

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 9, 2025**



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

- 1. Call to Order**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Planning Commission Items**
 - 4.1 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 Royal Avenue and Tarboro Street
 - 4.2 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
- 5. 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.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM**

OCTOBER 9, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT 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 Royal 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

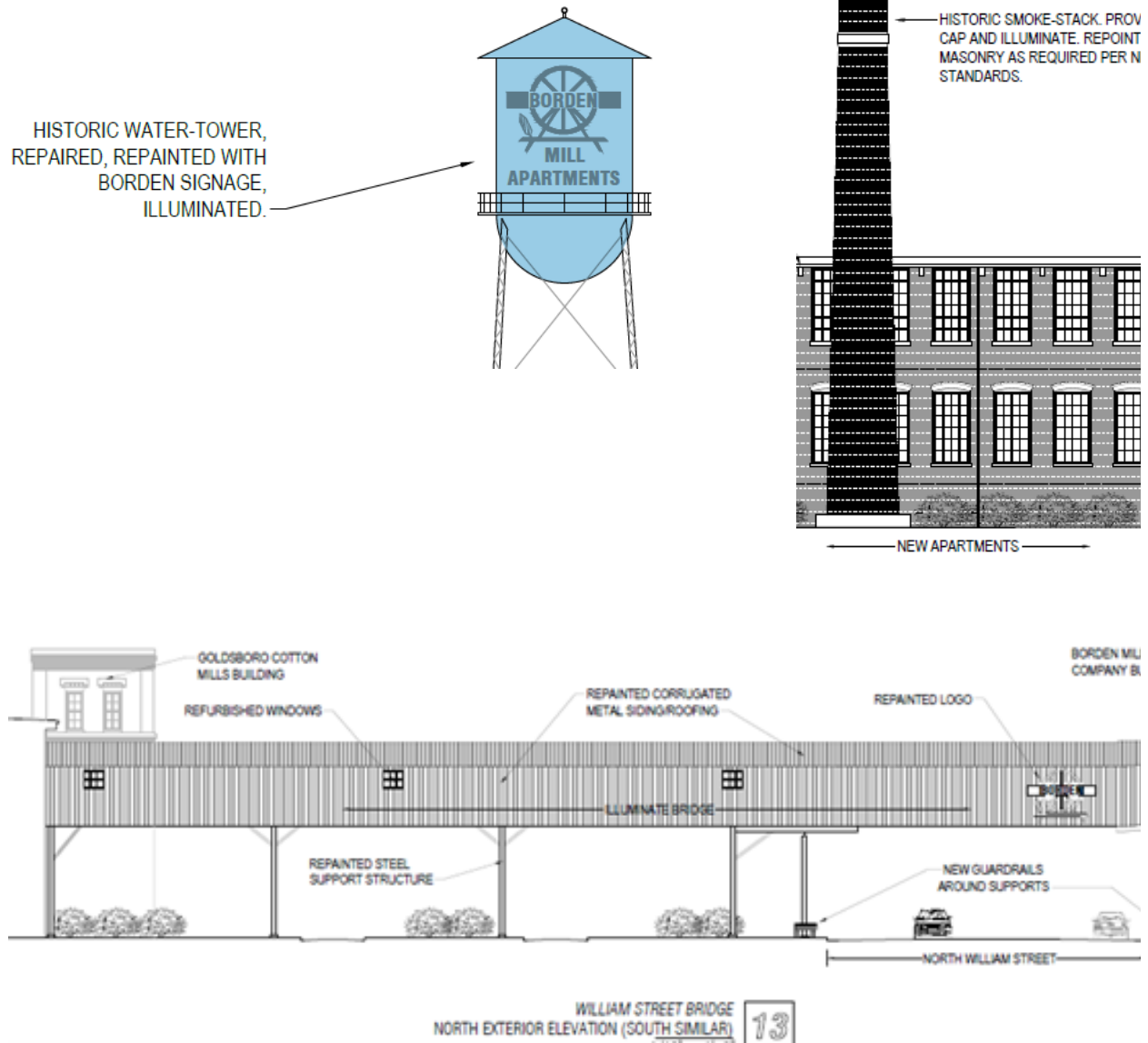
Historic Mill Facade rehabilitation will be in accordance with the Department of Interior standards and include period correct window treatments.



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.

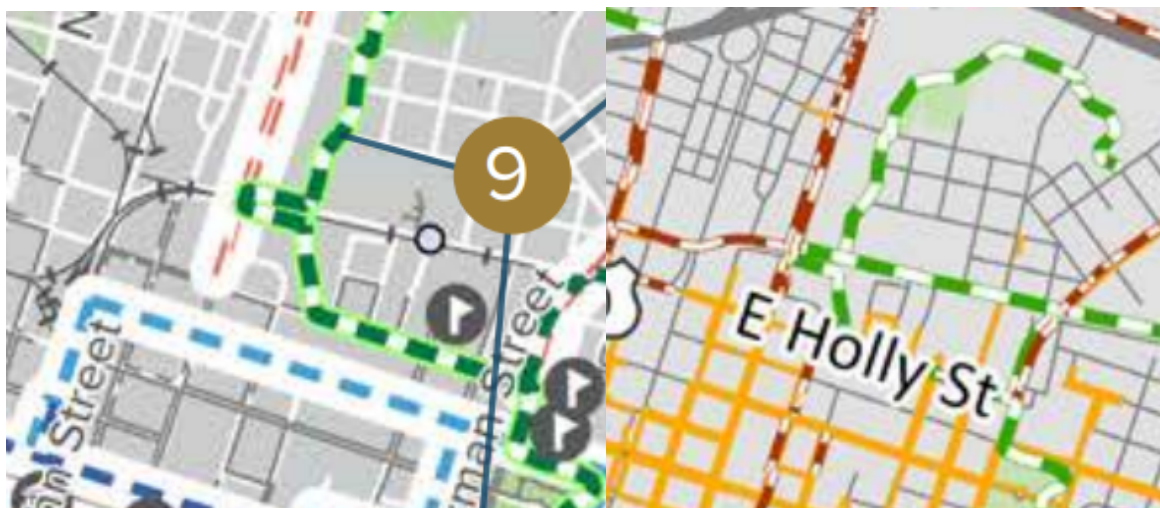


Active Open Space will include a swimming pool, ball courts, and dog park.



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.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
 April Choice
 Sakeithia Reece
 Laura Getz
 Matthew Livingston

**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 ^{11.14} units/12.93 ac = 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.

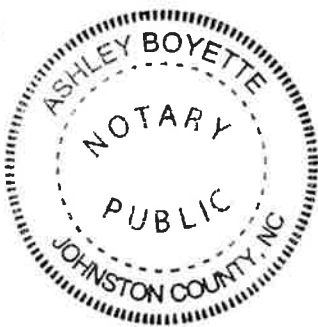
Notary Public:

Ashley Boyette

(Printed Name)

Ashley Boyette

(Signature)



(Seal)

County of Commission:

Johnston

Commission Expires:

7/26/28

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 affordable multi-family 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. 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 it's 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 proposeing 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



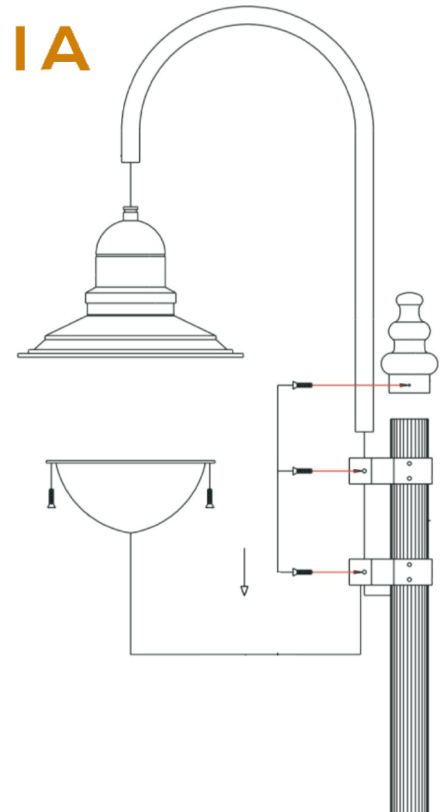
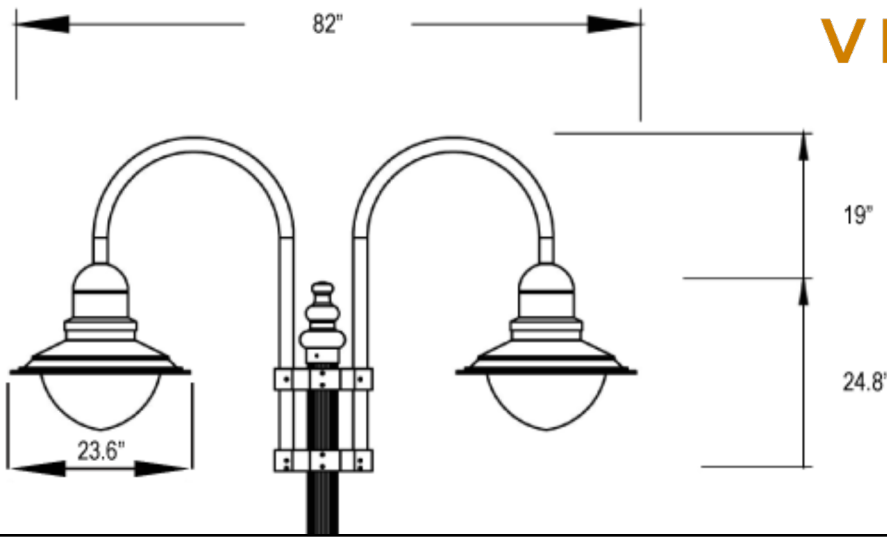


