

**MINUTES OF THE MEETING OF THE  
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MARCH 31, 2025**

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on March 31, 2025.

Present: Mr. William Rose Jr., Chair  
Mr. Ronald Waters, Vice Chair (Wayne County & ETJ Representative) Arrived at 6:03pm  
Ms. Viola Figueroa  
Ms. Shirley Edwards (Wayne County & ETJ Representative)  
Mr. Kevin Brown  
Mr. Duke Cox  
Mr. Glenn Barwick

Also Present: Mark Helmer, Planning Director  
Kenny Talton, Assistant Planning Director  
Paul Saylor, Planner I/Preservation Planner  
Holly Jones, Planning Executive Assistant

Mr. Rose began the meeting at 6:00 p.m.

**Approval of the Agenda**

Ms. Edwards made a motion to approve the Agenda. The motion was seconded by Ms. Figueroa and unanimously carried.

**Approval of Minutes**

Ms. Figueroa made a motion to approve the minutes of the Regular Meeting of November 25, 2024. The motion was seconded by Mr. Cox and unanimously carried.

**Board of Adjustment**

**BOA-1-25 Philip A. Baddour, Jr.; Variance Request Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance.** Kenny Talton, Assistant Planning Director, presented the item, after being properly sworn in.

The property is located at the corner of Pineridge Lane and Hillcrest Drive and addressed as 125 Pineridge Lane, Goldsboro, North Carolina 27534. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-16). The Wayne County Tax Identification No. is 3519-23-0765. The property has a total frontage of 100 ft. along Pineridge Lane and 200 ft. along N. Hillcrest Dr. and a total area of approximately 20,000 sq. ft. or 0.46 acres.

The applicant is requesting a variance of Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that new construction meets the corner side setback requirement of 32 ft. in the Residential (R-16) Zoning District.

**Variations as stipulated in the North Carolina General Statutes Section 160A-388(d):**

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

**Site Data:**

The owners of the property are identified as Philip A. Baddour, Jr. and wife, Margaret B.

The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The owners of the property propose to construct a 20 ft. x 32.5 ft. one-story addition (650 sq. ft.) to include a master bedroom, bathroom and closet to their existing 2,812 sq. ft. single-family dwelling.

The proposed addition would encroach 13.3 ft. into the required corner setback of 32 ft. in the Residential (R-16) Zoning District. The subject property is located at 125 Pineridge Lane, Goldsboro, North Carolina.

The subject property is located within Goldsboro’s corporate limits.

City water and sewer services are available to serve the property.

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

The home and lot are located in an R-16 (Residential) zoning district.

Setbacks for the Residential (R-16) zoning district are as follows:

R-16 Residential Zoning District	
Front	40 ft.
Rear	25
Side	16 ft.
Corner Side	32 ft.
Minimum Lot width (Frontage)	100 ft.
Minimum Lot Area	16,000 ft.

**FINDING OF FACT:**

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

**Finding:** Applicant will suffer unnecessary hardship from strict application of the ordinance. Sufficient space is not available along the western property line to accommodate the proposed addition.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

**Finding:** The hardship results from conditions that are peculiar to the property. Subject property is in an older subdivision developed prior to the adoption of City zoning regulations.

- (3) The hardship did not result from actions taken by the applicant or the property owner.

**Finding:** The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

**Finding:** The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. Planning staff believe that the proposal would be in harmony with existing structures within the existing neighborhood. In addition, staff

believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety issues or traffic concerns within the neighborhood.

**\*NOTE: Before granting a variance, the board must take a separate vote to affirm by a (4/5) four-fifths majority on each of the four required findings stated above.**

**A motion to deny a variance may be made on the basis that any one or more of the four criteria stated above are not satisfied. Such a motion shall include a statement of the specific reasons or findings of fact that support it. This motion is adopted as the board's decision if supported by a simple majority of the board's membership.**

Mr. Rose opened the public hearing. The following person spoke after being properly sworn in:

1. Phillip Baddour Jr., applicant, provided additional images (attached as Exhibit A) and asked that the variance be approved. He stated that the home lacked a bedroom downstairs, making it difficult for he and his wife due to their advanced age. He further stated that the proposed location for the addition makes the most sense for the design of the home and lot.

