GOLDSBORO CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, MARCH 2, 2026

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

1. Call to Order – 5:30 P.M.

Council Chambers

1.1 Invocation (Father David Wyly, Police Chaplain)

1.2 Pledge of Allegiance

2. Roll Call

3. Adoption of the Agenda

4. Recognitions and Presentations

4.1 Employee of the Quarter Award

4.2 Supervisor of the Quarter Award

4.3 ABC Distribution Presentation

4.4 St. Baldrick's Foundation Month Proclamation

4.5 Women's History Month Proclamation

4.6 Retirement Resolution - Brandon Harper

5. Public Hearings

5.1 SU-02-26 - Convenience store with fuel sales - Southeast corner of the intersection of East US 70 and South NC 111 Hwy

5.2 UDO-02-26 - Ordinance Amending the City of Goldsboro Unified Development Ordinance to Add Section 6.8 Engineering Design Manual

6. Public Comment Period

7. Consent Agenda

7.1 Amending Chapter 91, Animals, of the Code of Ordinances of the City of Goldsboro

7.2 Annex-02-26 - Certification of Sufficiency — Contiguous Annexation Petition – Stoney Creek (City Limits) – Located on the south side of Royall Avenue between North Drive and Landmark Drive

7.3 Approval of an Electrical Inspections Services Agreement with Wayne County

7.4 Approval of the Minutes of the Regular Meeting of February 2, 2026 and the Recessed Meeting of February 9, 2026

7.5 Authorization to Purchase Direct Replacement for Westbrook Lift Station Bar Screen

7.6 City Hall Security Feasability Assessment

7.7 Establishment of assigned General Fund reserves and amendment to financial policy on fund balance reserves

7.8 Assignment of assigned capital reserves for the General Fund after assessment of the FY25 audit

7.9 Operating Budget Amendment FY25-26

7.10 Professional Services Agreement for Goldsboro Water Reclamation Facility (WRF) Flood Mitigation Study

8. Old Business

9. New Business

9.1 The Hero's Return - Jarran Reed Celebration - Street Closure and Sponsorship Request

9.2 Capital Project Grant Additional Funding for PFAS Evaluation and Pilot Study

10. City Manager's Report

11. Mayor and Councilmembers' Comments

12. Closed Session

13. Adjournment

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

CITY OF GOLDSBORO

THIS IS TO CERTIFY THAT

THE EMPLOYEE OF THE QUARTER AWARD

(2nd Quarter, Fiscal Year 2025-2026)

HAS BEEN AWARDED TO

JENNIFER PROCTOR

FOR

OUTSTANDING ACHIEVEMENT

Jennifer Proctor has demonstrated outstanding commitment and excellence in her role as Executive Assistant for the Public Utilities Department, consistently going above and beyond her core responsibilities.

Jennifer recently completed the Managing Public Records for Local Government Employees class, showcasing her dedication to continuous professional development. This achievement not only enhances her own expertise but also strengthens our team and city operations through the knowledge she brings back to the department.

She took the initiative to ensure that all employees, including new team members in Distributions and Collections, were being compensated correctly for their certifications, promoting fairness and transparency within the organization. This action reflects her unwavering integrity and her commitment to upholding city standards beyond the scope of her regular duties.

Additionally, Jennifer prepared next year's operator logs and verified the accuracy of formulas, despite this not being part of her official job description. She did so to help streamline processes and make everyone's work more efficient, demonstrating her proactive approach and team-focused mindset.

Jennifer's efforts set a standard of excellence, making her an invaluable asset to our team. Her professionalism, integrity, and ability to anticipate and meet organizational needs make her truly deserved recognition as Employee of the Quarter. Jennifer's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

AWARDED THIS DAY
MARCH 2, 2026

CHARLES GAYLOR, IV
Mayor
City of Goldsboro

CITY OF GOLDSBORO INCORPORATED 1844 - 1881

MATTHEW LIVINGSTON
City Manager
City of Goldsboro

CITY OF GOLDSBORO

THIS IS TO CERTIFY THAT

THE SUPERVISOR OF THE QUARTER AWARD

(2nd Quarter, Fiscal Year 2025-2026)

HAS BEEN AWARDED TO

BILL PETER

FOR

OUTSTANDING ACHIEVEMENT

Building and Grounds Superintendent Bill Peter has consistently and selflessly dedicated his time and expertise to supporting departments across the City, while effectively addressing a wide range of building maintenance needs.

On October 7, 2025 he responded promptly to a significant sewer leak at City Hall, quickly diagnosing the issue, mobilizing his team, and ensuring the area was properly cleaned and restored. Earlier that same day, he and his team relocated large office furniture for the Parks and Recreation Department from two separate locations to the new offices at the former Edgewood School. He undertook this effort without hesitation, willingly stepping in with his team to complete the task despite numerous ongoing projects already in progress.

At the time, his team was actively trimming downtown trees, installing lighting for "Downtown Lights Up!," and completing modifications to the John Street Corral. In addition, they had recently finalized the installation of the new Gold Star and Blue Star Memorial signs at Freedom Circle and completed necessary electrical modifications for the City Hall fountain prior to its installation.

These efforts exemplify a strong commitment to supporting both municipal operations and community initiatives with professionalism, enthusiasm, and determination to enhance the City of Goldsboro. Bill and the Buildings and Grounds team consistently respond to emergency situations with efficiency and reliability. Their exceptional service has also been recognized by the Downtown Goldsboro Development Corporation through an award nomination. Bill's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

AWARDED THIS DAY
MARCH 2, 2026

CITY OF GOLDSBORO INCORPORATED 1844 - 1881

CHARLES GAYLOR, IV
Mayor
City of Goldsboro

MATTHEW LIVINGSTON
City Manager
City of Goldsboro

CITY OF GOLDSBORO

THIS IS TO CERTIFY THAT

THE SUPERVISOR OF THE QUARTER AWARD

(2nd Quarter, Fiscal Year 2025-2026)

HAS BEEN AWARDED TO

KENNY TALTON

FOR

OUTSTANDING ACHIEVEMENT

Kenny is an exceptional leader within the Planning Department, consistently demonstrating professionalism, integrity, and a strong commitment to both his team and the citizens we serve. His in-depth knowledge of planning procedures, zoning regulations, and property maintenance standards enables him to provide clear direction and maintain efficient departmental operations.

He routinely takes the lead on complex cases such as zoning violations, unsafe structures, and property maintenance concerns ensuring they are thoroughly investigated, properly documented, and handled in accordance with city regulations. Kenny approaches each situation with fairness, consistency, and a solutions-oriented mindset.

In addition to his technical expertise, Kenny is a dedicated mentor who invests time in training and supporting staff. He helps employees understand ordinances, inspection procedures, and effective communication practices, strengthening both individual performance and overall team success. His strong customer service skills and collaborative work with other departments further enhance the department's effectiveness.

Kenny's leadership, reliability, and commitment to excellence make him an invaluable asset to the city and highly deserving of this award. Kenny's work ethic and accomplishments reflect well on himself and the City of Goldsboro.

AWARDED THIS DAY
MARCH 2, 2026

CHARLES GAYLOR, IV
Mayor
City of Goldsboro

CITY OF GOLDSBORO INCORPORATED 1844 - 1881

MATTHEW LIVINGSTON
City Manager
City of Goldsboro

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

200 North Center Street, 27530
P 919.580.4362

ST. BALDRICK'S FOUNDATION MONTH PROCLAMATION

WHEREAS, every two minutes a child is diagnosed with cancer. In the US alone, more children die of childhood cancer than all other diseases combined yet less than 4% of government research dollars are devoted to childhood cancers; and

WHEREAS, the Goldsboro Elks, in partnership with UNC Health Wayne, and Tillman's Restaurant Equipment and Supplies, will host our city's annual St. Baldricks "Cuts for Cures" event offering our community a chance to participate in the fight to find a cure for all childhood cancers; and

WHEREAS, this year's event will be in honor of Mr. Wyatt Mitchell, a 7-year-old in remission from leukemia, who is an example of the strength and resilience it takes to survive and thrive after a cancer diagnosis; and

WHEREAS, the St. Baldrick's "Cuts for Cures" event is a community gathering that supports the work of the St. Baldrick's Foundation, the world's largest volunteer-driven fundraising program for childhood cancer research.

NOW THEREFORE BE IT PROCLAIMED, that the Goldsboro City Council does hereby proclaim the month of March 2026 as

ST. BALDRICK'S FOUNDATION MONTH

in the City of Goldsboro and encourage all citizens to show their support for the St. Baldrick's Foundation by donating online at stbaldricks.org and attending or participating in our city's annual St. Baldrick's Cuts for Cures event, on Saturday, March 21, 2026, from 1-4pm at The Hub in Downtown Goldsboro.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro, North Carolina, this 2nd day of March, 2026.

CITY OF GOLDSBORO INCORPORATED 1844 - 1881

Charles Gaylor, IV
Mayor

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

200 North Center Street, 27530
P 919.580.4362

WOMEN'S HISTORY MONTH PROCLAMATION

WHEREAS, the City of Goldsboro joins communities across the nation in celebrating Women's History Month during the month of March 2026; and

WHEREAS, Women's History Month traces its origins to the first International Women's Day in 1911 and was established as a national observance in 1987 to honor the countless contributions of women to the growth, prosperity, and character of our nation; and

WHEREAS, women of diverse backgrounds, cultures, and experiences have shaped the social, economic, political, scientific, and cultural foundations of our country and our state of North Carolina; and

WHEREAS, the women of Goldsboro have played and continue to play vital roles in strengthening our community through leadership in business, education, healthcare, public service, the arts, military service, entrepreneurship, and civic engagement; and

WHEREAS, we recognize the achievements of women past and present who have broken barriers, expanded opportunities, and paved the way for future generations; and

WHEREAS, Women's History Month 2026 provides an opportunity to celebrate the theme designated by the National Women's History Alliance, and to reflect upon the progress made toward gender equity while recommitting ourselves to ensuring equal rights and opportunities for all.

NOW, THEREFORE, BE IT PROCLAIMED that the Goldsboro City Council does hereby proclaim March 2026 as

WOMEN'S HISTORY MONTH

in the City of Goldsboro and encourages all residents to observe this month with appropriate programs, ceremonies, and activities that honor the contributions of women in our community and throughout our nation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Goldsboro, North Carolina, this 2nd day of March, 2026.

CITY OF GOLDSBORO INCORPORATED 1844 - 1881

Charles Gaylor, IV
Mayor

RESOLUTION 2026 - 10

RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY BRANDON HARPER AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 21 YEARS

WHEREAS, Brandon Harper retires on March 1, 2026, as a Senior Heavy Equipment Operator with more than 27 years of service with the City of Goldsboro; and

WHEREAS, Brandon began his career on December 29, 2004, as a Police Office with the Goldsboro Police Department; and

WHEREAS, on April 18, 2012, Brandon was promoted to his new position of Police Corporal with the Goldsboro Police Department; and

WHEREAS, on April 24, 2019, Brandon was promoted to Police Sergeant with the Goldsboro Police Department, where he has served until his retirement; and

WHEREAS, Brandon has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, the Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Brandon Harper their deep appreciation and gratitude for the service rendered by him to the city over the years.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that we express to Brandon Harper our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

RESOLUTION 2026 - 10

RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY BRANDON HARPER AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 21 YEARS

WHEREAS, Brandon Harper retires on March 1, 2026, as a Police Sergeant with more than 21 years of service with the City of Goldsboro; and

WHEREAS, Brandon began his career on December 29, 2004, as a Police Officer, with the Goldsboro Police Department; and

WHEREAS, on April 18, 2012, Brandon was promoted to Police Corporal with the Goldsboro Police Department; and

WHEREAS, on April 24, 2019, Brandon was promoted to Police Sergeant with the Goldsboro Police Department where he has served until his retirement; and

WHEREAS, Brandon has proven himself to be a dedicated and efficient public servant who has gained the admiration and respect of his fellow workers and the citizens of the City of Goldsboro; and

WHEREAS, the Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Brandon Harper their deep appreciation and gratitude for the service rendered by him to the city over the years.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina that we express to Brandon Harper our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro and shall be in full force and effect from and after this 2nd day of March, 2026.

Charles Gaylor, IV
Mayor

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: SU-02-26 - Convenience store with fuel sales - Southeast corner of the intersection of East US 70 and South NC 111 Hwy

DEPARTMENT: Planning

BACKGROUND:
ADDRESS: 4310 E US 70 HWY

PARCEL #: 352-822-2680

OWNER: Simon Ray Foss

APPLICANT: Kimley-Horn

The applicant requests a Special Use Permit to construct and operate a convenience store with fuel sales at the southeast corner of the intersection of East US 70 and South NC 111 Hwy. The property is located in the Airport Business (AB) Zoning District. The Airport Business district is established to accommodate a limited range of manufacturing, wholesale and distribution uses that operate in a relatively clean and quiet manner, do not produce continual heavy traffic volumes and are compatible with neighboring residential or business districts. The minimum lot size is twenty thousand square feet.

According to the City's Unified Ordinance (UDO) Article 5, Table 5.4 Permitted Uses, a convenience store with fuel is a permitted use subject to a City Council-issued Special Use Permit.

The subject property was formerly operated as George Foss Auto Sales; a used auto sales lot.

Adjacent Zoning and Land Uses		
North	AB	Commercial
South	GB	Vacant Farmland
East	AG	Commercial
West	AB & GB	Commercial & Farmland

Frontage: 265 feet on E US 70 Hwy
695 feet from curve at intersection of E US 70 and S NC 111 Hwy

Area: Lot area 2.37 acres for use (5.41 acres overall)

Zoning: Airport Business

The property is identified as within the Commercial land use category.

Commercial land uses in the Urbanized Area are concentrated in the Central Business District, along the existing US 70 corridor, and along the Wayne Memorial Drive and Berkeley Drive corridors. Future emphasis should be placed on: Preservation and development of the Central Business District; Control of strip development. Strip development is a mix of development, usually commercial, extending along both sides of a major street. Such areas normally include poor access management and a broad range of unrelated commercial uses. Excessive signage frequently exists; In-fill development in existing commercial locations; Prohibition of commercial encroachment on existing residential neighborhoods; Inclusion of some parks/open space to provide pedestrian-friendly and landscaped areas which will "break" the commercial landscape.

The desired density within the Commercial land use sector will be 10,000 square feet building area per acre. The following City/County zoning districts would be appropriate to the Commercial sector: City of Goldsboro Neighborhood Business (NB), Highway Business (HB), Shopping Center (SC), General Business (GB), Airport Business (AB), Community Shopping District (CS) (Wayne County).

The requested use of a convenience store with fuel is a commercial project, provides needed services, and can be beneficial to the citizens of nearby residential developments.

The proposed project is a 6,373 sq. ft. convenience store with eight (8) fuel pumps (16 fueling positions), a full-access entrance along US HWY-111, a Right-In-Right-Out entrance along US HWY 70 and associated onsite utility and parking infrastructure. The existing parcel is +/-5.41 acres, and is proposed to be subdivided into Lot A (+/- 2.33 AC) and Lot B (+/- 3.08 ac). The proposed development will occur on Lot A. The proposed full access entrance will be located on the frontage of Lot B, with an access road connecting the entrance to Lot A. This access will serve any future development of Lot B by others.

In addition to the entrances along US HWY 70 and US HWY 111, this development also proposed a right turn lane leading up to a right-in-right out entrance into the site with a 4" raised concrete median leading up to the HWY 70 intersection. The installation of the right-in-right-out entrance and the raised concrete median on HWY 70 prevents store customers from trying to turn left onto HWY 70. Along HWY 111, the full access entrance will align with the existing entrance across the street; this development will propose converting the existing merging lane to a right turn lane up to the proposed entrance and remain a merging lane after the site's entrance.

DISCUSSION:

Per the Unified Development Ordinance (UDO), a special use permit is required to construct and operate a convenience store with fuel in the Airport Business Zoning District. Upon approval of the special use permit, the site plan will be reviewed by the City of Goldsboro Technical Review Committee for compliance with all required development standards of the UDO and design standards.

STAFF COMMENTS:
The applicant has provided a site plan demonstration that all required standards of the City of Goldsboro UDO can and will be met. In addition, the applicant has provided the following information:

- The hours of operation will be 24 hours a day/7 days a week.
- Employees: 8 per shift
- Parking: 43 parking spaces (Including 3 handicapped spaces)

BUDGET RELATIONSHIP:
N/A

STRATEGIC PLAN RELATIONSHIP:
N/A

STAFF RECOMMENDATION:
The City Council is requested to review the application, conduct a public hearing, and make a decision based on the finding of fact for a special use permit.

MANAGER'S RECOMMENDATION:

APPROVERS
Mark Helmer
April Choice
Kellianne Williams
Sakeithia Reece
Laura Getz
Matthew Livingston

CITY COUNCIL WORK SHEET
SU-02-26 Convenience Store with Fuel
4310 E US 70 HWY

Staff comments in italics.

1. *The proposal is to operate a convenience store with fuel. This use would not pose any immediate threat to public health or safety.*

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

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

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

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

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

    ____Yes, the use will not substantially injure the beneficial use of adjoining or abutting property.

    ____ No, the use will substantially injure the beneficial use of adjoining or abutting property.

3. *The proposed use will be located in the Airport Business zoning district. The proposed use would be in harmony with the district and is not anticipated to have a negative impact.*

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

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

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

4. *The Land Use Plan shows the property as being suitable for Commercial Uses. This proposed use will not serve as a detriment to this designation due to the fact this type of use will not generate any type of traffic or use impact that is not already in existence within this area.*

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

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

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

GOLDSBORO
BE MORE DO MORE SEYMOUR

City of Goldsboro
Planning Department
200 North Center Street
Goldsboro, NC 27530
919-580-4313

SPECIAL USE PERMIT APPLICATION

Development Name C-store Goldsboro Hwy 111

Proposed Land Use Convenience store with gas sales

Project location or address 4310 E US 70 HWY (US Highway 70 & US Highway 111, Goldsboro, NC)

PIN# 3528222680

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

Number of Employees per shift 8+/- Days/Hours of Operation 24

Outdoor Storage: ☐ Yes ☑ No Storage Type: _____

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

PROPERTY OWNER INFORMATION

Name Foss, Simon Ray

Address 402 Lake Pines Dr., La Grange, NC 28551

Phone 919-[redacted] Email [redacted]@live.com

OWNER/DEVELOPER INFORMATION

Company Name Frontier Development Contact Name Jonathan Escarza

Address 2950 SW 27th Avenue, Suite 300, Miami, FL 33133

Phone 305-[redacted] Email [redacted]@frontiercompanies.com

CONSULTANT/ENGINEERING FIRM

Company Name Kimley-Horn Contact Name Jeremy Yee, P.E.

Address 4525 Main Street, Suite 1000, Virginia Beach, VA 23462

Phone 757-[redacted] Email [redacted]@kimley-horn.com

ZONING INFORMATION

Zoning District: AB - Airport Business	Frontage ~ 265'	Depth ~695'

Total acreage (If more than one district, provide the acreage of each): 5.41 AC overall. 2.37 AC for proposed site

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

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf +/- 0.15 AC / 6,533 (SF)	Flood Hazard Area	☐ Yes	■ No
Proposed Impervious Surface acres/sf +/-1.73 AC/75,208 SF (onsite)	Neuse River Buffer	☐ Yes	■ No
Watershed Protection Area: Neuse River Basin	Wetlands	☐ Yes	■ No
FEMA Map Panel: 3720352800K	Base Flood Elevation	Ranges from 92.2 - 104.1	

SITE DATA

Total value of project at buildout: to be determined	Total densities per zoning district: 25 persons per acre.
Total # of lots: 2	Acreage in active open space
Total # residential Units: 0	Acreagein passive open space
Linear feet of new roadways: 0	Linear feet of new sewer mains: 0
Linear feet of new water mains: +/- 641 LF	Linear feet of new sidewalks: 0
Proposed sewer allocation: none	Linear feet in new trails: 0

SIGNATURE BLOCK (Applicable to all Developments)

(2 paper copies of plans, and digital copies of all plans and applications required.)

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 Kimley Horn 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: 1-19-26
Signature	Date

Application Fee: $ 400 (Includes advertisement fee) Fee Type: ☐ Cash ☑ Check # 10959 ☐ Credit Card

Application Number: SU-2-26 Date processed: 2/5/26 Initials: HJ

OWNER AUTHORIZATION

I hereby give CONSENT to Jeremy Yee (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submit ed this application and all required material and documents, and to at end 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 submit ed 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*** Simon R. Foss

North Carolina
(State)

Lenoir
(County)

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

Witness my hand and notarial seal this the 14th day of January 20 26.

Notary Public: Brandon G. Foss
(Printed Name)

_____
(Signature)

Brandon G. Foss NOTARY PUBLIC Lenoir County, NC

(Seal)

Commission Expires: March 19, 2029

Kimley»Horn

Project Narrative

Special Use Permit

For

Convenient Store with Fuel Sales

Goldsboro, NC

Prepared By:

Kimley-Horn

4525 Main Street, Suite 1000

Virginia Beach, VA 23462

February 2, 2026

Kimley-Horn Project Number: 116947015

Kimley»Horn

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Section I – Parcel and Project Contact Information

Parcel information

Parcel Address: 4310 US HWY-70 Goldsboro, NC 27534

Parcel Area: 5.41 acres / 235,647 SF

Parcel PIN: 3528222680

DEED Book and Page: DB 1178 / PG 157, dated August 31, 1987

Current Legal Description (Survey attached): being all of Wayne County tax parcel #3528-22-2680 and being more particularly described as follows: being that tract or parcel of land in New Hope township, Wayne County, North Carolina, containing 5.41 acres, more or less, at the intersection of U.S. Highway 70 and North Carolina Highway 111 east of the City of Goldsboro, all as depicted and delineated on that certain map entitled "Survey for Simon R. Foss and Wife, Sandra S. Foss", made by Joey W. Taylor, registered land surveyor No. L-2822, under sate of September 8, 1987, which appears of record in plat cabinet one (1), Slide 121, in the office of the register of deeds of Wayne County, North Carolina, and reference is hereby made to said recorded map for a more accurate description.

Current Zoning: AB – Airport Business

Overlay District: Accidental Potential Zone (APZ1), Noise Overlay District DNL 75-79

Property Owner of Record:

Simon Ray Foss

402 Lake Pines Drive

Lagrange, NC 28551

919-[redacted]

Developer:

Jonathan Escarza

Frontier Development

2950 SW 27th Avenue, Suite 300

Miami, FL 33133

305-[redacted]

Civil Engineer:

Jeremy Yee, P.E.

4525 Main Street, Suite 1000

Virginia Beach, VA 23462

757-[redacted]

Surveyor:

Coastal Geomatics

5041-3 Main Street

Shallotte, NC 28470

Section II – Project Description

The proposed project is a 6,373 square-foot convenience store with 8 fuel pumps (16 fueling positions), a full access entrance along US HWY-111, a Right-In-Right-Out entrance along US HWY 70 and associated onsite utility and parking infrastructure on parcel PIN # 3528222680. The existing parcel is +/- 5.41 acres, and is proposed to be subdivided into Lot A (+/- 2.33 AC) and Lot B (+/-3.08 ac). The proposed development described herein will occur on Lot A. The proposed full access entrance will be located on the frontage of Lot B, with an access road connecting the entrance to Lot A. This access will also serve any future development of Lot B by others.

In addition to the entrances along US HWY 70 and US HWY 111, this development also proposed a right turn lane leading up to a right-in-right-out entrance into the site with a 4" raised concrete median leading up to the HWY 70 intersection. The installation of the right-in-right-out entrance and the raised concrete median on HWY 70 prevents store customers from trying to turn left onto HWY 70. Along HWY 111, the full access entrance will align with the existing entrance across the street; this development will propose converting the existing merging lane to a right turn lane up to the proposed entrance and remain a merging lane after the site's entrance.

The development is assumed to be +/- 82% impervious cover, with stormwater quality and quantity being managed onsite through NCDEQ approved best practices.

Section III – Existing Conditions

The existing parcel is a mostly vacant parcel covered in managed turf with some trees and buildings onsite. The parcel has gravel and dirt entrances on and off US HWY 70. A review of the ALTA survey, dated 1-28-2026, shows the onsite elevations range from 110' to 113.5' with two high points in the general middle of the existing parcel. The site generally drains towards an existing ditch along the frontage of the property, where the ditch drains towards the south. Adjacent parcels along US HWY-111 are also zoning Airport Business and General Business, which accommodates commercial development. Properties immediately south of the subject parcel are also zoned general business. To the rear, this parcel abuts agriculturally zoned property, which is currently being utilized as farmland.

This parcel proposed to keep all improvements and runoff onsite or contained to not impose on adjacent properties. Given the proposed use of this parcel is a convenient store, this use aligns with neighboring properties and the intended use along both HWY 70 and HWY 111.

Figure 1: Aerial



Section IV – Proposed Infrastructure

Water

There is an existing 12" PVC (C-900) water line that runs along HWY 70 and caps at the side yard property line of the parcel. A pre-application call was held with the City staff in December 2025, in which Jonathan Perry requested the City's water main be extended to the northern side property line within this development. Jonathan noted the existing water main north of this parcel along HWY-111 belongs to the County. The proposed water main extension will serve future Lot B development.

The convenience store will be serviced by a 1.5" domestic meter that will tap to the new water main. An irrigation system will also be proposed with a ¾" meter.

Sanitary Sewer

There is an existing sanitary sewer main that is located along the perimeter of the frontage of the parcel, expanding from US HWY-70 through the off ramp to front along US HWY-111. A sanitary sewer lateral will be proposed to serve the building.

Traffic

Traffic Impact Analysis is not required, per confirmation email received from Marcus Lee with NCDOT on January 5, 2026, and included in this submittal package. DOT has requested that the proposed c-store development incorporate the necessary roadway improvements on the adjacent streets as mentioned in the Project Description.

Stormwater Management

The site will comply with all applicable local and DEQ stormwater quantity and quality requirements. This site will contain and treat as much stormwater as possible, prior to being released to the existing conveyance system. Approximately 0.5 acres along the frontage of the HWY-70 and HWY-111 interchange will be designated as open/green space to accommodate any stormwater facility needs. Installed stormwater facilities are proposed to be maintained by the owner.

Section V – Parcel Density

This parcel is located within the Accidental Potential Zone 1 (APZ1) of Seymour Air Force Base, and within the Noise Overlay District DNL 75-79.

Due to the property being located in the APZ1, the site must meet the following conditions for development:

1. Height – the review states structures and vegetation onsite cannot exceed 225' above mean sea level.
    a. Based on preliminary research, the site's elevations currently range from approximately 109' to 113', which provides an estimated 116' of clearance for the building, canopy, and vegetation onsite.
2. Occupancy of the property would be limited to 25 people per acre. The total site acreage is 2.33 acres, therefore, the occupancy of the property is 58. Per email correspondence with City planning department, to satisfy the maximum occupancy of the property, the site proposes to limit parking spaces to an allowable maximum.