4007-2-fixture

FIXTURE



VENIA



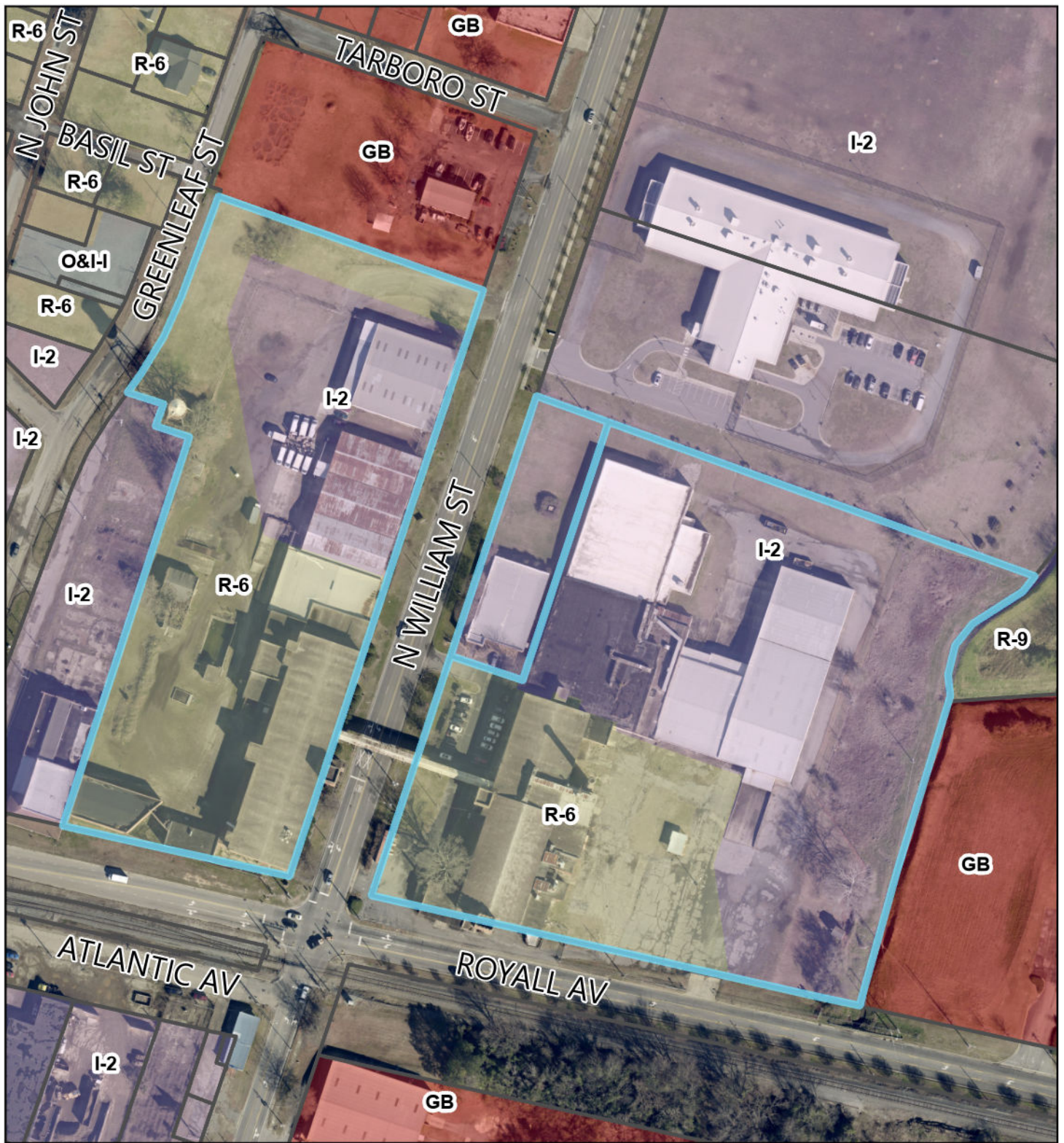
Specifications

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

RoadCenterline 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
 Owner: Borden Mills Lofts, LLC
 Location: N. William St. & Royall Av.
 PIN# 3509191639, 3509194602
 3509196339

0 50 100 200 300 400 Feet



Legend

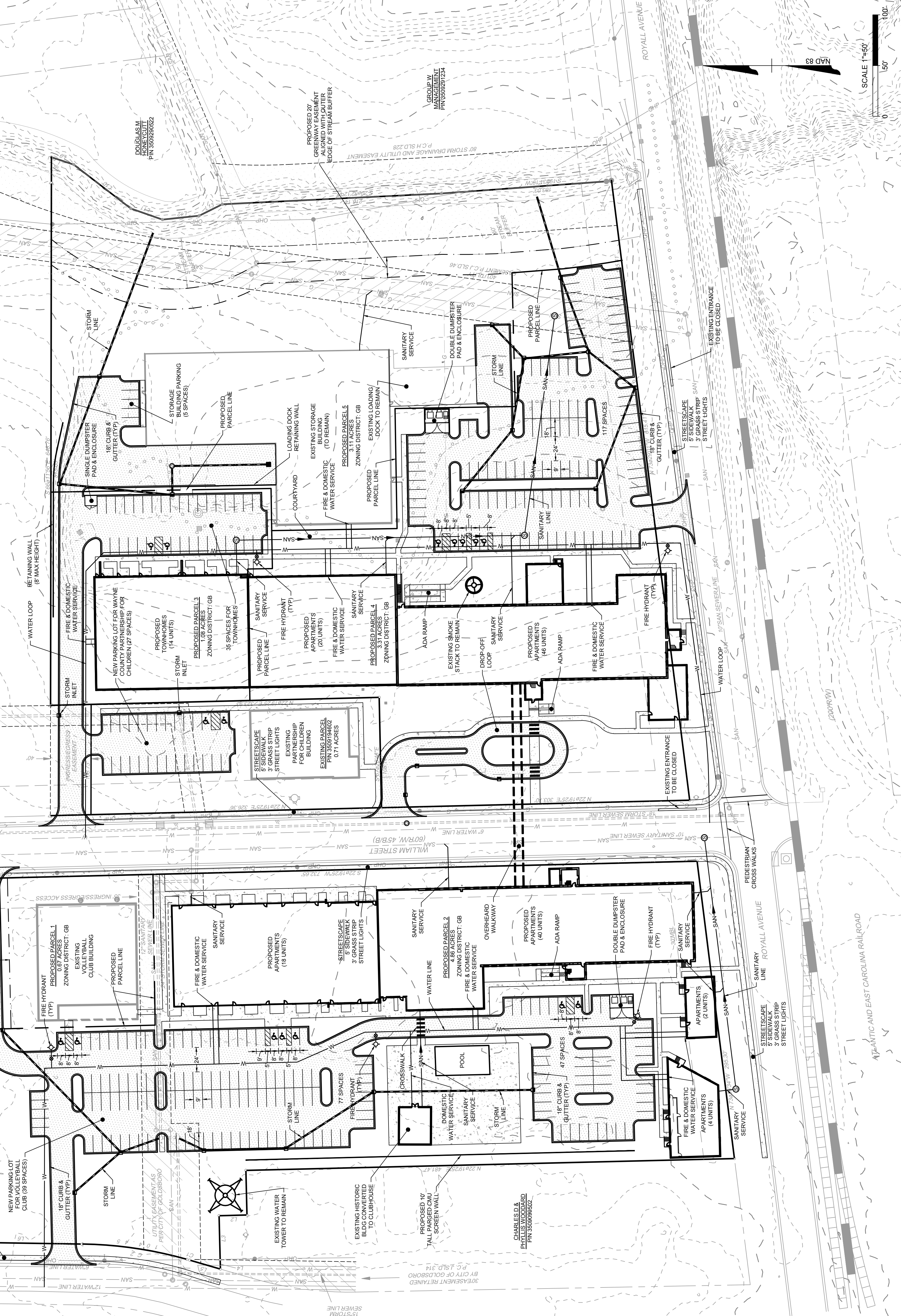
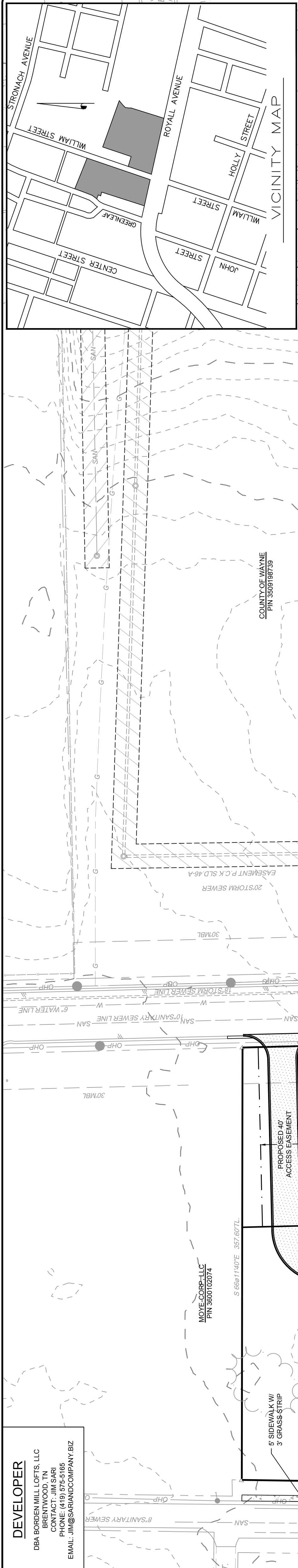
RoadCenterline County	Mixed Use II
Future Land Use	Residential
Commercial	High Density Residential
Office and Institutional	Medium Density Residential
Industrial	Low Density Residential
Conservation	Rural Residential/Agriculture
Mixed Use	PARCELS VIEW
Mixed Use - Downtown	
Mixed Use I	

