Provided Open Space: 8.50 acres (30%)

Proposed Density

The residential area will achieve a density of 6.15 units per acre, ensuring an efficient and balanced use of land while maintaining community standards.

Section-2: Commercial Development

Project Area: 8.57 acres

Current Zoning: CS (Community Shopping, Wayne County Zoning)

Proposed Zoning: GB-CU (Goldsboro Zoning)

Parcels

Parcel 1: 2.777 acres

Parcel 2: 2.262 acres

Parcel 3: 2.240 acres

This section will accommodate commercial uses, complementing the residential townhomes in Section 1.

Off-site Utilities: Sewer

The proposed Eagles Reach development will also develop offsite sanitary sewer system to connect to the existing sanitary manhole which bridges the gap between the exiting sanitary manhole and the property. The sewer network will connect to an existing municipal sewer manhole located near the intersection of Isaac Smith Road and North Carolina Highway 581 South.

To facilitate this connection, an 8-inch gravity sewer will be installed, extending approximately 1,705 linear feet from the development site to the existing sewer infrastructure. This offsite extension is designed in coordination with applicable utility standards and will be constructed to ensure reliable and efficient wastewater conveyance. The installation will be coordinated with the City of Goldsboro and relevant utility agencies to minimize disruption and ensure long-term serviceability.

Off-site Utilities: Water

The water distribution system for the Eagles Reach development will tie into existing public water infrastructure at two strategic locations to ensure adequate capacity, pressure, and redundancy for domestic use and fire protection. These connection points include:

- The northeast corner of the project site, and
- The intersection of Isaac Smith Road and Westbrook Avenue

This dual-connection approach is intended to optimize flow capacity and ensure consistent water service throughout the development. The design and installation of the water infrastructure will comply with City of Goldsboro and state utility requirements, with attention to long-term operational efficiency, service reliability, and public safety.

Design Standards - Entrance Details



The entrance for section-1 (residential development) would be similar to the image shown and the materials used for this entrance sign include but not limited to

- Metal
- Wood
- Natural Stone

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Mail Box



- The mailbox for section-1 (residential development) would be similar to the image shown
- Materials used shall be authentic in appearance (brick, stone, masonry blocks)

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards – Streetlights and Road Signs



The streetlights planned for the proposed development will resemble those depicted in the image.

The road signs planned for the proposed development will be similar in design to those shown in the image.

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Town Homes



- The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
- Townhouse will use a variety of colors to achieve individual character
- All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
- Areas under the porches may be enclosed with lattice.
- All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- No two town home units in a building shall have the same exterior paint color scheme.
- All town homes shall be two - three stories.
- Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Town Homes (Continued)

All town homes units shall provide detained design elements using at least (1) of the features from each of the three categories below:

1. Entrance
 - Recessed entry with 6" minimum width door trim.
 - Covered porch with 6" minimum width pillars/posts/columns.
2. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line
3. Facade Bay Window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4" minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Landscape Details:

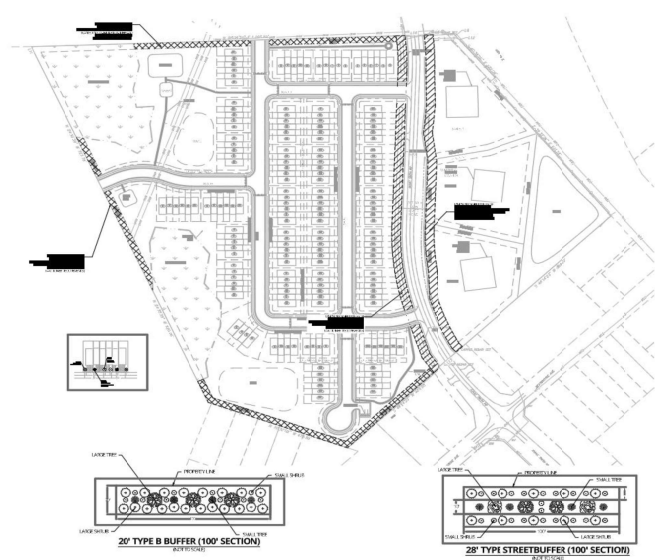
The landscape design for the Isaac Smith Tract development prioritizes visual appeal, environmental sensitivity, and compliance with applicable zoning and buffering requirements. The plan incorporates a combination of native and ornamental vegetation to provide an attractive streetscape, effective screening, and enhanced site aesthetics.

To ensure appropriate separation between the development and adjacent land uses, the project includes the following buffer provisions:

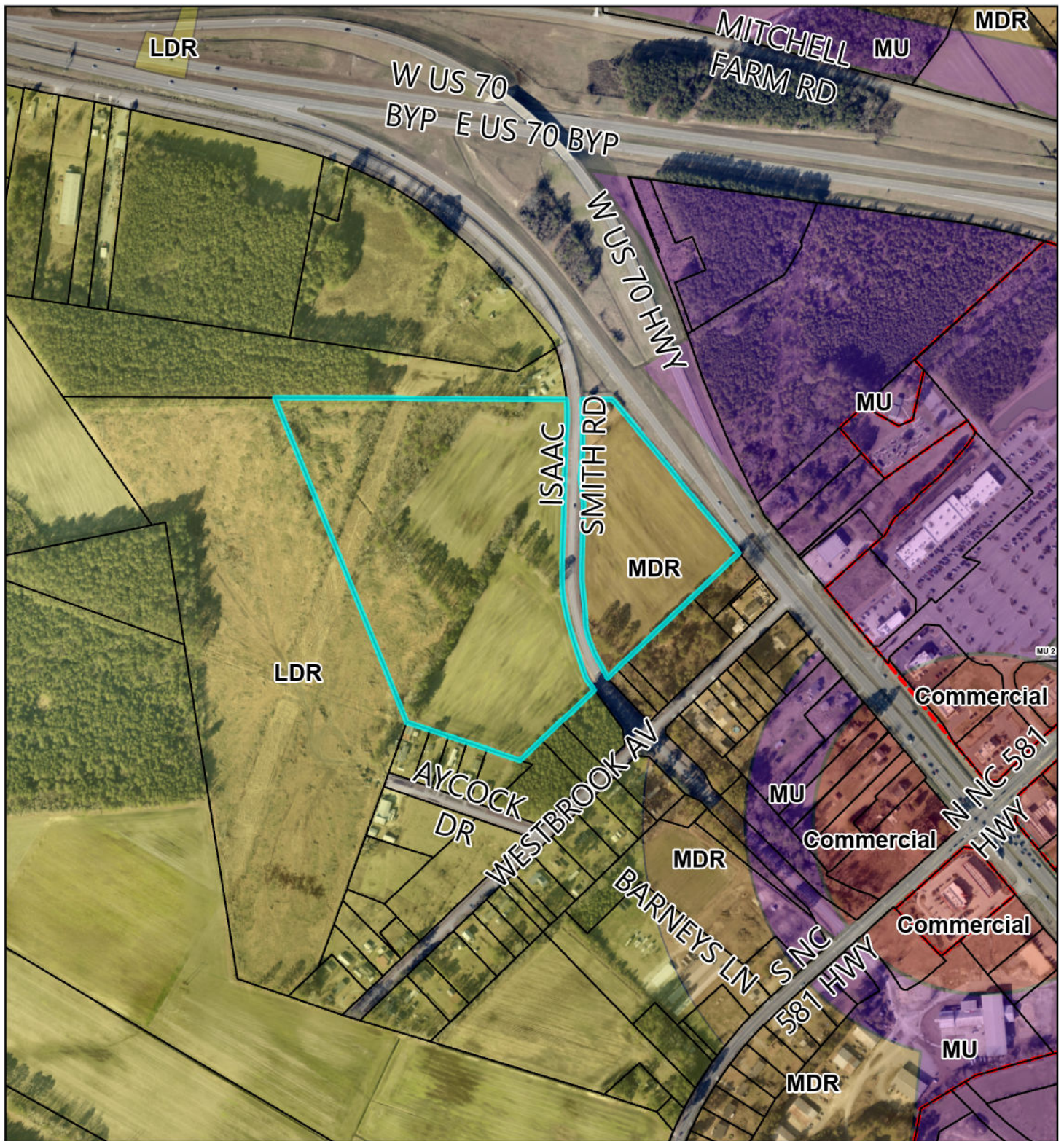
- A 28-foot landscape buffer is proposed along the street frontage of the property, providing screening o the residential lots form the traffic , promotes pedestrian comfort, and contributes to the visual character of the neighborhood.
- A 20-foot buffer strip is incorporated along the side and rear property boundaries, offering a natural screen that enhances privacy and softens the transition between the proposed development and surrounding properties.

Detailed planting layouts and species selections are included in the submitted landscape plan. The design features a representative 100-foot buffer section, illustrating spacing, layering, and typical plant types. Tree species have been selected based on their adaptability to local conditions. The proposed landscaping will be maintained in accordance with city requirements and contribute positively to the overall quality and identity of the Isaac Smith Tract development.

Landscape Plan



POSSIBLE TREE SPECIES	
TREES	BOTANICAL NAME
ACE RUB	ACER RUBRUM
ACE BFR	ACER SACCHARUM "BONFIRE"
BED DUR	BETULA NIGRA "BNMITT" TM
NYS WIL	NYSSA SYLVATICA "WILDFIRE"
PLA OCC	PLATANUS OCCIDENTALIS
QUE PAL	QUERCUS PALUSTRIS
QUE PHE	QUERCUS PHELLOS
EVERGREEN TREES	BOTANICAL NAME
ILE OPA	ILEX OPACA "DAN FENTON"
JUN VIR	JUNIPERUS VIRGINIANA
PIN TAE	PINUS TAEDA
FLOWERING TREES	BOTANICAL NAME
AME ALT	AMELANCHIER X GRANDIFLORA "ALT"
CER CAN	CERCIS CANADENSIS "FOREST PANIS"
COR KOU	CORNUS KOUSA
SHRUBS	BOTANICAL NAME
BER THU	BERBERIS THUNBERGII
CAM SAS	CAMELLIA SASANKUA "SHOWA-NO-SA"
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE GLA	ILEX GLABRA "SHAMROCK"
ILE VOM	ILEX VOMITORIA "SCHILLINGS"
ITE VIR	ITEA VIRGINICA "HENRY'S GARINET"
LOR CHI	LOROPETALUM CHINENSE RUBRUM "
MYR CER	MYRICA CERIFERA
PRU CAR	PRUNUS CAROLINIANA "COMPACTA"
THU OCC	THUJA OCCIDENTALIS "FIRE CHIEF"



Case Number: CZ-03-25
 Request: Rezone to R6-CZ & GB-CZ
 Owner: Goldsboro Land Group LLC
 Location: Isaac Smith Road.
 PIN# 2617-13-0043

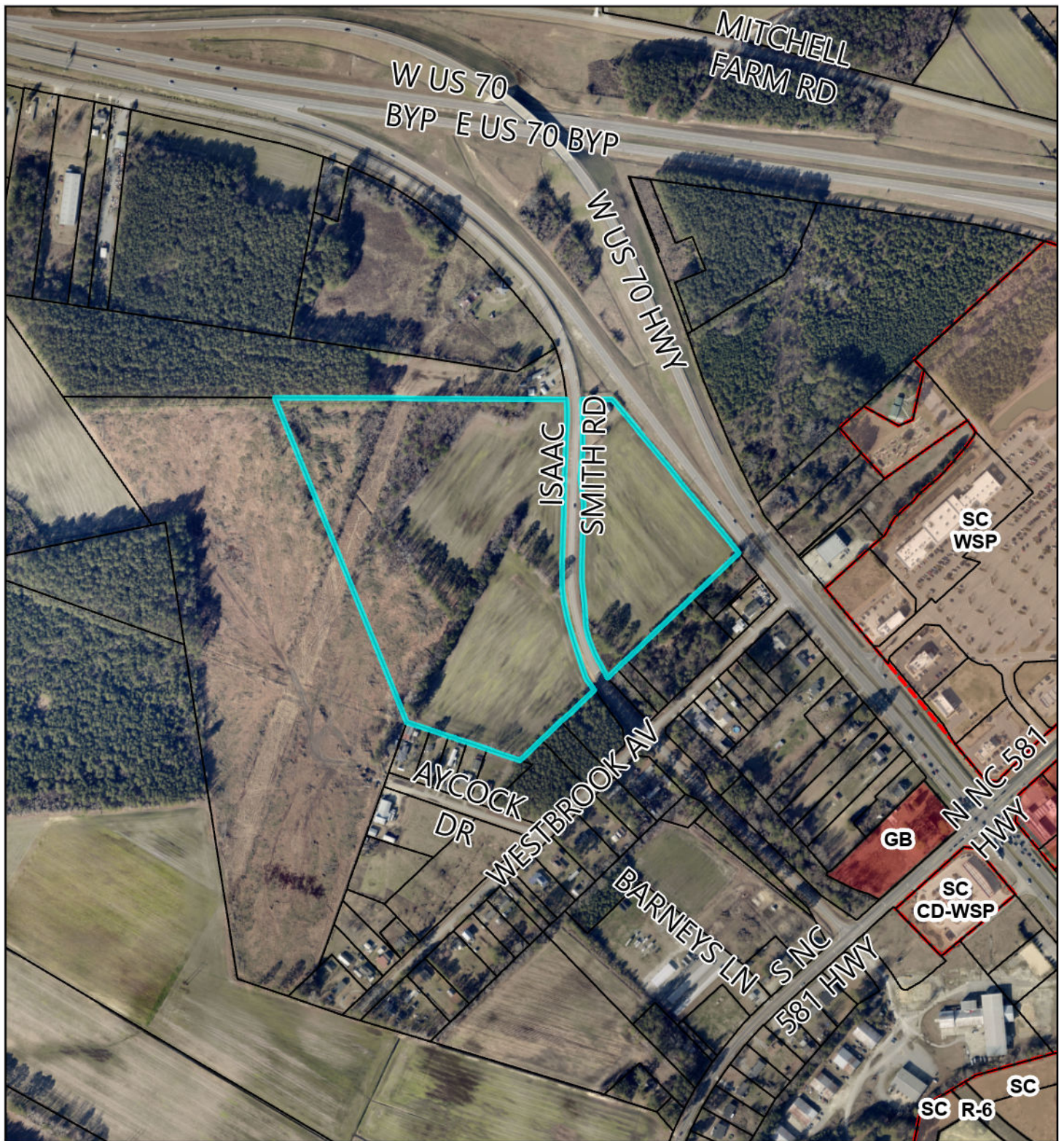
N



0 500 1,000 2,000 Feet

Legend

- | | | |
|--------------------------|--------------------------|--------------------------------|
| Property Lines selection | Office and Institutional | Residential |
| Property Lines | Industrial | |
| Road Centerline County | Conservation | |
| City Limit | Mixed Use | High Density Residential |
| Future Land Use | Mixed Use - Downtown | Medium Density Residential |
| Commercial | Mixed Use I | Low Density Residential |
| | Mixed Use II | Rural Residential/ Agriculture |



Case Number: CZ-03-25
 Request: Rezone to R6-CZ & GB-CZ
 Owner: Goldsboro Land Group LLC
 Location: Isaac Smith Road.
 PIN# 2617-13-0043



0 500 1,000 Feet

Legend

- Property Lines selection
- Property Lines
- RoadCenterline County
- City Limit
- Zoning**
- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF

- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC

- SC R-6
- SC

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM, Planning Services Manager

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, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-03-25 Eagles Reach: The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

CZ-04-25 Tucker Trace: The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

CZ-06-25 Borden Mills: The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#:'s 3509-19-1639, 3509-19-6339, 3509-19-4602.

CZ-07-25 Village One: Senior And Veteran 60+ Housing: The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

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 10/19/2025

Publish on 10/26/2025

Adjacent Property Owners of
CZ-03-25

PIN	Owner Name	Address	City	State	Zip
PIN	OWNERNAME	OWNERADDR1	OWNERCITY	OWNERST	OWNERZIP
2671835119	PARWELL LLC	8413 BELGIUM DR	RALEIGH	NC	27606
2671833031	O'REILLY AUTOMOTIVE INC	PO BOX 9167	SPRINGFIELD	MO	65801
2671833109	PARWELL LLC	8413 BELGIUM DR	RALEIGH	NC	27606
2671832310	270 GOLDSBORO LLC	2116 LAKE WHEELER RD	RALEIGH	NC	27603
2671834935	270 GOLDSBORO LLC	2116 LAKE WHEELER RD	RALEIGH	NC	27603
2671824853	HUTTON GOLDSBORO NC ST LLC	736 CHERRY ST	CHATTANOOGA	TN	37402
2671725478	LANCASTER COREY	1195 EDWARDS RD	PRINCETON	NC	27569
2671633711	LAVARREDA GEORGIA LOUISE LAWRENCE E	240 RIVERBEND RD N	GOLDSBORO	NC	27530
2671730043	ASA MANAGEMENT COMPANY LLC	114 POINSETTIA DR	GOLDSBORO	NC	27534
2671730043	ASA MANAGEMENT COMPANY LLC	114 POINSETTIA DR	GOLDSBORO	NC	27534
2671628186	LANGSTON TERRY L	129 AYCOCK DR	GOLDSBORO	NC	27530
2671728898	LIES JEFFREY ALAN	202 TWIN CREEKS DR	GOLDSBORO	NC	27530
2671628118	LANGSTON WINFORD E	3452 WAYNE MEMORIAL DR	GOLDSBORO	NC	27534
2671721089	SMITH PHYLLIS COMER ETAL	120 FAIRMAX RD	GOLDSBORO	NC	27534
2671629192	COTE SANANTINA CORDOVA	118 AYCOCK DR	GOLDSBORO	NC	27530
2671626263	WILLIFORD JESSIE V	148 AYCOCK DR	GOLDSBORO	NC	27530
2671622504	WATERS RONALD E	165 PERKINS MILL RD	GOLDSBORO	NC	27530
2671722293	SMITH PHYLLIS COMER ETAL	120 FAIRMAX RD	GOLDSBORO	NC	27534
2671725435	LANCASTER COREY	1195 EDWARDS RD	PRINCETON	NC	27569
2671820802	HARRELL DARON LANE	206 LAKE RIDGE DR	GOLDSBORO	NC	27530
2671729714	BEST GORDON L	105 SASSER DR	GOLDSBORO	NC	27530
2671724335	SMITH PHYLLIS COMER ETAL	120 FAIRMAX RD	GOLDSBORO	NC	27534
2671627240	WILLIFORD MORRIS ALLEN	142 AYCOCK DR	GOLDSBORO	NC	27530
2671727633	COMER HAROLD R & WAYNE D	322-C WOOD FARM ROAD	SWANSBORO	NC	27584
2671639980	FLOARS BOBBY DARRYL	PO BOX 10928	GOLDSBORO	NC	27532
2671748135	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27611
2671749201	270 GOLDSBORO LLC	2116 LAKE WHEELER RD	RALEIGH	NC	27603
2671548278	GRANTHAM R E	686 MITCHELL FARM RD	GOLDSBORO	NC	27530
	Goldsboro Land Group LLC	2919 Breezewood Ave. Ste 100	Fayetteville	NC	28303-5283
	Colliers Engineering and Design	2000 Regency Parkway STE #295	Cary	NC	27518



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-03-25, were notified by first class mail on 10-13-25.

Mark E. Helmer
Signature

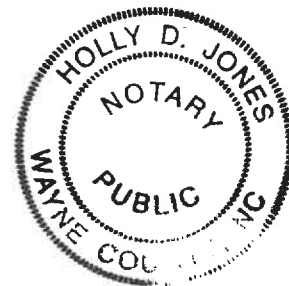
Wayne County, North Carolina

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

13th day of October, 2025

Holly D Jones
Notary Public Name

My Commission expires on July 29, 2026
(Seal)



CZ-03-25 Eagles Reach

Located on the south side of US 70 West, north of Aycock Drive
and on both sides of Isaac Smith Road.



www.goldsboronc.gov

GENERAL INFORMATION

- **Acres:** Approximately 43.24 acres
- **Owner:** Goldsboro Land Group LLC
- **Applicant:** Goldsboro Land Group LLC
- **Current Zoning:** Wayne County Community Shopping
- **Proposed Zoning:** Residential-6 and General Business Conditional Zoning District
- **Proposed Use:** Single-Family and Commercial Development
- **Request:** The applicant is requesting to rezone 43.24 acres of land from Wayne County Community Shopping to Residential-6 and General Business Conditional Zoning to construct a 174-lot single-family detached residential subdivision and 3 commercial lots.

ZONING

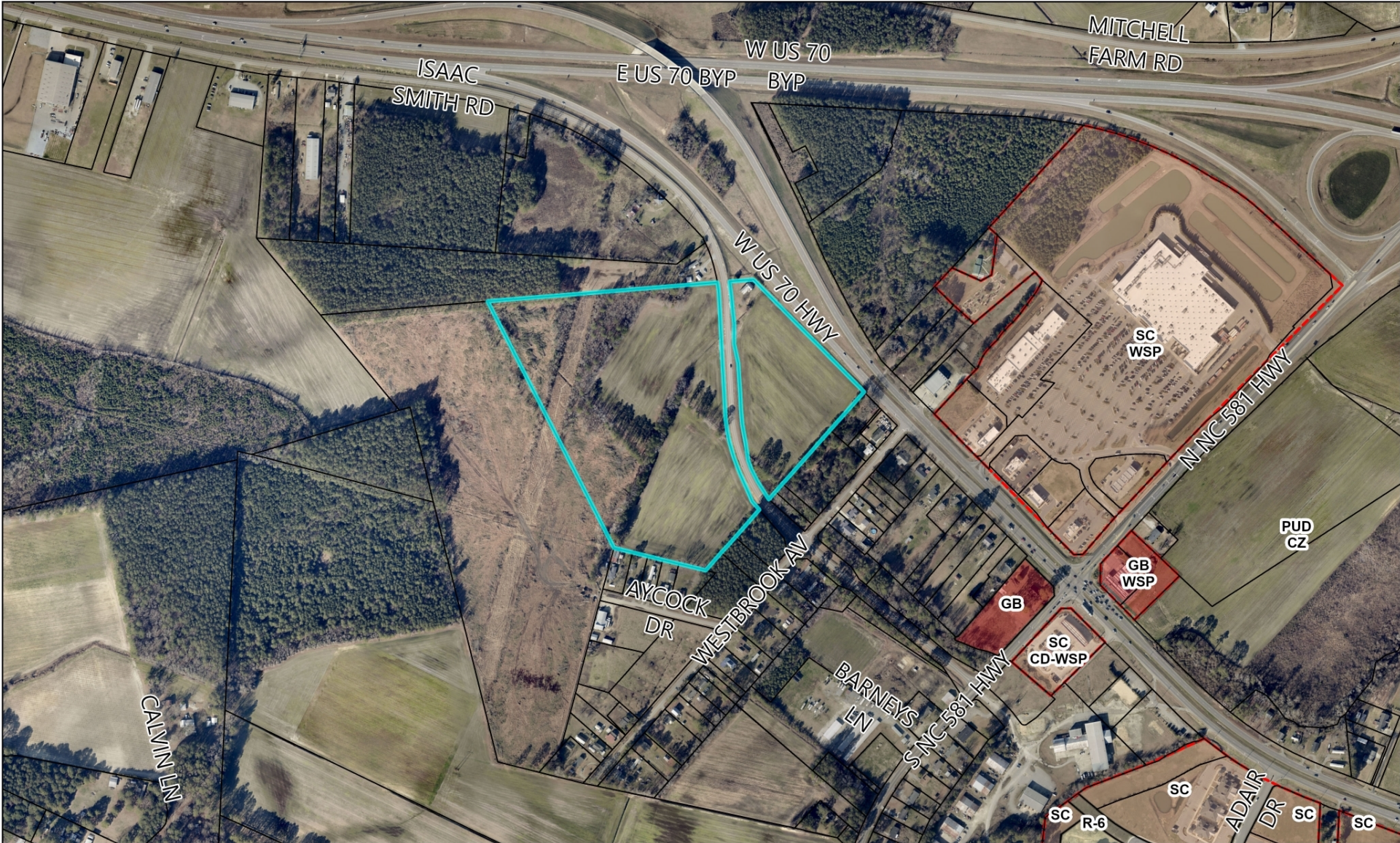
- Surrounding Zoning:

Adjacent Zoning and Land Uses		
North	WCCS	Agriculture
South	WCCS/RES	Agriculture/Residential
East	SC	Retail
West	CS	Agriculture

Case Number: CZ-03-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Goldsboro Land Group LLC
Location: Isaac Smith Road.
PIN# 2617-13-0043

Legend

- Zoning
- AB
 - AG
 - CBD
 - GB
 - HB
 - I-1
 - I-2
 - IBP-1
 - NB
 - O&I-I
 - O&I-II
 - O-R
 - R-12
 - R-12SF
 - R-16
 - R-20
 - R-20A
 - R-40
 - R-6
 - R-9
 - R-9SF
 - RM-8
 - RM-9
 - SC
- Property Lines
- Property Lines selection



CONSISTENCY WITH ADOPTED PLANS AND POLICIES

- **Envision 35 (Comprehensive land use map):** The property is identified as located within the Low and Medium-Density land use categories. Medium and High-Density Residential land uses have been designated for 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 Low and Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where water and sewer services are available.
- A Mixed-Use I land use category is located directly across US 70 West from the subject property's Medium-Density land use designation. Mixed-Use I will provide a mixture of commercial uses, some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area.
- **City of Goldsboro Unified Development Ordinance (UDO).** The proposed rezoning is consistent with the land use and density recommendations of the UDO. All stated deviations from the UDO shall be documented as conditions of the R6-CZ and General Business (GB) zoning districts. Any deviation not declared shall meet or exceed the minimum standards of the UDO.

Case Number: CZ-03-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Goldsboro Land Group LLC
Location: Isaac Smith Road.
PIN# 2617-13-0043

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

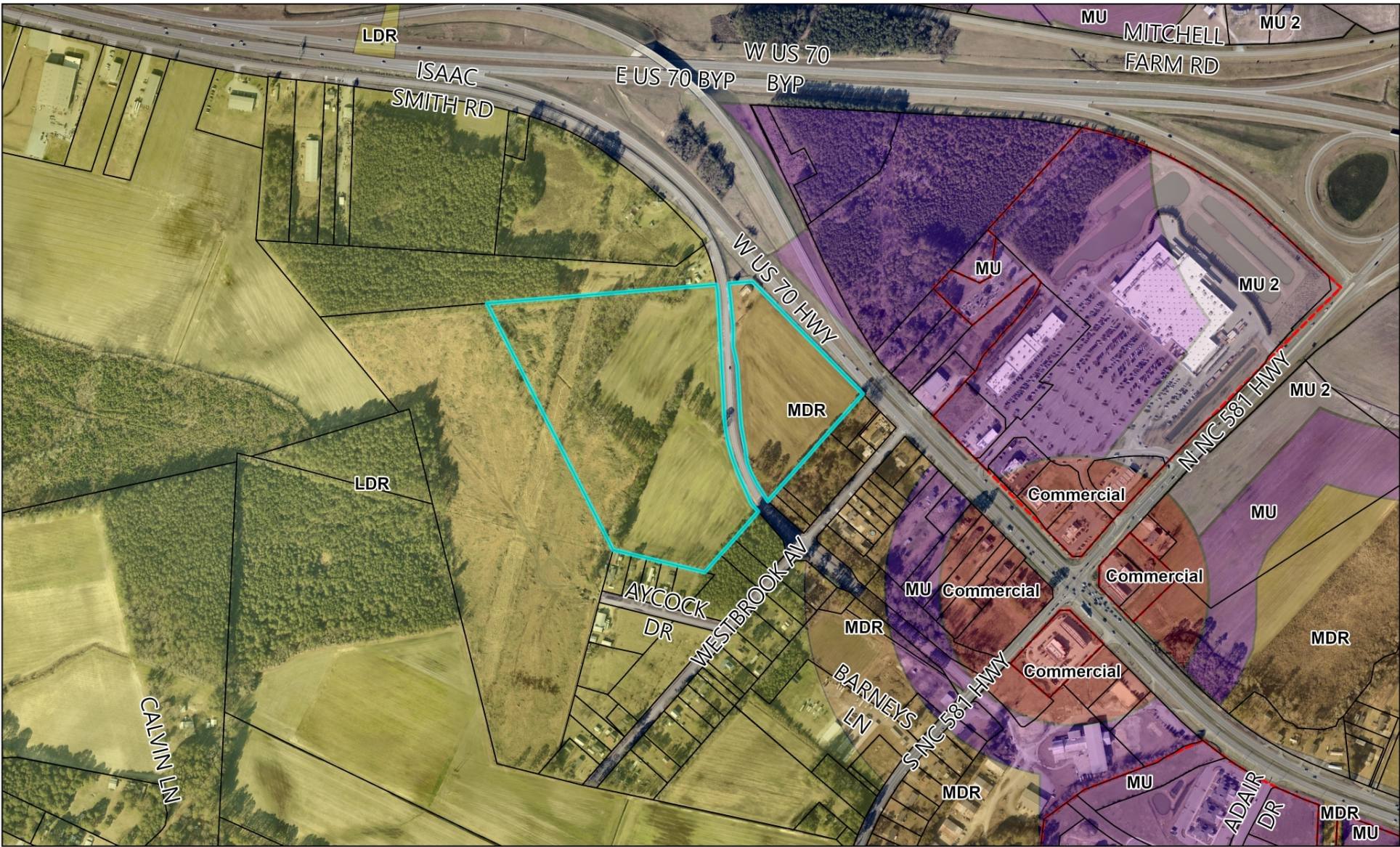
Mixed Use

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

Residential

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

- Property Lines
- Property Lines selection



SITE SPECIFIC INFORMATION

- 174 single family detached lots
- 174 units/28.33 acres = 6.15 dwelling units/per acre
- **Public/Private infrastructure:**
 - Roadways: $\pm 3,700$ linear ft. (Public)
 - Water mains: $\pm 5,220$ linear ft. (Public)
 - Sewer mains: $\pm 4,900.63$ linear ft. (Public)
 - Sidewalks: $\pm 7,700$ linear ft. (Public)
 - Trails: $+1,500$ linear ft. (Private)

[illegible]

- Utilities:** City water and sewer are available through Fork Township. Planning officials have informed project engineers to reach out to Fork Township and Goldsboro's Fire Department regarding proper water pressure and volume for fire protection purposes.
- Streets:** The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.
- Sidewalks:** 5 ft. wide internal 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.
- Environmental Conditions:** A portion of the project contains delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowner's association.
- Stormwater Management:** An onsite collection is proposed for all streets, driveways and parking/loading areas. All stormwater control measures will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.

- **Mail kiosk and Parking:** All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.
- **Subdivision signage:** 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.
- **Mail kiosk and Parking:** All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.
- **Subdivision signage:** 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.



Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 20 ft. wide landscape buffer will surround the entire residential subdivision. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.

A 28-foot landscape buffer/berm is proposed along the street frontage of the property, providing a screening buffer for owners of residential lots from traffic, promoting pedestrian privacy and comfort, and contributing to the visual character of the neighborhood.

Building Elevations: 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 application for preliminary subdivision review. 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.

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: 8 ft.
2. Rear Building Setback: 25 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 4,840 sq. ft. + 2,200 sq. ft. per additional townhome
4. Minimum lot width: Proposed reduction from 60 ft. to 24ft.
5. Sidewalks will be provided on both sides of all proposed streets.
6. Landscaped berm with increased landscaping on double frontage lots along Isaac Smith Road.
7. Two decorative subdivision signs are constructed of robust materials such as stone or similar solid masonry material.
8. The proposed development exceeds the minimum open space requirement outlined in the UDO while the ordinance requires 20% open area, the plan provides 30%, offering enhanced greenspace and recreational opportunities for future residents.

Conditions of the proposed R-6 Conditional Zoning District: (continued)

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.

9. The proposed development remains well below the maximum permitted under the r-6 zoning category. the udo allows up to 7.3 dwelling units per acre, while the proposed plan reflects a density of only 6.15 units per acre, preserving neighborhood scale and character.
10. All components of the plan become conditions of the zoning district. Major modifications will require additional approvals by city council. Preliminary subdivision approval and construction drawing approval will be granted when all conditions of the zoning district are found to be met.

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

- 1.The proposed townhomes for this development include two different footprints, i.e., 24’ wide on the outer units and 20’ for the inner units.
- 2.Townhouse will use a variety of colors to achieve individual character.
- 3.All the town homes shall be raised from the finished grade a minimum of 18” and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
- 4.Areas under the porches may be enclosed with lattice.
- 5.All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- 6.All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.
- 7.No two town home units in a building shall have the same exterior paint color scheme.
- 8.All town homes shall be two or three stories in height.
- 9.Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
- 10.All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:

1. Entrance

- a. Recessed entry with 6” minimum width door trim.
- b. Covered porch with 6” minimum width pillars/posts/columns.

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

2. Roof

- a. Dormer
- b. Gable
- c. Cupola/Tower/Chimney
- d. Decorative cornice of roof line

3. Facade Bay Window

- e. Balcony
- f. Porch
- g. Shutters
- h. Window trim with 4” minimum width
- i. Patterned finish (scales, shakes, wainscoting, brick, or stone)

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.

STAFF EVALUATION & RECOMMENDATION:

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

Planning Staff opinion is 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 opinion is the proposed R-6 conditional zoning district and General Business Conditional Zoning District will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is the proposed R-6 conditional zoning district and General Business 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 and the General Business Conditional Zoning District with the following agreed upon conditions of approval,

PLANNING COMMISSION RECCOMENDATION

The Planning Commission, at their September 29, 2025 meeting, unanimously voted to recommend approval of CZ-03-25 with the attached recommended conditions of approval.

CITY COUNCIL REQUESTED ACTIONS

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

Eagles Reach

Section-2

Allowed Uses for GB-CZD (GOLDSBORO ZONING)

- Duplex (two attached units/lot)
- Multi-Family (three or more units) - New Construction or Conversion
- Open space, active or passive
- ~~Residential care facilities including full time convalescent, attendant nursing and/or rehabilitation care~~
- ~~Single family detached~~
- ~~Single family modular home~~
- ~~Special population housing - more than six unrelated persons~~
- ~~Special population housing - six or less unrelated persons~~
- Townhouses
- Churches
- Clubs, lodges, civic, social - nonprofit
- Colleges and universities
- Fire station
- Government offices - fed., state, local
- Library
- Museum and art galleries
- Parks - public
- Police station
- Post office, service facilities
- Public emergency service centers
- School, fine arts or martial arts
- School, trade, technical or vocational- no outdoor storage or use
- ~~ABC store, liquor sales~~
- Accessory structures and uses when located on the same lot as the main structure, excluding open storage
- ~~Auto Painting and Body Shops~~
- ~~Automobile parking as a principle principal use~~
- Automobile parts/supplies
- ~~Automobile rental/leasing, no sales~~
- ~~Automobile repair, service and inspection including Towing Services~~
- ~~Automobile sales new, including the accessory uses of used car sales, leasing and service & repair~~
- Automobile washing establishment
- Automobile washing establishment, Hand- Wash Only
- Bakery
- Banks with drive throughs
- Banks, finance and insurance offices
- Barber/Beauty Shop - excluding home occupations
- ~~Bus terminals~~
- ~~Charter bus services~~
- Clinic, Medical, Therapeutic
- Clothing alterations & repair excluding home occupations
- Cold storage, freezer lockers
- Computer operations, data processing, data storage (electronic)
- Convenience stores, with or without gas

- Copying/ printing services
- Dairy products processing and packaging
- Day care centers - child
- Dry cleaning - personal
- Dry cleaning and laundry - commercial or industrial
- ~~Electrical Motors Sales and Repair~~
- ~~Electronic & appliance repair~~
- ~~Equipment Rental with outside storage~~
- Extended stay hotel (30 days max.)
- Exterminating pest control service
- Fitness center, licensed massage therapy
- ~~Flea markets indoor only~~
- Food preparation for wholesale & vending markets
- Food Stores, retail only
- ~~Funeral homes~~
- ~~Garden supply, greenhouses, nurseries, with outdoor storage~~
- Gas station - no major repair work
- General warehousing and distribution not in its own category
- Grocery stores over 30,000 s.f.
- Health spas, fitness and tanning
- Home services: carpet cleaning, home cleaning, interior design, locksmith upholstery & general personal goods repair etc. (no outdoor storage of materials)
- ~~Laundry, coin operated (aka Landromat)~~
- ~~Limousine services~~
- Motels, Hotels, and Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (with more than 6 rooms)
- ~~Newspaper offices with printing plants incidental to such offices~~
- Offices - business, medical and professional excluding retail trade and home occupations
- ~~Pawn Shops~~
- Pet shops - no outdoor kennels or animal storage
- Pharmacy, less than or equal to 15,000 s.f.
- Pharmacy, over 15,000 s.f.
- Produce and fruits within buildings
- Radio and television stations, studios and offices
- Restaurants and employee cafeterias when located within the principal building
- Restaurants, drive through or pick-up window
- Restaurants, general
- Retail, furniture sales
- Retail, large durable goods, not in its own category (examples appliances, electronics, lawn mowers, bicycles, etc.) containing less than 30,000 s.f.
- Retail, small nondurable goods, not in its own category (example clothes, household supplies, toys, art supplies, sporting goods, gifts, books, etc.) containing less than 30,000 s.f.
- ~~Self-storage, miniwarehouse~~
- Shoe and leather repair
- Shopping centers, superstores, discount warehouse clubs or other retail, not in its own category, any over 30,000 s.f.
- ~~Sign painting, fabrication~~
- ~~Skating rink, ice and roller~~
- Studios for artists, photographer etc.
- Tanning salon
- ~~Taxi cab stands/ dispatch~~

- Telegraph/ Messenger Service
- ~~Temporary Uses that comply with Chapter 113 of the Goldsboro City Code~~
- ~~Theaters, multiplexes~~
- ~~Tourist and travel agencies providing transportation for tours, expeditions, etc., on-site.~~
- Tourist and Travel Agencies, not providing transportation for tours, expeditions, etc., on-site

The Special Use (Council review) uses are as follows,

- ~~Life care Homes/ Assisted Living~~
- ~~Cemeteries~~
- ~~Adult Establishment~~
- Animal hospitals - enclosed pens and runs, attached building
- ~~Animal hospitals - enclosed pens and runs, freestanding building~~
- ~~Animal hospitals - open pens and runs (see kennels & pet boarding)~~
- Arcades, game rooms, pool halls, places of entertainment with no ABC permit, bowling alleys, miniature golf facilities
- ~~Automobile sales used, no service or repair~~
- ~~Bars, nightclubs, pool halls, Microbreweries, Places of entertainment with an ABC permit, bowling alleys, miniature golf facilities~~
- ~~Bed and Breakfast Includes Short-term rentals such as AirBnB, VRBO, HomeAway, etc. (6 or fewer rooms or whole house rental)~~
- ~~Bingo game establishments~~
- ~~Boats, heavy or farm equipment, manufactured home sales, rental and/or service~~
- ~~Borrow pits, sand and gravel operations~~
- ~~Building supply, lumber/tools etc. including outdoor storage~~
- ~~Cell towers, colocation facilities, private water towers, radio & television transmission towers~~
- ~~Contractor's office and storage yard~~
- ~~Crematorium~~
- Day care centers - adult
- ~~Flea markets indoor / outdoor~~
- Internet Cafes / Sweepstakes Facilities / Electronic Gaming Facility
- Kennels and pet boarding
- ~~Maintenance and service facilities for motorized equipment~~
- ~~Outdoor recreational facility privately owned, not constructed in conjunction with a single-family subdivision or planned unit development~~
- ~~Outdoor storage of goods or materials for uses not otherwise listed~~
- ~~Water towers~~
- Restaurants, drive in
- ~~Retail sales, greater than 30,000 s.f. with outdoor storage not otherwise listed~~
- ~~Retail sales, less than 30,000 s.f. with outdoor storage not otherwise listed~~
- ~~Sexually oriented business~~
- ~~Tattoo parlors~~
- ~~Trucking terminals and services~~

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane

DEPARTMENT: Planning

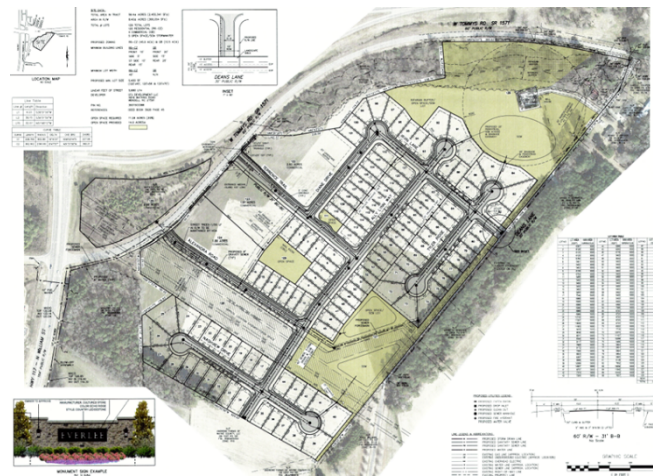
BACKGROUND:

ADDRESS: TBD

PARCEL: 3601-50-3388

OWNER: Marks Farms LLC

APPLICANT: Marks Farms LLC
c/o Mr. Matt Botzum



The applicant requests a change of zone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a new mixed-use development consisting of 120 single-family detached residential lots and 4 commercial lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to 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 General Business Zoning District was established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: 45.9 acres: Proposed as (R-6CZ)
10.5 acres: Proposed as (GB)

SURROUNDING ZONING

Adjacent Zoning and Land Uses

North	R16/RM9	Single-family detached
South	R16	Single-family detached
East	R16	Single-family detached
West	GB	Agriculture; woodlands

LAND-USE PLAN The property is identified as within the Medium-Density, Mixed-Use I and Mixed-Use II land use category. Medium and High-Density Residential land uses have been designated for 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.

Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a residential subdivision consisting of 120 lots and 4 additional individual lots for commercial use.



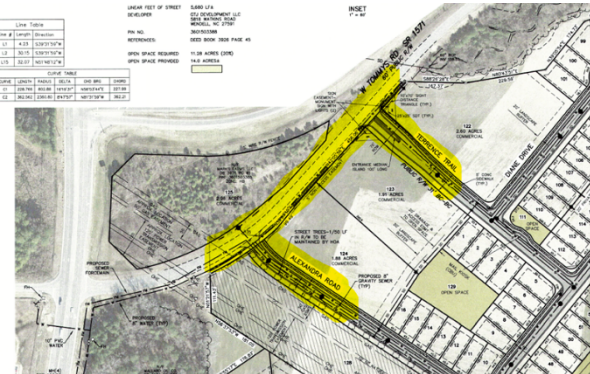
Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

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 and General Business Conditional Zoning Districts 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/General Business Conditional Zoning Districts, 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 used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

An existing 195 ft. in height cell tower is located on lot #126 which is at the northeast corner of the proposed subdivision and is served by a 30 ft. ingress/egress and utility easement off Deans Lane.

Access The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



Phasing Plan If approved, the proposed 120-lot residential subdivision will begin a 4-phase construction schedule with phase I to start in July of 2026.

- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

Density 120 units/45.9 acres = 2.61 dwelling units/per acre

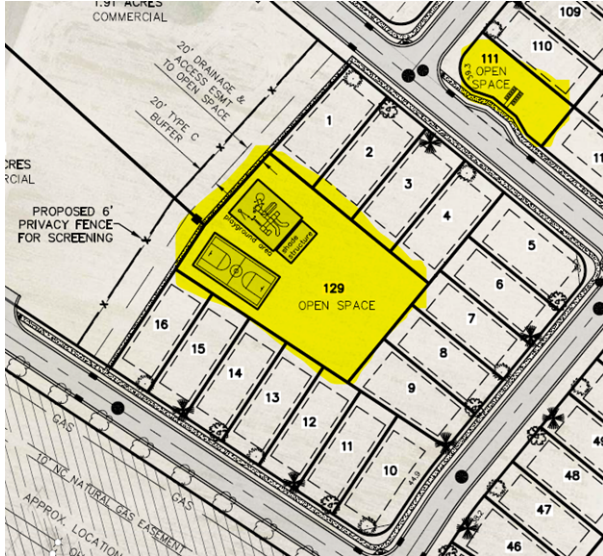
Proposed Zoning

	R-6CZ:	GB:
Min. lot size:	5,400 sq. ft.	N/A
Min. lot width:	45 ft.	N/A
Min. front setback:	15ft.	20 ft.
Min. side setback:	5 ft.	15 ft.
Min. side corner setback:	10 ft.	15 ft.
Min. rear setback:	15 ft.	25 ft.
Max. building height:	2 stories	N/A

Required Open Space

The proposed development will provide 18.9 acres of open space (20% of the gross site area).

Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).



Parking Requirements

Residential: 2 per single-family household (120) = 240 spaces

Commercial: TBD for commercial lots at time of development

Engineering City water and sewer will be extended to the site by the developer from Commerce Drive directly west from the proposed subdivision.

Storm Water Plan Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city's UDO and state regulations. All will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.



Proposed public/private infrastructure

Roadways: 5,680 +/- linear ft. (Public)

Water mains: 6,860 +/- linear ft. (Public)

Sewer mains: 5,600 +/- linear ft. (Public)

Sidewalks: 3,200 linear ft. (Public)
Trails: 2,632 linear ft. (Private)

Streets The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

Sidewalks 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such active and passive open spaces to include 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 along the eastern and southern property boundaries.

Subdivision signage 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.



Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 15 ft. wide Type B 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. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.

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. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection
THE CHADWICK



Maple Ridge | Crown Collection
THE MADISON

Sagecroft | Hanover Collection
THE DAVIDSON



Saddle Ridge | Crown Collection
THE MORGAN



Annandale | Summit Collection
THE CLAYTON III



Triple Crown | Hanover Collection
THE OAKLEY II



TRC REVIEW

If the rezoning is approved, the development proposal will require a TRC review. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

CONDITIONS OF REZONING

The applicant has proposed the following as CONDITIONS for the requested Residential-6 Conditional Zoning District approval:

Architectural Standards:

1. Building height 2-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
 - g. Columns
 - h. Covered porch entry
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 utilizing siding materials shall either be set in full 4" trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
7. All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
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.
10. A covered front porch is required for all dwelling units.
11. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
12. All homes shall have minimum 12-inch eaves on two sides.
13. All corner lot units shall have a minimum of one window, facing the public right-of-way.
14. 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.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use is 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 believe that the proposed rezoning will not impair or injure the health, safety, and general welfare of the public. Lastly, the proposed conditional zoning and land use request 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.

The Planning Commission, at their September 29, 2025, meeting, voted to recommend approval of CZ-04-25 with the stated conditions of approval.

REQUIRED ACTION

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

April Choice

Sakeithia Reece

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, November 3, 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 September 29, 2025; and

WHEREAS, Marks Farms, LLC has submitted a petition to rezone Tax Parcel 3601-50-3388 from Highway Business and Residential-16 Zoning District to the Residential-6 Conditional Zoning District and General Business; and

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

WHEREAS, the Medium-Density, Mixed-Use I and Mixed-Use II land use category is inconsistent with the City's Comprehensive Land Use Plan; and

WHEREAS, 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; and

WHEREAS, Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts; and

WHEREAS, the Residential-6 Conditional Zoning District was established to accommodate single and multifamily residential uses; and

WHEREAS, the General Business Zoning District is intended to allow for wide range of commercial uses in support of residential land uses; and

WHEREAS, the Residential-6 Conditional Zoning District and General Business 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 through a well-designed residential community; and

WHEREAS, the proposed rezoning is reasonable and in the best public interest because the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map, 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. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Highway Business/Residential-16 to Residential-6 Conditional Zoning District and General Business Zoning District:
2. CZ-04-25 Tucker Trace Subdivision: A site-specific development plan documenting the conditions of this Residential-6 Conditional Zoning District and General Business Zoning District:
3. Condition of this rezoning shall include:

Architectural Standards:

- Building height 2-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
 - Columns
 - Covered porch entry
 - 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.
 - Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
 - All windows within a street facing facade utilizing siding materials shall either be set in full 4” trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
 - All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
 - All dwelling units shall have either a 2-car garage or a 1-car garage.
 - Garage doors shall have windows or decorative hardware.
 - A covered front porch is required for all dwelling units.
 - A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
 - All homes shall have minimum 12-inch eaves on two sides.
 - All corner lot units shall have a minimum of one window, facing the public right-of-way.
 - 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.
4. City of Goldsboro Future Land Use map shall continue to identify this property with the Medium-Density Residential, Mixed Use I and II land use classifications.

The following Wayne County Parcel Identification # shall be rezoned: 3601-50-3388.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-4-25 TUCKER TRACE
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 **Tucker Trace**

Proposed Use **Mixed Use: Commercial (Retail, Service & Office) and Single-family Residential**

Project location or address **296 Tommy's Rd**

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

PIN#	TAX ID#
3601503388	06E06000005020 A

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

PROPERTY OWNER INFORMATION

Name **Marks Farms, LLC**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone	Email
984-983-3478	matt@mcandg.com

OWNER/DEVELOPER INFORMATION

Company Name	Contact Name
Marks Farms, LLC	Matt Botzum

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone	Email
919-696-5531	matt@marksclearingandgrading.com

CONSULTANT/ENGINEERING FIRM

Company Name	Contact Name
Bartlett Engineering & Surveying, PC	Robert Bartlett

Address **1906 Nash St N, Wilson, NC 27893**

Phone	Email
252-399-0704	robert@bartletteng.com

ZONING INFORMATION

Existing Zoning District	Proposed Zoning District
HB and R-16	R6-CZD & GB

If more than one district, provide the acreage of each: **R6-CZD 45.9 Acres & GB 10.5 Acres**

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

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <0.5 acres	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/sf 22+/- acres	Neuse River Buffer ☒ Yes ☐ No
Watershed Protection Area N/A	Wetlands ☒ Yes ☐ No
FEMA Map Panel 3720360100K	Base Flood Elevation N/A

SITE DATA

Total # of single-family lots 120	Total densities per zoning district 2.6 residential units per acre
Total # of townhouse lots 0	Acreage in active open space 2.5
Total # of all lots 129	Acreage in passive open space 16.4
Linear feet of new roadways 5,680+/-	Linear feet of new sewer mains 5,600+/-
Linear feet of new water mains 6,860+/-	Linear feet of new sidewalks 3,200+/-
Proposed sewer allocation 40,800 GPD	Linear feet in new trails To be determined

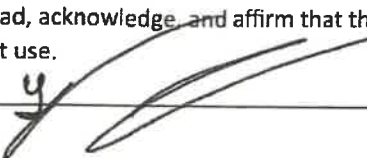
SIGNATURE BLOCK (Applicable to all Developments)

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 Bartlett Engineering & Surveying, PC (Robert Bartlett) 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

7-24-25

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 Bartlett Engineering & Surveying (Robert Bartlett) (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

[Signature]

Printed Name of Owner

Ttler Marks

NC

(State)

Wake

(County)

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

Witness my hand and notarial seal this the 24th day of July 20 25.

Notary Public:

Ashley R. Collins

(Printed Name)

Ashley R. Collins

(Signature)



County of Commission:

Franklin

Commission Expires:

May 24th, 2028

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).

PROJECT NARRATIVE

Tucker Trace Subdivision (R-6 PUD)

I. CONTACT INFORMATION

Owner of Record

Name: Marks Farms, LLC

Address: 5818 Watkins Rd, Wendell, NC 27591

Phone: 984-983-3478

Authorized Agent/Representative

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Engineer

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Surveyor

Name: Tony Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

II. SITE DATA

- **Site Address:** 296 Tommy's Rd
 - **Current Zoning:** HB & R-16
 - **Parcel Size:** 54.9+/- acres
 - **Property Identification Number(s) (PIN):** 3601503388
 - **Legal Description:** DB 3926 P 45
-

III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
 - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
 - **Open Space/Public Use Area:** 16.5 acres
 - **Area within Rights-of-Way:** 8.31 acres
-

IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
 - **Total Site Acreage:** 45.7 acres (non-commercial)
 - **Proposed Density:** 2.6 units per acre
 - **Method of Calculation:**
 - $\text{Total Lots} \div \text{Net Developable Area}$ (Excludes commercial lot area.)
-

V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

Roadways:

- Total length of new roadway is 5,492+/- LF. Roadways to be constructed in 60' public right-of-way with 31' width from back of curb to back of curb.

Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,670 LF.

Sewer System:

- The proposed sanitary sewer system will include 5,500+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

Stormwater:

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

Sidewalks/Trails:

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,000 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

Parking:

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

Phasing:

- Phase 1: Lots 1-5, 53-64, 87-123, 126-127
- Phase 2: Lots 65-86
- Phase 3: Lots 6-16, 45-52, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

VI. NEIGHBORHOOD ENGAGEMENT

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/142, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
 - There will only be 10 residential lots that abut the shared property line.
 - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
 - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
-

VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
 - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
 - **Wetlands/Natural Areas:**
 - Wetland areas have been identified and avoided.
 - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
-

VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
 - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
 - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
 - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
 - **Parks:** Dedicated open space exceeds minimum parkland requirements.
-

IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 16.5 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
 - **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.
-

X. DEVELOPMENT SCHEDULE

- **Phase 1 Construction Start:** July 2026
 - **Phase 1 Completion:** July 2027
 - **Full Buildout Expected:** July 2030, depending on market demand
 - **Public Improvements Timeline:** Concurrent with each phase
 - **Recreational/Common Areas:** Built in tandem with the phase they serve.
-

XI. REQUESTED DEVIATIONS FROM UDO

- The proposed development appears to be in compliance with the UDO requirements.
-

XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS

- The proposed open space exceeds the UDO minimum requirements.
-

XIII. ANTICIPATED SALES PRICES

- **Sales Prices:** \$275,000 - \$300,000
-

XIV. ARCHITECTURAL STANDARDS

- All homes to meet the following standards:
 - Minimum heated square footage: 1,600 sq. ft.
 - Minimum three bedrooms
 - Two-story design
 - Front porches and garages
-

PROJECT NARRATIVE

Tucker Trace Subdivision (R-6 PUD)

I. CONTACT INFORMATION

Owner of Record

Name: Marks Farms, LLC

Address: 5818 Watkins Rd, Wendell, NC 27591

Phone: 984-983-3478

Authorized Agent/Representative

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Engineer

Name: Robert Bartlett

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Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Surveyor

Name: Tony Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

II. SITE DATA

- **Site Address:** 296 Tommy's Rd
 - **Current Zoning:** HB & R-16
 - **Parcel Size:** 56.4+/- acres
 - **Property Identification Number(s) (PIN):** 3601503388
 - **Legal Description:** DB 3926 P 45
-

III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
 - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
 - **Open Space/Public Use Area:** 18.9 acres
 - **Area within Rights-of-Way:** 8.40 acres
-

IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
 - **Total Site Acreage:** 47. acres (non-commercial)
 - **Proposed Density:** 2.6 units per acre
 - **Method of Calculation:**
 - $\text{Total Lots} \div \text{Net Developable Area}$ (Excludes commercial lot area.)
-

V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

Roadways:

- Total length of new roadway is 5,680+/- LF. Roadways to be constructed in 60' public right-of-way with 31' width from back of curb to back of curb.

Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,860 LF.

Sewer System:

- The proposed sanitary sewer system will include 5,600+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

Stormwater:

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

Sidewalks/Trails:

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,200 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

Parking:

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

Phasing:

- Phase 1: Lots 1-5, 52-63, 88-121, 126-127
- Phase 2: Lots 64-86
- Phase 3: Lots 6-16, 45-51, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

VI. NEIGHBORHOOD ENGAGEMENT

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
- There will only be 10 residential lots that abut the shared property line.
- There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
- The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
- The road stub to the adjoining residential property will end prior to the existing egress path. Landscape will be provided between the end of the road and the egress path.

VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
- **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
- **Wetlands/Natural Areas:**
 - Wetland areas have been identified and avoided.
 - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.

VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
- **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
- **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
- **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
- **Parks:** Dedicated open space exceeds minimum parkland requirements.

IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 18.9 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
- **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.