Section VI – Miscellaneous

1. Neighboring Properties – There are no known concerns or issues regarding adjacent properties at this time. The current property owner (Seller) is informed of the proposed convenience store development and expresses full support for the project.
2. Nearby Land Use – There is no anticipated conflict with the nearby land uses and disturbance to natural areas.
3. Infrastructure Impact – As previously noted, the extension of the water main and upgrades to the roadway will be incorporated into the c-store development. We anticipate that this project will benefit the existing infrastructure.
4. Parks and Open Space – Not applicable to the proposed development.
5. Development Schedule – Construction is projected to commence in the fourth quarter of 2026 and reach completion by the second quarter of 2027.
6. UDO Deviation – Not seeking for any deviations at this time.
7. Expected Sales – Information is not available at this time.

DEPARTMENT OF THE AIR FORCE
4TH FIGHTER WING (ACC)
SEYMOUR JOHNSON AIR FORCE BASE NC

Mr. Brian W. Joyner, P.E.
Deputy Base Engineer
1095 Peterson Avenue
Seymour Johnson AFB NC 27531

MAR 0 6 2025

Mr. Mark Helmer, Planning Director
City of Goldsboro, Planning Department
200 North Center Street
City Hall Addition
Goldsboro NC 27530-3623

Dear Mr. Helmer

This letter is a review of a proposal to construct a convenience store with fuel gas sales at 4310 E US 70 Highway (Wayne County PIN# 3528-22-2680), Goldsboro, NC. Below is a summary of the three areas of concern as described in the Seymour Johnson AFB 2011 Air Installation Compatible Use Zone (AICUZ) report related to the subject property as identified above.

1. Airspace Control Surfaces (Hazards to Aircraft Flight Zone): The subject property falls under the Approach-Departure Clearance Surface (50:1 slope).

   a. Height – Structures or vegetation on the property is limited in height to 225 feet above mean sea level. We do not anticipate that the proposal will result in any structures or vegetation taller than this height. Based on this assumption, the proposal will be **compatible** with this protocol.

   b. Visual – We do not anticipate that activities associated with the proposal will result in smoke, dust, or steam or may otherwise cause interference with flight operations. Based on this assumption, the proposal is **compatible** with this protocol.

   c. Light Emissions – We do not anticipate that the proposal will generate light emissions that will interfere with flight operations. Based on this assumption, the proposal is **compatible** with this protocol.

   d. Bird/Wildlife Aircraft Strike Hazard (BASH) – The proposal does not create a BASH concern and is therefore **compatible** with this protocol.

   e. Radio Frequency/Electromagnetic Interference (RF/EMI) – The proposal does not create RF/EMI concern and is therefore **compatible** with this protocol.

2. Noise Due to Aircraft Operations: The subject property is located in the 75-79 day-night average sound level (DNL) noise zone. The Standard Land Use Coding Manual (SLUCM) was used to determine which land use category to reference within the 2011 AICUZ report. The proposed land use is categorized as "Retail trade – automotive, marine craft, aircraft, and accessories" (SLUCM #55). According to the AICUZ report, measures to achieve outdoor to indoor noise level reduction (NLR) of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low. **If the NLR as indicated above is achieved, the proposed use of the property is compatible within this noise zone.**

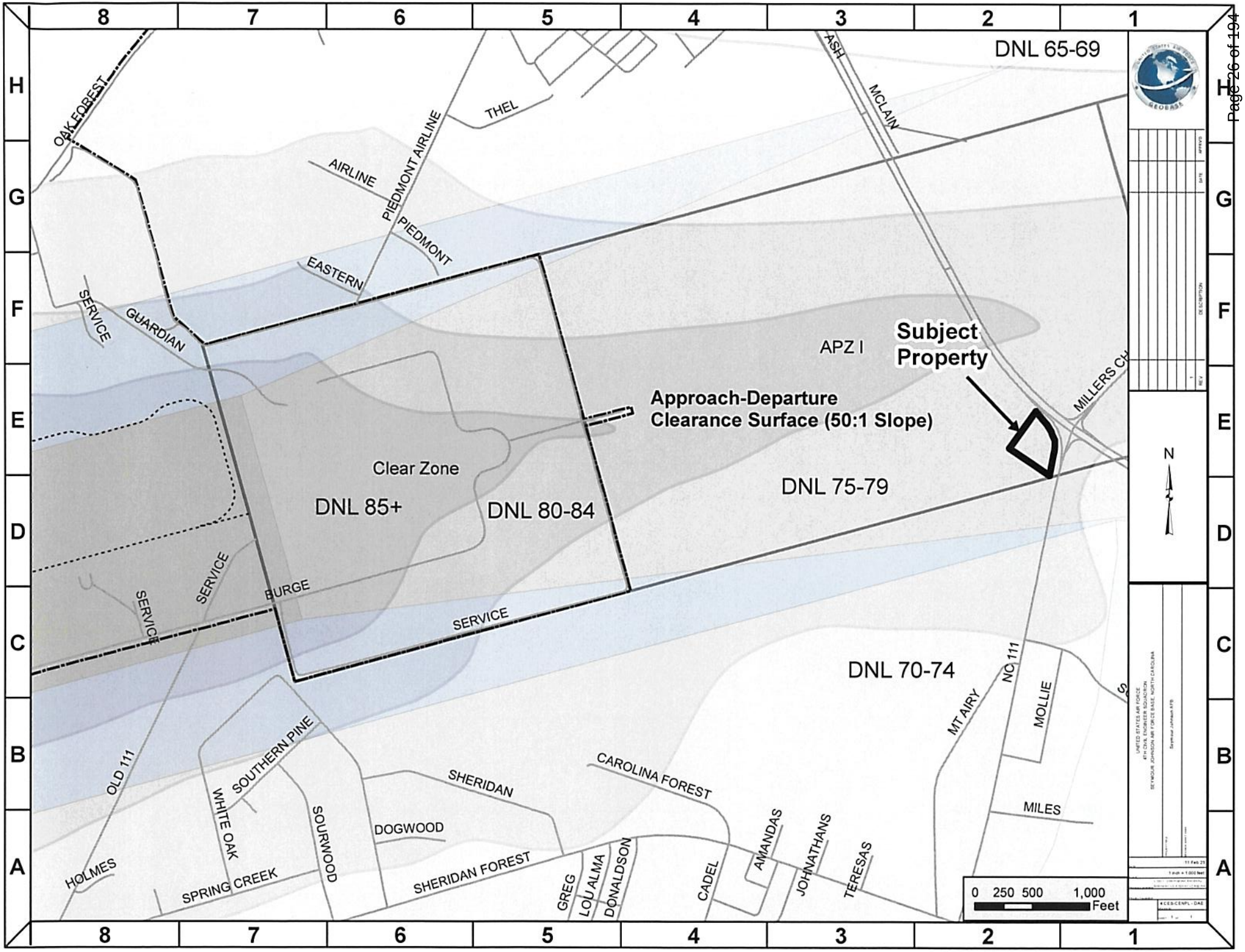
3. Clear Zones and Accident Potential Zones: The subject property is located in Accident Potential Zone I. According to the AICUZ report, the maximum floor to area ratio (FAR) for SLUCM #55 is 0.14 in APZ I. The Wayne County Property Card indicates that the parcel is 5.41 acres and a one-story structure exists on the lot; however, Mr. Kenny Talton informed us that the structure will be demolished. Mr. James Leach with Frontier Companies informed us that according to the revised site plan he provided us on February 26, 2025, Lot A (2.2 acres) with a proposed gross 6,373 square-foot building and Lot B (3.21) will be formally subdivided. Therefore, Lot A (95,832 square feet - SF) is being treated as a separate lot for purposes of this review. Based on the SF of Lot A and the proposed gross SF of the building, **the proposed land use is compatible because it does not exceed the 0.14 FAR**. Occupancy of the property would be limited to 55 people (25 people per acre times 2.2 acres). **As long as the occupancy of the property does not exceed 55 people, the density is considered compatible.**

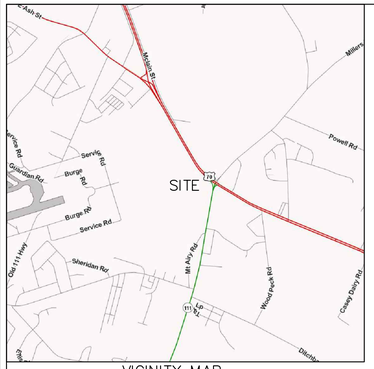
We appreciate the opportunity to review this request and provide comment. We look forward to the opportunity to review the proposed land use for Lot B in the future. If additional information or clarification is required, please contact me at (919) 722-5142.

Sincerely

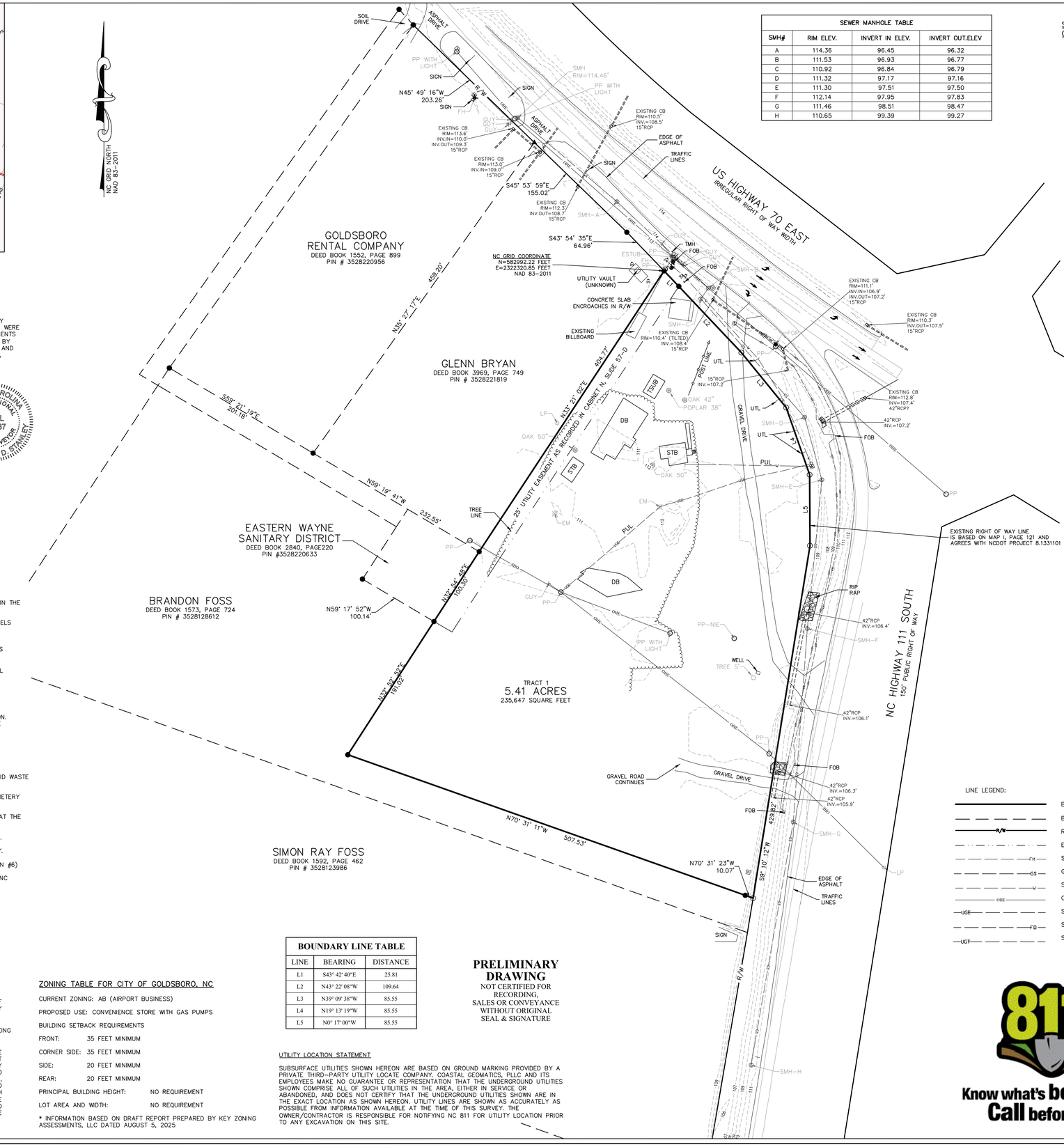
BRIAN W. JOYNER, P.E.

Attachment: AICUZ Map


DNL 65-69
Subject Property
APZ I
Approach-Departure Clearance Surface (50:1 Slope)
Clear Zone
DNL 85+
DNL 80-84
DNL 75-79
DNL 70-74
OAKLEOBEST
THEL
ASH
MCLAIN
AIRLINE
PIEDMONT AIRLINE
PIEDMONT
EASTERN
SERVICE
GUARDIAN
MILLERS CH
BURGE
OLD 111
SOUTHERN PINE
WHITE OAK
SOURWOOD
SHERIDAN
DOGWOOD
SHERIDAN FOREST
SPRING CREEK
HOLMES
CAROLINA FOREST
GREG
LOU ALMA
DONALDSON
CADEL
AMANDAS
JOHNATHANS
TERESAS
MT AIRY
NC 111
MOLLIE
MILES
N
0 250 500 1,000 Feet



SEWER MANHOLE TABLE			
SMH#	RIM ELEV.	INVERT IN ELEV.	INVERT OUT.ELEV
A	114.36	96.45	96.32
B	111.53	96.93	96.77
C	110.92	96.84	96.79
D	111.32	97.17	97.16
E	111.30	97.51	97.50
F	112.14	97.95	97.83
G	111.46	98.51	98.47
H	110.65	99.39	99.27



SCALE: 1" = 60'
0 30 60 120 180

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO:

TO: FRONTIER DEVELOPMENT LLC

TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,3,4,5,6b,7c,8,9,11b,13,14,16,17,18,, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 26, 2026.

DATE OF MAP: JANUARY 27, 2026

(SURVEYOR'S SIGNATURE)

CHRISTOPHER D. STANLEY, PLS L-3387

COMMITMENT NO. NCFA25-4097

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D. STANLEY

GPS CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY:	AA
POSITIONAL ACCURACY:	0.015 METERS
TYPE OF GPS FIELD PROCEDURE:	RTN
DATES OF SURVEY:	12-30-2025
DATUM/EPOCH:	NAD 83-2011
PUBLISHED /FIXED CONTROL:	RTN
GEOID MODEL:	18B
COMBINED GRID FACTOR:	XXXXXXXXX
UNITS:	US FEET

SURVEY NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE WAYNE COUNTY TAX OFFICE.
2. ACCORDING TO CURRENT FEMA FLOOD MAP #3720352800K, THESE PARCELS APPEAR TO BE LOCATED IN THE FOLLOWING ZONE: X
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.
4. ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83-NSRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. AREA BY COORDINATE METHOD.
6. AT THE TIME OF THIS SURVEY, THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK WIDENING, CONSTRUCTION OR REPAIRS DETECTED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY OR BURIAL GROUND.
10. THERE IS OBSERVED EVIDENCE OF ENCROACHMENTS ON THE PROPERTY AT THE TIME OF THE SURVEY. (AS SHOWN)
13. THIS SITE HAS NOT BEEN EVALUATED FOR THE PRESENCE OF WETLANDS.
14. THE SUBJECT PROPERTY IS VACANT LAND AT THE TIME OF THIS SURVEY.
15. THERE IS EVIDENCE OF SQUATTERS LIVING ON THIS PROPERTY.(EXCEPTION #6)
16. PROPERTY STREET ADDRESS: 4310 US HIGHWAY 70 EAST, GOLDSBORO, NC

THERE ARE EXISTING POWER, COMMUNICATION AND OTHER PUBLIC UTILITY LINES RUNNING ALONG AND WITH THE RIGHT OF WAYS OF US HIGHWAY 70 EAST AND NC HIGHWAY 111 SOUTH THAT ARE SUBJECT TO UTILITY EASEMENTS IN FAVOR OF THIRD PARTY ENTITIES. EASEMENT WIDTHS, WHICH MAY VARY, HAVE NOT BEEN DETERMINED AT THIS TIME AND SHALL BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION ACTIVITIES.

LEGAL DESCRIPTION PROVIDED IN TITLE COMITTMENT

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF WAYNE, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF WAYNE COUNTY TAX PARCEL # 3528-22-2680 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT TRACT OR PARCEL OF LAND IN NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA, CONTAINING 5.41 ACRES, MORE OR LESS, AT THE INTERSECTION OF U.S. HIGHWAY 70 AND NORTH CAROLINA HIGHWAY 111 EAST OF THE CITY OF GOLDSBORO, ALL AS DEPICTED AND DELINEATED ON THAT CERTAIN MAP ENTITLED "SURVEY FOR SIMON R. FOSS AND WIFE, SANDRA S. FOSS"; MADE BY JOEY W. TAYLOR, REGISTERED LAND SURVEYOR NO. L-2822, UNDER DATE OF SEPTEMBER 8, 1987, WHICH APPEARS OF RECORD IN PLAT CABINET ONE (I), SLIDE 121, IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY, NORTH CAROLINA, AND REFERENCE IS HEREBY MADE TO SAID RECORDED MAP FOR A MORE ACCURATE DESCRIPTION.

ZONING TABLE FOR CITY OF GOLDSBORO, NC

CURRENT ZONING: AB (AIRPORT BUSINESS)

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

BUILDING SETBACK REQUIREMENTS

FRONT:	35 FEET MINIMUM
CORNER SIDE:	35 FEET MINIMUM
SIDE:	20 FEET MINIMUM
REAR:	20 FEET MINIMUM
PRINCIPAL BUILDING HEIGHT:	NO REQUIREMENT
LOT AREA AND WIDTH:	NO REQUIREMENT

* INFORMATION BASED ON DRAFT REPORT PREPARED BY KEY ZONING ASSESSMENTS, LLC DATED AUGUST 5, 2025

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43° 42' 40"E	25.81
L2	N43° 22' 08"W	109.64
L3	N39° 09' 38"W	85.55
L4	N19° 13' 19"W	85.55
L5	N0° 17' 00"W	85.55

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

UTILITY LOCATION STATEMENT

SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON GROUND MARKING PROVIDED BY A PRIVATE THIRD-PARTY UTILITY LOCATE COMPANY. COASTAL GEOMATICS, PLLC AND ITS EMPLOYEES MAKE NO GUARANTEE OR REPRESENTATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, AND DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN HEREON. UTILITY LINES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR NOTIFYING NC 811 FOR UTILITY LOCATION PRIOR TO ANY EXCAVATION ON THIS SITE.

SCHEDULE B, PART II-EXCEPTIONS
COMMITMENT NUMBER: NCFA25-4097

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
3. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.(NOT A SURVEY MATTER)
4. TAXES AND ASSESSMENTS FOR THE YEAR 2025 CURRENTLY DUE AND PAYABLE, BUT NOT PAST DUE AND SUBSEQUENT YEARS.(NOT A SURVEY MATTER)

   TAX PARCEL NUMBER: 3528222680

   2024 WAYNE COUNTY, NORTH CAROLINA REAL ESTATE PROPERTY TAXES IN THE BASE AMOUNT OF $4,323.01 WERE PAID ON JANUARY 9, 2025. TAX BILLS ARE USUALLY GENERATED IN JULY EACH YEAR AND DUE ON OR BEFORE SEPTEMBER 1ST. TAXES ARE DELINQUENT ON JANUARY 6TH. A 2% PENALTY IS APPLIED FOR THE MONTH OF JANUARY. AFTER FEBRUARY, A 0.75% PENALTY IS APPLIED MONTHLY UNTIL TAXES ARE PAID.
5. TAXES AND ASSESSMENTS FOR THE YEAR 2024, A LIEN UPON THE LAND. (NOT A SURVEY MATTER)
6. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND.(AS SHOWN ON SURVEY)
7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.(AS SHOWN ON SURVEY)
8. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
9. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.(NOT A SURVEY MATTER)
10. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
11. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
12. RIGHTS OF TENANTS, AS TENANTS ONLY IN POSSESSION OF SUBJECT PROPERTY.(NOT A SURVEY MATTER)
13. ANY CHARGES FOR MUNICIPAL SERVICES (I.E., WATER, SEWER, CORRECTION OF NUISANCE CONDITIONS, ETC.) ARE THE RESPONSIBILITY OF THE PARTIES TO THIS TRANSACTION. FOR INFORMATION REGARDING EXISTENCE OF ANY BILLS, CONTACT THE APPROPRIATE MUNICIPAL OFFICE.(NOT A SURVEY MATTER)
14. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.(NOT A SURVEY MATTER)
15. TITLE TO ANY PORTION OF SAID LAND LYING IN THE BED OR BANKS OF ANY WATERWAY, STREAM OR CREEK LYING WITHIN THE BOUNDS OF SUBJECT PROPERTY, THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF SAID WATERS, WITHOUT DIMINUTION OR POLLUTION; AND THE CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SAID WATERS.(DOES NOT AFFECT SUBJECT PROPERTY)
16. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 1570, AT PAGE 778, AFORESAID RECORDS.
17. EASEMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY, RECORDED IN BOOK 3041, AT PAGE 521, AFORESAID RECORDS.
18. ALL MATTERS AS SHOWN ON PLAT ENTITLED "SURVEY FOR SIMON R. FOSS AND WIFE SANDA S. FOSS" RECORDED IN PLAT BOOK I, AT PAGE 121, AFORESAID RECORDS.(AS SHOWN ON SURVEY)
19. SUBJECT TO THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE CONTINUOUS FREE FLOW OF ANY AND ALL WATER COURSES OVER, ACROSS AND THROUGH THE PROPERTY.(DOES NOT AFFECT SUBJECT PROPERTY)
20. SUBJECT TO THE RIGHT OF WAY OF U.S. HIGHWAY 70.(AS SHOWN ON SURVEY)
21. SUBJECT TO THE RIGHT OF WAY OF N.C. HIGHWAY 111.(AS SHOWN ON SURVEY)

LINE LEGEND:

- BOUNDARY LINE (SURVEYED)
- BOUNDARY LINE (NOT SURVEYED)
- R/W — RIGHT OF WAY LINE
- EASEMENT LINE
- FM — SEWER FORCE MAIN
- GS — GRAVITY SEWER LINE
- W — SUBSURFACE WATER LINE
- OHE — OVERHEAD POWER LINE
- UGE — SUBSURFACE POWER LINE
- FO — SUBSURFACE FIBER OPTIC
- UGT — SUBSURFACE COMMUNICATION LINE

LEGEND		
LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	▲	MAG NAIL FOUND
PKF	▲	P.K. NAIL FOUND
NCGS	◈	GEODETIC MONUMENT
TBM	◆	TEMPORARY BENCHMARK
FFE	◆	FINISHED FLOOR ELEV.
CATV	Ⓒ	CABLE TV PEDESTAL
TPED	Ⓣ	TELEPHONE PEDESTAL
TMH	Ⓣ	TELEPHONE MANHOLE
FOP	✗	FIBER OPTIC POST
FOB	FOB	FIBER OPTIC BOX
ICV	◎	IRRIGATION VALVE
PP	○	POWER POLE
EB	▣	ELECTRIC BOX
EM	▣	ELECTRIC METER
LP	☼	LIGHT POLE
ESTUB		PVC STUBOUT
NIE	N	NOT IN USE
SMH	Ⓢ	SEWER MANHOLE
SCO	Ⓒ	SEWER CLEANOUT
SV	⋈	SEWER VALVE
RPZ	⋈	REDUCED PRESSURE ZONE
FH	▲	FIRE HYDRANT
WM	⊠	WATER METER
WV	Ⓦ	WATER VALVE
SWMH	Ⓢ	STORMWATER MANHOLE
GS	×23.5	SPOT ELEVATION
BOL	⊠	BOLLARD
GUY		GUY WIRE
CB		CATCH BASIN
INV.		INVERT OF PIPE
OHE		OVERHEAD ELECTRIC
PTF		POWER TRANSFORMER
STC		SWITCH CABINET
R/W		RIGHT OF WAY
DB		DILAPIDATED BUILDING
STB		SINGLE STORY BUILDING
TSUB		TWO STORY UTILITY BUILDING
PUL		POTENTIAL UTILITY LINE (NOT MARKED)
UTL		UNKNOWN UTILITY LINE (PARTIALLY MARKED)

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Revisions

COASTALGEOMATICS
LAND SURVEYING · MAPPING · PLANNING
Physical Address: 5041-3 Main Street, Shallotte, NC 28470
Mailing Address: P.O. Box 1560, Shallotte, NC 28459
Telephone: 910-755-1800 ~ www.coastalgeomatics.com
Firm License # P-2248

ALTA/NSPS LAND TITLE SURVEY FOR:

FRONTIER DEVELOPMENT LLC

OF THE LANDS CLAIMED IN DEED BOOK 1178, PAGE 157
NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA

MAP DATE: 01-27-2026
SCALE: 1"=60'
DRAWN BY: CDS
CHECKED BY: CDS

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

PROJECT NO. 2512-11

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1"=500'

PROJECT CONTACT LIST

OWNER

SIMON RAY FOSS
402 LAKE PINES DRIVE
LA GRANGE, NC 28551
EMAIL: GEORGEFOSS@LIVE.COM

CIVIL ENGINEER

KIMLEY-HORN
4525 MAIN STREET, SUITE 1000
VIRGINIA BEACH, VA 23462
TEL: 757-213-8600
CONTACT: JEREMY YEE, P.E.
EMAIL:
JEREMY.YEE@KIMLEY-HORN.COM

SURVEYOR

COASTAL GEOMATICS
5041-3 MAIN STREET
SHALLOTTE, NC 28470
CONTACT: CHRIS STANLEY, P.L.S.
EMAIL:
CHRIS@COASTALGEOMATICS.COM

DEVELOPER

FRONTIER DEVELOPMENT
2950 SW 27TH AVE, SUITE 300
MIAMI, FL 33133
TEL: 305-692-9992
CONTACT: TREY BELL
EMAIL:
TBELL@FRONTIERCOMPANIES.COM