SITE DATA	
1. TYPE OF SUBMITTAL:	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:	144 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)

- OFFSITE IMPROVEMENTS NOTES**
- TURN LANES WILL PROVIDED AT SITE ENTRANCES PER NCDOT REQUIREMENTS.
 - ALL EXISTING CURB CUTS TO REMAIN UNUSED WILL BE CLOSED WITH CURB & GUTTER.
 - ALL REQUIRED PERMITS FROM NCDOT FOR WORK IN THE RIGHT OF WAY WILL BE OBTAINED DURING CONSTRUCTION DRAWING REVIEW.
 - 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)
PARKING REQUIREMENTS:	1.4 SPACES PER 1BD UNIT 2 SPACES PER 2BD UNIT 2.5 SPACES PER 3BD
PARKING REQUIREMENTS:	1.75 SPACES PER UNIT (INCHFA)
PARKING CALCULATION:	24 - 1BD = 34 SPACES 27 - 2BD = 54 SPACES 13 - 3BD = 33 SPACES TOTAL = 121 SPACES
PARKING CALCULATION:	64 - UNITS = 112 SPACES TOTAL = 112 SPACES (INCHFA)
PARKING PROVIDED:	124 SPACES (7 ADA)
EXISTING VOLLEYBALL CLUB	
PROPOSED USE:	1 SPACE PER 300 SF
REQUIREMENT:	10,160 SF / 300 = 34 SPACES
CALCULATION:	39 SPACES (2 ADA)
PROVIDED:	
EAST SIDE	
PROPOSED USE:	APARTMENTS (66 UNITS)
PARKING REQUIREMENTS:	1.4 SPACES PER 1BD UNIT 2 SPACES PER 2BD UNIT 2.5 SPACES PER 3BD
PARKING REQUIREMENTS:	1.75 SPACES PER UNIT (INCHFA)
PARKING CALCULATION:	32 - 1BD = 45 SPACES 34 - 2BD = 68 SPACES TOTAL = 113 SPACES
PARKING CALCULATION:	66 - UNITS = 116 SPACES TOTAL = 116 SPACES (INCHFA)
PARKING PROVIDED:	116 SPACES (5 ADA)
PROPOSED USE:	TOWNHOUSES (14 UNITS)
PARKING REQUIREMENTS:	1.4 SPACES PER 1BD UNIT 2 SPACES PER 2BD UNIT 2.5 SPACES PER 3BD
PARKING CALCULATION:	14 - 3BD = 35 SPACES TOTAL = 35 SPACES (GOLDSBORO)
EXISTING PARTNERSHIP FOR CHILDREN	
PROPOSED USE:	300 SF
REQUIREMENT:	23 SPACES
PROVIDED:	27 SPACES
EXISTING STORAGE BUILDING	
REQUIREMENT:	5 SPACES
PROVIDED:	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



BEK architecture
735 Ninth Street
Durham, NC 27705
p: 919.286.2575 f: 919.286.1906
www.bekarchitecture.net
ARCHITECT OF RECORD

**FOR NCRA REVIEW ONLY
NOT FOR CONSTRUCTION**

©2025, Bek Architecture
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 client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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) 473-3346

PROJECT TITLE & ADDRESS
BORDEN MILL APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number
BORDEN24
Drawn by
BEK ARCHITECTURE

ISSUE DATE:
01/17/2024
DESCRIPTION:
NCRA 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:

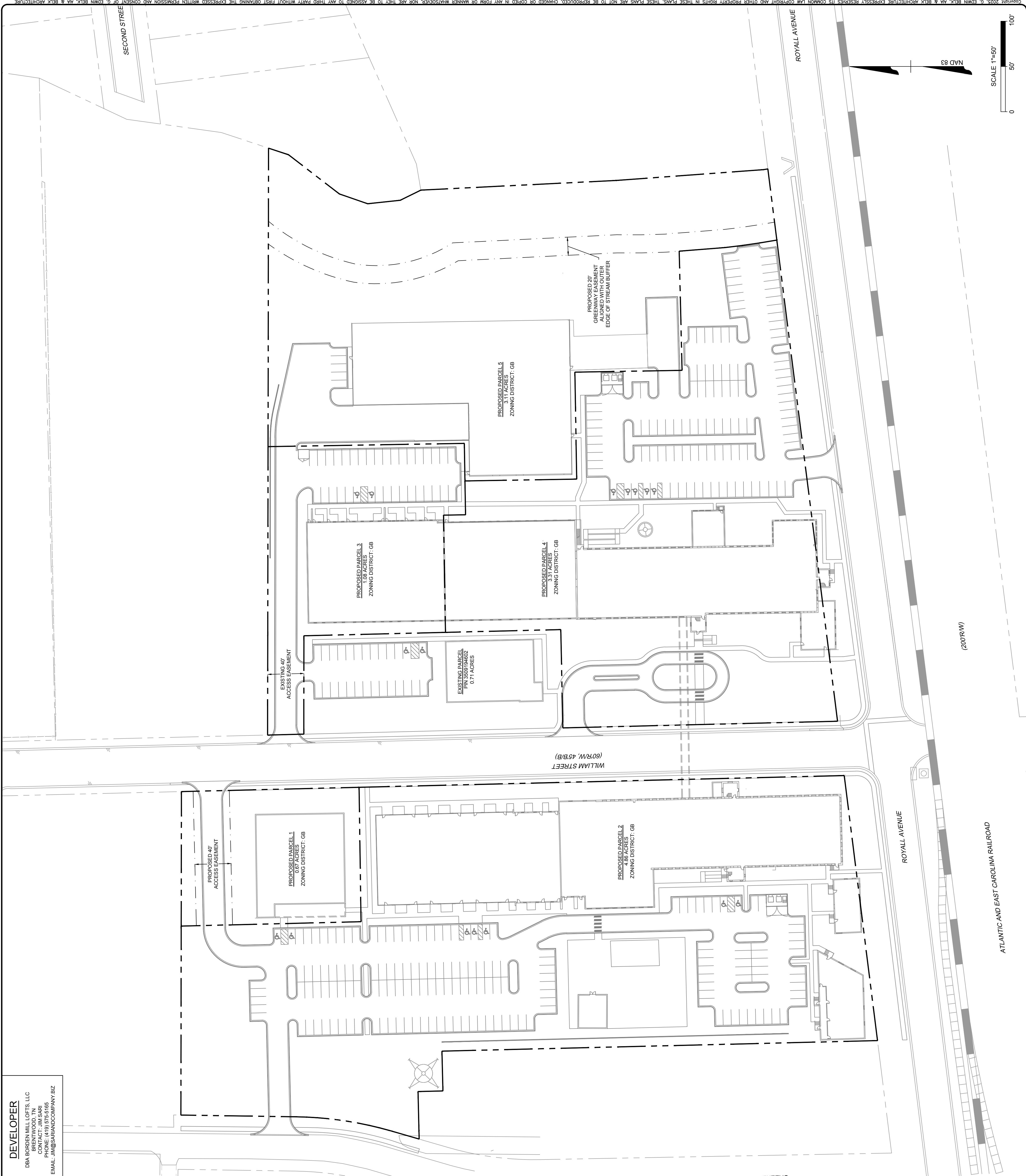
130 UNITS
13.

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
FOR NCMA REVIEW ONLY
NOT FOR CONSTRUCTION

©2025, Bek Architecture
The professional services of the architect are provided under a contract with the client. The client acknowledges that 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 Centrepoint 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 NCMA PRELIMINARY
APPLICATION (4%)
08/29/2025 CITY OF GOLDSBORO
ZONING APPLICATION

SHEET CONTENT
**PARCEL
EXHIBIT**

C-300

SCALE 1"=50'
0 50' 100'

ATLANTIC AND EAST CAROLINA RAILROAD

(200'RW)

ROYALL AVENUE

ROYALL AVENUE

GREENLEAF STREET

(RW VARIES)

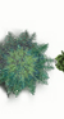
WILLIAM STREET
(60'RW, 45'B)

SECOND STREET

Copyright 2025, G. EDWIN BELK, AA & BEK ARCHITECTURE. EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF G. EDWIN BELK, AA & BEK ARCHITECTURE.