X. DEVELOPMENT SCHEDULE

- **Phase 1 Construction Start:** July 2026
 - **Phase 1 Completion:** July 2027
 - **Full Buildout Expected:** July 2030, depending on market demand
 - **Public Improvements Timeline:** Concurrent with each phase
 - **Recreational/Common Areas:** Built in tandem with the phase they serve.
-

XI. REQUESTED DEVIATIONS FROM UDO

- The proposed development appears to be in compliance with the UDO requirements.
-

XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS

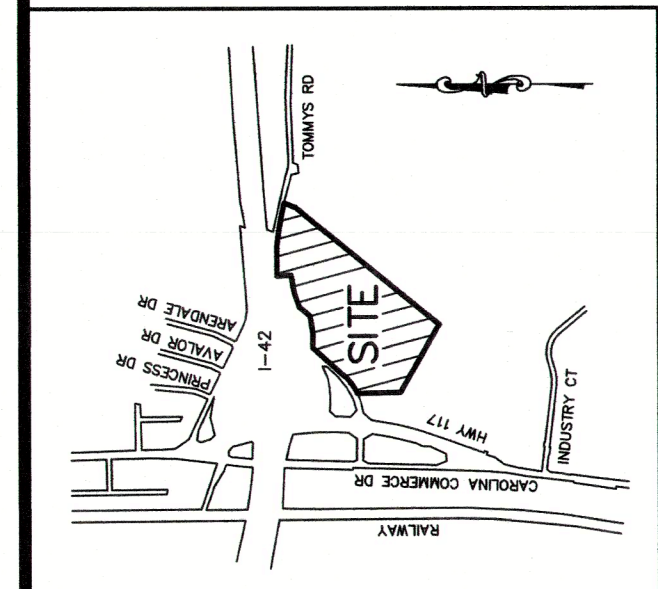
- The proposed open space exceeds the UDO minimum requirements.
-

XIII. ANTICIPATED SALES PRICES

- **Sales Prices:** Expected range \$275,000 – \$335,000
-

XIV. ARCHITECTURAL STANDARDS

- All homes to meet the following standards:
 - Minimum heated square footage: 1,600 sq. ft.
 - Minimum three bedrooms
 - Two-story design
 - Front porches and garages
-



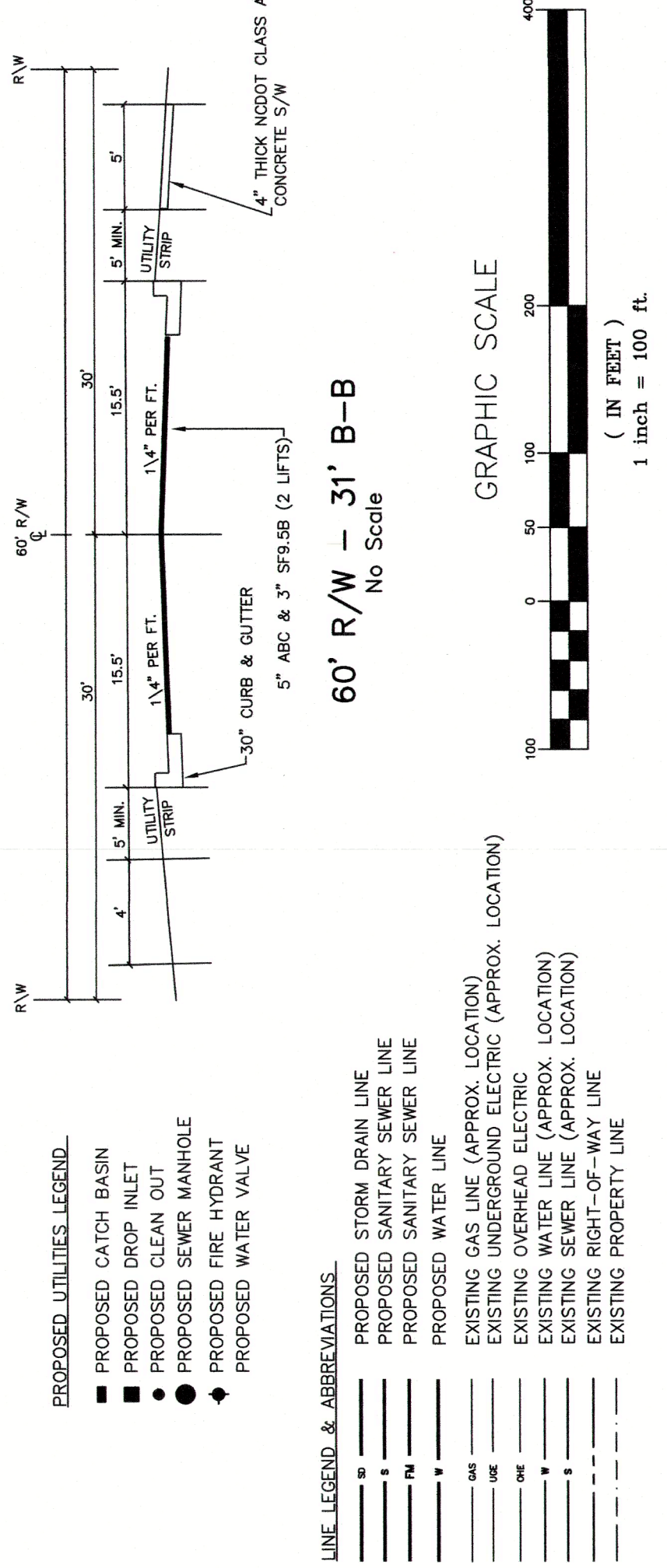
SUE DATA	TOTAL AREA IN TRACT		56.42 ACRES (2,455,341 SF±)
	AREA IN R/W		8,402 ACRES (366,054 SF±)
TOTAL # LOTS	129 TOTAL LOTS		129 TOTAL LOTS
	4 COMMERCIAL (GB)		4 COMMERCIAL (GB)
PROPOSED ZONING	R6-CZ (45.9 AC±) & GB (10.5 AC±)		R6-CZ (45.9 AC±) & GB (10.5 AC±)
	MINIMUM BUILDING LINES		MINIMUM BUILDING LINES
MINIMUM LOT WIDTH	FRONT 20'		FRONT 20'
	SIDE 15'		SIDE 15'
MINIMUM LOT SIZE	ST 10'		ST 10'
	REAR 25'		REAR 25'
PROPOSED MIN. LOT SIZE	120'x45', 120'x56' & 120'x70'		120'x45', 120'x56' & 120'x70'
	LINEAR FEET OF STREET		LINEAR FEET OF STREET
DEVELOPER	GTL DEVELOPMENT LLC		GTL DEVELOPMENT LLC
	5818 WATKINS ROAD		5818 WATKINS ROAD
PIN NO.	3601503388		3601503388
	DEED BOOK 3926 PAGE 45		DEED BOOK 3926 PAGE 45
REFERENCES:	11.28 ACRES (20%)		11.28 ACRES (20%)
	OPEN SPACE REQUIRED		OPEN SPACE REQUIRED
OPEN SPACE PROVIDED	14.0 ACRES		14.0 ACRES

Line Table	
Line #	Direction
L1	339°31'59"W
L2	339°31'59"W
L15	N51°48'12"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	226.796	802.85	1619.51'
C2	362.562	2350.80	8477.57'

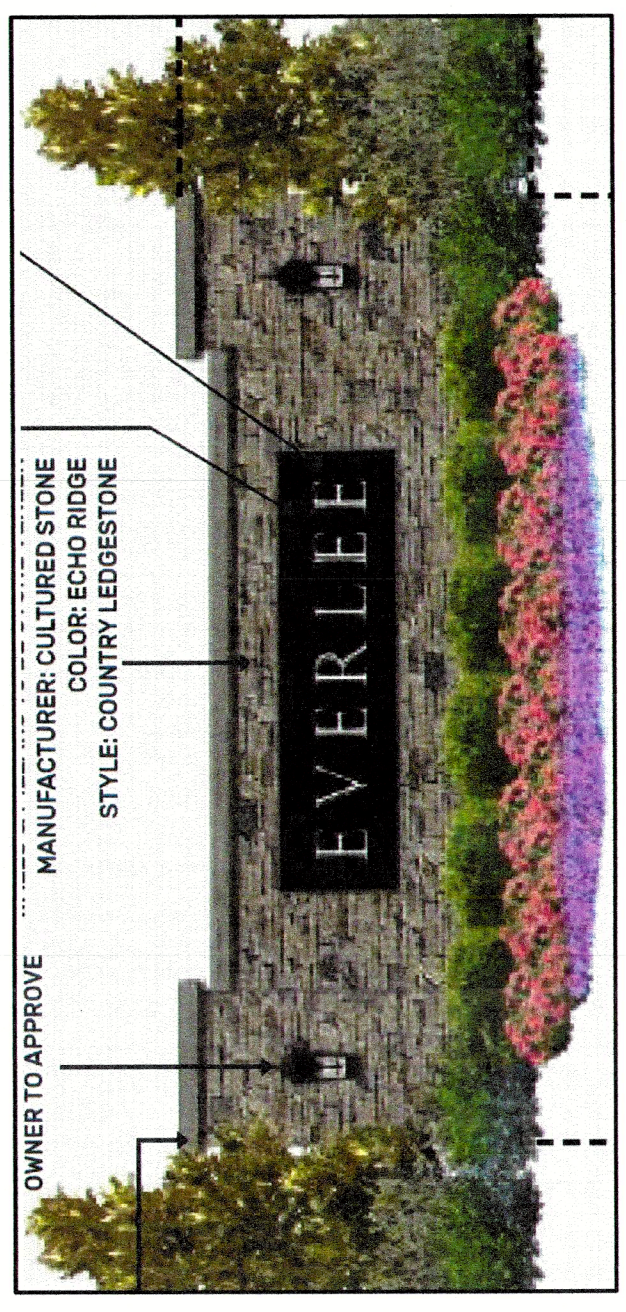


LOT AREA TABLE	
LOT NO.	AREA (SQ FT)
1	687.0
2	670.0
3	670.0
4	670.0
5	670.0
6	670.0
7	670.0
8	670.0
9	670.0
10	670.0
11	670.0
12	670.0
13	670.0
14	670.0
15	670.0
16	670.0
17	670.0
18	670.0
19	670.0
20	670.0
21	670.0
22	670.0
23	670.0
24	670.0
25	670.0
26	670.0
27	670.0
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38	670.0
39	670.0
40	670.0
41	670.0
42	670.0
43	670.0
44	670.0
45	670.0
46	670.0
47	670.0
48	670.0
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93	670.0
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99	670.0
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107	670.0
108	670.0
109	670.0
110	670.0
111	670.0
112	670.0
113	670.0
114	670.0
115	670.0
116	670.0
117	670.0
118	670.0
119	670.0
120	670.0
121	670.0
122	670.0
123	670.0
124	670.0
125	670.0
126	670.0
127	670.0
128	670.0
129	670.0
TOTAL	2455341



LINE LEGEND & ABBREVIATIONS:

- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE (APPROX. LOCATION)
- EXISTING UNDERGROUND ELECTRIC (APPROX. LOCATION)
- EXISTING OVERHEAD ELECTRIC (APPROX. LOCATION)
- EXISTING WATER LINE (APPROX. LOCATION)
- EXISTING SEWER LINE (APPROX. LOCATION)
- EXISTING RIGHT-OF-WAY LINE



MONUMENT SIGN EXAMPLE
NOT TO SCALE

Project: SUBDIVISION MASTER PLAN

Project: TUCKER TRACE

City of Goldsboro

Wayne County

Zone: Wayne County

Pin Number: 3601503388

Sheet Title: SUBDIVISION MASTER PLAN

Project: TUCKER TRACE

Project Number: 24-475

Date: SEPT 2024

Client Code: DEVTG1J

Scale (Horiz.): 1" = 100'

Scale (Vert.): N/A

Survey By: N/A

Field Book: N/A

Drawn By: LR

Sheet: SK1

1906 North Street North

Wilmington, NC 27893-1726

TEL: (252) 399-0804

FAX: (252) 399-0804

WWW.BARTLETTENGINEERING.COM

License # C-1551

Wilmington, NC 27893-1726

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License # C-1551

1906 North Street North

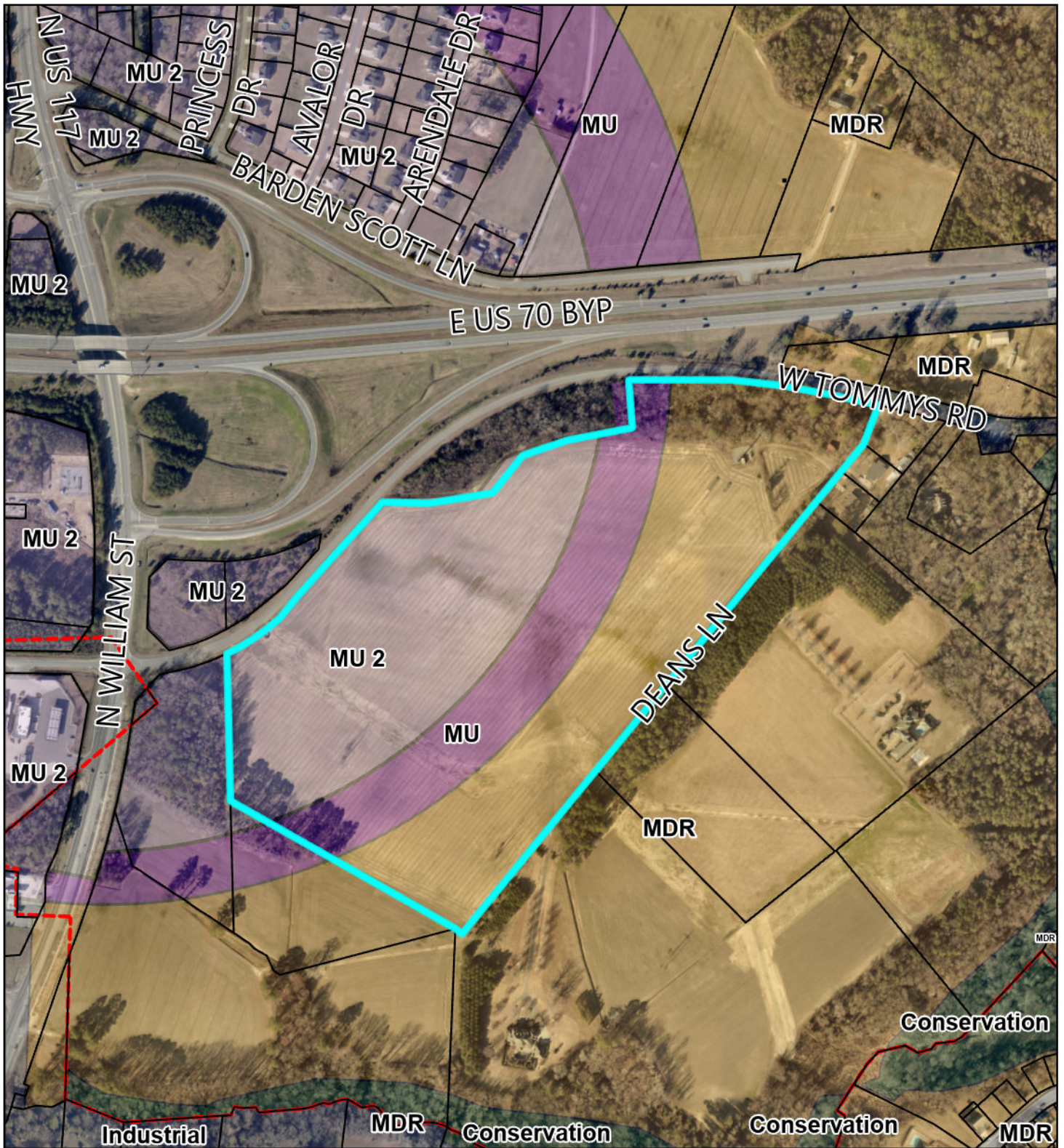
Wilmington, NC 27893-1726

TEL: (252) 399-0804

FAX: (252) 399-0804

WWW.BARTLETTENGINEERING.COM

License # C-1551



Case Number: CZ-04-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Mark's Farm LLC
Location: W. Tommys Rd & N William St.
PIN# 3601-50-3388

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

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

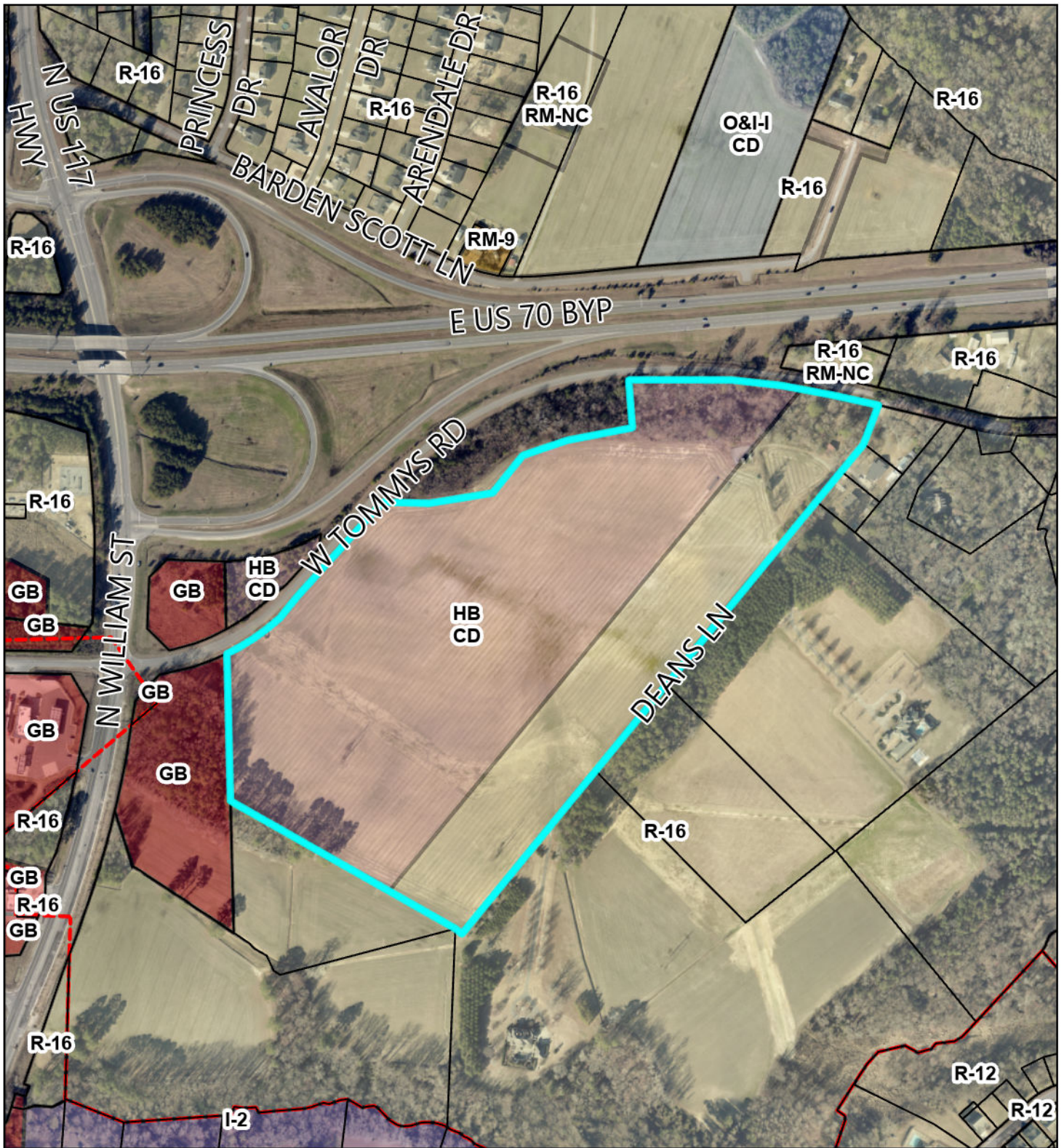
Residential

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet





Case Number: CZ-04-25

Request: Rezone to R6-CZ & GB-CZ

Owner: Mark's Farm LLC

Location: W. Tommys Rd & N William St.

PIN# 3601-50-3388

Zoning

AB
AG
CBD
GB
HB
I-1

Legend

I-2	R-12SF	R-9SF
IBP-1	R-16	RM-8
NB	R-20	RM-9
O&I-I	R-20A	SC
O&I-II	R-40	Property Lines
O-R	R-6	Property Lines selection 1
R-12	R-9	

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM, Planning Services Manager

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, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-03-25 Eagles Reach: The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

CZ-04-25 Tucker Trace: The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

CZ-06-25 Borden Mills: The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#: 's 3509-19-1639, 3509-19-6339, 3509-19-4602.

CZ-07-25 Village One: Senior And Veteran 60+ Housing: The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

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 10/19/2025

Publish on 10/26/2025

Adjacent Property Owners of
CZ-04-25

PIN	Owner Name	Address	City	State	Zip
3601605935	THIGPEN GARY F	125 DEANS LANE	GOLDSBORO	NC	27530
3601616029	THIGPEN GARY FRANKLIN & W DARL	125 DEANS LN	GOLDSBORO	NC	27530
3601604360	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601400478	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
3600691076	WILLMAN PAUL & W DANA	315 DEANS LN	GOLDSBORO	NC	27530
3600599747	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601608564	METZLER MARK DAUGHTRY	376 W TOMMYS RD	GOLDSBORO	NC	27530
3601604844	KENNY FERGUS J	127 DEANS LN	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601608787	HUBBELL MARLENE	388 W TOMMYS RD	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601305778	BISCHOFF ELIZABETH KIRBY ETAL	83 CHADWICK DR	CHARLESTON	SC	29407
3600495359	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600395938	CIRCLE K STORES INC	PO BOX 52085	PHOENIX	AZ	85072
3600490841	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
	Mark Frams LLC	5818 Watkins Road	Wendell	NC	27591
	Bartlett Engineering & Surveying, PC	1906 Nash Street	Wilson	NC	27893



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-04-25, were notified by first class mail on 10-13-25.


Signature

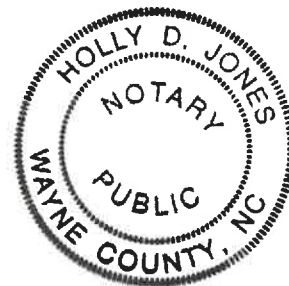
Wayne County, North Carolina

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

13th day of October, 2025


Notary Public Name

My Commission expires on July 29, 2026
(Seal)

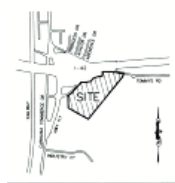


CZ-04-25 Tucker Trace

Located South side of Tommy's Road, between US Hwy. 117 North and Deans Lane

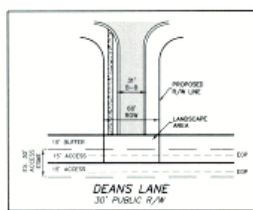


www.goldsboronc.gov



SUB-SITE:
TOTAL AREA IN TRACT
AREA IN R/W
TOTAL # LOTS
PROPOSED ZONING
MINIMUM BUILDING LINES
MINIMUM LOT WIDTH
PROPOSED MIN. LOT SIZE
LINEAR FEET OF STREET
DEVELOPER
FIN. NO.
REFERENCES
OPEN SPACE REQUIRED
OPEN SPACE PROVIDED

56.44 ACRES (2,453,341 SF)
8.40 ACRES (365,094 SF)
129 TOTAL LOTS
120 RESIDENTIAL (RM - C2)
4 COMMERCIAL (C2)
5 OPEN SPACE/SCM STORMWATER
RM-C2 (45.0 ACRES) & SB (10.5 ACRES)
SB-C2
FRONT: 15' SIDE: 20'
SIDE: 15' SIDE: 25'
REAR: 15'
REAR: 25'
N/A
5,400 SF
(127'x45'; 127'x58' & 120'x70')
5,880 L.F.
800 DEVELOPMENT LLC
800 NATIONS ROAD
WINDHAM, NC 27587
360/330388
DEED BOOK 3926 PAGE 45
11.28 ACRES (200)
14.0 ACRES



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
1	4.23	100'	180°	100'
2	33.15	100'	180°	100'
3	33.15	100'	180°	100'
4	33.15	100'	180°	100'



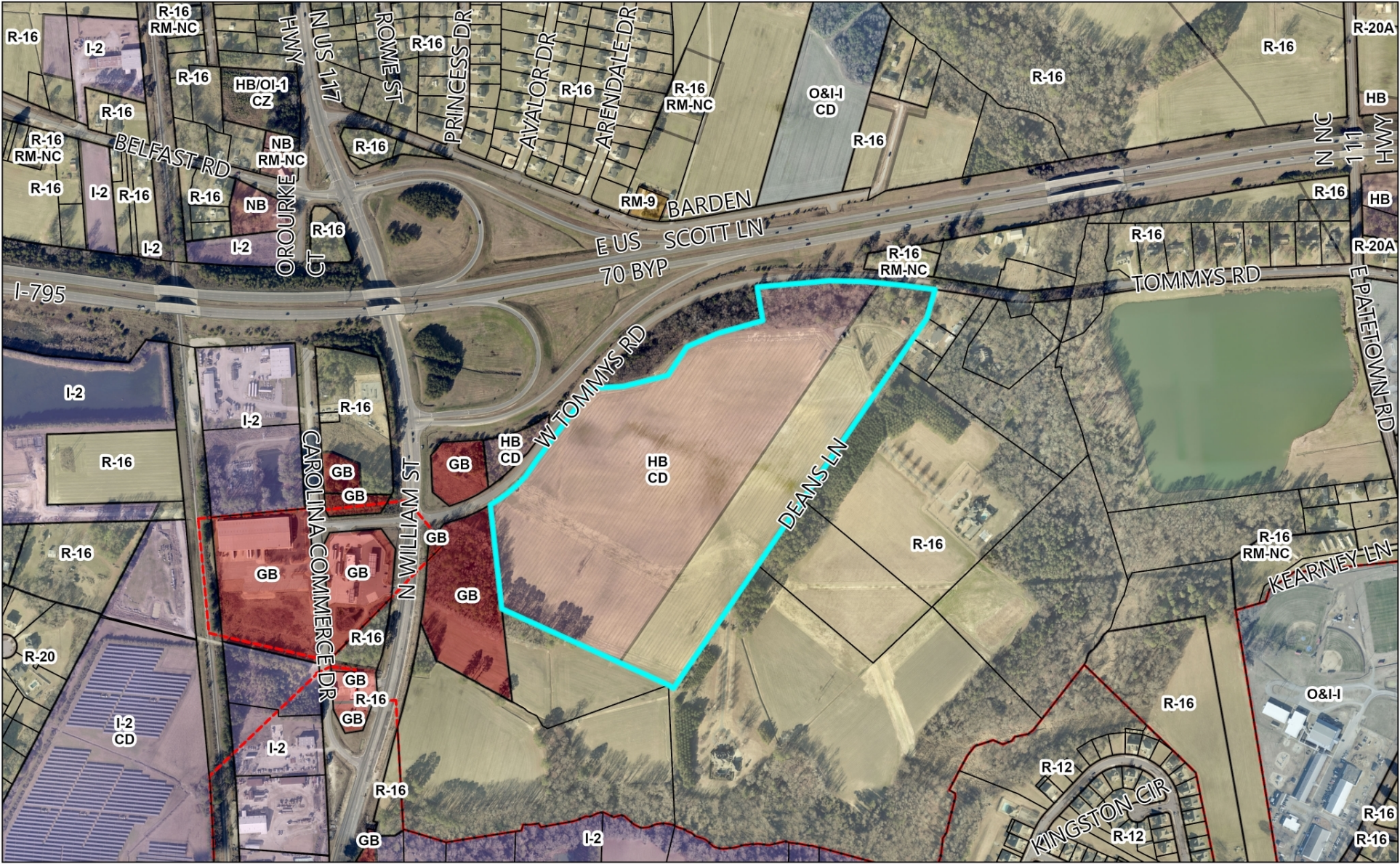
GENERAL INFORMATION

- **Acres:** Approximately 56.4 acres
- **Owner:** Marks Farms LLC
- **Applicant:** Marks Farms LLC c/o Matt Botzum
- **Current Zoning:** Highway Business (HB)/Residential-16
- **Proposed Zoning:** Residential-6/General Business (GB) Conditional Zoning District
- **Proposed Use:** Single-Family and Commercial Development
- **Request:** The applicant requests a change of zone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a new mixed-use development consisting of 120 single-family detached residential lots and 4 commercial lots within the corporate limits of Goldsboro.

Case Number: CZ-04-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Mark's Farm LLC
Location: W. Tommys Rd & N William St.

Legend

- Zoning
- AB
 - AG
 - CBD
 - GB
 - HB
 - I-1
 - I-2
 - IBP-1
 - NB
 - O&I-I
 - O&I-II
 - O-R
 - R-12
 - R-12SF
 - R-16
 - R-20
 - R-20A
 - R-40
 - R-6
 - R-9
 - R-9SF
 - RM-8
 - RM-9
 - SC
 - Property Lines
 - Property Lines selection 1



ZONING

- Surrounding Zoning:

Adjacent Zoning and Land Uses		
North	R16/RM9	Single-family detached
South	R16	Single-family detached
East	R16	Single-family detached
West	GB	Agriculture; woodlands

Case Number: CZ-04-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Mark's Farm LLC
Location: W. Tommys Rd & N William St.

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

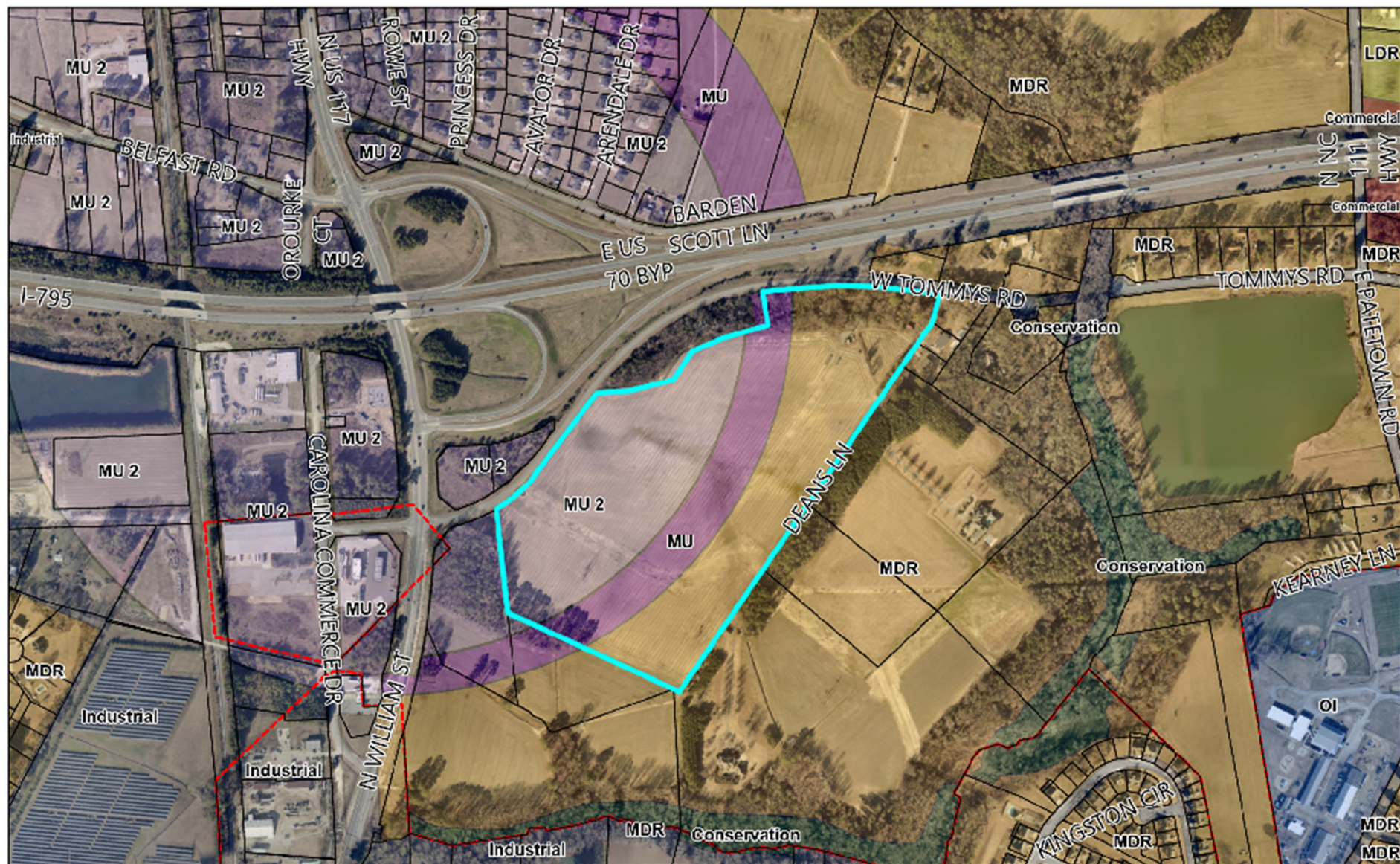
Mixed Use

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

Residential

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

- Property Lines
- Property Lines selection 1



CONSISTENCY WITH ADOPTED PLANS AND POLICIES

- **Envision 35 (Comprehensive land use map):** The property is identified as within the Medium-Density, Mixed-Use I and Mixed-Use II land use category. Medium and High-Density Residential land uses have been designated for 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.

Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area.

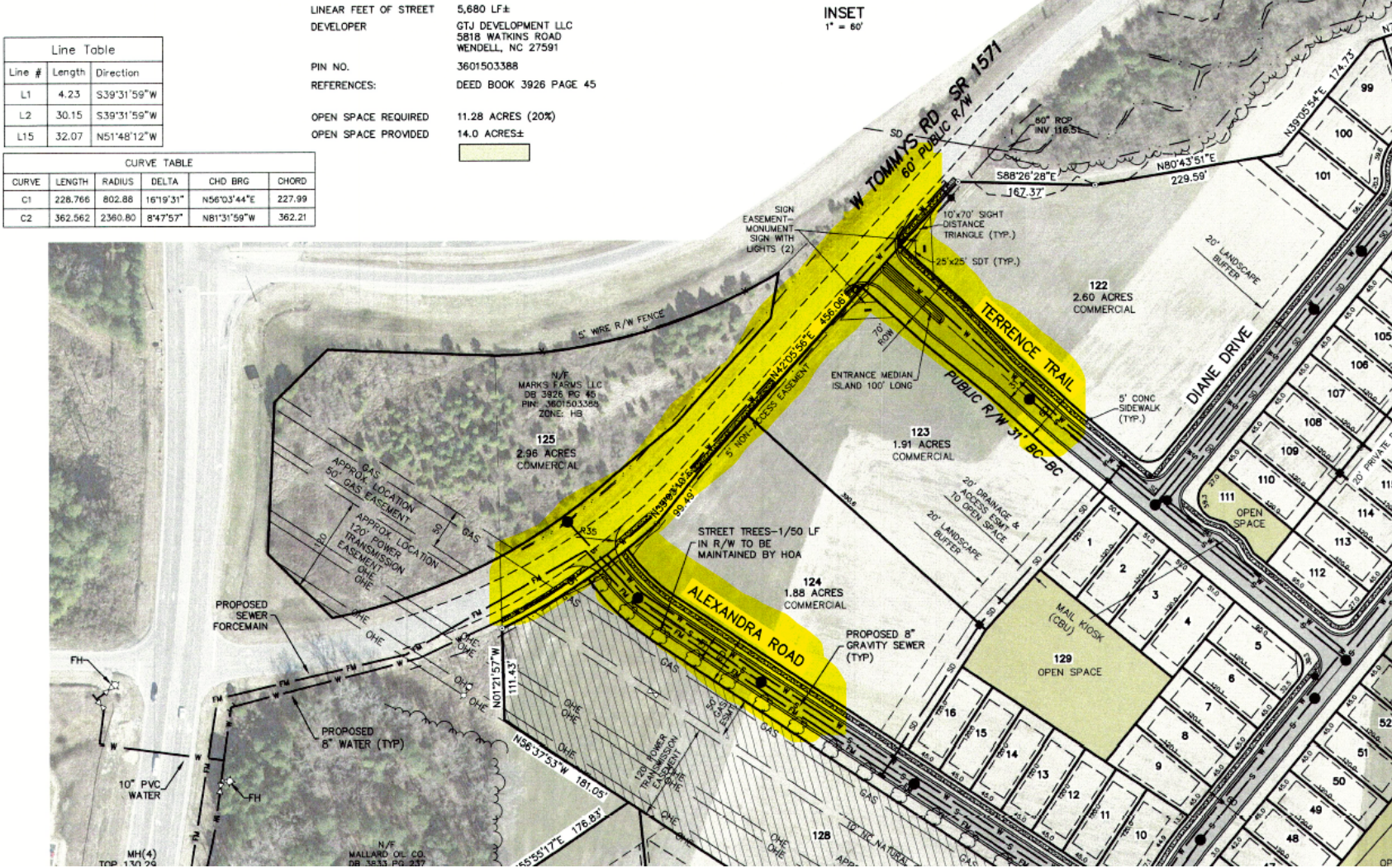
- **City of Goldsboro Unified Development Ordinance (UDO):** The proposed rezoning is consistent with the land use and density recommendations of the UDO. All stated deviations from the UDO shall be documented as conditions of the R6-CZ zoning district. Any deviation not declared shall meet or exceed the minimum standards of the UDO.

SITE SPECIFIC INFORMATION

Public/private infrastructure:

- **120 single family detached lots**
- **Roadways: 5,680 +/- linear ft. (Public)**
- **Water mains: 6,860 +/- linear ft. (Public)**
- **Sewer mains: 5,600 +/- linear ft. (Public)**
- **Sidewalks: 3,200 linear ft. (Public)**
- **Trails: 2,632 linear ft. (Private)**

Access: The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



Phased Development

The proposed 120-lot subdivision will be constructed as a 4-phase residential development project with phase I to begin in July of 2026.

- **Phase I:** Lots 1-5, 52-63, 88-121, 126-127
- **Phase II:** Lots 64-86
- **Phase III:** Lots 6-16, 45-51, 124, 128-129
- **Phase IV:** Lots 17-44



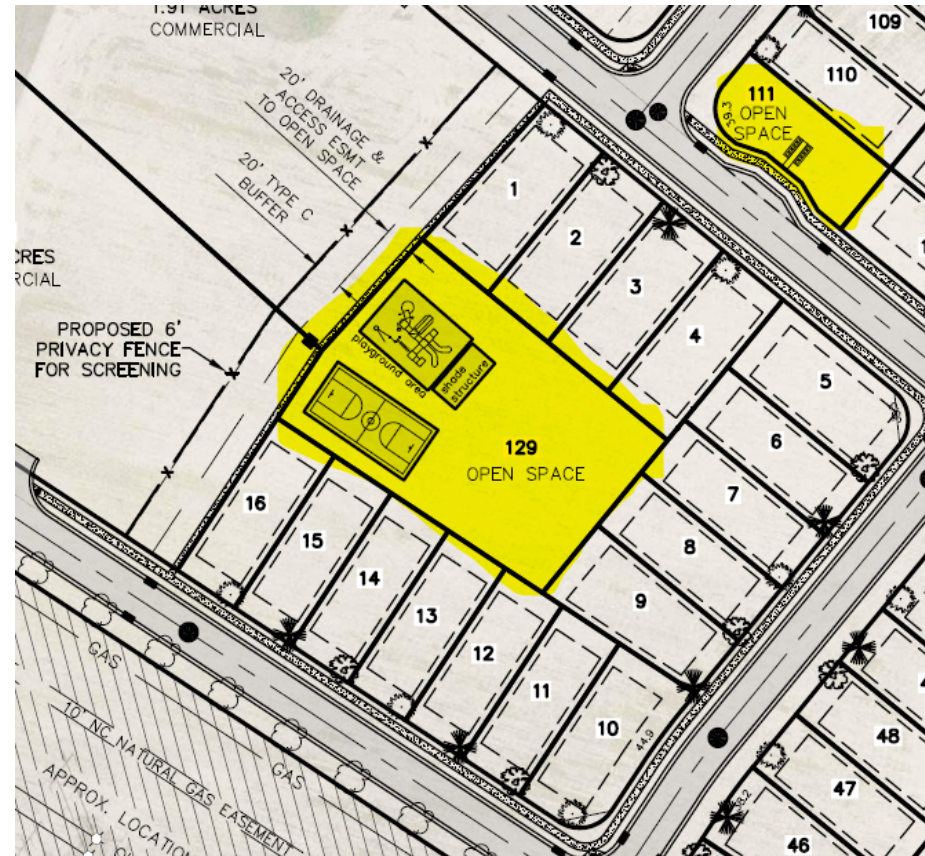
- **Density:** 120 units/45.9 acres = 2.61 dwelling units/per acre
- **Utilities:** City water and sewer will be underground and extended by the developer to the site from Commerce Drive.
- **Streets:** The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.
- **Parking:** Residential: 2 per single-family household (120) = 240 spaces; Commercial: TBD for commercial lots at time of development
- **Sidewalks:** 4 ft. wide internal 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.
- **Environmental Conditions:** A portion of the project contains a protected blue line stream 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 homeowner's association. The blue line stream crossing will meet the City of Goldsboro Standards and be permitted by the Department of Environmental Quality.
- **Stormwater Management:** Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city's UDO and state regulations. All SCM's will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.
- **Interconnectivity:** Interconnectivity has been identified along the eastern and southern property boundaries.

- **Mail kiosk and Parking:** All residents will have access to a mail kiosk located at the main entrance to the subdivision.
- **Subdivision signage:** 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.



Required Open Space:

- The proposed development will provide 18.9 acres of open space (20% of the gross site area). Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).



Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 15 ft. wide Type B 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. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.



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

Sagecroft | Hanover Collection
THE CHADWICK



Annandale | Summit Collection
THE CLAYTON III



Maple Ridge | Crown Collection
THE MADISON



Maple Ridge | Crown Collection
THE MADISON



Triple Crown | Hanover Collection
THE OAKLEY II



Saddle Ridge | Crown Collection
THE MORGAN



Preliminary Subdivision Review and Approval.

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision review. 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.

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.

R-6CZ:

Min. lot size:	5,400 sq. ft.
Min. lot width:	45 ft.
Min. front setback:	15ft.
Min. side setback:	5 ft.
Min. side corner setback:	10 ft.
Min. rear setback:	15 ft.
Max. building height:	2 stories

GB:

N/A
N/A
20 ft.
15 ft.
15 ft.
25 ft.
N/A

- The applicant has proposed the following as **CONDITIONS** for the requested Residential-6 Conditional Zoning District approval:

Architectural Standards:

- Building height 2-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
 - Columns
 - Covered porch entry
- 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.
- Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
- All windows within a street facing facade utilizing siding materials shall either be set in full 4” trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
- All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
- All dwelling units shall have either a 2-car garage or a 1-car garage.
- Garage doors shall have windows or decorative hardware.
- A covered front porch is required for all dwelling units.
- A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
- All homes shall have minimum 12-inch eaves on two sides.
- All corner lot units shall have a minimum of one window, facing the public right-of-way.
- 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.

STAFF EVALUATION & RECOMMENDATION:

Planning Staff opinion is the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map with regards to Medium Density Residential, Mixed Use I and II land use designations.

Planning Staff opinion is 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 opinion is the proposed R-6/General Business Conditional Zoning District will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is the proposed R-6/General Business 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/General Business Conditional Zoning District with all agreed upon conditions.

PLANNING COMMISSION RECCOMENDATION

The Planning Commission, at their September 29, 2025 meeting, unanimously voted to recommend approval of CZ-04-25 with the attached recommended conditions of approval.

CITY COUNCIL REQUESTED ACTIONS

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: CZ-6-25 - Borden Mills - 144 Unit Apartment Complex (Residential 6 and institutional 2 to General Business Conditional Zoning District) - Located on both sides of North William Street, between Royall Avenue and Tarboro Street

DEPARTMENT: Planning

BACKGROUND:



Artist Redenring of Borden Mills Apartments

Project Description

Borden Mills is a historic textile mill on the National Register of Historic Places, at the corner of Royall Avenue and North William Street. The campus comprises two historic mill buildings on both sides of North William Street, north of Royall Avenue (Goldsboro Cotton Mills to the east, Borden Manufacturing Company to the west), connected by an elevated enclosed bridge over North William Street. The mills will be renovated into affordable multifamily housing, utilizing state and federal historic tax credits, as well as state low income housing tax credits. There will also be some privately owned program as part of the redevelopment, including 14 privately owned condominiums in the north end of the Goldsboro Cotton Mill building, self-storage in a warehouse building on the east side of the site, and sport gym in an existing warehouse building north of the Borden Manufacturing Company building. The redeveloped building area of the project will be approximately 188,000 square feet when complete, while the redeveloped site will be approximately 12.93 rezoned to General Business Conditional Zoning. Of the 12.93 acres, 0.23 acres will be dedicated as Active Open Space and 4.63 acres of passive open space

Location North East and Northwest side of the intersection of Royal Avenue and North William Street.

Address 800 Block of North Williams Street

Parcel# 3509-19-1639, 3509-19-6339

Property Owner BAP Partners LLC.

Applicant Borden Mills Lofts, LLC.

Current Zoning Residential (R-6) and General Industrial (I-2)

Requested Zoning General Business Conditional Zoning (GB-CZ).

Adjacent Zoning Districts

North: General Industrial (I-2) and General Business (GB)

South: General Industrial (I-2) and General Business (GB)

East: Residential (R-9) and General Business (GB)

West: General Industry (I-2) Residential (R-6) and Office Institutional (O&I-1)

Surrounding Land Uses

The blocks immediately adjacent to the Borden Manufacturing Company are industrial in nature, with some open parcels where both industrial buildings and mill houses have been demolished. To the north are open fields and the new Wayne County Correctional Facility, a few roadside businesses flanking North William Street, and a few mill houses historically associated with the Borden plant. A scrap metal facility operates to the west and space that is more open lies to the east. To the south are railroad tracks and light industrial buildings that give way to churches and businesses as one travels south towards downtown Goldsboro.

Existing land Uses

Vacant Mill Complex

Warehouse used for storage

Warehouse occupied by Eastern Volley Ball Club

Office Building occupied by Partnership For Children

DISCUSSION:

Site Features

Project Branding will include the historic Borden Mills logo and be displayed prominently on key site features to include the historic water tower, pedestrian bridge and ground-mounted signs.



Parking will be provided with the construction of 346 paved parking spaces. All parking will be edged with curb and gutter. Parking lot landscaping that exceeds the minimum parking standards will be provided and approved in accordance with the proposed landscape plan. ADA parking and access ramps will be provided on multiple locations throughout the site.

Utilities are available at or near the site and include access to water, sewer, electric and stormwater by existing infrastructure within the right-of-way of North William Street and Greenleaf Street.

Site Lighting plans have not been provided and will be required prior to the issuance of administrative site plan approval.

Site Access will be provided by two driveways on North William Street and one driveway on Royal Avenue. The western side of the site will have one driveway on North William Street and one driveway on Greenleaf Street.

NCDOT Pedestrian Safety Enhancement is encouraged. The project has been advised to seek

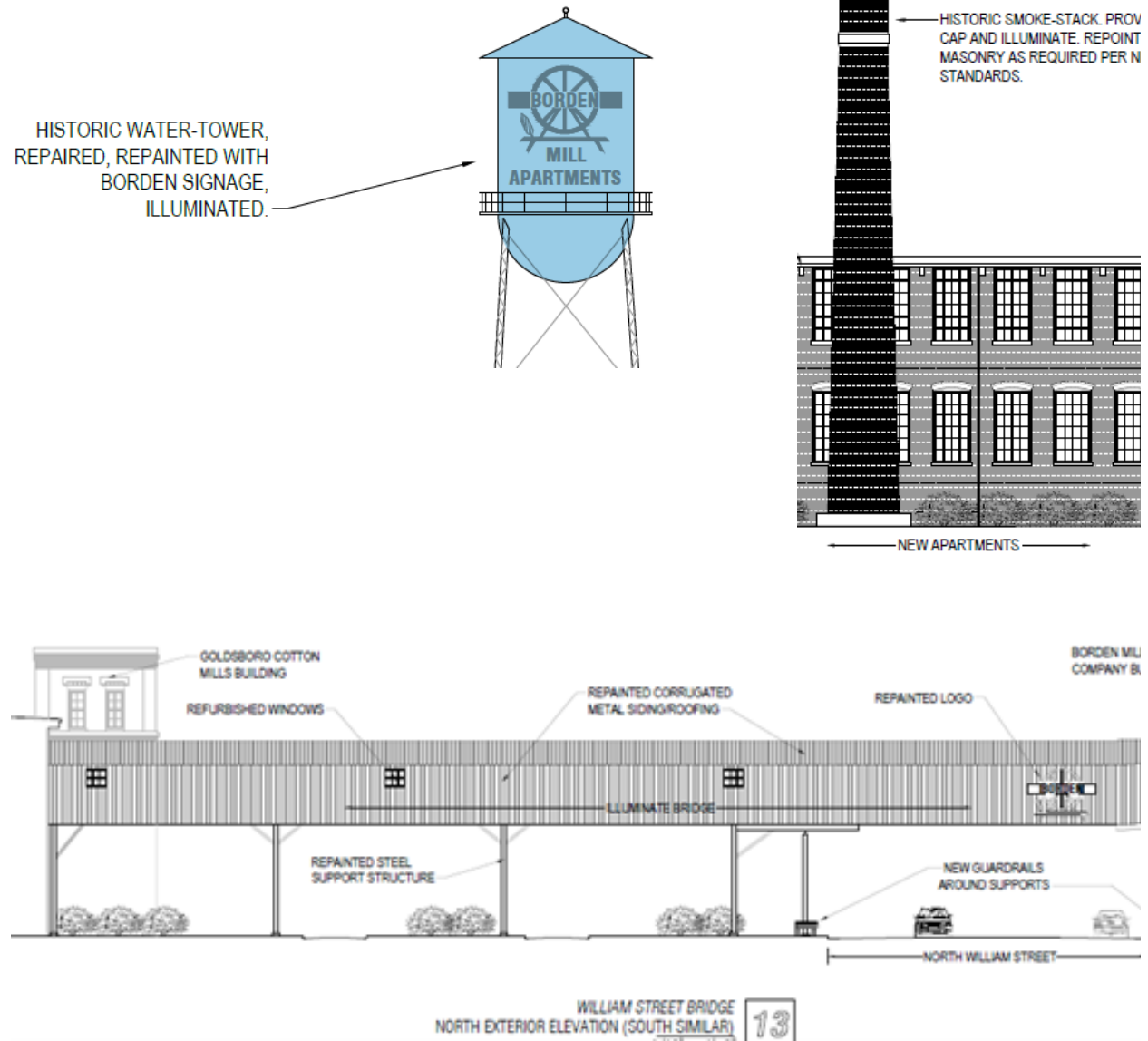
Historic Mill Facade rehabilitation will be in accordance with the Department of Interior standards and include period correct window treatments.



William Street Enhancements will include new ADA accessible sidewalks on both sides of William Street. All abandoned driveways will be properly closed with new curb and gutter sections. Street landscaping will be refreshed with new trees and foundation planting in key area where space allows. The streetscape will be adorned with decorative street poles and lamps.



Water Tower, Smoke Stack and Pederstian Bridge will be repaired fresh paint, project branding and lighting.

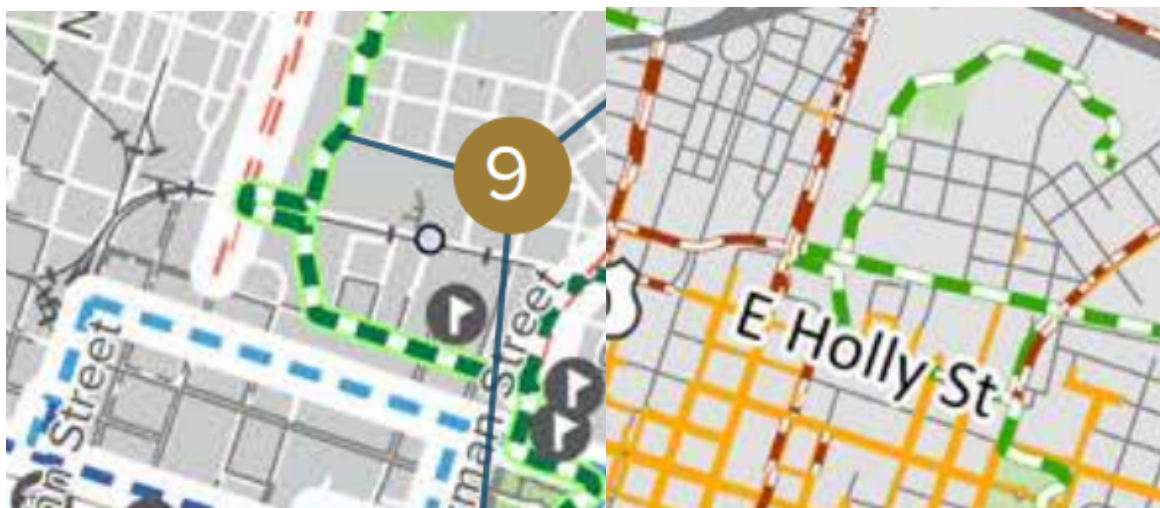


Active Open Space will include a swimming pool, ball courts, and dog park.



Big Ditch Greenway Easements will be provided in accordance with the 2050 Goldsboro Bicycle, Pedestrian and Greenway Plan. A 10 foot multi-use path from the proposed greenway alignment adjacent to the big ditch to the intersection of North William Street and Royal Avenue will be required in accordance with the adopted greenway plan.

Pedestrian Safety Enhancement at the intersection of North William Street and Royal Avenue should be given careful attention. Staff recommends signaled pedestrian crosswalks. Pedestrian safety improvements at this intersection will not only serve to connect the project to Downtown Goldsboro but is identified as a crossing point for the future Big Ditch Greenway.



Consistency with adopted plans and policies

- The site plan as submitted is consistent with the City of Goldsboro Envision 35 Urbanized Area Comprehensive Plan
- The site plan is consistent with the 2050 Goldsboro Urban Area Metropolitan Transportation Plan
- The site plan is consistent with the 2050 Goldsboro Bicycle, Pedestrian Plan and Greenway Plan

The applicant will be required to submit a site plan showing that it meets all other regulations, including stormwater management, prior to administrative site plan approval.

Refer to the attached worksheet and review the consistency and inconsistency statements. The Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the November 3, 2025, meeting.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

The proposed GB conditional zoning district is compatible with the City of Goldsboro Comprehensive Land Use Plan due to the fact that the proposed use promotes “in-fill” development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. In addition, the site is readily accessible to water and sewer infrastructure provided by the City. The site is compatible with existing residential zoning and land-use patterns in proximity to the site which would support high-density development. Lastly, the proposed use would satisfy a growing need for housing for the City of Goldsboro.

Staff is recommending approval of the conditional rezoning request based on the reasons stated above, and the following conditions:

1. The residential component of the project shall provide market rate and workforce housing only.
2. Exterior modifications to all contributing structures shall be reviewed and approved by the North Carolina State Office of Historic Preservation and in accordance with the Department of Interior Standards for Rehabilitation.
3. Proposed reconfiguration of lot lines shall conform to the minimum subdivision standard as published in the City of Goldsboro Unified Development Ordinance in effect at the time of approval of this General Business (GB-CZ) Conditional Zoning District.
4. All existing building setbacks as shown on this site-specific development plan shall be considered conforming to this General Business (GB-CZ) Conditional Zoning District.
5. All required utility and stormwater improvements shall meet the City of Goldsboro Development standards prior to administrative site plan approval.
6. All landscape improvements shall be in accordance with the site-specific development

plan as submitted with the General Business (GB-CZ) Conditional Zoning District application to include an enhanced screening buffer on the westernmost property line that shall consist of a solid opaque brick wall with supplemental planting requirements as shown on the site-specific development plan.

7. 20-foot easement for future greenway shall be documented and recorded for all affected property deeds prior to staff approval and subdivision plat recordation.
8. Active and passive open space shall include the outdoor swimming pool, ball courts and dog park as shown on the site-specific development plan.
9. 5-foot continuous sidewalks and decorative streetlights shall be provided on the north side of Royall Avenue and on both sides of North William Street.
10. Historic water tower and smokestack shall be rehabilitated in accordance with the site-specific development plan.
11. Site branding to include the historic Borden Mills logo shall be consistent throughout the development and be included on the required ground mounted development signs, pedestrian overpass, and historic water tower.
12. Metal clad buildings fronting on North William Street used for residential units shall provide outdoor patio's enclosed with brick walls and metal gates adjacent to North William Street.

The Planning Commission, at their October 9, 2025, meeting, voted to recommend approval of CZ-06-25 with the stated conditions of approval.

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2025 - 42

**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, November 3, 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 October 9, 2025; and

WHEREAS, BAP Partners LLC, DBA, Borden Mills Lofts LLC has submitted a petition to rezone Tax Parcels 3509-19-1639, 3509-19-6339 and 3509194602, from Residential (R-6) and General Industrial (I-2) Zoning District to the General Business (GB-CZ) Conditional Zoning District; and

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

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

WHEREAS, the General Business (GB-CZ) Conditional Zoning District was established to accommodate multifamily residential uses; and

WHEREAS, the General Business (GB-CZ) Conditional Zoning District is intended to allow for wide range of commercial uses in support of residential land uses; and

WHEREAS, the General Business (GB-CZ) 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 through a well-designed residential community; and

WHEREAS, the proposed rezoning is reasonable due to the range of permitted uses in the requested zoning district are compatible with the surrounding zoning patterns and land uses along North William Street and Royall Avenue; 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. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Residential (R-6) and General Industrial (I-2) Zoning District to the General Business (GB-CZ) Conditional Zoning District:
2. CZ-06-25 Boren Mills Apartments: A site-specific development plan documenting the conditions of this General Business (GB-CZ) Conditional Zoning District:
3. Condition of this General Business (GB-CZ) Conditional Zoning District shall include:
 1. The residential component of the project shall provide market rate and workforce housing only.

2. Exterior modifications to all contributing structures shall be reviewed and approved by the North Carolina State Office of Historic Preservation and in accordance with the Department of Interior Standards for Rehabilitation.
3. Proposed reconfiguration of lot lines shall conform to the minimum subdivision standard as published in the City of Goldsboro Unified Development Ordinance in effect at the time of approval of this General Business (GB-CZ) Conditional Zoning District.
4. All existing building setbacks as shown on this site-specific development plan shall be considered conforming to this General Business (GB-CZ) Conditional Zoning District.
5. All required utility and stormwater improvements shall meet the City of Goldsboro Development standards prior to administrative site plan approval.
6. All landscape improvements shall be in accordance with the site-specific development plan as submitted with the General Business (GB-CZ) Conditional Zoning District application to include an enhanced screening buffer on the westernmost property line that shall consist of a solid opaque brick wall with supplemental planting requirements as shown on the site-specific development plan.
7. 20-foot easement for future greenway shall be documented and recorded for all affected property deeds prior to staff approval and subdivision plat recordation.
8. Active and passive open space shall include the outdoor swimming pool, ball courts and dog park as shown on the site-specific development plan.
9. 5-foot continuous sidewalks and decorative streetlights shall be provided on the north side of Royall Avenue and on both sides of North William Street.
10. Historic water tower and smokestack shall be rehabilitated in accordance with the site-specific development plan.
11. Site branding to include the historic Borden Mills logo shall be consistent throughout the development and be included on the required ground mounted development signs, pedestrian overpass, and historic water tower.
12. Metal clad buildings fronting on North William Street used for residential units shall provide outdoor patio's enclosed with brick walls and metal gates adjacent to North William Street.

4. 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: 3509-19-1639 and 3509-19-6339.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-06-25 BORDEN MILLS APARTMENTS
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 rezoning to be consistent with the Residential land use designation and inconsistent with the Industrial land use designation. The City of Goldsboro Planning Commission finds that the conditional rezoning request is reasonable and in best public interest due to the fact that the proposed use promotes “in-fill” development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. In addition, the site is readily accessible to water and sewer infrastructure provided by the City. The site is compatible with existing residential zoning and land-use patterns in proximity to the site which would support high-density development. Lastly, the proposed use would satisfy a growing need for housing for the City of Goldsboro. The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be consistent with the Comprehensive Land Use Plan.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be inconsistent with the Industrial land use designation. Further, the Planning Commission finds that this conditional rezoning, if executed, would have a negative impact on the public due to the fact that 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 conditional 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 conditional rezoning to be inconsistent with the Comprehensive Land Use Plan.

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Borden Mill Apartments**

Proposed Use **Multi-family Apartments & Townhomes, Self-Storage, Recreation**

Project location or address **811 N. William Street & 309 Royal Avenue**

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

PIN#	3509191639	TAX ID#	
	3509196339		

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

PROPERTY OWNER INFORMATION

Name **BAP Partners, LLC**

Address **1506 East Ash Street, Goldsboro, NC 27530**

Phone **(919) 734-4071**

Email **dperry6961@aol.com**

OWNER/DEVELOPER INFORMATION

Company Name **dba Borden Mill Lofts, LLC**

Contact Name **Jim Sari**

Address **9525 Wexcroft Drive, Brentwood, TN 37027**

Phone **419-575-5165**

Email **jim@sariandcompany.biz**

CONSULTANT/ENGINEERING FIRM

Company Name **Timmons Group**

Contact Name **Adam Carroll**

Address **101 Centreport Drive, Suite 245, Greensboro, NC 27409**

Phone **336-478-3346**

Email **adam.carroll@timmons.com**

ZONING INFORMATION

Existing Zoning District **R-6 & I-2**

Proposed Zoning District **GB-Conditional**

If more than one district, provide the acreage of each: **N/A**

Overlay District?

☐ Yes ☒ No

Inside City Limits? ☒ Yes

☐ No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 388,629/8.92	Flood Hazard Area ☒ Yes ☐ No No new buildings in flood plain
Proposed Impervious Surface acres/sf 351,520/8.07	Neuse River Buffer ☐ Yes ☒ No
Watershed Protection Area N/A	Wetlands ☒ Yes ☐ No No Impacts
FEMA Map Panel 3720350900K	Base Flood Elevation 101.0

SITE DATA

Total # of single-family lots N/A	Total densities per zoning district 144 ¹¹⁴ units/12.93 ac = 11.14 ^{11.14} DUA
Total # of townhouse lots N/A	Acreage in active open space 0.23 ac
Total # of all lots 5	Acreage in passive open space 4.63 ac
Linear feet of new roadways N/A	Linear feet of new sewer mains N/A
Linear feet of new water mains N/A	Linear feet of new sidewalks 2,160 LF
Proposed sewer allocation 26,000 GPD	Linear feet in new trails 580 LF Greenway Easement Dedicated

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 Adam Carroll - Timmons Group 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 9/2/25
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 Adam Carroll - Timmons Group (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

David M. Perry

NC

(State)

Wayne

(County)

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

Witness my hand and notarial seal this the 2 day of September 20 25.

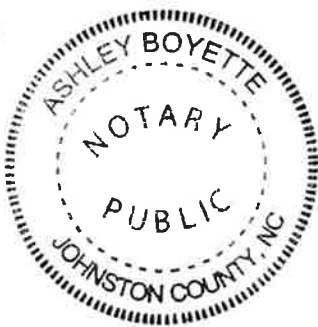
Notary Public:

Ashley Boyette

(Printed Name)

Ashley Boyette

(Signature)



(Seal)

County of Commission:

Johnston

Commission Expires:

7/26/27

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).

Borden Mill Apartments Project Narrative

OWNER

BAP Partners, LLC
1506 East Ash Street
Goldsboro, NC 27530

Contact: David M. Perry
Dperry6961@aol.com
Phone: 919-734-4071

DEVELOPER

DbA Borden Mill Lofts, LLC
9525 Wexcroft Drive
Brentwood, TN 37027

Contact: Jim Sari
jim@sariandcompany.biz
Phone: 419-575-5165

AUTHORIZED AGENT

Timmons Group
101 Centreport Drive, Suite 245
Greensboro, NC 27409

Contact: Adam Carroll
adam.carroll@timmons.com
336-478-3346

SITE DATA

Address: 811 N. William Street &
309 Royall Ave
Goldsboro, NC 27533

Current Zoning: I-2, R-6

Parcel Size: 12.93 acres (563,231 sf)

PIN: 3509191639 & 3509196339

**Deed from
Borden Yarn Real Estate Company, LLC
to BAP Partners, LLC**

LEGAL DESCRIPTION

Those certain tracts or parcels of land situated in the City of Goldsboro, Wayne County, North Carolina, defined and described as follows:

TRACT ONE. BEGINNING at a p.k. nail located at the Northwestern intersectional corner of North William Street and the right of way of the Atlantic and East Carolina Railroad Company (being 100 feet from the centerline of said railroad track); thence with the line of said right of way N. 73° 26' 34" W. 295.30 feet to an existing iron rod; thence with the line of Woodard, N. 22° 19' 25" E. 481.47 feet to an existing iron pipe; thence N. 67° 40' 35" W. 44.00 feet to an existing iron rod; thence N. 22° 19' 25" E. 27.50 feet to another existing iron rod; thence N. 67° 40' 35" W. 43.49 feet to an existing iron rod; thence continuing N. 67° 40' 35" W. 9.08 feet to an existing p.k. nail located on the Eastern edge of Greenleaf Street; thence along the right of way line of Greenleaf Street, N. 39° 55' 09" E. 31.33 feet to an iron rod set, thence continuing along said right of way a curve to the left having a radius of 400.90 feet, a delta angle of 00° 25' 44" and a chord bearing a distance of N. 39° 42' 13" E. 3.00 feet to an iron rod set, thence continuing along said right of way a curve to the left having a radius of 400.90 feet, a delta angle of 14° 55' 38" and a chord bearing a distance of N. 32° 01' 39" E. 104.15 feet to an existing concrete monument; thence continuing with said right of way line, N. 24° 33' 50" E. 127.31 feet to a concrete monument set; thence leaving said right of way and running S. 66° 11' 40" E. 357.60 feet (a new line for The Borden Manufacturing Company) to a concrete monument set on the Western right of way of William Street; thence with the Western right of way line of William Street, S. 22° 19' 25" W. 732.65 feet to the point of beginning, containing 5.533 acres, more or less; and being Tract 1 as shown on that certain plat prepared for Borden Yarn Real Estate Company, L.L.C. dated January 6, 1997 from an actual survey made by Richard M. Benton, Registered Land Surveyor, which plat is recorded in Plat Cabinet K, Slide 73-C in the Wayne County Registry. See deeds recorded in Book 74, Page 399, Book 86, Page 390 and Book 1353, Page 127 in the Wayne County Registry.