No one else spoke and the public hearing was closed.

Mr. Rose read each finding and requested a motion to approve or deny.

Ms. Figueroa made a motion to approve finding 1. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 2. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 3. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 4. The motion was seconded by Mr. Waters and unanimously carried.

#### **Rezoning**

**CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the southeast side of S. Harding Dr. between Hwy. 70 East (N. Spence Ave.) and W. New Hope Rd.** Mark Helmer, Planning Director, presented the item. *Exhibit B: Harding Drive Assemblage.*

ADDRESS: TBD

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

OWNER: Goldsboro Family YMCA, Inc.

APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a change of zone from the Residential -12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and 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	R12/16	Vacant
South	R12/R16	Vacant
East	R16	Single-family detached
West	R9	Multi-family dwellings

The property is identified as within the Medium-Density land use category. Medium and High-Density Residential land uses have been provided in areas that have water or sewer service or where plans

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

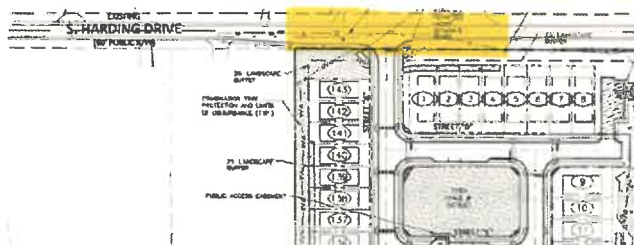
The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 lots.

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

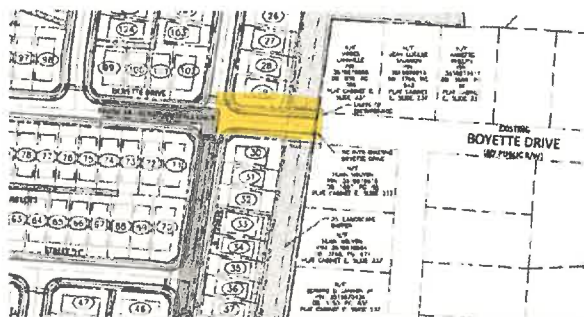
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules,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

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

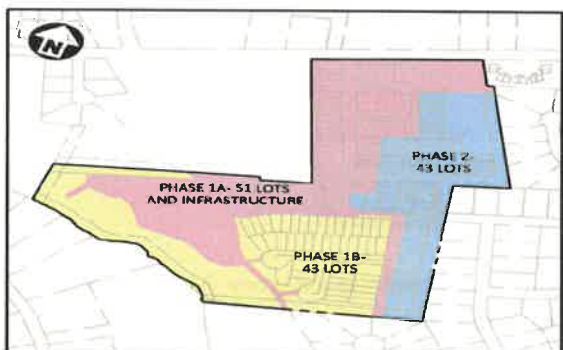
Access: Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr. A right turning lane will be required from S. Harding Dr. into the front entrance of the subdivision in accordance with City Engineering standards.



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



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



Density: 143 units/38.88 acres = 3.67 dwelling units/per acre

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

Required Open Space: The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open spaces will include both active (walking trails, playgrounds, outdoor grills, seating, and shade sails/structures) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Required: 7.74 acres

Proposed: Passive-Approx. 10.74 acres  
Active-Approx. 0.78 acres

Total: Approx. 11.51 acres

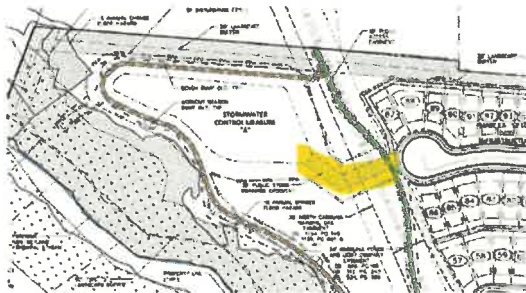
Parking:

Required: 2 per unit x 143 units = 286 spaces  
Proposed: 286 spaces + 8 parallel spaces + 7 mail kiosk spaces = 301 parking spaces

Utilities: City water and sewer are available to serve the site off S. Harding Drive.