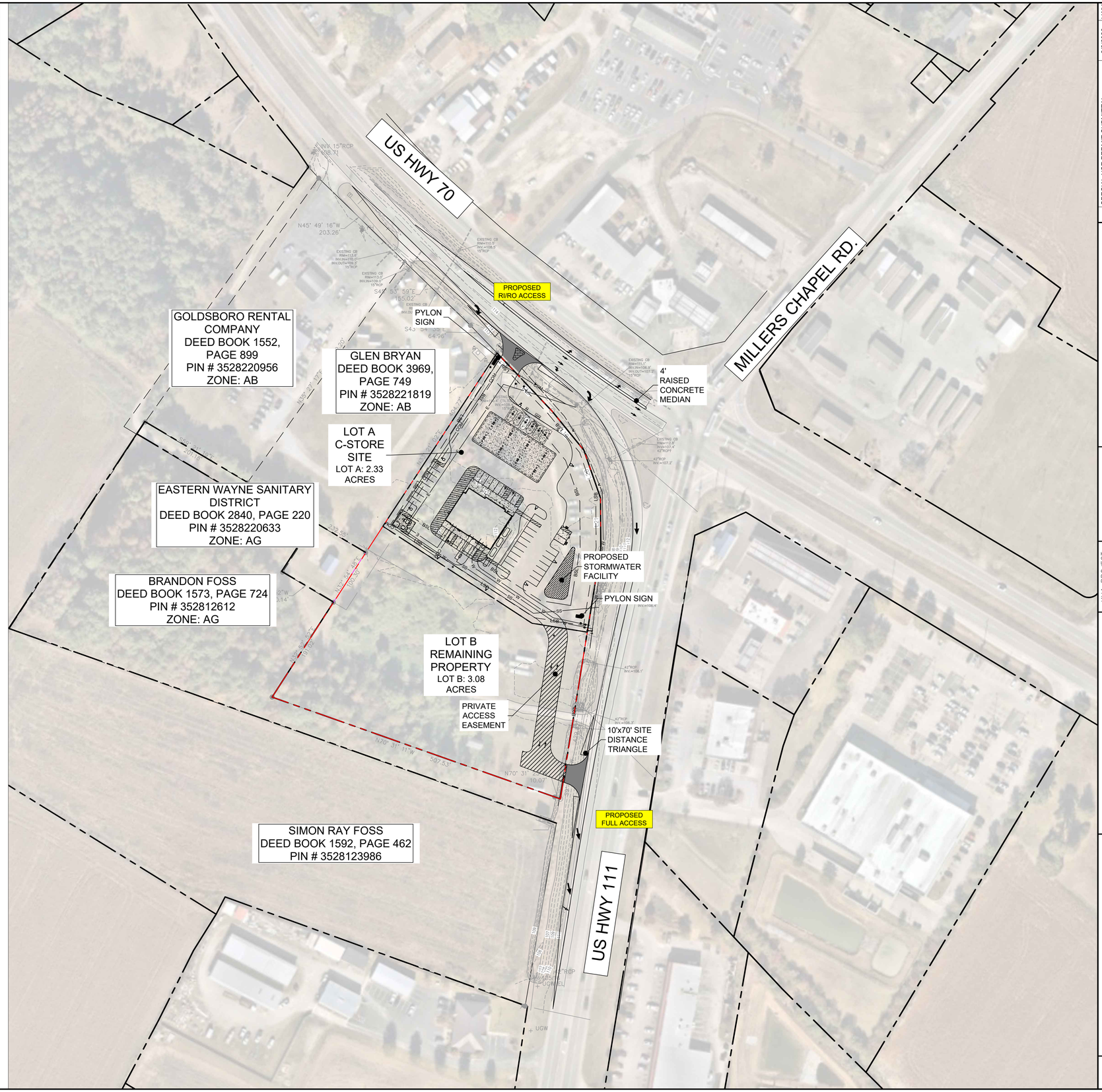
PROJECT INFORMATION

SITE INFORMATION

PARCEL ID PIN: 3528222680
SITE ADDRESS: 4310 US HWY-70, GOLDSBORO, NC 27534
DEED BOOK/PAGE: DB 1178 / PG 157, DATED 31, 1987
EXISTING PARCEL: 5.41 AC / 235,660 SF
PROPOSED LOT A: 2.33 AC / 101,494 SF
PROPOSED LOT B: 3.08 AC / 134,164 SF
EXISTING USE: AUTO SALES
PROPOSED USE FOR LOT A: CONVENIENT STORE WITH FUEL SALES
PROPOSED IMPERVIOUS AREA: +/- 1.95 AC / 84,942 SF (+/-82%)

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160



No.	REVISIONS	DATE	BY
	SPECIAL USE PERMIT SUBMITTAL	2/2/2026	LWY

Kimley»Horn
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

KHA PROJECT 116947015
DATE 02/02/2026
SCALE AS SHOWN
DESIGNED BY CRG
DRAWN BY CRG
CHECKED BY LWY

SPECIAL USE PERMIT EXHIBIT

C-STORE HWY 70 AND HWY 111

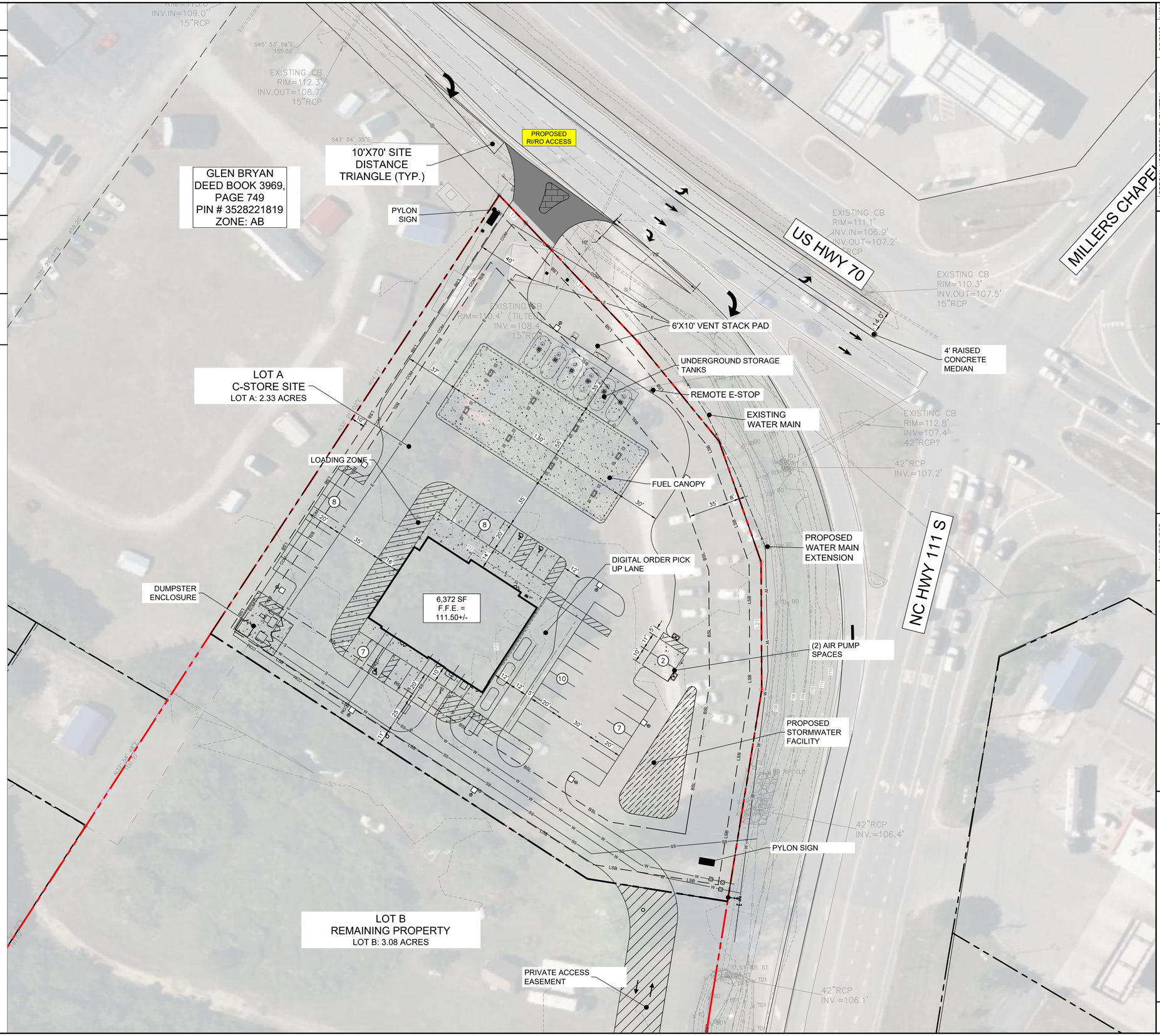
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF GOLDSBORO NC

SHEET NUMBER
SUP1

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SITE DATA

JURISDICTION	GOLDSBORO, NC
EXISTING ZONING	AB, AIRPORT BUSINESS
PROPOSED ZONING	AB, AIRPORT BUSINESS
SITE AREA	± 2.33 AC.
BUILDING AREA	6,372 S.F.
BUILDING HEIGHT	UP TO 30'
MIN. PARKING REQUIRED	1 PER 200 SF = 32 SPACES
PARKING PROVIDED	43 SPACES
FRONT SETBACK	35 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
FRONT BUFFER YARD	8 FT
SIDE BUFFER YARD	10 FT
SIDE (ROW) BUFFER YARD	8 FT



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
	SPECIAL USE PERMIT SUBMITTAL	2/2/2026	LWY

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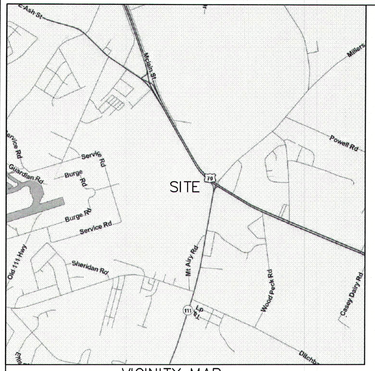
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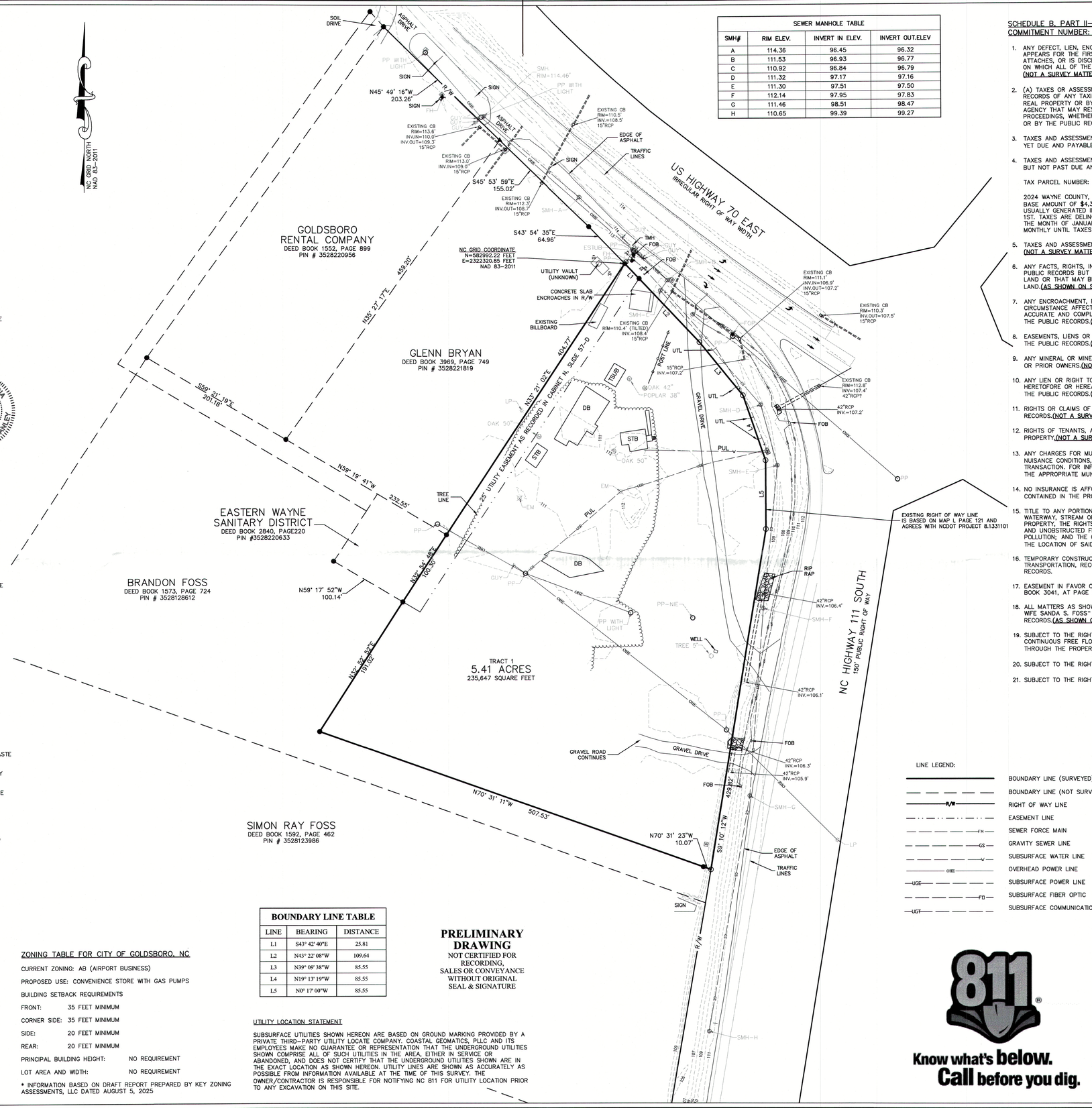
C-STORE HWY 70 AND HWY 111

PREPARED FOR
FRONTIER DEVELOPMENT NC
CITY OF GOLDSBORO

SHEET NUMBER
SUP2



SEWER MANHOLE TABLE			
SMH#	RIM ELEV.	INVERT IN ELEV.	INVERT OUT.ELEV
A	114.36	96.45	96.32
B	111.53	96.93	96.77
C	110.92	96.84	96.79
D	111.32	97.17	97.16
E	111.30	97.51	97.50
F	112.14	97.95	97.83
G	111.46	98.51	98.47
H	110.65	99.39	99.27



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43° 42' 40"E	25.81
L2	N43° 22' 08"W	109.64
L3	N39° 09' 38"W	85.55
L4	N19° 13' 19"W	85.55
L5	N0° 17' 00"W	85.55

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

SCHEDULE B, PART II–EXCEPTIONS
COMMITMENT NUMBER: NCFA25–4097

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
3. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.(NOT A SURVEY MATTER)
4. TAXES AND ASSESSMENTS FOR THE YEAR 2025 CURRENTLY DUE AND PAYABLE, BUT NOT PAST DUE AND SUBSEQUENT YEARS.(NOT A SURVEY MATTER)

   TAX PARCEL NUMBER: 3528222680

   2024 WAYNE COUNTY, NORTH CAROLINA REAL ESTATE PROPERTY TAXES IN THE BASE AMOUNT OF $4,323.01 WERE PAID ON JANUARY 9, 2025. TAX BILLS ARE USUALLY GENERATED IN JULY EACH YEAR AND DUE ON OR BEFORE SEPTEMBER 1ST. TAXES ARE DELINQUENT ON JANUARY 6TH. A 2% PENALTY IS APPLIED FOR THE MONTH OF JANUARY. AFTER FEBRUARY, A 0.75% PENALTY IS APPLIED MONTHLY UNTIL TAXES ARE PAID.
5. TAXES AND ASSESSMENTS FOR THE YEAR 2024, A LIEN UPON THE LAND. (NOT A SURVEY MATTER)
6. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND.(AS SHOWN ON SURVEY)
7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.(AS SHOWN ON SURVEY)
8. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
9. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.(NOT A SURVEY MATTER)
10. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
11. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.(NOT A SURVEY MATTER)
12. RIGHTS OF TENANTS, AS TENANTS ONLY IN POSSESSION OF SUBJECT PROPERTY.(NOT A SURVEY MATTER)
13. ANY CHARGES FOR MUNICIPAL SERVICES (I.E., WATER, SEWER, CORRECTION OF NUISANCE CONDITIONS, ETC.) ARE THE RESPONSIBILITY OF THE PARTIES TO THIS TRANSACTION. FOR INFORMATION REGARDING EXISTENCE OF ANY BILLS, CONTACT THE APPROPRIATE MUNICIPAL OFFICE.(NOT A SURVEY MATTER)
14. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.(NOT A SURVEY MATTER)
15. TITLE TO ANY PORTION OF SAID LAND LYING IN THE BED OR BANKS OF ANY WATERWAY, STREAM OR CREEK LYING WITHIN THE BOUNDS OF SUBJECT PROPERTY, THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF SAID WATERS, WITHOUT DIMINUTION OR POLLUTION; AND THE CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SAID WATERS.(DOES NOT AFFECT SUBJECT PROPERTY)
16. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 1570, AT PAGE 778, AFORESAID RECORDS.
17. EASEMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY, RECORDED IN BOOK 3041, AT PAGE 521, AFORESAID RECORDS.
18. ALL MATTERS AS SHOWN ON PLAT ENTITLED "SURVEY FOR SIMON R. FOSS AND WIFE SANDA S. FOSS" RECORDED IN PLAT BOOK I, AT PAGE 121, AFORESAID RECORDS.(AS SHOWN ON SURVEY)
19. SUBJECT TO THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE CONTINUOUS FREE FLOW OF ANY AND ALL WATER COURSES OVER, ACROSS AND THROUGH THE PROPERTY.(DOES NOT AFFECT SUBJECT PROPERTY)
20. SUBJECT TO THE RIGHT OF WAY OF U.S. HIGHWAY 70.(AS SHOWN ON SURVEY)
21. SUBJECT TO THE RIGHT OF WAY OF N.C. HIGHWAY 111.(AS SHOWN ON SURVEY)

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO:

TO: FRONTIER DEVELOPMENT LLC

TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,3,4,5,6b,7a,8,9,11a,13,14,16,17,18,, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 26, 2026.

DATE OF MAP: JANUARY 27, 2026

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

(SURVEYOR'S SIGNATURE)

CHRISTOPHER D. STANLEY, PLS L–3387

COMMITMENT NO. NCFA25–4097

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D. STANLEY

GPS CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY:	AA
POSITIONAL ACCURACY:	0.015 METERS
TYPE OF GPS FIELD PROCEDURE:	RTN
DATES OF SURVEY:	12–30–2025
DATUM/EPOCH:	NAD 83–2011
PUBLISHED /FIXED CONTROL:	RTN
GEOID MODEL:	18B
COMBINED GRID FACTOR:	XXXXXXXXX
UNITS:	US FEET

SURVEY NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE WAYNE COUNTY TAX OFFICE.
2. ACCORDING TO CURRENT FEMA FLOOD MAP #3720352800K, THESE PARCELS APPEAR TO BE LOCATED IN THE FOLLOWING ZONE: X
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT–OF–WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY.
4. ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83–NSRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. AREA BY COORDINATE METHOD.
6. AT THE TIME OF THIS SURVEY, THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK WIDENING, CONSTRUCTION OR REPAIRS DETECTED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY OR BURIAL GROUND.
10. THERE IS OBSERVED EVIDENCE OF ENCROACHMENTS ON THE PROPERTY AT THE TIME OF THE SURVEY. (AS SHOWN)
13. THIS SITE HAS NOT BEEN EVALUATED FOR THE PRESENCE OF WETLANDS.
14. THE SUBJECT PROPERTY IS VACANT LAND AT THE TIME OF THIS SURVEY.
15. THERE IS EVIDENCE OF SQUATTERS LIVING ON THIS PROPERTY.(EXCEPTION #6)
16. PROPERTY STREET ADDRESS: 4310 US HIGHWAY 70 EAST, GOLDSBORO, NC

THERE ARE EXISTING POWER, COMMUNICATION AND OTHER PUBLIC UTILITY LINES RUNNING ALONG AND WITH THE RIGHT OF WAYS OF US HIGHWAY 70 EAST AND NC HIGHWAY 111 SOUTH THAT ARE SUBJECT TO UTILITY EASEMENTS IN FAVOR OF THIRD PARTY ENTITIES. EASEMENT WIDTHS, WHICH MAY VARY, HAVE NOT BEEN DETERMINED AT THIS TIME AND SHALL BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION ACTIVITIES.

LEGAL DESCRIPTION PROVIDED IN TITLE COMITTMENT

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF WAYNE, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF WAYNE COUNTY TAX PARCEL # 3528–22–2680 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT TRACT OR PARCEL OF LAND IN NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA, CONTAINING 5.41 ACRES, MORE OR LESS, AT THE INTERSECTION OF U.S. HIGHWAY 70 AND NORTH CAROLINA HIGHWAY 111 EAST OF THE CITY OF GOLDSBORO, ALL AS DEPICTED AND DELINEATED ON THAT CERTAIN MAP ENTITLED "SURVEY FOR SIMON R. FOSS AND WIFE, SANDRA S. FOSS", MADE BY JOEY W. TAYLOR, REGISTERED LAND SURVEYOR NO. L–2822, UNDER DATE OF SEPTEMBER 8, 1987, WHICH APPEARS OF RECORD IN PLAT CABINET ONE (I), SLIDE 121, IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY, NORTH CAROLINA, AND REFERENCE IS HEREBY MADE TO SAID RECORDED MAP FOR A MORE ACCURATE DESCRIPTION.

ZONING TABLE FOR CITY OF GOLDSBORO, NC

CURRENT ZONING: AB (AIRPORT BUSINESS)

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

BUILDING SETBACK REQUIREMENTS

FRONT:	35 FEET MINIMUM
CORNER SIDE:	35 FEET MINIMUM
SIDE:	20 FEET MINIMUM
REAR:	20 FEET MINIMUM
PRINCIPAL BUILDING HEIGHT:	NO REQUIREMENT
LOT AREA AND WIDTH:	NO REQUIREMENT

* INFORMATION BASED ON DRAFT REPORT PREPARED BY KEY ZONING ASSESSMENTS, LLC DATED AUGUST 5, 2025

UTILITY LOCATION STATEMENT

SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON GROUND MARKING PROVIDED BY A PRIVATE THIRD–PARTY UTILITY LOCATE COMPANY. COASTAL GEOMATICS, PLLC AND ITS EMPLOYEES MAKE NO GUARANTEE OR REPRESENTATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, AND DOES NOT CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN HEREON. UTILITY LINES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR NOTIFYING NC 811 FOR UTILITY LOCATION PRIOR TO ANY EXCAVATION ON THIS SITE.

LINE LEGEND:

- BOUNDARY LINE (SURVEYED)
- BOUNDARY LINE (NOT SURVEYED)
- R/W — RIGHT OF WAY LINE
- EASEMENT LINE
- FM — SEWER FORCE MAIN
- GS — GRAVITY SEWER LINE
- W — SUBSURFACE WATER LINE
- OHE — OVERHEAD POWER LINE
- UGE — SUBSURFACE POWER LINE
- FO — SUBSURFACE FIBER OPTIC
- UGT — SUBSURFACE COMMUNICATION LINE

LEGEND		
LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
MNF	▲	MAG NAIL FOUND
PKF	▲	P.K. NAIL FOUND
NCGS	⊕	GEODETIC MONUMENT
TBM	◆	TEMPORARY BENCHMARK
FFE	◆	FINISHED FLOOR ELEV.
CATV	Ⓣ	CABLE TV PEDESTAL
TPED	Ⓣ	TELEPHONE PEDESTAL
TMH	Ⓣ	TELEPHONE MANHOLE
FOP	◢	FIBER OPTIC POST
FOB	FOB	FIBER OPTIC BOX
ICV	Ⓘ	IRRIGATION VALVE
PP	○	POWER POLE
EB	EB	ELECTRIC BOX
EM	EM	ELECTRIC METER
LP	☼	LIGHT POLE
ESTUB		PVC STUBOUT
NIE	N	NOT IN USE
SMH	Ⓢ	SEWER MANHOLE
SCO	Ⓒ	SEWER CLEANOUT
SV	⋈	SEWER VALVE
RPZ	⋈	REDUCED PRESSURE ZONE
FH	◢	FIRE HYDRANT
WM	▦	WATER METER
WV	Ⓦ	WATER VALVE
SWMH	Ⓢ	STORMWATER MANHOLE
GS	×23.5	SPOT ELEVATION
BOL	⊠	BOLLARD
GUY		GUY WIRE
CB		CATCH BASIN
INV.		INVERT OF PIPE
OHE		OVERHEAD ELECTRIC
PTF		POWER TRANSFORMER
STC		SWITCH CABINET
R/W		RIGHT OF WAY
DB		DILAPIDATED BUILDING
STB		SINGLE STORY BUILDING
TSUB		TWO STORY UTILITY BUILDING
PUL		POTENTIAL UTILITY LINE (NOT MARKED)
UTL		UNKNOWN UTILITY LINE (PARTIALLY MARKED)

811 Know what's below. Call before you dig.

SCALE: 1" = 60'
0 30 60 120 180

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Revisions

COASTALGEOMATICS
LAND SURVEYING • MAPPING • PLANNING
Physical Address: 5041–3 Main Street, Shallotte, NC 28470
Mailing Address: Post Office Box 1560, Shallotte, NC 28459
Telephone: 910–356–1800 ~ www.coastalgeomatics.com
Firm License # P–2248

FRONTIER DEVELOPMENT LLC

ALTA/NSPS LAND TITLE SURVEY FOR:
OF THE LANDS CLAIMED IN DEED BOOK 1178, PAGE 157
NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA

MAP DATE: 01–27–2026
SCALE: 1"=60'
DRAWN BY: CDS
CHECKED BY: CDS

PRELIMINARY DRAWING
NOT CERTIFIED FOR RECORDING, SALES OR CONVEYANCE WITHOUT ORIGINAL SEAL & SIGNATURE

PROJECT NO. 2512–11



VICINITY MAP
SCALE: 1"=500'

NORTH

PROJECT CONTACT LIST

OWNER

SIMON RAY FOSS
402 LAKE PINES DRIVE
LA GRANGE, NC 28551
EMAIL: GEORGEFOSS@LIVE.COM

CIVIL ENGINEER

KIMLEY–HORN
4525 MAIN STREET, SUITE 1000
VIRGINIA BEACH, VA 23462
TEL: 757–213–8600
CONTACT: JEREMY YEE, P.E.
EMAIL:
JEREMY.YEE@KIMLEY–HORN.COM

SURVEYOR

COASTAL GEOMATICS
5041–3 MAIN STREET
SHALLOTTE, NC 28470
CONTACT: CHRIS STANLEY, P.L.S.
EMAIL:
CHRIS@COASTALGEOMATICS.COM

DEVELOPER

FRONTIER DEVELOPMENT
2950 SW 27TH AVE, SUITE 300
MIAMI, FL 33133
TEL: 305–692–9992
CONTACT: TREY BELL
EMAIL:
TBELL@FRONTIERCOMPANIES.COM

PROJECT INFORMATION

SITE INFORMATION

PARCEL ID PIN: 3528222680
SITE ADDRESS: 4310 US HWY–70, GOLDSBORO, NC 27534
DEED BOOK/PAGE:DB 1178 / PG 157, DATED 31, 1987
EXISTING PARCEL: 5.41 AC / 235,660 SF
PROPOSED LOT A: 2.33 AC / 101,494 SF
PROPOSED LOT B: 3.08 AC / 134,164 SF
EXISTING USE: AUTO SALES
PROPOSED USE FOR LOT A: CONVENIENT STORE WITH FUEL SALES
PROPOSED IMPERVIOUS AREA: +/– 1.95 AC / 84,942 SF (+/–82%)

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

US HWY 70

MILLERS CHAPEL RD.