TRACT TWO: BEGINNING at a p.k. nail set located in the Northeastern intersectional corner of North William Street and the right of way of the Atlantic and East Carolina Railroad Company (being 100 feet from the centerline of said railroad track); thence with the Eastern right of way line of North William Street, N. 22° 19' 25" E. 303.70 feet to a p.k. nail set within the curb and gutter line of a driveway; thence leaving said right of way line and running along the back of an existing curb and gutter line, S. 67° 28' 46" E. 108.70 feet to an iron pipe set; thence N. 22° 19' 25" E. 323.93 feet to an iron pipe set; thence S. 66° 11' 56" E. 515.03 feet to an iron pipe set on the Western bank of a large drainage ditch known as the Big Ditch; thence continuing S. 66° 11' 56" E. 25.00 feet to a point in the centerline of said ditch; thence along the centerline of said drainage ditch, the following bearings and distances: S. 42° 02' 18" W. 23.27 feet, thence S. 61° 20' 08" W. 70.87 feet; thence S. 42° 53' 51" W. 33.04 feet, thence S. 17° 41' 12" W. 36.40 feet; thence S. 02° 30' 50" E. 25.34 feet; thence S. 20° 52' 12" W. 216.14 feet; thence S. 19° 31' 19" W. 163.03 feet; thence S. 13° 48' 50" W. 5.04 feet to a point located on the Northern right of way line of the Atlantic and East Carolina Railroad; thence along said right of way line, N. 73° 29' 01" W. 615.41 feet to a p.k. nail set, the point and place of beginning, and containing 7.398 acres, more or less; and being Tract 1 as shown on that certain plat prepared for Borden Yarn Real Estate Company, L.L.C. dated January 20, 1997 from an actual survey made by Richard M. Benton, Registered Land Surveyor, which plat is recorded in Plat Cabinet K, Slide 73-I in the Wayne County Registry.

And being the same two tracts or parcel of land conveyed to Borden Yarn Real Estate Company, LLC by deed dated February 10, 1997 which deed is recorded in Book 1571, Page 245 in the Wayne County Registry.

PROJECT DESCRIPTION

Borden Mills is a historic textile mill on the National Register of Historic Places, at the corner of Royall Avenue and North William Street. The campus is comprised of two historic mill buildings on both sides of North William Street, north of Royall Avenue (Goldsboro Cotton Mills to the east, Borden Manufacturing Company to the west), connected by an elevated enclosed bridge over North William Street. The mills will be renovated into multi-family housing, utilizing state and federal historic tax credits, as well as workforce housing tax credits. There will also be some privately owned program as part of the redevelopment, including 14 privately owned condominiums in the north end of the Goldsboro Cotton Mill building, self-storage in a warehouse building on the east side of the site, and sport gym in an existing warehouse building north of the Borden Manufacturing Company building. The redeveloped building area of the project will be approximately 188,000 square feet when complete, while the redeveloped site will be approximately 12.93 rezoned to General Business. Of the 12.93 acres, 0.23 acres will be dedicated as Active Open Space and 4.63 acres of Passive Open Space

The historic connector bridge between the two mill buildings will be assessed for structural integrity, renovated, repainted and utilized as an interior passageway between the two buildings. The historic water tower will also be assessed for structural integrity and have its masonry repaired as necessary.

The connector bridge, the water tower, and the smoke-stack will all be illuminated for nighttime visibility, creating a strong campus identity.

Project Density is 11.14 Dwelling Units per Acre (144 units / 12.93 acres).

Project will connect to public infrastructure (streets, water, sewer, and storm sewer) around and currently on the site. No public infrastructure is proposed as part of this project. Proposed sewer allocation is 26,000 GPD.

A 10' tall parged concrete masonry unit screen wall will be constructed along the western boundary of the project in order to mitigate negative affects from the adjacent scrap yard. The stream feature on the eastern boundary of the project will remain undisturbed.

The project will not negatively affect surrounding infrastructure in that this a redevelopment project that is already currently within the City limits for public safety service. The site is also already currently served by public utilities and will not require public utility extensions.

The project proposes Passive Open Space in the area of the existing stream as well as a courtyard and multiple seating areas. The project is currently proposing a pool and clubhouse facility with outdoor fireplace, hammock court, and grilling area. There will be a dog park on the north side of the property along with Active Open Space to include multi-sport courts and artificial turf with a cornhole setup. Developer will maintain all site amenities. See attached picture examples of Active Open Space.

The project is expected to begin construction permit approvals in early 2026 with construction starting as soon as permits are approved.

The project is proposing less stringent landscaping than required by the UDO in order to adhere to historical tax credit requirements. Mill facilities were not typically heavily landscaped and over-landscaping mill redevelopments can jeopardize historical status of the property. The project is also proposing to eliminate setback requirements due to existing buildings already being in place.

The project is providing streetscape improvements along project frontage to include street trees and ADA accessible sidewalks. The project is also proposing a pedestrian crosswalk across Royall Avenue. The project is dedicating a 20' easement along the existing stream feature for future construction of a public greenway. The project is proposing decorative street lights (see attached cut sheet of decorative street light concept).

Sale and rental pricing is not currently available.

SHEET INDEX

C-200 – Rezoning Site Plan

C-300 – Parcel Exhibit

L-200 – Rezoning Planting Plan

A5.01 – Goldsboro Cotton Mills – Exterior Elevations

A5.02 – Goldsboro Cotton Mills – Exterior Elevations

A5.03 – Goldsboro Cotton Mills – Typical Rendered Elevations

A5.04 – Goldsboro Cotton Mills – Exterior Elevations

A5.05 – Goldsboro Cotton Mills – Exterior Elevations

A5.06 – Goldsboro Cotton Mills – Exterior Elevations

A5.07 – Goldsboro Cotton Mills – Typical Rendered Elevations



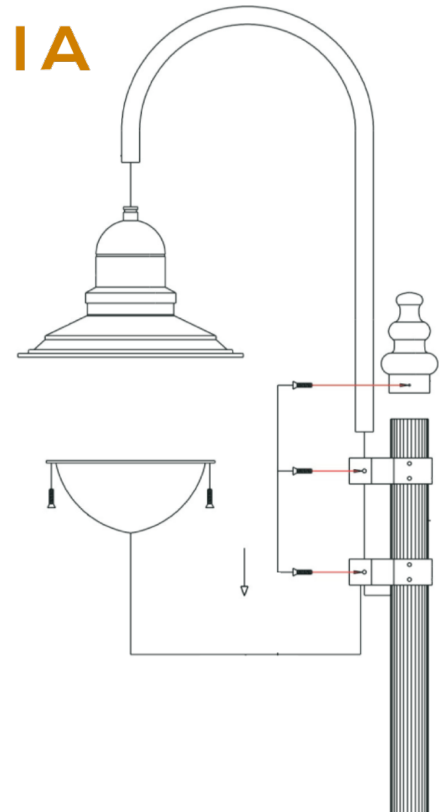
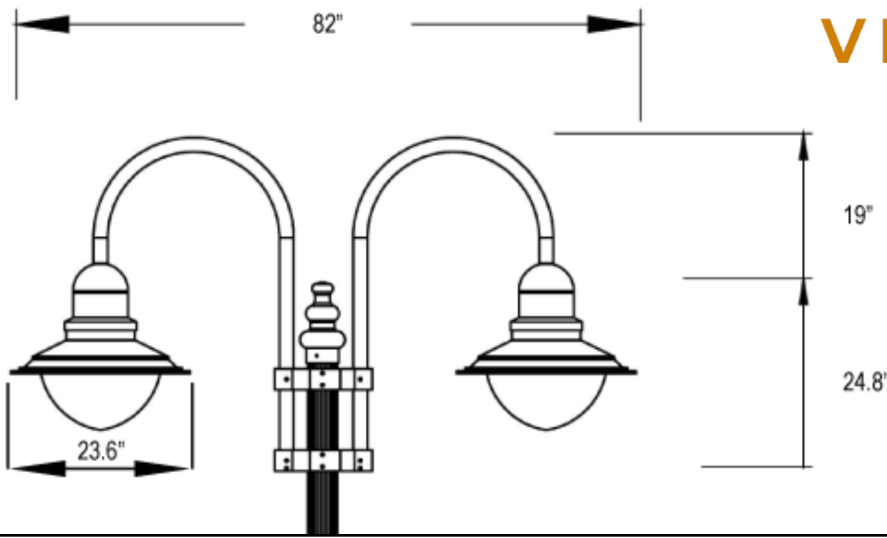


4007-2-fixture

FIXTURE



VENIA



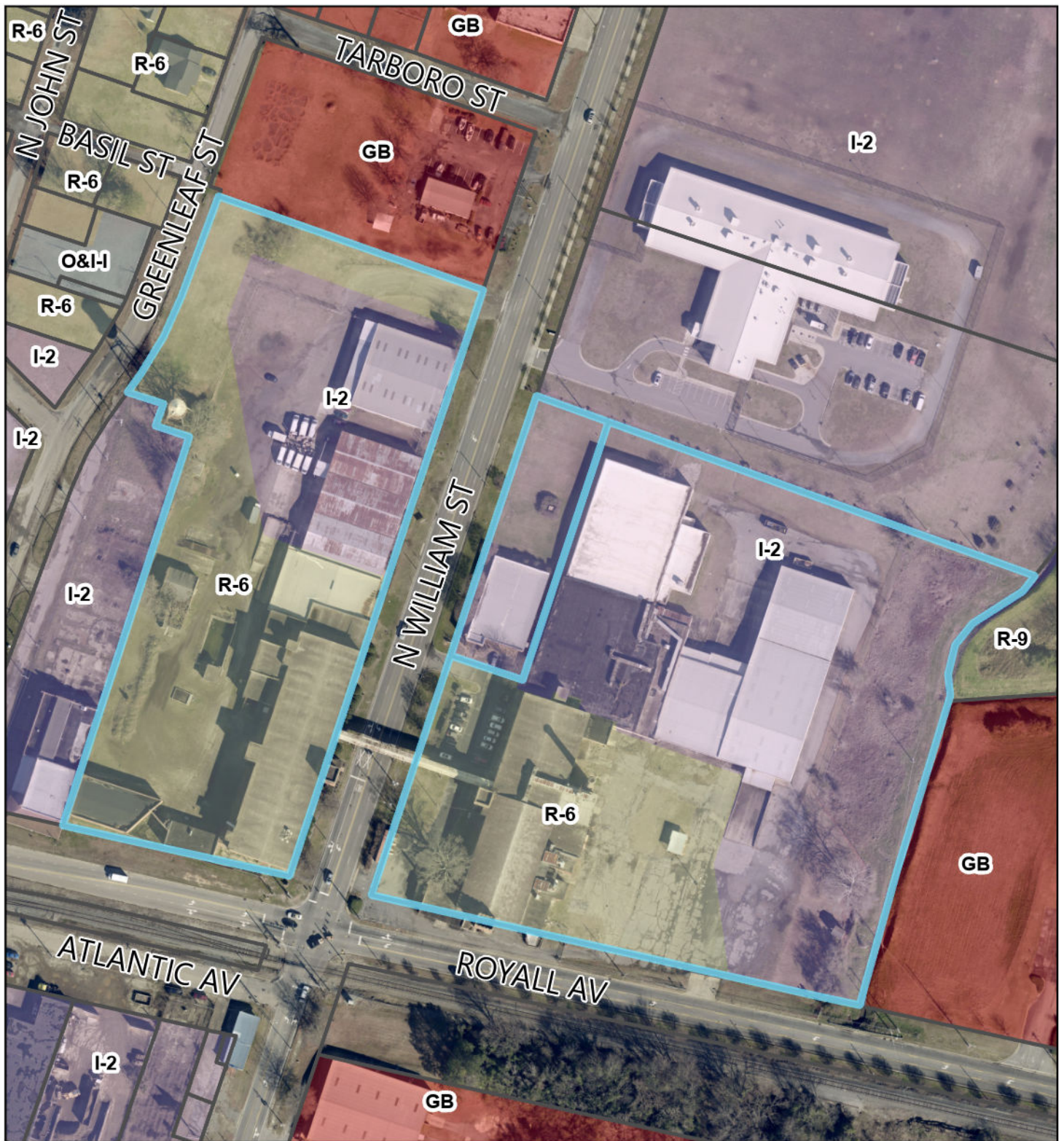
Specifications

Color	Black
Material	Aluminum
Globe	Prismatic
Distribution	Type (V)
Fixture Weight	10.31lbs/ea
Style	Dark Sky
Sale Type	Wholesale
Intended Use	Neighborhood or Municipalities
General Category	Street Lights

Lamp Selector

LED	High Pressure S
☐ 12W	☐ 70W
☐ 15W	☐ 100W
☐ 19W	☐ 150W
☐ 27W	☐ 175W
☐ 36W	
☐ 45W	
☐ 54W	
Metal Halide	
☐ 70W	
☐ 100W	
☐ 150W	
☐ 175W	





Case Number: CZ-06-25
 Request: Rezone to GB-CZ
 Owner: Borden Mills Lofts, LLC
 Location: N. William St. & Royall Av.
 PIN# 3509191639, 3509194602
 3509196339

0 50 100 200 300 400 Feet



Zoning

AB
 AG
 CBD
 GB
 HB
 I-1
 I-2

Road/Centerline County

Legend

IBP-1
 NB
 O&I-I
 O&I-II
 O-R
 R-12
 R-12SF
 R-16
 R-20

R-20A
 R-40
 R-6
 R-9
 R-9SF
 RM-8
 RM-9
 SC
 PARCELS VIEW



Case Number: CZ-06-25
 Request: Rezone to GB-CZ
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 Location: N. William St. & Royall Av.
 PIN# 3509191639, 3509194602
 3509196339

0 50 100 200 300 400 Feet



Legend

RoadCenterline County	Mixed Use II
Future Land Use	Residential
Commercial	High Density Residential
Office and Institutional	Medium Density Residential
Industrial	Low Density Residential
Conservation	Rural Residential/Agriculture
Mixed Use	PARCELS VIEW
Mixed Use - Downtown	
Mixed Use I	

SITE DATA

1.

TYPE OF SUBMITTAL:
2.

PARCEL ID:
3.

PROPERTY OWNER:
4.

MAILING ADDRESS:
5.

PROPERTY ADDRESS:
6.

EXISTING ZONING:
7.

PROPOSED ZONING:
8.

ADJACENT ZONING:
9.

PROPOSED USE:
10.

ADJACENT USE:
11.

DEED BOOK REFERENCES:
12.

NUMBER OF DWELLING UNITS:
13.

PRE-DEVELOPMENT BUA:
14.

POST-DEVELOPMENT BUA:
15.

DEED BOOK REFERENCES:
16.

NUMBER OF DWELLING UNITS:
17.

PRE-DEVELOPMENT BUA:
18.

POST-DEVELOPMENT BUA:

OFFSITE IMPROVEMENTS NOTES

1.

TURN LANES WILL PROVIDED AT SITE ENTRANCES PER NCDOT REQUIREMENTS.
2.

ALL EXISTING CURB CUTS TO REMAIN UNUSED WILL BE CLOSED WITH CURB & GUTTER.
3.

ALL REQUIRED PERMITS FROM NCDOT FOR WORK IN THE RIGHT OF WAY WILL BE OBTAINED DURING CONSTRUCTION DRAWING REVIEW.
4.

ALL REQUIRED PERMITS FROM THE NORTH CAROLINA RAILROAD COMPANY WILL BE OBTAINED DURING CONSTRUCTION DRAWING REVIEW.

OFF-STREET PARKING

- WEST SIDE

PROPOSED USE:
APARTMENTS (64 UNITS)
1.4 SPACES PER 1BD UNIT
2 SPACES PER 2BD UNIT
2.5 SPACES PER 3BD

PARKING REQUIREMENTS:
(NCHFA)
1.75 SPACES PER UNIT

PARKING CALCULATION:
(GOLDSBORO)
24 - 1BD = 34 SPACES
27 - 2BD = 54 SPACES
13 - 3BD = 33 SPACES
TOTAL = 121 SPACES

PARKING CALCULATION:
(NCHFA)
64 - UNITS = 112 SPACES
TOTAL = 112 SPACES

PARKING PROVIDED:
124 SPACES (7 ADA)

EXISTING VOLLEYBALL CLUB
1 SPACE PER 300 SF
REQUIREMENT:
CALCULATION:
PROVIDED:
39 SPACES (2 ADA)

EAST SIDE

PROPOSED USE:
APARTMENTS (66 UNITS)
1.4 SPACES PER 1BD UNIT
2 SPACES PER 2BD UNIT
2.5 SPACES PER 3BD

PARKING REQUIREMENTS:
(NCHFA)
1.75 SPACES PER UNIT

PARKING CALCULATION:
(GOLDSBORO)
32 - 1BD = 45 SPACES
34 - 2BD = 68 SPACES
TOTAL = 113 SPACES

PARKING CALCULATION:
(NCHFA)
66 - UNITS = 116 SPACES
TOTAL = 116 SPACES

PARKING PROVIDED:
116 SPACES (5 ADA)

PROPOSED USE:
TOWNHOUSES (14 UNITS)
1.4 SPACES PER 1BD UNIT
2 SPACES PER 2BD UNIT
2.5 SPACES PER 3BD

PARKING CALCULATION:
(GOLDSBORO)
14 - 3BD = 35 SPACES
TOTAL = 35 SPACES

EXISTING PARTNERSHIP FOR CHILDREN
REQUIREMENT:
CALCULATION:
PROVIDED:
23 SPACES
27 SPACES

EXISTING STORAGE BUILDING
REQUIREMENT:
PROVIDED:
5 SPACES
5 SPACES

TOTAL SITE SPACES:
346 SPACES

DEVELOPER
DBA BORDEN MILL LOTS, LLC
BRENTWOOD, TN
CONTACT: JIM SARI
PHONE: (419) 575-5165
EMAIL: JIM@SARICOMPANY.BIZ

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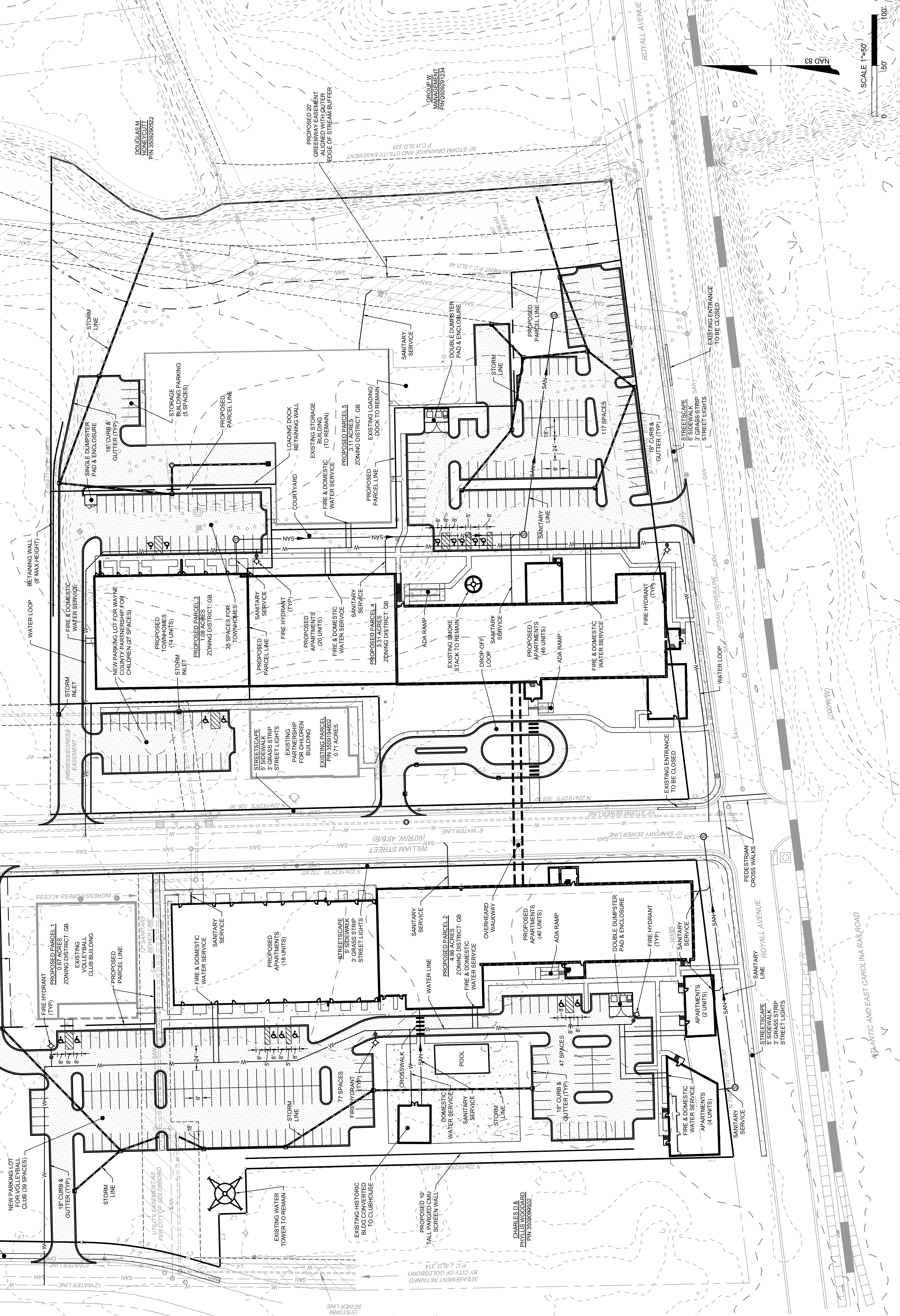
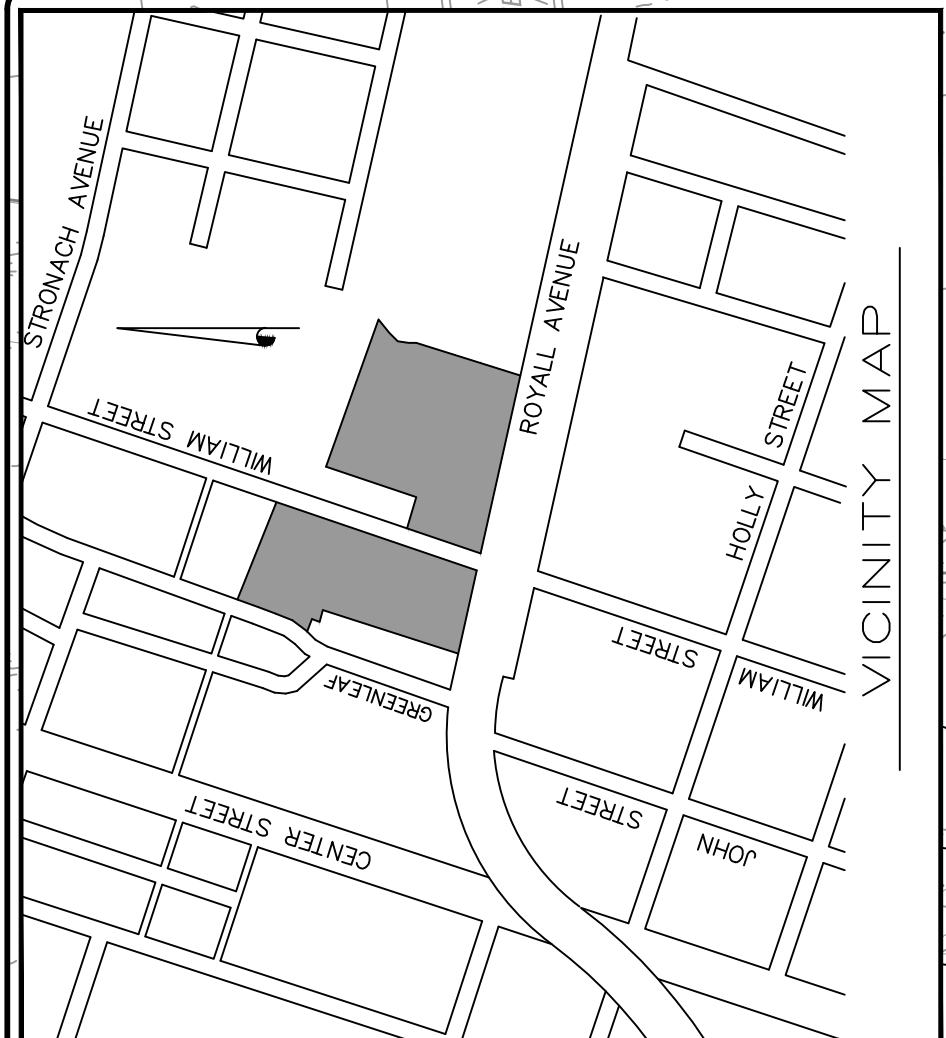
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BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

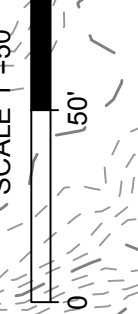
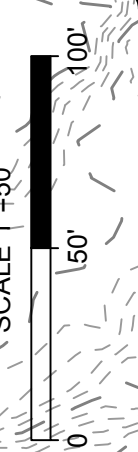
Project Number
BORDEN24

Drawn by
BELK ARCHITECTURE

ISSUE DATE:
01/17/2024
NCHRA PRELIMINARY
APPLICATION (4%)
08/29/2025
ZONING APPLICATION

SHEET CONTENT
REZONING
SITE PLAN

C-200



DEVELOPER
DBA BORDEN MILL LOFTS, LLC
BRENTWOOD, TN
CONTACT: JIM SARI
PHONE: (419) 575-5165
EMAIL: JIM@SARIANDCOMPANY.BIZ

SITE DATA

1.

TYPE OF SUBMITTAL:

REZONING
2.

PARCEL ID:

3509191639, 3509196339
3.

PROPERTY OWNER:

BAP PARTNERS LLC
4.

MAILING ADDRESS:

PO BOX P
5.

PROPERTY ADDRESS:

811 N WILLIAM ST &
309 ROYALL AVE
GOLDSBORO, NC 27533
6.

EXISTING ZONING:

I-2, R-6
7.

PROPOSED ZONING:

GB (CONDITIONAL)
8.

ADJACENT ZONING:

I-2, GB, R-9 (CONDITIONAL)
9.

PROPOSED USE:

APARTMENTS
10.

ADJACENT USE:

WAREHOUSE, SF RESIDENTIAL
SHOPPING CENTER STRIP,
AUTO REPAIR SHOP
11.

DEED BOOK REFERENCES:

DB 1778 PG 910
12.

NUMBER OF DWELLING UNITS:

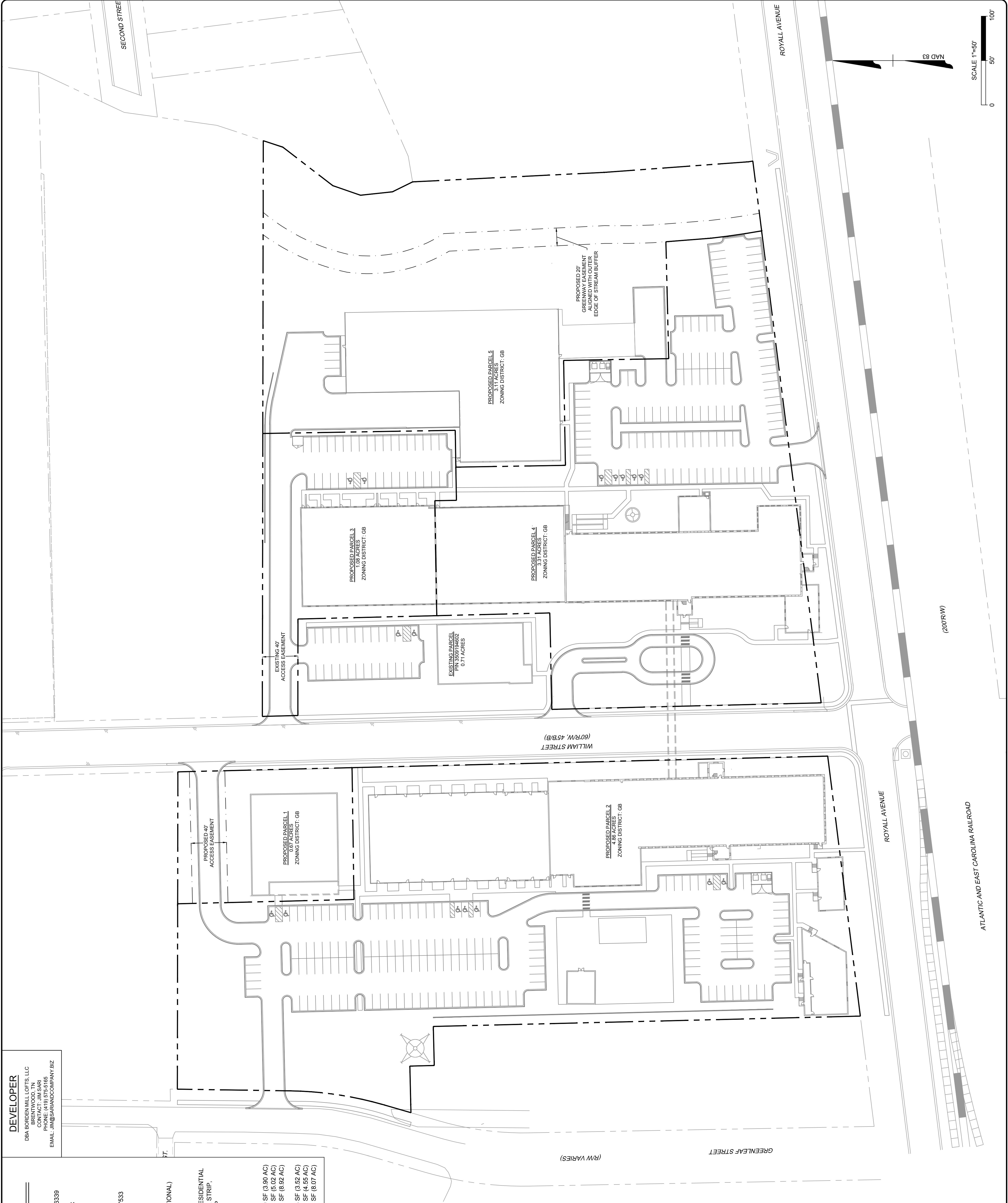
130 UNITS
13.

PRE-DEVELOPMENT BUA:

WEST SIDE: 169,899 SF (3.90 AC)
EAST SIDE: 218,730 SF (5.02 AC)
TOTAL: 388,629 SF (8.92 AC)
14.

POST-DEVELOPMENT BUA:

WEST SIDE: 153,255 SF (3.52 AC)
EAST SIDE: 198,265 SF (4.55 AC)
TOTAL: 351,520 SF (8.07 AC)



BEK

architecture

735 Ninth Street
Durham, NC 27705

p: 919.286.2575 f: 919.286.1906
www.bekarchitecture.net

ARCHITECT OF RECORD

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The professional services of the architect are provided pursuant to the terms and conditions of the client listed below. No contractual obligation is assumed by the architect for the benefit of any other party.

CLIENT

Sari & Co.

(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

CIVIL ENGINEER:
TIMMONS GROUP
adam.carroll@timmons.com
101 Centreport Dr., Suite 245,
Greensboro, NC 27409
(336) 479-3346

PROJECT TITLE & ADDRESS

BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number
Drawn by

BORDEN24
BEK ARCHITECTURE

ISSUE DATE: DESCRIPTION:

01/17/2024: NDRA PRELIMINARY
APPLICATION (4%)
08/29/2025: CITY OF GOLDSBORO
ZONING APPLICATION

SHEET CONTENT

PARCEL
EXHIBIT

C-300

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SCALE 1"=50'
0 50' 100'

ATLANTIC AND EAST CAROLINA RAILROAD

(200'RW)

ROYALL AVENUE

NAD 83

ROYALL AVENUE

(RW VARIES)

GREENLEAF STREET

WILLIAM STREET
(60'RW, 45'B)

PROPOSED PARCEL 2
4.88 ACRES
ZONING DISTRICT: GB

EXISTING PARCEL
PIN 3509194002
0.71 ACRES

PROPOSED PARCEL 3
1.08 ACRES
ZONING DISTRICT: GB

PROPOSED PARCEL 4
3.31 ACRES
ZONING DISTRICT: GB

PROPOSED PARCEL 5
3.11 ACRES
ZONING DISTRICT: GB

PROPOSED 20'
CONSTRUCTION EASEMENT
ALIGNED WITH OUTER
EDGE OF STREAM BUFFER

EXISTING 40'
ACCESS EASEMENT

PROPOSED PARCEL 1
0.67 ACRES
ZONING DISTRICT: GB

PROPOSED 40'
ACCESS EASEMENT

ST.

SECOND STREET

PROPOSED PLANT PALETTE:

NC COASTAL NATIVE PLANT PALETTE INSPIRATION

SYMBOL COMMON NAME BOTANICAL NAME

CANOPY TREES

	BALD CYPRESS	TAXODIUM DISTICHUM
	RED MAPLE	ACER RUBRUM
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
	SWAMP CHESTNUT OAK	QUERCUS MICHAUXII
	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE'
	WILLOW OAK*	QUERCUS PHELLOS*

EVERGREEN TREES

	AMERICAN HOLLY	ILEX OPACA
	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM 'BLUE ARROW'
	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA
	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
	LITTLE GEM DWARF	EMERALD ARBORVITAE
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	LOBLOLLY BAY	GORDONIA LASIANTHUS

UNDERSTORY TREES

	AMERICAN HOPHORNBEAM	CARPINUS CAROLINIANA
	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'
	CHEROKEE BRAVE DOGWOOD	CORNUS FLORIDA 'CHEROKEE BRAVE'
	FOREST PANSY 'EASTERN REDBUD'	CERCIS CANADENSIS 'FOREST PANSY' *
	SLENDER SILHOUETTE SWEET GUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
	SWEET BAY	MAGNOLIA VIRGINIANA 'MOON GLOW'
	WHITE FRINGETREE*	CHIONANTHUS VIRGINICUS*

DECIDUOUS SHRUBS

	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'
	AMERICAN BEAUTYBERRY	CALLIOPHYLLIS AMERICANA
	BLUE MUFFIN ARROWWOOD	VIBURNUM DENTATUM 'BLUE MUFFIN'
	FLORIDA SUNSHINE ANISE TREE	ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
	GROUND HUG® BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCCONAM012'
	RUBY SLIPPERS OAKLEAF HYDRANGEA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	SKE'S DWARF OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
	TINY WINE® NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMIOTW'
	VIRGINIA SWEETSPICE	ITEA VIRGINICA 'LITTLE HENRY'

EVERGREEN SHRUBS

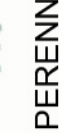
	ANNA'S MAGIC BALL® ARBORVITAE	THUYA OCCIDENTALIS 'ANNA VAN LOTEN'
	COLOR GUARD ADAM'S NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
	COMPACT INKBERY	ILEX GLABRA 'COMPACTA'
	DON'S DWARF WAX MYRTLE	MYRICA CERIFERA 'DON'S DWARF'
	DWARF PALMETTO	SABAL MINOR
	GREY OWL	JUNIPERUS VIRGINIANA 'GREY OWL'
	INKBERRY HOLLY	ILEX GLABRA
	SCHILLINGS DWARF 'YAUPON HOLLY	ILEX VORMITORIA 'SCHILLINGS DWARF'
	STRAWBERRY SHORTCAKE WAX MYRTLE	MYRICA CERIFERA 'STRAWBERRY SHORTCAKE'
	OSMUNDA CINNAMOMEA	MYRICA CERIFERA

FERNS

ORNAMENTAL GRASSES

	PINK MUHLY GRASS	OSMUNDA CINNAMOMEA
	SHENANDOAH SWITCH GRASS	MUHLENBERGIA CAPILLARIS
	BLUE DART COLORGRASS RUSH	PANICUM VIRGATUM 'SHEMANDOAH'
	CHEYENNE SKY PRAIRIE WINDS®	JUNCEUS TENUIS 'BLUE DART'
	PURPLE LOVEGRASS	PANICUM VIRGATUM 'CHEYENNE SKY'

PERENNIALS

	EASTERN SMOOTH BEARDTONGUE	ERAGROSTIS SPECTABILIS
	PURPLE CONEFLOWER	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	WALKER'S LOW CATMINT	PENSTEMON LAEVIGATUS
	WALKER'S LOW CATMINT	RUDBECKIA FULGIDA
	WALKER'S LOW CATMINT	RUDBECKIA PURPUREA
	WALKER'S LOW CATMINT	NEPETA RACEMOSA 'WALKER'S LOW'

STREET TREE NOTE:

CANOPY & UNDERSTORY TREES NOTED WITH AN ASTERISK (*) IN THE PLANT LEGEND ARE SPECIES PROPOSED FOR USE AS STREET TREES.





735 Ninth Street
Durham, NC 27705

p: 919.286.2575 f: 919.286.1906
www.belkarchitecture.net

ARCHITECT OF RECORD

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The professional services of the architect are provided under a contract with the client. The client acknowledges that the architect is not responsible for the design or construction of the project. The architect's obligation is assumed by the architect for the benefit of any other party.

CLIENT

Sari & Co.
(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

CIVIL ENGINEER:
TIMMONS GROUP
adam.carroll@timmons.com
101 Centreport Dr., Suite 245,
Greensboro, NC 27409
(336) 479-3346

PROJECT TITLE & ADDRESS

BORDEN MILL APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number
B00DE024

Drawn by
BELK ARCHITECTURE

ISSUE DATE: 01/17/2024

DESCRIPTION: NCRA PRELIMINARY APPLICATION (4%) CITY OF GOLDSBORO ZONING APPLICATION

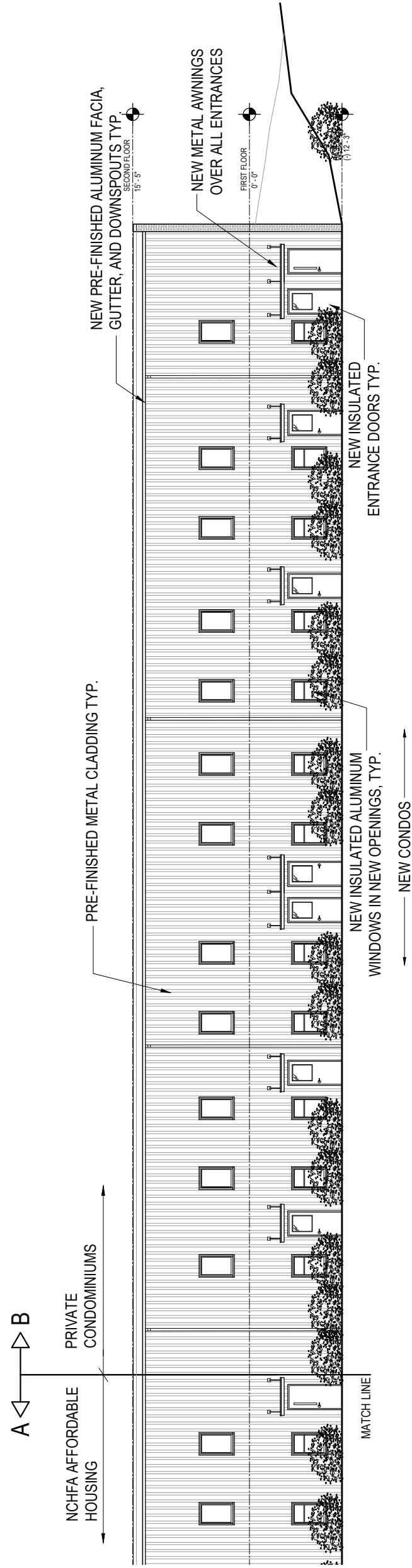
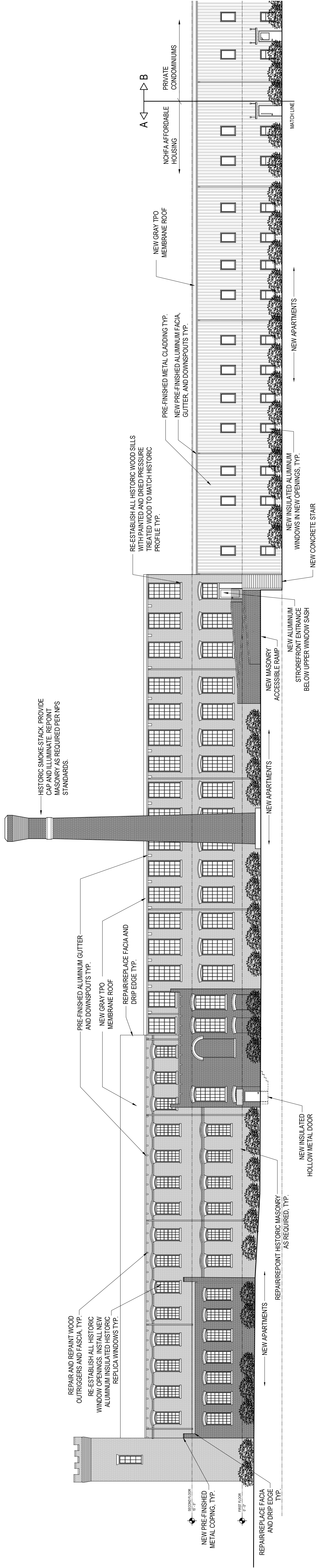
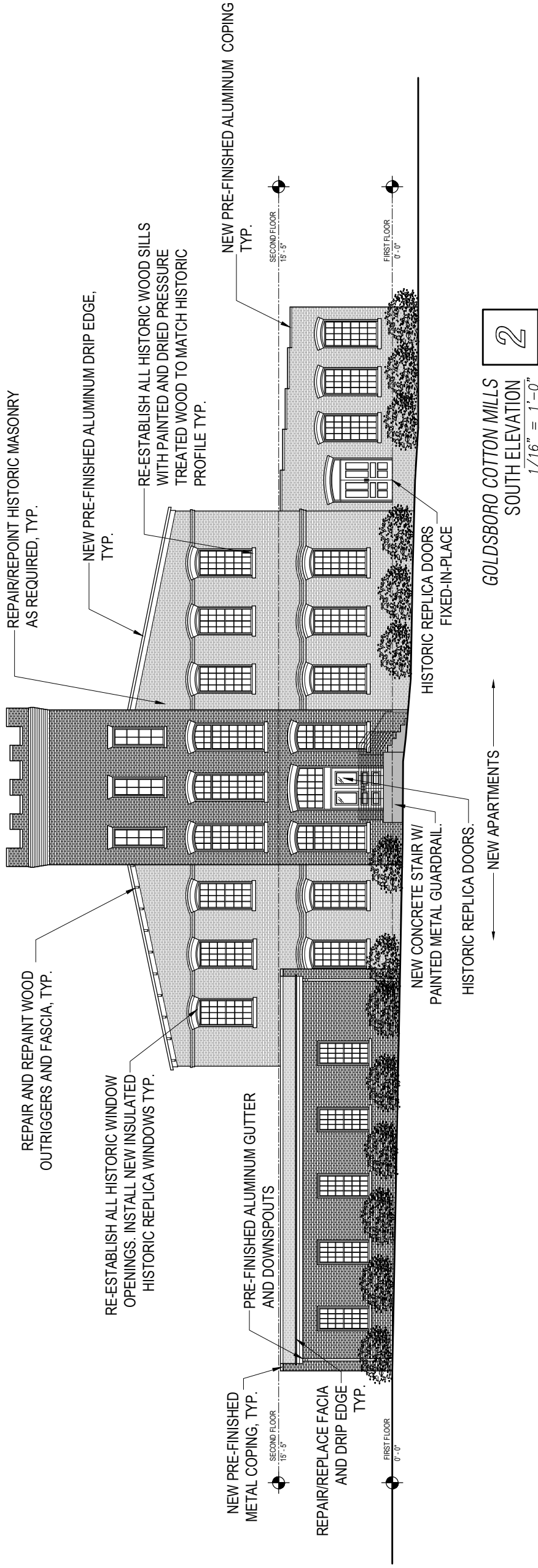
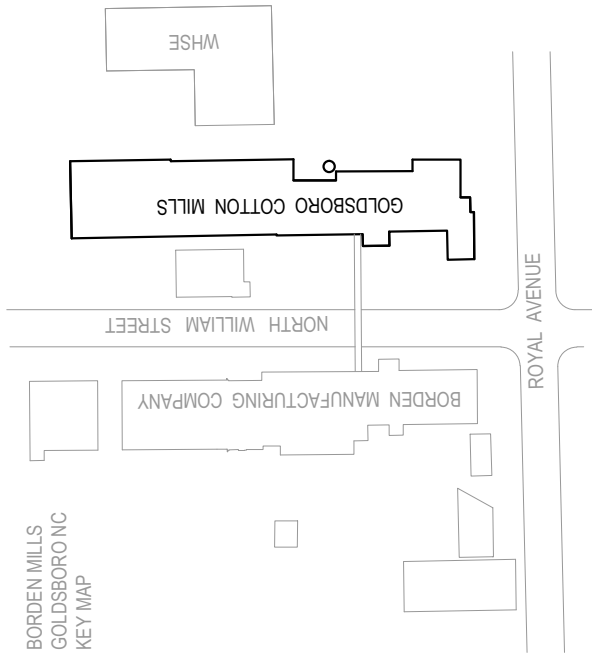
08/29/2025

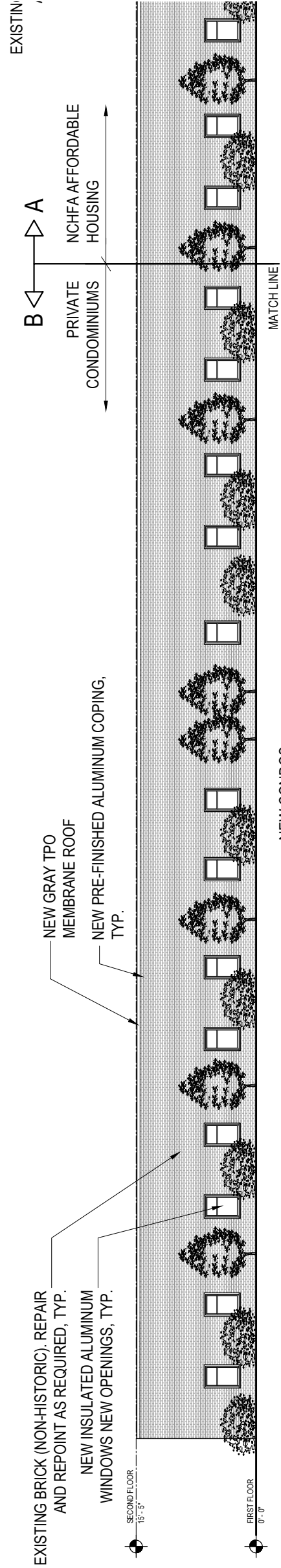
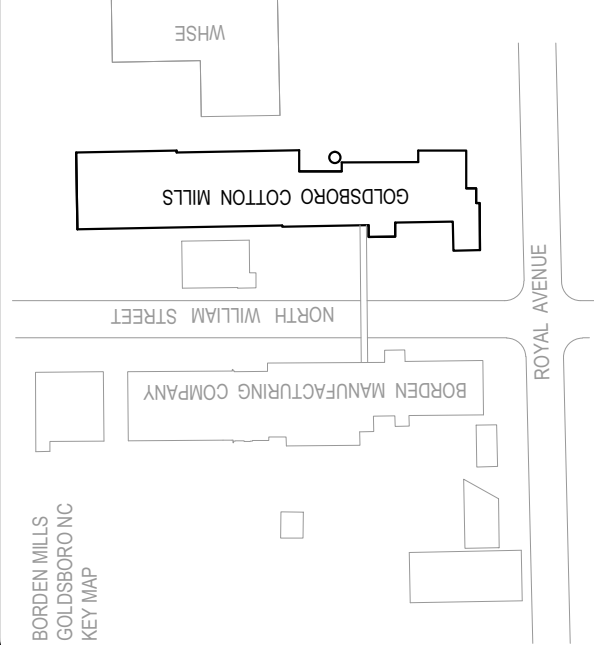
SHEET CONTENT

REZONING PLANTING PLAN

L-100

Page 213 of 428



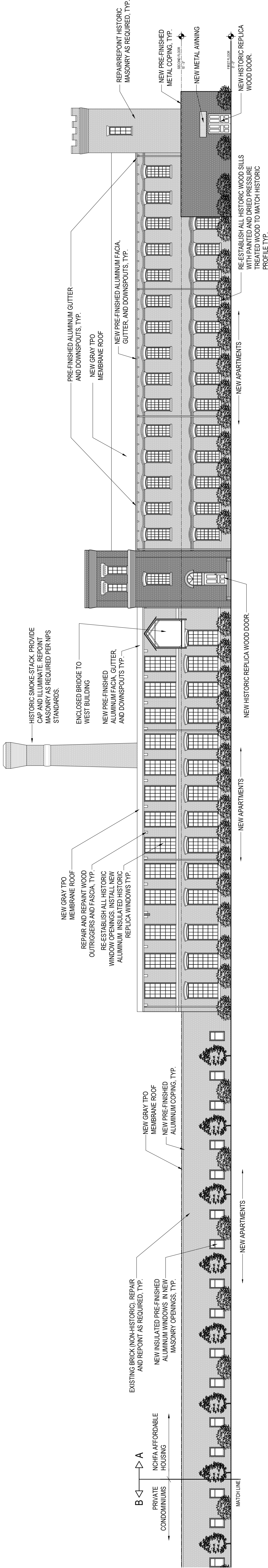


**GOLDSBORO COTTON MILLS
WEST ELEVATION**
1/16" = 1'-0"

**GOLDSBORO COTTON MILLS
NORTH ELEVATION**
1/16" = 1'-0"

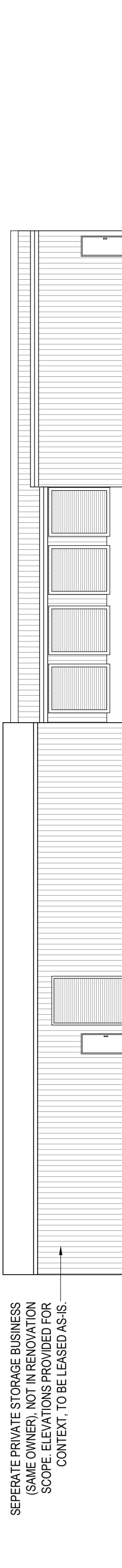
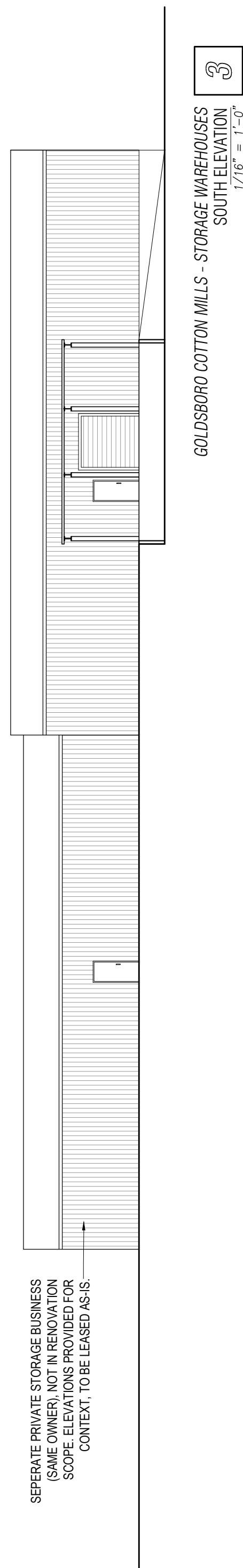
5

NOTE: THIS END OF BUILDING ARE PRIVATE
CONDOMINIUMS, SAME OWNER AND NOT IN
NCHFA SCOPE.



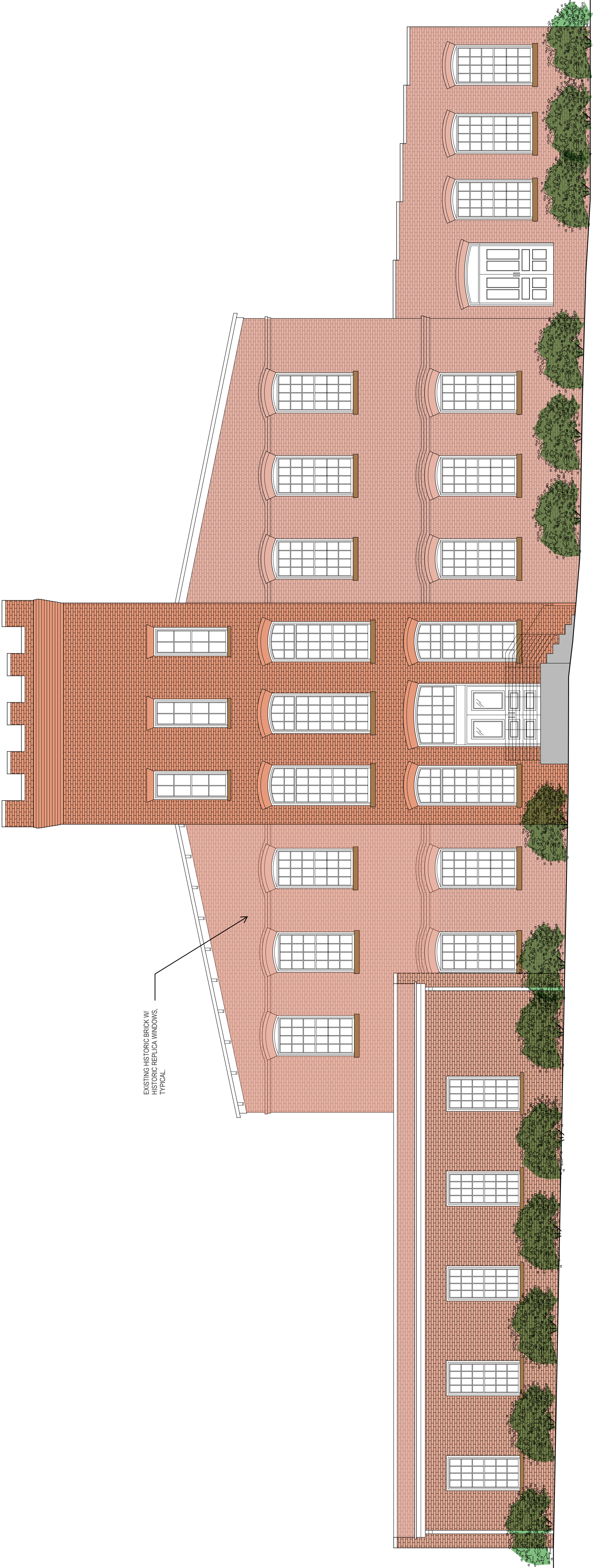
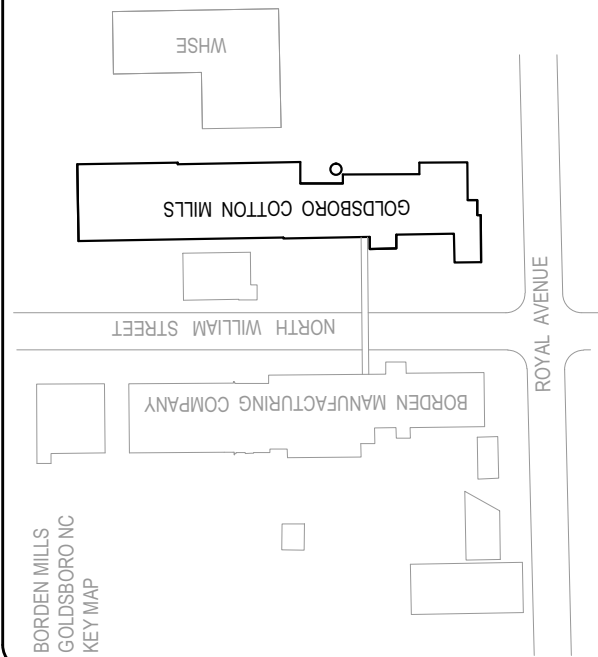
**GOLDSBORO COTTON MILLS
WEST ELEVATION**
1/16" = 1'-0"

4a



**GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
EAST ELEVATION**
1/16" = 1'-0"

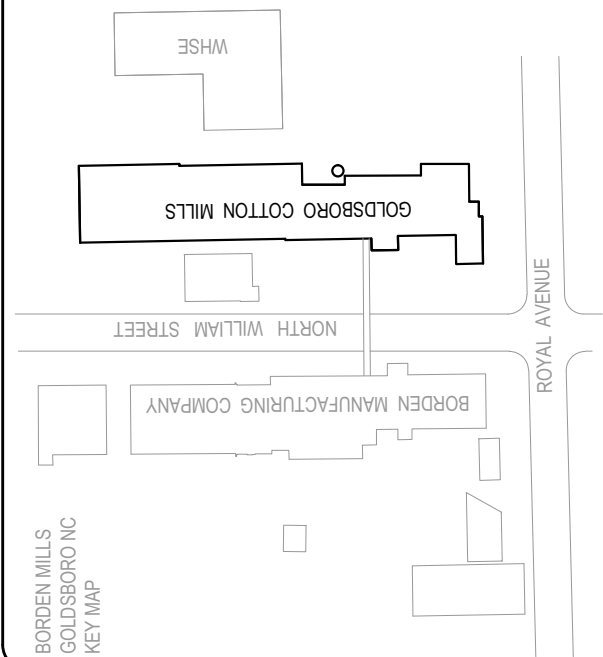
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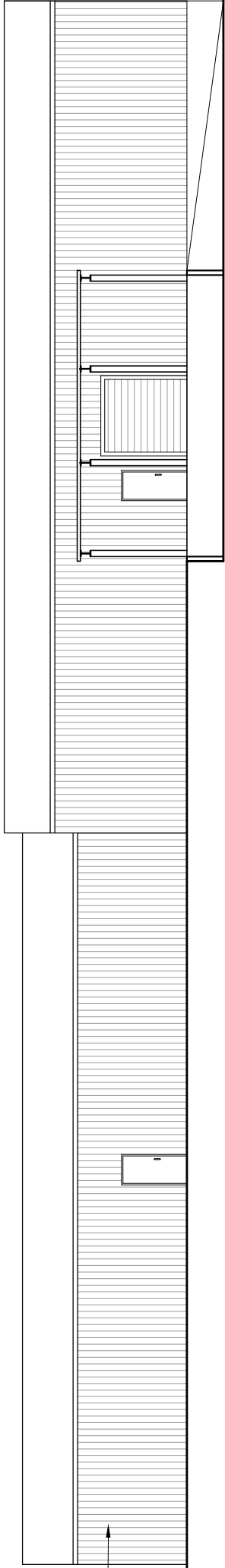
EXISTING HISTORIC BRICK W/
HISTORIC REPLICA WINDOWS.
TYPICAL

GOLDSBORO COTTON MILLS
SOUTH ELEVATION
3/16" = 1'-0"





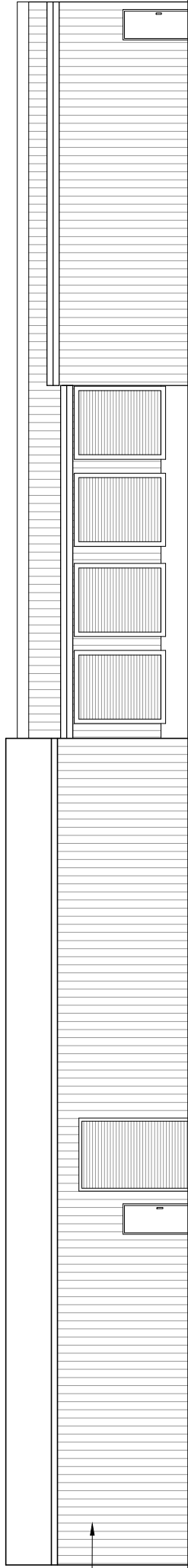
SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
SOUTH WAREHOUSE ELEVATION
1/16" = 1'-0"

3

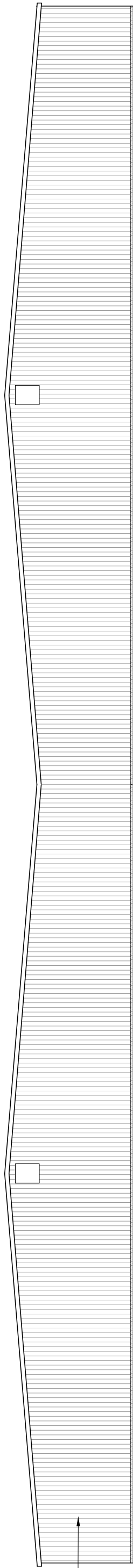
SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
NORTH WAREHOUSE ELEVATION
1/16" = 1'-0"

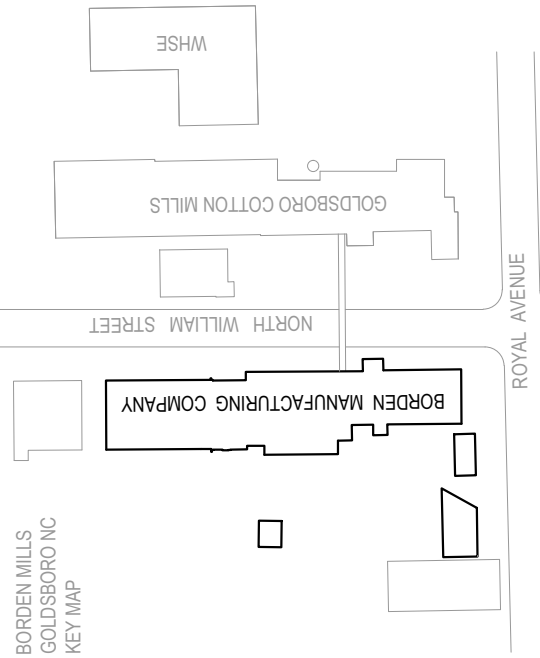
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SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
EAST WAREHOUSE ELEVATION
1/16" = 1'-0"

1



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ARCHITECT OF RECORD

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CLIENT

Sari & co.
(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number BORDEN24
 Drawn by BELK ARCHITECTURE

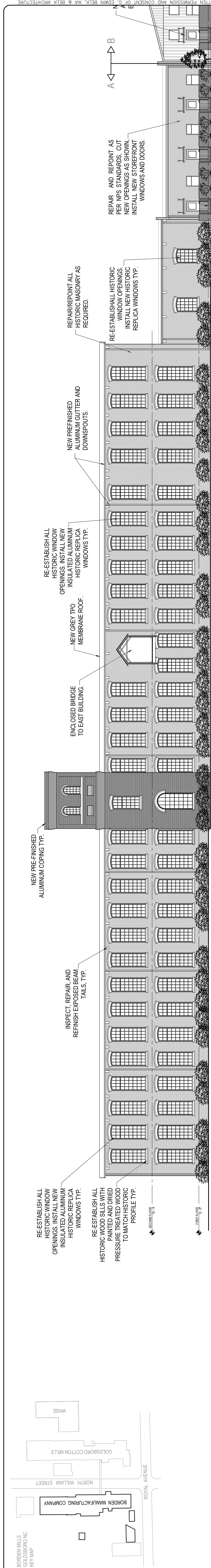
ISSUE DATE:	DESCRIPTION:
08/22/2025	REZONING APPLICATION

SHEET CONTENT

BORDEN MFG. CO.
EXTERIOR
ELEVATIONS

A5.05

Page 218 of 428

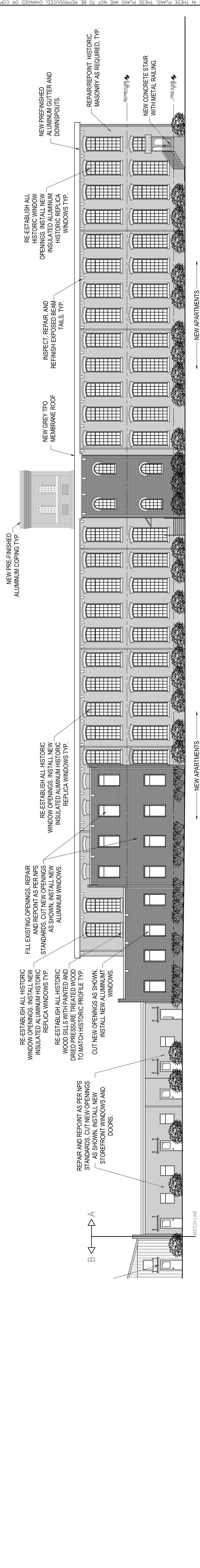


12
PROPOSED EAST ELEVATION
BORDEN MANUFACTURING CO.
 $1/16" = 1'-0"$

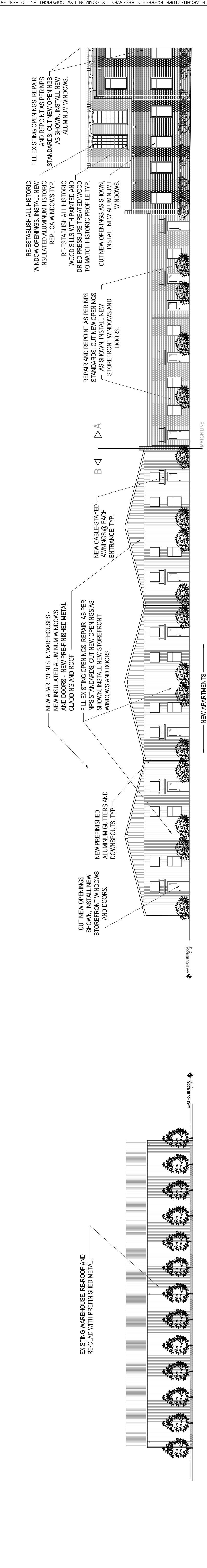


2
PROPOSED SOUTH ELEVATION
BORDEN MANUFACTURING CO.
 $\frac{1}{16"} = 1'-0"$

PROPOSED EAST ELEVATION
B.M.C. - WAREHOUSES
 $1/16" = 1'-0"$

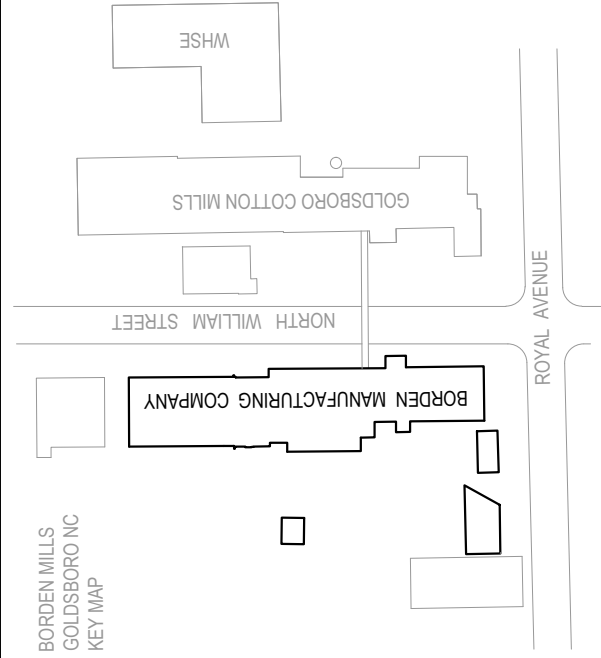


PROPOSED WEST ELEVATION
BORDEN MANUFACTURING CO.
 $1/16" = 1'-0"$



PROPOSED NORTH ELEVATION
B.M.C. - WAREHOUSES
 $\frac{1}{16"} = 1'-0"$

PROPOSED WEST ELEVATION
B.M.C. - WAREHOUSES
 $1/16" = 1'-0"$



3BLK

architecture

735 Ninth Street
Durham, NC 27705

p 919.286.2575 f 919.286.1906
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ARCHITECT OF RECORD

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The professional services of the architect are undertaken for and are performed in the interest of the client listed below. No contractual obligation is assumed by the architect for the benefit of any other party.