PROPOSED PLANT PALETTE:

NC COASTAL NATIVE PLANT PALETTE INSPIRATION

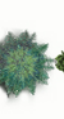
SYMBOL	COMMON NAME	BOTANICAL NAME
CANOPY TREES		
	BALD CYPRESS	TAXODIUM DISTICHUM
	RED MAPLE	ACER RUBRUM
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
	SWAMP CHESTNUT OAK	QUERCUS MICHAUXII
	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE'
	WILLOW OAK*	QUERCUS PHELLOS*
EVERGREEN TREES		
	AMERICAN HOLLY	ILEX OPACA
	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM 'BLUE ARROW'
	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA
	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'
	LITTLE GEM DWARF	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	SOUTHERN MAGNOLIA	GORDONIA LASIANTHUS
	LOBLOLLY BAY	
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 FRINGE TREE*	CHIONANTHUS VIRGINICUS*
DECIDUOUS SHRUBS		
	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'
	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA
	BLUE MUFFIN ARROWWOOD	VIBURNUM DENTATUM 'BLUE MUFFIN'
	FLORIDA SUNSHINE ANISE TREE	ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
	GROUND HUG® BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCCONAM012'
	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	RUBY SLIPPERS OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
	RUBY SPICE SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
	SIKE'S DWARF OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	TINY WINE® NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMIOTW'
	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'
EVERGREEN SHRUBS		
	ANNA'S MAGIC BALL® ARBORVITAE	THUJA OCCIDENTALIS 'ANNA VAN LOTEN'
	COLOR GUARD ADAMS NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'
	DON'S DWARF WAX MYRTLE	MYRTICA CERIFERA 'DON'S DWARF'
	DWARF PALMETTO	SABAL MINOR
	GREY OWL EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'GREY OWL'
	INKBERRY HOLLY	ILEX GLABRA
	SCHILLINGS DWARF YAUPOH HOLLY	ILEX VORMITORIA 'SCHILLINGS DWARF'
	STRAWBERRY SHORTCAKE WAX MYRTLE	MYRTICA CERIFERA 'STRAWBERRY SHORTCAKE'
	WAX MYRTLE	MYRTICA CERIFERA
FERNS		
	CINNAMON FERN	OSMUNDA CINNAMOMEA
ORNAMENTAL GRASSES		
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHEMANDOAH'
	BLUE DART COLORGRASS RUSH	JUNCUS TENUIS 'BLUE DART'
	CHEYENNE SKY PRAIRIE WINDS®	PANICUM VIRGATUM 'CHEYENNE SKY'
	SWITCH GRASS	ERAGROSTIS SPECTABILIS
	PURPLE LOVEGRASS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
PERENNIALS		
	STANDING OVATION LITTLE BLUESTEM	
	EASTERN SMOOTH BEARDTONGUE	PENSTEMON LAEVIGATUS
	ORANGE CONEFLOWER	RUDEBECKIA FULGIDA
	PURPLE CONEFLOWER	RUDEBECKIA PURPUREA
	WALKER'S LOW CATMINT	NEPETA RACEMOSA 'WALKER'S LOW'

STREET TREE NOTE:

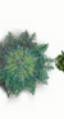
CANOPY & UNDERSTORY TREES NOTED WITH AN ASTERISK (*) IN THE PLANT LEGEND ARE SPECIES PROPOSED FOR USE AS STREET TREES.

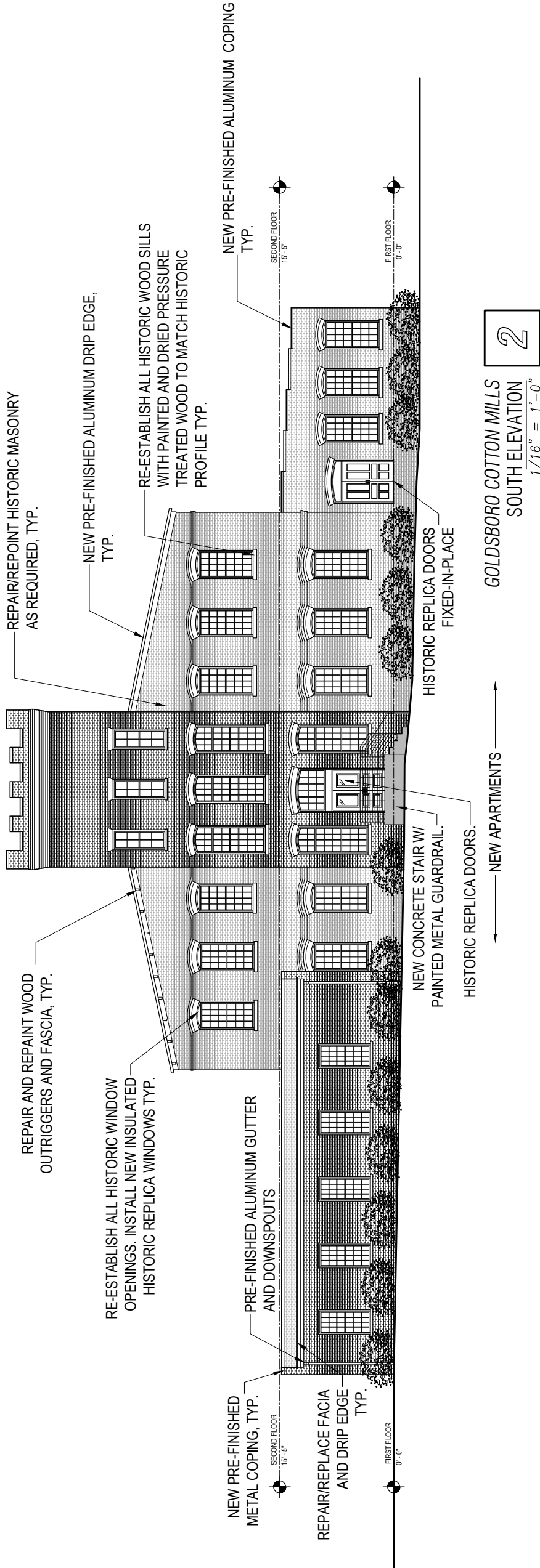
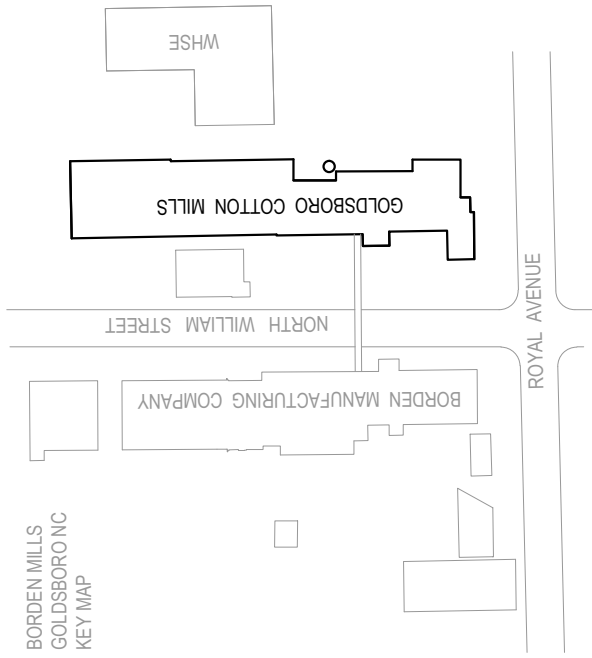


PROPOSED PLANT PALETTE:
NC COASTAL NATIVE PLANT PALETTE INSPIRATION

SYMBOL	COMMON NAME	BOTANICAL NAME
	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
	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'
	LITTLE GEM DWARF	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	SOUTHERN MAGNOLIA	GORDONIA LASIANTHUS
	LOBLOLLY BAY	
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 FRINGE TREE*	CHIONANTHUS VIRGINICUS*
DECIDUOUS SHRUBS		
	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'
	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA
	BLUE MUFFIN ARROWWOOD	VIBURNUM DENTATUM 'BLUE MUFFIN'
	FLORIDA SUNSHINE ANISE TREE	ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
	GROUND HUG® BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCCONAM012'
	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	RUBY SLIPPERS OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
	RUBY SPICE SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
	SIKE'S DWARF OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	TINY WINE® NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMIOTW'
	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'
EVERGREEN SHRUBS		
	ANNA'S MAGIC BALL® ARBORVITAE	THUJA OCCIDENTALIS 'ANNA VAN LOTEN'
	COLOR GUARD ADAMS NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'
	DON'S DWARF WAX MYRTLE	MYRTICA CERIFERA 'DON'S DWARF'
	DWARF PALMETTO	SABAL MINOR
	GREY OWL EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'GREY OWL'
	INKBERRY HOLLY	ILEX GLABRA
	SCHILLINGS DWARF YAUPOH HOLLY	ILEX VORMITORIA 'SCHILLINGS DWARF'
	STRAWBERRY SHORTCAKE WAX MYRTLE	MYRTICA CERIFERA 'STRAWBERRY SHORTCAKE'
	WAX MYRTLE	MYRTICA CERIFERA
FERNS		
	CINNAMON FERN	OSMUNDA CINNAMOMEA
ORNAMENTAL GRASSES		
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHEMANDOAH'
	BLUE DART COLORGRASS RUSH	JUNCUS TENUIS 'BLUE DART'
	CHEYENNE SKY PRAIRIE WINDS®	PANICUM VIRGATUM 'CHEYENNE SKY'
	SWITCH GRASS	ERAGROSTIS SPECTABILIS
	PURPLE LOVEGRASS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
PERENNIALS		
	STANDING OVATION LITTLE BLUESTEM	
	EASTERN SMOOTH BEARDTONGUE	PENSTEMON LAEVIGATUS
	ORANGE CONEFLOWER	RUDEBECKIA FULGIDA
	PURPLE CONEFLOWER	RUDEBECKIA PURPUREA
	WALKER'S LOW CATMINT	NEPETA RACEMOSA 'WALKER'S LOW'