GOLDSBORO RENTAL COMPANY
DEED BOOK 1552, PAGE 899
PIN # 3528220956
ZONE: AB

GLEN BRYAN
DEED BOOK 3969, PAGE 749
PIN # 3528221819
ZONE: AB

EASTERN WAYNE SANITARY DISTRICT
DEED BOOK 2840, PAGE 220
PIN # 3528220633
ZONE: AG

BRANDON FOSS
DEED BOOK 1573, PAGE 724
PIN # 352812612
ZONE: AG

SIMON RAY FOSS
DEED BOOK 1592, PAGE 462
PIN # 3528123986

PROPOSED R/RO ACCESS

PYLON SIGN

4' RAISED CONCRETE MEDIAN

LOT A
C-STORE SITE
LOT A: 2.33 ACRES

PROPOSED STORMWATER FACILITY

PYLON SIGN

LOT B
REMAINING PROPERTY
LOT B: 3.08 ACRES

PRIVATE ACCESS EASEMENT

10'x70' SITE DISTANCE TRIANGLE

PROPOSED FULL ACCESS

US HWY 111

NO.	REVISIONS	DATE	BY
	SPECIAL USE PERMIT SUBMITTAL	2/2/2026	LWY

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KHA PROJECT 011694015
DATE 02/02/2026
SCALE AS SHOWN
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SPECIAL USE PERMIT EXHIBIT

C-STORE HWY 70 AND HWY 111

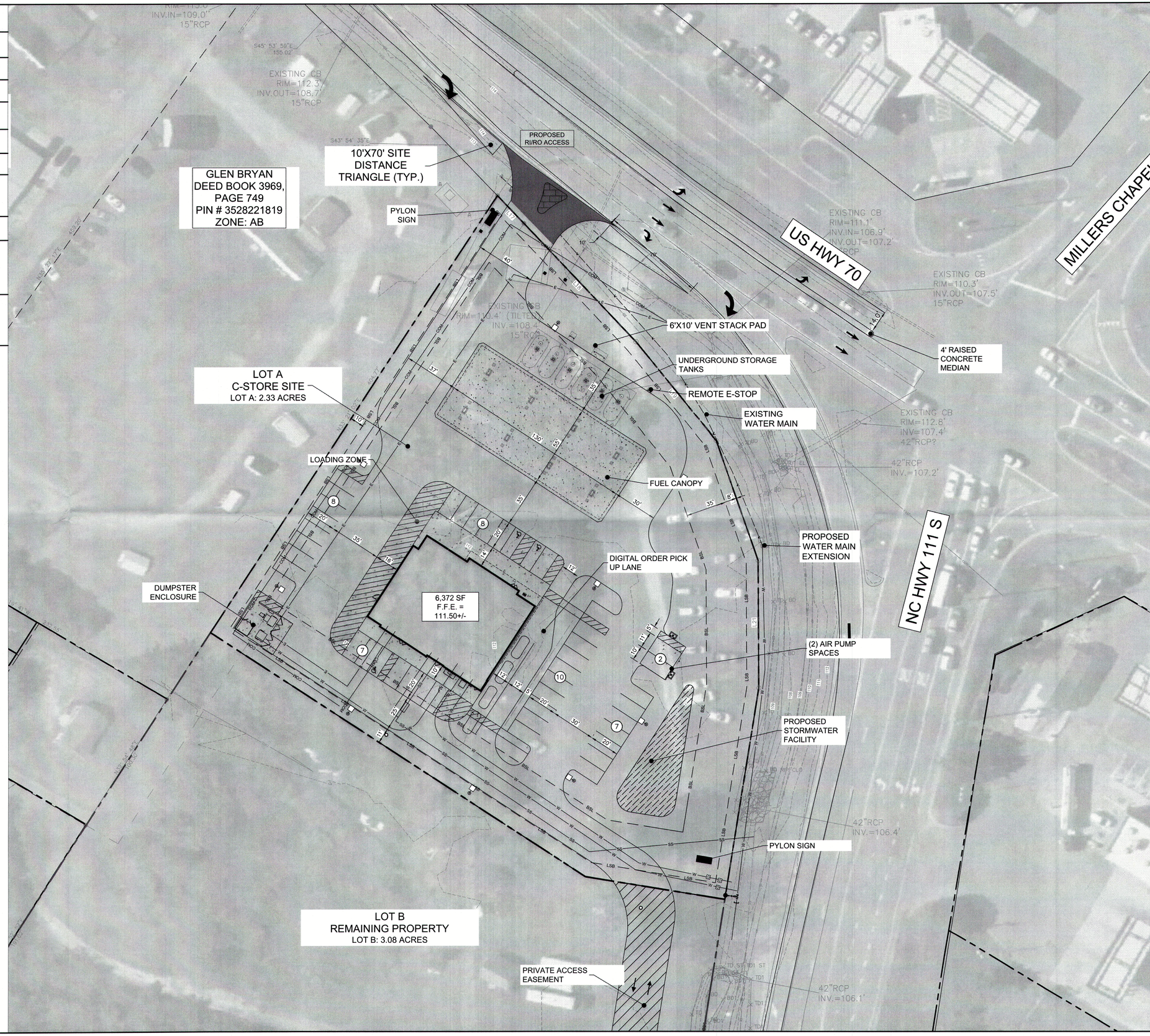
PREPARED FOR
FRONTIER DEVELOPMENT
CITY OF GOLDSBORO NC

SHEET NUMBER
SUP1

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SITE DATA

JURISDICTION	GOLDSBORO, NC
EXISTING ZONING	AB, AIRPORT BUSINESS
PROPOSED ZONING	AB, AIRPORT BUSINESS
SITE AREA	± 2.33 AC.
BUILDING AREA	6,372 S.F.
BUILDING HEIGHT	UP TO 30'
MIN. PARKING REQUIRED	1 PER 200 SF = 32 SPACES
PARKING PROVIDED	43 SPACES
FRONT SETBACK	35 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	20 FT
REAR SETBACK	20 FT
FRONT BUFFER YARD	8 FT
SIDE BUFFER YARD	10 FT
SIDE (ROW) BUFFER YARD	8 FT



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
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C-STORE HWY 70 AND HWY 111

PREPARED FOR
FRONTIER DEVELOPMENT NC
CITY OF GOLDSBORO

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1 FRONT ELEVATION
A0.10 3/16" = 1'-0"

NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE REQUIREMENTS



2 REAR ELEVATION
A0.10 3/16" = 1'-0"

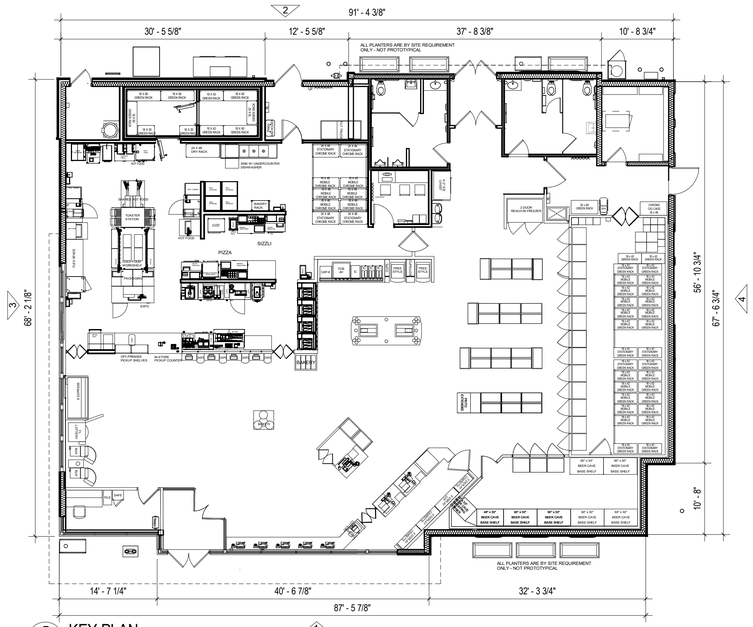
NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE SPECIFIC REQUIREMENTS



3 LEFT ELEVATION
A0.10 3/16" = 1'-0"



4 RIGHT ELEVATION
A0.10 3/16" = 1'-0"



5 KEY PLAN
A0.10 3/32" = 1'-0"

GROSS SQUARE FOOTAGE - 6,372

MATERIALS:

1 BRICK

2 COMPOSITE SIDING

3 EIFS OR STUCCO

4 ROOF: SLATE

5 TILE

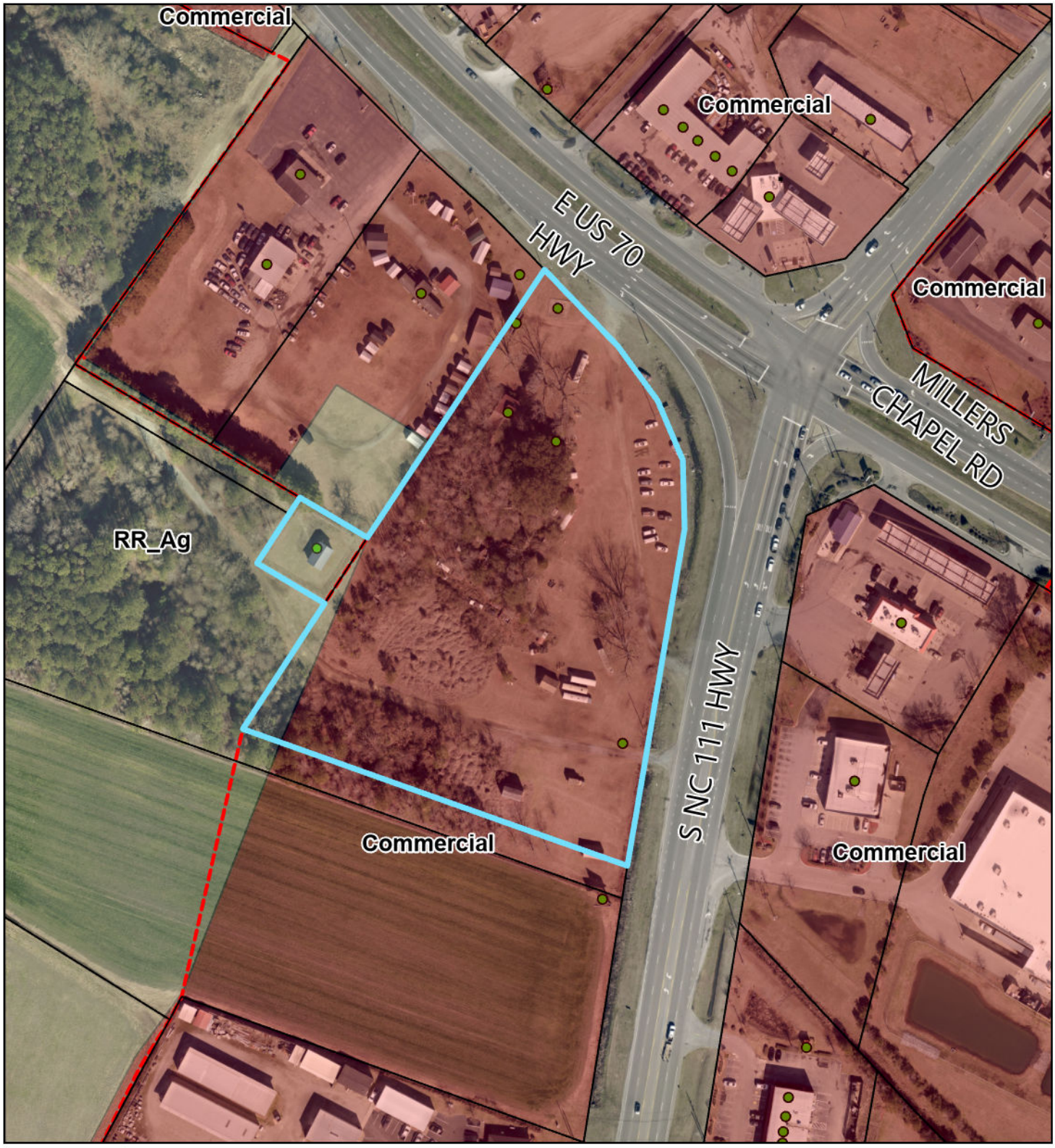
6 METAL OVERHANG BRITE RED

HFA

U63FB FLY-THRU - STORE XXXX

STREET ADDRESS
CITY,STATE ZIP

Wawa



Case Number: SUP-02-26
Request: Convenience Store with Fuel
Project Owner: Frontier Development
US Hwy 111 and E. US 70 Hwy
PIN# 3528-22-2680

N

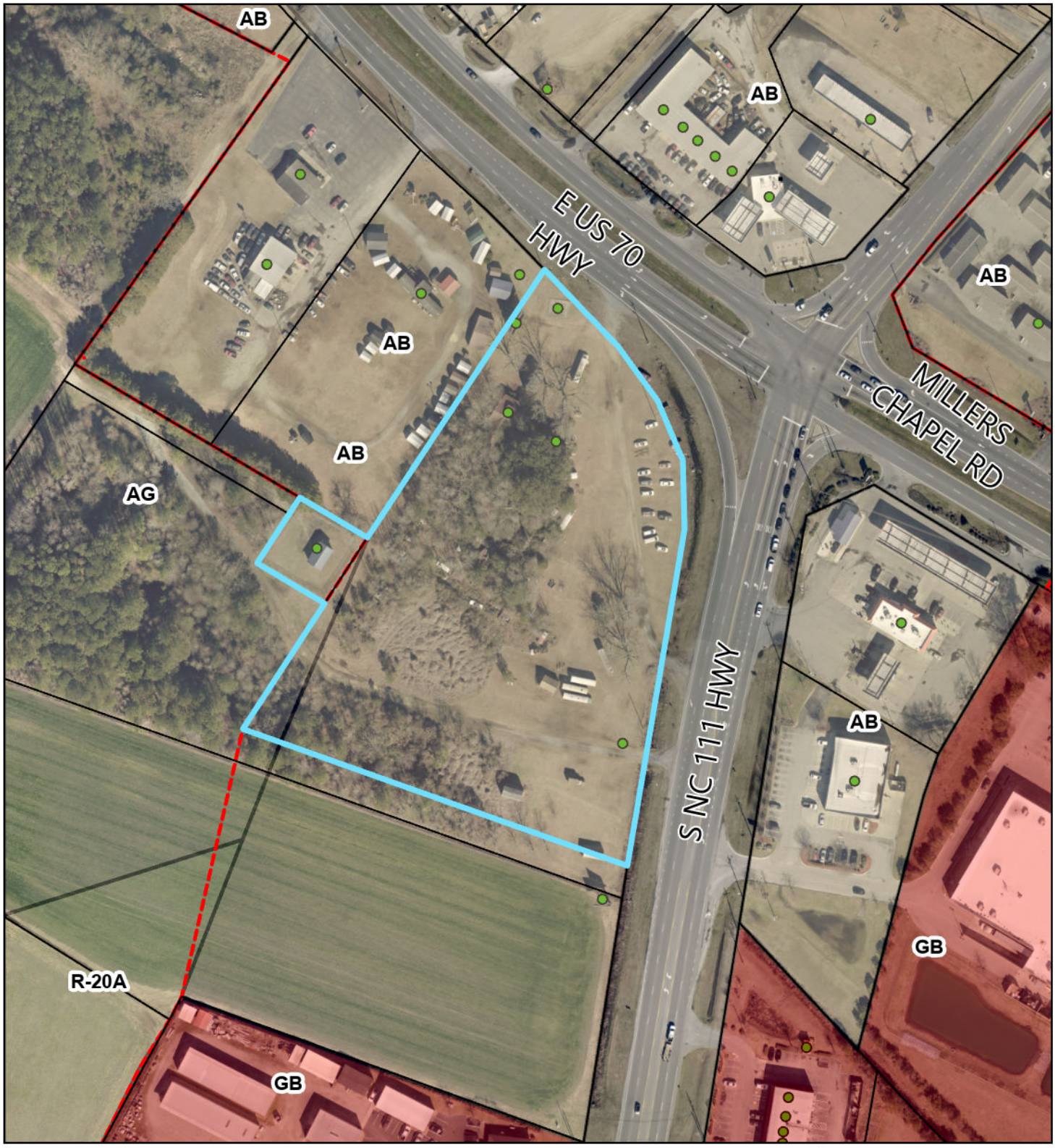
0 50 100 200 300 400 Feet

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



Case Number: SUP-02-26
Request: Convenience Store with Fuel
Project Owner: Frontier Development
US Hwy 111 and E. US 70 Hwy
PIN# 3528-22-2680

0 50 100 200 300 400 Feet

N

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

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

PLANNING DEPARTMENT
Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-02-26, were notified by first class mail on 2-17-26.

Mark E. Helmer
Signature

Wayne County, North Carolina

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

17th **day of** February **, 2026**

Holly D. Jones
Notary Public Name

HOLLY D. JONES NOTARY PUBLIC WAYNE COUNTY, NC

My Commission expires on July 29, 2026
(Seal)

PLANNING DEPARTMENT
Mark E. Helmer, AICP, CFM,
Planning Director

Notice Of Public Hearing

Notice is hereby given that the City Council of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 5:30 P.M. on Monday, March 2, 2026 in the City Hall Council Chambers located at 214 North Center Street to consider the following request.

> **SU-02-26 Frontier Development:** The applicant is requesting a special use permit to allow for a convenience store with fuel on property within a Airport Business (AB) zoning district. The property considered for approval is located on the southwest side of the intersection of US Highway 111 and East US 70 Highway and further identified as Wayne Co. Pin# 3528-22-2680.

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

Adjacent Property Owners of
SUP-02-26

PIN	Owner	Address	City	State	Zip Code
3528236558	MCCALL-WESTBROOK LLC	139 MILLERS CHAPEL RD	GOLDSBORO	NC	27534-9230
3528236058	KDA PROPERTIES NC LLC	1372 N SUSQUEHANNA TRL	SELINSGROVE	PA	17870-8971
3528235240	APPERSON BETTY C ETAL	PO BOX 625	LA GRANGE	NC	28551-0625
3528128612	FOSS BRANDON GEORGE ETALS	402 LAKE PINES DR	LA GRANGE	NC	28551-2020
3528128612	FOSS BRANDON GEORGE ETALS	402 LAKE PINES DR	LA GRANGE	NC	28551-2020
3528334036	WTKL LLC	126 FAIRMAX RD	GOLDSBORO	NC	27534-0000
3528227227	WTKL LLC	%AUTO ZONE PROPERTY MGMT	MEMPHIS	TN	38101-2198
3528222680	FOSS SIMON RAY	402 LAKE PINE DR	LAGRANGE	NC	28551-2020
3528228515	WILSON FAMILY PROPERTIES LLC	%HANDY MART#58-EJ POPE	MOUNT OLIVE	NC	28365-0649
3528221819	BRYAN GLENN CASEY	PO BOX 10861	GOLDSBORO	NC	27532-0861
3528334036	WTKL LLC	ATTN: PROPERTY TAX DEPT	BENTONVILLE	AR	72716-6489
3528123986	FOSS SIMON RAY	402 LAKE PINE DR	LAGRANGE	NC	28551-2020
3528128778	FOSS SIMON RAY	402 LAKE PINE DR	LAGRANGE	NC	28551-2020
3528220633	EASTERN WAYNE SANITARY DIST	PO BOX 1583	GOLDSBORO	NC	27533-1583
3528216816	CORNERSTONE DEVELOPMENT PROPERTIES OF NC INC	PO BOX 11359	GOLDSBORO	NC	27532-1359
3528236461	MCCALL-WESTBROOK LLC	139 MILLERS CHAPEL RD	GOLDSBORO	NC	27534-9230
3528123986	FOSS SIMON RAY	402 LAKE PINE DR	LAGRANGE	NC	28551-2020
	Frontier Development	2950 SW 27th Avenue Ste 300	Miami	FL	33133
	Kimly-Horn	4225 Main Street Ste 1000	Virginia Beach	VA	23462

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: UDO-02-26 - Ordinance Amending the City of Goldsboro Unified Development Ordinance to Add Section 6.8 Engineering Design Manual

DEPARTMENT: Engineering

BACKGROUND:
Development activity continues to grow within the City's jurisdiction and the need for consistent, high-quality engineering design standards has become increasingly important. The Engineering Design Manual has been developed to provide clear guidance for developers, engineers, and contractors regarding required design criteria, construction standards, and submittal procedures for public infrastructure improvements. Staff submitted the Engineering Design Manual for proposed amendment to the Unified Development Ordinance (UDO).

The Planning Commission reviewed the Engineering Design Manual at their meeting on February 23rd and voted unanimously to amend the UDO.with the addition of Section 6.8 Engineering Design Manual.

DISCUSSION:
The Engineering Design Manual helps ensure that all projects are designed and constructed in a manner that promotes public safety, long-term durability, regulatory compliance, and efficient review and approval processes. By establishing uniform expectations and technical requirements, the manual supports orderly development while protecting the municipality's infrastructure investments.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
At the conclusion of the public hearing, it is recommended that the City Council adopt the attached ordinance amending the Unified Development Ordinance to add Section 6.8 Engineering Design Manual.

MANAGER'S RECOMMENDATION:

APPROVERS
Jonathan Perry
Kelly Arnold
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING THE CITY OF GOLDSBORO UNIFIED DEVELOPMENT ORDINANCE TO ADD SECTION 6.8 ENGINEERING DESIGN MANUAL

WHEREAS, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, March 2, 2026, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the City of Goldsboro Unified Development Ordinance; and

WHEREAS, development activity continues to grow within the jurisdiction and the need for consistent, high-quality engineering design standards has become increasingly important; and

WHEREAS, City of Goldsboro Engineering Department, has submitted a petition to amend the text of the City of Goldsboro, North Carolina, Unified Development Ordinance, adding Section 6.8 Engineering Design Manual; and

WHEREAS, the applicant is proposing for a comprehensive text amendment that will add a section to the City of Goldsboro Unified Development Ordinance entitled: Section 6.8 Engineering Design Manual; and

WHEREAS, the Engineering Design Manual has been developed to provide clear guidance for developers, engineers, and contractors regarding required design criteria, construction standards, and submittal procedures for public infrastructure improvements; and

WHEREAS, the manual helps ensure that all projects are designed and constructed in a manner that promotes public safety, long-term durability, regulatory compliance, and efficient review and approval processes; and

WHEREAS, the Engineering Design Manual supports orderly development while protecting the municipality's infrastructure investments by establishing uniform expectations and technical requirements; and

WHEREAS, after completion of said public hearing the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the City of Goldsboro Unified Development Ordinance be amended; and

WHEREAS, the City Council further deems it advisable and for the best interest of the City and those residing within its jurisdiction that the following City of Goldsboro Unified Development Ordinance amendment for the City of Goldsboro, North Carolina, be adopted.

6.8 ENGINEERING DESIGN MANUAL

6.8.1 INTRODUCTION

Any proposed additions to the water distribution and sanitary sewer collection systems of City of Goldsboro must meet minimum design standards to conform to State rules and the requirements of the City of Goldsboro Engineering Department and Public Utilities departments. The City of Goldsboro requirements are contained in this "Engineering Design Manual, Technical Specifications, and Standard Details for Water and Sewer Systems" manual, hereinafter referred to as the "City of Goldsboro Design Manual", or the "Design Manual".

This design manual is divided into three sections. These are:

- A general Design Section to assist with understanding design requirements, legal requirements, and plan review and

approval procedures,

- Technical Specifications for the use of the design and contracting community, and

- Standard Details for water and sewer infrastructure to be included in all plan submittals.

Adherence to State and City of Goldsboro regulations and this Design Manual will ensure a quality water and sewer system for the citizens of City of Goldsboro and will also facilitate an increased system life span as well as a reduction in overall cost of operations and maintenance.

These guidelines have been adopted by the City of Goldsboro Council Members and shall be incorporated into the design and construction of all water distribution and sanitary sewer systems. City of Goldsboro realizes that there are occasions when extenuating circumstances occur and, therefore, these guidelines sometimes will not be the best choice for certain situations. In these cases, please consult with City of Goldsboro Engineering Department to obtain approval for any alternative designs.

Meetings may be requested with City of Goldsboro Engineering Department through phone call or email.

Copies of this Design Manual can be obtained from the City of Goldsboro web page or City of Goldsboro Engineering Department.

This design manual is subject to updates on a periodic basis. Revisions will be posted on the City of Goldsboro web page or may be obtained from City of Goldsboro Engineering Department. The pages are dated and numbered to assist in the maintenance of current information. It is the responsibility of the public to ensure they have the most recently approved version of the Design Manual for their use.

Any questions or comments concerning this Design Manual should be submitted to the City of Goldsboro Engineering Department Engineer Manager.

The city of Goldsboro will only consider for ownership, operation, and maintenance of public infrastructure installed:

1) Within the city limits of the City of Goldsboro and in the ETJ (service area) of the City of Goldsboro Public Utilities Department,

2) In accordance with this Design Manual,

3) In accordance with City of Goldsboro's most recent Water and Wastewater Master Plans. Developers and their design engineers are encouraged to contact City of Goldsboro, prior to beginning design, to ensure their project is consistent with City of Goldsboro Public Utilities' master planning for water and sewer systems,

4) In accordance with the latest version of the City of Goldsboro Sewer Use Ordinance and Utility Policy (on City of Goldsboro Utilities website),

5) In accordance with all minimum design criteria for water and sewer systems as published by the North Carolina Department of Environmental Quality (NCDEQ), Division of Water Resources (DWR),

6) In accordance with plans and specifications approved by City of Goldsboro and complying with the procedures outlined in this Design Manual,

7) In accordance with the provisions of a detailed agreement approved by the City Council if either or both systems require the installation of water supply facilities or wastewater treatment disposal facilities,

8) In accordance with the provisions of any water and/or sewer transmission reimbursement agreements approved by the City Council.

6.8.2 ADMINISTRATIVE INFORMATION

The following is a general description of the responsibilities of the parties involved with the design, review and approval of water and sewer installation projects in the City of Goldsboro:

1) <u>City of Goldsboro Engineering Department</u>

a) City of Goldsboro Engineering Department will review plans submitted by a licensed professional engineer in the State of North Carolina and grant approval after all review comments have been satisfactory addressed.

b) The City of Goldsboro reserves the right to request changes in the work that is not in accordance with this Design Manual, or if work is being performed in an improper manner that may result in incorrect installation.

c) The City of Goldsboro reserves the right to disallow work from an Engineer or Developer who consistently does not comply with this Design Manual and other City of Goldsboro policies.

d) The City of Goldsboro reserves the right to request revisions to the Design Engineer's plans for any discrepancies found during construction that may have been overlooked during review of the plans and specifications.

e) Pre-Construction Conferences are required with City of Goldsboro Engineering Department prior to any work on City of Goldsboro owned utility systems, or systems the developer intends on the city taking over for maintenance.

2) <u>Design Engineer of Record</u>

a) The Design Engineer of Record is a North Carolina state licensed professional engineer hired by a developer or property owner to prepare a set of plans and specifications for submittal to City of Goldsboro Engineering Department for review and approval.

b) The Design Engineer will:

1) Prepare plans and specifications in accordance with this Design Manual, all North Carolina Department of Environmental Quality (NCDEQ) regulations, and all other local, state and federal regulations pertaining to the project.

2) Ensure plans are consistent with City of Goldsboro's water and sewer master plans.