CLIENT

Sari &co.

(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

BORDEN MILLS APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number
B0REN/24

Drawn by
BELK ARCHITECTURE

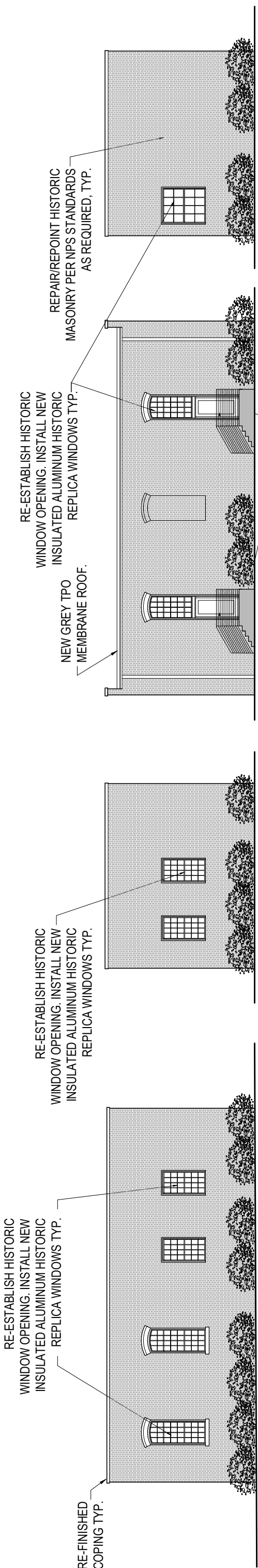
ISSUE DATE
08/22/2025

DESCRIPTION
REDOING APPLICATION

SHEET CONTENT

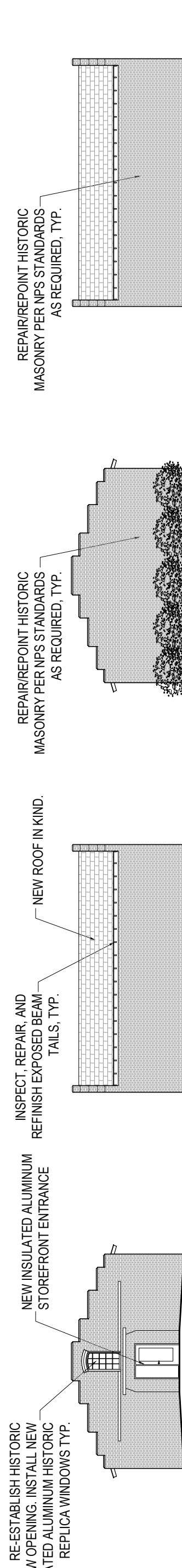
BORDEN MFG. CO.
EXTERIOR
ELEVATIONS

A5.06



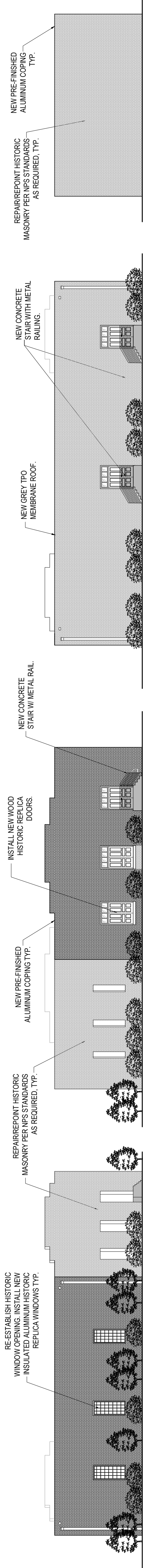
PROPOSED SOUTH ELEVATION
B.M.C. - CONDITIONING BUILDING
1/16" = 1'-0"

PROPOSED WEST ELEVATION
B.M.C. - CONDITIONING BUILDING
1/16" = 1'-0"



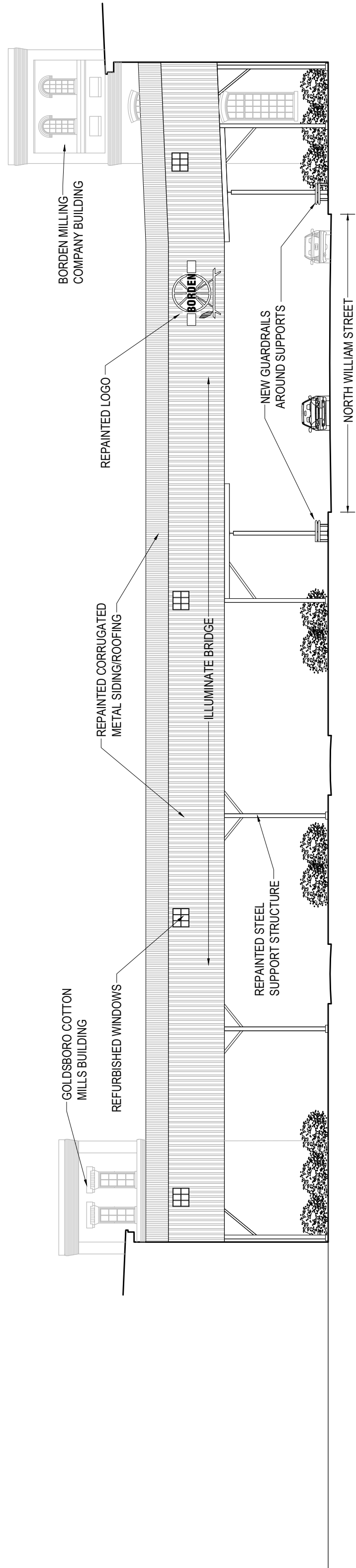
PROPOSED EAST ELEVATION
B.M.C. - AUTO GARAGE
1/16" = 1'-0"

PROPOSED SOUTH ELEVATION
B.M.C. - AUTO GARAGE
1/16" = 1'-0"

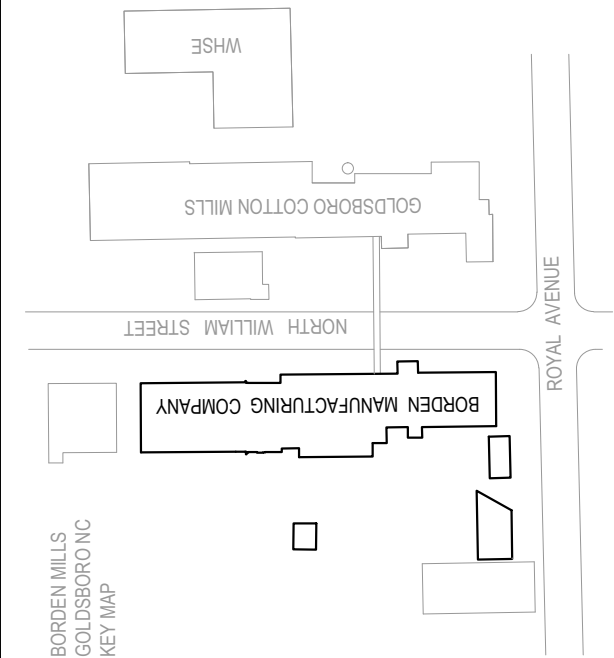


PROPOSED NORTH ELEVATION
B.M.C. - STORAGE BUILDING
1/16" = 1'-0"

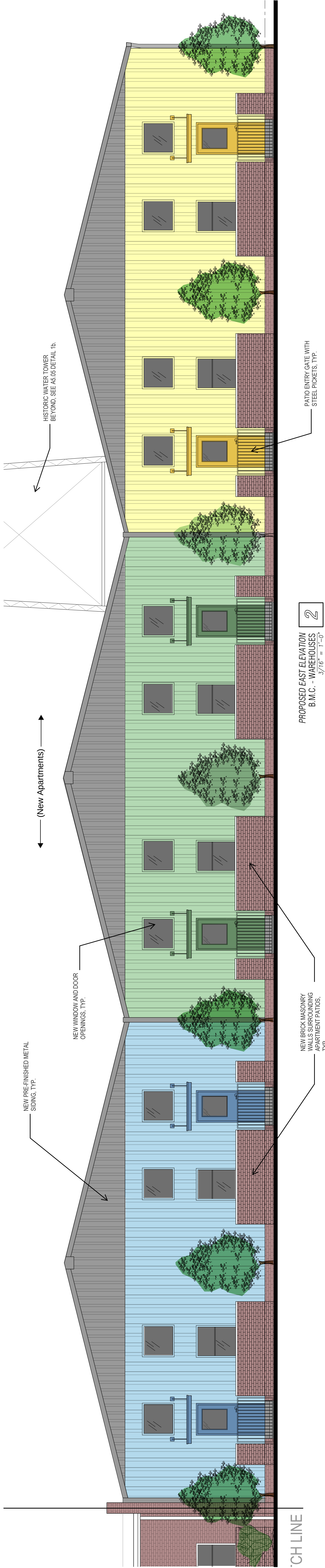
PROPOSED WEST ELEVATION
B.M.C. - STORAGE BUILDING
1/16" = 1'-0"



WILLIAM STREET BRIDGE
NORTH EXTERIOR ELEVATION (SOUTH SIMILAR)
1/16" = 1'-0"



PROPOSED SOUTH ELEVATION
BORDEN MANUFACTURING CO.
(New Apartments) = 1'-0"



PROPOSED EAST ELEVATION
B.M.C. - WAREHOUSES
3/16" = 1'-0"

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM, Planning Services Manager

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, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-03-25 Eagles Reach: The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

CZ-04-25 Tucker Trace: The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

CZ-06-25 Borden Mills: The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#: 's 3509-19-1639, 3509-19-6339, 3509-19-4602.

CZ-07-25 Village One: Senior And Veteran 60+ Housing: The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

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 10/19/2025

Publish on 10/26/2025

Adjacent Property Owners of
CZ-06-25

PIN	Owner Name	Address	City	State	Zip
098	JOHNSON SANKIE EVERETTE HEIRS	807 TEWKESBURY PL NW	WASHINGTON	DC	20012
3509099904	GOLDSBORO EASTERN CHAPEL MISSI	BAPTIST CHURCH	<Null>	<Null>	0
3509098972	MAYO RONALD R	429 SATTERFIELD DR	NEW BERN	NC	28560
3509291519	HONEYCUTT DOUGLAS M	194 AIRPORT RD	GOLDSBORO	NC	27863
3509291569	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533
3509292568	HONEYCUTT RICHARD A	729 FARO RD	FREMONT	NC	27830
3600008083	POPE PRESTON JR TRUSTEES	2518 AFTON ST	TEMPLE HILLS	MD	20748
3600009076	MCLAMB FREDDA EVERETTE & HEIRS	PO BOX 14353	RALEIGH	NC	27620
3509292518	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533
3509292528	HONEYCUTT RICHARD A	729 FARO RD	FREMONT	NC	27830
3509098855	MAYO RONALD R	429 SATTERFIELD DR	NEW BERN	NC	28560
3509098986	MOUNT CARMEL	1021 BERN ST	NEW BERN	NC	27560
3600102074	MOYE-CORP LLC	PO BOX 1704	GREENVILLE	NC	27835
3509190050	LANE KIMBERLY	409 ROYAL AVE	GOLDSBORO	NC	27534
3509089985	LANE KIMBERLY	409 ROYAL AVE	GOLDSBORO	NC	27534
3509089909	WALL REAL PROPERTY LLC	160 MINE LAKE CT STE 200	RALEIGH	NC	27615
3509190073	LANE KIMBERLY	409 ROYAL AVE	GOLDSBORO	NC	27534
3509098002	WALL REAL PROPERTY LLC	160 MINE LAKE CT ste 200	RALEIGH	NC	27615
3509097046	MATTHIS JAMES ALAN	3106 NEW HOPE RD	LAGRANGE	NC	28551
3509191639	BAP PARTNERS LLC	PO BOX P	GOLDSBORO	NC	27533
3509291234	GROUP W MANAGEMENT INC	PO BOX 10273	GOLDSBORO	NC	27532
3509290522	HONEYCUTT DOUGLAS M	194 AIRPORT RD	GOLDSBORO	NC	27863
3509196339	BAP PARTNERS LLC	PO BOX P	GOLDSBORO	NC	27533
3509194602	WAYNE COUNTY PARTNERSHIP FOR Children	PO BOX 11557	GOLDSBORO	NC	27532
3509198739	COUNTY OF WAYNE	PO BOX 227	GOLDSBORO	NC	27533
3509096152	LANDMARK LEGACY LLC	2522 E ASH ST	GOLDSBORO	NC	27534
3509099502	WOODARD CHARLES D	209 WALNUT CREEK DR	GOLDSBORO	NC	27534
3509097539	WALL REAL PROPERTY LLC	160 MINE LAKE CT STE 200	RALEIGH	NC	27615
3509189657	JEDI PIE COMPANY LLC	1704 E MULBERRY ST	GOLDSBORO	NC	27530
3509184950	GRIFFIN REGINALD B JR	710 INDEPENDENCE PL Unit 306	RALEIGH	NC	27603
2599669999	NORTH CAROLINA RAILROAD CO	2809 HIGHWOODS BLVD STE 1	RALEIGH	NC	27604
	Timmons Group	101 Centerpoint DR. STE 245	Greensboro	NC	27409
	BAP Partners , LLC	1506 East Ashe Street	Goldsboro	NC	27530



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-06-25, were notified by first class mail on 10-13-25.


Signature

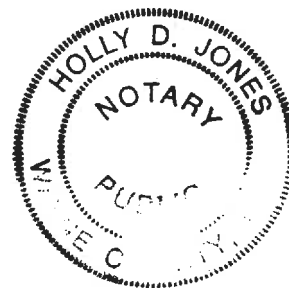
Wayne County, North Carolina

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

13th day of October, 2025


Notary Public Name

My Commission expires on July 29, 2026
(Seal)



CZ-06-25 Borden Mills Apartments

Located in the 800 block of North William Street



www.goldsboronc.gov

GENERAL INFORMATION

- **Request:** The applicant is requesting to rezoning approximately 13.13 acres of land from Residential (R-6) and General Industrial (I-2) to General Business Conditional Zoning (GB-CZ) to allow for a 144 apartments and townhouse units.
- **Acres:** Approximately 13.13 acres
- **Owner:** BAP Partners LLC.
- **Applicant:** Borden Mills Lofts, LLC.
- **Project Consultant / Engineer:** Timmons Group
- **Proposed Uses:** Multifamily Dwellings, Administrative Offices, Warehouse Facility and Sports Facility
- **Proposed Zoning:** The GB-CZ will allow for future approvals of Daycares, Grocery Stores, Pharmacies, Beauty Salons, Restaurants and other uses that support residential life.
- **Proposed Residential Density:** 14.6 units per acre based on 9.86 acres dedicated to residential.

ZONING

Adjacent Zoning Districts

- North: General Industrial (I-2) and General Business (GB)
- South: General Industrial (I-2) and General Business (GB)
- East: Residential (R-9) and General Business (GB)
- West: General Industry (I-2) Residential (R-6) and Office Institutional (O&I-1)

Existing land Uses

- Vacant mill complex
- Warehouse used for storage
- Warehouse occupied by Eastern Volleyball Club
- Office building occupied by Partnership For Children

Case Number: CZ-06-25
 Request: Rezone to GB-CZ
 Owner: Borden Mills Lofts, LLC
 Location: N. William St. & Royall Av.
 PIN# 3509191639, 3509194602
 3509196339

Legend

Zoning

AB
 AG
 CBD
 GB
 HB
 I-1
 I-2
 IBP-1
 NB
 O&I-I
 O&I-II
 O-R
 R-12
 R-12SF
 R-16
 R-20
 R-20A
 R-40
 R-6
 R-9
 R-9SF
 RM-8
 RM-9
 SC

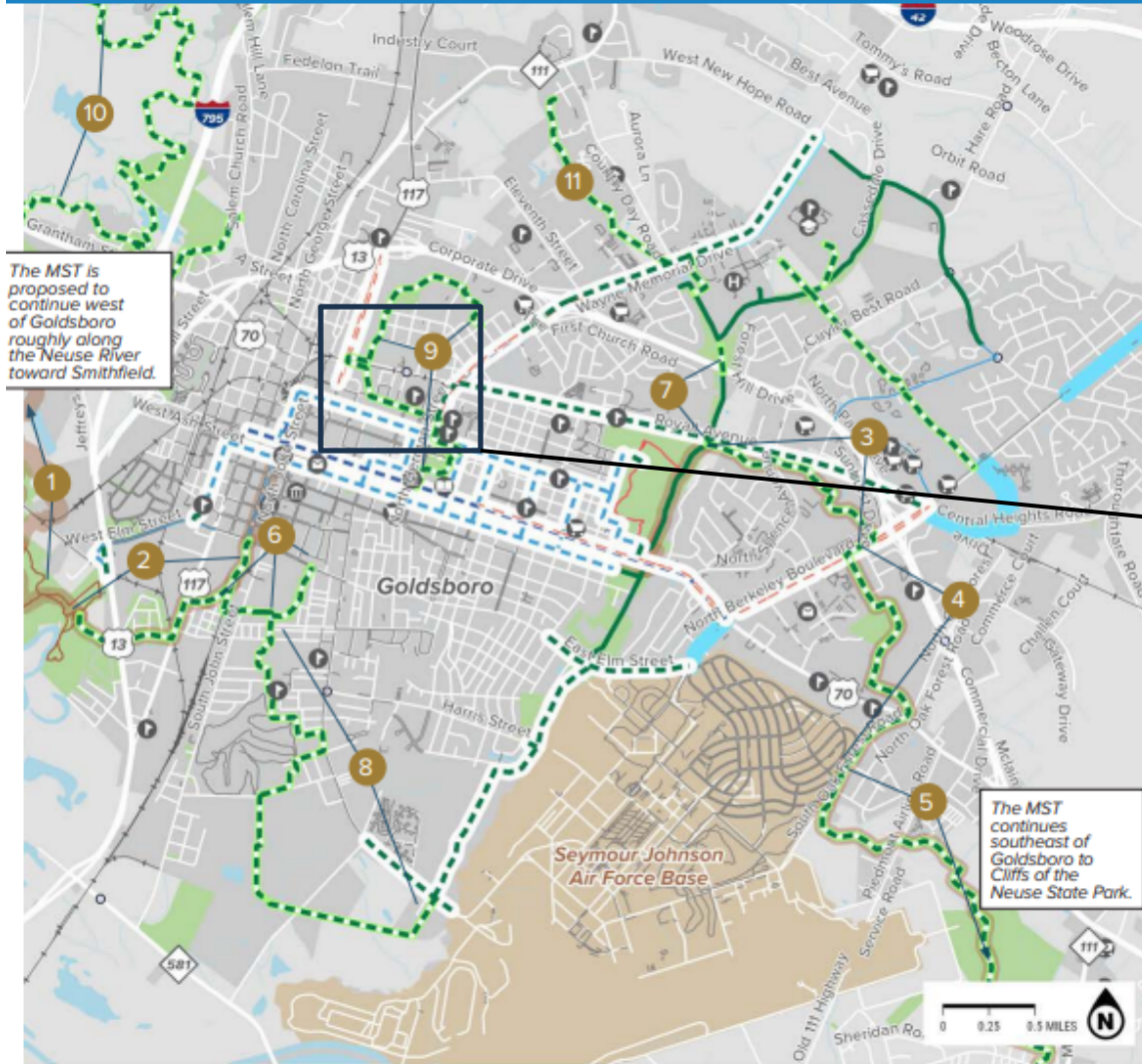
PARCELS VIEW



CONSISTENCY WITH ADOPTED PLANS AND POLICIES

- **Envision 35 (Comprehensive land use map):** The property is identified as within the High-Density land use category. 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. After netting out the warehouse use, Volleyball Club and Partnership for Children facilities, the affective density is approximately 14.6 units per acre and is consistent with the recommendations of the Comprehensive Land Use Plan which identifies high density as greater than 8.5 units per acre.
- **City of Goldsboro Unified Development Ordinance (UDO).** The proposed rezoning is consistent with the land use and density recommendations of the UDO. All stated deviations from the UDO shall be documented as conditions of the GB-CZ zoning district. Any deviation not declared shall meet or exceed the minimum standards of the UDO.
- **2050 Goldsboro Bicycle, Pedestrian and Greenway Plan** has identified the North Willaim Street as a complete Street with sidewalks on both sides and Royal Avenue is identified as a greenway requiring a 10 multi-use path.

THE MST AND STRATEGIC GREENWAYS



2050 GOLDSBORO

BICYCLE, PEDESTRIAN and GREENWAY PLAN



ADOPTED BY THE GOLDSBORO MPO ON OCTOBER 15, 2024



LEGEND

- Government
- Grocery
- Library
- Hospital
- Post Office
- College or University
- K-12 Schools

RECOMMENDATIONS 2024

- Sidewalk
- Bike Boulevard
- Separated Bike Lane
- Shared Use Path

EXISTING FACILITIES

- Sidewalks
- Bike Lanes
- Shared Use Paths
- Hiking Trails
- Mountain Bike Trails

- Mountains-To-Sea Trail
- Projects in Development
- Strategic Greenways
- Railroads
- Water Body
- Seymour Johnson AFB
- Parks & Managed Lands
- Municipal Boundaries

Boden Mills Apartments

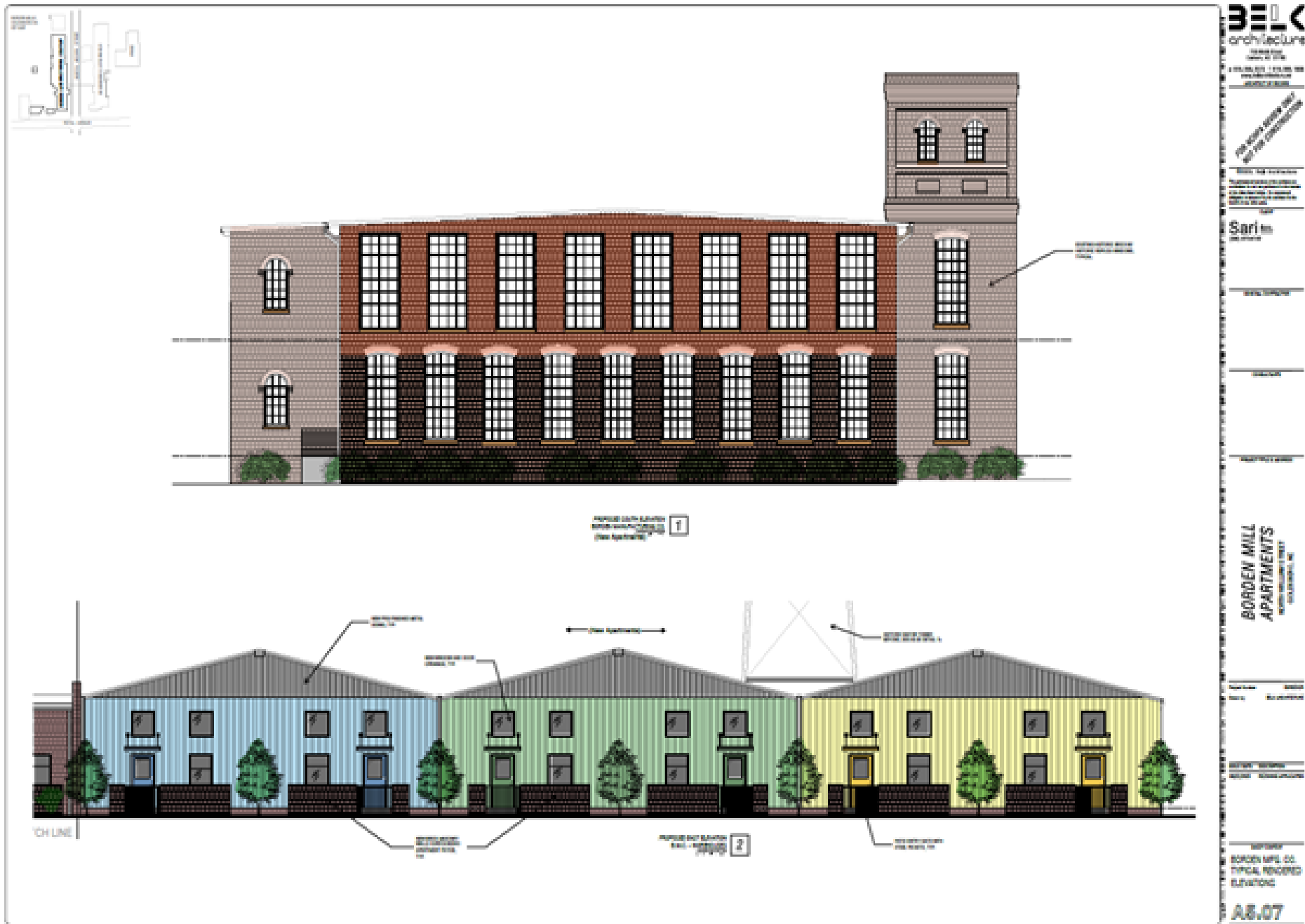


SITE PLAN



BUILDING FACADE

All proposed
modifications to the
exterior of the buildings
and site will require
review by the NCHP
Office for compliance
with the Department of
Interior standards of
rehabilitation.



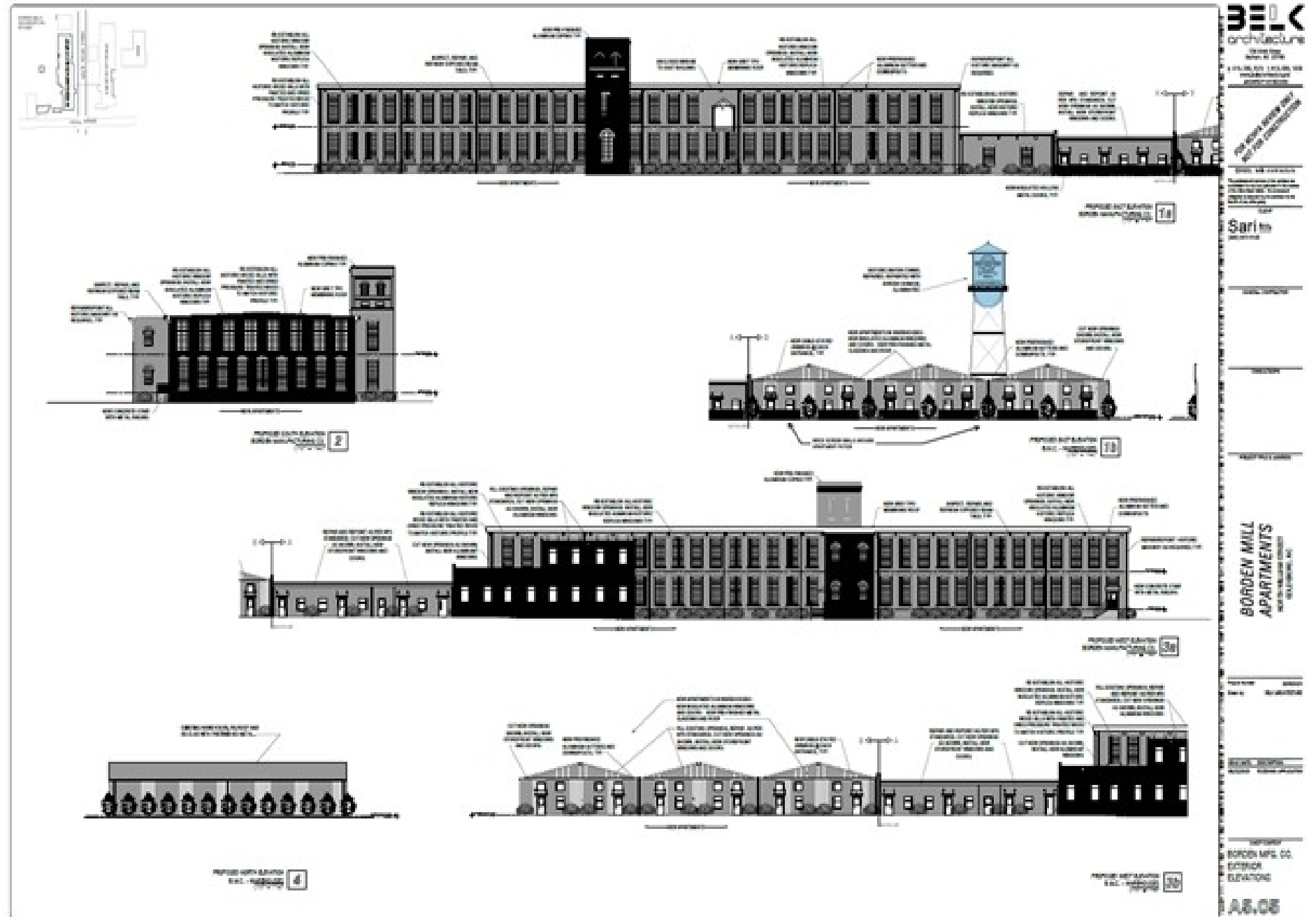
BUILDING FACADE

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



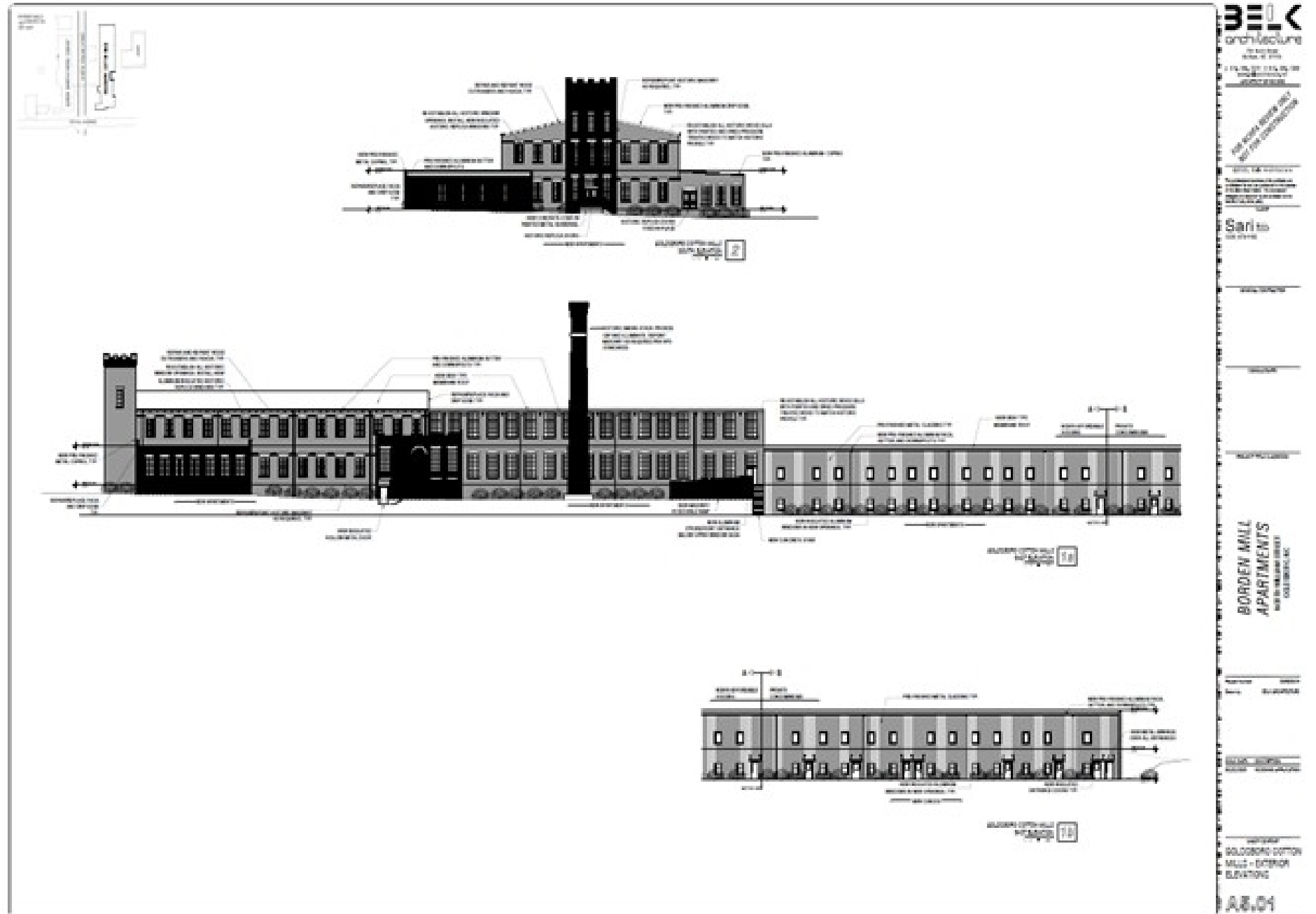
BUILDING FACADE

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



BUILDING FACADE

All proposed modifications to the exterior of the buildings and site will require review by the NCHP Office for compliance with the Department of Interior standards of rehabilitation.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street and on the north side of Royall Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters section added.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royall Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



N. William Street & Royall Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royall Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royall Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



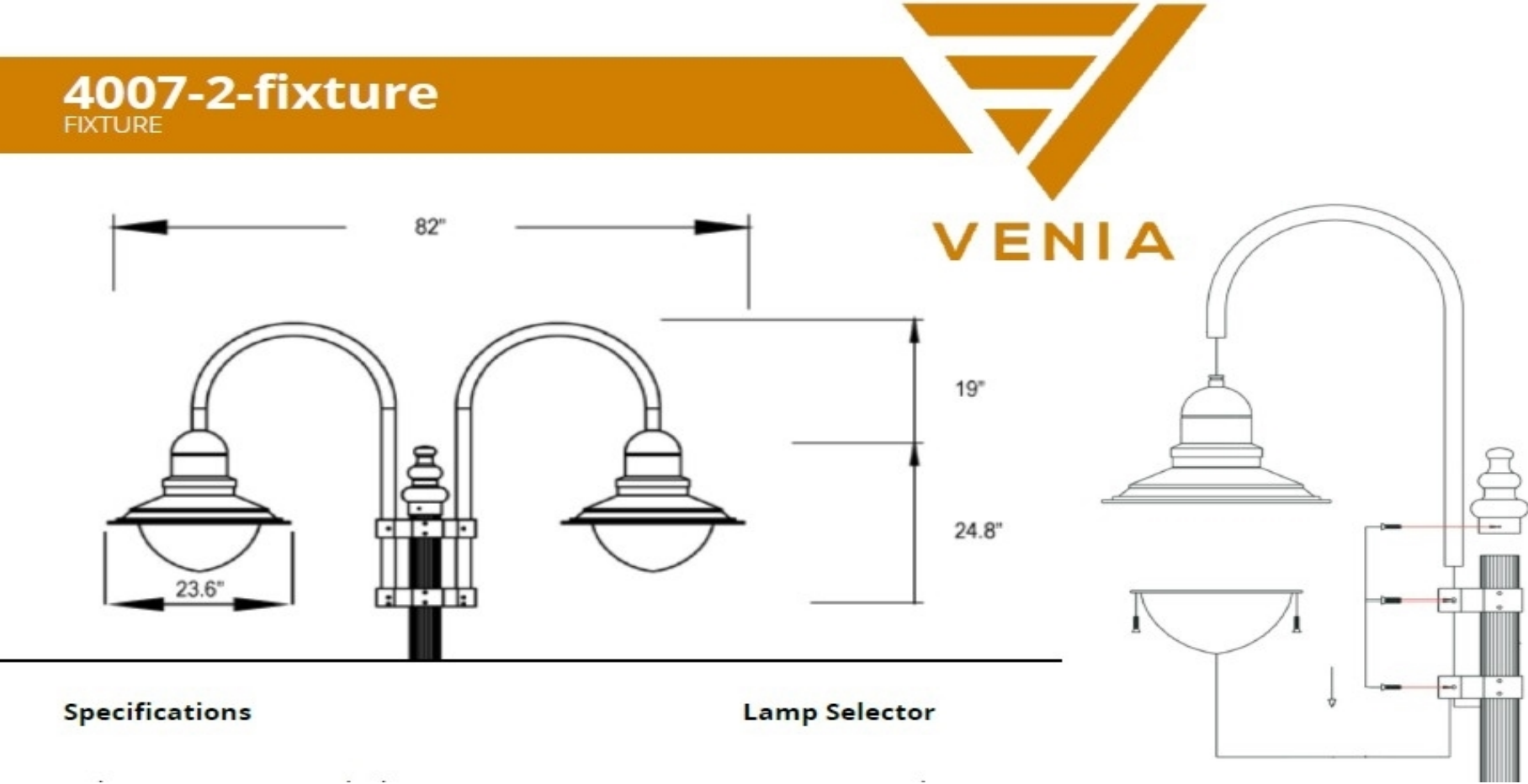
N. William Street & Royal Avenue

All excess asphalt will be removed from the public right-of-way and an 8-foot street yards will be installed. New sidewalks on both sides of N. William Street will be installed. New sidewalks on the north side of Royall Avenue will be installed. New landscaped street yards will be installed. All abandoned and unpermitted driveways will be closed with new curb and gutters.



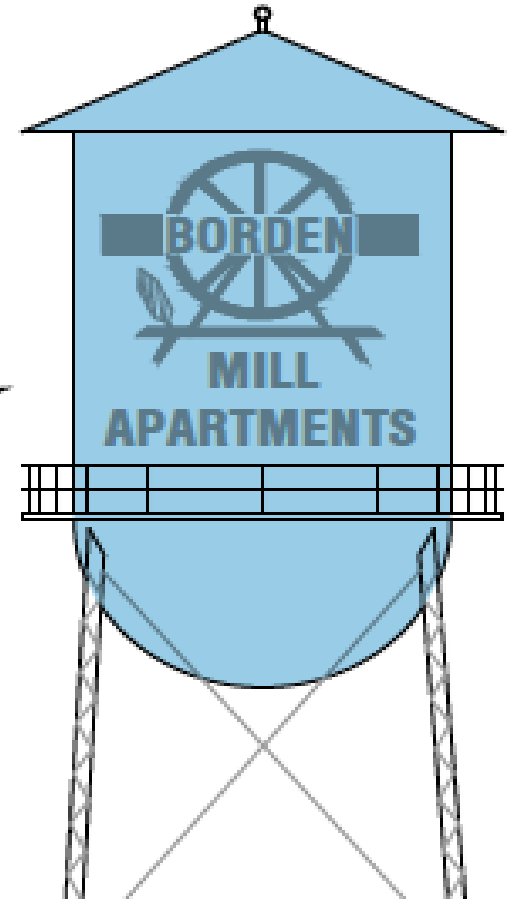
N. William Street & Royal Avenue

Decorative Street lights a
and poles will be installed
by the project.

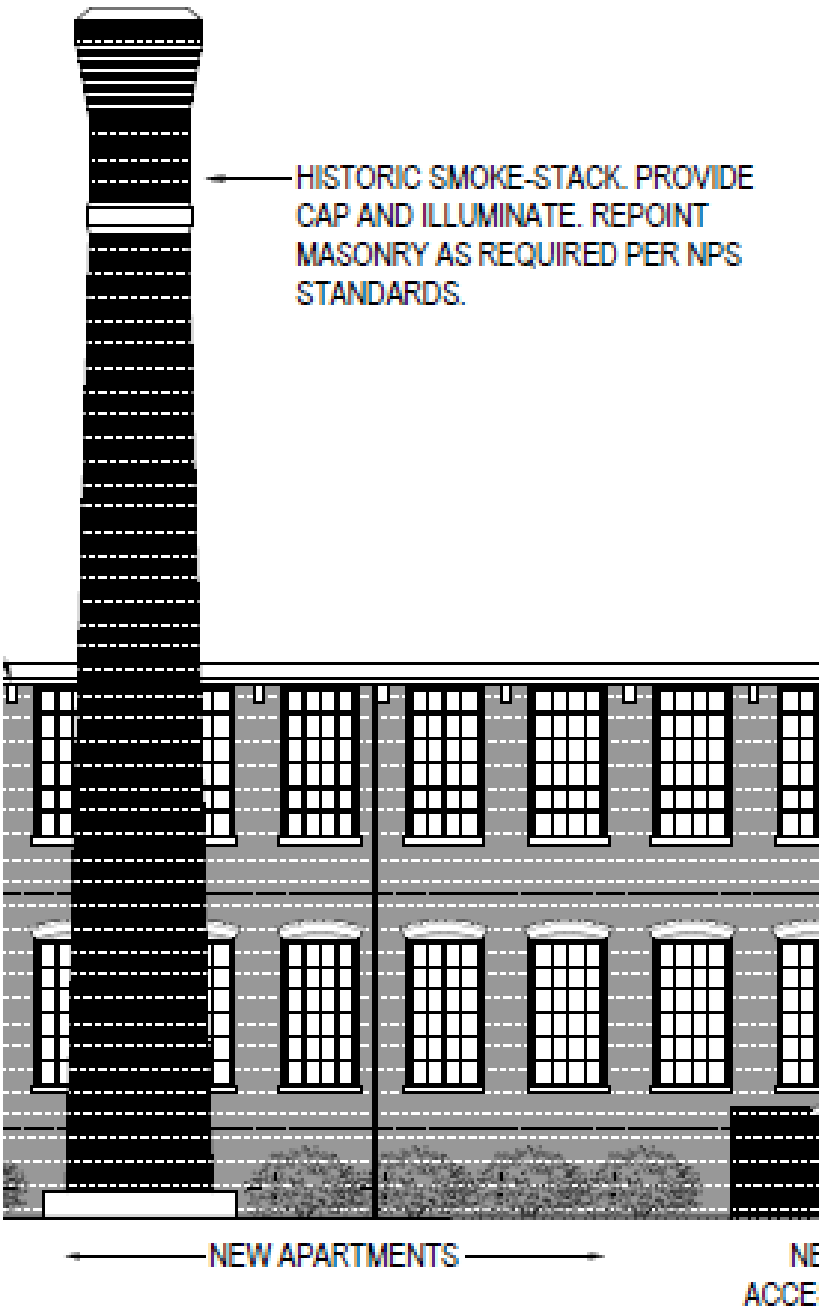


Site features to be restored

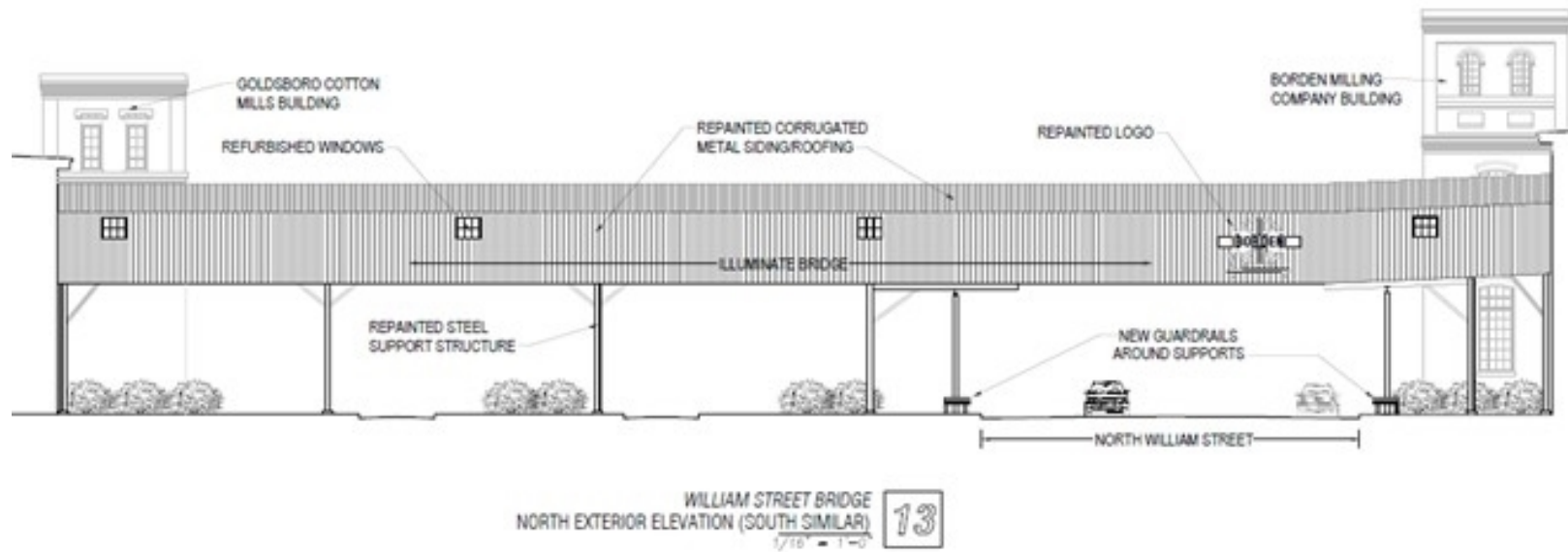
HISTORIC WATER-TOWER,
REPAIRED, REPAINTED WITH
BORDEN SIGNAGE,
ILLUMINATED.



Site features to be restored



Site features to be restored



Site Features

Project Branding will include the historic Borden Mills logo and be displayed prominently on key site features to include the historic water tower, pedestrian bridge and ground-mounted signs.



Site Amenities

Swimming pool, club house and active green space



Site Amenities

Multi-Sport Game Courts



Site Amenities

Dog Park with green space



Site Amenities

20-foot easement for
future greenway



Parking

Parking will be provided with the construction of 346 paved parking spaces. All parking will be edged with curb and gutter. Parking lot landscaping that exceeds the minimum parking standards will be provided and approved in accordance with the proposed landscape plan. ADA parking and access ramps will be provided on multiple locations throughout the site.



Subdivision of Land

The project will be requesting subdivision approval for the creation of two additional lots.



STAFF EVALUATION & RECOMMENDATION:

- Utilities are available at or near the site and include access to water, sewer, electric and stormwater by existing infrastructure within the right-of-way of North William Street and Greenleaf Street.
- Site lighting plans have not been provided and will be required prior to the issuance of administrative site plan approval.
- Site Access will be provided by two driveways on North William Street and one driveway on Royal Avenue. The western side of the site will have one driveway on North William Street and one driveway on Greenleaf Street.
- NCDOT Pedestrian safety enhancement at the intersect of William Street and Royal Avenue will be required.

STAFF EVALUATION & RECOMMENDATION:

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

Planning Staff opinion is 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 opinion is the proposed GB conditional zoning district will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is the proposed GB 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 GB Conditional Zoning District with the following conditions of approval.

STAFF EVALUATION & RECOMMENDATION:

1. Accessory dwellings/apartments must comply with all applicable local, state and federal housing codes. Only one accessory dwelling or apartment may be permitted per lot.
2. The accessory dwelling or accessory apartment shall not exceed forty percent (40%) of the square footage of the livable area of the principal structure or one thousand one hundred square feet of gross floor area, whichever is less.
3. An accessory dwelling shall be sited to the rear of the principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.
4. The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation or skirting appearance. Manufactured homes shall not be pulled up to or attached to the principal residence and be considered an accessory dwelling or accessory apartment.
5. Where there is no public sanitary sewer service to the accessory dwelling, the County Health Department shall approve sanitary sewer services provided to such accessory dwelling before construction begins.

STAFF EVALUATION & RECOMMENDATION:

6. All landscape improvements shall be in accordance with the site-specific development plan as submitted with the General Business (GB-CZ) Conditional Zoning District application to include an enhanced screening buffer on the westernmost property line that shall consist of a solid opaque brick wall with supplemental planting requirements as shown on the site-specific development plan.
7. 20-foot easement for future greenway shall be documented and recorded for all affected property deeds prior to staff approval and subdivision plat recordation.
8. Active and passive open space shall include the outdoor swimming pool, ball courts and dog park as shown on the site-specific development plan.
9. 5-foot continuous sidewalks and decorative streetlights shall be provided on the north side of Royall Avenue and on both sides of North William Street.

STAFF EVALUATION & RECOMMENDATION:

10. Historic water tower and smokestack shall be rehabilitated in accordance with the site-specific development plan.
11. Site branding to include the historic Borden Mills logo shall be consistent throughout the development and be included on the required ground mounted development signs, pedestrian overpass, and historic water tower.
12. Metal clad buildings fronting on North William Street used for residential units shall provide outdoor patio's enclosed with brick walls and metal gates adjacent to North William Street.

CITY COUNCIL REQUESTED ACTION

City Council is requested to review the petition, conduct a public hearing and adopt an ordinance approving the rezoning petition with the stated conditions of approval.

Coleman Mills



Coleman Mills



Coleman Mills



Coleman Mills



Questions?

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: CZ-7-25 Village One: Senior and Veteran 60+ Housing (Residential-6 to Residential-6 Conditional Zoning District) – Located on the north side of Wilmington Ave. between Sycamore and Isler Streets

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

PARCEL: 2599-91-2474

OWNER: Community Technical Assistance, Inc.

APPLICANT: Community Technical Assistance, Inc.

c/o Mr. Roland Whitley, Jr.



The applicant requests a change of zone from the Residential-6 Zoning District to the Residential-6 Conditional Zoning District to develop two (2) multi-family triplexes (1,884 sq. ft.) each consisting of three (3) one-story apartments.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to 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.

Area: 0.14 acres per lot

SURROUNDING ZONING

Adjacent Zoning and Land Uses		
North	R6	Single-family detached
South	R6	Single-family detached
East	R6	Single-family detached
West	R6	Single-family detached

LAND-USE PLAN:

The property is identified as being located within the High-Density land use category. Residential-6 is a corresponding zoning district within the High-Density Land Use designation.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-6 to Residential-6 Conditional Zoning District to construct two (2) multifamily triplexes on two individual 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.

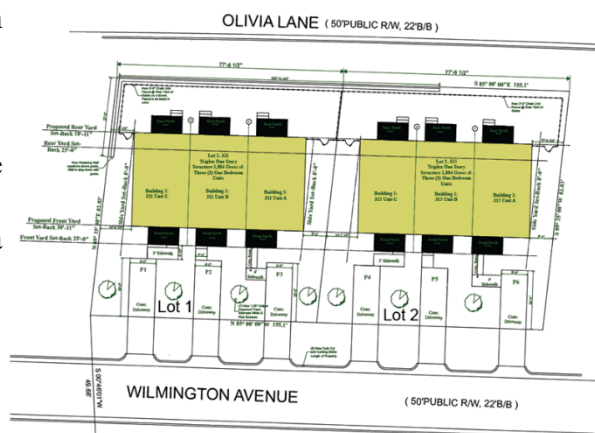
Existing Land Use The property is currently occupied by three (3) residential duplexes of masonry/concrete block construction. Each duplex is considered aged, in deteriorating/dilapidated condition and in need of immediate rehabilitation.



Access: Access to the site will be directly from Wilmington Avenue.

Parking: Required: 1.4 spaces per single bedroom unit

Proposed: 1 space for each apartment for a total of 6 spaces



Utilities Existing city water and sewer utilities are to be replaced with new services.

Density proposed Three (3) units are proposed on each lot for a total of six (6) apartment units.

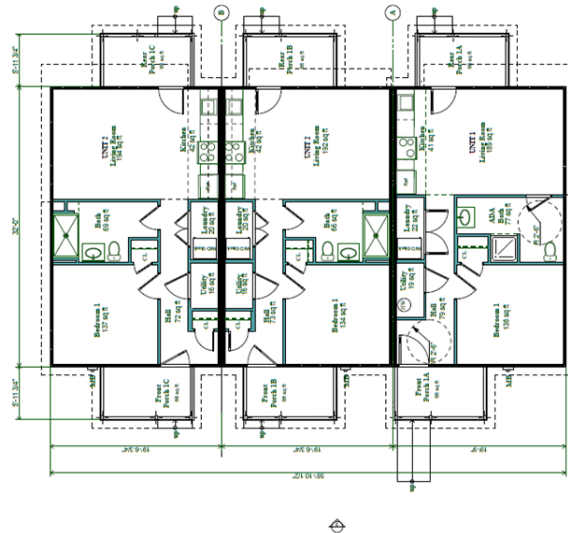
Utilities All utilities will be required to be installed underground.

Landscaping Each triplex will have one (1) street tree planted adjacent to all driveways fronting Wilmington Avenue.

Fencing Each triplex will be surrounded by a gated 3 ft. in height black chain-link fence to serve as security and open space for the tenants.

Building Elevations and Floorplan

Building elevations and floorplans have been submitted by the applicant. Each dwelling unit will consist of front and rear covered porches, one bedroom, one bath, a living room, kitchen, utility and laundry room to be built in accordance with the North Carolina State Building Code.



Subdivision, TRC Review, and Site Plan Approval

If the rezoning is approved, the applicant will be required to subdivide the existing lot into two individual lots in accordance with the city's subdivision ordinance and the conditions of the R-6 Conditional Zoning District. Once approved, the applicant will be required to make site plan application for review and approval by the city's Technical Review Committee. The Technical Review Committee will review the plans for compliance with all City of Goldsboro development standards and conditions of the R-6 Conditional Zoning District. City planning will issue site plan approval when all standards and conditions have been met.

Conditions of the proposed R-6 Conditional Zoning District

The following are agreed upon deviations between the developer/owner and the City of Goldsboro from the minimum and maximum development standards of the City of Goldsboro's Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of the proposed R-6 Conditional Zoning District.

1. Permitted uses: Multi-family dwellings (Two triplexes - 3 units for each individual lot)
2. Density: Proposed three (3) units on two individual lots for a total of six (6) apartment units.
3. Rear Building Setback: Proposed reductions from 25 ft. to 11 ft. per lot.
4. Minimum lot area: Proposed reductions from 10,000 sq. ft. to 6,341 sq. ft. per lot.
5. Minimum lot width: Proposed width increases from 60 ft. to 77.5 ft. per lot.
6. Minimum front yard setback: Proposed increases from 25 ft. to 31 ft. per lot.

7. Landscaping: No required landscaping proposed for the side and rear of lots 1 and 2.

The following architectural standard shall become a condition of the proposed R-6 Conditional Zoning District

Applicant proposes a modern architectural style with front and rear covered wood porches. Facades will be designed to ensure simplicity consistent with modern architecture incorporating sloped roofs, exterior Hardie plank trim and siding.

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.

The Planning Commission, at their October 9, 2025, meeting, voted to recommend approval of CZ-07-25 with the stated conditions of approval.