PROPOSED PLANT PALETTE:
NC COASTAL NATIVE PLANT PALETTE INSPIRATION

SYMBOL	COMMON NAME	BOTANICAL NAME
	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
	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'
	LITTLE GEM DWARF	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	SOUTHERN MAGNOLIA	GORDONIA LASIANTHUS
	LOBLOLLY BAY	
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 FRINGE TREE*	CHIONANTHUS VIRGINICUS*
DECIDUOUS SHRUBS		
	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'
	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA
	BLUE MUFFIN ARROWWOOD	VIBURNUM DENTATUM 'BLUE MUFFIN'
	FLORIDA SUNSHINE ANISE TREE	ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
	GROUND HUG® BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCCONAM012'
	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	RUBY SLIPPERS OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
	RUBY SPICE SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
	SIKE'S DWARF OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	TINY WINE® NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMIOTW'
	VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'
EVERGREEN SHRUBS		
	ANNA'S MAGIC BALL® ARBORVITAE	THUJA OCCIDENTALIS 'ANNA VAN LOTEN'
	COLOR GUARD ADAMS NEEDLE	YUCCA FILAMENTOSA 'COLOR GUARD'
	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'
	DON'S DWARF WAX MYRTLE	MYRTICA CERIFERA 'DON'S DWARF'
	DWARF PALMETTO	SABAL MINOR
	GREY OWL EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'GREY OWL'
	INKBERRY HOLLY	ILEX GLABRA
	SCHILLINGS DWARF YAUPOH HOLLY	ILEX VORMITORIA 'SCHILLINGS DWARF'
	STRAWBERRY SHORTCAKE WAX MYRTLE	MYRTICA CERIFERA 'STRAWBERRY SHORTCAKE'
	WAX MYRTLE	MYRTICA CERIFERA
FERNS		
	CINNAMON FERN	OSMUNDA CINNAMOMEA
ORNAMENTAL GRASSES		
	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS
	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHEMANDOAH'
	BLUE DART COLORGRASS RUSH	JUNCUS TENUIS 'BLUE DART'
	CHEYENNE SKY PRAIRIE WINDS®	PANICUM VIRGATUM 'CHEYENNE SKY'
	SWITCH GRASS	ERAGROSTIS SPECTABILIS
	PURPLE LOVEGRASS	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
PERENNIALS		
	STANDING OVATION LITTLE BLUESTEM	
	EASTERN SMOOTH BEARDTONGUE	PENSTEMON LAEVIGATUS
	ORANGE CONEFLOWER	RUDEBECKIA FULGIDA
	PURPLE CONEFLOWER	RUDEBECKIA PURPUREA



HISTORIC SMOKE STACK. PROVIDE
CHIMNEY LINING AND
MASONRY AS REQUIRED PER NFPA
STANDARDS.

REPAIR AND REPAINT WOOD
OUTRIGGERS AND FASCIA, TYP.
RE-ESTABLISH ALL HISTORIC
WINDOW OPENINGS. INSTALL NEW
ALUMINUM REPLICA WINDOWS TYP.
REPLICA WINDOWS TYP.

PRE-FINISHED ALUMINUM GUTTER
AND DOWNSPOUTS TYP.
NEW GRAY TPO
MEMBRANE ROOF

REPAIR/REPLACE FACIA AND
Drip EDGE TYP.

NEW PRE-FINISHED
METAL COPING, TYP.

REPAIR/REPLACE FACIA
AND Drip EDGE
TYP.

NEW INSULATED
HOLLOW METAL DOOR

REPAIR/REPOINT HISTORIC MASONRY
AS REQUIRED, TYP.

NEW MASONRY
ACCESSIBLE RAMP

NEW ALUMINUM
STOREFRONT ENTRANCE
BELOW UPPER WINDOW SASH

NEW INSULATED ALUMINUM
WINDOWS IN NEW OPENINGS, TYP.

NEW CONCRETE STAIR

RE-ESTABLISH ALL HISTORIC WOOD SILLS
WITH PAINTED AND DRIED PRESSURE
TREATED WOOD TO MATCH HISTORIC
PROFILE TYP.

PRE-FINISHED METAL CLADDING TYP.
GUTTER AND DOWNSPOUTS TYP.

NEW GRAY TPO
MEMBRANE ROOF

NO/FA AFFORDABLE
HOUSING

PRIVATE
CONDOMINIUMS

1a

GOLDSBORO COTTON MILLS
EAST ELEVATION
1/16\"/>

A < > B

NO/FA AFFORDABLE
HOUSING

PRIVATE
CONDOMINIUMS

PRE-FINISHED METAL CLADDING TYP.

NEW PRE-FINISHED ALUMINUM FACIA,
GUTTER AND DOWNSPOUTS TYP.

NEW METAL AWNINGS
OVER ALL ENTRANCES

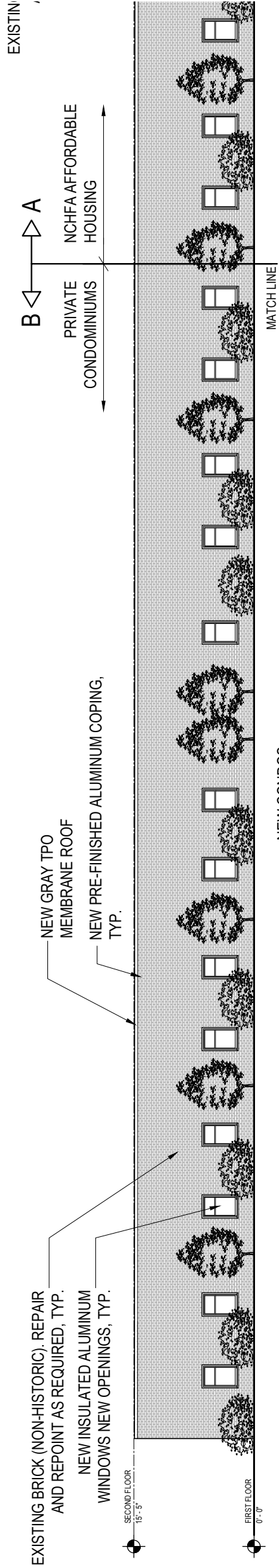
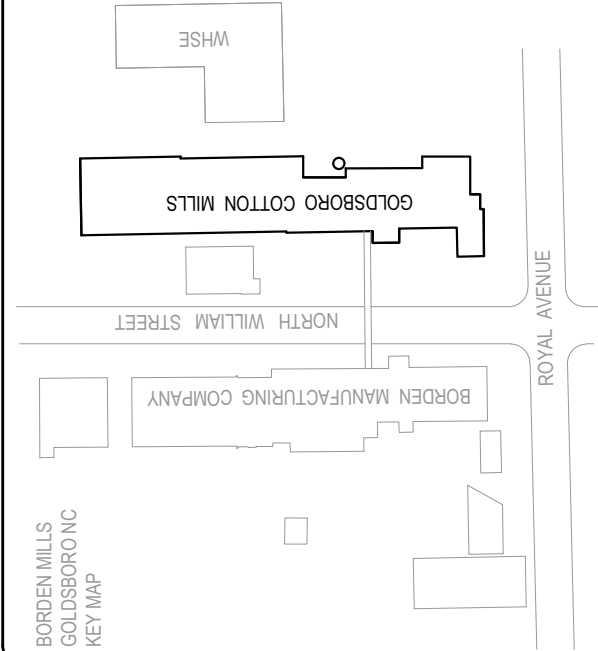
NEW INSULATED ALUMINUM
ENTRANCE DOORS TYP.

NEW INSULATED ALUMINUM
WINDOWS IN NEW OPENINGS, TYP.