3) Submit plans and specifications to City of Goldsboro Engineering Department for review and approval.

4) Make any revisions necessary to the plans and specifications to comply with all plan review comments received from City of Goldsboro Engineering Department staff.

5) Submit all required permits with State agencies on behalf of

their clients after plan approval is received from City of Goldsboro Engineering Department.

6) Attend the mandatory Pre-Construction Conference once contracts are signed and all permits are issued, and the conference is scheduled as requested.

7) Review all phases of the work in progress during construction and conduct any required testing of systems to be able to issue “Engineering Certification” for the project.

8) Promptly furnish the City of Goldsboro with pertinent information concerning any changes which may be necessary during the progress of the work. No major changes shall be made without the prior approval of the City of Goldsboro.

9) Obtain final approval from City of Goldsboro and applicable state and federal agencies.

10) Provide sealed record drawings (as-builts) in paper, PDF, and AutoCAD format at the conclusion of the project per City of Goldsboro requirements. Currently the AutoCAD format for submitted record drawings must be in a newer version of AutoCAD. Individual PDFs of each plan sheet must also be provided as part of the as-built record drawing submittal. AutoCAD and PDF's must be submitted through a share file link.

6.8.3 CONSTRUCTION PROCESS

The following is a general description of the construction process for proposed extensions of the City of Goldsboro water distribution and sanitary sewer collection systems:

1) General Information

a) The following items (as applicable) must be received by City of Goldsboro Engineering Department prior to scheduling a Pre-Construction Conference (“Pre-Con”) and receiving permission to work on utility systems owned by City of Goldsboro:

- NCDEQ/DWR water main extension permit
- NCDEQ/DWR sewer main extension permit
- NCDEQ/DWR sewer pump station permit
- NCDOT/City of Goldsboro Right of Way Encroachment
- Deed of Easement recorded for any required offsite public utility easements
- Shop Drawings - City of Goldsboro may require the submittal of Shop Drawings for pumps, valves, hydrants, and other appurtenances involving construction of any public infrastructure. Notification will be made in writing to the Developer’s design engineer if shop drawings are deemed necessary by City of Goldsboro Engineering Department for review and approval
- Stormwater Permits – State and City of Goldsboro – if required to begin any site grading preparatory to installation of water and/or sewer infrastructure

b) Construction should be coordinated in advance with City of Goldsboro Engineering Department – a minimum of forty-eight (48) hours' notice is required for scheduling purposes for the pre-construction meeting.

c) Pre-Cons are held at City Hall in the large conference room or Anteroom at the specified time scheduled by the Engineering Department. At the discretion of the City of Goldsboro Engineer and the Engineering Inspector assigned to the construction project a field Pre-Con may be allowed. All field Pre-Cons will be scheduled by the Engineering Inspector assigned to the project.

d) The design engineer and North Carolina licensed utility contractor must attend the Pre-Con – if any utility work is to be sub-contracted to a second firm that firm must also be a North Carolina licensed utility contractor and must attend the Pre-Con. The utility contractor foreman, supervisor, or project manager who will oversee daily work activities in the field must be present at the Pre-Con.

e) At the pre-construction conference, the Notice to Proceed (NTP) document shall be prepared in advance and presented for execution by the designated authorized signatory.

2) Construction Activity

a) After the completion of all required pre-construction meetings the contractor may commence construction on the project with a forty-eight (48) hour notice to the City of Goldsboro Engineering Department Construction Inspector.

b) Once construction commences the primary contact person for the project will be the City of Goldsboro Engineering Department Construction Inspector assigned to the project.

c) All water, sewer, and storm infrastructure will be installed in accordance with this Design Manual, and in accordance with the requirements in all State issued permits for the project.

d) All required system testing will be conducted in accordance with this Design Manual, and under the direction of the City of Goldsboro Engineering Department Construction Inspector.

e) If any requirements for carrying out construction are not met, City of Goldsboro reserves the right to issue a Stop Work Order for the project.

f) If a Stop Work Order is issued for a project, a second Pre-Con will be required before work can commence again to discuss the issues and required corrective actions. This Pre-Con will be held in the offices of City of Goldsboro Engineering Department to discuss the relevant issues and requirements for work to be allowed to commence again.

g) At the completion of construction and prior to start up the developer, design engineer, or contractor must provide (3) copies minimum, or as specified in the relevant Technical Specification for a particular system or piece of equipment, all operational, maintenance, and service manuals (O & M Manuals) as needed for any pump station equipment or other specialty type equipment specific to the project.

h) The project will be deemed Substantially Complete once all the requirements in the SUBSTANTIAL COMPLETION section of this Design Manual have been met and approved by City of Goldsboro Engineering Department staff.

i) There is a mandatory one-year warranty that must be provided by the Developer or Construction Company for all installed public infrastructure to be taken over for ownership by the city of Goldsboro. This warranty begins on the date of recordation of the *Deed of Dedication and Affidavit* by the City of Goldsboro Legal Department after review and acceptance by the City of Goldsboro City Council at a regularly scheduled Board meeting.

6.8.4 SUBSTANTIAL COMPLETION PROCESS

The following is a general description of the process for proposed extensions of the City of Goldsboro water distribution and sanitary sewer collection systems to be deemed Substantially Complete:

1) General Information

a) When new water and/or sewer systems have been installed and have passed all required testing in accordance with this Design Manual and have also met all requirements in all State issued permits, the Developer and/or Design Engineer can submit all documentation required to City of Goldsboro Engineering Department to achieve Substantial Completion for the water and/or sewer systems.

CITY OF GOLDSBORO CONSTRUCTION CHECKLIST SUBSTANTIAL COMPLETION

Project:_____ Phase:_____ Lots:_____

Engineering Firm:_____ Contractor:_____

Date of Pre-Con Meeting:_____ Date of Notice to Proceed:_____

WATER / SEWER / STORMWATER/ALL

____ Engineering Certification for Water
Rec'd from Engineer:_____PWSS Partial or Final Approval:_____

____ Engineering Certification for Sewer
Rec'd from Engineer:_____DWQ Partial or Final Approval:_____

_____ Bacteriological Test Reports (from a N. C. licensed lab)

_____ All Testing Results

_____ Substantial Completion Walkthrough

_____ Water Indemnity Agreement

_____ Sewer Indemnity Agreement

_____ Copy of Contractor's Utilities License

_____ Copy of Contractor's Certificate of Insurance

As-built record drawings – (1) sealed paper set and a USB flash drive with AutoCAD file (AutoCAD must be newer version) and PDFs of all individual sheets; AutoCAD file **must** be georeferenced or as-built's will not be accepted
Note: Water and /or Sewer Certifications will not be processed without approved as-built's

b) The Construction Checklist for Substantial Completion is available on the City of Goldsboro website at www.goldsboronc.gov or may be obtained from City of Goldsboro Engineering Department.

c) Once newly installed water and sewer systems have

achieved Substantial Completion a letter will be sent to the design engineer, and City of Goldsboro will allow a water meter to be installed and water service to commence. **NOTE: A Certificate of Occupancy (C.O) will not be issued until Final Acceptance (Deed of Dedication) has occurred.**

d) The requirements for as-built (record) drawings are covered in detail in City of Goldsboro Technical Specification 0010: Record Drawings.

1) Basic information required for as-builts:

- City of Goldsboro Cover with subdivision or project name, date, scale, and north arrow.
- Sealed by a North Carolina licensed Professional Land Surveyor or Professional Engineer (engineer seal required for all profiles).
- For sewer projects, the as-built plans shall include accurate information regarding pipe size, pipe material, pipe length, manhole construction (size of manhole, invert, rim, alignment, and location), services, and pump stations along with any relevant rights-of-way, utility easements, and property boundaries; profiles are required for sewer.
- For pump stations, the as-built plans shall include accurate information regarding interior and exterior pipe sizes, material, and length, as well as all structural dimensions of the pump station, all electrical equipment (make and model), pump information (make, model, and impeller size), and site layout information. Both top view and side view drawings are required on the as-built plans.
- For water projects, the as-built plans shall include accurate information regarding pipe size, pipe material, pipe length, valve locations, hydrant locations, fitting locations, services, and blow off locations along with any relevant rights-of- way, utility easements, and property boundaries.

e) Contact City of Goldsboro Engineering Department concerning any guidance needed with the Substantial Completion Process.

6.8.5 FINAL ACCEPTANCE OF INSTALLED INFRASTRUCTURE PROCESS

The following is a general description of the process for proposed extensions of the City of Goldsboro water distribution and sanitary sewer collection systems to be legally conveyed to the City of Goldsboro for ownership, operation, and maintenance after achieving Substantial Completion:

1) General Information

a) When new water and/or sewer systems have been installed and have passed all required testing in accordance with this Design Manual, and have been designated as Substantially Complete, the developer or the design engineer shall submit the following items to City of Goldsboro Engineering Department for Final Acceptance of the installed infrastructure to City of Goldsboro:

CITY OF GOLDSBORO CONSTRUCTION CHECKLIST FINAL ACCEPTANCE

_____Paving on all streets

_____Final Walk Through with Engineering Inspector

_____Revised As-builts (if any changes were made) AutoCAD, PDF and paper copy

_____Statement of Fixed Assets Amount

Water_____

Sewer_____

Pump Station_____

_____Deed-of-Dedication

_____Lien Waiver Affidavit

b) Once all required items have been received and approved by the City of Goldsboro Engineering Department, the dedication package will be placed on the city council agenda for final acceptance.

c) The City of Goldsboro Engineering Department will keep a record of the Deed-of-Dedication and Affidavit after acceptance by the City Council. The required one-year warranty period for developer installed infrastructure will commence on the date of recording of the Deed of Dedication and Affidavit.

d) Contact City of Goldsboro Engineering Department concerning any guidance needed with the Final Acceptance process.

6.8.6 LEGAL DOCUMENT REQUIREMENTS

The following information is provided as a general guide concerning permanent easements, pump station sites, temporary construction easements, plat maps, and the Deed of Dedication.

1) <u>Public Utility Easements</u>

a) Public Utility Easements (PUE) shall be conveyed to City of Goldsboro in a standard format that is acceptable to City of Goldsboro Engineering Department and City of Goldsboro Legal.

b) All required offsite public utility easements needed for a project shall be deeded and recorded at the Wayne County Registry of Deeds prior to requesting a Pre-Construction Conference to install any water and sewer infrastructure.

c) All required offsite public utility easements required for a Plat Map shall be deeded and recorded either a) with the requested Plat Map or, b) as a separate Deed of Easement prior to the requested Plat Map being signed by City of Goldsboro Engineering Department.

d) All onsite public utility easements can be deeded at the time of dedication of any publicly permitted infrastructure including utility easements for pump station sites using the City of Goldsboro Deed-of-Dedication.

e) A developer must grant a public utility easement over all private streets within a subdivision if any public infrastructure is installed within the private street rights- of-way. This public easement may be granted with the Deed-of-Dedication for the infrastructure being legally conveyed to the City of

Goldsboro.

f) Water and sewer mains shall be installed outside of street pavement whenever possible.

g) All water and sewer mains within a public utility easement shall be installed per City of Goldsboro standards and must meet NCDEQ/DWR/PWS requirements for separation between water and sewer mains.

h) Structures are not permitted within public utility easements.

i) Clear all easements of trees and debris. The easement is to be grassed unless other treatment is specifically approved by the City of Goldsboro.

j) Any proposed facility to be constructed within a public utility easement or any crossing of a public utility easement will require permission of City of Goldsboro Engineering Department and/or Public Utilities prior to commencement of construction.

k) All references to easements herein shall refer to permanent public utility easements. Temporary construction easements shall be exclusive to the descriptions herein.

l) No trees or shrubs shall be planted in public utility easements.

m) No privacy berms or berms of any kind shall be placed in public utility easements.

n) No fencing shall be placed in public utility easements.

o) Required Easement Widths

a) Water Mains – minimum twenty (20) feet in width.

b) Sewer Force Mains – minimum twenty (20) feet in width.

c) Gravity Sewer Mains:

Easement width not in public road right-of-way: (20) feet minimum. See table below for depth of sewer vs. required easement width:

Depth of Sewer (ft)	Easement Width (ft)
0-7.9	20
8-11.9	25
12-19.9	30
20-24.5	35
25+	40

p) When more than one line is placed in the same easement, the Design Engineer shall coordinate with City of Goldsboro Engineering Department to determine the width requirement for the easement prior to plan preparation, with a minimum of 25 feet.

q) Sewer Pump Station Sites

1) Public pump station sites shall be a minimum of (50) feet x (50) feet (2,500 square feet) and may be required to be larger depending upon the size of the pump station and any SCADA antenna down guying requirements. City of Goldsboro Engineering Department and Utilities will determine the minimum size required for the pump station site for other than standard duplex sewer pump stations with the City of Goldsboro standard non-guyed antenna.

r) Water and Sewer Separation requirements in easements

1) When water and sewer mains are placed in the same easement, mains shall be laid to provide a minimum ten (10) foot horizontal separation between water and sewer. The width of the easement shall be increased to provide a distance from the edge of the easement to the sewer main not less than ten (10) feet and the distance from the edge of the easement to the water main not less than five (5) feet.

Prepared by:
(Note: Name of preparer must be on first page of this document.)

DEED OF DEDICATION

STATE OF NORTH CAROLINA

CITY OF GOLDSBORO

THIS DEED OF DEDICATION, made and entered into this the day of, 20 ____ , by and between_____, (Name of Developer) a North Carolina_____, (Corporation or LLC) with an office and place of business in City of Goldsboro, North Carolina, party of the first part, hereinafter referred to as “Developer”, and City of Goldsboro, a governmental entity created and existing under the laws of the State of North Carolina, whose mailing address is P.O. Drawer A, Goldsboro, NC 27533, party of the second part, hereinafter referred to as Grantee.

W I T N E S S E T H:

That whereas Developer is the owner and developer of a tract or parcel located at _____ (Address), City of Goldsboro, North Carolina. And whereas Developer has caused water mains, sewer mains, storm sewer mains, sidewalk, curb and gutter, roadways, or any other public infrastructure under and along the road rights-of-way hereinafter described and referenced. And whereas Developer wishes to obtain public infrastructure from Grantee for the property and to make public infrastructure from Grantee’s system available to individual owners. And whereas Grantee has adopted through appropriate resolution stated policy regarding public infrastructure under the terms of which, among other things, in

order to obtain all public infrastructure for said subdivision Developer must convey title to the public infrastructure to Grantee through an instrument of dedication acceptable to Grantee. NOW, THEREFORE, Developer, in consideration of Grantee accepting said public infrastructure available to said subdivision, has conveyed by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

[Description of Property]

TO HAVE AND TO HOLD said public infrastructure and equipment above described together with the privileges and appurtenances thereto belonging to Grantee forever. Non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the public infrastructure and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developers, its successor and assigns, equal rights of easement and easement over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable and sewer. And Developer does hereby covenant that it is seized of said public infrastructure and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever. Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects and conforms to as-built drawings. Developer warrants said system for a period of one (1) year from the date of accepting this Deed of Dedication in the office of the City of Goldsboro City Hall.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

(Name of Developer)

STATE OF NORTH CAROLINA

CITY OF GOLDSBORO

By:_____

(Name and Title of Officer signing)

I, _____ a Notary Public of the County and State aforesaid, do hereby certify that _____ personally came before me this day, and (I have personal knowledge of the identity of the principal) OR (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a) OR (a credible witness has sworn to the identity of the principal(s); and he/she acknowledged that he/she is (Title of officer, i.e.: President, Vice President, Member, Manager) of (Name of Developer), a North Carolina Corporation or LLC, and that he/she, as (Title of officer), being authorized to do so, executed the foregoing on behalf of the (Corporation or LLC).

Witness my hand and official seal, this the_____ day of_____ , 20__.

_____
Signature of Notary Public

(NOTARY SEAL)

_____
Printed or Typed Name of Notary Public

My Commission Expires:_____

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for (Name of Developer) was accepted by the City of Goldsboro City Council Members on the ____ day of _____, 20 ___.

_____
City of Goldsboro Mayor

_____
City Clerk

2) Temporary Construction Easements

a) Temporary Construction Easements may be required for bore and jack operations, horizontal directional drilling operations, pipe staging areas, equipment laydown areas, pump station construction, and other situations related to the installation of water, sewer, and pump station infrastructure.

b) For developer installed infrastructure projects the Developer, Engineer, and/or Contractor is responsible for obtaining any required Temporary Construction Easements.

c) A copy of any agreement between the Developer, Engineer, and/or Contractor, and the private landowner, for a temporary construction easement, shall be provided to City of Goldsboro Engineering Department before commencement of any work related to the project on that private property.

d) Contact the City of Goldsboro Engineering Department with any questions concerning temporary construction easement requirements.

3) Plats

a) All plats that create a subdivision of land, or plats of easements, or plats of rights-of-way, or any other proposed plat, that are submitted for Engineering Department review and approval shall

meet all City of Goldsboro standards for design and recordation contained within the most recent version of the City of Goldsboro Unified Development Ordinance and all applicable Engineering and Utilities utility easement and drainage easement standards.

b) Contact City of Goldsboro Engineering Department Engineering Manager with any questions concerning plat maps.

6.8.7 WATER UTILITY DESIGN STANDARDS

1) General

a) These water system design standards are based on Federal, State and City of Goldsboro Engineering Department design criteria.

b) Design criteria not indicated herein shall comply with “Ten States Standards”

c) The design engineer should be familiar with the NCAC Title 15A Subchapter 18C - Water Supplies and specifically Section .0900 - Distribution Systems to ensure that plans submitted for City of Goldsboro plan review and approval adhere to those rules and standards for water systems.

d) The design engineer is also directed to the NCDEQ/PWS document Engineering, Planning, and Development Guidance Document that can be found on the PWS website that addresses many required water system design topics.

e) All installations are to meet the bacteriological and chemical quality standards of the NCDEQ –State Primary Drinking Water Regulations.

f) These design standards are applicable to all developments including, but not limited to, residential, commercial and industrial developments, subdivisions, commercial and industrial developments, and/or parks requiring water service from City of Goldsboro.

g) Comply with all applicable requirements of the Federal, State, and local regulations.

h) Refer to City of Goldsboro Technical Specification 0018: Water Lines & Appurtenances and the City of Goldsboro water Standard Details for more information on water system construction requirements.

2) Water System Design Criteria

a) Water transmission mains – twelve (12) inch diameter and larger - shall be sized by modeling of the city’s water system and shall be designed to provide one-thousand five hundred (1,500) GPM fire flow at twenty (20) PSIG residual pressure.

b) Water distribution mains shall be sized to provide a minimum pressure at all points within the system of not less than twenty (20) PSIG during periods of peak demand (fire flow).

c) Water mains shall not be less than two (2) inches in diameter.

d) A ~~two (2) inch water main shall not exceed one thousand (1,000) feet in length.~~ **When tapping a water main, each service, such as, potable, irrigation, and fire mains, shall be separate taps. Multi-family apartment complexes will be required to install a master meter at the right of way line. The city will not take over for maintenance anything beyond that point, and it will be labeled as private.**

e) Water mains shall be a minimum eight (8) inches in diameter unless

otherwise approved by City of Goldsboro and all polyvinyl chloride (PVC) water mains shall be C-900 with a minimum DR-18 rating.

f) Water mains less than six (6) inches in diameter shall not have fire hydrants.

g) Water mains providing fire service shall be a minimum six (6) inches diameter.

h) Water mains not designed for fire flow shall not have fire hydrants.

i) Design mains so they are looped and interconnected at intersections.

j) Fire hydrants shall be installed at the ends of dead-end water mains per City of Goldsboro Standard Details or as directed by City of Goldsboro staff.

k) Water mains shall be constructed of PVC pipes except when other materials are required. Water service laterals shall be constructed of minimum one (1) inch diameter SDR-9 CTS polyethylene (PE) tubing.

l) Hazen and Williams design coefficients:

1) Ductile iron pipe: C=120 2) PVC / HDPE pipe: C=130

m) When a design is being considered for a project, a main depth of between thirty- six (36) and forty-eight (48) inches below finished grade will be used to establish main and branch line profiles.

n) Easements for waterlines not in public road rights-of-way shall be a minimum of twenty (20) feet wide or as required by the City of Goldsboro.

o) All new subdivisions with City of Goldsboro water shall have a fire hydrant in close proximity to the subdivision entrance - either existing or a new installation.

p) The maximum distance between fire hydrants in residential areas, or on water transmission mains in the right-of-way and/or a public utility easement, shall be five hundred (500) feet unless otherwise approved by City of Goldsboro staff.

q) The maximum distance between fire hydrants in multi-family, commercial and industrial areas is four hundred (400) feet unless otherwise approved by City of Goldsboro staff.

r) All new fire mains shall be equipped with a water meter of equivalent size to allow the City to monitor flow. Extensions of existing fire lines shall also include a same-size water meter installed at the original point of connection

s) Where a building utilizes a sprinkler system, or has a Fire Department Connection (FDC), the required level of backflow protection is a Reduced Pressure Zone (RPZ) backflow preventer.

t) Where a building utilizes a sprinkler system, or has a Fire Department Connection (FDC), then a fire hydrant shall be installed within one hundred fifty (150) feet of the FDC or as directed by the City of Goldsboro Fire Marshal.

u) All building fire sprinkler systems, if required, shall be reviewed and approved by the City of Goldsboro Fire Marshal prior to including fire protection systems in any plan submitted to City of Goldsboro Engineering Department for water distribution system review and

approval.

v) Backflow prevention devices are required on all fire lines and sprinkler systems to prevent cross-contamination of the City of Goldsboro's water transmission and distribution system. Please refer to the City of Goldsboro Public Utilities Department's *Cross-Connections and Backflow Protection Policy* for additional information.

w) Backflow prevention devices shall be installed at the right-of-way or easement line immediately adjacent and downstream of the PIV. With City of Goldsboro approval, the backflow prevention device may be installed inside a building's mechanical room where the sprinkler riser is located if the building is within two hundred (200) feet of the City of Goldsboro's water main.

x) Valves shall be installed on all system branches from feeder mains, on hydrant legs, at each end of horizontal directional drills per standard detail, per a), b) and c) as follows, or as directed by City of Goldsboro staff or the Engineer:

a) Install three (3) valves at crosses
b) Install two (2) valves at tees
c) Install one (1) valve on a fire hydrant leg

y) For distribution, mains isolation valves are required at approximately every one- hundred (100) feet per one (1) inch diameter of the installed main up to a maximum distance of two thousand (2,000) feet between valves. For example, for an eight (8) inch diameter main install a main line isolation valves every eight hundred (800) feet. Place main line isolation valves near fire hydrants. Also adjust main line isolation valve placement to consider subdivision entrances, driveways, fences, street intersections, other underground utilities, etc., or as directed by City of Goldsboro staff.

z) All valves shall open left – no right-hand open valves are allowed.

ii) Valves shall be rodded back to the cross or tee if within ten (10) feet of the cross or tee.

jj) City of Goldsboro uses the Sensus AMR/AMI water meter. All water meter boxes used in the service area of the City of Goldsboro Public Utilities must accommodate the Sensus AMR/AMI water meter. Refer to City of Goldsboro Standard Details – Water, Sheet 2 of 5, and/or City of Goldsboro Technical Specification 0018: *Water Lines & Appurtenances*– for current water meter box manufacturers and model information.

3) Sizing of Mains

a) System Design and Fire Flow (pipe size six (6) inches and larger):

1) Size piping based on either (1/5) the instantaneous maximum flow plus fire flow or maximum instantaneous demand, whichever is greater. When fire protection is to be provided, system design should be such that fire flows and facilities are in accordance with the requirements of the City of Goldsboro and the state Insurance Service Office (ISO).

2) The minimum acceptable design fire flow for one- and two-family dwellings shall be one thousand (1,000) GPM at twenty (20) PSIG residual pressures.

3) The minimum acceptable design fire flow for other than one-

and two-family dwellings shall be one thousand five hundred (1,500) GPM at twenty (20) PSIG residual pressure or as approved by the City of Goldsboro Fire Marshal and/or the North Carolina State Rating Response System.

4) All water transmission mains (12-inch diameter and larger) shall be designed to provide one thousand five hundred (1,500) GPM fire flow at twenty (20) PSIG residual pressure.

b) Pipe size of four (4) inches and less (when approved by City of Goldsboro):

1) Size piping based on either (1/5) of maximum instantaneous demand plus blow off flow to meet flushing requirements or maximum instantaneous demand - whichever is greater.

c) Design for (2.5) fps (feet per second) flushing velocity.

d) All water mains, including those not designed to provide fire protection, shall be sized using a hydraulic analysis based on flow demands and pressure requirements. The minimum pressure in all public water mains under conditions of maximum instantaneous demand shall be twenty-five (25) pounds per square inch. Twenty (20) pounds per square inch residual pressure will be acceptable when fire flows are provided in excess of maximum peak hourly flow.

e) The design engineer shall determine available static and residual pressures at the delivery point for the water to a new development. The data is to be obtained under the direction of a Professional Engineer who is registered in the State of North Carolina.

f) Acceptable pipe material:

Nominal Diameter (inches)	Material Type
1”	200 psi, SDR 9, HDPE
2”	200 psi, SDR 9 HDPE or ASTM D2241, IPS, SDR21, gasketed pipe
4”-12”	AWWA C900 PVC, Class 235, DR18 or DIP Pressure Class 350
14” and larger	AWWA C905 PVC, Class 235, DR 18 or DIP Pressure Class 250

Note 1: For horizontal directional drills (HDD) the mains may be High-Density Polyethylene (HDPE) with minimum SDR-9 rating.

Note 2: PVC water main pipe shall bear the seal of NSF

Note 3: PVC joints shall conform to ASTM D3139 or ASTM D3212

Note 4: DIP water main shall have bituminous asphalt outside coating in accordance with ANSI/AWWA C151/A21.51

Note 5: DIP water main shall have an interior cement-mortar lining in accordance with ANSI/AWWA C104/A21.4

Note 6: Service line piping shall not have any joints between the main

service tap and the meter stop

Note 7: In proven contaminated soil conditions service piping may be required to be copper (Type K)

4) Fittings and Specials

a) Fittings and specials shall be DIP, pressure class 350, mechanical joints in accordance with ANSI/AWWA C111/A21.11 or ANSI/AWWA C153/21/53, with elastomeric gaskets, and fittings shall be cement-mortar lined on the interior with exterior bituminous asphalt outside coating. Fittings shall be for bell and spigot pipe.

5) Materials and Requirements for Restrained Joints, Pipes, and Fittings on Water Systems

a) Restrained joints are required to prevent movement of system piping caused by forces in or on buried piping tees, valves, branches, bends, plugs, etc.

b) Restrained joints shall be installed as shown on the approved plans, standard details, or as directed by City of Goldsboro staff or the Engineer.

c) Concrete thrust blocking shall be installed as shown on the approved plans, standard details, or as directed by City of Goldsboro staff or the Engineer.

d) All carrier pipe installed inside a casing shall be pressure class 350 ductile iron pipe per City of Goldsboro standard details with restrained joints.

e) All restrained joint systems shall have a pressure rating equal to or greater than that of the pipe on which they are installed.

f) Restraint type gaskets that provide internal restraint by means of stainless-steel inserts embedded within the gasket are not permitted for use in City of Goldsboro.

g) Ductile Iron Pipe (DIP)

1) Install restraints in strict accordance with the manufacturer's recommendations.