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2025 - 43

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, November 3, 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 October 9, 2025; and

WHEREAS, Community Technical Assistance, Inc. c/o Mr. Roland Whitley, Jr. has submitted a petition to rezone Parcel 2599-91-2474, from Residential-6 Zoning District to the Residential-6 Conditional Zoning District; and

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

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

WHEREAS, the Residential-6 Conditional Zoning District was established to single family attached residential uses; and

WHEREAS, the Residential-6 Conditional Zoning District is intended to allow for wide range of residential uses in support of in-fill development initiatives; and

WHEREAS, the Residential-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 through a well-designed residential community; and

WHEREAS, the proposed rezoning is reasonable since the proposed single-family attached dwellings are compatible with the surrounding zoning patterns and land uses along Wilmington Avenue and Olivia Lane; 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:

The following are agreed-upon deviations between the developer/owner and the City of Goldsboro from the minimum and maximum development standards of the City of Goldsboro's Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of the proposed R-6 Conditional Zoning District.

1. Permitted uses: Multi-family dwellings (Two triplexes — 3 units for each individual lot)
2. Density: Proposed three (3) units on two individual lots for a total of six (6) apartment units.

- 3. Rear Building Setback: Proposed reductions from 25 ft. to 11 ft. per lot.
- 4. Minimum lot area: Proposed reductions from 10,000 sq. ft. to 6,341 sq. ft. per lot.
- 5. Minimum lot width: Proposed width increases from 60 ft. to 77.5 ft. per lot.
- 6. Minimum front yard setback: Proposed increases from 25 ft. to 31 ft. per lot.
- 7. Landscaping: No required landscaping proposed for the side and rear of lots 1 and 2.
- 8. Modern architectural style with front and rear covered wood porches. Facades will be designed to ensure simplicity consistent with modern architecture incorporating sloped roofs, exterior Hardie plank trim and siding.

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

The following Wayne County Parcel Identification # shall be rezoned: 2599-91-2474

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING
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 High-Density 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 High Density 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 **Community Technical Assistance, Inc.**

Proposed Use **Residential (One Bedroom Units)**

Project location or address **311 and 315 Wilmington Ave**

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

PIN#	2599912474	TAX ID#	12000021009002

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

PROPERTY OWNER INFORMATION

Name **Community Technical Assistance, Inc.**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(919) 390-3220** Email **roland@cta-us.com**

OWNER/DEVELOPER INFORMATION

Company Name **Community Technical Assistance, Inc.** Contact Name **Roland Whitley Jr.**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(919) 390-3220** Email **roland@cta-us.com**

CONSULTANT/ENGINEERING FIRM

Company Name **Neighborhood Planning and Architecture, Inc.** Contact Name **Roland Whitley Jr**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(973) 476-1595** Email **roland@npad-inc.com**

ZONING INFORMATION

Existing Zoning District **R6** Proposed Zoning District **R6**

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 4,232 (33%)	Flood Hazard Area ☐ Yes ☐ No
Proposed Impervious Surface acres/sf 1,129 (18%)	Neuse River Buffer ☒ Yes ☐ No
Watershed Protection Area N/A	Wetlands ☐ Yes ☒ No
FEMA Map Panel	Base Flood Elevation

SITE DATA

Total # of single-family lots 1	Total densities per zoning district 3 Units
Total # of townhouse lots 0	Acreage in active open space N/A
Total # of all lots 2	Acreage in passive open space N/A
Linear feet of new roadways N/A	Linear feet of new sewer mains N/A
Linear feet of new water mains N/A	Linear feet of new sidewalks N/A
Proposed sewer allocation N/A	Linear feet in new trails N/A

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 Roland Whitley Jr 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 <u>Aug 18 2005</u>
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 Roland Whitley Jr. (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

Community Technical Assistance

NC
(State)
Wake
(County)

I, Janiya K L Hinton, a Notary Public in and for said County and State, do hereby certify that Roland Whitley Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

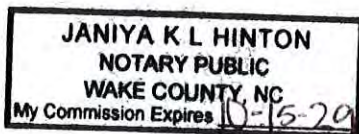
Witness my hand and notarial seal this the 21st day of August 20 25.

Notary Public:

Janiya K L Hinton

(Printed Name)

Janiya K L Hinton
(Signature)



(Seal)

County of Commission: Wake

Commission Expires: 10-15-2029

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).



Neighborhood Planning and Architectural Design, Inc.

August 14, 2025

**City of Goldsboro Planning Department
P.O. Drawer A
Goldsboro, NC 27530**

Ref. – Project Narrative for Conditional Zoning Application Submission

To Mark Helmer;

Our office has prepared the Conditional Zoning Application on behalf of the owner, CTA. Please find the conditions listed below:

- 1- 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. Owner of Record- Community Technical Assistance, Inc. 5233 Tomahawk Trail, Lower Level, Raleigh NC 27610, Office (919) 390-3220
 - b. CTA Authorized Agent- Rev. Roland Whitley Jr, Executive Director, (919) 390-3220; roland@cta-us.com
 - c. Architectural Firm- Neighborhood Planning and Architectural Design, Inc. John K. Samuels III, RA, 5233 Tomahawk Trail, Lower Level, Raleigh NC 27610, Office (919) 390-3220, Office (973) 476-1595
 - d. Surveyor- Benton and Associates, Richard Benton, 119 Walnut Street, Goldsboro NC 27530 Office- (919) 735-0440
 - e. Structural Engineer- Oke Nichols Engineering, Dylan Nichols, 2301 Stonehenge Srive, Raleigh NC 27615. Office (919) 916-5290
- 2- 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. Existing Lot- 311 Wilmington Ave, Goldsboro NC 27530- Current Zoning- R6, Parcel Size- .30 acres and 12,682 sf, Parcel Identification # 2599912474
 - b. Current Legal Description- BEING all of Lot Nos. 3, 4 and 5 in Block 4 of Goldsboro Heights, as shown on plat thereof recorded in the office of the Register of Deeds for Wayne County in Map Book 7, Page 67, (now Plat Cabinet D, Slide 353), Wayne County Registry. There being three duplex dwellings situate upon said lots of land identified as 310, 312, and 314 Olivia Lane and 311, 313, and 315 Wilmington Avenue. Being the same land conveyed to DOUGLAS HORNE and TERRY S. HORNE by deed recorded in the Wayne County Registry in Book 3457, Page 724.
- 3- 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. Proposed Name- Village One: Senior & Veteran 60 Plus Housing
 - b. Number of Proposed Lots- two (2)

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- c. Acreage dedicated for open space or public use- zero (0)
 - d. acreage dedicated within rights of way- N/A
- 4- A statement showing the proposed density of the project with the method of calculating said density shown;
- a. The existing lot (PIN- 2599912474) is being subdivided into two lots. Each Lot's density is calculated based the UDO provided by the Municipality. The density proposed is 3 units on each lot, totaling 6.
- 5- 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. The curb along Wilmington Ave, fronting the property. The improvement will include curbing for six (6) vehicular parking driveways.
 - b. New sewer connections (six; 6) will be provided for each unit.
 - c. New water connections will also be provided for each unit.
 - d. New upgraded electrical service will be provided for each unit as an underground connection.
 - e. No roadway, sewer systems or water systems will be provided withing the right-of-way.
- 6- 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. There are no concerns/issues raised by neighboring properties. Neighbors have stated, "they are excited about the removal of the deleterious nature of the existing units to improve the neighborhood."
- 7- 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;
- a. There are no apparent conflicts with nearby land uses and/or disturbances to wetlands or natural areas are being avoided or mitigated.
- 8- 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. Our proposal will not place an excessive burden on roads, sewage, water supply, etc.
 - b. Our proposals mirrors the six (6) previously units with the same number of units with 3 per parcel, totaling 6 units.
- 9- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- a. No proposed parks and/or open space for our project.

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10- 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).

- a. Proposed Development Schedule
 - i. Submission of Construction Documents to Building Department- Jan 2026
 - ii. Secure Construction Permits- Feb 2026
 - iii. Break Ground for Construction- Feb 2026
 - iv. Completion of Project- September 2026

11- List of deviations from the town's minimum UDO requirements.

- a. Permitted Uses- Triplex (Multi-Family)
- b. Rear Yard Set Back
- c. Min Lot Size per Unit (6,000/2000)
- d. Off-Street Parking

12- List of improvements that exceed the town's minimum UDO requirements.

- a. Minimum Lot Area
- b. Minimum Lot Width
- c. Front Yard Min Setback

13- Expected sales, rental prices

- a. Rental prices- \$850-\$1,025

14- Architectural standards if applicable.

- a. We are proposing a modern architectural style with front and rear covered porches. The facades are designed to ensure simplicity consistent with modern architecture such as the a roof streamline, exterior paint colors, and sloped roof.

If you have any questions, please do not hesitate to contact me via email at roland@cta-us.com or roland@npad-inc.com.

Sincerely,

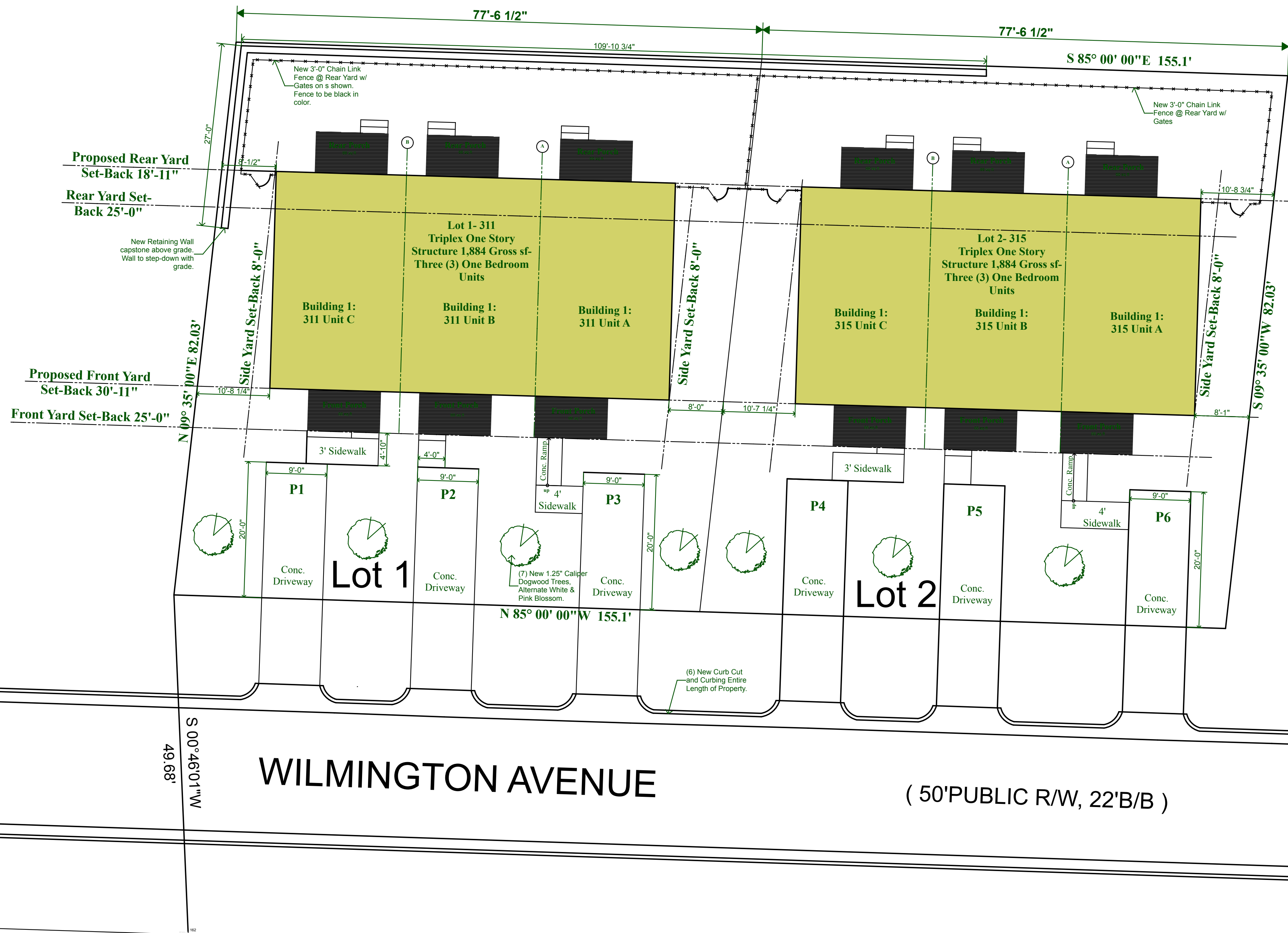


Roland Whitley, Managing Partner
rw/rw

cc: John K. Samuels III, RA, NPAD

Volumes/192,168, 1.95/120 Main Frame/2025 Projects/311 Wilmington DWG/CTA Multi-Family One Bedroom Senior and Veteran Housing Project/Final Zoning Submission.pln

OLIVIA LANE (50'PUBLIC R/W, 22'B/B)



Perspective @ Wilmington Ave

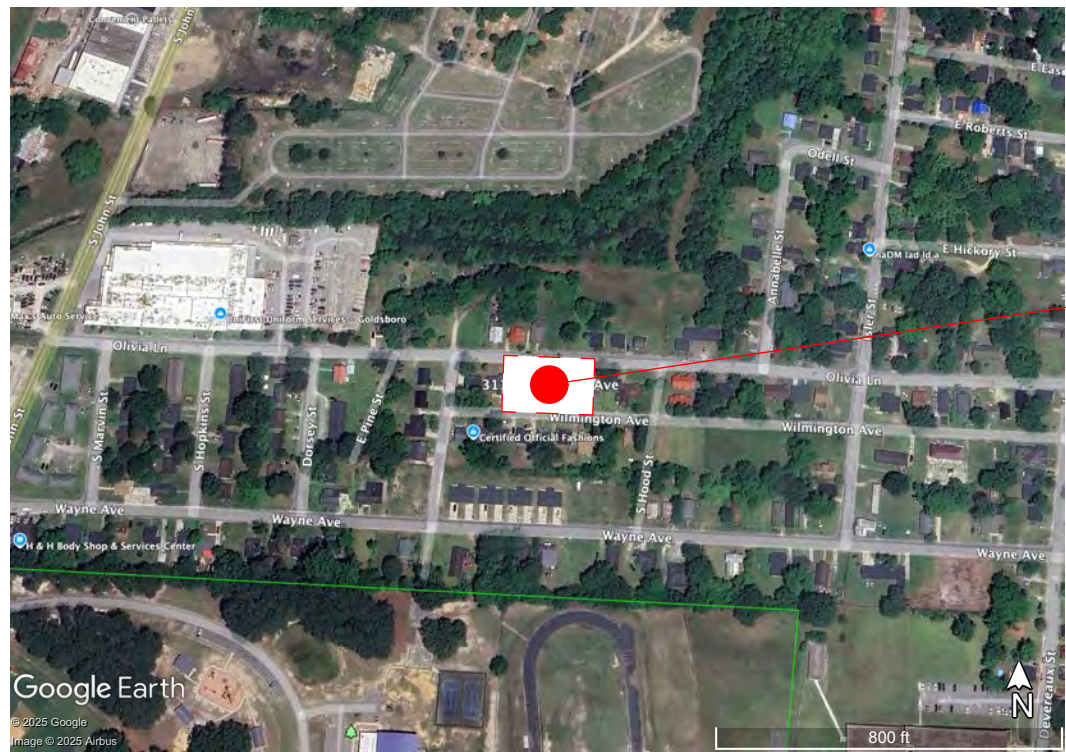
Approved at a Regular/Special Meeting of the _____ OF _____

North Carolina Held on _____

Board Chair _____ Date _____

Board Secretary _____ Date _____

Municipal Engineer/Zoning Officer _____ Date _____



Site Location

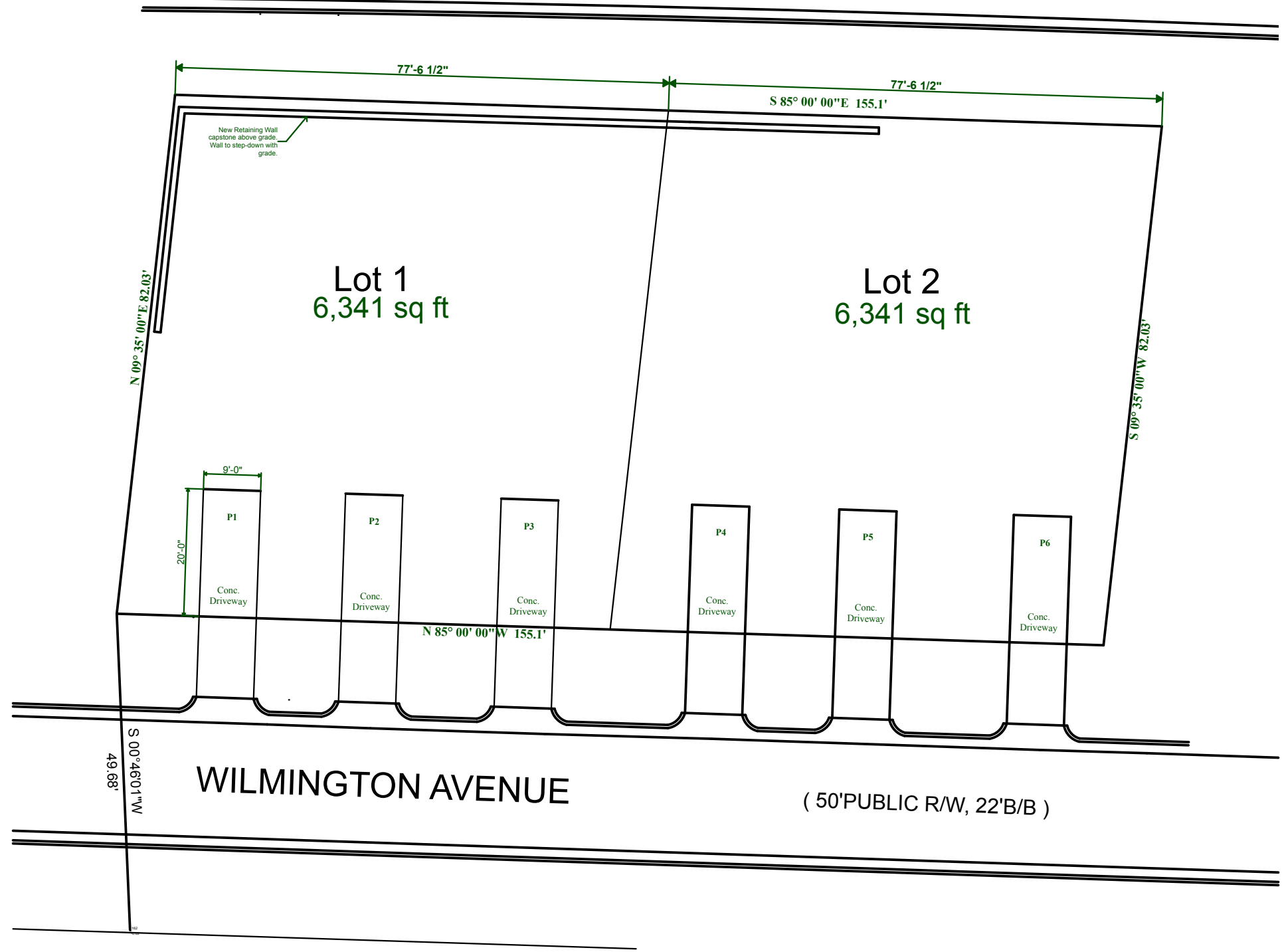


Neighborhood Planning and Architectural Design, Inc.

Headquarters:
5233 Tomahawk Trail, Lower Level
Raleigh, NC 27610
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email: info@npad-inc.com

4 Project Location Map scale: NTS

OLIVIA LANE (50'PUBLIC R/W, 22'B/B)



3 Proposed Lot Recombination for Lot 1 & 2 scale: 1"= 20'-0"

Preliminary Zoning Analysis Senior 60+ & Veteran One Bedroom Housing (Parcel ID #2599912474)

Data	Required	Pre-Existing	Proposed	Permitted	Variance
Zoning District	R-6	R-6	No Change	Yes	No Change
Permitted Uses	Duplex	Duplex	Triplex (Multi-Family)	Yes	Yes
Minimum Lot Area	6,000	12,682	6,341	Yes	No
Minimum Lot Width	60	219.03'	77'-6.5"	Yes	No
Total Dwelling Units	-	6	3	Yes	No
Min Lot Size Per Unit (6,000/2000)*	10,000	12,682	10,000	Yes	No
Minimum Setbacks & Height (feet)					
Front Yard Min Setback (Building One Only)	25	2	30'-11"	Yes	No
Rear Yard Min Setback (Building One Only)	25	N/A	18'-11"	No	Yes
Side Yard Min Setback (Building One Only)	8	5.5' & 31.1'	8	Yes	No
Height, Max	35	12	16'-6"	Yes	No
Parking Requirements					
Off-Street Parking Requirements, (Multi-Family 3 spaces per unit + .5 per bedroom over 2)	9.50	4	6	No	Yes

*Multi-family dwellings shall have six thousand square feet of land area for the first unit with an additional two thousand square feet of land area required for each additional dwelling unit.

Building Department Information:

2018 NC Residential Building Code

2015 International Building Code (IBC)

Use Group, Occupancy, and Fire Rating Information:

1. Use Group - R-2 310.4 IBC (2015)

2. Construction Type - V (Section 602.5 IBC 2015)**

3. Firewall (Party Wall)-Type V Construction = 2-hour fire-resistance rating (Table 706.4 IBC 2015)

Total Building Gross Square Footage Information:

1- Building Footprint - 1,884 sf

3- Lot Impervious Coverage- Front & Rear Porches- 396 sf, Bldg, Footprints, 1,884 sf, Concrete Walkway & Surface Parking- 733 sf, total 1,129 (18%)

2 Zoning Analysis and Building Department Information scale: NTS

REVISION

DATE ITEM

CLIENT:

Community Technical Assistance, Inc.
5233 Tomahawk Trail,
Lower Level
Raleigh, NC 27610
Office: (919) 390-3220
www.cta-us.com

CONSULTANTS:

Structural Engineer:

Oke Nichols

Engineering

Dylan Nichols, PE, Principal Engineer
2301 Stonehenge Dr, Raleigh, NC 27615
Office: (919) 916-5290

https://www.okenichols.com

Land Surveying and Mapping, PA:

Benton & Associates

Richard M. Benton
PLS L-3354, CFS NC-248
119 E. Walnut Street
Goldsboro, NC 27530
Office: (919) 735-0440

https://www.bentonandassociatesnc.com

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John K. Samuels III, RA

John K. Samuels III

NC LICENSE NUMBER: 14408

www.npad-inc.com

PROJECT NAME:

Village One: Senior and Veteran New One Bedroom Housing
Wilmington Ave
Goldsboro, NC 27610

Parcel : 2599912474

PLAT/UNIQ ID 47988 Wayne County NC

DATE: August 14, 2025

SCALE: AS NOTED

DRAWN BY: R. Whitley

CHECKED BY: JS

DRAWING NUMBER
T-1



Aerial of Existing Building Conditions @ Wilmington Ave



311 Existing Building Conditions @ Wilmington Ave



313/315 Existing Building Conditions @ Wilmington Ave



Aerial of Existing Building Conditions @ Olivia Lane



312/314 Existing Building Conditions @ Olivia Lane

1

Existing Aerial and Street Level Building Conditions

scale: NTS

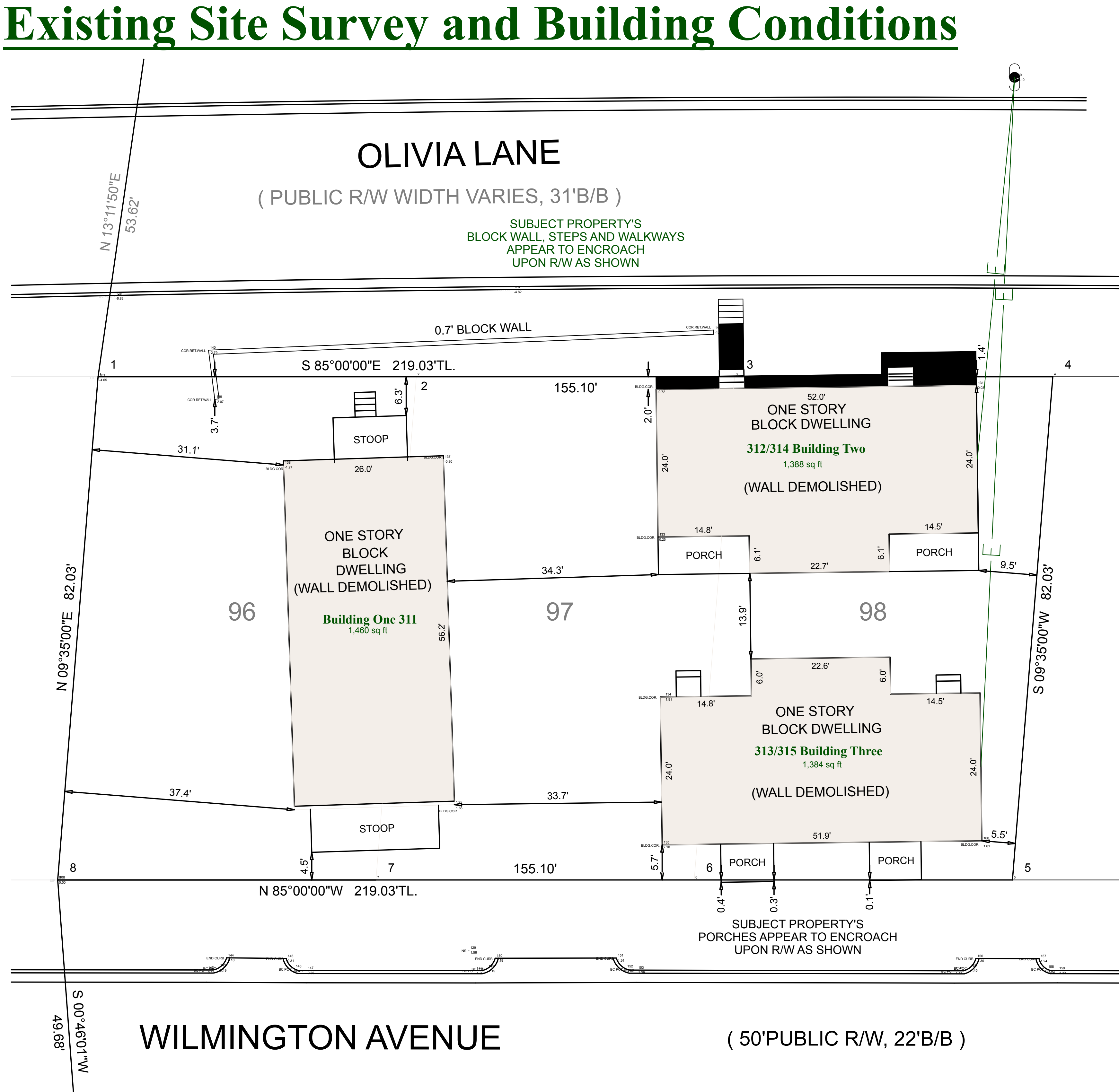
2

Preliminary Site Survey of Existing Conditions

scale: 1"=10'-0"

Site Information:

- 1- Existing Site- 12,682 sf
- 2- Three Existing One Story CMU Masonry Buildings- Demolished the Walls, Roofs and Porches. Existing Foundation and Concrete Slab Remain.
- 3- Existing R-6 Zoning



Neighborhood Planning
and
Architectural Design, Inc.

Headquarters:
5233 Tomahawk Trail, Lower Level
Raleigh, NC 27610
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email: info@npad-inc.com

REVISION	
DATE	ITEM

CLIENT:
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Lower Level
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Office: (919) 390-3220
www.cta-us.com

CONSULTANTS:
Structural Engineer:
**Oke Nichols
Engineering**
Dylan Nichols, PE, Principal Engineer
2301 Stonehenge Dr, Raleigh, NC 27615
Office: (919) 916-5290
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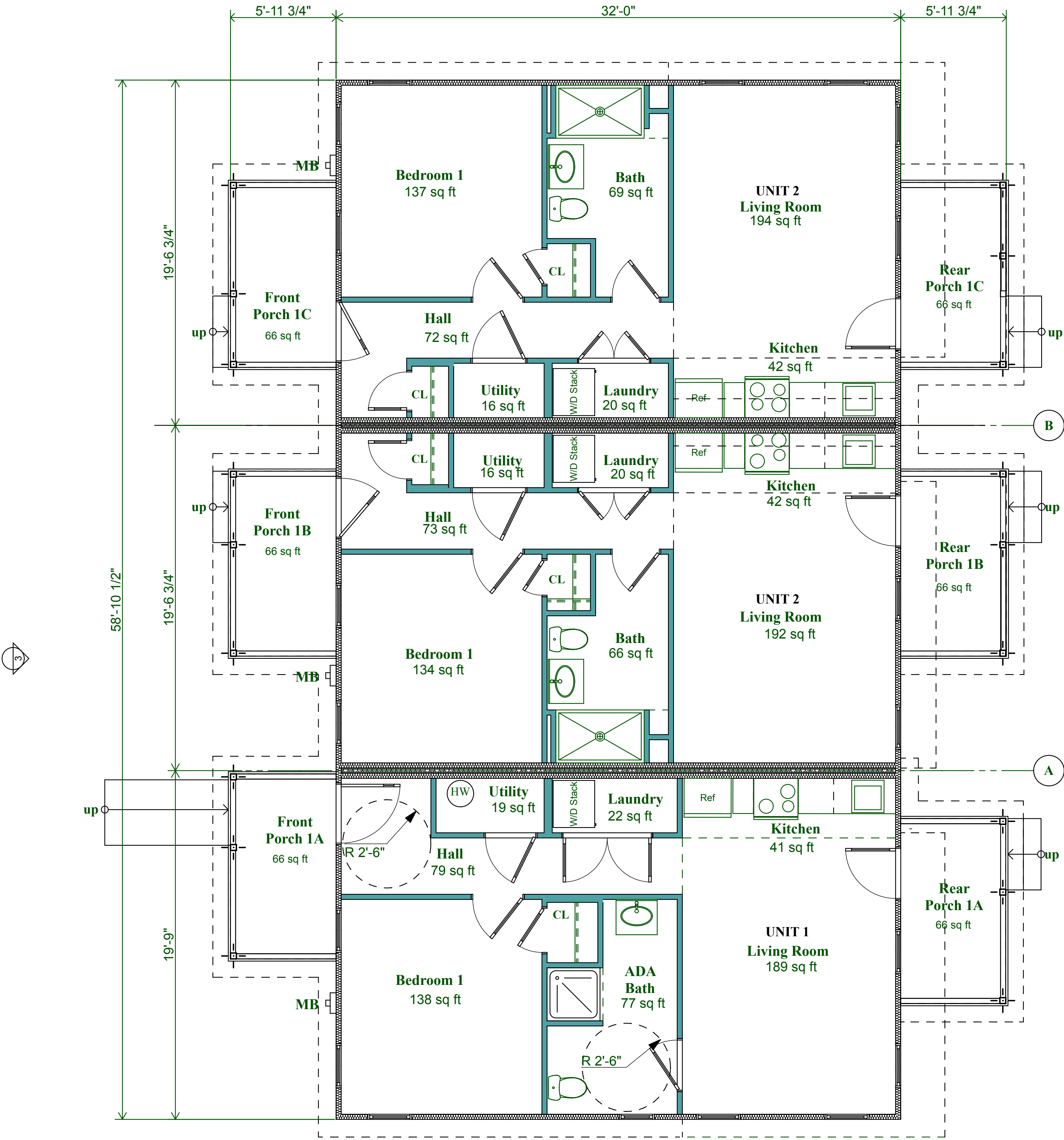
DATE: August 14, 2025
SCALE: AS NOTED
DRAWN BY: R. Whitley
CHECKED BY: JS

S-1

Volumes/192,168, 1.95/120 Main Frame/2025 Projects/311 Wilmington Ave Goldsboro/311 Wilmington DWG/CTA Multi-Family One Bedroom Senior and Veteran Housing Project/Final Zoning Submission.pln

1

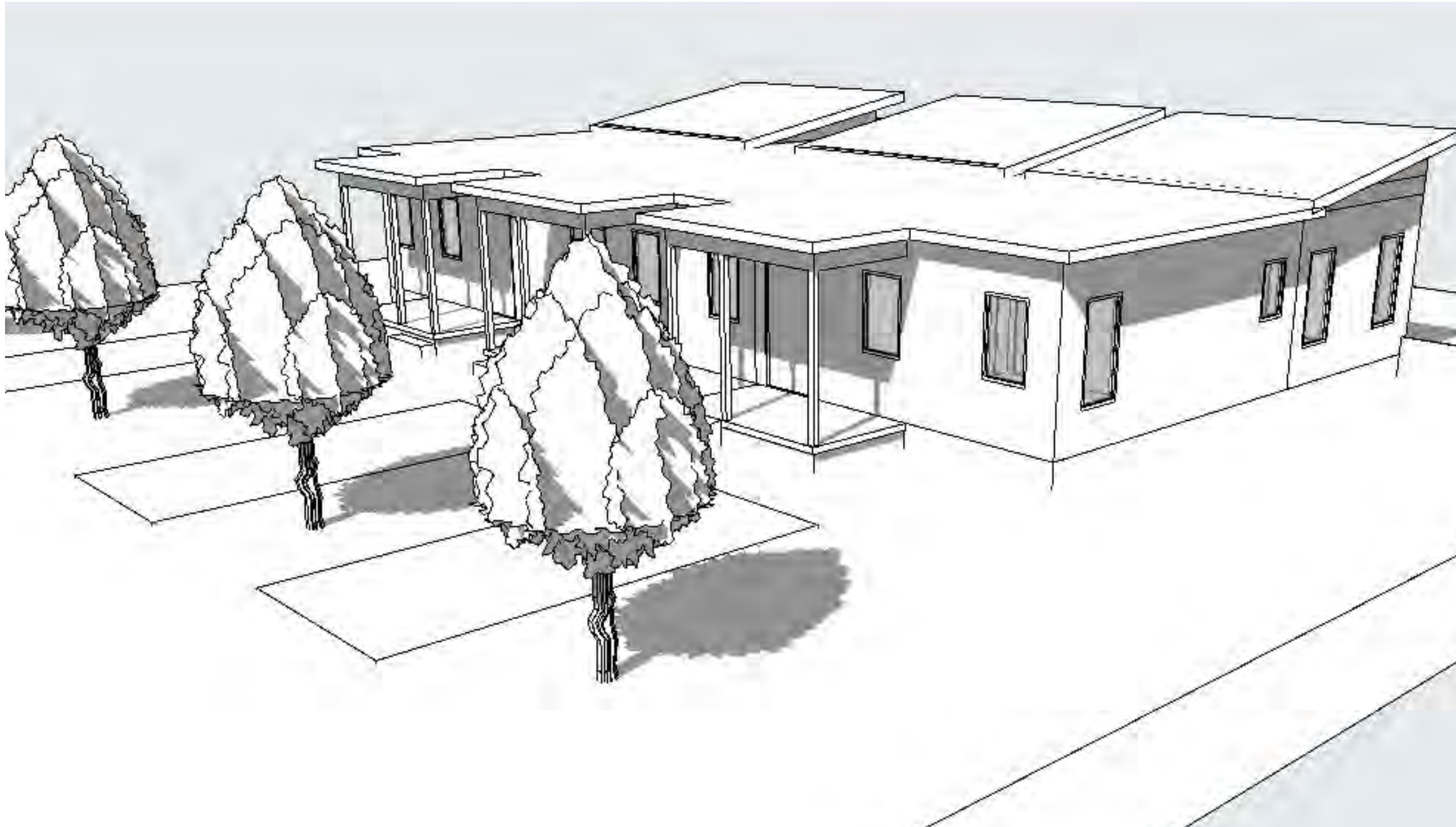
Proposed Main Three (3) One Bendroom Unit Floor Plan
scale: 1/4" = 1'-0"



2

Overall Unit Information & Perspectives
scale: NTS

Perspective @ Olivia Lane



Perspective @ Wilmington Ave

60+ Senior and Veteran Dwelling Unit Information						
Item	Building Type	Building Total Gross SF (Exclude Porches)	Unit Gross SF	Unit Heated/AC SF	Total Number of Units/ Bldg.	Total ADA Adaptable Units
1	New Wood Frame	1,884	630	546	3	1



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DATE	ITEM

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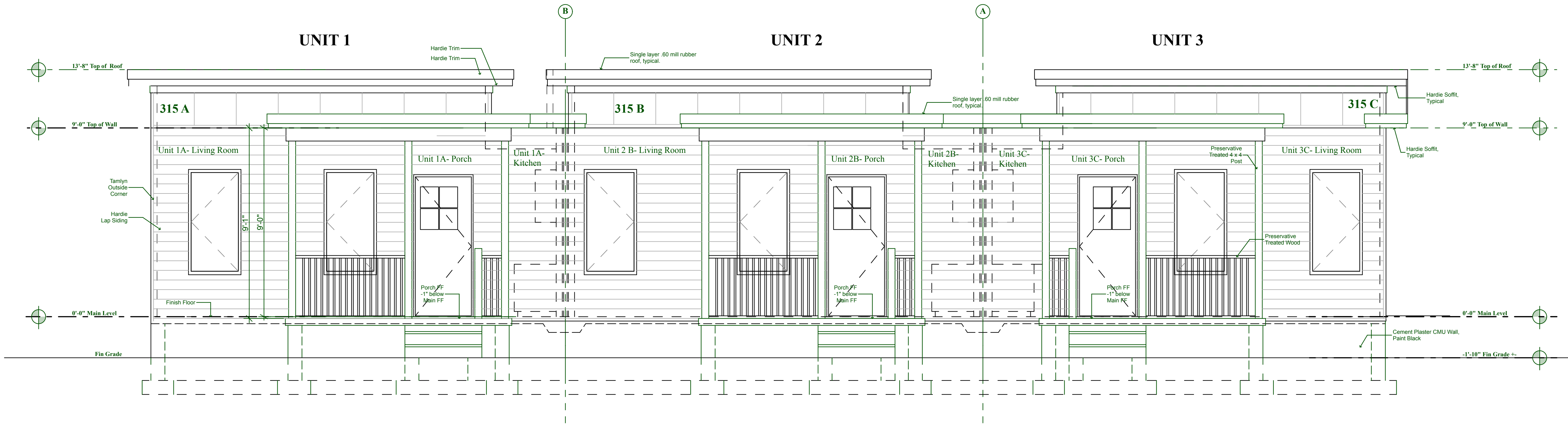
John K. Samuels III, RA

John K. Samuels III

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A-1

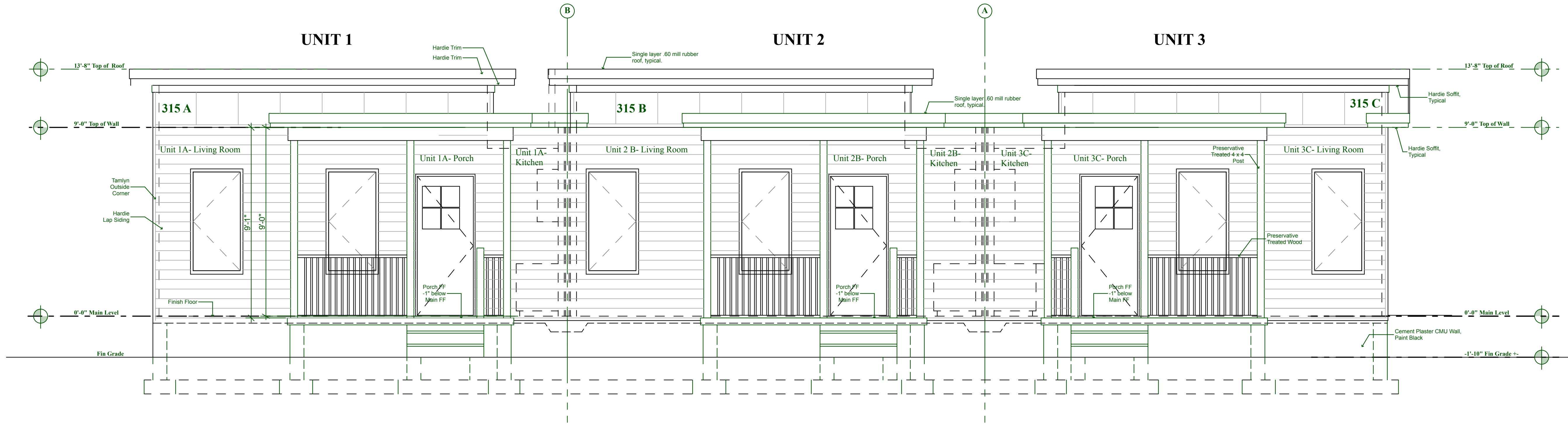
2

Proposed Front Elevation @ Wilmington Ave
scale: 3/8" = 1'-0"



1

Proposed Rear Elevation @ Olivia Lane
scale: 3/8" = 1'-0"



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PLAT/UNIQ ID 47988 Wayne County NC
DATE: August 14, 2025
SCALE: AS NOTED
DRAWN BY: R. Whitley
CHECKED BY: JS
DRAWING NUMBER
A-2

/Volumes/192.168.1.95/120 Main Frame/2025 Projects/311 Wilmington Ave Goldsboro/311 Wilmington DWG/CTA Multi-Family One Bedroom Senior and Veteran Housing Project/Final Zoning Submission.pln



Perspective @ Wilmington Ave



Perspective @ Olivia Lane

2 3-D Perspective Renderings @ Wilmington Ave and Olivia Lane

scale: nts



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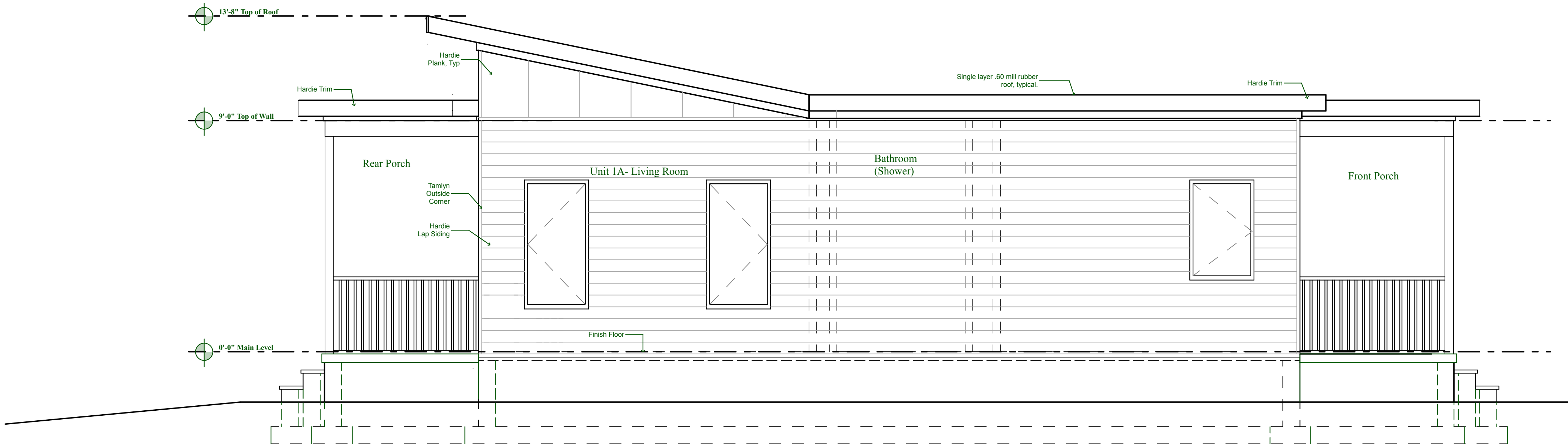
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Wilmington Ave
Goldsboro, NC 27610
Parcel : **2599912474**
PLAT/UNIQ ID 47988 Wayne County NC

DATE: August 14, 2025
SCALE: AS NOTED
DRAWN BY: R. Whitley
CHECKED BY: JS

A-3

1 Proposed Side Elevation

scale: 3/8" = 1'-0"



Community Technical Assistance, Inc.



CTA
"Making a difference in every neighborhood"



Location:

5233 Tomahawk Trail, Lower Level, Raleigh NC 27610
Office: (919) 390-3220
www.cta-us.com



"Empowering citizens to create their community of choice, to improve their quality of life and become leaders in their community"

Areas of Work:

- 1- High Intensity Tutoring (HIT)
- 2- Career & Technical Education (CTE)
- 3- Family Relief and Assistance
- 4- Long-Term Recovery

Roland Whitley Jr.

Executive Director

About Us

Community Technical Assistance, Inc. (CTA) was founded in 2002 to provide technical assistance on a national and international level for the empowerment of citizens to improve their quality of life, and become leaders of their respective communities.

As a charitable 501(c)(3) non-profit organization, CTA engages many different communities from rural to urban that have experienced a loss of social capital, human resources, economic power, and are redefining their cultural identity. The organization's successful experience with working with a diverse population allows CTA to create a platform and present opportunities required to tackle many challenges and issues facing communities of present and future. The organization actively works with citizens to develop and implement real solutions as strategies for short term impact and long-term sustainment of people and their respective community.

Senior 60+ & Veterans Rental Housing, Goldsboro, NC



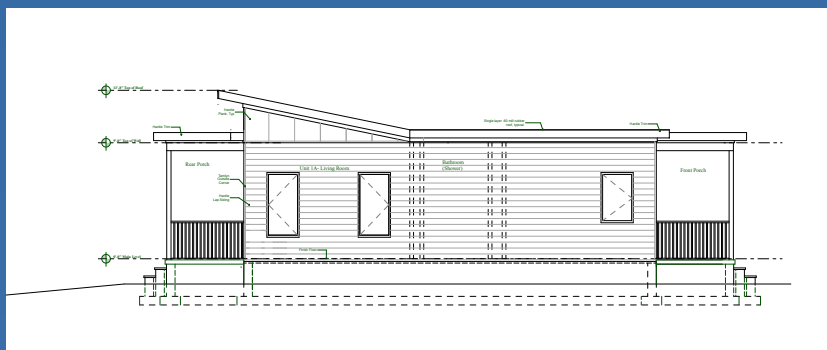
Perspective @ Wilmington Ave



Perspective @ Olivia Lane

2 3-D Perspective Renderings @ Wilmington Ave and Olivia Lane

Scale: 1/8" = 1'-0"



1 Proposed Side Elevation

Scale: 3/8" = 1'-0"



Neighborhood Planning
2012
Architectural Design, Inc.
Headquarters
1025 Sandhills Road, Lower Level
Raleigh, NC 27603
Office: 478-476-0386
email: info@cta-us.com

REVISION
Date: 10/18

2012
Community Technical Assistance, Inc.
1025 Sandhills Road, Lower Level
Raleigh, NC 27603
Office: 478-476-0386
www.cta-us.com

Prepared by Engineer:
Oke Nichols
Engineering
1010 S. Main St., 2nd Floor
1010 S. Main St., 2nd Floor
Raleigh, NC 27603
Phone: 478-476-0386
http://www.oke-nichols.com

Land Surveying and Mapping, P.E.
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Richard M. Benton
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Goldsboro, NC 27530
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John W. Sullivan III, P.E.
www.cta-us.com

Village One: Senior and Veterans
Plus One: Senior and Veterans
Wilmington Ave
Goldsboro, NC 27530
Floor: 1st Floor

2012 August 10, 2012
Project: 1025 Sandhills Road, Lower Level
Drawing: 1025 Sandhills Road, Lower Level
Drawing: 1025 Sandhills Road, Lower Level

A-3

Brownfield Redevelopment, Orange NJ





Case Number: CZ-07-25
 Request: Rezone from R6 to R6-CZ
 Owner: Community Technical Assistance
 Location: Wilmington Ave.
 PIN# 2599-91-2474

Zoning

- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2

Legend

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

0 50 100 Feet





Case Number: CZ-07-25
 Request: Rezone from R6 to R6-CZ
 Owner: Community Technical Assistance
 Location: Wilmington Ave.
 PIN# 2599-91-2474

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
- PARCELS VIEW

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM, Planning Services Manager

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, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

CZ-03-25 Eagles Reach: The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

CZ-04-25 Tucker Trace: The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

CZ-06-25 Borden Mills: The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#:'s 3509-19-1639, 3509-19-6339, 3509-19-4602.

CZ-07-25 Village One: Senior And Veteran 60+ Housing: The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

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 10/19/2025

Publish on 10/26/2025

Adjacent Property Owners of
CZ-07-25

PIN	Owner Name	Address	City	State	Zip
2599911464	HOWELL HERBERT	900 EVERGREEN AVE	GOLDSBORO	NC	27530
2599912587	EXUM SARAH HEIRS ETALS	231 GRAFTON ST	BROOKLYN	NY	11212
2599911548	DAVIS TERASA ANN HEIRS	1201 GREYFIELD LN	SANDY SPRINGS	GA	30350
2599913537	BREWINGTON CHERYL R	22 SHORELINE DR	PRINCETON	NC	27569
2599911404	WHITLEY ROLAND	5233 TOMAHAWK TRL	RALEIGH	NC	27610
2599911598	WW OVERTIME LLC	3144 ROWENA AVE	DURHAM	NC	27703
2599911310	EDWARDS-JACOBS SELENA	1766 TOMMY'S RD	GOLDSBORO	NC	27534
2599912219	BOBBY DENNING PROPERTIES LLC	1126 N BREAZEALE AVE	MOUNT OLIVE	NC	28365
2599913597	HAM PORTIA	206B W ASH ST	GOLDSBORO	NC	27530
2599914413	BREWINGTON PROPERTIES ASSOCIATES LL	17 REDONDO LN	PUEBLO	CO	81005
2599912474	HORNE DOUGLAS	1407 N GEORGE ST	GOLDSBORO	NC	27530
2599913218	SMITH EDWARD C	312 WILMINGTON AVE	GOLDSBORO	NC	27530
2599913298	BREWINGTON PROPERTIES ASSOCIATES LL	17 REDONDO LN	PUEBLO	CO	81005
2599912268	MCDUFFIE EMMA JEAN HEIRS	310 WILMINGTON AVE	GOLDSBORO	NC	27530
2599911269	WHITLEY ROLAND JR	5233 TOMAHAWK TRL	RALEIGH	NC	27610
2599914547	MCINTYRE DONNIE M & W VERSA	609 GLOUCESER RD	GOLDSBORO	NC	27534
2599912640	WW OVERTIME LLC	3144 ROWENA AVE	DURHAM	NC	27703



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-07-25, were notified by first class mail on 10-13-25.

Mark E. Helmer
Signature

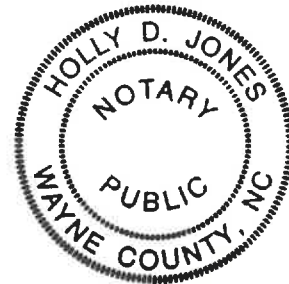
Wayne County, North Carolina

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

13th day of October, 2025

Holly D Jones
Notary Public Name

My Commission expires on July 29, 2026
(Seal)



CZ-7-25 Village One: Senior and Veteran 60+ Housing

Located on the north side of Wilmington Ave. between Sycamore and Isler Streets



www.goldsboronc.gov



GENERAL INFORMATION

- **Acres:** Approximately 0.14 acres
- **Owner:** Community Technical Assistance, Inc.
- **Applicant:** Community Technical Assistance, Inc. c/o Roland Whitley Jr.
- **Current Zoning:** Residential (R-6)
- **Proposed Zoning:** Residential Conditional Zoning District (R6-CZ)
- **Proposed Use:** Multi-Family Dwellings; Triplexes (1,884 sq. ft.) each consisting of three (3) one-story apartments
- **Request:** The applicant is requesting a rezoning to construct two (2) multifamily triplexes on two individual lots.

ZONING

- Surrounding Zoning:

Adjacent Zoning and Land Uses		
North	R6	Single-family
South	R6	Single-family
East	R6	Single-family
West	R6	Single-family

Case Number: CZ-07-25
Request: Rezone from R6 to R6-CZ
Owner: Community Technical Assistance
Location: Wilmington Ave.
PIN# 2599-91-2474

Legend

Zoning

- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC
- PARCELS VIEW



CONSISTENCY WITH ADOPTED PLANS AND POLICIES

- **Envision 35 (Comprehensive land use map):** The property is identified as within the High-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.
- **City of Goldsboro Unified Development Ordinance (UDO).** The proposed rezoning is consistent with the land use and density recommendations of the UDO. All stated deviations from the UDO shall be documented as conditions of the R6-CZ zoning district. Any deviation not declared shall meet or exceed the minimum standards of the UDO.

Case Number: CZ-07-25
Request: Rezone from R6 to R6-CZ
Owner: Community Technical Assistance
Location: Wilmington Ave.
PIN# 2599-91-2474

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
- PARCELS VIEW



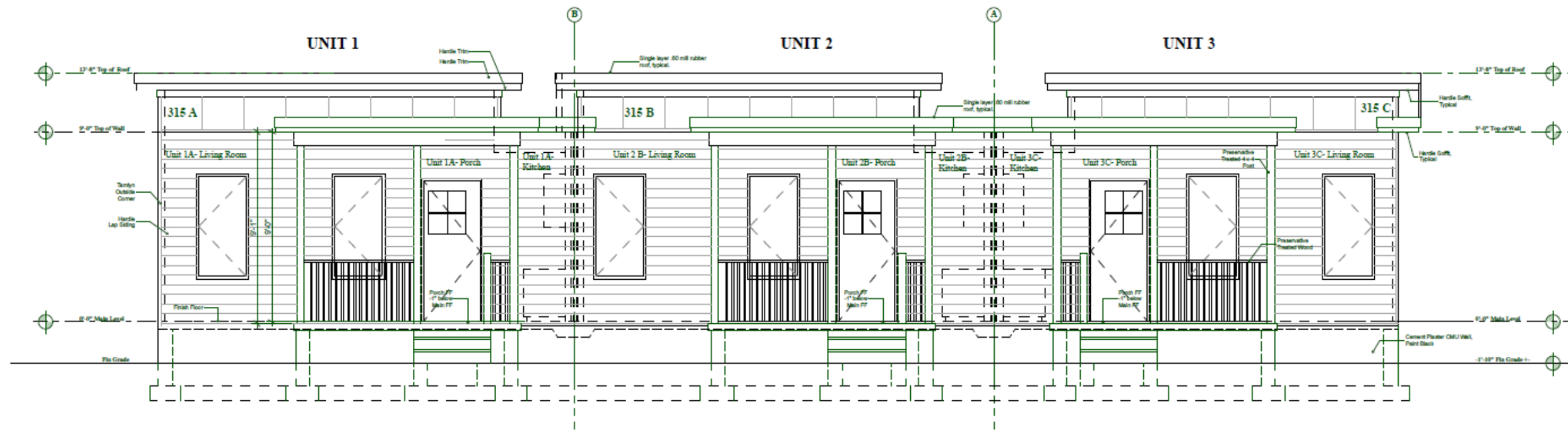


Aerial of Existing Building Conditions @ Olivia Lane

SITE SPECIFIC INFORMATION

- **Access:** Each apartment will be accessed off Wilmington Avenue
- **Parking:** Required: 1.4 spaces per single bedroom unit; Proposed: 1 space for each apartment for a total of 6 spaces
- **Density:** Three (3) units are proposed on each lot for a total of six (6) individual apartment units
- **Utilities:** All utilities will be located underground; old services will be replaced w/new
- **Landscaping:** Each triplex will have one (1) street tree planted adjacent to all driveways fronting Wilmington Avenue
- **Fencing:** Each triplex will be surrounded by a gated 3 ft. in height black chain-link fence to serve as security and open space for the tenants
- **Existing land-use:** Three (3) residential duplexes of deteriorating/dilapidated condition
- **Floorplan:** Proposed one (1) bedroom unit floor plan for each apartment; each dwelling unit will consist of front and rear covered porches, one bedroom, one bath, a living room, kitchen, utility and laundry room

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



Proposed Front Elevation @ Wilmington Ave

Preliminary Subdivision Review and Approval.

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision/site plan review. The technical review committee will review the plan for compliance with all City of Goldsboro subdivision, development standards and conditions of the zoning district.

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. Permitted uses: Multi-family dwellings (Two triplexes - 3 units for each individual lot)
2. Density: Proposed three (3) units on two individual lots for a total of six (6) apartment units.
3. Rear Building Setback: Proposed reductions from 25 ft. to 11 ft. per lot.
4. Minimum lot area: Proposed reductions from 10,000 sq. ft. to 6,341 sq. ft. per lot.
5. Minimum lot width: Proposed width increases from 60 ft. to 77.5 ft. per lot.
6. Minimum front yard setback: Proposed increases from 25 ft. to 31 ft. per lot.
7. Landscaping: No required landscaping proposed for the side and rear of lots 1 and 2.

The following architectural standard shall become a condition of the proposed R-6 Conditional Zoning District:

Applicant proposes a modern architectural style with front and rear covered wood porches. Facades will be designed to ensure simplicity consistent with modern architecture incorporating sloped roofs, exterior Hardie plank trim and siding.

STAFF EVALUATION & RECOMMENDATION:

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

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

Planning Staff opinion is 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 RECCOMENDATION

The Planning Commission, at their October 9, 2025 meeting, unanimously voted to recommend approval of CZ-03-25 with the attached recommended conditions of approval.

CITY COUNCIL REQUESTED ACTIONS

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the attached consistency statement to approve, deny or table the request to a future date.

Questions?

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Annex-4-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation
Petition – Eagle’s Reach - Located on the South-West side of US Hwy 70 W,
North side of Westbrook Ave, and on both sides of Isaac Smith Road

DEPARTMENT: Planning

BACKGROUND:

Tax Parcel #: 2617-13-0043

Acreage: Approximately 36.90 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary non-contiguous annexation petition for sufficiency.

On October 21, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for non-contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is non-contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that there are no vested rights.

DISCUSSION:

Pursuant to G.S. 160A-31, City Council shall fix a date for public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The attached Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff recommends that City Council, schedule a public hearing for the proposed voluntary non-contiguous annexation of Eagles Reach Subdivision for December 1, 2025.

MANAGER'S RECOMMENDATION:

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

Application Fees:
\$300 (Includes advertisement)

Received Date: _____
Initials: _____

PETITION FOR ANNEXATION

Application Number: <u>Annex-4-25</u>	For Office Use Only:	Date processed: <u>8-26-25</u>
Fee Type: ☐ Cash ☒ Check # <u>1712 3379</u> ☐ Credit Card		Initials: <u>HJ</u>

Applicant Acknowledgement:

I understand that the following documents are required to be submitted and acknowledged electronically via email 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.

- 1) Completed Application
- 2) Metes and bounds description of property to be annexed (Do not include a picture/snapshot of a deed. Include a word document of typed description)
- 3) Boundary survey of the property proposed to be annexed

Applicant Signature: _____

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

☐ Contiguous

☒ Non-Contiguous

(check which applies)

Unique Name of Annexation: Eagles Reach

Property Address: 3003 US HWY 70 W, GOLDBORO, NC, 27530

Total Acreage: 36.9 AC

Frontage: +/- 2320 FT

Depth: +/- 800 FT

Wayne Co. Pin #: 2617130043

Annexation site is requesting connection to City of Goldsboro:

☒ Water

and/or

☒ Sewer

	Total Breakdown of Dwelling Units	
Single-Family Home	Unit Count	_____
Multi Family - Condo/Apartment	Unit Count	_____
Multi Family - Townhouse	Unit Count	<u>174</u>
Complete only for Condo/Apartment Units:		
Are buildings multi-story with stacked units?	☐ Y ☒ N	
Unit Count +/- Description:	Count	Bedroom + Bath
<u>Example</u>	<u>174</u>	<u>3 BR + 2.5 Bath</u>
<u>30 Studio + 1 Bath</u>		
<u>50 1 BR + 1.5 Bath</u>		

Building Square Footage of Non-Residential Space: +/- 33,000 Sq.Ft

Specific proposed use (office, retail, warehouse, school, commercial, etc.): Office, Commercial Space

Projected market value at build-out (land & improvements): \$ TBD

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition?