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

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



Proposed public/private infrastructure:

- Roadways : 4,769.3 linear ft. (Public)
- Water mains: 4,728.79 linear ft. (Public)
- Sewer mains: 4,600.63 linear ft. (Public)
- Sidewalks: 9722.5 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:** 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:** All utilities will be required to be installed underground.

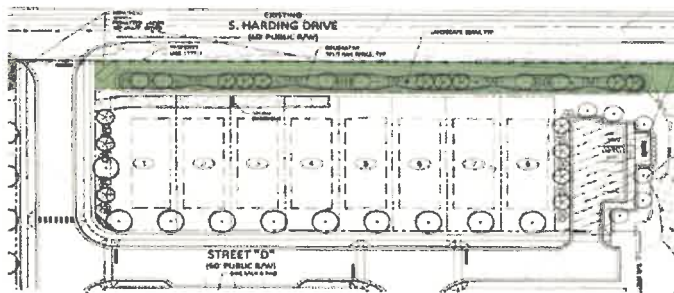
**Interconnectivity:** Interconnectivity has been identified for the site along the eastern property boundary at Boyette Dr.

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

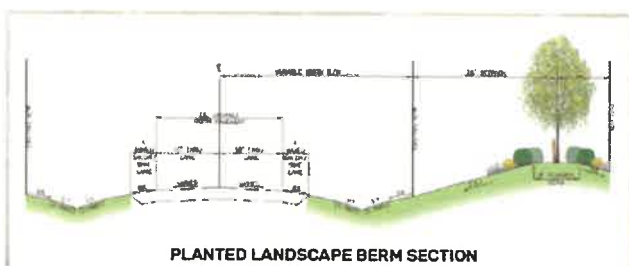
**Subdivision signage:** Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.



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



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



**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. The technical review committee will review the plan for compliance with all City of Goldsboro Development standards and Condition of the zoning district. Planning staff will then issue preliminary subdivision approval. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

**Conditions of the proposed R-6 Conditional Zoning District:**

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

1. Side Building Setback: Proposed reduction from 8 ft. to 5 ft.
2. Rear Building Setback: Proposed reduction from 25 ft. to 20 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 3,900 sq. ft.
4. Minimum lot width: Proposed reduction from 60 ft. to 39 ft.
5. Maximum Building height shall increased from 35 to 40 feet
6. Sidewalks will be provided on both sides of all proposed streets
7. Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
8. Two decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
9. Active open space in the form of a landscaped neighborhood park with playground equipment
10. Active open space with improved walking trails, UDO does not require walking trails

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

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

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

**Staff Recommendation**

Planning Staff 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 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 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 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 shall refer to the attached worksheet and review the consistency and inconsistency statements, then vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.

Ms. Figueroa asked if there was only one driveway. Mr. Helmer stated that there are two points of access, from Harding Drive and Boyette Drive, an existing stump street to the east.

Mr. Cox asked if there were any enhancements that needed to be done with the traffic going through another neighborhood. Mr. Helmer stated that the existing roads were in good shape and more than adequate to meet required standards.

Mr. Rose opened the public hearing. The following person spoke:

1. Sarah Van Every, Senior Planner for McAdams Co., representing the applicant, Starlight Homes. She introduced the project staff, thanked the Planning staff for all that they had done to assist, and asked the board if they had any questions.

No one else spoke and the public hearing was closed.

Mr. Rose asked Mr. Helmer to read the Consistency Statement. Ms. Figueroa made a motion to approve the consistency statement. The motion was seconded by Mr. Brown and unanimously carried.

**GZ-01-25 (7Brew Coffee) Mark Huonder (Office and Institutional-1 to General Business) – Corner of N. Berkley Blvd. and Ridgecrest Dr.** Kenny Talton, Assistant Planning Director, presented the item.

ADDRESS: 706 N. Berkeley Blvd.  
PARCEL: 3519-53-9599  
PROPERTY OWNER: Riddle and Smith Holdings, LLC  
APPLICANT: Mark Huonder

The applicant is requesting a rezoning from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: Approx. 18,730.80 sq. ft. or 0.43 acres

**SURROUNDING ZONING:**

North: Shopping Center (SC), Highway Business (HB)  
South: Residential (R-16)/General Business (GB)  
East: General Business (GB)/Residential (R-16)  
West: General Business (GB)

Existing Use: The property is currently occupied and used as a law office.