2) All ductile iron bore-and-jack installations shall use boltless, integral, positive locking restraint systems that allow for joint deflection and disassembly should the need arise. The restrained joint system shall be a manufacturer's standard restrained joint system such as American (Flex-Ring or Lok-Ring), US Pipe (TR-Flex), or Griffin (Snap-Lok), or approved equal.

Note: the aforementioned boltless, integral, positive locking restraint systems are also acceptable for use in open cut pipe installation locations.

3) External bell restraint harness shall have ductile iron glands. The dimensions of the gland shall be such that it can be used with the standard mechanical joint bell. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

The restrained joint system shall be a manufacturer's standard restrained

joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

4) Restraint for valves and fittings shall have ductile iron glands. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

   The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

5) Stainless steel rodding and fasteners, Type 304 minimum, is acceptable per City of Goldsboro standard details. Manufacturer's restraint system and/or glands are preferred in lieu of rodding.

h) Polyvinyl Chloride Pipe (PVC)

1) Install restraints in strict accordance with the manufacturer's recommendations.

2) External bell restraint harness shall have ductile iron glands. The dimensions of the gland shall be such that it can be used with the standard mechanical joint bell. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

   The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

3) Restraint for valves and fittings shall have ductile iron glands. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

   The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

4) Stainless steel rodding and fasteners, Type 304 minimum, is acceptable per City of Goldsboro standard details. Manufacturer's restraint system and/or glands are preferred in lieu of rodding.

6) Valves

a) Provide two (2) valves for a tee intersection, three (3) valves for a cross, and four (4) valves for two offset tee intersections.

b) Sufficient main valves shall be provided on water mains so that the number of City of Goldsboro water customers out of service due to a main break or maintenance activity is minimized. Refer to Section 2 ff) and 2 gg) for required valve spacing.

c) City of Goldsboro reserves the right to require additional valves on any design if it is deemed in the best interest of current and future City of Goldsboro water customers.

d) Valves shall be properly located, operable, and at the correct elevation. All valves and reducers shall be bolted or rodded to the tee or cross. Thrust blocking or other restraining methods shall be installed per standard details.

e) The maximum depth of the valve nut shall be five (5) feet. When valve extension kits are used, they must be manufactured by the same company that manufactured the valve.

f) Valve boxes shall be cast iron, adjustable, screw type with a lid marked WATER. The valve box shall be centered over the wrench nut and seated on compacted backfill with a masonry brick under the valve box for support as shown on the standard details. Valve boxes shall not rest directly on the bonnet of the valve.

g) The valve box shall not touch the valve assembly. Valve boxes shall be brought flush to finished grade. Concrete valve markers are required except inside plated subdivisions and on fire hydrant gate valves.

h) Provide one (1) valve for each fire hydrant branch.

i) All valves shall be at a minimum of two (2) inches in diameter.

7) Industrial or Special Design Conditions

a) Design of water systems for industrial or other systems not covered in this section shall be approved on a special case basis only. Special requests shall be submitted to the City of Goldsboro Engineering Department for review.

8) Dead End Mains

a) Minimize dead end mains by looping of all mains whenever possible.

b) Where permanent dead ends occur provide a fire hydrant, and water line stub out for future line extension.

c) Do not connect any flushing device to any sanitary or storm sewer or any other non-approved connection.

9) Separation of Water Mains and Sewer Mains

a) Horizontal and Vertical Separation

1) Minimum horizontal separation between water mains and sanitary sewer shall be ten (10) feet. The distance shall be measured from edge of pipe to edge of pipe.

2) Should ten (10) foot separation not be feasible, then the water main may be located closer to the sewer main provided that:

a) It is laid in a separate trench,

b) It is laid in the same trench with the water main located at one side on a bench of undisturbed earth,

c) In either of the above cases, crown elevation of the sewer main shall be at least eighteen (18) inches below invert elevation of the water main.

3) Sewer mains crossing water mains shall be laid to provide a minimum vertical separation of eighteen (18) inches between the invert of the water main and the crown elevation of the sewer main. The crossing shall be arranged perpendicularly so that the sewer main joints will be equidistant and at least ten (10) feet from the crossing in each direction.

4) If it is impossible to maintain the required horizontal and vertical separation as described above, or anytime sewer must be laid above a water main, then both the water main and sewer main must be constructed of pressure class 350 ductile iron pipe with watertight joints and pressure tested to (150) psi to assure water tightness before backfilling. At the discretion of City of Goldsboro, a ferrous sleeve may be installed around existing water mains and force mains to meet this requirement provided NCDEQ approval for the ferrous sleeve is first obtained by the Engineer.

5) Mechanical joints will be required for the transition in the sewer main at water main/sewer main crossings. Fernco couplings are not permitted to be used. Special structural support for the water and sewer mains may be required.

b) Special Cases involving water mains:

1) Water mains may not be placed in contaminated areas unless piping material, including gaskets, is adequate to protect the water quality

2) Water mains may not be less than ten (10) feet from any wastewater tile field or spray field.

3) There may not be any connection between the water distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminated materials may be discharged or drawn into the system.

4) Neither steam condensate nor cooling water from jackets or other heat exchange devices may be returned to the potable water supply.

10) Water Main, Sewer Main, and Storm Drainage System Interference Manholes

a) No water pipe shall pass through or encounter any part of a sewer manhole or storm drainage pipe or structure. An interference box may be used if there is a conflict.

11) Exceptions

a) The City of Goldsboro Engineering Department must specifically approve any variance from any separation requirements when it is impossible to obtain the specified distances as stated herein.

12) Surface Water and Wetlands Crossings

a) Surface water and wetland crossings, whether over or underwater, present special challenges. The City of Goldsboro Engineering Department should be consulted before plans are prepared. Water mains crossing surface waters must be adequately supported and anchored, protected from damage and freezing, and be accessible for repair or replacement. Any support or anchoring system should be designed to be corrosion resistant using concrete and/or minimum

Type 304 stainless steel. Water mains crossing under water bodies must maintain a minimum cover of three (3) feet from the deepest point to the crown of the pipe. When crossing water courses which are greater than fifteen (15) feet in width, the following must be provided:

1) The pipe material and joints shall be designed appropriately.

2) Valves must be located so that the section can be isolated for testing or repair; the valves must be easily accessible, and not subject to flooding.

13) Thrust Block Design

a) Maximum soil pressure: 1,000 lbs/sq ft.

b) Minimum water pressure: 150 psi.

c) Safety factor: 1.5.

d) Concrete: 2500 psi minimum

e) Refer to Water Standard Details for thrust blocking detail information.

14) Cover Over Water Mains

a) Provide suitable cover for all water mains. Minimal cover depth for PVC pipe is thirty-six (36) inches – use ductile iron pipe if (36) inches depth of cover cannot be obtained for PVC pipe:

1) 4" - 24" diameter main: 36-inch minimum cover.

2) 30" diameter and larger main: 48 inches minimum cover.

3) All piping located within a public right-of-way shall be constructed in accordance with applicable permits and City of Goldsboro's minimum requirements.

4) Special conditions other than those listed above may be approved if requested in writing from the City of Goldsboro.

5) No berms shall be placed over utility lines.

15) Tap Size in Relation to Main Size

a) As a general rule all water service taps shall be a minimum of one size smaller than the water main being tapped. In the case where the water service tap is the same size as the main being tapped with a tapping sleeve, approved by City of Goldsboro Engineering Department, must be utilized instead of a tapping saddle. The city of Goldsboro reserves the right to stipulate the maximum size tap available off of any water main, or to require a cut- in tee instead of a tapping sleeve. It may be necessary to schedule a water system shutdown and install a main line tee versus a tapping saddle or tapping sleeve if the City of Goldsboro requires the full size cut in tee.

b) Horizontal directionally drilled (HDD) pipe shall not have service taps.

16) Water Services

a) Water meters shall be installed for all service connections to water mains.

b) No water meters are allowed in driveways. Meters shall be in non-traffic areas and a minimum of (18) inches away from driveways or sidewalks.

c) City of Goldsboro has standardized with the Sensus AMI/AMR meter – see City of Goldsboro Engineering Department for any questions concerning proper meter selection.

d) All non-residential water meters and all irrigation water meters must have an approved backflow cross-connection protective device installed to protect the City of Goldsboro water distribution system against cross – contamination.

e) All new developments that will have public sewer in addition to public water are required to have separate water meter boxes on each lot to accommodate both the domestic and irrigation water meters – refer to City of Goldsboro standard water meter details.

f) All water services 2" and larger shall have a square nut gate valve after the tee or saddle.

17) Utility Easements and Rights-of-Way

a) No trees or shrubs shall be planted in utility rights-of-way and/or public utility easements.

b) No privacy berms or berms of any kind shall be placed in utility rights-of-way and/or public utility easements.

c) No permanent structures or fencing shall be placed in utility rights-of-way and/or public utility easements.

d) Public utility easements shall be a minimum twenty (20) feet wide unless prior approval is obtained from City of Goldsboro Engineering Department.

18) Existing Driveways

a) For new utility lines crossing existing concrete or asphalt driveways, concrete driveways shall be removed and reinstalled to nearest expansion joints and asphalt drives shall be saw-cut and replaced to a minimum of three (3) feet from each side of the open excavation for the utility line installation.

19) Fire Hydrants

a) All hydrants shall be installed on a minimum six (6) inch water line and should be installed in close proximity to road intersections whenever possible. Only one (1) fire hydrant may be installed when the line is served by a six (6) inch tap and is not looped to another main. When placed at intersections hydrants shall be offset from the top of the intersection to minimize vehicular strikes to the hydrant. The minimum acceptable flow for fire hydrants is one thousand (1,000) GPM with twenty (20) PSI residual pressure for residential and one-thousand-five hundred (1,500) GPM with twenty (20) PSI residual pressure for all other areas unless otherwise specified by the City of Goldsboro Fire Marshal. The Engineer shall contact the local fire department and/or the City of Goldsboro Fire Marshal during the design phase to coordinate the proper location of all fire hydrants within the project area.

b) All new residential subdivisions shall have a fire hydrant placed at the entrance to the subdivision and thereafter a maximum of five hundred (500) feet apart, measured along street centerlines, unless otherwise

approved by the City of Goldsboro Fire Marshall.

c) In multi-family, commercial, business, office, institutional and industrial zoning the maximum distance between hydrants, measured along street centerlines, shall be four hundred (400) feet, unless otherwise approved by the City of Goldsboro Fire Marshal.

New buildings or additions that result in a total building area of ten thousand (10,000) square feet require hydrants to be installed at three hundred (300) foot intervals along sides of the building that are accessible to fire jumpers. These hydrants shall be at least fifty (50) feet away from the building.

d) Where sprinkler systems are used, a fire department connection (FDC) shall be installed and shall be within one hundred fifty (150) feet of an accessible fire hydrant, or as directed by the City of Goldsboro Fire Marshal.

20) Automatic Fire Sprinkler Systems

a) All automatic fire sprinkler systems shall be approved by the City of Goldsboro Fire Marshal. Design engineers shall obtain Fire Marshal review and approval as required.

b) When a fire protection system is proposed the type of backflow prevention assembly to be installed to protect the public water supply shall be commensurate with the degree of any actual or potential hazard. At a minimum the backflow protection device will consist of a double check detector valve assembly. Refer to City of Goldsboro Utilities Cross – Connections and Backflow Protection Policy.

c) All backflow protection devices for automatic fire sprinklers will meet the requirements listed in the City of Goldsboro Public Utilities Department Cross – Connections and Backflow Protection Policy. At a minimum the backflow protection device will consist of a double check valve detector assembly including (2) check valves, (2) OS&Y gate valves, and (4) test cocks. All fire systems using toxic additives or booster pumping facilities shall be required to be protected with an approved reduced pressure principal assembly (RPZ or RP). These backflow prevention assemblies shall be American Water Works Association (AWWA), National Fire Protection Association (NFPA), and the Foundation for Cross Control and Hydraulic Research of the University of Southern California (FCCCHR-USC) approved. All fire sprinkler backflow protection devices shall be installed on the supply side of the sprinkler fire protection line.

d) The backflow prevention assembly shall be installed on the back side of the right-of- way on the customer's side of the water service and shall be installed above ground in an insulated box and shall be operated and maintained by the customer at his or her expense. No underground installations will be approved or accepted. If the building is (200) linear feet or less from the water main serving the building, then the backflow prevention device may be installed inside the building.

e) A post indicator valve (PIV) shall be provided at the right-of-way line or edge of easement line. The top of the PIV shall be thirty-six (36) inches above finished grade. The City of Goldsboro shall own and maintain up to and including the PIV but not beyond the PIV on private property.

f) Where automatic fire sprinkler systems are used a fire department connection (FDC) shall be provided in the direction of the City of Goldsboro Fire Marshal. The FDC shall be located within one hundred fifty (150) feet of a fire hydrant, or as directed by the City of Goldsboro

Fire Marshal. When a sprinkler system serves only a part of a large structure, the FDC shall be labeled, with minimum (2) inch letters on a permanent sign, as to which section of the structure that sprinkler riser serves. Remote FDCs may be installed (versus wall mounted FDCs) with the approval of the City of Goldsboro Fire Marshal – refer to City of Goldsboro Water Standard Details.

21) Cross Connection and Backflow Protection Policy

a) Refer to the City of Goldsboro Public Utilities Department Cross – Connection and Backflow Protection Policy for a complete understanding of the required protection for City of Goldsboro water mains for any proposed design.

b) The intent of this policy is to define the authority of City of Goldsboro as the water purveyor, in the elimination of all hazards, both actual and potential, to the potable water within the City of Goldsboro's public water supply system.

c) All commercial and industrial customers must have an approved backflow prevention device.

d) All irrigation systems must have an approved backflow prevention device.

22) New In-Ground Irrigation Systems

a) All new in-ground irrigation systems must have their own separate water meter with an approved backflow prevention device.

23) Locate Tape, and Tracing Wire

a) Tape shall be three (3) inches wide, blue in color, bearing continuous message "CAUTION WATER LINE BURIED BELOW". Tape shall be made of plastic or other permanent material and shall be buried continuously above the water main at a depth of eighteen (18) inches below finished grade.

b) All water mains shall have a #12 AWG, high strength copper clad steel conductor (HS-CCS) such as Copperhead Superflex, Pro Trace High Flex or approved equal, with HDPE insulation, and rated for direct burial. Listed and approved underground connectors shall be used for all splices. The wire shall be brought up in valve boxes per City of Goldsboro Standard Detail. In any event, the wire shall be brought up into a valve box at 1,000 feet maximum intervals to provide wire access points. The wire shall be taped to the top of the water main at minimum ten (10) feet intervals.

c) The contractor shall be required to perform a signal strength test of the installed tracer wire at the end of the project with City of Goldsboro staff present. Refer to City of Goldsboro Standard Details for tracer wire information.

d) Individual water services shall have tracer wire installed from the main to the meter box.

6.8.8 SANITARY SEWER UTILITY DESIGN STANDARDS

1) General

a) These gravity sanitary sewer system design guidelines are based on federal, state and City of Goldsboro Engineering Department design criteria.

b) These design standards are applicable to existing systems and new extensions of the City of Goldsboro sewer system including, but not limited to, residential, commercial and industrial developments.

c) Multi-family apartment complexes shall install a manhole at the right-of-way line. The city will not take over for maintenance anything beyond that point, and it will be labeled as private.

2) Gravity Sewer System Design Criteria

a) Minimum main line size for public sewer mains is eight (8) inches. Minimum main line size for private sewer mains is six (8) inches.

b) Service lines:

1) Single 4” or 6” PVC or DIP service lateral per residential unit.

2) A single 6” service line may serve two residential units upon specific approval from City of Goldsboro Engineering Department.

3) Commercial units utilize a single 6” service lateral.

4) 8” service lines shall connect to a manhole only and not to a main.

5) No Fernco couplings are allowed on sewer mains or service laterals, unless the main or service lateral are part of a rehabilitation project. The Fernco may be used, but CIPP liner must be used as a permanent fix.

c) Minimum Pipe Slope in Feet per Thousand Feet (Ft / 1000): All pipe slopes shall comply with the minimum design criteria set forth by the North Carolina Department of Environmental Quality (NCDEQ)

3) Capacity Design

a) All flows: comply with the unit contributory loading criteria, North Carolina Department of Environmental Quality (NCDEQ) regulations.

4) Sewer Mains

a) Straight alignment and uniform slope between manholes – no exceptions.

b) Depth adequate to receive wastewater from the lowest service and to prevent freezing.

c) If slopes are greater than twenty (20) percent, then anchored using concrete blocking.

d) Where two or more mains of different diameters enter a sanitary manhole, it is required to match the crown elevations of the different size pipes.

e) Service laterals are to be a minimum of five (5) feet from each property corner pin and as far from water laterals as possible depending on site conditions. No cleanouts allowed

in driveways.

f) Locate sewer mains and manholes outside of paved roadways whenever possible.

g) Restraint type gaskets that provide internal restraint by means of stainless-steel inserts embedded within the gasket are not permitted for use in the City of Goldsboro.

5) Separation of Sewer Mains and Water Mains

a) Horizontal and Vertical Separation

1) Minimum horizontal separation between water mains and sanitary sewer mains shall be ten (10) feet. The distance shall be measured from edge of pipe to edge of pipe.

2) Should ten (10) foot separation not be feasible, then the water main may be located closer to the sewer main provided that:

a) It is laid in a separate trench,

b) It is laid in the same trench with the water main located at one side on a bench of undistributed earth,

c) In either of the above cases, crown elevation of the sewer shall be at least eighteen (18) inches below invert elevation of the water line.

3) Sewer mains crossing water mains shall be laid to provide a minimum vertical separation of eighteen (18) inches between the invert of the water main and the crown elevation of the sewer main. The crossing shall be arranged perpendicularly so that the sewer main joints will be equidistant and at least ten (10) feet from the crossing in each direction.

4) If it is impossible to maintain the required horizontal and vertical separation as described above, or anytime sewer must be laid above a water main then both the water main and sewer main must be constructed of pressure class (350) ductile iron pipe with watertight joints and pressure tested to (150) psi to assure water tightness before backfilling. At the discretion of City of Goldsboro, a ferrous sleeve may be installed around existing water mains and force mains to meet this requirement provided NCDEQ approval for the ferrous sleeve is first obtained by the Engineer.

5) Mechanical joints will be required for the transition in the sewer main at water main/sewer main crossings. Fernco couplings are not permitted to be used. Special structural support for the water and sewer mains may be required.

6) Cover over Sewer Mains and Utility Easement Widths

a) Provide suitable cover on all lines. Minimal cover depth as follows:

1) All PVC mains shall have a minimum of thirty-six (36)

inches of cover.

2) 8" to 20" diameter mains shall have minimum thirty-six (36) inches of cover.

3) 24" diameter and larger mains shall have minimum forty-eight (48) inches of cover.

4) All piping located within a public right-of-way shall be constructed in accordance with applicable permits and City of Goldsboro's minimum requirements.

5) Special conditions other than those listed above may be approved if requested in writing from City of Goldsboro Engineering Department and if the requested condition meets or exceeds the NCDEQ/DWR requirements in the document "Minimum Design Criteria for Gravity Sewer".

6) Easement width not in public road right-of-way shall be a minimum twenty (20) feet wide.

Depth of Sewer (ft)	Easement Width (ft)
0-7.9	20
8-11.9	25
12-19.9	30
20-24.5	35
25+	40

7) Ductile Iron Pipe (DIP) required usage

a) The use of ductile iron pipe on public sewer is only allowed with express written consent of City of Goldsboro Public Utilities or Engineering. If ductile iron pipe with sanitary sewer is allowed the following must be followed:

1) It has a depth of cover less than thirty-six (36) inches.

2) It has a depth of cover greater than eighteen (18) feet.

3) Crosses beneath storm drainpipe with less than twenty-four (24) inches of clearance – refer to City of Goldsboro Standard Details for additional information.

4) Crosses above storm drainage or other pipe with less than two (2) feet of clearance.

5) Crosses creeks, rivers and other water bodies unless another pipe material is specified by City of Goldsboro Engineering Department.

6) It is installed within a casing pipe.

7) Crosses through storm sewer interference junction boxes.

8) Sewer Manholes

a) Manhole diameters:

1) Minimum diameter four (4) feet.

2) Inside drop manholes: minimum diameter five (5) feet per NCDEQ/DWQ rules.

b) Extended bases are required on manhole base sections – see Standard Details.

c) Maximum manhole spacing: (400) feet standard – other spacing as requested and approved by City of Goldsboro Engineering Department in accordance with NCDEQ/DWQ regulations.

d) Minimal angle between sewer mains intersecting at manhole: (90) degrees or greater to the downstream side – variances allowed by approval of City of Goldsboro Engineering Department.

e) Manhole top elevations:

1) Shall be at or above finished grade elevation.

2) Set to match finished pavement grade if located in paved areas.

f) Use inside drop manholes where the difference in incoming and outgoing pipe invert elevation is 30 inches or greater.

g) Eccentric manhole cones on all manholes with 24-inch clear opening on the ring and cover.

h) Use watertight ring and covers in flood plan areas or areas subject to flooding.

i) Use shallow precast manholes with flat tops where necessary and approved by City of Goldsboro Engineering Department.

j) Provide 0.1-foot elevation fall through all manholes except straight through manholes.

k) In outfall areas and upstream from a wet well, manholes shall be Armorock Polymer Concrete Manholes or approved equal.

l) Use vented manholes as required per NCDEQ/DWQ requirements.

m) For applications requiring the use of plastic polypropylene or polymer concrete manholes refer to City of Goldsboro Technical Specification 0026: *Gravity Sanitary Sewer System.*

6.8.9 SEWER FORCE MAIN UTILITY DESIGN STANDARDS

1) General Information

a) The following sewer force main design standards are based on Federal, State and local health requirements and City of Goldsboro Engineering Department design criteria.

b) These design standards are applicable to all developments including, but not limited to, residential, commercial and industrial developments, subdivisions and/or parks requiring sewer service from the City of Goldsboro.

2) Sewer Force Main Design Criteria

a) Minimum pipe size shall be four (4) inches.

NOTE: Under conditions that arise from time to time, where normal

installations cannot be implemented, City of Goldsboro will review submittals for a grinder station installation. Minimum pipe size for grinder pump station force mains is two (2) inches.

b) Design velocity shall be a minimum two (2) feet per second scouring velocity.

c) Maximum pipe size:

1) Provide to maintain a minimum of two (2) feet per second scouring velocity and minimize pump discharge head.

d) Hazen and Williams design coefficient:

1) PVC: C = 130.

2) Ductile iron pipe: C = 120.

3) HDPE: C = 130.

4) Fusible PVC: C = 130.

3) Combination Air and Vacuum Release Valves

a) Provide at high points in the force main or as required by the DWQ Minimum Design Criteria for Pump Stations and Force Mains. Combination air/vacuum valves shall be installed where the distance between the low point and high point in the force main exceeds ten (10) vertical feet and at all localized high points in the force main.

b) Maintain minimum forty-eight (48) inches cover over force main at location of air release valves. Design force main to minimize the number of air release valves.

c) Provide at one thousand (1,000) foot intervals where force main is installed at no slope.

d) Refer to City of Goldsboro Standard Details for additional information.

4) Plug and Check Valves

a) Force mains greater than (5,000) feet in length shall have a plug valve at the halfway point or as directed by the Engineer and/or City of Goldsboro staff.

b) An initial isolation valve shall be installed on the sewer force main within one hundred and fifty (150) feet from the sewer pump station valve vault.

c) Refer to City of Goldsboro Technical Specification 0019: *Wastewater Force Mains* and the City of Goldsboro Standard Details.

5) Force Mains Entering Manholes

a) Force main to enter at the receiving manhole's flow line if possible.

b) Force mains that do not enter at the receiving manhole's invert must be constructed as an inside drop per City of Goldsboro Standard Sewer Details.

c) Existing gravity manholes that have sewer force mains entering them shall be polymer concrete or plastic polypropylene to protect

against hydrogen sulfide corrosion per City of Goldsboro Technical Specification 0026: *Sanitary Sewer & Appurtenances*. If the existing manhole is concrete, it will be required to either replace the existing concrete manhole with a plastic polypropylene or precast polymer concrete manhole or add an additional polymer concrete or polypropylene transitioning manhole.

d) New gravity manholes and transitioning manholes installed to allow a new force main to connect to an existing sewer system, shall be plastic polypropylene or precast polymer concrete sections.

6) Materials and Requirements for Restrained Joints, Pipes, and Fittings on Force Mains

a) Restrained joints are required to prevent movement of system piping caused by forces in or on buried piping tees, valves, branches, bends, plugs, etc.

b) Restrained joints shall be installed as shown on the approved plans, standard details, or as directed by City of Goldsboro staff or the Engineer.

c) Concrete thrust blocking shall be installed as shown on the approved plans, standard details, or as directed by City of Goldsboro staff or the Engineer.

d) All carrier pipe installed inside a casing shall be pressure class 350 ductile iron pipe per City of Goldsboro standard details with restrained joints.

e) All restrained joint systems shall have a pressure rating equal to or greater than that of the pipe on which they are installed.

f) Restraint type gaskets that provide internal restraint by means of stainless-steel inserts embedded within the gasket are not permitted for use in the City of Goldsboro.

g) Ductile Iron Pipe (DIP)

The use of ductile iron pipe on public sewer is only allowed with express written consent of City of Goldsboro Public Utilities or Engineering. If ductile iron pipe with sanitary sewer is allowed the following must be followed:

1) Install restraints in strict accordance with the manufacturer's recommendations.

2) All ductile iron horizontal directional drill and bore-and-jack installations shall use boltless, integral, positive locking restraint systems that allow for joint deflection and disassembly should the need arise. The restrained joint system shall be a manufacturer's standard restrained joint system such as American (Flex-Ring or Lok-Ring), U S Pipe (TR-Flex), or Griffin (Snap- Lok), or approved equal.

Note: the aforementioned boltless, integral, positive locking restraint systems are also acceptable for use in open cut pipe installation locations.

3) External bell restraint harness shall have ductile iron glands. The dimensions of the gland shall be such that it can be used with the standard mechanical joint bell. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners

shall be high strength alloy steel.

Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

4) Restraint for valves and fittings shall have ductile iron glands. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

5) Stainless steel rodding and fasteners, Type 304 minimum, is acceptable per City of Goldsboro standard details. Manufacturer's restraint system and/or glands are preferred in lieu of rodding.

h) Polyvinyl Chloride Pipe (PVC)

1. Install restraints in strict accordance with the manufacturer's recommendations.

2. External bell restraint harness shall have ductile iron glands. The dimensions of the gland shall be such that it can be used with the standard mechanical joint bell. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

   The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

3. Restraint for valves and fittings shall have ductile iron glands. Twist off nuts with preset factory torque setting shall be used to ensure proper actuation of the restraint device. All nuts, bolts, and fasteners shall be high strength alloy steel. Mechanical joint restraints shall conform to ANSI/AWWA A21.11/C111 and ANSI/AWWA A21.53/C153, latest revision.