☐ Y

☒ N

Applicant (Print):	<u>Srinija Tummalapalli</u>	
Applicant Address:	<u>2000 Regency parkway, Suite #295</u>	City, State, Zip: <u>Cary, NC, 27518</u>
Applicant Phone:	<u>919-917-3963</u>	Applicant Email: <u>srinija.tummalapalli@collierseng.com</u>
Owner (Print):	<u>GOLDBORO LAND GROUP LLC</u>	
Owner Address:	<u>2919 BREEZEWOOD AVE SUITE 100</u>	City, State, Zip: <u>FAYETTEVILLE NC 28303-5283</u>
Owner Phone:	<u>910-308-0804</u>	Owner Email: <u>bryantspencer@hufffamilyoffice.com</u>

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

Project Contact Information (if different from property owner or applicant)

Project Contact (Print):	_____
Project Contact Address:	_____ City, State, Zip: _____
Project Contact Phone:	_____ Project Contact Email: _____

SIGNATURE REQUIRED

Srinija Tummalapalli

Applicant - Printed

Applicant Signature

08/18/2025

Date

Rev. 1 (7/28/23)

LEGAL DESCRIPTION OF EASTERN PARCEL
GOLDSBORO LAND GROUP (DEED BOOK 3899, PAGE 101; PLAT BOOK Q,
PAGE 2-D)
JUNE 23, 2025

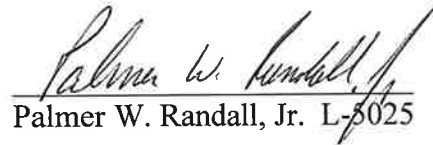
BEING all that tract of land containing an area of +/- 8.57 acres (373,289 square feet) located in Fork Township, Wayne County, North Carolina; and bounded by lands owned by and /or in possession of person as follows: on the north by Georgia Louise Lavarreda Lawrence et.al, on the east by US Highway 70 W, on the south by parcels as shown in Plat Cabinet D, Slide 260 and on the west by Isaac Smith Road and being more particularly described by courses based on North Carolina Grid Coordinate System (NAD83/2011) and distances according to a survey entitled "Boundary and Topographic Survey for Huff Family Office" prepared by Colliers Engineering and Design dated June 23, 2025 and being more particularly described as follows:

COMMENCING at NCGS Monument "Country Church" having NC Grid (NAD83/11) coordinates of Northing = 610,223.46 feet and Easting = 2,281,514.41 feet; thence as a tie line North 50 degrees 05 minutes 27 seconds West 5,322.96 feet to an iron pipe having NC Grid NAD 83/2011 Coordinates of Northing: 613,638.53 feet and Easting: 2,277,431.37 feet, said pipe being the northeast corner of said property on the western right of way of US Highway 70 W (variable width right of way), and the POINT OF BEGINNING, thence with the western right of way of US Highway 70 W the following five calls, 1) South 40 degrees 38 minutes 26 seconds East 18.15 feet to an iron rebar, 2) South 40 degrees 38 minutes 26 seconds East 11.06 feet to a capped iron rebar, 3) South 40 degrees 38 minutes 26 seconds East 172.04 feet to a capped iron rebar, 4) South 50 degrees 26 minutes 12 seconds West 19.93 feet to an iron rebar and 5) South 39 degrees 33 minutes 36 seconds East 611.18 feet to a capped iron rebar, said iron rebar being the north corner of Jeffrey Alan Lies, thence departing the western right of way of US Highway 70 W with the northwestern line of Jeffrey Alan Lies and other properties as shown on Plat Cabinet D, Slide 260 of the Wayne County Registry South 46 degrees 14 minutes 23 seconds West 689.60 feet to a capped iron rebar in the eastern right of way of Isaac Smith Road (variable width right of way), said iron rebar being the northwest corner of Corey Lancaster, thence with the eastern right of way of Isaac Smith Road the following nine calls, 1) North 44 degrees 10 minutes 48 seconds West 18.27 feet to a capped iron rebar, 2) A curve turning to the right, having a radius of 790.21 feet, and a chord bearing and distance of North 23 degrees 17 minutes 09 seconds West 192.31 feet to an iron rebar, 3) North 02 degrees 13 minutes 14 seconds West 95.34 feet to an iron rod, 4) a curve to the right, having a radius of 772.64 feet, and a chord bearing and distance of North 03 degrees 41 minutes 05 seconds West 153.44 feet to an iron rod, 5) North 02 degrees 12 minutes 28 seconds East 229.87 feet to a capped iron rebar, 6) North 08

degrees 06 minutes 12 seconds West 99.98 feet to a capped iron rebar, 7) North 04 degrees 58 minutes 07 seconds East 99.68 feet to an iron rebar, 8) North 00 degrees 34 minutes 16 seconds West 113.51 feet to a capped iron rebar and 9) A curve turning to the left, having a radius of 850.20 feet, and a chord bearing and distance of North 02 degrees 23 minutes 22 seconds West 130.88 feet to a capped iron rebar in the western right of way of US Highway 70 W, thence departing the eastern right of way of Isaac Smith Road with the western right of way of US Highway 70 W North 88 degrees 09 minutes 50 seconds East 98.66 feet to an iron pipe, the Point of Beginning and containing an area of +/- 8.57 acres (373,289 square feet).

Prepared by:
Colliers Engineering & Design
2000 Regency Parkway, Suite 295
Cary, NC 27518
NC Firm # C-4746

June 23, 2025


Palmer W. Randall, Jr. L-5025



LEGAL DESCRIPTION OF WESTERN PARCEL
GOLDSBORO LAND GROUP (DEED BOOK 3899, PAGE 101; PLAT BOOK Q,
PAGE 2-D)
JUNE 23, 2025

BEING all that tract of land containing an area of +/- 28.33 acres (1,234,106 square feet) located in Fork Township, Wayne County, North Carolina; and bounded by lands owned by and /or in possession of person as follows: on the north by Georgia Louise Lavarreda Lawrence et.al, on the east by Isaac Smith Road, on the south by parcels as shown in Plat Cabinet D, Slide 260 and on the west by Ronald E. Waters and being more particularly described by courses based on North Carolina Grid Coordinate System (NAD83/2011) and distances according to a survey entitled "Boundary and Topographic Survey for Huff Family Office" prepared by Colliers Engineering and Design dated June 23, 2025 and being more particularly described as follows:

COMMENCING at NCGS Monument "Country Church" having NC Grid (NAD83/11) coordinates of Northing = 610,223.46 feet and Easting = 2,281,514.41 feet; thence as tie lines the following two calls, 1) North 50 degrees 05 minutes 27 seconds West 5,322.96 feet to an iron pipe and 2) South 88 degrees 09 minutes 50 seconds West 158.90 feet to an iron pipe in the western right of way (variable width) of Isaac Smith Road having NC GRID NAD83/2011 coordinates of Northing = 613,633.44 feet and Easting = 2,277,272.55 feet, said iron pipe being the southeast corner of Georgia Louise Lavarreda Lawrence et.al., and the POINT OF BEGINNING, thence with the western right of way of Isaac Smith Road the following five calls, 1) A curve to the right, having a radius of 790.21 feet, and a chord bearing and distance of South 02 degrees 34 minutes 43 seconds East 126.85 feet to a capped iron rebar, also passing through an iron rod at an arc length distance of 22.60 feet, 2) South 02 degrees 05 minutes 56 seconds West 541.24 feet to an iron rebar, 3) a curve to the left having a radius of 850.21 feet, and a chord bearing and distance of South 08 degrees 16 minutes 06 seconds East 303.52 feet to an iron rod, 4) South 18 degrees 25 minutes 51 seconds East 154.77 feet to an iron rod and 5) South 35 degrees 39 minutes 54 seconds East 56.33 feet to a capped iron rebar in the northern corner of Phyllis Comer Smith, et.al, thence departing the western right of way of Isaac Smith Road with the north line of 3 parcels owned by Phyllis Comer Smith et.al. South 46 degrees 14 minutes 23 seconds West 409.44 feet to a ½" iron pipe, thence North 70 degrees 30 minutes 02 seconds West 476.88 feet along the northern line of multiple parcels as shown in Plat Cabinet D, Slide 260 of the Wayne County Registry to a capped iron rebar in the eastern line of Ronald E. Waters, thence with the eastern line of Ronald E. Waters the following three calls, 1) North 24 degrees 38 minutes 39 seconds West 620.06 feet to an iron pipe, 2) North 24 degrees 38 minutes 39 seconds

West 727.78 feet to an axle and 3) North 24 degrees 38 minutes 39 seconds West 22.94 feet to an iron rod in the southern line of Georgia Louise Lavarreda Lawrence et.al., thence departing the eastern line of Ronald E. Waters with the southern line of Georgia Louise Lavarreda Lawrence et.al., North 88 degrees 09 minutes 51 seconds East 1,206.14 feet to an iron pipe in the western right of way (variable width) of Isaac Smith Road, the Point of Beginning of the western parcel of Goldsboro Land Group, and containing an area of +/- 28.33 acres (1,234,106 square feet).

Prepared by:
Colliers Engineering & Design
2000 Regency Parkway, Suite 295
Cary, NC 27518
NC Firm # C-4746

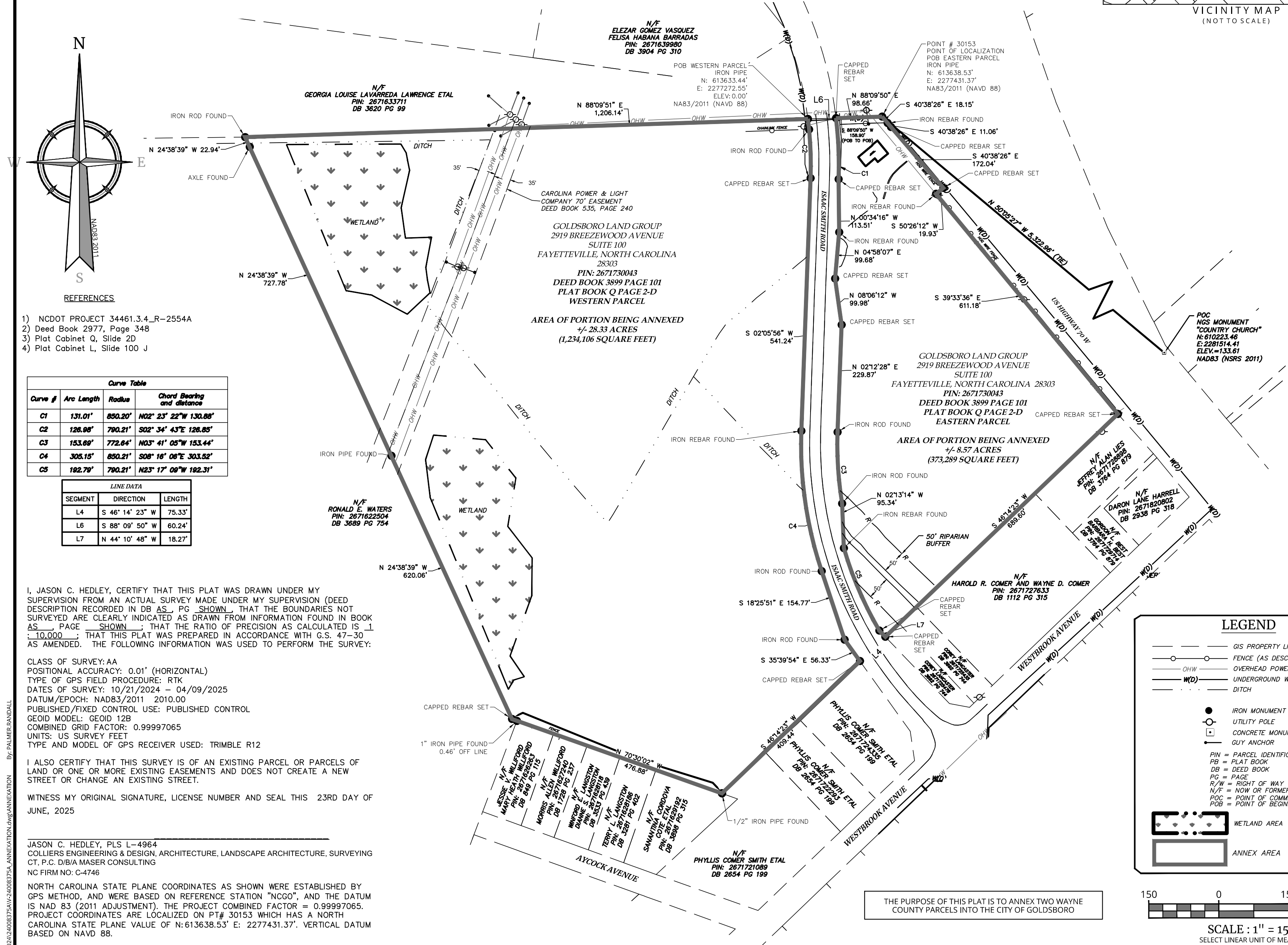
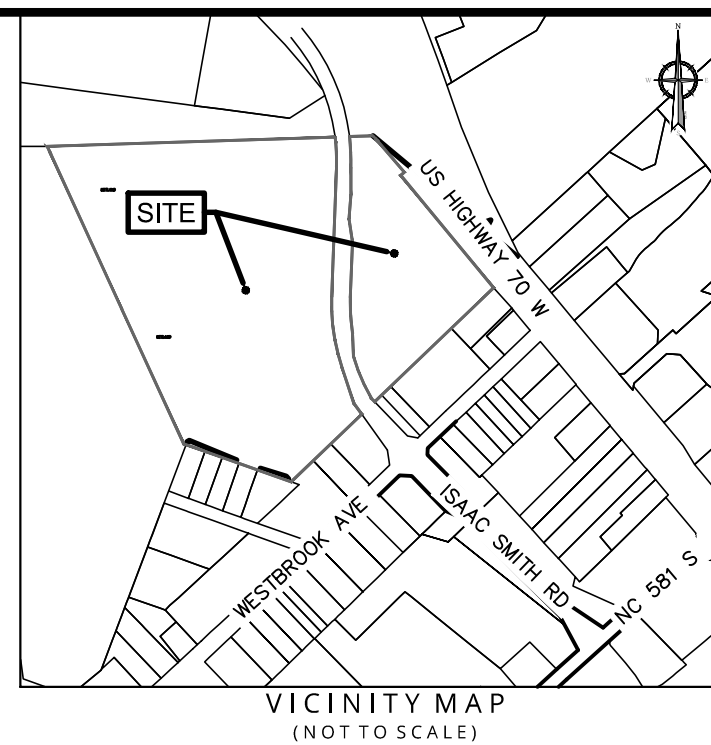
June 23, 2025


Palmer W. Randall, Jr. L-5025



1. Property Owner: GOLDSBORO LAND GROUP, LLC
2. Site Address: 3003 W. US 70 HWY, GOLDSBORO, NC
3. Total number of Lots = 2
4. Total Annexation Area = 36.90 ACRES (1,607,395 square feet)
5. Legal Reference: Being all that property described in Deed Book 3899, Page 101, Fork Township, Wayne County Registry
6. This map does not depict encumbrances that are found during a thorough & complete Title Search.
7. Area computed by coordinate method. All distances are horizontal grid distances, in US survey feet, unless noted otherwise. All bearings are based on the North Carolina State Plane Coordinate System.
8. There are no NCGS monuments within 2000 feet of surveyed property.

9. All Right-of-Ways are Public, unless noted otherwise.
10. Surveyor did not visibly see any cemeteries in any open areas unless noted otherwise.
11. Colliers Engineers and Design can only locate utilities that are above ground at the time of field survey. Underground lines shown hereon are approximate or as reported by various responsible parties. Location of Underground Utilities are APPROXIMATE and must be field verified. Call N.C. One Call Center before digging at 1.800.632.4949. Surveyor does NOT guarantee that any underground structures such as utilities, tanks and pipes are located hereon.
12. The Contractor/Owner shall be responsible for verifying all minimum building setback requirements with the Building Inspections Department prior to construction.



Engineering
& Design,
Architecture, Landscape Architecture,
Surveying, CT P.C.

www.colliersengineering.com

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Doing Business as



REV	DATE	DRAWN BY	DESCRIPTION
1	12-1-80	1	1
2	12-1-80	2	2
3	12-1-80	3	3
4	12-1-80	4	4
5	12-1-80	5	5
6	12-1-80	6	6
7	12-1-80	7	7
8	12-1-80	8	8
9	12-1-80	9	9
10	12-1-80	10	10

BOUNDARY AND
TOPOGRAPHIC SURVEY
FOR
HUFF FAMILY OFFICE

PARCEL OWNER:
GOLDSBORO LAND GROUP
PIN: 2671730043
DB 3899 PG 101
PB Q PG 2-D

FORK TOWNSHIP
WAYNE COUNTY
NORTH CAROLINA



SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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1"=150'	06/23/2025	PWRJ	SA
---------	------------	------	----

PROJECT NUMBER:	DRAWING NAME:
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24008375A	V-24008375A_ANNEXATION
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SHEET TITLE:

ANNEXATION MAP

ANNEXATION MAP

SHEET NUMBER:

01 of 01

SCALE DRAWINGS FOR CONSTRUCTION

Page 318

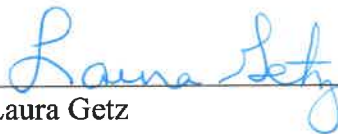
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Goldsboro, North Carolina:

I, Laura Getz, duly appointed City Clerk of the City of Goldsboro, do hereby certify that, pursuant to directions given to me, by you, the sufficiency of the Petition for Annexation of Non-Contiguous Real Property to the City of Goldsboro, North Carolina, identified by Wayne County PIN # 2671730043 has been investigated. Such petition being dated August 18, 2025, executed by Bryant Spence (Goldsboro Land Group), 2919 Breezewood Avenue, Suite 100, Fayetteville, NC 28303 and filed with the City Council on October 6, 2025, and that as a result of such investigation, I find such Petition sufficient and in compliance with the provisions of General Statute 160A-31.

Witness my Hand and the Seal of the City of Goldsboro, North Carolina, this the 21st day of October, 2025.



Laura Getz
City Clerk
City of Goldsboro
Goldsboro, North Carolina

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Annex-5-25 - Set Public Hearing - Contiguous Annexation Petition – Joe Lionelli – Located at 1810 West New Hope Road, between Catherine Street and Twin Oaks Place

DEPARTMENT: Planning

BACKGROUND:

Tax Parcel #: 3600-97-4622

Acreage: Approximately 2.19 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary contiguous annexation petition for sufficiency.

On October 14, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that there are no vested rights.

DISCUSSION:

Pursuant to G.S. 160A-31, City Council shall fix a date for public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The attached Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff requests that Council schedule a public hearing for the proposed voluntary contiguous annexation of 1810 West New Hope Road for December 1, 2025.

MANAGER'S RECOMMENDATION:

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

Received Date: _____
Initials: _____

PETITION FOR ANNEXATION

Application Number: <u>Annex-5-25</u>	For Office Use Only:	Date processed: <u>8-12-25</u>
Fee Type: ☐ Cash ☒ Check # <u>1169</u> ☐ Credit Card		Initials: <u>HJ</u>

Applicant Acknowledgement:

I understand that the following documents are required to be submitted and acknowledged electronically via email 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.

- 1) Completed Application
- 2) Metes and bounds description of property to be annexed (Do not include a picture/snapshot of a deed. Include a word document of typed description)
- 3) Boundary survey of the property proposed to be annexed

Applicant Signature: _____

Petition is hereby made to the City Council of the City of Goldsboro for an Annexation request (Complete the following information):

☒ Contiguous

☐ Non-Contiguous

(check which applies)

Unique Name of Annexation: _____

Property Address: 1810 W. NEW HOPE RD

Total Acreage: 2.191

Frontage: 299.35'

Depth: 346.38'

Wayne Co. Pin #: _____

Annexation site is requesting connection to City of Goldsboro:

☒ Water

and/or

☒ Sewer

Total Breakdown of Dwelling Units

Single-Family Home

Unit Count 1

Multi Family - Condo/Apartment

Unit Count _____

Multi Family - Townhouse

Unit Count _____

Complete only for Condo/Apartment Units:

Are buildings multi-story with stacked units? ☐ Y ☒ N

Count

Bedroom + Bath

Unit Count +/- Description:

Example

30 Studio + 1 Bath

50 1 BR + 1.5 Bath

Building Square Footage of Non-Residential Space: _____

Specific proposed use (office, retail, warehouse, school, commercial, etc.): _____

Projected market value at build-out (land & improvements): \$ _____

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☒ Y ☐ N

Applicant (Print): JOSEPH M. LIONELLI

Applicant Address: 5374 STERLING DR

Applicant Phone: 919-440-8830

Owner (Print): _____

Owner Address: _____

Owner Phone: 919-440-8830

City, State, Zip: LAGRANGE NC 28551

Applicant Email: lionelli.j1968@yahoo.com

City, State, Zip: _____

Owner Email: lionelli.j1968@yahoo.com

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

Project Contact Information (if different from property owner or applicant)

Project Contact (Print): SCHUMACKER

Project Contact Address: 182 W HAMLIN BLVD

Project Contact Phone: 919-666-2355

City, State, Zip: BENSON NC 27504

Project Contact Email: AAILEN@SCHUMACKERHOMES.COM

SIGNATURE REQUIRED

Applicant - Printed: Joseph M Lionelli

Applicant Signature: [Signature]

Date: 8-11-25

January 3, 2017

Descriptions of a Survey for the Roy Willis Pate Estate
Goldsboro Township, Wayne County, NC

REFERENCES: Deed Book 2360, Page 870 (60' Easement Release),
Deed Book 2967, Page 699 and Plat Cabinet K, Slide 8-J (Tract No. 2)

1: BEGINNING at a PK nail found in the centerline of N. C. Secondary Road No. 1003 (New Hope Road); thence from the beginning, S. $19^{\circ} 51' 19''$ W. 30.25 feet to an iron rod set by a broken concrete monument found, the most Northwestern corner at said road right of way of the property of George Justin Britt as shown by deed recorded in Deed Book 972, Page 435 in the Wayne County Registry and Tract No. 1B as shown on map recorded in Plat Cabinet A, Slide 68-AB in the Wayne County Registry; thence leaving said road right of way, with the line of the property of George Justin Britt, S. $19^{\circ} 51' 19''$ W. 346.38 feet to an iron rod set by a broken concrete monument found; thence continuing S. $19^{\circ} 51' 19''$ W. 5.50 feet to a point in the center of a ditch; thence with the center of a ditch and the line of the property of J. D. Gupta as shown by deed recorded in Deed Book 1512, Page 638 in the Wayne County Registry, the following bearings and distances: N. $45^{\circ} 59' 31''$ W. 32.88 feet, N. $64^{\circ} 35' 01''$ W. 84.79 feet, S. $86^{\circ} 19' 01''$ W. 84.76 feet, N. $89^{\circ} 02' 51''$ W. 53.81 feet to a point in the center of a ditch; thence leaving the ditch, N. $10^{\circ} 00' 00''$ E. 322.87 feet to an iron rod on the Southern right of way of N. C. Secondary Road No. 1003 (New Hope Road); thence continuing N. $10^{\circ} 00' 00''$ E. 21.62 feet to a Mag nail set within the pavement of N. C. Secondary Road No. 1003 (New Hope Road); thence within the pavement of said road, S. $83^{\circ} 54' 13''$ E. 299.33 feet to a railroad spike found in the centerline of said road; thence with the centerline of said road, S. $76^{\circ} 00' 03''$ E. 11.29 feet to a PK nail found in the centerline of N. C. Secondary Road No. 1003 (New Hope Road), the point of beginning containing 2.191 Acres more or less including the right of way of N. C. Secondary Road No. 1003 (New Hope Road) and a portion of an Easement for the purpose of ingress, egress and regress as shown recorded in Deed Book 1176, Page 118 in the Wayne County Registry, or 1.786 Acres more or less excluding the right of way of N. C. Secondary Road No. 1003 (New Hope Road) and a portion of an Easement for the purpose of ingress, egress and regress as shown recorded in Deed Book 1176, Page 118 in the Wayne County Registry.

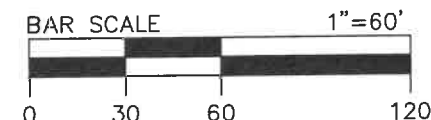
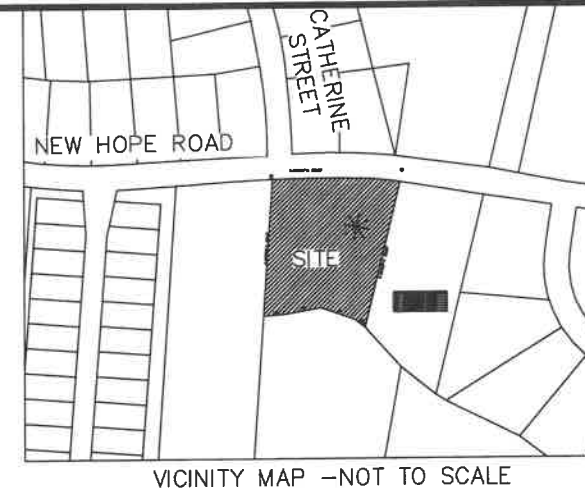
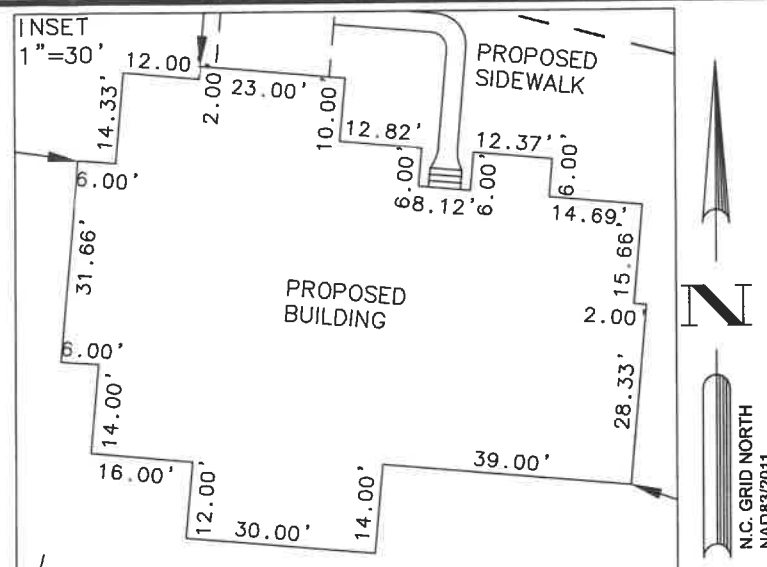
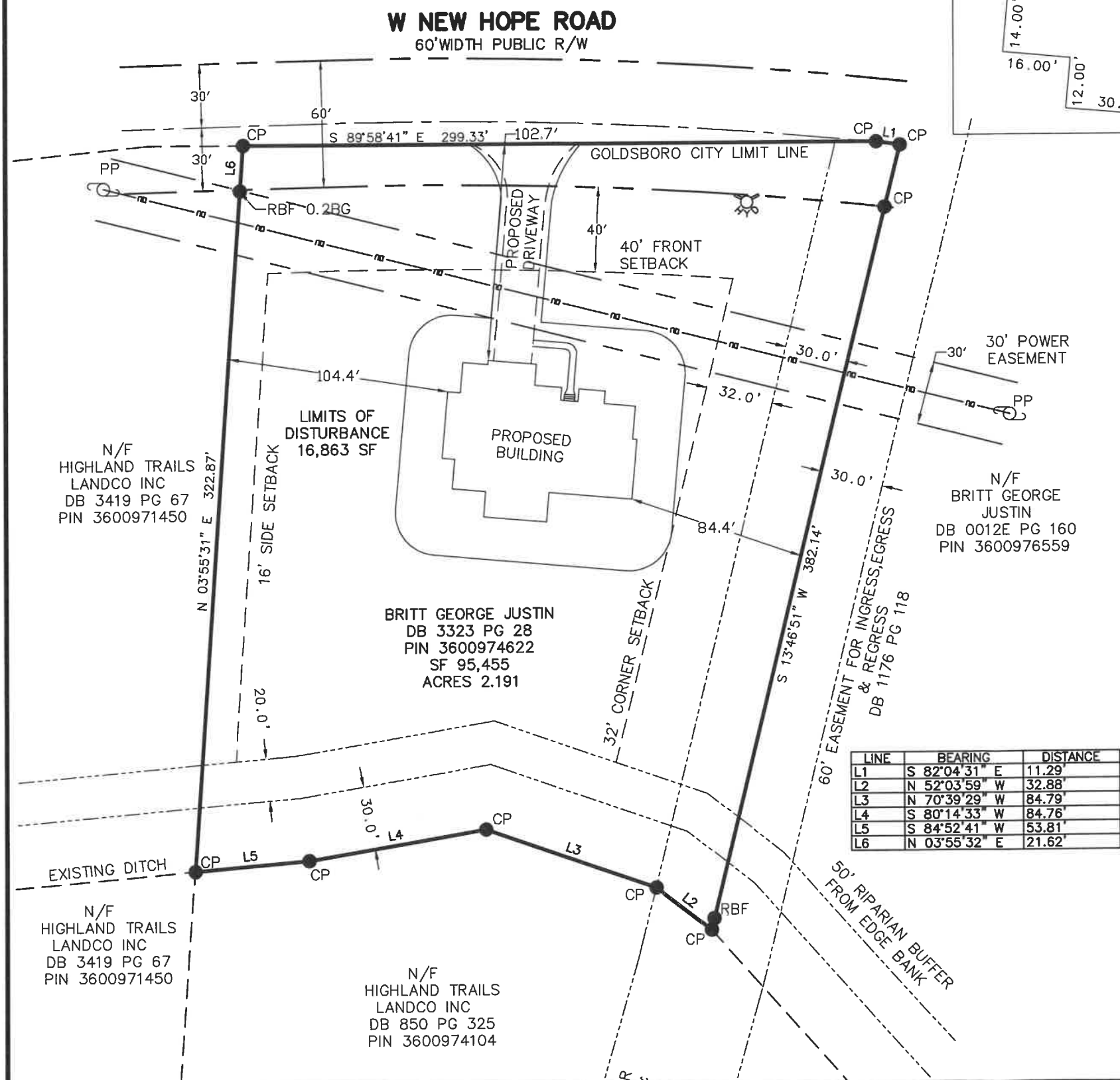
2: BEGINNING at an iron rod found on the Southern right of way of N. C. Secondary Road No. 1003 (New Hope Road), said beginning point being located S. $87^{\circ} 26' 45''$ E. 140.62 feet from an iron rod found at the intersection of the Southern right of way of

N. C. Secondary Road No. 1003 (New Hope Road) and the Eastern right of way of Somervale Lane; thence from the beginning, N. 10° 00' 00" E. 15.88 feet to an iron stake found within the right of way of N. C. Secondary Road No. 1003 (New Hope Road); thence within the right of way of said road, S. 89° 29' 56" E. 184.97 feet to an iron stake found within the pavement of said road; thence within the pavement of said road, S. 83° 54' 13" E. 45.49 feet to a Mag nail within the pavement of N. C. Secondary Road No. 1003 (New Hope Road); thence S. 10° 00' 00" W. 21.62 feet to an iron rod on the Southern right of way of N. C. Secondary Road No. 1003 (New Hope Road); thence leaving said road right of way, S. 10° 00' 00" W. 322.87 feet to a point in the center of a ditch; thence leaving the ditch, S. 10° 00' 00" W. 5.19 feet to an iron rod; thence continuing S. 10° 00' 00" W. 613.72 feet to an iron rod found; thence continuing S. 10° 00' 00" W. 4.73 feet to a point in the center of a ditch, J. D. Gupta's most Southwestern property corner as shown by deed recorded in Deed Book 1512, Page 638 in the Wayne County Registry; thence with the center of a ditch, N. 67° 25' 25" W. 30.36 feet to a point in said ditch center; thence with the center of a ditch, and with the line of the property of Somervale Homeowners Association, Inc. as shown by deed recorded in Deed Book 3205, Page 726 in the Wayne County Registry, N. 54° 33' 31" W. 219.47 feet to a point in said ditch center; thence leaving the ditch, N. 10° 00' 00" E. 4.30 feet to an iron rod found; thence continuing N. 10° 00' 00" E. 50.00 feet to an iron rod found; thence continuing and with the line of the property of Somervale Homeowners Association, Inc., N. 10° 00' 00" E. 763.43 feet to an iron rod found on the Southern right of way of N. C. Secondary Road No. 1003 (New Hope Road), a corner of the property of Somervale Homeowners Association, Inc. as shown by deed recorded in Deed Book 3205, Page 726 in the Wayne County Registry, the point of beginning containing 4.738 Acres more or less including the right of way of N. C. Secondary Road No. 1003 (New Hope Road) or 4.634 Acres more or less excluding the right of way of N. C. Secondary Road No. 1003 (New Hope Road).

PROPOSED NEW IMPERVIOUS:
6,890 SF TOTAL (7.21%)

SYMBOL LEGEND

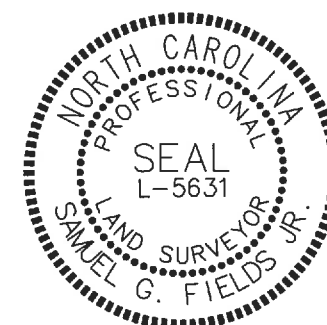
-  - WATER HYDRANT
 - UTILITY POLE
 - REBAR FOUND (UNLESS NOTED)



LINE LEGEND

- - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - SETBACK
 - EASEMENT
 - BUILDING
 - DRIVEWAY
 - SIDEWALK

THIS DOCUMENT IS FOR
REVIEW PURPOSES ONLY AND
SHOULD NOT BE CONSIDERED
A CERTIFIED PLAT. THIS
DOCUMENT SHOULD NOT BE
USED FOR CONVEYANCE OF
TITLE OR ANY OTHER
TRANSACTIONS.



I, SAMUEL G. FIELDS JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS +10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF JULY, A.D., 2025.

Samuel G Fields Jr

7/28/25

SAMUEL G. FIELDS JR. NCPLS L-5631

DATE _____

NOTES:

1. THIS IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND.
2. THIS IS A SITE PLAN FOR BUILDING PERMITTING ONLY.
SUBJECT PROPERTY IS IN ZONE X PER FEMA FIRM MAP NUMBER 3720360000K LAST REVISED JUNE 20, 2018.
3. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS
HORIZONTAL DATUM – NCSPCS (NAD 83/2011)
VERTICAL DATUM – NAVD 88.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. AREAS BY COORDINATE METHOD.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TILE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

SCALE:	1"=60'
DRAWN BY:	AS
REVIEWED BY:	SF
FIELDS SURVEYING PLLC 98 E. DEPOT ST. ANGER, NC 27501 PHONE: 919-839-2133 NC LICENSE #P-3105	



WWW.FIELDSSURVEYING.COM

**SURVEY FOR:
SCHUMACHER
HOMES**

ADDRESS:

LOCATED AT:
W NEW HOPE ROAD,
REIGELWOOD, NC 28456

**SITE PLAN
FOR
SCHUMACHER HOMES**

PROJECT#:
25-1050

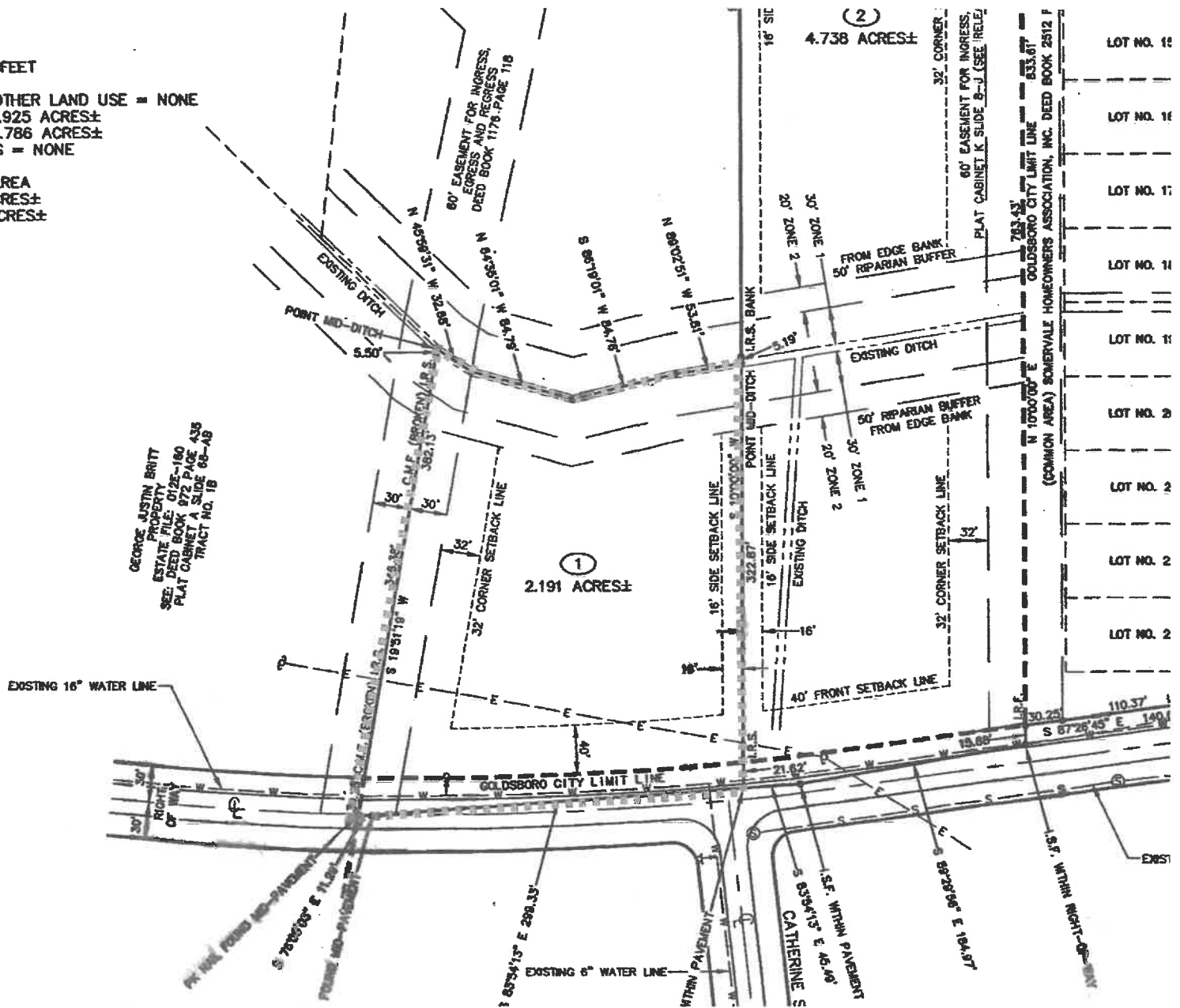
FILE NAME:
25-1050

DATE:
05/08/2025

SHEET 1 OF 1

UPON AREA
1.01 ACRES±
2.39 ACRES±

GEORGE JUSTIN BRITT
PROPERTY
ESTATE FILE: 012E-180
SEE: DEED BOOK 972 PAGE 436
PLAT CABINET A SLIDE 68-48
TRACT NO. 1B



CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Goldsboro, North Carolina:

I, Laura Getz, duly appointed City Clerk of the City of Goldsboro, do hereby certify that, pursuant to directions given me by you, the sufficiency of the Petition for Annexation of Contiguous Real Property to the City of Goldsboro, North Carolina, identified by Wayne County PIN # 3600974622 has been investigated. Such petition being dated August 11, 2025, executed by Joseph Lionelli, 5374 Sterling Drive, LaGrange, NC 28551 and filed with the City Council on October 6, 2025, and that as a result of such investigation, I find such Petition sufficient and in compliance with the provisions of General Statute 160A-31.

Witness my Hand and the Seal of the City of Goldsboro, North Carolina, this 14th day of October, 2025.





Laura Getz
City Clerk
Goldsboro, North Carolina

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Annex- 6-25 - Set Public Hearing - Non-Contiguous (Satellite) Annexation Petition – Tucker Trace – Located on the south side of Tommy’s Road, between US Hwy 117 N and Deans Lane

DEPARTMENT: Planning

BACKGROUND:

Tax Parcel #: 3601-50-3388

Acreage: Approximately 57.30 acres

The City Council, at their meeting on October 6, 2025, requested that the City Clerk examine the subject voluntary non-contiguous annexation petition for sufficiency.

On October 14, 2025, the City Clerk completed the examination and determined that the petition is sufficient. Sufficiency indicates that the proposed area for annexation meets the standards for non-contiguous annexation as specified in G.S. 160A-31 Petition for annexation; standards and as follows:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is non-contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that there are no vested rights.

DISCUSSION:

Pursuant to G.S. 160A-31, City Council shall fix a date for a public hearing on the proposed annexation once the petition is considered sufficient by the City Clerk.

The attached Notice of Public Hearing would schedule December 1, 2025, as the date for the public hearing. A report prepared by the Planning Department, in conjunction with other City departments, will be submitted to the Council on that date.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff requests that Council schedule a public hearing for the proposed voluntary contiguous annexation of 1810 West New Hope Road for December 1, 2025.

MANAGER'S RECOMMENDATION:

Approve

APPROVERS

Mark Helmer

April Choice

Sakeithia Reece

Laura Getz

Matthew Livingston

Application Fees:
\$300 (Includes advertisement)

Received Date: _____
Initials: _____

PETITION FOR ANNEXATION

Application Number: Annex-6-25 For Office Use Only: Date processed: 8-25-25
Fee Type: ☐ Cash ☒ Check # 21105 ☐ Credit Card Initials: HJ

Applicant Acknowledgement:

I understand that the following documents are required to be submitted and acknowledged electronically via email 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.

- 1) Completed Application
- 2) Metes and bounds description of property to be annexed (Do not include a picture/snapshot of a deed. Include a word document of typed description)
- 3) Boundary survey of the property proposed to be annexed

Applicant Signature: _____

Petition is hereby made to the City Council of the City of Goldsboro for an Annexation request (Complete the following information):

☐ Contiguous ☒ Non-Contiguous (check which applies)

Unique Name of Annexation: Tommy's Rd - Tucker Trace Subdivision

Property Address: 296 Tommy's Rd

Total Acreage: 57.30 acres

Frontage: 1,665 +/- LF

Depth: Varies

Wayne Co. Pin #: 3601503388

Annexation site is requesting connection to City of Goldsboro: ☒ Water and/or ☒ Sewer

Unit Type/Unit Count	Total Breakdown of Dwelling Units	
	Single-Family Home	Unit Count <u>120</u>
Multi Family - Condo/Apartment	Unit Count _____	
Multi Family - Townhouse	Unit Count _____	
Complete only for Condo/Apartment Units:		
Are buildings multi-story with stacked units? ☐ Y ☐ N		
Unit Count +/- Description:	Count Bedroom + Bath	
<u>Example</u>	_____	
<u>30 Studio + 1 Bath</u>	_____	
<u>50 1 BR + 1.5 Bath</u>	_____	

Building Square Footage of Non-Residential Space: _____

Specific proposed use (office, retail, warehouse, school, commercial, etc.): _____

To be determined with future development

To be determined with future development

Projected market value at build-out (land & improvements): \$ _____

\$45MM - \$50MM

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? ☐ Y ☒ N

Applicant (Print): Bartlett Engineering & Surveying, PC

Applicant Address: 1906 Nash St N

City, State, Zip: _____

Wilson, NC 27893

Applicant Phone: 252-399-0704

Applicant Email: _____

robert@bartletteng.com

Owner (Print): Marks Farms, LLC

Owner Address: 5818 Watkins Rd

City, State, Zip: _____

Wendell, NC 27591-8253

Owner Phone: 919-696-5531

Owner Email: _____

matt@mcandg.com

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

Project Contact Information (if different from property owner or applicant)

Project Contact (Print): _____

Project Contact Address: _____

City, State, Zip: _____

Project Contact Phone: _____

Project Contact Email: _____

SIGNATURE REQUIRED

Robert S. Bartlett

Applicant - Printed

[Signature]
Applicant Signature

8/25/2025
Date

Rev. 1 (7/28/23)

ANNEXATION REQUEST

TRACT 1

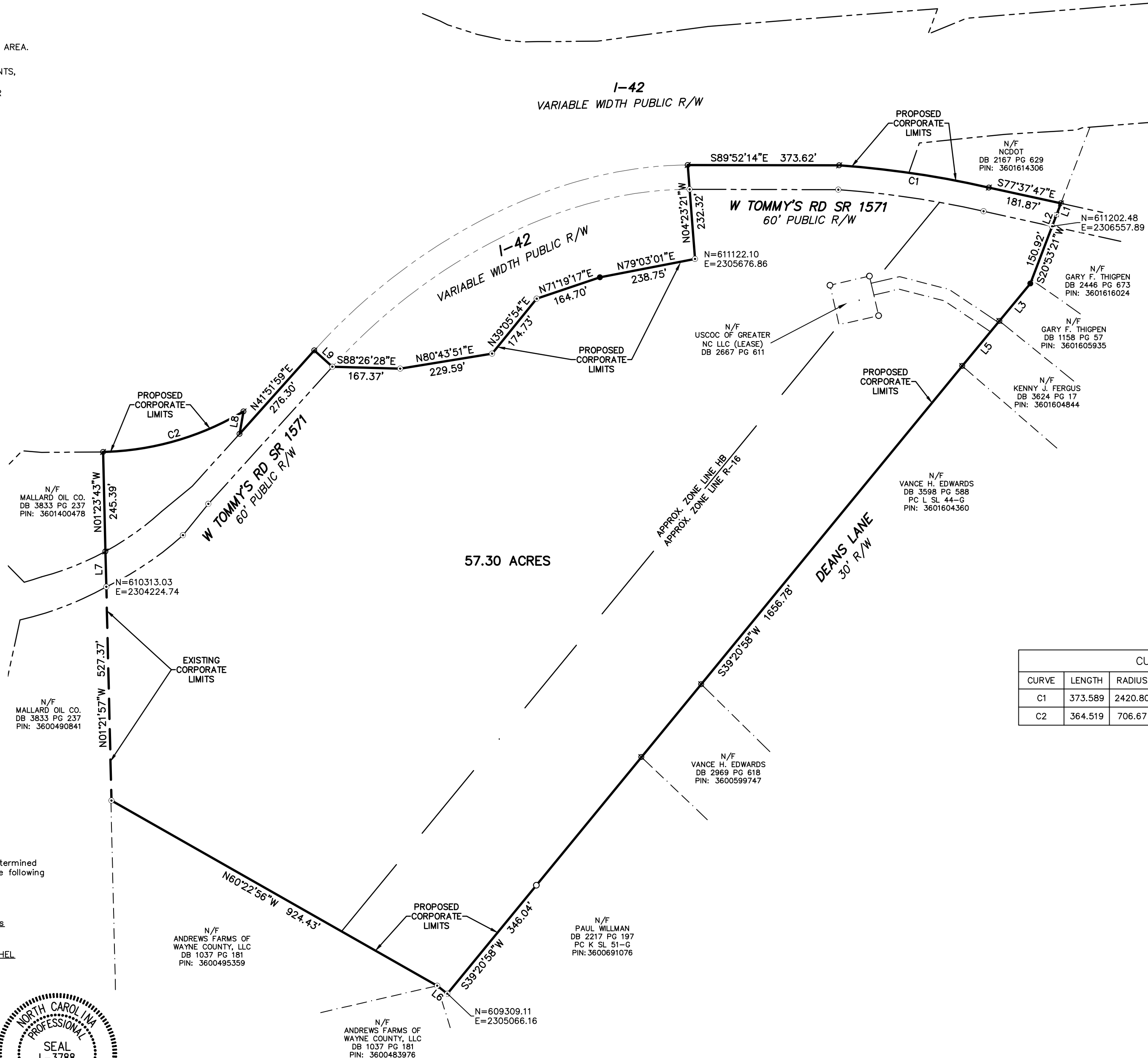
Lying and being in Stoney Creek Township of Wayne County, and being more particularly described as follows: Beginning at an iron rebar on the southern right-of-way of Tommy's Road, said rebar being the northeast corner of Marks Farms LLC, Plat Cabinet O Slide 34H, and the northwest corner of Gary F. Thigpen, Deed Book 2446 Page 678, said rebar having North Carolina State Plane Grid (NAD 83/2001 Datum) coordinates of Northing = 611,202.48 and Easting = 2,306,557.89, thence leaving said right-of-way, S20°53'21"W 150.92' to a new iron pipe, thence along the line of Thigpen, Deed Book 1158 Page 57, S39°31'59"W 119.97' to a point, thence along the line of Fergus, Deed Book 3624 Page 17, S39°31'59"W 144.01', thence along the line of Vance, Deed Book 3598 Page 588, S39°20'58"W 1656.78' to an iron pipe, thence S39°20'58"W 346.04' to an iron rebar, said iron rebar being the southeast corner of Marks Farms LLC, thence N51°48'12"W 32.07' to an iron rebar, thence along the line of Andrews Farms Of Wayne County, LLC, Deed Book 1037 Page 181, N60°22'56"W 924.43' to an iron rebar, thence along the line of Mallard Oil Co., Deed Book 3833 Page 237, N01°21'57"W 527.37' to an iron rebar on the southern right-of-way of Tommys Road, thence across said right-of-way, N01°23'43"W 87.47' to a point on the northern right-of-way of Tommy's Road, thence N01°23'43"W 245.39' to a point of the southern right-of-way of Interstate 42, thence along said right-of-way along a curve to the left having a chord bearing of N73°55'17"E, chord distance of 360.49', an arc length of 364.519' and a radius of 706.67', thence S09°53'21"W 56.03', thence, N41°51'59"E 276.30' to a point, thence S47°54'04"E 60.00', thence, S88°26'28"E 167.37' to an iron rebar, thence N80°43'51"E 229.59' to an iron rebar, thence N39°05'54"E 174.73' to an iron rebar, thence N71°19'17"E 164.70' to a new iron pipe, thence, N79°03'01"E 238.75' to an iron rebar, thence N04°23'21"W, 232.32 to a point, thence S89°52'14"E 373.62' to a point, thence along a curve to the right having a chord bearing of S81°33'39"E, a chord distance of 373.22', an arc length of 373.589' and a radius of 2420.80', thence S77°37'47"E 181.87' to a point on the northern right-of-way of Tommy's Road, thence S20°53'21"W 30.26' to a magnetic nail in the approximate centerline of Tommy's Road, thence S20°57'45"W, 30.41' to the point of beginning, being 57.30 acres, and being all of Wayne County Parcel Identification Number (PIN:) 3601503388.

NOTES

- AREAS COMPUTED BY COORDINATE CALCULATIONS.
- NO GRID MONUMENT FOUND WITHIN 2000'.
- ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE.
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
- WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA - 100 YR. FLOOD).
- THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA.
- THERE ARE NO CEMETERIES VISIBLE.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
- A TITLE REPORT HAS ____ HAS NOT X BEEN SUPPLIED FOR THIS PROPERTY.
- COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES UNLESS STATED OTHERWISE.
- REFERENCE VERTICAL DATUM IS NAVD 88

SITE DATA

TOTAL AREA: 57.30 ACRES
TOTAL # LOTS: 1
EXISTING ZONING: R-16
MIN. BLDG. LINES: FRONT 40', STREET SIDE 32', SIDE 16', REAR 25'
EXISTING ZONING: HB
MIN. BLDG. LINES: FRONT 35', SIDE 20', REAR 20'
PROPERTY ADDRESS: TOMMYS ROAD - GOLDSBORO NC
PARCEL ID No.: 3601503388
REFERENCES: DEED BOOK 3926 PAGE 45
PLAT CABINET O SLIDE 34-H



Line Table		
Line #	Length	Direction
L1	30.26	S20°53'21\"W
L2	30.41	S20°57'45\"W
L3	119.97	S39°31'59\"W
L5	144.01	S39°31'59\"W
L6	32.07	N51°48'12\"W
L7	87.47	N01°23'43\"W
L8	56.03	S09°53'21\"W
L9	60.00	S47°54'04\"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	373.589	2420.80	8°50'32\"	S81°33'39\"E	373.22
C2	364.519	706.67	29°33'17\"	N73°55'17\"E	360.49

I, William A. Bartlett, certify that the grid tie as shown was determined from an actual GPS survey made under my supervision, and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: 0.09 US Ft.
- (3) Type of GPS field procedure: Real Time Kinematic Networks
- (4) Dates of survey: FEBRUARY 24, 2025
- (5) Datum/Epoch: NAD 1983 (CONUS) 2001
- (6) Published/Fixed-control use: NCGS WALTHAM & NCGS BETHEL
- (7) Geoid model: Geoid 12B (CONUS)
- (8) Combined grid factor(s): 0.99987678 & 0.99987566
- (9) Units: US Survey Feet

Professional Land Surveyor L-3788

I, William A. Bartlett, certify that this 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 an existing street.

I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3926, Page 45); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision or positional accuracy as calculated is 1/10,000±; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D., 2025.



Professional Land Surveyor L-3788

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER
MARK'S FARMS LLC
5818 WATKINS ROAD
WENDELL, NC 27591



BARTLETT
ENGINEERING & SURVEYING, PC

1906 NASH STREET NORTH
WILSON, N.C. 27893-1726
License No. C-1551
TELE: (252) 399-0704
FAX: (252) 399-0804
www.bartletteng.com

DATE: JUNE 2025	SURVEY BY: BMF,CJW	PROJECT: 24-475
SCALE: 1"=200'	DRAWN BY: DAB,JDA	
REVISIONS		CODE: DEVG TJ DWG FILE: 24475AX1

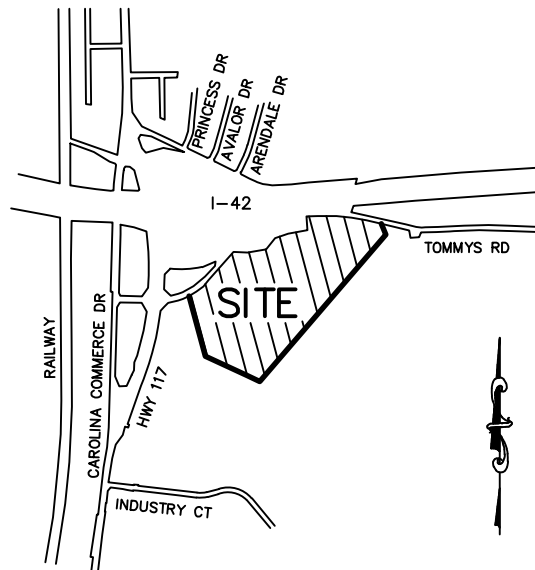
ANNEXATION PLAT

EXTENSION OF
CORPORATE LIMITS

CITY OF GOLDSBORO

STONEY CREEK TOWNSHIP WAYNE COUNTY

NORTH CAROLINA ZONE:



LEGEND

- EXISTING IRON PIPE
- ⊗ EXISTING IRON REBAR
- ⊠ EXISTING MAGNETIC NAIL
- IRON PIPE SET
- ⊙ COMPUTED POINT
- ▲ CONTROL REBAR

NC GRID NAD 83 (2011 ADJ)

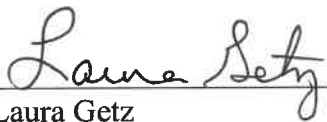
CERTIFICATE OF SUFFICIENCY

To the City Council of the City of Goldsboro, North Carolina:

I, Laura Getz, duly appointed City Clerk of the City of Goldsboro, do hereby certify that, pursuant to directions given me by you, the sufficiency of the Petition for Annexation of Non-Contiguous Real Property to the City of Goldsboro, North Carolina, identified by Wayne County PIN # 3601503388 has been investigated. Such petition being dated August 25, 2025, executed by Marks Farms, LLC, 5818 Watkins Road, Wendell, NC 27591 and filed with the City Council on October 6, 2025, and that as a result of such investigation, I find such Petition sufficient and in compliance with the provisions of General Statute 160A-31.

Witness my Hand and the Seal of the City of Goldsboro, North Carolina, this 14th day of October, 2025.





Laura Getz
City Clerk
Goldsboro, North Carolina

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: FY25-26 Operating Budget Amendment

DEPARTMENT: Finance

BACKGROUND:

Council adopted the FY25-26 annual operating budget on June 16, 2025.

DISCUSSION:

Fire Department (5120) General Fund

On August 13th, the Fire department was awarded a local grant from Tri-County Electric Membership Corporation in the amount of \$5,245 to be used for a positive pressure fan. There is no match required for the grant.

Garage (1114) General Fund

Mr. Jamie Stanley, Director of Public Works, requested the transfer of funds for a raise budgeted for an employee in Streets to the Garage where the employee was transferred. The amount of the transfer is \$1,519.

Street Paving (4136) and Transfers (8101) General Fund

The street paving budgeted in FY26 will be moved from Street Paving (4136) in the General Fund to a new grant project budget ordinance (G1112), therefore the revenue and expenditures associated in the General Fund must be zeroed out in the amount of \$1,212,700. The Powell Bill revenue was estimated at \$3,575.00 more than what was recently distributed, so the difference must be reduced to zero out the estimated budget revenue. This will be adjusted through appropriated fund balance.

A transfer from the General Fund to the new grant project budget (G1112) Powell Bill Street Pavement Preservation Program in the amount of \$190,991.88 which represents the reserve for Powell Bill at 6/30/25.

Finance (2111) General Fund

Finance staff currently has limited capacity to actively manage the City's idle cash investments. With only one staff member assigned to this function—who also has multiple other duties and limited access to competitive investment markets—the City's funds are invested only among a few existing money market accounts at PNC, Truist, and NCCMT. This limited approach likely results in forgone investment income.

To improve returns and ensure compliance with North Carolina General Statutes governing local government investments, staff recommends engaging a professional investment advisory firm. The advisor would leverage its network of qualified financial institutions to obtain competitive bids and identify advantageous investment opportunities for the City's idle funds. In addition to

enhancing investment income, the advisory service would provide professional oversight, continuity, and institutional knowledge in the event of changes within the Finance Department’s management team. It is anticipated that the increased investment earnings will more than offset the cost of the advisory services. An appropriation of \$45,000 is recommended as an estimate for these services, and will be funded with additional investment income.

Information Technology (1030) General Fund

The IT Department applied for and was awarded a cybersecurity grant from the NC Department of Emergency Management. Council accepted the award on October 6, 2025 for \$58,275. IT budgeted the City’s match in the FY26 budget. The appropriation for the state portion of the grant award must now be appropriated so that the department may begin fulfilling the terms of the grant, and this will be funded with state grant revenue.

Transfers (8101) Utility Fund

The City received 2 more payments from the PFAS class action lawsuit in the amount of \$931,649.10. This amount needs to be appropriated as a transfer to the Utility Capital Reserve Fund (6110) for use on future utility capital projects.

A transfer of \$400 is required for the W1113 2” Galvanized Water Line Project for project fees, and this will be funded with an appropriation of fund balance in the Utility Fund

Debt (8111) General Fund, Utility Fund and Occupancy Tax fund

With the implementation of GASB 87 (*Leases*) and GASB 96 (*Subscription-Based Information Technology Arrangements*), accounting standards require that the annual amounts associated with these calculations be formally appropriated in the budget. In prior years, the resulting expenditures were covered through year-end budget transfers to address deficits created by these required accounting entries.

To improve compliance and reduce the need for last-minute adjustments, staff recommends amending the budget at this time to include appropriations for these GASB-related expenditures. The appropriations will be funded through corresponding other financing sources related to leases and subscriptions. As new lease or subscription arrangements are approved during the year, additional amendments may be presented to Council as needed.

Fund	Description	Total Appropriation
General Fund	GASB 87	\$120,000.00
General Fund	GASB 96	\$190,500.00
Utility Fund	GASB 96	\$63,000.00
Occupancy Tax Fund	GASB 87	\$82,900.00
		\$456,400.00

General Fund Appropriated Fund Balance Analysis

Date	Description	Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	836,811.73
8/18/2025	GASB 96 Subscriptions Appropriations	560,000.00
	Current Year Appropriations	<u>\$ 1,396,811.73</u>
11/3/2025	Transfer FY25 Powell Bill Reserve to new (G1112) Powell Bill Street Pavement Preservation Program	\$ 190,991.88
11/3/2025	Remove Powell Bill Remaining Estimated Revenue from General Fund	3,575.00
	Proposed	\$ 194,566.88
	Current Year with Proposed	<u><u>\$ 1,591,378.61</u></u>

Utility Fund Appropriated Fund Balance Analysis

Date	Description	Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	7,848,597.49
	Current Year Appropriations	<u>\$ 7,848,597.49</u>
11/3/2025	Appropriation W1113 2" Galvanized Water Lines	\$ 400.00
	Proposed	\$ 400.00
	Current Year with Proposed	<u><u>\$ 7,848,997.49</u></u>

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

Adopt the attached ordinance to amend the FY25-26 Operating Budget for the General Fund, Utility Fund and Occupancy Tax Fund.