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

This is a rezoning proposal for approximately 0.43 acres to be rezoned from the Office and Institutional (O & I -1) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Discount Tire and directly across the street from Berkeley Mall and Panera Bread along Berkeley Boulevard. An existing residential subdivision is located south of the subject property.

Staff have distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only, since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

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

The Planning Commission shall refer to the attached worksheet and review the consistency and inconsistency statements, then vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the May 5, 2025 meeting.


Mr. Rose opened the public hearing. No one spoke and the public hearing was closed.

Mr. Brown asked if the board needed to look at interconnectivity. Mr. Helmer stated not for a rezoning, and the property will be accessed from the side street. Mr. Talton also stated that it would be looked at when the site plan was reviewed, and there would not be any access allowed from Berkeley. The board briefly discussed the current traffic concerns in the area. Mr. Talton stated that DOT would also be consulted.

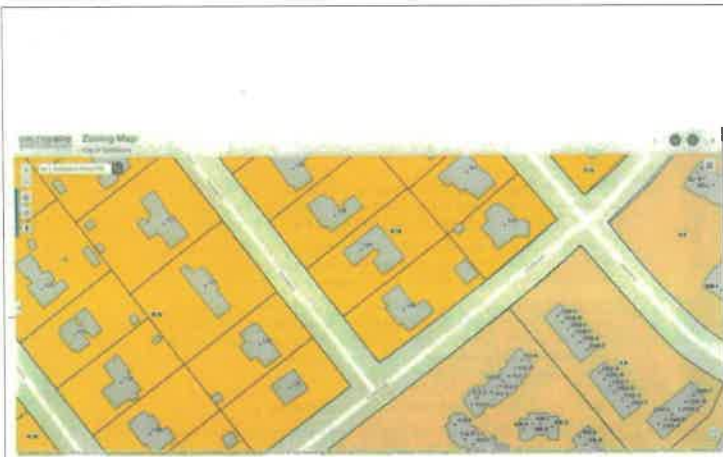
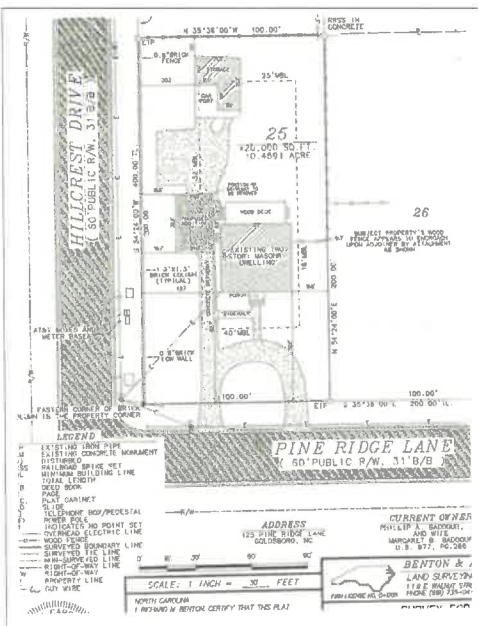
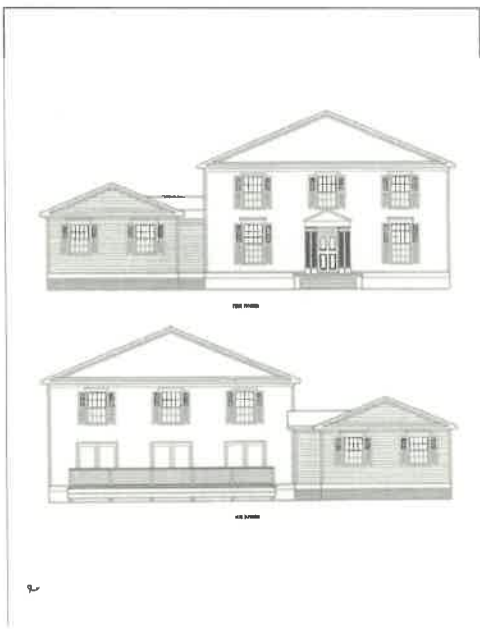
Ms. Figueroa asked if there was a left turn from Berkeley and onto Berkeley from the side Road. Mr. Talton and Mr. Helmer stated that the median does not extend past the intersection; it is a non-signalized intersection, and drivers can still choose to turn right or left.