NEW CONDO

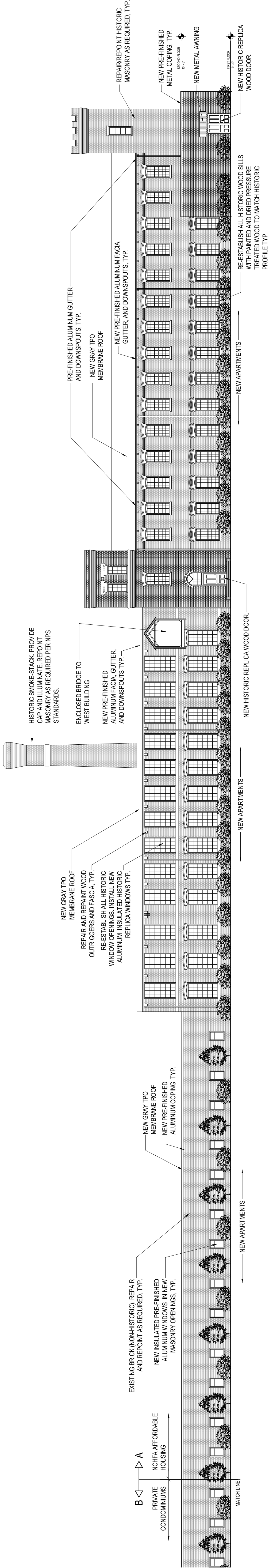
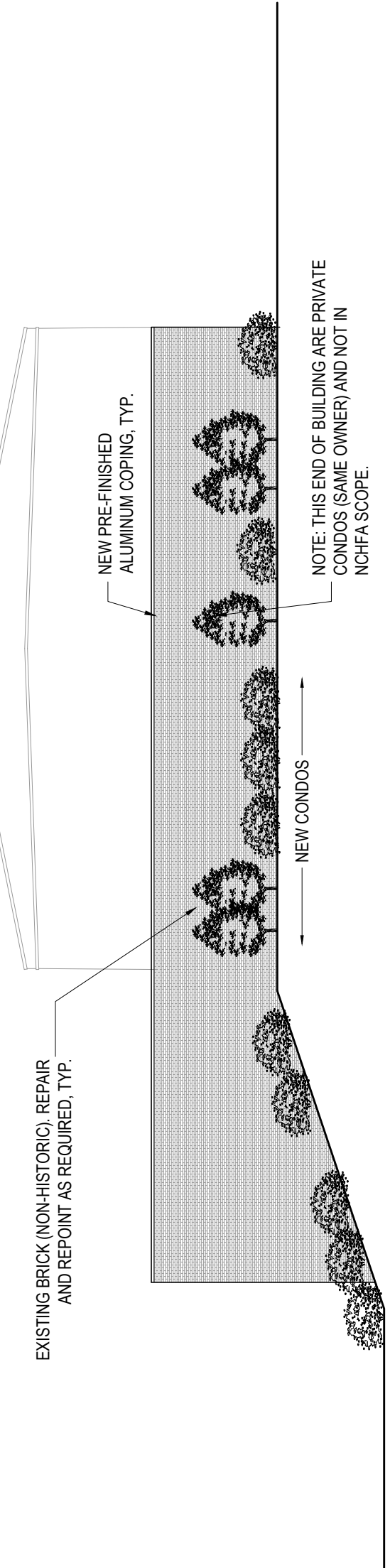
1b

GOLDSBORO COTTON MILLS
EAST ELEVATION
1/16\"/>

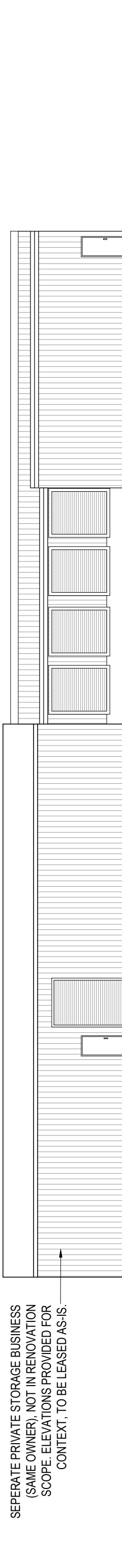
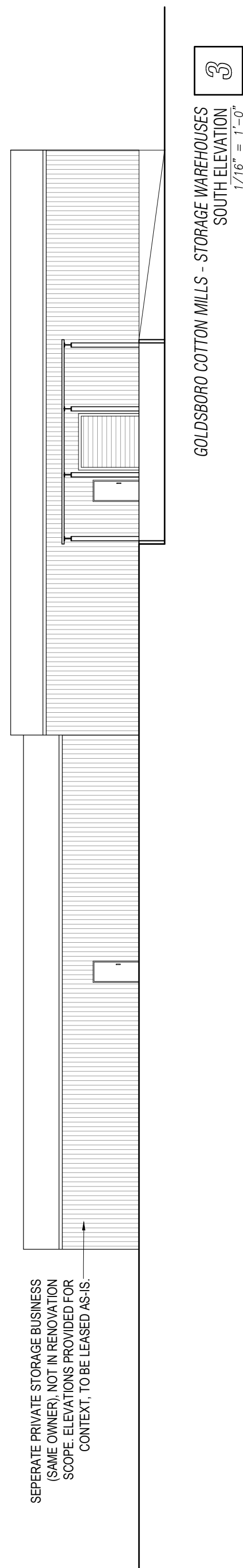


**GOLDSBORO COTTON MILLS
WEST ELEVATION**
1/16" = 1'-0"

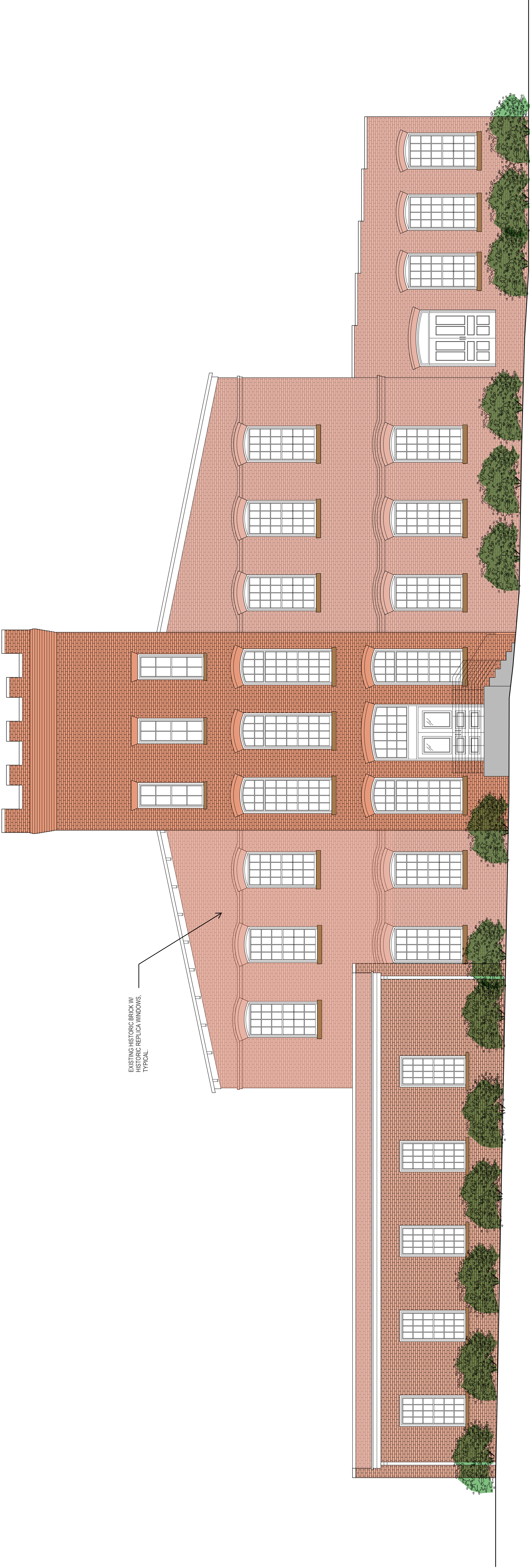
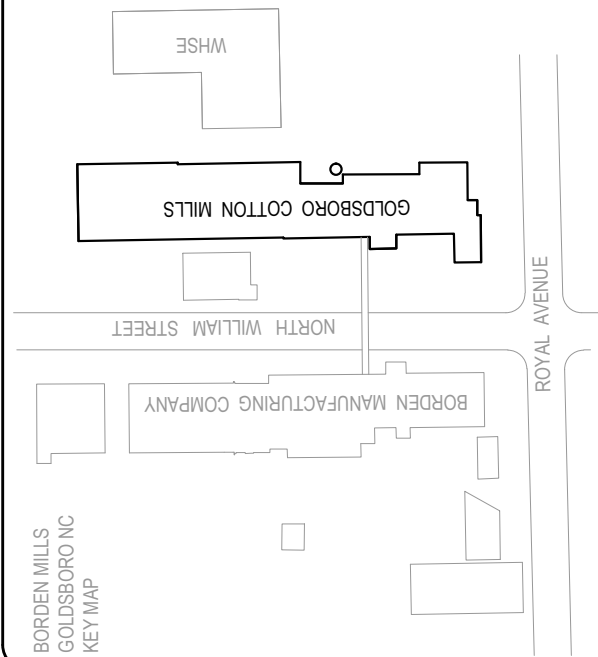
**GOLDSBORO COTTON MILLS
NORTH ELEVATION**
1/16" = 1'-0"



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



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



EXISTING HISTORIC BRICK W/
HISTORIC REPLICA WINDOWS.
TYPICAL

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



Project Number BORDEN24
Drawn by BELK ARCHITECTURE

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

SHEET CONTENT
GEORO. CTN. MILLS
TYPICAL RENDERED
ELEVATIONS

A5.03

BEK architecture
735 Ninth Street
Durham, NC 27705
p. 919.286.2575 f. 919.286.1906
www.belkarchitecture.net
ARCHITECT OF RECORD

FOR NCHFA REVIEW ONLY
NOT FOR CONSTRUCTION

©2025, Belk Architecture
The professional services of the architect are
understand for and are performed in the interest
of the client. The architect is not responsible for
any errors or omissions in the drawings or for the
benefit of any other party.