MANAGER'S RECOMMENDATION:

Motion to approve budget amendment as presented

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2025 - 44

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF
GOLDSBORO FOR THE 2025-26 FISCAL YEAR**

WHEREAS, the City Council of the City of Goldsboro adopted the FY2025-26 Annual Operating Budget on June 16, 2025; and

WHEREAS, amendments may become necessary as circumstances arise, and it is necessary to amend the General Fund, Utility Fund and Occupancy Tax Fund; and

WHEREAS, it is necessary to appropriate expenditures in the Fire Department of the General Fund for a positive pressure fan, and this will be funded with an appropriation of local grant revenue; and

WHEREAS, it is necessary to appropriate expenditures in the Garage division of the Public Works Department of the General Fund for salaries and benefits, and this will be funded with a reduction in expenses in the Streets division; and

WHEREAS, it is necessary to reduce expenditures in the Street Paving division of the Engineering Department of the General Fund due to the creation of (G1112) Powell Bill Pavement Preservation Program which will also require a reduction of the Powell Bill revenue in the General Fund. A transfer appropriation is necessary to transfer the Powell Bill Reserve as of 6/30/25 to the new (G1112) Powell Bill Pavement Preservation Program, and a reduction in revenues to zero out Powell Bill revenues in the General Fund and this will be funded with an appropriation of Fund Balance in the General Fund; and

WHEREAS, it is necessary to appropriate expenditures in the Finance department of the General Fund for the procurement of professional cash and investment advisory services, and this will be funded with an appropriation of investment income; and

WHEREAS, it is necessary to appropriate expenditures in the Information Technology department of the General Fund for cybersecurity services, and this will be funded with an appropriation of State Grant revenue; and

WHEREAS, it is necessary to appropriate funds in the Transfers department of the Utility fund to fund a transfer to the Utility Capital Reserve Fund (6110) for two payments received from the PFAS class action lawsuit, and this will be funded with class action lawsuit revenue; and

WHEREAS, it is necessary to appropriate funds in the Transfers department of the Utility fund to fund a transfer to the (W1113) 2" Galvanized Water Line Project for project fees, and this will be funded with an appropriation of fund balance in the Utility Fund; and

WHEREAS, it is necessary to appropriate funds in the Debt Service department of the General Fund to appropriate annual GASB 87 lease expenses and GASB 96 subscription expenses, and this will be funded with an appropriation of subscription financing revenue; and

WHEREAS, it is necessary to appropriate funds in the Debt Service department of the Utility Fund to appropriate annual GASB 96 subscription expenses, and this will be funded with an appropriation of subscription financing revenue; and

WHEREAS, it is necessary to appropriate funds in the Debt Service department of the Occupancy Fund to appropriate annual GASB 87 lease expenses, and this will be funded with an appropriation of subscription financing revenue.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City

of Goldsboro, North Carolina, that:

Section 1: To authorize revenue and expenditure appropriations as follows:

GENERAL FUND	Current	Amended	Difference
Information Technology (1030)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 3,203,417.03	\$ 3,203,417.03	\$ -
Contract Services	213,000.00	271,275.00	58,275.00
Total Expend. - Information Tech.	\$ 3,416,417.03	\$ 3,474,692.03	\$ 58,275.00
Garage (1114)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 1,194,202.87	\$ 1,194,202.87	\$ -
Garage Service Credits (1115)	(792,600.00)	(792,600.00)	
Salaries Regular	674,577.78	676,096.78	1,519.00
Total Expend. - Garage	\$ 1,076,180.65	\$ 1,077,699.65	\$ 1,519.00
Finance (2111)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 2,423,406.09	\$ 2,423,406.09	\$ -
Office Supply Credits (2112)	-	-	
Pcard Transaction Clearing (2114)	-	-	
Postage Credits (1019)	-	-	
Professional Services	50,215.00	95,215.00	45,000.00
Total Expend. - Finance	\$ 2,473,621.09	\$ 2,518,621.09	\$ 45,000.00
Street Maintenance (4134)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 712,984.24	\$ 712,984.24	\$ -
Salaries Regular	526,819.06	525,300.06	(1,519.00)
Total Expend. - Street Maintenance	\$ 1,239,803.30	\$ 1,238,284.30	\$ (1,519.00)
Street Paving (4136)			
FY25-26 Amended Adopted Budget 6/16/25	\$ -	\$ -	\$ -
Street Paving (4136)	1,212,700.00	-	(1,212,700.00)
Total Expend. - Street Utilities	\$ 1,212,700.00	\$ -	\$ (1,212,700.00)
Fire (5120)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 10,545,845.31	\$ 10,545,845.31	\$ -
Equipment Expense	16,273.74	21,518.74	5,245.00
Total Expend. - Fire	\$ 10,562,119.05	\$ 10,567,364.05	\$ 5,245.00
Transfers (8101)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 48,896.75	\$ 48,896.75	\$ -
Transfer to Special Revenue Fund	2,500.00	193,491.88	190,991.88
Total Expend. - Transfers	\$ 51,396.75	\$ 242,388.63	\$ 190,991.88
Debt Service (8111)			
FY25-26 Amended Adopted Budget 6/16/25	\$ 4,607,555.00	\$ 4,607,555.00	\$ -
Exp: Interest Expense (GASB87)	-	5,000.00	5,000.00
Exp: Lease Expense (GASB87)	-	57,000.00	57,000.00
Exp: Lease Expense (GASB87)	-	58,000.00	58,000.00
Exp: Interest Expense (GASB96)	-	1,500.00	1,500.00
Exp: Non-Subscrip. Comp. (GASB96)	-	3,000.00	3,000.00
Exp: Subscription Expense (GASB96)	816,500.00	919,500.00	103,000.00
Exp: Subsc. Finan. Principal (GASB96)	284,500.00	367,500.00	83,000.00
Total Expend. - Debt Service	\$ 5,708,555.00	\$ 6,019,055.00	\$ 310,500.00
All Other Expenditures	\$ 37,430,716.86	\$ 37,430,716.86	\$ -
Total Expenditures - General Fund	\$ 63,171,509.73	\$ 62,568,821.61	\$ (602,688.12)

<u>GENERAL FUND</u>	<u>Current</u>	<u>Amended</u>	<u>Difference</u>
<u>Revenues</u>			
Tax Revenues	\$ 27,252,185.00	\$ 27,252,185.00	
Licenses and Permits	660,700.00	660,700.00	
Revenue from Other Agencies	18,957,491.00	17,799,491.00	(1,158,000.00)
Charges for Services	6,287,600.00	6,287,600.00	
Capital Returns	4,144,886.00	4,500,386.00	355,500.00
Miscellaneous Revenue	149,258.00	154,503.00	5,245.00
Shared Services	4,322,578.00	4,322,578.00	
Appropriated Fund Balance	1,396,811.73	1,591,378.61	194,566.88
Total Revenues - General Fund	\$ 63,171,509.73	\$ 62,568,821.61	\$ (602,688.12)
<u>UTILITY FUND</u>	<u>Current</u>	<u>Amended</u>	<u>Difference</u>
<u>Transfers (8101)</u>			
FY25-26 Amended Adopted Budget 6/16/25	\$ 4,148,072.00	\$ 4,148,072.00	\$ -
Transfer to Capital Projects	-	400.00	400.00
Transfer to Capital Reserve	650,000.00	1,581,649.10	931,649.10
Total Expend. - Transfers	\$ 4,798,072.00	\$ 5,730,121.10	\$ 932,049.10
<u>Debt Service (8111)</u>			
FY25-26 Amended Adopted Budget 6/16/25	\$ 3,341,473.00	\$ 3,341,473.00	\$ -
Exp: Interest Expense (GASB96)	-	1,500.00	1,500.00
Exp: Subscription Expense (GASB96)	-	59,000.00	59,000.00
Exp: Subsc. Finan. Principal (GASB96)	-	2,500.00	2,500.00
Total Expend. - Debt Service	\$ 3,341,473.00	\$ 3,404,473.00	\$ 63,000.00
All Other Expenditures	\$ 26,893,861.49	\$ 26,893,861.49	\$ -
Total Expenditures - Utility Fund	\$ 35,033,406.49	\$ 36,028,455.59	\$ 995,049.10
<u>Revenues</u>			
Revenue from Other Agencies	\$ 50,000.00	\$ 50,000.00	
Charges for Services	25,580,866.00	25,580,866.00	
Capital Returns	1,099,252.00	1,162,252.00	63,000.00
Miscellaneous Revenue	454,691.00	1,386,340.10	931,649.10
Shared Services & Transfers	-	-	
Fund Balance	7,848,597.49	7,848,997.49	400.00
Total Revenues - Utility Fund	\$ 35,033,406.49	\$ 36,028,455.59	\$ 995,049.10
<u>OCCUPANCY TAX FUND</u>	<u>Current</u>	<u>Amended</u>	<u>Difference</u>
<u>Debt Service (8111)</u>			
FY25-26 Amended Adopted Budget 6/16/25	\$ 48,000.00	\$ 48,000.00	\$ -
Exp: Interest Expense (GASB87)	-	1,900.00	1,900.00
Exp: Lease Expense (GASB87)	-	65,000.00	65,000.00
Exp: Lease Expense (GASB87)	-	16,000.00	16,000.00
Total Expend. - Debt Service	\$ 48,000.00	\$ 130,900.00	\$ 82,900.00
All Other Expenditures	\$ 865,992.00	\$ 865,992.00	\$ -
Total Expenditures - Occupancy Tax Fund	\$ 1,412,379.00	\$ 1,495,279.00	\$ 82,900.00
<u>Revenues</u>			
Revenue from Other Agencies	\$ 5,000.00	\$ 5,000.00	
Charges for Services	1,339,697.00	1,339,697.00	
Capital Returns	39,582.00	122,482.00	82,900.00
Miscellaneous Revenue	3,600.00	3,600.00	
Appropriated Fund Balance	24,500.00	24,500.00	
Total Revenues - Occupancy Tax Fund	\$ 1,412,379.00	\$ 1,495,279.00	\$ 82,900.00

Section 2: Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Ordinance amending the grant project fund for the 2” Galvanized Water Lines (WIF-1979) Capital Project Fund (W1113).

DEPARTMENT: Finance

BACKGROUND:

On July 19, 2019, the City received an intent to fund the 2” Galvanized Water Lines Project (WIF-1979) from the North Carolina Department of Environmental Quality Division of Water Infrastructure (NC DEQ) in the amount of \$2,998,100. Council approved the establishment of a grant project fund on June 21, 2021 to account for the preliminary engineering fees.

The City declined the loan offered from the NC DEQ in favor of the grant. On September 6, 2022, City Council authorized an amendment to the grant project fund to appropriate the revenues and expenditures for the \$5.9M project.

DISCUSSION:

At this time, it is necessary to amend the grant project ordinance to appropriate additional revenue and expenses of \$400 for review fees and this will be funded with a transfer from the utility fund.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached project budget ordinance amendment for the 2” Galvanized Water Line Replacement (VUR-D-ARP-0085) Capital Project Fund (W1113) in the amount of \$400.

MANAGER'S RECOMMENDATION:

Motion to approve grant amendment as requested

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz

Matthew Livingston

ORDINANCE 2025 - 45

AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR THE 2” GALVANIZED WATER LINE REPLACEMENT (VUR-D-ARP-0085) (WIF-1979) CAPITAL PROJECT FUND (W1113)

WHEREAS, the City of Goldsboro owns and maintains a water system plant and distribution system to provide safe drinking water to its citizens and customers; and

WHEREAS, it is necessary to replace old existing 2” galvanized water lines within the City’s system; and

WHEREAS, the City Council authorized the establishment of a capital project fund to account for a loan for this project on June 21, 2021; and

WHEREAS, the City applied for and on August 18, 2022 received a letter of intent to fund an American Rescue Plan Act (ARPA) grant from the State Fiscal Recovery Fund through the North Carolina Department of Environmental Quality for the 2” galvanized water line project, and the City declined the original loan offered on the project in favor of the grant; and

WHEREAS, on September 8, 2025, the City Council authorized the appropriation of the expenditures for the project, and it will be funded with ARPA grant revenue from the State Fiscal Recovery Fund through the North Carolina Department of Environmental Quality for the 2” galvanized water line project; and

WHEREAS, it is necessary to appropriate an additional \$400 in expenditures for the application fee for DWI review, and this will be funded with a transfer from the Utility fund.

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

Section 1. Pursuant to Section 13.2 of Chapter 159 of the North Carolina General Statutes, the following Capital Project Ordinance for the 2” Galvanized Water Line Replacement (VUR-D-ARP-0095) Capital Project Fund (W1113) is hereby amended as follows:

2” Galvanized Water Line Replacement (VUR-D-ARP-0095) Capital Project Fund

	<u>Current Budget</u>	<u>Amended Budget</u>
Revenues:		
American Rescue Plan Act Grant	\$ 5,999,395.00	\$ 5,999,395.00
Transfer from Utility Fund	30,000.00	30,400.00
Total Revenues	<u>\$ 6,029,395.00</u>	<u>\$ 6,029,795.00</u>
Expenditures:		
Engineering	\$ 30,000.00	\$ 30,000.00
Construction - Water Improvements	5,999,395.00	5,999,795.00
Total Expenditures	<u>\$ 6,029,395.00</u>	<u>\$ 6,029,795.00</u>

Section 2. Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Ordinance Amending the Utility Capital Reserve Fund (6110)

DEPARTMENT: Finance

BACKGROUND:

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.

DISCUSSION:

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 received the first payment for the PFAS Settlement May 9th, 2025 and the City Manager, Matthew Livingston, requested the funds be put in the Utility Capital Reserve for future water and sewer capital projects.

The City has received the second and third payments for the PFAS Settlement to be used for future water and sewer capital projects. The amount of \$931,649.10 will be transferred to the Utility Capital Reserve Fund.

BUDGET RELATIONSHIP:

By placing funds in our capital reserve we build reserves for future water or sewer capital needs

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that City Council adopt the attached ordinance amending the Utility Capital Reserve Fund (6110).

MANAGER'S RECOMMENDATION:

Motion to approve transfer to capital reserve

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz

Matthew Livingston

ORDINANCE 2025 - 46

AN ORDINANCE AMENDING THE UTILITY CAPITAL RESERVE FUND (6110)

WHEREAS, City Council established the Utility Capital Reserve Fund (6110) on June 20, 2022 to provide for future water and sewer capital needs as authorized by N.C. G.S. §159-18 through §159-22; and

WHEREAS, it is necessary to appropriate funds for future water and sewer capital projects, and this will be funded with a transfer from the Utility Fund from the 3M Company PFAS settlement.

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

Section 1. The City Council authorizes the incoming transfer in revenue from the Utility Fund for future water and sewer capital projects in the amount of \$931,649.10.

Section 2. Appropriations are authorized as follows:

Utility Capital Reserve Fund (6110)

	<u>Current Budget</u>	<u>Amended Budget</u>	<u>Increase (Decrease)</u>
Revenues:			
Transfer from Utility Fund	\$ 1,912,674.61	\$ 2,844,323.71	\$ 931,649.10
Fund Balance Appropriation	-	-	-
Total Revenues	<u>\$ 1,912,674.61</u>	<u>\$ 2,844,323.71</u>	<u>\$ 931,649.10</u>
Expenditures:			
Transfers to Capital Projects	\$ 1,506,129.00	\$ 1,506,129.00	\$ -
Contingency	406,545.61	1,338,194.71	931,649.10
Total Expenditures	<u>\$ 1,912,674.61</u>	<u>\$ 2,844,323.71</u>	<u>\$ 931,649.10</u>

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Amending a Grant Project Ordinance (G1109) State Miscellaneous Grants

DEPARTMENT: Finance

BACKGROUND:

At the April 17, 2023 meeting, Council authorized the creation of a grant project budget ordinance for a special revenue fund to account for the State Appropriations grant of \$150,000. The state appropriated \$2,000,000 in the Regional Economic Development Reserve (S.L. 2023-134, Sec. 2.2 (F51 Item 181) in its fiscal year 2023-2024 budget for the City of Goldsboro. City Council authorized the allocation of the funding at the November 20, 2023 meeting with \$375,000 to be used towards stabilization of Union Station and \$1,625,000 towards the Public Safety Complex repairs. City Council authorized the appropriation of these funds at the June 17, 2024 meeting.

DISCUSSION:

NC Department of Commerce awarded a Rural Downtown Economic Development Grant (RDED) in the amount of \$612,500 and the grant agreement was signed on March 24, 2025 outlining the funding structure which included a 5% match funded by the Downtown Goldsboro Development Corporation

At this time, it is necessary to appropriate revenues and expenditures so the department may begin fulfilling the terms of the agreement in a timely manner. This will be funded with grant proceeds in the amount of \$612,500.

It is also necessary to appropriate expenditures to line-item projects related to the parks and recreation, transportation, public safety and economic development programs, and this will be funded with the accumulated interest earnings of \$31,464.15 resulting from unspent grant proceeds.

There is a minor budget correction between the Parks & Recreation FY23 OSBM SCIF Appropriation and the Transportation FY23 OSBM SCIF of \$836.74 that will result in an increase in the Parks & Rec expenditure appropriation and a decrease in the Transportation appropriation.

The Parks & Recreation department was awarded a second installment on the NC Youth Sport Grant in the amount of \$2,767 which will make the total award from NCAS \$19,999.80 to be used towards improvements at the Bryan Multi Sports Complex. At this time, it is necessary to appropriate revenues and expenditures so the department may begin fulfilling the terms of the agreement in a timely manner. This will be funded with grant proceeds in the amount of \$2,767.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

Adopt the attached ordinance amending the State Grants Miscellaneous (G1109).

MANAGER'S RECOMMENDATION:

Motion to approve

APPROVERS

Catherine Gwynn

Sakeithia Reece

Laura Getz

Matthew Livingston

ORDINANCE 2025 - 47

**AN ORDINANCE AMENDING THE GRANT PROJECT FUND FOR STATE GRANTS
MISCELLANEOUS(G1109)**

WHEREAS, the Rural Downtown Economic Development Grant category was created by the Rural Infrastructure Authority to make grants to local government units to support downtown revitalization/economic development activity; and

WHEREAS, the City of Goldsboro adopted a resolution on January 6, 2025 to authorize the Downtown Goldsboro Development Corporation to apply for a Rural Downtown Economic Development Grant to be used toward stabilization of the Goldsboro Union Station; and

WHEREAS, the City of Goldsboro was awarded the grant in the amount of \$612,500 and the grant agreement was signed on March 24, 2025 outlining the funding structure which included a 5% match funded by the Downtown Goldsboro Development Corporation; and

WHEREAS, Council accepted the NC Department of Commerce Rural Downtown Economic Development Grant at the October 6, 2025 meeting; and

WHEREAS, it is necessary to appropriate expenditures for the Rural Downtown Economic Grant (RDED) for the Goldsboro Union Station, and this will be funded with an appropriation of grant revenue from the NC Department of Commerce; and

WHEREAS, it is necessary to appropriate expenditures for parks and recreation, and this will be funded with a reduction of transportation grant expenditures as a result of a minor budget correction; and

WHEREAS, it is necessary to appropriate expenditures for the parks and recreation, transportation, public safety and economic development programming and this will be funded with an appropriation of interest earnings on unspent grant proceeds in the amount of \$31,464.15; and

WHEREAS, it is necessary to appropriate expenditures for parks and recreation for improvements to Bryan Multi Sports Complex and this will be funded with an appropriation of grant proceeds from the North Carolina Amateur Sports Youth Sports Grant.

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

Section 1: City Council accepts the \$612,500 grant from the NC Department of Commerce Rural Downtown Economic Grant.

Section 2: City Council accepts the \$2,767 from the NC Amateur Sports Youth Sports Grant.

Section 3: To authorize revenue and expenditure appropriations as follows:

General Fund State Grants Misc (G1109)

	Current Budget	Amended Budget	Increase (Decrease)
Revenues:			
State Grant Revenue - FY23 Approp. Parks & Recreation	\$ 50,000.00	\$ 50,000.00	\$ -
State Grant Revenue - FY23 Approp. Transportation	100,000.00	100,000.00	-
State Grant Revenue - FY24 Reg. Econ. Dev. Res. Union Station	375,000.00	375,000.00	-
Union Station RDED NC Dept of Commerce	-	612,500.00	612,500.00
State Grant Revenue - FY24 Reg. Econ. Dev. Res. Public Safety	1,625,000.00	1,625,000.00	-
NCAS FY25 Youth Sports Grant Revenue	17,232.80	19,999.80	2,767.00
Interest Earnings-Unallocated	-	-	-
Interest Earnings-\$50K Parks & Rec.	1,832.00	2,296.68	464.68
Interest Earnings-\$100K Transportation	2,503.65	3,218.89	715.24
Interest Earnings-\$375K Economic Dev.	11,891.35	17,569.64	5,678.29
Interest Earnings-\$1.625M Public Safety	51,529.16	76,135.10	24,605.94
Total Revenues	\$ 2,234,988.96	\$ 2,881,720.11	\$ 646,731.15
Expenditures:			
State Appropriation FY23-Services Parks & Recreation	\$ 13,845.71	\$ 20,905.76	\$ 7,060.05
State Appropriation FY23-Supplies & Equipment Parks & Recreation	37,149.55	31,390.92	(5,758.63)
State Appropriation FY23-Transportation Improvements	103,340.39	103,218.89	(121.50)
State REDR Multiple Grants -Union Station Stabilization	386,891.35	1,005,069.64	618,178.29
State Regional Economic Development Reserve-Public Safety Repairs	1,676,529.16	1,701,135.10	24,605.94
NCAS FY25 BMSC Improvements	17,232.80	19,999.80	2,767.00
Total Expenditures	\$ 2,234,988.96	\$ 2,881,720.11	\$ 646,731.15

Section 4: Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV

Mayor

Attested by:

Laura Getz

City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Establishing a Grant Project Fund Ordinance – Powell Bill Grant Project Fund (G1112)

DEPARTMENT: Finance

BACKGROUND:

Detailed information was presented to City Council at the September 22nd meeting for the FY25-26 Pavement Preservation Program with a list of streets recommended and approved at the October 6th council meeting. A financial update regarding Powell Bill funding was also presented at the October 6, 2025.

DISCUSSION:

At this time, it is necessary to create the grant project fund to set aside the appropriation and remove it from the General Fund operating budget.

The purpose of this project qualifies as a grant project under G.S. § 159-13.2, and staff requests that the Council appropriate expenditures in the amount of \$1,405,500.46. This will be funded with Powell Bill revenue \$1,214,508.58 and a transfer from the General Fund of \$190,991.88 representing the unspent Powell Bill fund reserve from FY25.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the attached Grant Project Ordinance for the Powell Bill Grant Project Fund (G1112) be adopted for \$1,405,500.46

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2025 - 48

**AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE
POWELL BILL GRANT PROJECT FUND (G1112)**

WHEREAS, the City Council of the City of Goldsboro recognizes the importance of maintaining a safe and efficient transportation network as part of its authorized public expenditures, ensuring mobility throughout the City while supporting economic development and community growth; and

WHEREAS, the City Council has found it in the public interest to undertake the FY25-26 Pavement Preservation Program; and

WHEREAS, a resolution was made and approved on October 6th, 2025, with a listing of recommended streets identified based on ratings from the 2024 pavement condition survey and economically centered around mobilization and stabilization of streets in proximity for reconstruction, rehab, crack seal, and/or micro surfacing; and

WHEREAS, there is a need to establish a capital project fund for the accounting and administration of Powell Bill funds received from the North Carolina Department of Transportation to be used solely for the construction, improvement, and maintenance of City streets that have been identified; and

WHEREAS, it is necessary to appropriate expenditures in order to begin satisfying the long-term mission of the pavement project, and this will be funded with revenue from Powell Bill funds and transfer from the General fund for the FY2024-25 Powell Bill Reserves.

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

Section 1. City Council hereby establishes the grant project ordinance for Powell Bill.

Section 2. To authorize revenue and expenditure appropriations as follows:

Powell Bill Grant Project Fund (G1112)

	<u>Current Budget</u>
Revenues:	
Powell Bill Revenue	\$ 1,214,508.58
Investment Income	-
Transfer from General Fund	190,991.88
Total Revenues	<u>\$ 1,405,500.46</u>
Expenditures:	
Powell Bill Street Paving & Construction	\$ 1,214,508.58
Contingency	190,991.88
Total Expenditures	<u>\$ 1,405,500.46</u>

Section 3: Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
OCTOBER 20, 2025**

1. Call to Order – Council Chambers

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

1.1 Invocation

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

2. Roll Call

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

Absent: 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 Retirement Resolution — Robin Jones

Robin Jones retires on November 1, 2025, as an Administrative Assistant III with more than 10 years of service with the City of Goldsboro. Robin began her career on December 15, 2014, as an Administrative Assistant II with the Goldsboro Police Department. Robin assumed the role of Interim Executive Assistant on December 4, 2019, and faithfully served in that capacity until the conclusion of her interim term on June 17, 2020. On December 2, 2020, Robin was promoted to Administrative Assistant III with the Police Department, where she served until her retirement. Robin has demonstrated exceptional dedication and efficiency in her service, earning the respect and admiration of her colleagues and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Robin Jones their deep appreciation and gratitude for the service rendered by her to the City over the years and express to Robin Jones our very best wishes for success, happiness, prosperity, and good health in her future endeavors.

Mayor Gaylor presented the retirement resolution to Mrs. Jones. She was accompanied by her husband and police department staff.

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

RESOLUTION 2025-81 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY ROBIN JONES AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 10 YEARS"

4.2 Employee of the Quarter Award

Employee of the Quarter Award: Tim Colyer

On May 21, 2025, Engineer Tim Colyer shared a video from a fire department in the Netherlands featuring mini fire trucks used in a fun, community-focused activity where children raced by spraying water. The idea was brought to the attention of the training division to explore the possibility of incorporating a similar activity into the upcoming third annual Hook & Ladder Fire Camp. The concept was well received. A few weeks later, Engineer Colyer followed up to check on progress. When there were no updates, he took initiative by suggesting direct contact with the department in the Netherlands to gather detailed information including materials, dimensions, weight, hose size and length, and hose pressure. After obtaining the necessary specifications, he conducted further research to source equivalent materials domestically, as the original materials were not readily available in the U.S. Despite several challenges, Engineer Colyer successfully designed and built a set of custom mini fire trucks that exceeded all expectations. His exceptional craftsmanship and attention to detail turned a simple concept into a memorable and high-quality addition to the fire camp. A project of this nature could easily exceed \$3,000 in value when considering labor, materials, shipping, and other associated costs. Remarkably, Engineer Colyer dedicated personal time on his days off to ensure the trucks were completed in time for the event. Since the camp, departments from across the state and country have reached out to Engineer Colyer requesting more information, bringing positive attention to both the City of Goldsboro and its fire department.

Engineer Colyer's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

4.3 Safety First on Halloween Proclamation

Read by Mayor Gaylor: the Goldsboro City Council declared October 31, 2025, as SAFETY FIRST ON HALLOWEEN and encourage all citizens of Goldsboro to promote and observe the following safety guidelines:

- Parents are asked to supervise the Halloween Trick or Treat activities of their children and to ensure that Trick or Treat activities are limited to children under the age of 16 years.
- Trick or Treat hours will be observed from 6:00 p.m. until 8:00 p.m. on Friday, October 31, 2025.
- Residents who wish to participate in Trick or Treat are asked to leave a porch light, or other outdoor light, on during these hours.
- Parents are asked to explain to children that homes with no outdoor lights are not participating in Trick or Treat and that these homes should be passed up during these activities.
- It is also recommended for the safety of our children that parental supervision be extended to include insistence that children do not consume any "treats" until closely examined by their parents. Parents should follow the rule "if in doubt - throw it out" where evidence of tampering with packaging or surfaces of consumable product exists.

These guidelines are set forth in the hope that all citizens of Goldsboro will enjoy a happy, safe, and orderly Halloween.

5. Public Comment Period

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

1. Earl Artis shared concerns regarding the lack of yard debris pick up.

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

6. 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 vote. Councilwoman Weeks

moved the items on the Consent Agenda, Items 6.1 - 6.4 be approved. The motion was seconded by Councilwoman Taylor and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

6.1 Approval of a Design Build Agreement for the Goldsboro Union Station Stabilization Project

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

The City of Goldsboro committed \$375,000 from a state grant appropriation to support the stabilization of Goldsboro Union Station, an effort that will cost a projected minimum of \$1.5M.

An RFQ for Design-Build Services was released January 17, 2025 with a due date of February 11, 2025. The City received three responses to the RFQ. A selection committee of city staff and project subject matter experts reviewed and evaluated the submittals individually, using a rubric. The selection committee discussed their scores to produce an average final score for each value. The team to receive the highest total score was the team led by TA Loving Construction Company and Michael Graves Design.

Upon negotiations with the team regarding fees, budget, schedule and scope of services, an agreement was prepared and approved by staff for City Council review. The attached agreement has been signed by TA Loving and is ready for execution by the City of Goldsboro. Phase 1 Design-Build Services will begin with a \$153,912 budget for design and engineering services, survey allowance, a subsurface investigative allowance, erosion control plan and stormwater management. The remaining balance of the \$221,088 of the City's \$375,000 commitment will be directed via Design Build Amendment after the initial design phase. Upon approval to execute the contract, TA Loving will begin work, following the design phase milestone dates outlined in the agreement.

It was recommended that Council approve the Design-Build Agreement with TA Loving for Phase 1 Stabilization of Goldsboro Union Station and authorize the City Manager to execute the agreement. *Consent Agenda Approval. Weeks/Taylor (6 Ayes)*

RESOLUTION 2025 - 82 "RESOLUTION APPROVING A DESIGN BUILD AGREEMENT FOR THE GOLDSBORO UNION STATION STABILIZATION PROJECT"

6.2 Ordinance Establishing a Grant Project Fund - EPA Brownfields Assessment Grant CFDA 66.818 (R1108)

The item was submitted by Catherine Gwynn, Finance Director.

The City is home to numerous abandoned and underused properties. Although a formal brownfields inventory has not been completed, an initial review of the North Carolina Division of Waste Management records of the city limits identified over 100 properties that are associated with regulatory databases that have been used for either industrial/manufacturing purposes, dry cleaners, or filling/service stations. The City is faced with the problem of determining how to safely address these underused and vacant abandoned properties.

Goldsboro will update its Generic Quality Assurance Project Plan (QAPP) and anticipates performing twenty (20) Phase I Environmental Site Assessments (ESAs), nine (9) Phase II ESAs which will include the Site-Specific QAPP, two (2) Analysis for Brownfields Cleanup Alternatives (ABCA) and/or cleanup plans, one (1) Brownfields Revitalization Plan, one (1) Market Study, and two (2) Site Reuse Plans.

The City of Goldsboro applied for and was awarded a Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Grant from the EPA for \$500,000 on September 27, 2024. The EPA will cost-share 100% of all approved budget period costs, up to and not exceeding the total federal funding amount through September 28, 2028. The award was accepted by resolution at the July 14, 2025 council meeting. The City will use this grant to address the contamination left behind by past industrial practices. It will assess and redevelop the

abandoned and underused commercial and industrial sites achieving the larger objectives of building reuse and economic revitalization. The allowable grant costs include \$12K for travel, \$1K for supplies, and \$487K for contract labor. Attached is an ordinance to create a grant project fund to appropriate the revenues and expenditures so that the City may begin fulfilling the terms of the grant, and this will be funded with federal grant revenue.

It was recommended that Council adopt the following entitled ordinance to establish the grant project fund. *Consent Agenda Approval. Weeks/Taylor (6 Ayes)*

ORDINANCE 2025-40 "AN ORDINANCE ESTABLISHING THE GRANT PROJECT FUND FOR THE BROWNFIELDS ASSESSMENT GRANT (03D22624) CFDA 66.818 FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) (R1108)"

6.3 Approval of Minutes of the Goldsboro City Council Meeting held October 6, 2025

The draft minutes of the Regular Meeting of October 6, 2025 were presented for approval. *Consent Agenda Approval. Weeks/Taylor (6 Ayes)*

6.4 Departmental Monthly Reports

The Departmental Monthly Reports for September 2025 were presented as information. *Consent Agenda Approval. Weeks/Taylor (6 Ayes)*

7. Old Business -PowerPoint presentations from this meeting will be included as an attachment to the minutes.

7.1 Saving Union Station Effort Update

The item was submitted by Erin Fonseca, Downtown Development Director, and presented by Julie Metz, Consultant.

Saving Union Station formed in late 2023 to advocate for stabilizing the iconic Goldsboro Union Station (GUS). Their goal is to raise \$750,000 to match a combined and equal contribution by the City of Goldsboro and County of Wayne, to reach the necessary \$1.5 million needed to address GUS’s most immediate stabilization needs.

Completed in 1909, Goldsboro’s Union Station was built to serve three railroad companies; one had boasting rights of owning the longest rail line in the world at 161.5 miles. It was designed to convey the importance of the railroad to Goldsboro, Wayne County, and eastern NC with its elaborate architectural details, much of which are still intact, and is considered to be one of North Carolina’s most ambitiously designed stations. This landmark structure is listed in the National Register of Historic Places and holds the honor of state significance.

NCDOT acquired the property in 2007 with the intent to transfer ownership to the City to enable grant and funding opportunities to secure its rehabilitation. The City accepted ownership in April 2009. This partnership led to two grants, one provided by NCDOT and another by the Federal Highway Administration, where the City provided matching funds to acquire and stabilize the building. Approximately \$2.7M has been invested in the building to date, including: property acquisition, temporary structure stabilization construction, select demolition, and professional services that resulted in a historic finishes analysis, environmental studies, and rehabilitation construction plans.

Additional investment has been made around GUS to further the progress of the transportation hub concept, including the construction of the new GWTA facility, funded primarily by a state appropriation, and a 2013 USDOT, Transportation Infrastructure Generating Economic Recovery (TIGER) grant. Additionally, site and Walnut Street streetscape improvements were completed and funded as part of the 2013 TIGER grant around GUS to improve the viability of future use. Lastly, a new roof on portions of the station, and an Adaptive Reuse Study were conducted through the period of 2016 to 2020.

GUS remains a priority for the Downtown Development Department and the City of Goldsboro. Though substantial efforts have been made over a 20-year period, the age of the property,

weight of the clay roof tiles, and environmental hazards, make GUS extremely vulnerable. Without complete stabilization, the reality of rehabilitation is unlikely, resulting in the almost certain loss of one of Goldsboro’s most prominent historic assets. With it, the loss of future rail use and tax revenue, as well as economic impact to the neighborhood and reduction of property value.

Saving Union Station continues to make progress with grassroots efforts to raise the \$750,000 commitment it was tasked with in November 2023. Today, the committee is working to close a gap of \$89,000 to finalize its goal. This information is presented as an update on the continued efforts of the Saving Union Station Committee. No action is required at this time.

Julie Metz with the Saving Union Station group shared the presentation attached to the agenda packet.

Mayor Gaylor asked Council to share any further questions with him or City Manager Livingston to present to Mrs. Metz.

7.2 Review of Goldsboro's Growth: Current Approved and Near Future Developments

Jonathan Perry, Engineering Services Manager shared the presentation attached to the agenda packet.

Planning staff submitted the information below as information.

Planning staff has been asked to provide a brief analysis of recent development trends, in particular as it relates to water and sewer services. Recent trends suggest that large scale tracts of land with easy access to water and sewer will remain in high demand and will continue to provide housing opportunities for the foreseeable future.

Approved residential projects of substantial scale have been noted with a total of approximately 2229 units with preliminary approval or currently under construction.

Project Name	Units	Location
Magnolia Grove	179	11th Street
New Hope Place Apartments	80	Cuyler Best Road
Adair Gardens	48	Keller Way
Adair Villas	72	Keller Way
Seymour Village Subdivision	61	Corbet Street
Hawthorne Trail Subdivision	312	Cuyler Best Road
Oak Forest Apartments	312	Oak Forest Road
The Flats at New Hope Apartments	236	New Hope Road
McNair Heights Subdivision	93	McNair Street
New Hope Village	72	East New Hope Road
Idlewild Subdivision	126	Hilltop Lane
Harding Drive Subdivision	143	Harding Drive
Eagles Reach Subdivision	174	Issac Smith Road
Tucker Trace	129	Tommy's Road
Borden Mills Apartments	144	N. William Street
Abbot Crossing	48	Graves Drive

Residential Units approved within the last 3 years are as follows:

Year	Total # of Units	% Change
2022	259	
2023	181	-30%
2024	953	427%
Projected 2025	836	-12%

The percentage of market rate and workforce housing is as follows.

Housing Market Target Data Last 3 Years

<u>Housing Demographic</u>	<u># Units</u>	<u>% of Residential Dev.</u>
Market	1824	81.83%
LMI/Workforce	405	18.17%

Commercial Development

Commercial site plans make up a large percentage of the workload experienced by Planning Services. The most notable projects include Wayne Community College Additions, WAWA #1 and #2, Aspen Dental, Sports Durst, Mount Olive Pickel, Sunbelt Rentals, Dollar General #1 and #2, Panda Express, Cook Out, 7Brew Coffee Shop, All American Storage, Security Mini-Storage, Duke Energy Operation Center, Franklin Bakery Site Improvements, Tractor Supply, Wayne County ABC Store, Royal Farms Convenience Stores, Family Care Convenience Store and O'Reily Auto Parts.

Commercial Site Plan	
2022	24
2023	41
2024	32
2025	29
Total to date since 2022	<u>126</u>

Annexations are required for all projects requiring access to city sewer services.

2022	3
2023	5
2024	3
2025	6
Total since 2022	<u>17</u>

Future Growth

Planning Services is of the belief that future growth will continue in a few key areas within the city and its surrounding extraterritorial jurisdiction. These areas include US 117, NC 581, Interstate 42 exit 361, exit 358 and exit 356, North Berkely Boulevard, Wayne Memorial Drive, New Hope Road, Tommy's Road, North Oak Forest Road and Fallen Boulevard.

Mayor Gaylor and Council discussed the presentation and the city's population with Mr. Perry and City Manager Livingston.

7.3 Update on Water Reclamation Facility Expansion

The expansion and upgrade of the Water Reclamation Facility (WRF) have appointed Crowder Construction Company as the Design-Builder and Hazen and Sawyer as the Design Consultant. Together, they form a progressive design-build (PDB) team tasked with advancing the project design to the Guaranteed Maximum Price (GMP) level. The initial contract and scope for early-start services included foundational tasks to initiate the design process. This expanded scope for the development of the design report builds upon those early services, marking a significant step towards establishing the GMP. The Early Start services have been successfully completed.

The subsequent phase in the Design-Build process involves the development of the Basis of Design Report (BODR). This report encompasses the Survey and Geotechnical analysis, which are critical in informing major design components and identifying risks that may impact both design and cost. Additionally, the Basis of Design will advance the design to a 15% completion level, establishing layouts and preferred technologies. The Design-Build team will also provide the initial construction cost estimate.

It is recommended that the council review the subsequent steps in the design-build process and, at a future meeting, authorize the mayor and city manager to permit Crowder Construction Company and Hazen and Sawyer Engineering to conduct the Basis of Design Report (BODR).

Colin Beck with Hazen and Sawyer shared a presentation which was part of the agenda packet.

Mayor Gaylor discussed the award process and praised Public Utilities staff for their work at the plant.

City Manager Livingston shared he appreciates Hazen-Sawyer being here and discussed next steps.

7.4 Council Update on Revenue Management Systems Modernization

The item was submitted and presented by Catherine Gwynn, Finance Director.

Council adopted the FY25-26 annual operating budget on June 16, 2025 authorizing the purchase of new software for utility billing, accounts receivable and cash collections.

Project Overview

The City is undertaking a major software upgrade for Utility Billing, Accounts Receivable (A/R), Cash Collections, Debt Collections, and Tax & Business Licensing. This is a massive undertaking for the Finance Department, driven by the inadequacy of the software purchased in 2018 to meet the City’s needs. Limited staff capacity necessitates focusing on vendors already familiar with our systems to reduce risk and implementation cost.

Historical Context

Council is reminded that these projects require months of planning and even longer to implement. The rushed 2018 software rollout led to major issues with accounts, billing, and payments. When new leadership came onboard in January 2019, the City faced widespread confusion and negative media coverage. A careful, phased approach is critical to avoid repeating that experience.

Software Vendors Reviewed

The City has reviewed solutions from Springbrook (Cirrus) and Avenu/Neumo (Fundworks, RevQ, Tax & Business License). Springbrook offers a strong front-end interface for Utility Billing, while Avenu/Neumo provides robust backend accounting integration and new capabilities for debt and tax collections.

Hybrid Approach

A hybrid solution is emerging: Springbrook Cirrus for Utility Billing; Avenu/Neumo Fundworks for A/R and backend accounting; RevQ for automated debt collection workflows; and Avenu/Neumo’s Tax & Business License software for Occupancy Tax and business registrations.

Implementation Timeline

Component	Estimated Timeline
A/R & Cash Collections	6–8 months
Utility Billing	12–18 months
Hybrid Integration	May extend timeline

Summary for Council

This project will modernize Utility Billing, A/R, Cash Collections, Debt Collection, and Tax & Business Licensing. It requires significant planning, coordination, and staff resources. A joint vendor meeting is scheduled for late October to finalize integration plans. The goal is to

negotiate and sign a contract by the end of November 2025, with phased implementation to follow. There is no action needed. The presentation is for information only.

Mrs. Gwynn shared that she believes she can make this software work, and it will be a solution that will work for 10-15 years, depending on the growth of the city.

Mayor and Council discussed the presentation with Mrs. Gwynn and City Manager Livingston.

8. New Business

Mayor Gaylor recessed the meeting at 7:10 p.m. to 7:17 p.m.

8.1 Sponsorship Request - Veterans Day Parade

Eric Busse, Veterans and Patriots Coalition member, thanked the Council for the support of the Veterans Day parade each year. He requested city sponsorship of the parade and asked Council to waive the \$400.00 special event/street closing application.

Council discussed the parade.

Councilwoman Matthews made a motion to approve sponsorship and waive the \$400.00 application fee. The motion was seconded by Councilman Boyette and unanimously approved.

8.2 Resolution for Approval of Farm Leases 2026-2030

The item was submitted and presented by Catherine Gwynn, Finance Director.

The City of Goldsboro and the County of Wayne jointly own five (5) tracts of land, and the City of Goldsboro owns one (1) tract alone. These six (6) tracts have been leased in the past for agricultural-related purposes.

These properties had been leased under multi-year contracts for farming approved by City Council or by the City Council and the County Board of Commissioners. Multi-year leases provide security for the farmers for their investment in the land regarding nitrogen, lime, etc. in preparation for the following year’s crops.

The current farm leases expire December 31, 2025 and are listed as follows:

Location	Current Lessee	Acreage	Leased Price by Acre	Total Yearly Lease
Two Tracts on the west side of NC 111 South (Farm #11693 Tract #8436)	Alfred Parks	56.3 Acres	\$156.50/Acre	\$8,810.95
West side of NC 111 South (Farm #8742 Tract #4492)	Alfred Parks	24.2 Acres	\$156.50/Acre	\$3,787.30
West side of Miller’s Chapel Road (Farm #11850 Tract #4334)	Alfred Parks	5.1 Acres	\$95.00/Acre	\$484.50
Northeast and Southeast corners of Arrington Bridge Road and Pecan Road (Farm #11852 Tract #3439)	Shawn Mitchell	43.4 Acres	\$97.50/Acre	\$4,231.50
Northeast corner of Arrington Bridge Road and S. John Street (Farm #12942 Tract #10173)	Shawn Mitchell	47.59 Acres	\$97.50/Acre	\$4,640.03
Northeast corner of Genoa Road and Pecan Road (Farm #6599 Tract #2882)	Shawn Mitchell	25.1 Acres	\$73.50/Acre	\$1,844.85

Staff advertised an Invitation to Bid on the City's website beginning August 16, 2025, with bid submittals due September 9, 2025.

Pursuant to NC General Statute 160A-272, staff requests council approve the lease agreements. Notice of intent to lease property for crop use was published in the Wayne Week news publication on September 14, 2025, for the following properties and bid amounts:

Location	Alfred Parks	Shawn Mitchell	Total Yearly Lease
Two Tracts on the west side of NC 111 South (56.3 Ac.) (Farm #11693)	\$156.50/Ac.	No Bid	\$8,810.95 City and County
West side of NC 111 South (24.2 Ac.) (Farm #8742)	\$156.50/Ac.	No Bid	\$3,787.30 City and County
West side of Miller's Chapel Road (5.1 Ac.) (Farm #11850)	\$95.00/Ac.	No Bid	\$484.50 City and County
Northeast and Southeast corners of Arrington Bridge Road and Pecan Road (43.4 Ac.) (Farm #11852)	No Bid	\$97.70/Ac.	\$4,240.18 City and County
Northeast corner of Arrington Bridge Road and S. John Street (47.59 Ac.) (Farm #12942)	No Bid	\$97.50/Ac.	\$4,640.03 City
Northeast corner of Genoa Road and Pecan Road (25.1 Ac.) (Farm #6599)	No Bid	\$73.50/Ac.	\$1,844.85 City and County

The lease term for the farm tracts listed above is for a period of five-years (January 1, 2026, to December 31, 2030) with the option of extending one additional three-year period. Lease payments must be made prior to December 31, 2025.

All farm tracts, except for Farm #12942 located on the northeast corner of Arrington Bridge Road and South John Street, are jointly owned by the City and the County of Wayne. The annual proceeds for the jointly owned properties are shared equally. For jointly owned properties, lease agreements have been forwarded to the Wayne County Board of Commissioners for action at their next meeting if approved by the City Council.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor to sign lease agreements for farmland tracks between:

1. The City of Goldsboro, the County of Wayne and Alfred Parks for five years with option of extending one additional three-year period;
2. The City of Goldsboro, the County of Wayne and Shawn Mitchell for five years with option of extending one additional three-year period; and
3. The City of Goldsboro and Shawn Mitchell for five years with option of extending one additional three-year period.

Leases with Alfred Parks and Shawn Mitchell for jointly owned property are subject to Wayne County's approval on October 21, 2025.

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

RESOLUTION 2025-83 “RESOLUTION APPROVING FARM LEASE AGREEMENTS WITH ALFRED PARKS AND SHAWN MITCHELL FOR FARMLAND TRACTS”

8.3 Contract Award for Sewer and Water Meters Formal Bid No. 2025-003

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

The Wooten Company completed the technical design assistance for electrical and supervisory control and data acquisition of two (2) sewer flow meters for Seymour Johnson AFB and Fork Township Sanitary District.

On March 17, 2025, the City Council concurred with recommendations to install the proposed flow meters to better assist the City in determining the amount of distribution into Goldsboro Collection Systems and two (2) large meters for the Water Reclamation Facility (WRF).

The water meters for the WRF were recommended by the North Carolina Department of Environmental Quality for accurate measuring of finished water flows. The proposed meters are vital in determining water/revenue loss, calculating pump/plant efficiency, evaluating future production needs, and providing realistic data as required by NCDEQ regulations.

Water meter replacement was previously discussed at the Council Retreat in February 2022. On Tuesday, September 9th, one sealed bid was received from A. C. Schultes of Carolina, Inc. from Rocky Point, NC in the amount of \$1,169,909. After discussions and negotiations between City staff and A. C. Schultes, the bid price was reduced by \$17,980 with a new bid price of \$1,151,929.

The financing of this project has been discussed between staff and the Finance Director and the proposed funding is shown below:

FY25/26 Budgeted Amount for the Sewer and Water Meters	\$ 650,000
4178-5909 (Cuyler Best Water Loop to be completed by Public Utilities Staff for an estimated cost of \$170,228)	\$ 335,440
Subtotal	\$ 985,440
Additional Funds (Utility Fund)	<u>\$ 166,489</u>
Total Funding	\$1,151,929

A budget amendment to the utility fund will be required for financing of this project. The budget ordinance will be prepared by the Finance Director.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to execute a contract with A.C. Schultes in the amount of \$1,151,929 for FB2025-003 Sewer and Water Meters Project.

Mr. Perry discussed capacity at Seymour Johnson Air Force Base and shared that it should take three weeks to complete the project.

Councilwoman Weeks made a motion to adopt the resolution authorizing the mayor to execute a contract with A.C. Schultes. The motion was seconded by Councilman Boyette and unanimously approved.

RESOLUTION 2025-84 "RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH A.C. SCHULTES OF CAROLINA, INC. FOR THE SEWER AND WATER METERS PROJECT FORMAL BID NO. 2025-003"

8.4 Approval of a Property License Agreement with the Wayne County Sheriff's Office

The item was presented by Matt Livingston, City Manager.

The Wayne County Sheriff's Office, through a contractual relationship with Flock Safety, is seeking permission to place and maintain license plate reader (LPR) cameras and associated equipment ("Flock Hardware") on City-owned parcels located at:

1663 Arrington Bridge Road (PIN: 3507803942)
Goldsboro Wastewater Treatment Plant at 714 Arrington Bridge Road (identified as PIN: 2597873940)

These locations have been identified as suitable for the placement of surveillance equipment to aid in public safety and investigative operations as allowed by Article D, Chapter 20 of the North Carolina General Statutes. The agreement provides non-exclusive, revocable access to the property for installation, maintenance, and operation of the equipment (by Flock Safety), and includes terms for indemnification, relocation, and removal of equipment upon termination.

The use of LPR technology is a growing tool in law enforcement for investigation and deterrence. This installation supports broader public safety efforts across the county and region. The agreement allows the City to retain full control of its property, with the right to revoke use at any time. It imposes no financial or compliance obligations on the City; all responsibilities lie with the WCSO and Flock Safety. The City is protected from liability except in cases of gross negligence or willful misconduct, and the property must be restored upon termination of the agreement. This agreement aligns with the City's public safety goals while preserving municipal property interests.

It was recommended that Council adopt the following entitled resolution authorizing the City Manager to execute the Property License Agreement with the Wayne County Sheriff's Office (granting access to Flock Safety on its behalf).

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

RESOLUTION 2025-85 "RESOLUTION AUTHORIZING A PROPERTY LICENSE AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND THE WAYNE COUNTY SHERIFF'S OFFICE FOR THE INSTALLATION AND MAINTENANCE OF LICENSE PLATE READER EQUIPMENT ON CITY PROPERTY"

9. City Manager's Report

City Manager Livingston shared that he met with departments on work plans and projects; the Assistant City Manager search is down to five candidates; the city's website is being updated in-house and he anticipates the unveiling in December; he also shared he would be attending the ADC Conference in California next week.

10. Mayor and Councilmembers' Comments

Councilwoman Weeks shared that everyone had a nice time at the Night to Shine event at First Baptist Church. She also commended Mayor Gaylor and Mayor Pro Tem Jones for representing the city.

Councilwoman Matthews shared the local Wayne County H.B.C.U. Alliance is hosting a H.B.C.U. College Fair at WA Foster Center for middle and high school students and their families this Thursday from 4 to 7.

Mayor Pro Tem Jones shared that she enjoyed the 41st reunion at North End, and they celebrated the individuals that were 80 plus years old. She shared that National Night Out was great, and they had 66 vendors, and they had about 25 youth to commit to being drug-free. She shared that there will be a special presentation by the Goldsboro Police Department at Dillard Academy Charter School tomorrow night at 6:00 p.m. She shared the 106th anniversary at St. James was a wonderful event and Pastor Elliott was nominated to remain at St. James and congratulated him. She also shared that she appreciates the city council and city employees.

Councilwoman Taylor reminded everyone about the Community Relations-sponsored event at Dillard Academy tomorrow night.

Councilman Boyette shared that National Night Out was a success and congratulated the award winners at the DGDC Annual Dinner.

Mayor Gaylor shared he has been busy as mayor and it is a good time to be in Goldsboro. He asked everyone to be safe on Halloween.

11. Adjournment

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

There being no further business, Mayor Gaylor adjourned the meeting at 7:40 p.m.

Charles Gaylor, IV
Mayor

Laura Getz
City Clerk



Saving Union Station Day – June 4, 2024

Goldsboro Union Station Related Updates

October 2025



Image of GUS, passenger rail line and canopy in early 1900s



2009, Goldsboro celebrates GUS's 100th Birthday

- 1906: The concept and construction of Goldsboro Union Station begins.
- 1909: GUS is opened to the public.
- 1968: Passenger rail service ended along rail line and GUS is decommissioned
- 1972: Building and property re purchased by Arthur Perry.
- 1977: Union Station is placed on the National Register of Historic Places.
- 1999: NCDOT conducts the Eastern Rail Passenger Study (ERPS) to explore options for passenger rail service connecting Raleigh and Wilmington
- 2005: A Redo of the ERPS is done resulting in a favored Goldsboro route
- 2007: NCDOT acquires GUS and applies grant money to conduct an environmental study, a conditions assessment, and initial stabilization work.
- 2009: NCDOT conveys GUS and property to City of Goldsboro. Parties enter into an MOU.

Timeline



Interior as of approximately 2019

- 2010: The Goldsboro/NCDOT partnership results in FHWA grant to conduct select demolition of ancillary buildings and develop construction plans for its restoration and reuse. GWTA conducts a long, and short-range transit study resulting in confidence to explore a new hub.
- 2011: GWTA, the City, County, FTA and NCDOT supports GWTA's new hub's location at GUS.
- 2013: GWTA's transit facility is part of the City's TIGER grant award, along with three blocks of Center Street Streetscape and two blocks of W. Walnut Street.
- 2015: GWTA's transit facility is opened to public. GUS's parking lot, grounds, supporting underground infrastructure, and light poles are constructed/installed.
- 2016: A revised FHWA grant project scope frees remaining balance of funds with participation from NCDOT and City. Funds support replacement of sump pump, fencing installation, light pole banners, completion of paving, and roof replacement.
- 2019: Roof construction was completed for the portions funding allowed.

2023

- Eastern Carolina Rail announces renewed interest to develop a passenger rail line connecting Raleigh and Wilmington.
- NCDOT Passenger Rail employees visit GUS.
- USDOT Federal Rail Administration (FRA) announces \$368 in funding to study national preferred passenger rail routes.
- A January 2023 GUS appraisal places current value of ~\$791,000.
- A state appropriation is given to Goldsboro due to several project request, GUS included.

- Saving Union Station (SUS), a local advocacy group, forms to support saving the station through needed stabilization work.
- The Goldsboro City Council and Wayne County Board of Commissioners agree to split \$750,000 of the \$1.5 million stabilization budget should SUS raise the other \$750,000.



2025

- January 2, 2025: GUS Phase 1 Stabilization RFQ
- January 8, 2025: RDED Grant Application Due/Submitted
- January 16, 2025: NEPA Application for Approval
- February 12, 2025: NEPA Approval, Contingent
- February 22, 2025: RFQ Review Meeting
- February 24, 2025: RDED Grant Award
- April 2025: NC House Bill 752 Introduced – Creation of a Rail Fund
- August 11, 2025: The Assembly article: Can North Carolina Bring Back Passenger Rail?
- October 6, 2025: TA Loving/COG Contract Consideration



Wayne Week Cover Story, January 2025



Phase 1/Priority 1 Activities



- Design Services**
Subsurface, Stormwater Management, Erosion Control
- Construction Services**
 - Temporary stabilization of key structural elements (West Portico, South Wing, East Elevation columns)
 - Reconstruction of load-bearing masonry wall at West Elevation of South Wing
 - Repair and replacement of wood roof brackets and roof structure at North and South wings, East and West Porticos
 - Redirection of building perimeter drainage



Poster created by NCDOT to illustrate and educate intent of GUS as impetus for multi-modal transportation hub.

What People Can Expect to See, Phase 1

Fundraising Status/Future Phase(s)

Southeastern Passenger Rail Route, State/Federal Updates



Phase 1/Priority 1 Activities



Current Conditions

- Repointing of critically deteriorated exterior masonry columns and wall areas
- Replacement of temporary roof structure at the truncated tower
- Roof framing repairs at North and South wings
- Remove Concrete Slab and Debris, Interior South Wing
- Backfill Crawl Space of South Wing and Prep for Slab-On-Grade
- Replace Sump Pumps
- Remove Concrete at Exterior West Wall; Backfill to Finished Grade Elevation



Current Conditions

Schedule

- November 2025, Design Kickoff Meeting
- Design Phase, November to March, 2026
- SHPO Review
- Construction Activities Coinciding as Early as January 2026, as Permitted/Approved.

Fundraising Update



SUS Day – 2024, Gaylor and Peacock Provide Guided Tours

- \$1.5M Budget/Need
- \$375,000 In Action – Phase 1: COG
- \$612,500 - NC RDED Grant
- DGDC Contribution - \$37,500 required 5% grant match
- Private Donations - \$11,100
- Wayne County Commissioners - \$375,000 Commitment once the SUS Team reaches its \$750,000 goal.
- \$89,000 Short - SUS

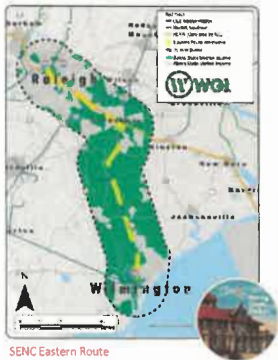


Artist Rendering of GUS Multi-Modal Transportation Hub Vision

Logistical Considerations/Outside Partners

- SHPO
- RDED Grant
- NCDOT





NCDOT Update

- [Southeastern NC Passenger Rail Feasibility Study, 2024](#)
- NCDOT is currently working through Step 1 of the Federal Corridor ID program – almost completed.
- Anticipate moving into Step 2 in early 2026.
- Step 2 will require local funding (10% non-federal match for 90% federal funding).

Next Steps

- Fulfill Funding Gap
- Celebrate Rail – April 11, 2026
- EOI
- Complete Stabilization
- C-Pace & Other Tools
- Advocate/Develop Partnerships



Federal Updates

- [National Railroad Partnership Program / Federal-State Partnership for Intercity Passenger Rail \(FSP\) Grant Program](#)
- [NOFO](#)
- Only for activities that impact Inter-city Passenger Rail (IPR)



Salisbury Train Station

Future Development Wastewater Flow Tracking

Jonathan Perry, Engineering Manager

October 20, 2025

www.gokidsboronc.gov

Introduction:

- Sewer flow tracking is performed during the permitting phase of a project. This generally, takes place after the plan has been approved through the site plan review process.
- The engineer for the project will provide how much flow the development will use, and that is input into a standard form The Department of Environmental Quality and ready for signature by the City Manager.
- The purpose of this form is for municipalities to keep up with and track flows from new developments.

Development Listings:

Project Name	File #	Units	Status	Location
1. Highway 67	505-01-22	179	Approved	11th Street
2. Highway 67	505-01-22	48	Approved	Keller Way
3. Highway 67	505-01-22	72	Approved	Keller Way
4. Highway 67	505-01-22	72	Approved	Keller Way
5. Highway 67	505-01-22	72	Approved	Keller Way
6. Highway 67	505-01-22	72	Approved	Keller Way
7. Highway 67	505-01-22	72	Approved	Keller Way
8. Highway 67	505-01-22	72	Approved	Keller Way
9. Highway 67	505-01-22	72	Approved	Keller Way
10. Highway 67	505-01-22	72	Approved	Keller Way
11. Highway 67	505-01-22	72	Approved	Keller Way
12. Highway 67	505-01-22	72	Approved	Keller Way
13. Highway 67	505-01-22	72	Approved	Keller Way
14. Highway 67	505-01-22	72	Approved	Keller Way
15. Highway 67	505-01-22	72	Approved	Keller Way
16. Highway 67	505-01-22	72	Approved	Keller Way
17. Highway 67	505-01-22	72	Approved	Keller Way
18. Highway 67	505-01-22	72	Approved	Keller Way
19. Highway 67	505-01-22	72	Approved	Keller Way
20. Highway 67	505-01-22	72	Approved	Keller Way
21. Highway 67	505-01-22	72	Approved	Keller Way
22. Highway 67	505-01-22	72	Approved	Keller Way
23. Highway 67	505-01-22	72	Approved	Keller Way
24. Highway 67	505-01-22	72	Approved	Keller Way
25. Highway 67	505-01-22	72	Approved	Keller Way
26. Highway 67	505-01-22	72	Approved	Keller Way
27. Highway 67	505-01-22	72	Approved	Keller Way
28. Highway 67	505-01-22	72	Approved	Keller Way
29. Highway 67	505-01-22	72	Approved	Keller Way
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33. Highway 67	505-01-22	72	Approved	Keller Way
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41. Highway 67	505-01-22	72	Approved	Keller Way
42. Highway 67	505-01-22	72	Approved	Keller Way
43. Highway 67	505-01-22	72	Approved	Keller Way
44. Highway 67	505-01-22	72	Approved	Keller Way
45. Highway 67	505-01-22	72	Approved	Keller Way
46. Highway 67	505-01-22	72	Approved	Keller Way
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83. Highway 67	505-01-22	72	Approved	Keller Way
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96. Highway 67	505-01-22	72	Approved	Keller Way
97. Highway 67	505-01-22	72	Approved	Keller Way
98. Highway 67	505-01-22	72	Approved	Keller Way
99. Highway 67	505-01-22	72	Approved	Keller Way
100. Highway 67	505-01-22	72	Approved	Keller Way

- The developments highlighted in red are developments that have capacity set aside for in a flow tracking spreadsheet
- The developments in bold are the developments that don't have capacity set aside yet. These developments are normally in the permitting phase.
- There are 1024 units that aren't accounted for yet, and the bedroom count was assumed at 2.5. Generally, speaking most of these units will be 2- or 3-bedroom units. That equates to 192,000 GPD of sewer capacity.

Current Flow Tracking:

Item	Future Development	Item D	Item E	Item F	Item G	Item H	Item I
1. WWTIP facility - 1 parcelled flow	14.2	14.2	14.2	14.2	14.2	14.2	14.2
2. Estimated calculated flow not yet submitted to the City	2.23819	2.23761	2.23819	2.23761	2.23819	2.23761	2.23819
3. WWTIP facility - 1 parcelled flow	7.36	7.36	7.36	7.36	7.36	7.36	7.36
4. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
5. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
6. Percent of permitted flow	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%

- Item C is the current permitted flow for the WWTP – 14.2 MGD.
- Item D is the previous developments Item D + Item F.
- Item E is the current flow that the plant is treating, and the plant is currently at 7.36 MGD.
- Item F is the total flow per day for this development, and that number is divided by 1,000,000 MGD.
- Item G is sum of Item D, Item E, and Item F.
- Item H is Item G divided by Item C, and that is the percentage of current permitted flow.