Ms. Figueroa made a motion to approve the consistency statement. The motion was seconded by Mr. Brown and unanimously carried.

There being no further business, Ms. Figueroa made a motion to adjourn the meeting. The motion was seconded by Ms. Edwards and unanimously carried. The meeting adjourned at 6:56 p.m.

  
\_\_\_\_\_  
William Rose, Jr.  
Chair

  
\_\_\_\_\_  
Holly Jones  
Planning Executive Assistant





# HERITAGE DOWNS

SOUTH HARDING DRIVE  
GOLDSBORO, NORTH CAROLINA, 27534

## CONDITIONAL REZONING MASTER PLAN

PROJECT NUMBER: STL-24001  
DATE: MARCH 28, 2025

### Zoning Conditions for S. Harding Drive Assemblage R-6

Permitted uses:  
**USE CATEGORY: HOUSEHOLD LIVING**  
**Specific Use: R-6**  
 Single Family, detached

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

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

#### Amenity and Common Area Commitments

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

#### Architectural Commitments

- Building height 2-stories, 35' maximum.
- Shutters or window trim shall be provided on the front façade on all homes.
- The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
  - Horizontal siding
  - Board & Batten siding
  - Shake siding
  - Stone accent
  - Brick accent
  - Balcony
- All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
- Any cantilevered projections 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 trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
- All front-façade windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common mastic pattern, colonial pattern in half of each window.

3/31/2025

- 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 on all dwelling units.
- A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
- All homes shall have a minimum 12-inch eaves on two (2) 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.

#### Dimensional Commitments:

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

#### Buffer Yard Commitments:

For table below, additional perimeter buffer width and planting shall be provided:

Direction	Adjacent to	Retained buffer width	Exceeded buffer width
North	Harding Dr.	8'	25'
	PINs 3519774999 & 3519787052	15'	25'
East	PIN 3519789182	10'	25'
	PIN 3519873233 (portion of to be reconveyed with PIN 3519774999)	15'	25'
	PINs 3519889568, 3519880456, 3519980326, 3519980266, 3519981135, 3519879806, 3519879676, 3519970504, 3519970434, 3519970364, 3519970285, 3519971115	10'	25'
	PINs 3519868997, 3519867963, 3519866845, 3519971911, 3519970819, 3519879806	15'	25'
South	PINs 3519868997, 3519867963, 3519866845, 3519971911, 3519970819, 3519879806	20'	25'
	PIN 3519766657	20'	25'
West	PIN 3519789182	10'	25'
	PIN 3519876271	10'	25'
	PINs 3519764877, 3519762982, 3519761938	50'	50'

2

#### Site Commitments:

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

3

### Harding Drive Assemblage STL24001

#### R6 Conditional Zoning Narrative

**Contact Information**  
 Owner: Goldsboro Family YMCA INC  
 Authorized Agent: Starlight Homes, Bob Miehler  
 Engineer: McAdams, Ryan Barker, PE  
 Planner: McAdams, Sarah Van Every, AICP

**Site Data**  
 Address: S. Harding Drive  
 Current zoning: R9, R12  
 Parcel Size: 43.24 acres  
 PINs: 3519881157, 3519883223, 3519885239, 3519887367, 3519873233\* (\*portion of)  
 Legal Descriptions: See attached

**General Information**  
 Development Name: S. Harding Drive Assemblage  
 Proposed lots: 145 (maximum)  
 Open Space dedication: 11.51 acres  
 ROW dedication: 7.36 acres

**Density**  
 Proposed Density: 3.7 dwelling units per acre  
 Calculation Method: Number of units/net acreage

#### Proposed Infrastructure

Roadways: 4,769.53 lf of public roadway  
 Water mains: 4,728.79 lf  
 Sewer mains: 4,800.63 lf  
 Sidewalks: 9,722.5 lf  
 Trails: 2,632 lf of private trail  
 Length of each expected sewer allocation: 41,100 GPD

#### Neighboring Property Concerns

No known concerns from adjacent properties. Following this submittal but before public meetings, we will voluntarily host a neighborhood meeting.