Sari & Co.
CLIENT

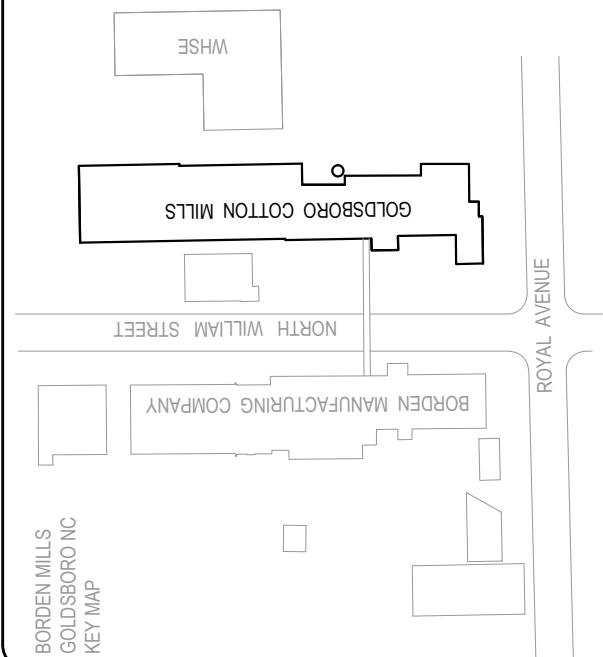
(919) 972-1182

GENERAL CONTRACTOR

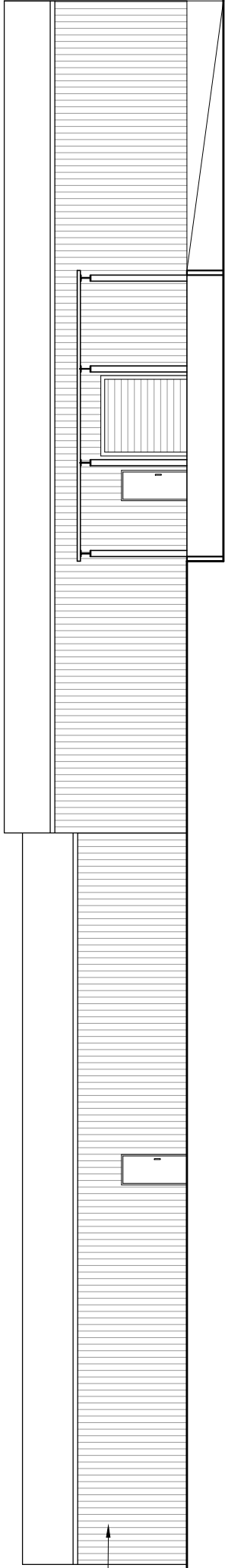
CONSULTANTS

PROJECT TITLE & ADDRESS

**BORDEN MILL
APARTMENTS**
NORTH WILLIAM STREET
GOLDSBORO, NC

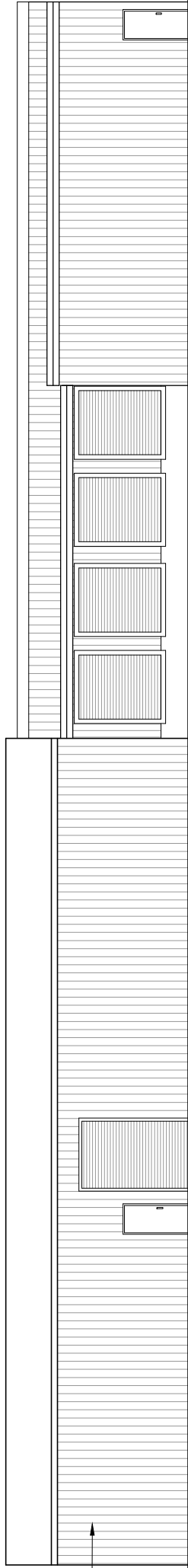


SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



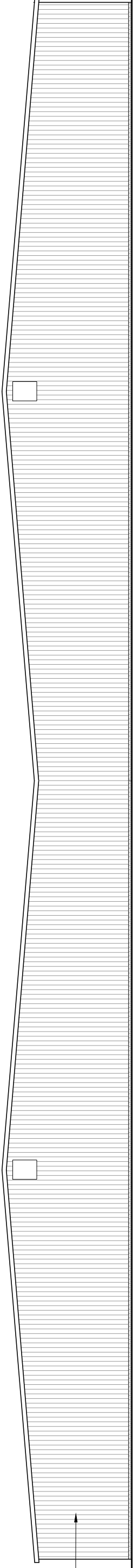
GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
SOUTH WAREHOUSE ELEVATION
1/16" = 1'-0"

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

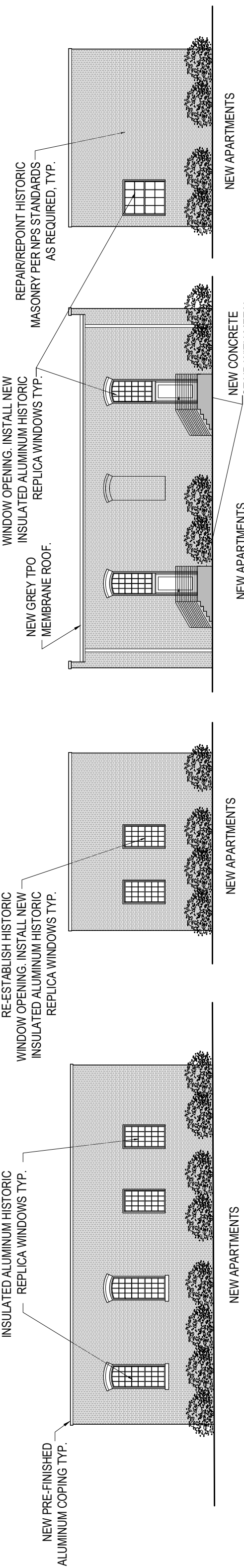


GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
NORTH WAREHOUSE ELEVATION
1/16" = 1'-0"

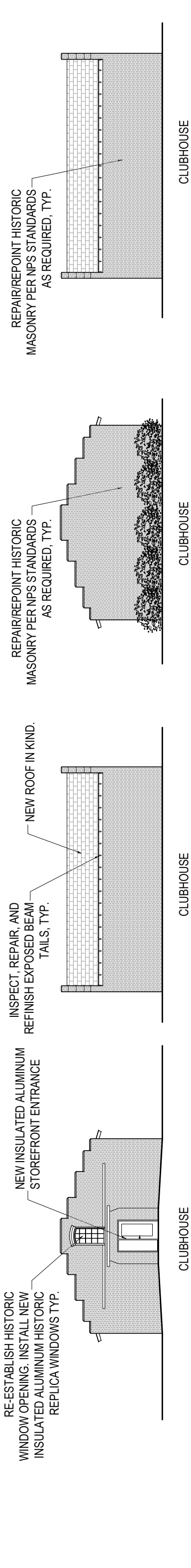
SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



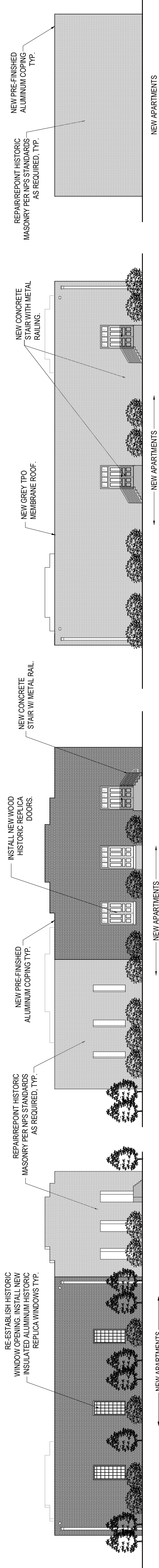
GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
EAST WAREHOUSE ELEVATION
1/16" = 1'-0"