Wet-Weather Flow Tracking:

Item	Future Development	Item D	Item E	Item F	Item G	Item H	Item I
1. WWTIP facility - 1 parcelled flow	14.2	14.2	14.2	14.2	14.2	14.2	14.2
2. Estimated calculated flow not yet submitted to the City	2.23819	2.23761	2.23819	2.23761	2.23819	2.23761	2.23819
3. WWTIP facility - 1 parcelled flow	7.36	7.36	7.36	7.36	7.36	7.36	7.36
4. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
5. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
6. Percent of permitted flow	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%

- This slide shows how wet weather affects used percentage, based on the actual average flow being treating at the WWTP
- In July and August, the plant treated 8.75 MGD, so an even 9.0 MGD was used in this scenario to show what it would look like for the percentage of capacity at the plant.
- Below, a wet weather scenario of 10.0 MGD was used to show how that number influences the capacity at the plant.

Wet-Weather Flow Tracking:

Item	Future Development	Item D	Item E	Item F	Item G	Item H	Item I
1. WWTIP facility - 1 parcelled flow	14.2	14.2	14.2	14.2	14.2	14.2	14.2
2. Estimated calculated flow not yet submitted to the City	2.23819	2.23761	2.23819	2.23761	2.23819	2.23761	2.23819
3. WWTIP facility - 1 parcelled flow	7.36	7.36	7.36	7.36	7.36	7.36	7.36
4. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
5. Total flow for the specific request	16.558	16.558	16.558	16.558	16.558	16.558	16.558
6. Percent of permitted flow	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%

- 2022 & 2023, were extremely wet years, so this scenario was utilized to show what that would look like with these proposed developments.
- As shown, if the flow gets up to 11.3858 MGD, the capacity of the plant is at 97.23%.

80/90 Rule:

- This is a regulation that requires wastewater treatment facilities to take specific actions as their average daily flow approaches their hydraulic permitted capacity.
- 80% Rule: When the annual average flow reaches 80% of the plants permitted capacity, the city is required to submit an engineering evaluation to the state. This report must detail how the city plans to meet future wastewater treatment needs. Options can include expanding the WWTP, reducing extraneous flow, or implementing water conservation measures.
- 90% Rule: Before the annual average flow exceeds 90% of it's capacity, the city must obtain all necessary permits for expanding the WWTP. It also must submit the final plans and a construction schedule for the expansion.

Questions?

Arrington Bridge WRF Upgrade & Expansion Project

City of Goldsboro

Presented by

10-10-2025

Agenda

- Estimated Schedule & Budget
- Next Step – Basis of Design Report
- Funding Assistance
- Recommendation
- Appendix – Project Overview



Estimated Schedule & Budget

Milestone	Duration	Budget
Early Start Services	Complete ¹	\$600k
Basis of Design, Survey, & Geotech	1 year	\$1.9M
Design to 75% & Permitting	1.5 years	\$11-12M
GMP Development & Approval	0.5 year	-
100% Design & Construction	3 years	\$120M+ ²

1. Pending results of flow projections & merger/regionalization studies by others
2. Jan 2024 City Council presentation by others gave a range of \$80M to \$140M

- 6-year total project duration for the additional 3.4 mgd capacity, provided no delays between milestones

Next Step – Basis of Design Report & Cost Estimate

- Survey & Geotech
 - Informs major design components and identifies risks impacting design and cost
- Basis of Design
 - Advances the design to ~15%
 - Establish layouts and preferred technologies through experience and meetings with plant staff
- Cost Estimate
 - First construction cost estimate provided by Crowder-Hazen team based on Basis of Design
- Funding Assistance
 - NC DEQ CWSRF Low Interest Loans

Funding Assistance

- North Carolina Department of Environmental Quality Clean Water State Revolving Fund (NC DEQ CWSRF)
- Very competitive particularly for plant expansion type projects
- Application submitted four times - Spring & Fall of 2024 & 2025
- No low interest loan money awarded to date
- Awaiting results from Fall 2025 round (expected February 2026)

City Manager’s Recommendation

- City Manager to follow at an upcoming Council Meeting with a recommendation of Notice to Proceed for the Basis of Design Report

Appendix



Project Locations

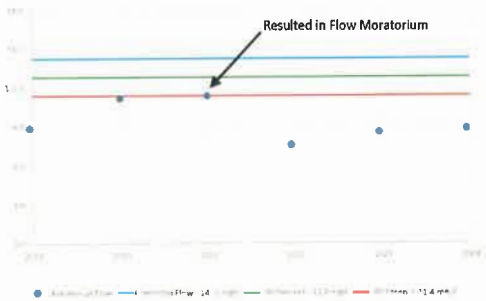
- Arrington Bridge Water Reclamation Facility (WRF)
- Distribution & Collections Operations Center
 - Location TBD

Project Drivers

- Replace / upgrade aging infrastructure
 - Last major upgrades: 1991 & 2003
 - Headworks, Filters, UV, Dewatering
- Additional sewer capacity supports economic growth
- NC DEQ 80/90 rule 15A NCAC 02T .0118
 - Evaluation required prior to avg annual flow >= 80% of permitted plant flow
 - Construction Docs required prior to avg annual flow >= 90% of permitted plant flow



Capacity Needs – 80 / 90 Rule



WRF Upgrade and Expansion Phases



Project Overview

- Major upgrade for Utility Billing, A/R, Cash Collections, Debt Collections, and Tax & Business Licensing.
- Driven by inadequacies of the 2018 software purchase.
- Limited staff capacity necessitates working with familiar vendors.
- Budget: \$175,000 for software conversion and equipment upgrades.

Finance Department
Revenue Management Systems Modernization

Upgrading Utility Billing, A/R, Cash Collections, Debt Collection, and Tax & Licensing Systems
Catherine Gwynn, Finance Director
Council Meeting – October 20, 2025

Historical Context

- Software implementations of this scale take months of planning and longer to execute.
- The 2018 rollout was rushed, leading to confusion with accounts, billing, and payments.
- January 2019: widespread issues and negative media coverage.
- A careful, phased approach is essential to avoid repeating past mistakes.

Vendors Reviewed

- Springbrook (Cirrus):
 - Preferred front-end Utility Billing interface.
 - Concerns with backend integration and accounting string limitations.
- Avenu/Neumo (Fundworks, RevQ, Tax & Business License):
 - Strong backend accounting and integration capabilities.
 - RevQ modernizes collections; Tax software supports Occupancy Tax & business registrations.
 - Utility Billing not suited for City's size although customization is offered.

Emerging Hybrid Approach

- Springbrook Cirrus – Utility Billing.
- Avenu/Neumo Fundworks – A/R, payments & backend accounting.
- RevQ – Automated debt collection workflows.
- Avenu/Neumo Tax & Business License – Occupancy Taxes and business registrations.
- Joint vendor meeting to be scheduled for 3rd or 4th week of October.

Implementation Timeline

- A/R & Cash Collections: 6–8 months
- Utility Billing: 12–18 months
- Hybrid integration may extend timeline
- Goal: Contract negotiation and signing by November 2025.

Summary for Council

- Massive undertaking for Finance Department.
- Upgrade is required due to shortcomings of 2018 software.
- Limited capacity drives focus on familiar vendors to reduce risk.
- Modernizes billing, A/R, collections, debt management, payments and tax/business licensing.
- Careful planning and phased implementation are essential to avoid past issues.

Questions?

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Abbott Crossing Apartments, LLC Contract Award for Abbott Crossing Affordable Housing Development

DEPARTMENT: Community Development

BACKGROUND:

The Community Development Department has approved a qualified development organization to support the construction of affordable housing for low-moderate income residents under the HOME Multifamily Housing Development Program.

DISCUSSION:

The City received an application from Abbott Crossing Apartments, LLC through the Neighborly Community Development Software Portal in October of 2024. A previous application under Wallick Asset Management, LLC was submitted and approved for funding by council on March 3, 2025. The entity registered a business license in NC using Abbott Crossing Apartments, LLC. The name being different from the one previously approved, a new application was required. The application for Affordable Housing Development received a thorough underwriting and subsidy layering of its finances by Posey and Associates, LLC. The application was found to meet all requirements and was approved.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council, by motion, adopt the attached Resolution authorizing the Mayor and City Clerk to execute a contract for a total amount of \$900,000 (HOME funds) with Abbott Crossing Apartments, LLC, for the Abbott Crossing Affordable Housing Development project.

MANAGER'S RECOMMENDATION:

This is a technical correction but is important to ensure grant compliance recommend approval

APPROVERS

Sakeithia Reece
Laura Getz

Matthew Livingston

RESOLUTION 2025 – 87

**RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF AN
AGREEMENT FOR HOME AFFORDABLE HOUSING DEVELOPMENT**

WHEREAS, the City of Goldsboro’s Community Development Department has approved a qualified development organization to receive funding towards the construction of affordable housing for low-moderate income residents under the HOME Affordable Housing Development program; and

WHEREAS, the city Council approved Wallick Asset Management, LLC for Affordable Housing Development funding through the HOME program on March 3, 2025; and

WHEREAS, Wallick Asset Management, LLC obtained a business license with the name Abbott Crossing Apartments, LLC for the approved project. This name change triggered a new application and approval process; and

WHEREAS, city staff received and evaluated an updated application from Abbott Crossing Apartments, LLC for Affordable Housing Development; and

WHEREAS, city staff, through due diligence, had the project underwritten to determine a reasonable and prudent amount of funding.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor and City Clerk are hereby authorized and directed to execute an agreement not to exceed \$900,000 with Abbott Crossing Apartments, LLC to construct affordable housing units with HOME funds.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Leaf and Limb Collection Update

DEPARTMENT: Public Works

BACKGROUND:

Presentation to update council on status and issues surrounding Leaf and Limb pickup delays and complaints.

DISCUSSION:

Solid Waste is picking up a record amount of yard debris, yet it is taking over one month to cover the entire city. Years ago we covered the city twice a month on a fairly dependable schedule. The root cause of current scheduling problems is collecting too much volume that is not supposed to be collected. Yard waste on commercial property and yard waste created by hired contractors. Yard waste is only to be collected when self created by the resident of the private property. That is why it is covered under the \$26 / month for trash and recycling. Other than grass clippings, all leaves, straw, limbs, shrubs and trimmings created by any landscape contractor or hired yard worker is to be removed by that entity.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

MANAGER'S RECOMMENDATION:

APPROVERS

Sakeithia Reece

Laura Getz

Matthew Livingston

Solid Waste Leaf and Limb Collection Update

Jamie Stanley
Public Works Director

November 3, 2025



www.goldsboronc.gov

Agenda

- Citizen (Customer) complaints on pick up delays
- Ordinance Review
- Volume History
- Examples
- How to Separate
- The Way Forward

Customer Complaints

This is why we are here – most common complaints:

- Not following recycle schedule.
- Did not pick up all of my pile.
- I haven't been picked up in weeks.
- Implied complaints are Public Works is lazy, stupid, doesn't care....etc.

All are legitimate questions.

Ordinance Review – Chapter 50 Solid Waste

50.04 Yard Waste

- Yard waste must be separated.
- Limbs maximum size is 3 inches in diameter and four feet in length.
- Generally same day as recycle, but schedule can change w/o notice.

50.06 Limitations on Collections

- No dirt, rock, building materials, carpet, logs, stumps auto parts.
- Any contractor created debris excluding grass clippings.

Ordinance Review – Chapter 50 Solid Waste

50.05 Discarded Furniture and Appliances, ETC.

- Furniture, mattresses, stoves etc.
- Does not include construction debris.
- No charge for city residents; not for commercial establishments.
- Call Public Works to get on schedule.

Leaf and Limb Volume History

	Tons X 1000												Monthly
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
2021	0.5	0.5	0.7	0.7	0.6	0.8	0.6	0.6	0.5	0.6	0.5	1.0	0.6
2022	0.6	0.5	0.5	0.5	0.5	0.9	0.5	0.4	0.5	0.6	0.6	0.8	0.6
2023	0.9	0.8	0.6	0.6	0.5	0.5	0.4	1.0	0.7	0.7	0.7	0.8	0.7
2024	0.8	0.8	0.5	0.5	0.7	0.6	0.6	0.4	0.4	0.6	0.6	0.7	0.6
2025	0.6	0.5	0.4	0.8	0.8	0.7	0.7	0.5	0.8	0.8			0.7

- Increased pickup volume last 7 months vs 2024
- Population decrease over last 10 years
- Record pickups during hurricane recovery
- $0.7 \times 1000 \times 2000 \text{ LBS} = 1,400,000 \text{ Pounds} / \text{Month}$

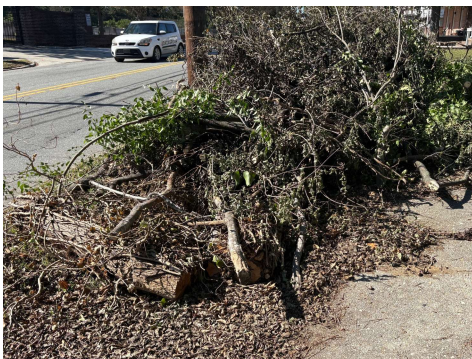
Commercial Property – No Pickup



11/3/2025

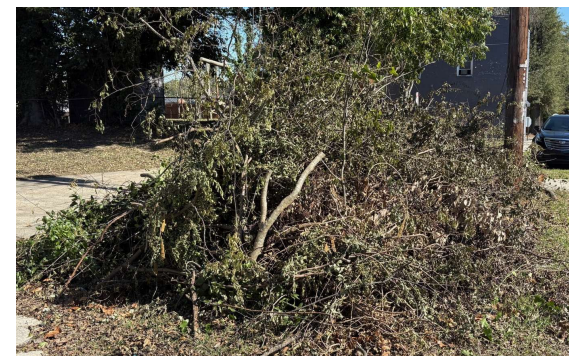
7

Oversized Pieces or Piles



Classic Bait and Switch Pile

Properly sized debris covering large 8-inch diameter tree sections 10 feet long



How to Separate Yard Waste

Think about what kind of equipment will be picking up your yard waste.

Grapple

Large limbs and
shrub trimmings



Rear Loader

Small Piles
(Pitchfork by Hand)



Vacuum

Leaves, Grass
Clippings and Pine
Straw



The Way Forward

- Residents are on the honor system.
- Contractors are on notice as well.
- Ordinance information media blitz online and with newsletter.
- Door tags for violations.
- Communication on schedule variances posted on PW Web Page.
- Wayne County Landfill for Contractors and noncompliant waste.

Questions??

Chapter 50: Solid Waste Residential Refuse Collection

50.04 YARD WASTE.

(A) *General Yard Waste.* General yard waste is defined as grass clippings, vines, garden and hedge trimmings, straw, and other such debris. General yard waste shall be placed at a point behind the curb for pick up and shall not be containerized in a bag. Placement of general yard waste in the street will result in a citation and fine set by the City Council through resolution. The amount of yard waste collected from an individual residence is limited to no more than one full truck load per collection. Collection of yard waste will be made from the same location and on the same schedule as recyclable materials.

(B) *Tree limbs and shrubbery limbs.* Tree limbs and large shrubbery limbs must be placed in a pile separate from other yard waste. Limbs shall be a maximum of three inches in diameter and four feet in length. Collection will not fall on a specific day for any residence, and the frequency of collection will depend on the volume of such debris city-wide. The amount of limbs collected from an individual residence is limited to no more than one full truck load per residence per collection. Felled trees, stumps, and branches larger than three inches in diameter are not collectable by the city and must be disposed of by private means.

(C) *Leaf collection.* For leaf collection, leaves should be raked to a point behind the edge of pavement. Leaves shall be separated from all other refuse, including limbs, when placed behind the edge of pavement for collection.

(D) *Schedule.* Yard waste collection will generally fall on the same day as the recycling schedule. However, the schedule may temporarily change without notice as determined by the Public Works Director or Solid Waste Superintendent.
(Ord. 1997-19, passed 3-3-97; Am. Ord. 2015-4, passed 2-2-15; Am. Ord. 2016-3, passed 1-19-16)

§ 50.05 DISCARDED FURNITURE, APPLIANCES, ETC.

Items such as worn out furniture, refrigerators, mattresses, stoves, etc. will be picked up by the city during Wednesdays at no charge to city residents subject to city capacity. Residents may schedule pick-up by calling the Public Works Department. No more than six items will be picked up at the same address during a week. Items shall be placed in an area behind the curb no earlier than 24 hours prior to the date designated by the Public Works Department. Landowners are responsible for the general appearance of their property. Failure to comply with this provision will result in a citation and fine against the property owner, enforced by Code Enforcement, in an amount set by the City Council through resolution. Program does not pertain to commercial customers.
(Ord. 1997-19, passed 3-3-97; Am. Ord. 2015-4, passed 2-2-15; Am. Ord. 2015-5, passed 2-2-15)

§ 50.06 LIMITATIONS ON COLLECTIONS.

The city of Goldsboro will not be responsible for the collection of any of the following: dirt, turf, rock, building materials, trade waste, carpeting, wallpaper, wet paint, gasoline/kerosene cans, lumber shavings, brick, concrete, metal, shingles, fencing

material, logs, tree stumps, automobile parts, animal waste, hazardous materials, or other like materials or by-products. None of the above type materials shall be placed at the curb or at a garbage collection point for collection by the city. Construction debris may be serviced through the flexible tote bag dumpsters. Any yard waste, with the exception of grass clippings, generated by landscaping, tree or yard maintenance contractors or other agents hired to do work at a residence or business, will not be collected by the city. Grass clippings will be collected by the city provided they are placed at the curb or at a garbage collection point in accordance with the provisions of this chapter.

(Ord. 1997-19, passed 3-3-97; Am. Ord. 2008-48, passed 5-5-08; Am. Ord. 2015-4, passed 2-2-15; Am. Ord. 2016-47, passed 8-15-16)

§ 50.07 EXCEPTIONS TO ROLL-OUT PICK UP.

The city of Goldsboro will not be responsible for the collection of any of the following: dirt, turf, rock, building materials, trade waste, carpeting, wallpaper, wet paint, gasoline/kerosene cans, lumber shavings, brick, concrete, metal, shingles, fencing material, logs, tree stumps, automobile parts, animal waste, hazardous materials, or other like materials or by-products. None of the above type materials shall be placed at the curb or at a garbage collection point for collection by the city. Any yard waste, with the exception of grass clippings, generated by landscaping, tree or yard maintenance contractors or other agents hired to do work at a residence or business, will not be collected by the city. Grass clippings will be collected by the city provided they are placed at the curb or at a garbage collection point in accordance with the provisions of this chapter.

(Ord. 1997-19, passed 3-3-97; Am. Ord. 2008-48, passed 5-5-08; Am. Ord. 2015-4, passed 2-2-15)

§ 50.08 REFUSE COLLECTION FEE.

(A) A refuse collection fee for the services described in this subchapter is hereby levied against all utility customers residing within the city, except those utilizing commercial refuse service.

(B) The refuse collection fee is not optional, supersedes all previous waivers, and shall be levied against the agent responsible for each noncommercial water and sewer account, whether the collection service is utilized or not. The fee shall be billed monthly with the regular water and sewer billing. Amount of the fee shall be established by the City Council as part of the budget for each fiscal year's operation.

(C) In circumstances where apartment units are individually metered and dumpmaster service is provided by the city, each unit will be assessed the refuse fee described under this section, although the dumpmaster service shall remain in effect.

(D) Subject to the hearing requirements set forth in [§ 53.42](#), failure to make payment of the collection fee within 20 days after the postmark date of the bill shall result in severance of utility services provided by the city, including water and sewer, and shall be subject to all reinstatement charges as provided for in [Chapter 53](#) of this Code of Ordinances.

(E) Residential refuse and recycling fees are as follows.

(1) Basic residential refuse and recycling fee shall be \$22/month.

- (2) A second refuse bin fee shall be \$4/month.
 - (3) A second recycling bin fee shall be at no charge.
 - (4) Premium side yard refuse and recycling fee shall be \$42/month.
 - (5) Return service fee shall be \$6/service.
 - (6) Pushback service fee shall be \$4/service.
 - (7) Three-cubic yard/3,300 pound flexible tote bag dumpsters shall be sold for \$25/each.
 - (8) Service of flexible tote bag dumpsters shall be \$125 for the first bag and \$100 for each additional bag.
- ('70 Code, § 10-9) (Ord. 1981-36, passed 6-15-81; Am. Ord. 2016-47, passed 8-15-16)

§ 50.09 PENALTY FOR NONCOMPLIANCE.

(A) *Duty to comply and notice.* When an official of the city finds a violation of this chapter outside of §§ [50.01](#)(B) - (F) and [50.02](#)(B) - (D), the owner or occupant of the premises, whichever is applicable, will be notified of the nature of the violation by posting a notice on the front door, personal service, or first class mail. Such person shall be required to remedy the violation within 24 hours or else be subject to a civil penalty as established by the City Council through resolution. In addition, upon failure to remedy the violation, the city may proceed to correct the violation and assess the corresponding charges against the owner or occupant whichever is applicable.

(B) *Service of citation.* After being notified as set out under division (A) above and upon failure to remedy the noted violation within the prescribed time frame, a civil penalty shall be invoked in the form of a citation stating the nature of the violation, the amount of the civil penalty and directing that the violator pay the civil penalty within a specified time frame. Such citation shall be served by either first class mail, personal service, or posted at the front door. Any of these methods of service shall be conclusively presumed to be valid, and no owner or occupant shall refuse service of citation.

(C) *Nonpayment.* If payment is not received within the specified time frame, in addition to other remedies for violation of this chapter, a civil action may be instituted in the nature of a debt to correct the civil penalties and court costs as may be assessed.

(D) *Enforce responsibility.* The Environmental Code Inspectors of the city are charged with the responsibility of enforcing the provisions of this chapter and are vested with the authority to cite all violators according to the provisions of this chapter.

(Ord. 1997-19, passed 3-3-97; Am. Ord. 2015-5, passed 2-2-15)

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 508 Denmark Street to Grasshopper Acquisition and Design LLC

DEPARTMENT: Finance

BACKGROUND:

Staff has received an offer to purchase city 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).

DISCUSSION:

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))**

508 Denmark St

Offeror: Grasshopper Acquisition and Design LLC

Offer: \$2,000.00

Bid Deposit: \$100.00

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.

Parcel #: 50311

Pin #: 3509036293

Tax Value: \$4,000.00

Zoning: R-6

The entity is current and active with the North Carolina Secretary of State. Staff recommends the Council accept the offer in order to start the upset bid process.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution accepting the initial offer on 508 Denmark St from Grasshopper Acquisition and Design LLC and authorize Finance to advertise for upset bids.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn

Sakeithia Reece

Laura Getz

Matthew Livingston

RESOLUTION 2025 — 88

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro owns certain real property at **508 Denmark St (Pin #3509036293)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$2,000.00 (Two Thousand Dollars and no/100)** submitted by **Grasshopper Acquisition and Design LLC (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$100.00 One Hundred Dollars and no/100)**.

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

1. The City Council declares this property as surplus.
2. The City Council hereby accepts the initial offer of the offeror above.
3. The City Council further authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
4. The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
5. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
6. Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words “Upset Bid” and include the address of the Property.
7. The City of Goldsboro reserves the right to reject any or all offers at any time.
8. If a qualifying higher bid is received, the Finance Director shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

9. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that existing offer and five percent (5%) of the remainder of that existing offer.
10. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such, the return of the deposit will then be issued within 10 days of confirmation of clearing. The city will refund the deposit of the final high bidder at closing or apply to the sales price, as determined at the time of closing by the Finance Director.
11. Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
12. The terms of the final sale are:
 - City Council must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed.
 - Buyer must pay with cash at the time of closing.
 - Buyer must pay closing costs.
13. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
14. If no qualifying upset bid is received after the initial public notice, the initial offer set forth above is hereby accepted as the final offer. The appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

I, Grasshopper Acquisition and Design LLC would like to offer the

City of Goldsboro the sum of \$2000 for the

purchase of property at the following location:

Parcel: 3509036293

Street: 508 Denmark St

Signed: 

Date: 26 Sep 2025

Name: Grasshopper Acquisition and Design LLC

Address: PO Box 10272 Goldsboro NC 27530

Phone: N/A

Email: grasshopper_1022@hotmail.com

Amount of deposit: \$100= 5% offer amount plus

GRASSHOPPER ACQUISITION AND DESIGN LLC

246 KOERNER LN
ERWIN, NC 28339-8562

4138

DATE 26 Sep 2025 90/7162

PAY TO THE
ORDER OF

CITY OF GOLDSBORO APRIL CITOICE

\$ 100.⁰⁰

DEVELOPMENT SERVICES DIRECTOR

ONE HUNDRED

DOLLARS



Security Features
Included
Details on Back

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

deposit for 500 Denmark
ST GOLDSBORO NC

ADAM Gonzalez-Kilgo on behalf
of: 

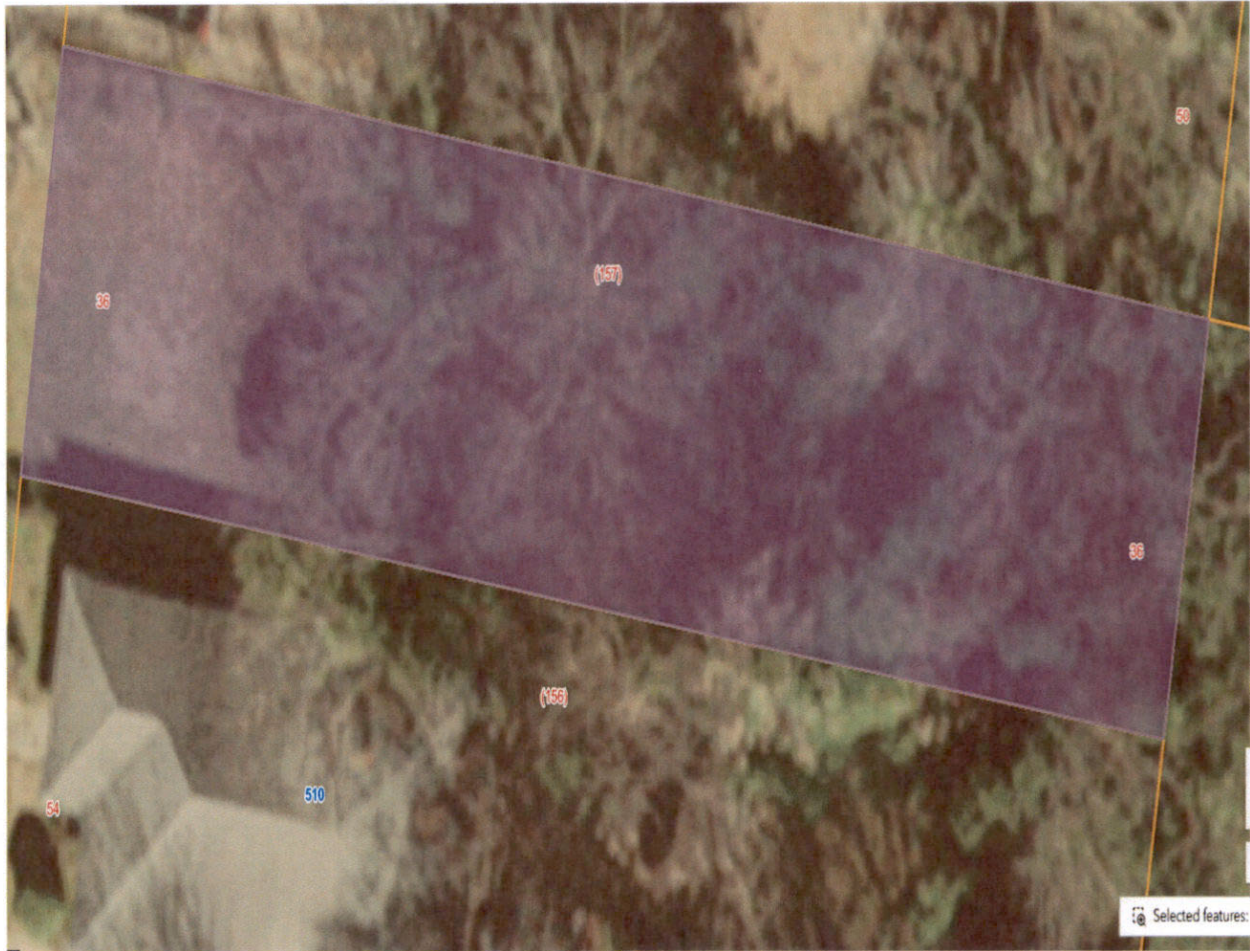
MP

9/29/2025 1:37:57 PM

Return/Appeal Notes: Parcel: 3509036293
PLAT: / UNIQ ID 50311
ID NO: 12000010003021

CARD NO. 1 of 1			
1.0000 LT	SRC=		
TW-12	CI-01FR-00EX-5	AT-	LAST ACTION 20240815

Page 397 of 428



Tax Department: [Click Here](#)
Billing Collections: [Click Here](#)
Register of Deeds: [Click Here](#)
Parcel ID (PIN): 3509036293
Owner Name: **CITY OF GOLDSBORO**
Owner Name:
Mailing Address: PO BOX A
Mailing Address:
City & State: GOLDSBORO, NC 27533-9701
Property Address: 508 DENMARK ST
Legal Description: DENMARK ST
Neighborhood: 01502
Legal Units: 1.00
Legal Type: LT
Deed Book: 1950
Deed Page: 395
Calculated Acres: 0.14
Building Value: \$0
Accy Structure: \$0
Market Value: \$4,000

Assessed Value:	\$4,000
Sale Month:	MAY
Sale Year:	2002
Sale Price:	\$5,000
Property Use:	01 - SINGLE FAMILY RESIDENTIAL
Fire District:	

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Accept Initial Bid and Authorize Finance to Advertise for Upset Bids for 709 N Virginia St to George G. Hill

DEPARTMENT: Finance

BACKGROUND:

Staff has 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).

DISCUSSION:

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))**

709 N Virginia St

Offeror: George G. Hill

Offer: \$16,820.00

Bid Deposit: \$841.00

Parcel #: 47909 Pin#: 2599894458

Tax Value: \$33,640.00 Zoning: R-6

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.

Staff recommends the Council accept the offer in order to start the upset bid process.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution accepting the initial offer on 709 N Virginia St from Mr. George G. Hill and authorize Finance to advertise for upset bids.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn

Sakeithia Reece

Laura Getz

Matthew Livingston

RESOLUTION 2025 - 89

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro and County of Wayne jointly own certain real property **709 N Virginia Street (Pin #2599894458)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$16,820.00 (Sixteen Thousand Eight Hundred Twenty Dollars and no/100)** submitted by **George G. Hill Offeror**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$841.00 Eight Hundred and Forty One no/100**.

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

1. The City Council declares this property as surplus.
2. The City Council hereby accepts the initial offer of the offeror above.
3. The City Council further authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
4. The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
5. The Planning Department shall notify the adjoining property owners by U.S. mail that the property is being offered for sale under the upset bid procedure.
6. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director or designee shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
7. Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words "Upset Bid" and include the address of the Property.
8. The City of Goldsboro reserves the right to reject any or all offers at any time.
9. If a qualifying higher bid is received, the Finance Director shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed

without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

10. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that existing offer and five percent (5%) of the remainder of that existing offer.
11. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such, the return of the deposit will then be issued within 10 days of confirmation of clearing. The city will refund the deposit of the final high bidder at closing or apply to the sales price, as determined at the time of closing by the Finance Director.
12. Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
13. The terms of the final sale are:
 - City Council must approve the final high offer before the sale is closed, which it will be done within 30 days after the final upset bid period has passed.
 - The Wayne County Board of Commissioners must approve the final sale by concurrence after final approval by City Council.
 - Buyer must pay with cash, cashier's check or certified check at the time of closing.
 - Buyer must pay closing costs.
14. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
15. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted as the final offer. City staff are authorized to seek concurrence from the Wayne County Board of Commissioners and upon such approval, the appropriate city officials are authorized to execute the instruments necessary to convey the property to Offeror.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

To: City of Goldsboro
c/o Mr. Octavius Murphy, Assistant to the City Manager
Re: Offer/Bid Deposit
Date: May 27, 2025

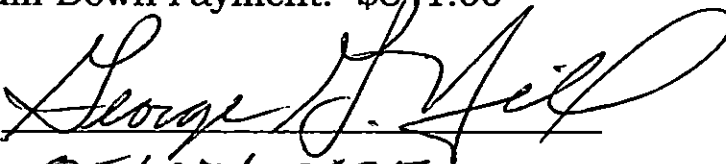
I, George G. Hill offer a bid of \$16,820.00 for the purchase of the following property:

709 North Virginia Street – PIN 2599894458

Tax Value: \$33,640.00

Minimum Bid Amount: \$16,820.00

Minimum Down Payment: \$841.00

Signed 
Date 05/27/2025

Name: George G. Hill

Address: 110 Mergini Drive, Pikeville, NC 27863

Telephone: (919) 879-4058

E-Mail: georgegabhill@gmail.com

Amount of Bid Deposit: \$ 841.00


25 MAY 27 2:48PM

GEORGE G HILL
110 MERGINI DR.
PIKEVILLE, NC 278638000

66-7704/2531

1024

DATE 5/27/2025

PAY TO
THE ORDER OF

City of Goldsboro
Eight Hundred Forty One

\$ 841.00

xx DOLLARS



Security Features
Tracked.
Details on Back.

State Employees' Credit Union®

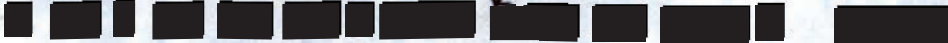
Goldsboro, North Carolina

2

MEMO

Offer/Bid Deposit

George G Hill MP



WAYNE COUNTY

5/28/2025 8:33:04 AM

COUNTY OF WAYNE CITY OF GOLDSBORO

709 N VIRGINIA ST
75344587

Return/Appeal Notes: Parcel: 2599894458

PLAT: / UNIQ ID 47909

ID NO: 12000074004012

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

CARD NO. 1 of 1

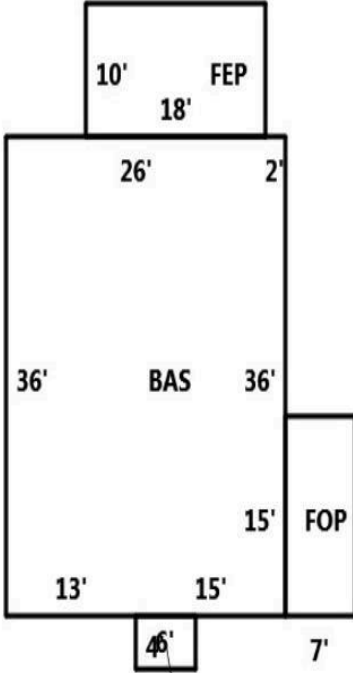
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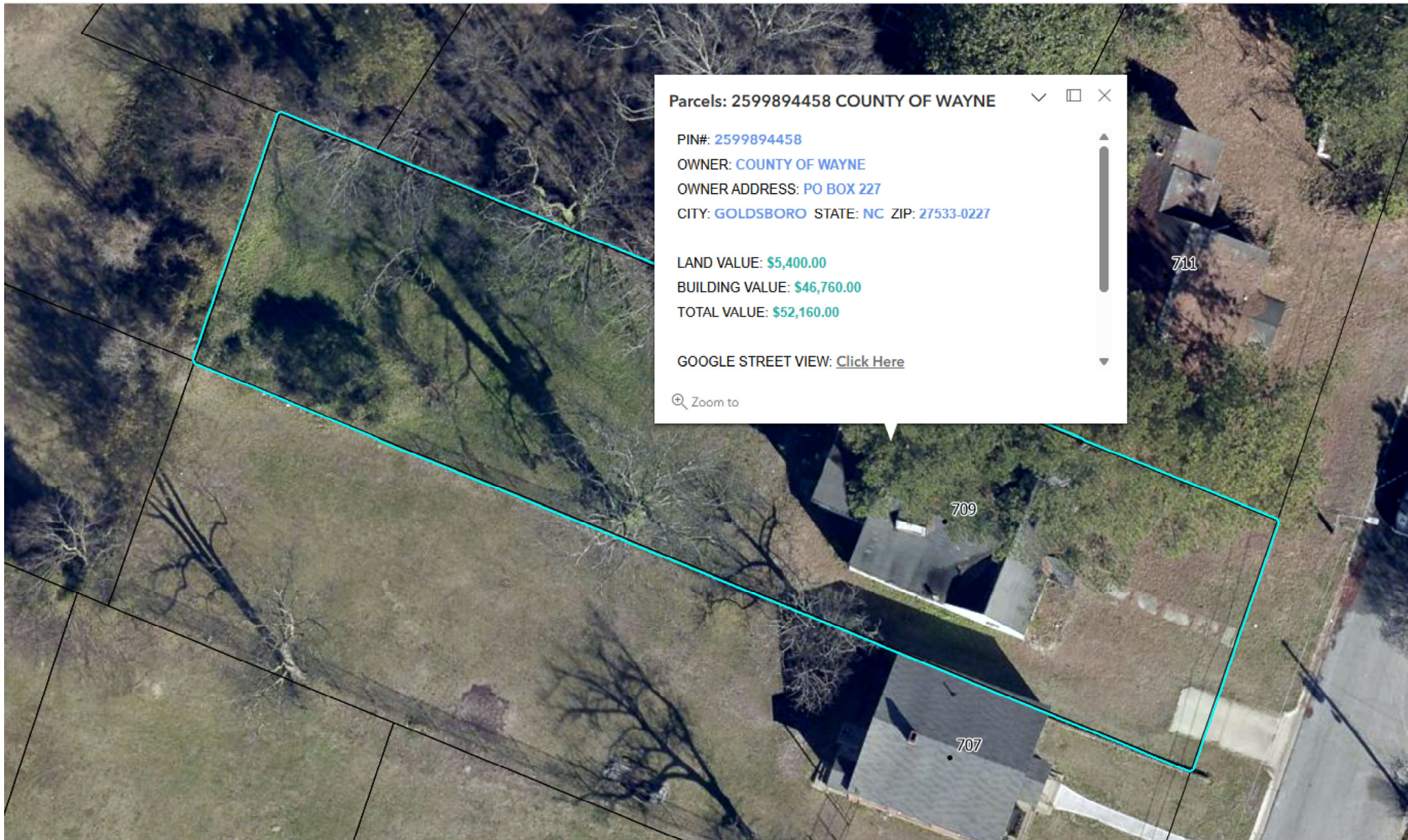
SRC=

Reval Year: 2025 Tax Year: 2025 LT 5 BLK E OAK HGTS
Appraised by 60 on 01801 CENTRAL BUSINESS DISTRICT

CI-01 FR-00 EX-2 AT-

LAST ACTION 20241008

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE								
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.70000	CREDENCE TO MARKET								
Continuous Footing	5.00	01	01	1,173	105	131.25	155857	1941	1941	% GOOD		30.0								
Sub Floor System - 5		TYPE: SINGLE FAMILY RESIDENTIAL										Single Family Residential								
Woo w/ Sub Floor	6.00	STYLE: 1 - 1.0 Story																		
Exterior Walls - 05												DEPR. BUILDING VALUE - CARD		46,760						
Asbestos Shingle	30.00											DEPR. OB/XF VALUE - CARD		0						
Roofing Structure - 03												MARKET LAND VALUE - CARD		5,400						
Gable	4.00											TOTAL MARKET VALUE - CARD		52,160						
Roofing Cover - 03												TOTAL APPRAISED VALUE - CARD		52,160						
Asphalt or Comp Shingle	4.00											TOTAL APPRAISED VALUE - PARCEL		52,160						
Interior Wall Construction - 3												TOTAL PRESENT USE VALUE - PARCEL		0						
Plastered	28.00											TOTAL VALUE DEFERRED - PARCEL		0						
Interior Floor Cover - 12												TOTAL TAXABLE VALUE - PARCEL \$		52,160						
Hardwood	11.00											PRIOR								
Interior Floor Cover - 14		BUILDING VALUE		30,130																
Carpet	0.00	OBXF VALUE		0																
Heating Fuel - 03		LAND VALUE		3,510																
Gas	1.00	PRESENT USE VALUE		0																
Heating Type - 04		DEFERRED VALUE		0																
Forced Air-Ducted	4.00	TOTAL VALUE		33,640																
Air Conditioning Type - 03		PERMIT																		
Central	4.00	CODE	DATE	NOTE	NUMBER	AMOUNT														
Bedrooms/Bathrooms/Half-Bathrooms		ROUT: WTRSHD:																		
3/1/0	8.000	SALES DATA																		
Bedrooms		OFF. RECORD	DATE	DEED	TYPE	Q/U/V/I	INDICATE SALES PRICE													
BAS - 3 FUS - 0 LL - 0		BOOK	PAGE	MO/YR																
Bathrooms		03845	0280	9	2023	WD	I I I	0												
BAS - 1 FUS - 0 LL - 0		02993	0401	2	2013	WD	C I I	0												
Half-Bathrooms		02018	0638	12	2002	WD	U I I	0												
BAS - 0 FUS - 0 LL - 0		02012	0662	12	2002	WD	U I I	24500												
Office		01715	0976	5	1999	WD	U I I	28000												
BAS - 0 FUS - 0 LL - 0		01560	0624	11	1996	WD	U I I	33000												
		00971	0005	1	1979	WD	U I I	0												
TOTAL POINT VALUE	105.000	HEATED AREA 1,188																		
BUILDING ADJUSTMENTS		NOTES																		
Quality	4	Below Average +	0.9500																	
Shape/Design	1	Market Adjustment	1.0000																	
Size	Size	Size	1.0500																	
TOTAL ADJUSTMENT FACTOR		1.000																		
TOTAL QUALITY INDEX		105																		
SUBAREA		Click on image to enlarge																		
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,008	100	132300	TOTAL OB/XF VALUE																
FEP	180	070	16538																	
FOP	129	030	5119																	
FIREPLACE		3 - 1 Story Single		1,900																
SUBAREA TOTALS		1,317		155,857																
BUILDING DIMENSIONS BAS=W2W26S36E13E15N36Area:1008;FEP=N10W18S10E18Area:180;FOP=S4E6N4W6Area:24;FOP=N15E7S15W7Area:105;TotalArea:1317																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
0100	0100	R-6	50	210	1.0800	2	1.0000					100.00	50.000	FF	1.080	108.00	5400		0	
TOTAL MARKET LAND DATA																	5,400			
TOTAL PRESENT USE DATA																				



Parcels: 2599894458 COUNTY OF WAYNE



PIN#: 2599894458

OWNER: COUNTY OF WAYNE

OWNER ADDRESS: PO BOX 227

CITY: GOLDSBORO STATE: NC ZIP: 27533-0227

LAND VALUE: \$5,400.00

BUILDING VALUE: \$46,760.00

TOTAL VALUE: \$52,160.00

GOOGLE STREET VIEW: [Click Here](#)

Zoom to

711

709

707

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Accept Initial Bid and Authorize Finance to Advertise for Upset Bids 316 Whitfield Drive to Megan Rivera

DEPARTMENT: Finance

BACKGROUND:

Staff received an offer to purchase City 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).

DISCUSSION:

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))**

316 Whitfield Drive

Offeror: Megan Rivera

Offer: \$4,375.00

Bid Deposit: \$218.75

Parcel #: 46402 Pin #: 2599459711

Tax Value: \$8,750.00 Zoning: R-6

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 business check.

Staff recommends the Council accept the offer to start the upset bid process.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution accepting the initial offer on 316 Whitfield Drive from Ms. Megan Rivera and authorize Finance to advertise for upset bids.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn

Sakeithia Reece

Laura Getz

Matthew Livingston

RESOLUTION 2025 — 90

RESOLUTION AUTHORIZING UPSET BID PROCESS

WHEREAS, the City of Goldsboro owns certain real property at **316 Whitfield Dr (Pin #2599459711)**; and

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

WHEREAS, the City has received an offer to purchase the property described above, in the amount of **\$4,375.00 (Four Thousand Three Hundred and Seventy-Five Dollars and no/100)** submitted by **Megan Rivera (Offeror)**; and

WHEREAS, Offeror has paid the required five percent (5%) deposit on his/her offer in the amount of **\$218.75 (Two Hundred Eighteen Dollars and 75/100)**;

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

1. The City Council declares this property as surplus.
2. The City Council hereby accepts the initial offer of the offeror above.
3. The City Council further authorizes sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
4. The Finance Director shall cause a notice of the proposed sale to be published in a newspaper of general circulation within its jurisdiction. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
5. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the office of the Finance Director at 200 N. Center Street, Goldsboro, NC 27530 during normal business hours within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Finance Director or designee shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
6. Upset offer and deposit shall be delivered in a sealed envelope. The written offer proposal must include the name of the person or business making the offer, address of said property, and Wayne County parcel identification number. The offer shall be signed by the individual or person with signature authority if a business entity. The outside of the sealed envelope should have the address of the property, the words “Upset Bid” and include the address of the Property.
7. The City of Goldsboro reserves the right to reject any or all offers at any time.
8. If a qualifying higher bid is received, the Finance Director shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

9. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that existing offer and five percent (5%) of the remainder of that existing offer.
10. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The city will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such, the return of the deposit will then be issued within 10 days of confirmation of clearing. The city will refund the deposit of the final high bidder at closing or apply to the sales price, as determined at the time of closing by the Finance Director.
11. Any Offeror's bid deposit shall be refunded if it is not the final high bidder; or if mutually agreeable terms cannot be settled upon if no upset bids are received, provided that sufficient time has elapsed to allow for the payment draft, if by check, to clear the City's central depository and be credited to such. Refund will be issued within 10 days of confirmation of clearing.
12. The terms of the final sale are:
 - City Council must approve the final high offer before the sale is closed, which will be done within 30 days after the final upset bid period has passed.
 - Buyer must pay with cash, cashier's check or certified check at the time of closing.
 - Buyer must pay closing costs.
13. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
14. If no qualifying upset bid is received after the initial public notice, the initial offer set forth above is hereby accepted as the final offer. City staff and officials are authorized to execute the instruments necessary to convey the property to Offeror.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

RECEIVED
8/28/25

I, Megan Rivera would like to offer the

City of Goldsboro the sum of \$4,375 for the

purchase of property at the following location:

Parcel: 2599459711

Street: 316 Whitfield Dr.

Signed: Megan Rivera
Date: 8/28/25

Name: Megan Rivera
Address: 65 Glen Rd PMB 394, Garner NC 2752
Phone: 973-943-1843
Email: megan@alphacontractingllc.com
Amount of Bid Deposit: \$218.75

Will be 9/16/25
decided to
Alpha Contracting
LLC

RECEIVED
2025 AUG 31 A 9:04
CITY OF GOLDSBORO
FINANCE DEPARTMENT

Attn: Catherine Gwynn

dropped off
by April Choice
on 8-24-25
8:33 am

ALPHA CONTRACTING LLC

65 GLEN RD PMB 394
GARNER, NC 27529

2137

66-19/530 NC
58637

DATE 8/28/25

PAY TO THE
ORDER OF

City of Goldsboro

\$ 218⁷⁵/₁₀₀

Two hundred eighteen and ⁷⁵/₁₀₀

DOLLARS



BANK OF AMERICA

ACH R/T 053000196

FOR

Bid 316 Whitfield

Mega Kwe

MP

Appraisal Card

WAYNE COUNTY

CITY OF GOLDSBORO 316 WHITFIELD DR 76121320										COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100) Reval Year: 2025 Tax Year: 2025 LT 12 BLK E BORDEN Appraised by 60 on 01601 BYPASS WEST										Return/Appel Notes: Parcel: 2599459711 PLAT: /UNIQ ID 46402 ID NO: 12000059006026 CARD NO. 1 of 1 1.0000 LT TW-12										SRC= CI-01 FR-00 EX-5 AT- LAST ACTION 20240815									
CONSTRUCTION DETAIL				MARKET VALUE								DEPRECIATION								CORRELATION OF VALUE																			
TOTAL POINT VALUE				USE	MOD	EFF. Area	QUAL	BASE RATE	RCN	EYB	AYB									CREDENCE TO																			
BUILDING ADJUSTMENTS				08	00							% GOOD								DEPR. BUILDING VALUE - CARD																			
TOTAL ADJUSTMENT																				DEPR. OB/XF VALUE - CARD																			
FACTOR																				MARKET LAND VALUE - CARD																			
TOTAL QUALITY INDEX																				TOTAL MARKET VALUE - CARD																			
																				TOTAL APPRAISED VALUE - CARD																			
																				TOTAL APPRAISED VALUE - PARCEL																			
																				TOTAL PRESENT USE VALUE - PARCEL																			
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																				TOTAL TAXABLE VALUE - PARCEL \$																			
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																				HEATED AREA																			
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SUBAREA																																							
GS AREA				RPL CS								CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS								UNIT PRICE ORIG COND BLDG# SIZE FACT AYB EYB ANN DEP RATE OVR % OB/XF DEPR. VALUE																			
TYPE												TOTAL OB/XF VALUE																											
FIREPLACE																																							
SUBAREA																																							
TOTALS																																							
BUILDING DIMENSIONS																																							
LAND INFORMATION																																							
HIGHEST AND BEST USE USE CODE LOCAL ZONING FRONT TAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJUSTMENTS AND NOTES ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNT TYP TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES																																							
0100 0100 R-6 70 150 1.0000 2 1.0000 RF AC LC TO OT 125.00 70.000 FF 1.000 125.00 8750 0																																							
TOTAL MARKET LAND DATA																																							
TOTAL PRESENT USE DATA																																							



Tax Department: [Click Here](#)
Billing Collections: [Click Here](#)
Register of Deeds: [Click Here](#)
Parcel ID (PIN): 2599459711
Owner Name: CITY OF GOLDSBORO
Owner Name:
Mailing Address: PO BOX A
Mailing Address:
City & State: GOLDSBORO, NC 27533-9701
Property Address: 316 WHITFIELD DR

[illegible]

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 3, 2025 CITY COUNCIL MEETING**

TITLE: Accept offer for substandard lot SL 2004-94 503 W. Mulberry (Shipman and New York Telecom, LLC)

DEPARTMENT: Finance

BACKGROUND:

Staff received two offers to purchase city- and county-owned property deemed a substandard lot. Council must either accept or reject the offers, and if accepted authorize City officials to seek concurrence from the County and if approved, execute instruments necessary to transfer ownership. (Session Law 2004-94 Senate Bill 1370).

DISCUSSION:

The following offers have been received:

503 W. Mulberry Street

Offeror 1: Neil Vincent Shipman

Offer: \$1.00

Bid Deposit: \$1.00

Offeror 2: New York Telecom LLC (Sam Yousif) and Andrew Ingham

Offer: \$1.00

Bid Deposit: \$1.00

Parcel #: 47341

Pin #: 2599771045

Tax Value: \$890.00

Zoning: R-6

The first offer from Neil Vincent Shipman was received on June 26, 2024. This is a substandard lot sale as determined by the Planning department, therefore the minimum offer is \$1.00. The Planning Department sent letters to adjacent property owners as per SL 2004-94 on July 15, 2024 and again on June 26, 2025. The second offer from New York Telecom LLC (Sam Yousif) and Andrew Ingham was received on October 15, 2024, and revised on May 23, 2025. The second offerors, New York Telecom, LLC (Sam Yousif) and Andrew Ingham, own the property immediately east of 503 W. Mulberry Street. Mr. Neil Vincent Shipman owns the property immediately west of 503 W. Mulberry Street. The earnest money deposit of \$1.00 has been received in cash from both offerors.

Staff recommends accepting both offers from the 2 adjoining property owners and deeding the property to them as tenants in common. Each party will hold an undivided interest in the property as tenants in common and will be responsible for any subsequent division, survey, or recording costs. This action will allow the property to be returned to the tax rolls and combined

with adjoining parcels, eliminating a substandard lot.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution accepting the offers on 503 W. Mulberry Street from Neil Vincent Shipman (Offeror 1) and New York Telecom LLC (Sam Yousif) and Andrew Ingham (Offeror 2) and authorize the Mayor and City Clerk to execute the necessary documents upon County approval.

MANAGER'S RECOMMENDATION:

APPROVERS

Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION 2025 - 91

RESOLUTION AUTHORIZING SALE OF SURPLUS SUBSTANDARD REAL PROPERTY UNDER SESSION LAW 2004-94 SENATE BILL 1370

WHEREAS, the City of Goldsboro and County of Wayne own certain property, **503 W. Mulberry Street (Pin #2599771045)** which has been identified as substandard; and

WHEREAS, North Carolina Session Law 2004-94 permits the city to sell substandard surplus lots owned by the City of Goldsboro and Wayne County to adjoining property owners; and

WHEREAS, the Planning and Community Development Department has contacted the adjoining property owners to determine their interest in receiving the substandard lot; and

WHEREAS, the City has received two offers to purchase the property described above, in the amount of **\$1.00 (One Dollar and no/100)** for the lot submitted by **Neil Vincent Shipman (Offeror 1)** and **New York Telecom LLC (Sam Yousif) and Andrew Ingham (Offeror 2);** and

WHEREAS, Both offerors have paid the required earnest money deposit of **\$1.00 (One Dollar and no/100)**; and

WHEREAS, Offeror 2 is current and active with the North Carolina Secretary of State as a corporation doing business in North Carolina.

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

1. The City Council hereby declares the property surplus.
2. The City Council hereby accepts both offers as presented above.
3. The City Council authorizes the sale of the property described above through North Carolina Session Law 2004-94.
4. City staff shall contact and seek concurrence by the Wayne County Board of Commissioners on the sale of the property described above.
5. Upon concurrence by the Wayne County Board of Commissioners, the City Council further authorizes and empowers City officials to execute the instruments necessary to convey the property to the Offerors.
6. The terms of the final sale are:
 - o Buyers must pay with cash at the time of closing;
 - o Earnest moneys received shall be applied to purchase price;
 - o Buyers must pay closing costs;
 - o Deed shall be prepared with both offerors as joint tenants in common;
 - o Buyers are responsible for any subsequent division, survey, and recording costs.
7. The City reserves the right to withdraw the property from sale at any time before

ownership is transferred and recorded.

This Resolution shall be in full force and effect from and after November 3, 2025.

Charles Gaylor, IV
Mayor

Attested by:

Laura Getz
City Clerk

I, Neil Vincent Shipman would like to offer the

City of Goldsboro the sum of \$1.00 for the

purchase of property at the following location:

Parcel: 2599771045

Street: 503 W. Mulberry St.

Signed: DR. Neil V. Shipman DBA, Inc.

Date: 6/26/2024

Name Neil Vincent Shipman

Address: 703 W. Chestnut St. Goldsboro, NC 27530

Phone: (919) 288-2448 H / (919) 738-6293 C

Email: Neil.Shipman @ att. Net

Amount of Bid Deposit: \$1.00

↳ Cash Letter

RECEIVED

2024 JUN 26 PM 3: 20

CITY OF GOLDSBORO
FINANCE DEPARTMENT

I, ⁵⁴
Andrew
New York Telecom LLC & Rhea Ingham would like to offer the

City of Goldsboro the sum of \$1.00 (one dollar) for the
purchase of property at the following location:

Parcel: 2599771045

Street: 503 W Mulberry St, Goldsboro NC 27530

Signed: Sam Yousif ANDREW INGHAM
Date: 10/15/24 5/23/25

Name Sam Yousif
Address: 439 Dogwood Trl, Goldsboro NC 27534
Phone: 212-897-8410
Email: nytelecom@yahoo.com
Amount of Bid Deposit: \$1.00

'25 MAY 23 12:09PM

SCANNED
ALT

503 W Mulberry Street Lot Sale



0

100



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

WAYNE COUNTY

WAYNE COUNTY & CITY OF GOLDSBORO

503 W MULBERRY ST
79266550

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

Reval Year: 2019 Tax Year: 2024 MULBERRY ST
Appraised by on 01702 WEST SIDE DOWNTOWN

Return/Appeal Notes: Parcel: 2599771045
PLAT: / UNIQ ID 47341
ID NO: 12000068002012A

CARD NO. 1 of 1
1.0000 LT
TW-12

SRC=
CI-01 FR-00 EX-2 AT-
LAST ACTION 20170729

CONSTRUCTION DETAIL

TOTAL POINT VALUE

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

FACTOR

TOTAL QUALITY INDEX

MARKET VALUE

USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB

10 00

TYPE: COMMERCIAL

STYLE:

DEPRECIATION

% GOOD

CORRELATION OF VALUE

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE DATE NOTE NUMBER AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD DATE DEED TYPE Q/U/V/I INDICATE SALES PRICE

BOOK PAGE MO/YR

02862 0876 6 2011 WD C I

01448 0454 10 1994 WD U I

00809 0544 1 1972 U I

HEATED AREA

NOTES

p6-2012 demo for 2013

SUBAREA

TYPE GS AREA % RPL CS

CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG# SIZE FACT AYB EYB ANN DEP RATE OVR % COND OB/XF DEPR. VALUE

TOTAL OB/XF VALUE

FIREPLACE

SUBAREA

TOTALS

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE USE CODE LOCAL ZONING FRON TAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNT TYP TOTAL ADJST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES

1000 1000 R-6 21 60 0.6500 2 1.0000 65.00 21.000 FF 0.650 42.25 887 0

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003**

**SESSION LAW 2004-94
SENATE BILL 1370**

**AN ACT TO CHANGE THE PROCEDURE FOR DISPOSAL OF SURPLUS
STANDARD AND SUBSTANDARD LOTS BY THE CITY OF GOLDSBORO
AND WAYNE COUNTY.**

The General Assembly of North Carolina enacts:

SECTION 1.(a) Notwithstanding the provisions of Article 12 of Chapter 160A of the General Statutes, the following procedures may be utilized by the City of Goldsboro relative to the sale of surplus real property owned alone by the City or jointly owned by the City and by Wayne County.

SECTION 1.(b) Substandard surplus real property may be disposed of under the following procedures:

- (1) The City Clerk will notify the Planning and Community Development Department of the City's receipt of substandard surplus property.
- (2) The Planning and Community Development Department will identify all contiguous property owners.
- (3) The Planning and Community Development Department will determine if any of the adjoining parcels are substandard.
- (4) If only one of the adjacent lots is substandard, the owner of that lot will be deeded the City's surplus lot if the owner elects in writing to receive title to the property in return for one dollar (\$1.00).
- (5) If more than one adjoining parcel to the surplus property is substandard, the Planning and Community Development Department will contact these property owners to determine their interest in receiving the substandard lot. If more than one adjoining property owner elects in writing to receive title to a portion of the substandard lot, the property will be divided in order to create two standard adjoining lots.
- (6) If dividing the substandard lot among adjoining property owners does not create two standard lots, ownership of the entire lot will be awarded to the owner of the adjoining lot with the greater degree of a substandard condition. If not accepted by this adjoining owner, then the lot will be awarded to the other adjoining owner.
- (7) If the property adjacent to a substandard lot is standard in nature, the property will be divided among the adjoining property owners. If only one adjoining standard property owner shows interest in the standard lot, full property ownership will be awarded to this owner.

SECTION 1.(c) Standard surplus real property may be disposed of under the following procedures:

- (1) The City Clerk will notify the Planning and Community Development Department of the City's receipt of standard real surplus property.
- (2) The Planning and Community Development Department will identify all contiguous property owners.
- (3) The Planning and Community Development Department will determine if any of the adjoining parcels are substandard.

- (4) If a substandard lot adjoins a standard City surplus lot and the property owner agrees to pay fifty percent (50%) of the tax value of the surplus lot, this lot will be sold to the owner of the substandard lot at this price without soliciting further additional bids.
- (5) If more than one adjoining property is substandard and both property owners are willing to share in the minimum asking price of fifty percent (50%) of the total property tax value of the standard lot, the lot in question will then be subdivided between the two adjoining property owners of substandard lots without soliciting further bids provided this division creates two standard lots. If not accepted by this adjoining owner, then the lot will be awarded to the other adjoining owner.
- (6) When all adjacent lots are standard in nature, the Finance Department will conduct the sale of the standard surplus lot. Standard surplus lots will be offered for sale in accordance with the provisions of G.S. 160A-266, provided however, the minimum sales price will be at least fifty percent (50%) of the property's tax value. No bid for the lot under fifty percent (50%) of the property's tax value may be accepted by the City council.

SECTION 2. When selling standard properties, the City of Goldsboro will at a minimum:

- (1) Notify the adjacent property owners and individuals and entities who have bid on surplus property in the past as well as all local real estate firms.
- (2) Place upon the property a "For Sale" sign.
- (3) Place a nonlegal advertisement in a local newspaper.
- (4) Arrange for the broadcast of at least one public service announcement on a local radio station and PACC 10 TV.

SECTION 3. The City of Goldsboro will contact the County of Wayne for its concurrence prior to beginning the sale of substandard and standard lots which are jointly owned by both governmental entities.

SECTION 4. This act becomes effective July 1, 2004.

In the General Assembly read three times and ratified this the 13th day of July, 2004.

s/ Beverly E. Perdue
President of the Senate

s/ James B. Black
Speaker of the House of Representatives