#### Adjacent Land Use

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

**Environmental impacts:** The majority of the site is vacant with tree stands primarily along the perimeter buffer. Streams track near the eastern, southern and western property boundaries and floodplain extends into the site along the western boundary.

**Mitigation:** There is a 50' Neuse River Basin buffer on the eastern and southern boundary along the reformed stream. To protect the floodplain and provide future residents access to plenty of natural green space, development west of the existing transmission easement has been limited to passive open space, including a trail and benches.

**Provide justification that the proposal will not place excessive burdens**  
 Proposed development will not place excessive burdens to the City of Goldsboro. Careful and thoughtful design has avoided road extension and development toward the stream and floodplain, allowing for a substantial area to remain in its natural, wooded state (along the western boundary).

The future development will provide an attractive neighborhood for Goldsboro residents, where they will be able to enjoy access to open green space. The centralized space not only provides space for field game activities but also provides on-street parking at the green. Additional parking is also provided at the mail kiosk, adjacent to the central green. This project employs traffic calming initiatives through on-street parking and hi-visibility crosswalks at the centralized green. The green and mail kiosk include enhanced landscaping as generally depicted on the conceptual plan.

**Open Space**

**Description:** The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open Space programming includes outdoor grills, seating, and shade sails/structures at the centralized green. Additional detail will be provided during subdivision process.

In addition to sidewalks on both sides of internal streets, this project proposes a trail network, meandering along the stream and stormwater control measure, with bump-outs for fitness activity. The 2,600+ linear feet of trail network provides opportunity for residents to take a relaxing stroll or a more energetic fitness run.

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

**Development Schedule**

**Phasing:** The subsequent subdivision development is intended to be developed in two (2) phases. There is now a phasing plan in the submittal to reflect this.

**Deviations**

The proposed lot development deviations are aimed at creating a compact development that centralizes public infrastructure in an effort to reduce burden. While the minimum dimensions are just those, the minimums and only apply to a small percentage of the lot layout, the average lot is 4,770-square feet.

**Side setback:** Proposed reduction from 8' to 5'

**Rear setback:** Proposed reduction from 25' to 20'

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

6. All windows within a street facing facade utilizing sliding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
7. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern, 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 on all dwelling units.
11. A minimum 6-foot 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.

**Buffer Yard Commitments:**

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

Direction	Adjacent to	Required buffer width	Provided buffer width
North	Harding Dr	8'	25'
	PINs 3519774999 & 3519787052	15'	25'
	PIN 3519789162	10'	25'
East	PIN 3519873233 (portion of to be recombined with PIN 3519774999)	15'	25'
	PIN 3519880642	10'	25'
South	PINs 3519889589, 3519889456, 3519880326, 3519890286, 3519881135, 3519878806, 3519879876, 3519970504,	15'	25'

Minimum lot width: Proposed reduction from 60' to 38'

**Improvements**

Sidewalks on both sides of all internal streets.

Private trail along the western side of the development.

Maximum density of 3.7 du/a.

Architectural standards requiring high quality materials and design.

26% Open Space provided.

**Expected sales/rental prices**

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

**Architectural standards**

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

1. Building height 2-stories, 35' maximum.
2. Shutters or window trim shall be provided on the front facade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
  - a. Horizontal siding
  - b. Board & Batten siding
  - c. Shake siding
  - d. Stone accent
  - e. Brick accent
  - f. Balcony
4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.

	351970434, 3519970384, 3519970285, 3519971115		
South	PINs 3519888997, 3519867963, 351988945, 3519971911, 3519970819, 3519878806	15'	25'
	PIN 3519889184	20'	25'
West	PIN 3519788667	20'	25'
	PIN 3519789182	10'	26'
	PIN 3519678771	10'	25'
	PINs 3519784877, 3519782982, 3519781938	50'	50'

**Site Commitments:**

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