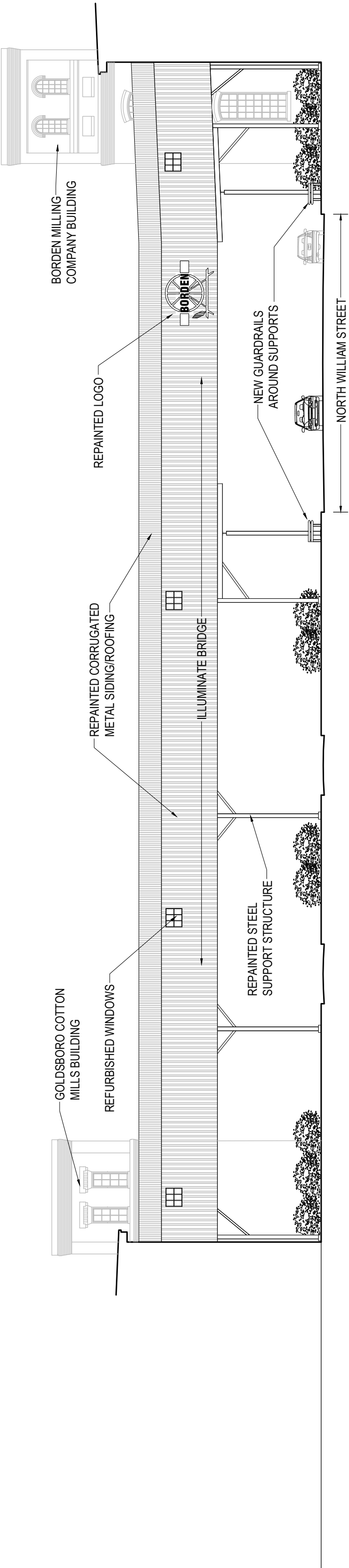
1. PROPOSED EAST ELEVATION
B.M.C. - CONDITIONING BUILDING
 $1/16^{\circ} = 1^{\circ}-0^{\circ}$
2. PROPOSED NORTH ELEVATION
B.M.C. - CONDITIONING BUILDING
 $1/16^{\circ} = 1^{\circ}-0^{\circ}$
3. PROPOSED WEST ELEVATION
B.M.C. - CONDITIONING BUILDING
 $1/16^{\circ} = 1^{\circ}-0^{\circ}$
4. PROPOSED SOUTH ELEVATION
B.M.C. - CONDITIONING BUILDING
 $1/16^{\circ} = 1^{\circ}-0^{\circ}$



PROPOSED EAST ELEVATION B.M.C. - AUTO GARAGE	8	PROPOSED NORTH ELEVATION B.M.C. - AUTO GARAGE	7	PROPOSED WEST ELEVATION B.M.C. - AUTO GARAGE	6	PROPOSED SOUTH ELEVATION B.M.C. - AUTO GARAGE	5
---	---	--	---	---	---	--	---



12	PROPOSED SOUTH ELEVATION B.M.C. - STORAGE BUILDING $1/16" = 1'-0"$	11	PROPOSED WEST BUILDING 3 B.M.C. - STORAGE BUILDING $1/16" = 1'-0"$	10	PROPOSED NORTH ELEVATION B.M.C. - STORAGE BUILDING $1/16" = 1'-0"$	9	PROPOSED WEST ELEVATION B.M.C. - STORAGE BUILDING $1/16" = 1'-0"$
----	--	----	--	----	--	---	---



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

architecture

735 Ninth Street
Durham, NC 27705
p: 919.286.2575 f: 919.286.1906
www.belkarchitecture.net
ARCHITECT OF RECORD

www.beikarchitecture.net
ARCHITECT OF RECORD

FOR NCHFA REVIEW ONLY
NOT FOR CONSTRUCTION

©2025, Belk Architecture

CLIENT

Sari & co.

(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

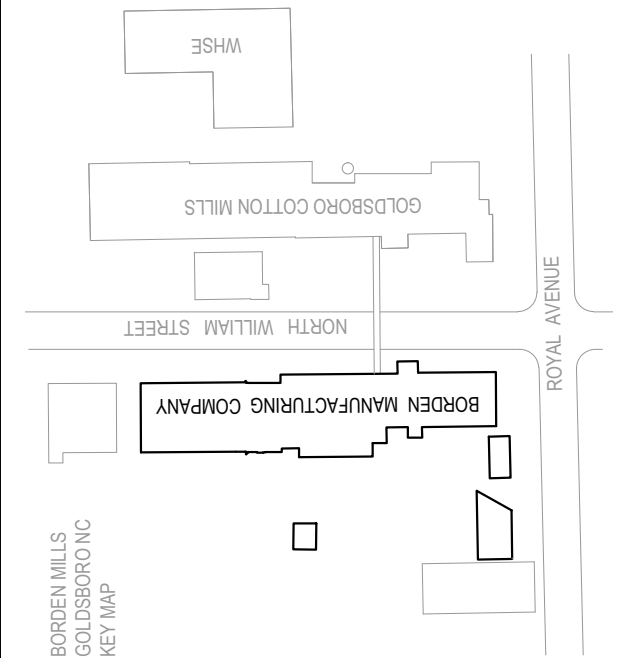
Project Number	BORDEN24
Drawn by	BELK ARCHITECTURE

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

SHEET CONTENT

BORDEN MFG. CO.
EXTERIOR
ELEVATIONS

A5.06



CLIENT

Sari &co.
(336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number BORDEN/24
Drawn by BELK ARCHITECTURE

ISSUE DATE DESCRIPTION
08/22/2025 REDWING APPLICATION

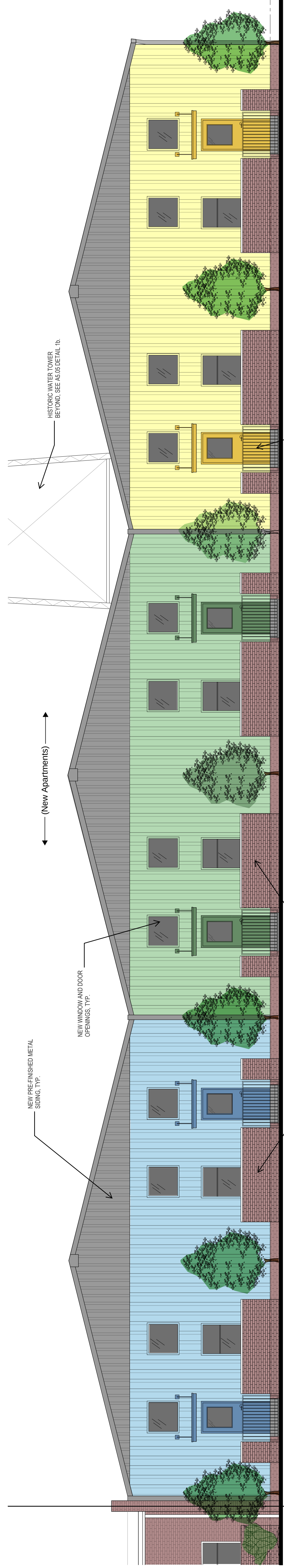
SHEET CONTENT

BORDEN MFG. CO.
TYPICAL RENDERED
ELEVATIONS

A5.07



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



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

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 9, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT 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.

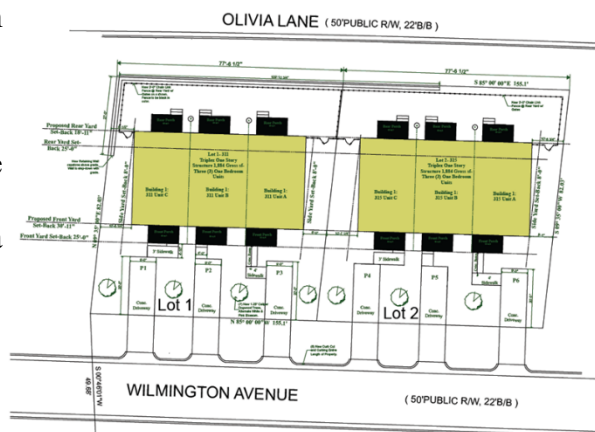
Existing Land Use The property is currently occupied by three (3) residential duplexes of masonry/concrete block construction. Each duplex is considered aged, in deteriorating/dilapidated condition and in need of immediate rehabilitation.



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.

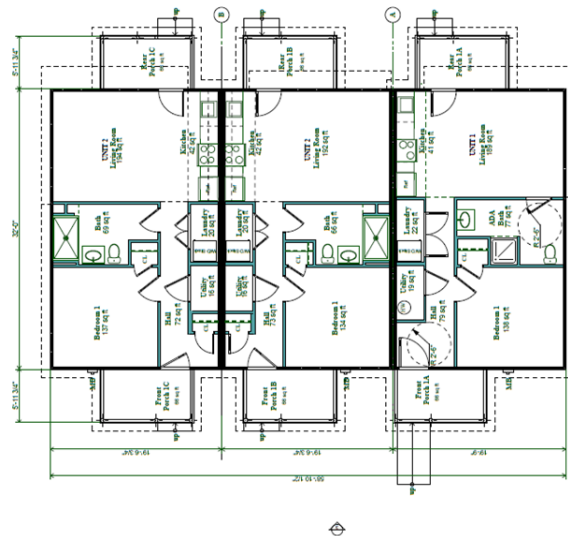
Utilities All utilities will be required to be installed underground.

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:

/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 is requested to review the petition for rezoning and make a recommendation 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

**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 _____

CZ-7-25

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

SITE DATA

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

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.

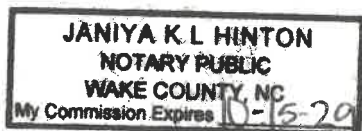
Witness my hand and notarial seal this the 21st day of August 20 20

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 Drive, 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)

Neighborhood Planning and Architectural Design, Inc.

- 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.

Neighborhood Planning and Architectural Design, Inc.

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

GOLDSBORO, CITY OF
200 NORTH CENTER STREET
GOLDSBORO, NC 27530
(919) 580-4340

Miscellaneous Receipts 550.00
271 Planning & Zoning Fees
From: COMM TECH ASSIT. CTA
Desc:
Misc Recpt #: 000000

TOTAL 550.00

CHECK 1178 550.00

TOTAL PAID 550.00

TOTAL TENDERED 550.00

CHANGE 0.00

Payment Date 08/27/25

08/27/25 08:09AM 000000373794 03 CCH



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