   The restrained joint system shall be a manufacturer's standard restrained joint system manufactured by EBAA Iron, Inc., Smith-Blair, Inc., JCM, Inc., or approved equal.

4. Stainless steel rodding and fasteners, Type 304 minimum, is acceptable per City of Goldsboro standard details. Manufacturer's restraint system and/or glands are preferred in lieu of rodding.

7) Separation of Sewer Force Mains and Water Mains

a) Horizontal and Vertical Separation:

1) Minimum horizontal separation between water mains and sewer force mains shall be ten (10) feet. The distance shall be measured from edge of pipe to edge of pipe.

2) Should ten (10) foot separation not be feasible, then the water main may be located closer to the force main provided that:

   a) It is laid in a separate trench,

   b) It is laid in the same trench with the water main located at one side on a bench of undistributed earth,

   c) In either of the above cases, crown elevation of the force main shall be at least eighteen (18) inches below invert elevation of the water line.

3) Force mains crossing water mains shall be laid to provide a minimum vertical separation of eighteen (18) inches between the invert of the water main and the crown elevation of the sewer force main.

   The crossing shall be arranged perpendicularly so that the sewer main joints will be equidistant and at least 10 feet from the crossing in each direction.

4) If it is impossible to maintain the required horizontal and vertical separation as described above or anytime sewer must be laid above a water main, then both the water main and sewer main must be encased in ferrous sleeves. Sleeves shall have sealed ends. If the water main is ferrous with joints equivalent to water main standards, then the water main does not have to be encased within an additional sleeve.

5) Mechanical joints will be required for the transition in the sewer main at water main/sewer main crossings. Fernco couplings are not permitted to be used. Special structural support for the water and sewer mains may be required.

8) Cover

a) Provide suitable cover on all sewer force mains. Minimal cover depth for PVC pipe shall be thirty-six (36) inches – if thirty-six (36) inch depth of cover cannot be obtained for PVC then ductile iron pipe shall be used.

   1) 4” diameter through 24” diameter mains shall have thirty-six (36) inches minimum cover.

   2) 30" diameter and larger mains shall have forty-eight (48) inches minimum cover.

b) All piping located within a public right-of-way shall be constructed in accordance with applicable permits and City of Goldsboro’s minimum requirements. All force mains located within NCDOT rights-of-way shall be minimum DR-18 rated.

c) Special conditions other than those listed above may be approved if requested in writing and approved by City of Goldsboro Engineering Department.

9) Ductile Iron Pipe (DIP) usage

a) Use ductile iron pipe where a sewer force main:

1) In accordance with Section (6) for water/force main crossings.

2) Crosses beneath storm drainage pipe with less than twenty-four (24) inches of clearance – refer to City of Goldsboro Standard Details.

3) Crosses above storm drainage pipe with less than two (2) feet of clearance.

4) Cover is less than the depth prescribed in Part (8) above.

10) Existing Driveways

a) For new utility lines crossing existing concrete or asphalt drives, concrete driveways to be removed and reinstalled to nearest expansion joint and asphalt drives to be saw-cut and replaced to minimum three (3) feet from open excavation required to install the force main.

11) Locate Tape and Wire

a) Marking tape shall be three (3) inches wide, green or purple in color, bearing continuous message "CAUTION SEWER LINE BURIED BELOW" or “CAUTION REUSE LINE BURIED BELOW”. Tape shall be made of plastic or other permanent material and shall be buried continuously above the force main at a depth of eighteen (18) inches below finished grade.

b) All force mains shall have a #12 AWG, high strength copper clad steel conductor (HS–CCS) such as Copperhead Superflex, or approved equal, with HDPE insulation, and rated for direct burial. Listed and approved underground connectors shall be used for all splices. The wire shall be brought up into a valve box at 1,000 feet maximum intervals to provide wire access points. The wire shall be taped to the top of the force-main at a minimum of ten (10) foot intervals.

The contractor shall be required to perform a signal strength test of the tracer wire installed at the end of the project with City of Goldsboro Engineering Department and Public Utilities staff present. Refer to City of Goldsboro Standard Details for tracer wire information.

6.8.10 STORMWATER UTILITY DESIGN STANDARDS

1. General Information

a) The Legislature of the State of North Carolina has, in Chapter (T15A), Article (02B), Section (.0235), entitled Neuse River Basin-Nutrient Sensitive Waters Management Strategy; Basin wide Stormwater Requirements, designated specific local governments for the development of new stormwater management requirements as part of the Neuse River Nutrient Sensitive Waters stormwater management strategy. The requirements of this Chapter apply to property located within the Neuse River Basin. The Engineering Director or their designee shall be responsible for interpretation and implementation of the stormwater management and design criteria for the City of Goldsboro as is laid out in this UDO, the City of Goldsboro Stormwater Management Plan document, as well as the City of Goldsboro Engineering Department Standard Specifications and Details Manual. Approval from other applicable agencies may be required.

2. Stormwater Management Requirements

All development and redevelopment projects within the City of Goldsboro and its ETJ shall meet the stormwater system design requirements set forth in 15A NCAC 02H .1003, including onsite stormwater, threshold for high density, and offset options for public road/sidewalk. Development and Redevelopment are defined as follows:

(1) Development. - Any land-disturbing activity that increases the amount of built upon area or that otherwise decreases the infiltration of precipitation into the subsoil. When additional development occurs at a site that has existing development, the built-upon area of the existing development shall not be included in the density calculations for additional stormwater control requirements, and stormwater control requirements cannot be applied retroactively to existing development, unless otherwise required by federal law.

(2) Redevelopment. - Any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development.

Project Density Requirements:

A project shall be considered a low-density project if it meets the low-density criteria set forth in 15A NCAC 02H .1017 and contains no more than 24 percent built-upon area or no more than two dwelling units per acre; otherwise, a project shall be considered high density. Low density and High-Density projects shall comply with the requirements set forth in Rule 15A NCAC 02H .1003. Developers or builders will be required to comply with these provisions for any new development which falls under either of the following definitions:

(1) Single family and duplex residential and related recreational development and expansion of development that disturbs less than one acre is exempt from the provisions of this ordinance.

(2) Commercial, industrial, institutional, multifamily residential or local government development that disturbs less than one half acre and does not expand existing structures on a parcel is exempt from the provisions of this ordinance.

(3) Commercial, industrial, institutional, multifamily residential or local government development that disturbs less than one half acre and expands existing structures on a parcel but does not result in a cumulative built-upon area for the parcel exceeding twenty-four (24) percent is exempt from the provisions of this ordinance.

(4) Development that disturbs less than the above thresholds are not exempt if such activities are part of a larger common plan of development or sale and the larger common plan exceeds the relevant threshold, even though multiple, separate or distinct activities take place at different times on different schedules.

(5) Development of an individual single-family or duplex residential lot that is not part of a larger common plan of development or sale and does not result in greater than five (5) percent built-upon area on the lot is exempt from the provisions of this ordinance.

(6) A project subject to the requirements of the Falls Nutrient Strategy New Development Stormwater Rule, 15A NCAC 02B .0277 is exempt from the provisions of this ordinance.

(7) Existing development or redevelopment is exempt from the provisions of this ordinance.

(8) Activities subject to requirements of the Neuse Watershed Agriculture Rule, 15A NCAC 02B .0712 is exempt from the provisions of this ordinance.

(9) Development or expansion of development with a vested right per the standards of N.C.G.S. 160D-108 is exempt from the provisions of this ordinance.

(10) Development or expansion of development for which the permit application was submitted prior to adoption of this ordinance is optionally exempt from the provisions of this ordinance per the requirements of N.C.G.S. 143-755.

3. Nitrogen Reduction Requirements

Proposed development projects that would replace or expand existing structures and result in a net increase in built-upon area shall meet a nitrogen loading rate target of 3.6 pounds/acre/year. Projects subject to this ordinance shall meet nitrogen loading targets through a combination of the following methods:

Projects may reduce export of nitrogen through any combination of engineered stormwater controls treating runoff on the site, in an approved offsite regional engineered stormwater control, or through the acquisition of permanent nutrient offset credits. The developer shall calculate the nitrogen reduction provided by these controls using the approved state accounting tool or other method approved by the state.

Proposed development undertaken by a local government solely as a public road expansion or public sidewalk project, or proposed development subject to the jurisdiction of the Surface Transportation Board may meet nitrogen reduction needs for the project entirely through the use of permanent nutrients. Offset credits pursuant to the Nutrient Offset Credit Trading Rule, 15A NCAC 02B .0703.

Sufficient permanent nutrient offset credits to meet project nutrient reduction needs not provided by engineered stormwater controls serving the project shall be acquired prior to approval of the development plan. The Stormwater Administrator shall issue an approval letter for the development that documents the needed nitrogen credits and where the development is located relative to the Neuse Watershed Rules' geographic requirements. All permanent nutrients offset credits permitted by this ordinance shall meet the requirements of 15A NCAC 02B .0703.

Permanent nutrient offset credits shall be acquired pursuant to N.C.G.S. 143-214.26 and 15A NCAC 02B .0703 prior to the start of construction of the project.

A developer subject to this ordinance may acquire permanent nutrient offset credits through one of the following methods:

(1) Through a private nutrient bank.

(2) Through offsite offset provided by the developer and approved by name of local government.

(3) Through payment into the Riparian Buffer Restoration Fund established in N.C.G.S. 143-214.21.

Note: Excess permanent nutrient offset credits acquired beyond what is required for the development may not be applied to any other development.

4. Stormwater Management Design

General engineering design criteria for all projects shall be in accordance with 15A NCAC 02H .1008 and the City of Goldsboro Engineering Department Standard Specifications and Details Manual.

In addition to the control measures outlined in 15A NCAC 02H .1008, stormwater management systems consisting of other control options or series of control options may be approved by the Engineering Director on a case-by-case basis. This approval shall only be given in cases where the applicant can demonstrate that the Alternative Design Criteria shall provide equal or better stormwater control, equal or better protection of waters of the state, and result in no increased potential for nuisance conditions. The criteria for approval shall be that the stormwater management system shall provide for 85 percent average annual removal of Total Suspended Solids and that the discharge rate from the system meets one of the following:

(1) The discharge rate following the one-inch design storm shall be such that the runoff volume draws down to the pre-storm design stage within five days, but not less than two days: or

(2) The post development discharge rate shall be no larger than predevelopment discharge rate for the one year 24-hour storm.

All engineered stormwater controls will meet the standards set in the City of Goldsboro Stormwater Management Plan, the City of Goldsboro Engineering Department Standard Specifications and Details Manual, and the State's Minimum Design Criteria, 15A NCAC 02H .1050 through .1062.

5. Riparian Buffers

Riparian Buffers and their requirements are discussed in section 9.3.4 of the Stormwater Management Plan found on the city's engineering webpage.

6. Stormwater Control Measures

Stormwater Control Measures and their requirements are discussed in section 9.4 of the Stormwater Management Plan.

7. Permit Required

No property owner or operator shall commence land disturbing activities, as defined in The City of Goldsboro Stormwater Management Program, before receiving a stormwater management permit and meeting the requirements of this ordinance. A stormwater management permit will also be required for construction, alteration, operation, maintenance, removal, or abandonment of any stormwater management structure (also known as an SCM) that has been, or is planned to be, put into operation after July 1, 2007. However, all SCMs that have been reviewed under The City of Goldsboro Stormwater Management Program prior to the enactment of this ordinance shall be deemed permitted from the date the site development plan was approved by the Engineering Director or their Designee.

8. Application Requirements

Unless specifically excluded by The City of Goldsboro Stormwater Management Plan, any property owner or operator desiring a permit for a land disturbance activity shall submit to the City Engineer a permit application for stormwater management on a form provided for that purpose. A permit stormwater application must be accompanied by the following information in order for the stormwater permit application to be considered:

A site plan showing SCM locations, construction details and specifications, drainage areas and directions, outfalls, and related information.

(a) SCM information, including applicable standards, maintenance and O&M requirements, can be found in section 9.4 of the Stormwater Management Plan.

- For all storm sewer networks, calculations showing it has been sized for a minimum 10-year storm, for culverts under proposed or existing roads,

calculations shall be for a minimum 25-year storm. For systems with curb and gutter, use an intensity of four inches per hour to calculate both spread and bypass flow.

- For detention and retention structures, stage routing and storage showing pre and post calculations for the design storm as shown in 6.5.4 as well as the ability to pass the 100-year design storm without overtopping.

- Calculations for reduction of peak runoff and nitrogen loading. The developer shall calculate the nitrogen reduction provided by these controls using the approved state accounting tool or other method approved by the state.

- A non-refundable stormwater review fee

Maintenance of all stormwater management facilities shall be ensured through the creation of a formal maintenance covenant that must be approved by the Engineering Director or Designee and recorded in the Wayne County Register of Deeds office.

- All stormwater management structures shall be located in recorded drainage easements for the purposes of operation and maintenance and shall have recorded access easements to the nearest public right of way. These easements shall be granted in favor of the party responsible for operating and maintaining the stormwater management structures and shall include access for City Inspectors and Engineering Department Personnel.

- The agreement shall provide access to the facility at reasonable times for periodic inspection by the Engineering Director, a city employee, or agent of the City to ensure that the facility is maintained in proper working conditions to meet design standards and any other provisions established by The City of Goldsboro

- Stormwater Management Plan.

9. Application Review Fees

The fee for review of any land development application shall be based on the amount of land to be disturbed at the site, and the fee structure shall be established by the City of Goldsboro. All of the monetary contributions shall be credited to a City budgetary fund to support and maintain local plan review, inspection, and program administration; the fee shall be paid prior to the issuance of the stormwater management permit for the development.

10. Application Procedure

a) Applications for land disturbance activity permits may be filed with the Engineering Department on only a regular business day.

b) Permit applications shall include the following: two copies of the Stormwater management plan, all relevant stormwater and nitrogen calculations, two copies of the draft maintenance agreement of any proposed SCM's, and any required review fees. Digital copies of all required documents are accepted in lieu of physical copies.

c) Within 30 calendar days of the acceptance of a complete permit application, including all documents as required by this ordinance, the Engineering Director shall inform the applicant in writing whether the application, plan and maintenance agreement are approved or disapproved.

d) If the permit application, stormwater management plan, or maintenance agreement are disapproved, the applicant may revise the stormwater management plan or agreement. If additional information is submitted, the Engineering Director shall have 15 business days from the date the

additional information is received to inform the applicant in writing that the plan and maintenance agreement are either approved or disapproved.

e) If the permit application, final stormwater management plan, and maintenance agreement are approved by the Engineering Director, the stormwater management Permit shall be issued. Stormwater management permits shall be effective for (2) years from the date they are approved.

f) Permit applications which are deemed inactive in excess of 6 months shall require resubmittal of all documents and review fees.

g) For more information regarding stormwater regulations, please see the city's full stormwater management plan on the city's website.

6.8.11 SAND, OIL AND GREASE INTERCEPTORS' UTILITY DESIGN STANDARDS

1) General Information

a) Grease, fats and oil interceptors shall be installed and maintained by users operating food cooking establishments. Grease interceptors may also be required in food non-cooking establishments and other industrial or non-domestic users when, in the opinion of the Building Inspector, they are necessary for the proper handling of wastewater containing excessive amounts of grease, fats, and oils; except that such interceptors shall not be required for residential users. Interceptors shall be installed and maintained at the user's expense. If no grease is found through investigation by the City Inspector(s) at a food establishment, a grease trap may not be required.

b) No user shall allow any wastewater discharge concentration from the interceptor to exceed 325 milligrams per liter (EPA Method 1664) or 275 milligrams per liter (EPA Method 413) in fats, oils, and greases. These limits shall be consistently maintained.

c) All interception units shall be of type and capacity approved by the Building Inspector and shall be so located to be easily accessible for cleaning, inspection, and wastewater effluent sampling. Such interceptors shall be inspected, cleaned of grease, sludge, debris and the like and repaired as required in order to maintain minimum design capability of the grease interceptor, but not less often than every 30 days if grease problems are found. This maintenance shall be performed by the user at their expense. The Building Inspector will allow the use of an automatic grease separator system under the following conditions:

(1) A food establishment has physical limitations creating a hardship condition which prohibits installing a properly sized in-ground grease trap.

(2) The sizing of an automatic grease separator system will be according to the manufacturer's specifications.

(3) The food establishment manager/staff signs a log certifying each daily, weekly, and quarterly maintenance of the automatic grease separator system has been done according to the manufacturer's specifications.

d) Grease and oil traps or other interceptors shall be provided at the user's expense when such user operates an establishment preparing, processing, or serving food and/or food products.

e) Grease interceptors may also be required in other industrial or commercial establishments when they are necessary for the proper handling of liquid wastes containing oil and/or grease in amounts more than one hundred (100) mg/ liter, or for any flammable wastes.

f) Sand, Oil, and Grease Interceptors shall not be required for residential users.

2) Definitions

a) Food Service Establishment

Any commercial facility discharging kitchen or food preparation wastewaters including restaurants, motels, hotels, cafeterias, hospitals, schools, bars, etc. and any other facility which, in the City of Goldsboro's opinion, would require a grease trap installation by virtue of its operation. Such a definition normally includes any establishment which is required to have a North Carolina State food service license.

b) Grease Trap/Grease Interceptor

The device which is utilized to affect the separation of grease and oils in wastewater effluents from food service establishments. Such traps or interceptors may be of the "outdoor" or "underground" type normally referred to as large grease interceptors, or the "under-the-counter" package units normally referred to as the smaller grease traps. However, for the purposes of this Guideline, the words "trap" and "interceptor" are generally used interchangeably.

c) Sewer Use Ordinance (SUO)

City of Goldsboro Public Utilities Department ordinance which covers wastewater treatment and pretreatment as a condition of discharge to the City of Goldsboro owned sewer collection and treatment system.

3) General Requirements

a) The following administrative, operational, and other general requirements are applicable to all food service establishments, new or existing:

1) All food service establishments in City of Goldsboro's sewer service area shall have grease handling facilities approved by City of Goldsboro. Establishments whose grease handling facilities are not in accordance with this Standard shall be given a compliance schedule with a deadline not to exceed three (3) months from the initial notification date.

2) Grease interceptors that are 50 pounds or larger in size must be cleaned out commercially. The food establishments that clean their own small grease traps (less than 50 pounds) shall put the grease in a sealed container and dispose of it as set forth in state regulations. The grease, fats and oils removed from a grease interceptor must be put in an appropriate container and properly disposed of as solid waste or recycled commercially. The Building Inspection will evaluate and determine the cleaning frequency of under-the-sink traps. Care must be taken to prevent grease, fats, and oils from entering the stormwater system or sanitary sewer system. No non-grease laden sources are allowed to be connected to any sewer line intended for grease interceptor service.

3) The user shall maintain a written record of interceptor maintenance for three years. All such records will always be available for inspection by the city. The user shall submit written reports of such maintenance when requested by the city. The user shall refer to the Grease Trap User Guidance Manual for information on permitting requirements, forms, non-compliance fines, and the like.

4) Violations of these Grease Trap and Grease Interceptor Guidelines and/or the Sewer Use Ordinance will be considered grounds for discontinuance of water and/or sewer service.

5) Food service establishments whose operations cause or allow excessive grease to discharge or accumulate in the sewer

collection system are liable to City of Goldsboro for all costs related to City of Goldsboro, such as service calls for line blockages, line cleanings, line and pump repairs, property damages, etc. including all labor, materials, equipment, and overhead. Failure to pay all service-related charges may also be grounds for water and/or sewer service discontinuance.

6) Maintenance contracts and/or records of grease removal frequencies for grease handling facilities may be required at the discretion of the City of Goldsboro Public Utilities Department. These reports are to be submitted periodically to ensure routine and adequate system maintenance.

7) In the maintaining of the grease interceptors, the Owner(s) shall be responsible for the proper removal and disposal by appropriate means of the captured material and shall maintain on site records of the dates and means of disposal which are subject to review by City of Goldsboro. Any removal and hauling of the collected materials not performed by Owner(s) personnel must be performed by currently licensed waste disposal firms. Materials removed from Sand, Oil, and Grease Interceptors are not to be discharged to the City of Goldsboro's sewer collection system.

8) Any food service establishment whose effluent is suspected of or perceived by City of Goldsboro Public Utilities Department to contain a concentration of greater than 100 mg/liter of oil and grease may be required to routinely sample their grease trap effluent and have it analyzed for oil and grease at the expense of the Owner and furnish a copy of the analysis to the City of Goldsboro.

9) All grease traps and interceptors shall be designed, installed and located in accordance with this requirement to allow for complete access to inspection, maintenance, and other required activities.

10) All grease traps and interceptors must be installed by properly licensed plumbing contractors and/or licensed utility contractors.

4) <u>Construction Standards</u>

a) New Food Service Facilities (new construction)

1) All newly constructed (or newly located) food service establishments shall be required to install a grease interceptor approved by City of Goldsboro. Grease interceptors shall be sized at 20 gallons per food service seat with no interceptor less than 1,000 gallons total capacity.

2) New facilities are required to submit plans, specifications, plumbing diagrams, riser diagrams, etc. to City of Goldsboro for review and approval prior to installation. An approval letter for each new installation will be issued by the City of Goldsboro prior to installation.

3) The construction and location criteria for grease interceptors shall be in accordance with the Environmental Protection Agency (EPA) Guidance Document, "On Site Wastewater Treatment and Disposal Systems," Chapter 8. Refer to City of Goldsboro standard details for grease interceptors.

4) All grease interceptors must be directly accessible from the surface and must be fitted with an extended outlet sanitary tee that terminates 6" above the tank floor. The minimum access opening

dimensions shall be 24" x 24" or a minimum of twenty-four (24) inches in diameter. Two (2) access openings (inlet and outlet) to underground traps are required and should have a 24” cast iron frame and cover easily removable by one person.

5) All below ground grease interceptors must be two-chambered. The dividing wall must be equipped with an extended elbow or sanitary tee terminating 12" above the tank floor. An extended outlet sanitary tee must also be provided at the outlet of the second chamber. Both chambers must be directly accessible from the surface. See grease interceptor Standard Details for reference.

6) Above criteria (1 thru 5) apply primarily to outdoor type (underground) grease trap units.

7) Maintenance of grease traps and interceptors must include thorough pump- out and/or cleaning as needed with a minimum frequency of four (4) times per year. Maintenance contracts may be required to be submitted to City of Goldsboro as called for in this standard. The Owner, however, is ultimately responsible for the proper maintenance of the grease trap facilities.

8) No new food service facility will be allowed to initiate operations until grease-handling facilities are installed and approved by the City of Goldsboro.

9) For cases in which underground type of grease interceptors are not feasible to install, new food service establishments will be required to install adequate and approved "under-the-counter" grease traps for use on individual fixtures, including pot sinks, mop sinks, pre-rinse sinks, wok ovens, floor drains, and other potential grease containing drains. In such cases, units will be considered acceptable only if approved flow control fittings are provided to the grease interceptor inlet to prevent overloading of the grease trap and to allow for proper interceptor operation.

10) Approved manufacturers shall include Zurn, Rockford, Thermaco, or equal as approved by City of Goldsboro. City of Goldsboro approval of flow control devices and grease trap design must be given prior to installation. Dishwashers and garbage grinders shall not be piped directly to under-the- counter or underground type grease traps without prior City of Goldsboro approval.

b) Existing Food Service Facilities

1) All existing food service establishments (or renovated or expanded establishments) shall have grease handling facilities approved by the City of Goldsboro.

Food service establishments without any grease handling facilities will be given a compliance deadline not to exceed three (3) months from date of notification to have an approved grease interceptor installed.

Failure to install the required grease interceptor before the compliance deadline will be considered a violation of this requirement and be subject to penalties regarding water and/or sewer service discontinuance.

2) For cases in which "outdoor" units are feasible to install, construction requirements will be as specified herein.

3) The size of "under-the-counter" grease trap units will be in accordance with (EPA) recommended ratings for commercial grease traps. The grease retention capacity rating in pounds shall be at least two (2) times the GPM

flow rate of the type of fixture which it serves.

4) Location of "under-the-counter" units must be as close to the source of the wastewater as physically possible while remaining accessible for maintenance.

5) Wastewater from dishwashers and garbage grinders should not be discharged to grease traps and interceptors unless approved by City of Goldsboro in advance.

6) In the maintaining of existing grease traps and interceptors, the Owner(s) shall be responsible for the proper removal and disposal by appropriate means of the captured material and shall maintain records of the dates and means of disposal which are subject by City of Goldsboro.

7) In the event that an existing food service establishment's grease handling facilities are either under designed, substandard, or poorly operated, the Owner(s) will be notified, in writing, of the required improvements and given a compliance deadline not to exceed three (3) months to conform with the requirements of these guidelines.

8) Exclusive use of enzymes or other grease solvents, emulsifiers, etc. in lieu of physical cleaning is not considered acceptable grease trap maintenance practice.

9) Grease consuming bacteria may be considered for interim approval for grease trap maintenance, provided approval is obtained from City of Goldsboro, and providing that this control method is considered effective and satisfactory to City of Goldsboro's Pretreatment Inspector. Exclusive use of bacteria (in lieu of physical cleaning) may not be sufficient for long-term grease trap maintenance, especially for non-biodegradable waste fractions.

c) New Food Service Establishments constructed within Existing Buildings

1) Where practical, new food service establishments located in existing buildings will be required to comply with this requirement as applicable to new facilities, i.e., outdoor type grease interceptors (minimum size 1,000 gallons) shall be installed.

2) Where it is physically impossible to install "outdoor" units, "under-the-counter" units may be allowed as with existing food service establishments provided prior approval of unit type, size, location, etc. is approved by the City of Goldsboro. Flow control fittings and/or automatically cleaned units will be required in all cases. Maintenance contracts and/or clean-out records will also be required.

d) Refer to City of Goldsboro standard details for grease interceptors for further information.

5) Sand and Oil Interceptor

a) Provide a precast concrete vault, 3,500 psi compressive strength concrete, usable liquid capacity not less than one thousand (1,000) gallons, six (6) inch diameter inlet and outlet tees, outlet tee to terminate six (6) inches above floor, the dividing wall must have a six (6) inch diameter tee that terminates twelve (12) inches above the floor.

b) Refer to the City of Goldsboro standard detail for the Sand and Oil Separator.

6) Location and Cleaning of Grease Interceptor

a) The grease interceptor must be easily accessible for cleaning and solids removal.

b) Remove solids when approximately seventy-five (75) percent of the interceptor's capacity is reached.

7) Manhole Frame and Cover

a) Access manholes, with a minimum diameter of 24 inches shall be provided over each interceptor chamber and sanitary tee. The access manholes shall extend at least to finished grade and be designed and maintained to prevent water inflow and infiltration. The manholes shall also have readily removable covers to facilitate inspection, grease removal, and wastewater sampling activities.

b) Coat frames and covers with two (2) shop coats of bitumastic paint.

c) Provide watertight covers, where indicated, conforming to above requirements and with frame tapped for four bolts, countersunk in cover, and provide a rubber gasket between the frame and cover.

d) Refer to City of Goldsboro standard details for Sand and Oil Separator for further information.

8) Enforcement

a) Failure to comply with these guidelines may be grounds for penalty imposition and/or discontinuance of water and/or wastewater service. Additionally, failure to comply may result in notification to the City of Goldsboro Public Utilities for request of enforcement action which may lead to revocation of food service permits.

b) For new food service establishments, City of Goldsboro may elect to request from the appropriate building official that certificates of occupancy be withheld until compliance with City of Goldsboro's requirements, including grease interceptor compliance is fully met by the business owner.

9) Recommended Ratings for Commercial "Under the Counter" Package Unit Grease Traps and Grease Interceptors

Type of Fixture	Flow Rate (GPM)	Grease Retention Capacity Rating (LB)	Recommended Maximum Capacity per Fixture Connected to (GAL)
Restaurant kitchen sink	15	30	50.0
Single compartment scullery sink	20	40	50.0
Double-compartment scullery sink or triple compartment sink	25	50	62.5
(2) single compartment sinks	25	50	62.5
(2) double compartment sinks	35	70	87.5
Wok ovens	15	30	50
Other fixtures	*	*	*

Note: For multiple fixtures served by one tap, the required grease trap capacity will be additive

* As determined by City of Goldsboro

6.8.12 CROSS-CONNECTIONS AND BACKFLOW PROTECTION POLICY

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A. **GENERAL**. This regulation shall apply to all users connected to the City of Goldsboro's public water system. This ordinance will comply with the Federal Safe Drinking Water Act (SDWA) (P.L. 93-523), the North Carolina Administrative Code (NCAC) (Title 10, Chapter 10, Subchapter 10-D, Subparagraph .1006), and the North Carolina Building Code (Volume II) as they pertain to cross- connections with the public water supply system and will apply the principle that the degree of protection should be commensurate with the degree of the hazard or potential hazard to the public water supply system.

B. **PURPOSE**. The purpose of this cross-connection and backflow protection policy for the City of Goldsboro's Public Utilities Department are as follows:

1. Protect the City of Goldsboro's public potable water supply against actual or potential contamination (i.e., cross-connections, backflow, back-siphonage) by isolating and containing, within the Consumer's premises or private property, contamination or pollution that has occurred or may occur because of some uncontrolled (i.e., undiscovered or unauthorized) cross-connection on the Consumer's premises or private property back into the public water supply.

2. Eliminate or control existing cross-connections, both actual and potential, (backflow, back-siphonage or any other source of water or process water used for any purpose whatsoever) which may jeopardize the potability of the City of Goldsboro's public water supply system.

3. Establish and maintain a continuing program of cross-connection control and inspection which will systematically and effectively prevent the contamination or pollution, either actual or potential, of all potable water systems connected to the City of Goldsboro's public water supply system.

4. Control cross-connections (i.e., backflow and back-siphonage) through cooperation between the City of Goldsboro and the City of Goldsboro's customers (Consumers). Responsibilities and duties of each will be set forth in this policy and their applicable regulations.

C. **RESPONSIBILITIES**. The Public Utilities Director or his designee shall be responsible for the protection of the public potable water distribution system from contamination or pollution due to the backflow or back-siphonage of contaminants or pollution through the water service connection. If, in the judgment of the Director, or his duly appointed representative, an approved backflow prevention assembly is required (at the Consumer's water service connection; or, within the Consumer's private water system) for the safety of the water system, the Director, or his authorized representative, shall give notice, in writing, to said Consumer to install such an approved backflow prevention assembly(s) on his or her premises. The Consumer shall install, or have installed, within a period of time defined in this policy, such an approved backflow prevention assembly(s) at the Consumer's own expense. Failure, refusal, or inability on the part of the Consumer to install, have tested, and maintain said assembly(s), shall constitute grounds for enforcement (i.e., stipulated penalties, disconnection of water service, etc.) until such requirements have been satisfactorily met. Enforcement of this policy shall be administered by the Director or an authorized representative of the City of Goldsboro.

D. **DEFINITIONS.**

1. Air Gap (Separation). The term "air gap" shall mean a physical separation between the free-flowing discharge end of a potable water supply pipeline and an open or non- pressure receiving vessel. An approved "air gap" shall be at least double the diameter of the supply pipe measured vertically above the overflow rim of the vessel, but in no case less than 1-inch (2.54 cm).

2. Approved. (1) The term "approved" as herein used in reference to water supply shall mean a water supply that has been approved by the North Carolina Division of Environmental Quality (NCDEQ), Public Water Supply Section. (2) The term "approved" as herein used in reference to an air gap, a double check valve assembly, a reduced pressure backflow prevention assembly or other backflow prevention assemblies or methods shall mean approval by the Public Utilities Department based on a favorable report by an approved testing laboratory (i.e., FCCCHR-USC, Underwriters Laboratory, Factory Mutual, etc.).

3. Auxiliary Water Supply. Any water supply on or available to the premises other than the purveyor's (City of Goldsboro) approved public water supply will be considered as an auxiliary water supply. These auxiliary waters may include, but not limited to, water from another purveyor's public potable water supply or any natural source(s) (i.e., well, spring, river, stream, pond, lake, re-use waters, or industrial fluids, etc.). These waters may be contaminated or polluted, or they may be objectionable and constitute an unacceptable water source over which the water purveyor does not have sanitary control.

4. Backflow. The undesirable reversal of flow of waters or mixtures of water and other liquids, gases, or other substances into the distribution lines of the potable supply of water from any source(s). See the terms Back-pressure and Back-siphonage (see D.9 and D.10, respectively).

5. Backflow Prevention Assembly (Approved). An assembly or means designed to prevent backflow into the potable water supply system. These assemblies shall be reviewed and approved by the City of Goldsboro and shall have been shown to meet or exceed the design and performance standards of the American Society of Sanitary Engineers (ASSE), American Water Works Association (AWWA), and/or the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California (FCCCHR-USC). The approval of backflow prevention assemblies by the Public Utilities Department is based on a favorable report by an approved testing laboratory (i.e., FCCCHR-USC, Underwriters Laboratory, Factory Mutual, etc.), recommending such an approval. The following are approved methods for backflow prevention:

    a. Air Gap (AG) (see D.1).

    b. Reduced Pressure Principal Assembly (RP or RPZ) (see D.41).

    c. Double-Check Valve Assembly (DCVA) (see D.23).

    d. Double-Check Detector Assembly (fire system) (DCDA) (see D.22).

    e. Reduced Pressure Principle-Detector Assembly (fire system) (RPDA) (see D.42); and

6. Backflow Prevention Assembly Technician (Certified). A person that has proven his or her competency to the satisfaction of the State of North Carolina and is certified to make competent tests, or to repair, overhaul and make reports on backflow prevention assemblies shall be knowledgeable of applicable laws, rules, and regulation; shall be a licensed plumber or have had at least two (2) years' experience under a licensed plumber or plumbing contractor, or have equivalent qualifications acceptable to the State of North Carolina; and must hold a certificate of completion, from an acceptable training program (i.e., NC AWWA) in the testing, repair, and reporting of backflow prevention assemblies.

7. Back Pressure. Backflow caused by a pump, elevated tank, boiler, or other means that could create pressure within the system greater than the supply pressure.

8. Back-siphonage. A reversal of the normal direction of flow in the lines due to a negative pressure (vacuum) being created in the supply line with the backflow source subject to atmospheric pressure.

9. Customer/Consumer. Any person, firm, or corporation responsible for property at which water from the City of Goldsboro public water supply system is received. In the absence of other parties or the failure of other parties to accept the responsibilities herein set forth, the owner of record shall be ultimately responsible.

10. Containment. Preventing the contamination/pollution of the public potable water supply by installing an approved backflow prevention assembly and /or method at the service connection. The term "service protection" shall mean the appropriate type or method of backflow protection at the service connection, commensurate with the degree of hazard of the consumer's potable water system.

11. Contamination. An impairment of the quality of the water which creates an actual hazard to public health through poisoning or through the spread of disease by sewage, industrial fluids, waste, etc.

12. Cross-Connection. Any unprotected, actual or potential connection or structural arrangement between a public or a Consumer's potable water system and any other source or system through which it is possible to

introduce into any part of the potable system any used water, industrial fluids, gas, or substance other than the intended potable water with which the system is supplied. Bypass arrangements, jumper connections, removable sections, swivel or change-over devices and other temporary or permanent devices through which or because of which backflow can or may occur are considered to be cross-connections. (1) The term "direct cross-connection" shall mean a cross-connection which is subject to both back-siphonage and back pressure. (2) The term "indirect cross-connection" shall mean a cross-connection which is subject to back-siphonage only.

13. Cross-Connection (Controlled). A connection between a potable water system and a non-potable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

14. Cross-Connection, Direct. Any arrangement of pipes, hoses, fixtures, or devices connecting a potable water supply to a non-potable source which is permanent (i.e., a boiler feed line connected directly to potable water line, etc.). This definition does not apply to any City of Goldsboro, municipal or volunteer personnel engaged in public fire protection.

15. Cross-Connection, Indirect. Any arrangement of pipes, hoses, fittings, or fixtures that may be temporary in nature (i.e., garden hose; hose connected directly to a fire hydrant for filling a tank, etc.) connecting to a potable water supply to a non-potable supply.

16. Director. City of Goldsboro, Public Utilities Director, his successor or designee(s).

17. Double-Check Valve Detector Assembly (DCDA) (Approved). A double-check valve assembly, with a specific bypass water meter and a meter-sized approved double-check valve assembly. The meter shall register in U.S. gallons accurately for only very low rates of flow (up to 3-gallons per minute) and shall show a registration for all rates of flow. The unit shall include tightly closing shut-off valves located at each end of the assembly and each assembly shall be fitted with properly located test cocks. This assembly shall be used to protect against non-health hazard on fire line systems.

18. Double-Check Valve Assembly (DCVA) (Approved). Any assembly composed of two (2) independently acting, approved check valves, including tightly closing resilient seated shut-off valves located at each end of the assembly and suitable connections for testing the water tightness of each check valve.

19. Dwelling Unit. A single unit provides complete, independent living facilities for one (1) or more people including permanent provisions for living, sleeping, food preparation and sanitation, per Article 2 of the City of Goldsboro’s zoning ordinance.

20. Fire System. A system of piping which may include sprinklers, hose connections, hydrants, or fixed spray nozzles that may be wet or dry, open or closed for the use of suppressing fires.

21. Hazard, Degree of. Either pollution (non-health) or contamination (health) hazard and is derived from the evaluation of conditions within a system. (1) Health - An actual or potential threat of contamination of a physical or toxic nature to the public potable water system or the Consumer's potable water system that would be a danger to health. (2) Plumbing - An internal or plumbing type cross-connection in a Consumer's potable water system that may be either a pollution or a contamination type hazard. This includes, but is not limited, to cross-connection to toilets, sinks, lavatories, wash trays and lawn sprinkling systems. Plumbing type cross-connections can be

located in many types of structures including homes, apartment houses, hotels, and commercial or industrial establishments. Such a connection, if permitted to exist, must be properly protected by an appropriate type of backflow prevention assembly. (3) Pollution - An actual or potential threat to the physical properties of the water system or the potability of the public or the Consumer's potable water system but which would not constitute a health or system hazard, as defined. The maximum degree or intensity of pollution to which the potable water system could be degraded under this definition would cause nuisance or be aesthetically objectionable or could cause minor damage to the system or its appurtenances. (4) System - An actual or potential threat of severe danger to the physical properties of the public or the Consumer's potable water system or of a pollution or contamination which would have a protracted effect on the quality of the potable water in the system.

22. Industrial Fluids. Any fluid or solution which may be chemically, biologically, or otherwise contaminated or polluted in a form or concentration which would constitute a health, system, pollution, or plumbing hazard if introduced into an approved water supply. This may include, but not limited to, polluted or contaminated used waters; all types of process waters and "used waters" originating from the public potable water system which may deteriorate in sanitary quality; chemicals in fluid form; plating acids and alkalis; circulated cooling waters connected to an open cooling tower and/or cooling waters that are chemically or biologically treated or stabilized with toxic substances; contaminated natural waters such as from wells, springs, streams, rivers, ponds, lakes, irrigation canals or system, etc.; oils, gases, glycerin’s, paraffins, caustic and acid solutions and other liquid and gaseous fluids used industrially, for other processes, or for firefighting purposes.

23. Industrial Piping System (Consumer's). Any system used by the Consumer for transmission of or to store any fluid, solid, or gaseous substance other than an approved water supply. Such a system would include, but not limited to, all pipes, conduits, tanks, receptacles, fixtures, equipment, and appurtenances to produce, convey, or store substances which are or may be polluted or contaminated.

24. Interconnection. A connection between the City of Goldsboro’s potable water supply system and an uncontrollable source of water, such as a private well. Interconnections are strictly PROHIBITED by this policy and State codes.

25. Isolation. The act of confining a localized hazard within a Consumer’s water system by installing approved backflow prevention assemblies, or devices. The City of Goldsboro may make recommendations, upon facility inspection, as to the usage of isolation devices/assemblies, but does not assume or have responsibility whatsoever for such installations.

26. Laboratory, Testing (Approved). Refers to the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California (FCCCHR-USC) or another lab having the equivalent facilities for both the laboratory and field evaluation of the assemblies approved by the AWWA and/or ASSE.

27. Non-Potable Water. A water supply which has not been approved for human consumption by the North Carolina Division of Environmental Quality (NCDEQ), Public Water Supply Section.

28. Pollution. An impairment of the quality of the water to a degree which does not create a hazard to public health, but which does adversely and unreasonably affect the aesthetic qualities of such waters for domestic use.

29. Potable Water. Any public potable water supply which has been

investigated and approved by the State of North Carolina Division of Environmental Quality, Public Water Supply Section. The system must be operating under a valid health permit. In determining what constitutes an approved water supply, the NCDEQ, Public Water Supply Section has final judgment as to its safety and potability.

30. Premises. A building, complex, golf course, median, or any other location that receives water provided by the City of Goldsboro.

31. Pressure Vacuum Breaker (PVB) (Approved). A backflow prevention assembly suitable for continuous pressure, to be used to provide protection against back- siphonage.

32. Public Potable Water System. Any publicly or privately owned water system operated as a public utility, under a current permit, to supply water for domestic purposes. This system will include all sources, facilities, and appurtenances between the source and the point of delivery (service connection) such as valves, pumps, pipes, conduits, tanks, receptacles, fixtures, equipment, and appurtenances used to produce, convey, treat, or store a potable water for public consumption or use.

33. Purveyor, Water. Owner or operator of a public potable water system, providing an approved water supply to the public and permitted by the State of North Carolina to do so.

34. Reduced Pressure Principal Prevention Assembly (RPZ or RP) (Approved). An assembly containing two (2) independently acting approved check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves and at the same time below the first check valve. The unit shall include properly located resilient seated test cocks and tightly closing resilient seated shut-off valves at each end of the assembly. This assembly is designed to protect against a non-health (i.e., pollutant) or a health (i.e., contaminant). This assembly shall not be used for backflow protection of sewage or reclaimed water.

35. Reduced Pressure Principal Detector Assembly (RPDA) (Approved). A specially designed assembly composed of a line-sized approved reduced pressure principal backflow prevention assembly with a specific bypass water meter and a meter-sized approved reduced pressure principal backflow prevention assembly. The meter shall register in U.S. gallons accurately for only very low rates of flow (up to three gallons per minute) and shall show a registration for all rates of flow. This assembly shall be used on fire protection systems.

36. Service Connection. The terminal end of a service connection from the public potable water system, (i.e., where the water purveyor may lose jurisdiction and sanitary control of the water at its point of delivery to the Consumer's water system). If a water meter is installed at the end of the service connection, then the service connection shall mean the downstream end of the water meter.

37. Thermal Expansion. Expansion is attributed to heating water in an enclosed container such as a water heater.

38. Unapproved Water Supply. A water supply which has not been approved for human consumption by the State of North Carolina.

39. Used Water. Any water supplied by a water purveyor from a public potable water system to a Consumer's water system after it has passed through the service connection and is no longer under the control of the water purveyor (City of Goldsboro).

E. WATER SYSTEM.

1. The water system shall be considered as made up of two (2) parts: The City of Goldsboro's (water purveyor) System and the Consumer's System.

2. The City of Goldsboro is permitted as a treatment and supply system by the State of North Carolina since the City of Goldsboro does treat water from a natural source (i.e., well, spring, stream, river, pond, lake, etc.). The City of Goldsboro sells some portion of its water to other State-permitted water purveyors. The City of Goldsboro's System shall consist of treatment facilities, pumping, storage and distribution including all those facilities of the water system under the complete control of the City of Goldsboro, up to the point where the Consumer's System begins (service connection).

3. The source shall include all components of the facilities utilized in the treatment, storage, and delivery of water to the City of Goldsboro's distribution system.

4. The distribution system shall include the network of conduits used for the delivery of treated water from the source to the Consumer's System.

5. The Consumer's System shall include those parts of the facilities beyond the termination of the City of Goldsboro's distribution system (service connection) which are utilized in conveying potable water to points of use.

F. RIGHT OF ENTRY.

The Director, or his assigned representative, or his authorized representative(s), shall have the right to enter any building, structure, or premises during normal business hours to perform any duty imposed upon him or her by this policy. Those duties may include sampling and testing of water, or inspections and observations of all piping systems connected to the public water supply. Refusal to allow entry for these purposes shall result in enforcement action (disconnection of water services, stipulated penalties, etc.). On request from the Director, or his assigned representative, the Consumer shall furnish to the City of Goldsboro any pertinent information regarding the water supply system on such property where cross-connections, either actual or potential, and backflow are deemed possible. The Consumer's system should be open for inspection at all reasonable times to authorized representatives from the City of Goldsboro to determine whether unprotected cross-connections or other structural or sanitary hazards, including violations of this policy, exist. Refusal to allow entry for these purposes shall result in enforcement action (disconnection of water services, stipulated penalties, etc.). When such a condition becomes known, the Consumer shall be notified, in writing, to disconnect the unprotected cross-connection(s) within a time period established in this policy. The degree of protection required, and the period of time required for conformance shall be commensurate with the actual or potential degree of hazard to the public potable water supply system.

1. Cross-connection with private wells or other unapproved auxiliary water supplies require immediate disconnection of unapproved sources.

2. Cross-connection requiring correction through: (1) elimination; (2) air gap separation. (3) reduced pressure principal backflow prevention assembly (RP) or double check valve assembly (DCVA) for sizes 3/4" through 2" require thirty (30) day maximum conformance period.

3. Cross-connection requiring correction through reduced pressure principal backflow prevention assembly (RP) or double check valve assembly (DCVA) for sizes greater than 2" require one hundred twenty (120) day maximum conformance period.

4. Upon completion of the above requirements, the Consumer shall be

required to submit, in writing, notification of compliance to the Director, or his assigned representative.

G. BACKFLOW ASSEMBLY INSTALLATION. An approved backflow prevention assembly shall also be installed, in accordance with manufacturer's installation instructions, on each Consumer's water system at or near the property line or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line wherever the following conditions exist:

1. In the case of premises having an auxiliary water supply which is not or may not be of safe bacteriological or chemical quality and which is not acceptable as an additional source by the State of North Carolina, the public water system shall be protected against backflow from the premises by installing an approved backflow prevention assembly in the service line commensurate with the degree of hazard.

2. In the case of premises on which any industrial fluids or any other objectionable substance is handled in such a manner as to create an actual or potential hazard to the public water system, the public system shall be protected against backflow from the premises by installing an approved backflow prevention assembly in the service line commensurate with the degree of hazard. This shall include the handling of processed waters and waters originating from the water purveyor's system which have been subject to deterioration in quality.

3. In the case of premises having: (1) internal cross-connections that cannot be permanently corrected or protected against, or (2) intricate plumbing and piping arrangements or where entry to all portions of the premises is not readily accessible for inspection purposes, making it impracticable or impossible to ascertain whether or not dangerous cross-connections exits, the public water system shall be protected against backflow from the premises by installing and approved backflow prevention assembly in the service line commensurate with the degree of hazard.

Ownership, testing, and perpetual maintenance of the backflow prevention assemblies shall be the responsibility of the Consumer. All reduced pressure principal assemblies (RP) and double check valve assemblies (DCVA) shall be installed above ground in a protective enclosure or inside the building, if the building is less than 200 linear feet from the water main serving the Consumer. Pit and/or below grade installations are PROHIBITED. The installer shall be responsible for ensuring that the assembly is installed and working properly and shall furnish the following information to the Director, or his assigned representative within five (5) working days after a backflow prevention assembly is installed:

a. Owners’ name, address, phone number, and responsible contact.

b. Assembly location (specific).

c. Date of installation.

d. Installer's name, address, and phone number.

e. Installer's certification number.

f. Type of assembly.

g. Manufacturer.

h. Model number.

i. Serial number.

j. *Test results/reports.

*All reduced pressure principal assemblies (RP) and double check valve assemblies (DCVA) are required to be tested following installation by a certified backflow prevention assembly technician (tester).

All commercial and industrial Consumers connected to the public potable water system of the City of Goldsboro on or before the effective date of this policy, upon notification from the City of Goldsboro, shall install or have installed an approved backflow prevention (containment) assembly, commensurate with the degree of hazard. The period allowed for this installation shall not exceed the following:

Degree of Hazard	**Time Frame, days**
2" Service or Smaller:	
Low	60
Medium	60
High	30
Service Greater Than 2":	
Low	180
Medium	180
High	120

Submit plans and specifications sealed by a registered engineer to the Director, or his assigned representative for review and approval. Acquire all necessary permits prior to installation. Upon satisfactory installation of approved backflow prevention assembly and appurtenances, forward a certificate of completion to the Director, or his assigned representative.

H. TYPE OF BACKFLOW ASSEMBLY. The type of backflow prevention assembly to be installed to protect the public potable water supply required by this ordinance shall be commensurate with the degree of, either actual or potential, hazard. Any backflow prevention assembly required herein shall be a make, model, and size approved by the City of Goldsboro. The term "approved backflow assembly" shall mean an assembly that has been manufactured in full conformance with the standards established by the American Water Works Association (AWWA) entitled:

AWWA/ANSI C501-92 (or subsequent revisions) Standard for Double Check Valve Backflow Assemblies.

AWWA/ANSI C11-92 (or subsequent revisions) Standard for Reduced Pressure Principal Backflow Prevention Assemblies and have met completely the laboratory and field performance specifications of the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California (FCCCHR-USC) established in:

Specifications of Backflow Prevention Assemblies - Section 10 of the most current edition of the Manual of Cross Connection Control.

I. TESTING & MAINTENANCE. It shall be the responsibility of the Consumer at any premise where backflow prevention assemblies are installed to have a field test performed by a certified backflow prevention assembly technician (tester) upon installation and at least once per year for the life of the assembly. Irrigation backflows only have to be tested once every three (3) years. In instances where the Director, or his assigned representative, deems the hazard to be great enough, he may require field tests at more frequent intervals. These tests shall be at the expense of the Consumer (water user) and shall be performed by a certified technician (tester) approved by the State of North Carolina. It shall be the responsibility of the Director, or his assigned representative, or his authorized representative, to see that these tests are conducted in a timely manner.

All tests must be completed on or before December 31 of each year. If problems are detected with the backflow prevention assembly(s), it is the responsibility of the Consumer to report these discrepancies to the Director, or his assigned representative within five (5) working days of detection. These assemblies shall be repaired, overhauled, or replaced at the expense of the Consumer whenever said assembly(s) are found to be defective. Records of such tests, repairs, overhauls, and replacements shall be kept by the Consumer and shall be made available to the City of Goldsboro.

All presently installed backflow prevention assemblies which do not meet the requirements of this ordinance but were approved devices for the purposes described herein at the time of the installation and which have been properly maintained, shall, except for the testing and maintenance requirements, be excluded from the requirements of this policy as long as the Director, or his assigned representative is assured that the affected backflow prevention devices/assemblies will satisfactorily protect the City of Goldsboro's water supply system. Whenever the existing device/assembly is moved from the present location or requires more than minimum maintenance or when the Director, or his assigned representative determines that the maintenance constitutes a hazard to health, the device/assembly in question shall be replaced with an approved backflow prevention assembly meeting or exceeding the requirements of this policy at the Consumer's expense.

If it is not possible to interrupt the water service, provisions shall be made for a "parallel installation" of backflow prevention assemblies. The Director, or his assigned representative shall not accept an unprotected bypass around a backflow prevention assembly when the assembly is in need of testing, repair, or replacement.

When repair work is required on any approved backflow prevention assembly, whether determined through testing or routine inspection by the Consumer (owner) or by the City of Goldsboro (water purveyor), these repairs shall be completed within a specified period of time commensurate with the degree of hazard at the Consumer's expense. In no case shall this period of time exceed thirty (30) days.

J. CATEGORICAL FACILITIES. Approved backflow prevention assemblies shall be installed on the service connection to any premises that the City of Goldsboro has identified as having potential for backflow, including but not limited to, the following:

1. Amusement Parks.
2. Automotive Plants.
3. Automotive Service Stations (dealerships, repair shops, etc.).
4. Auxiliary Water System:
5. Private Water Supply.
6. "Used Water", “Re-Use Water” and “Industrial Fluids".
7. Bakeries.
8. Beauty Shops/Barber Shops.
9. Beverage Bottling Plants.
10. Breweries.
11. Buildings (hotels, motels, apartments, public and private buildings or other structures having unprotected cross-connections).
12. Buildings of Five (5) or more stories above ground level.
13. Canneries, Packing Houses, and Rendering Plants.
14. Chemical Plants (manufacturing, processing, and compounding or treatment).
15. Chemically Contaminated Water System.
16. Commercial Car Washing Facilities.
17. Commercial Greenhouses.
18. Commercial Laboratories.
19. Commercial Sales Establishments (department stores, malls, etc.).
20. Concrete/Asphalt Plants.
21. Dairy and Cold Storage Plants.
22. Electroplating Processes.
23. Film Laboratories.
24. Fire Systems.

23. Hospitals, Medical Buildings, Sanitariums, Morgues, Mortuaries, Autopsy Facilities, Funeral Homes, Nursing & Convalescent Homes, Medical Clinics and Veterinary Hospitals.
24. Industrial Facilities.
25. Irrigation Systems (lawn, commercial, etc.).
26. Laundry and Dye Works.
27. Metal Manufacturing, Cleaning, Processing, and Fabricating Plants.
28. Mobile Home Parks.
29. Motion Picture Studios.
30. Oil and Gas Production, Storage or Transmission Properties.
31. Painting and Staining Operations Related to Finished Woods and Metals.
32. Paper and Paper Product Plants.
33. Pest Control (exterminating & fumigating).
34. Pharmaceutical Manufacturing.
35. Plating Plants & Facilities.
36. Plastic Molding Facilities.
37. Power Plants.
38. Radioactive Materials or Substances (plants or facilities handling).
39. Restaurants.
40. Restricted, Classified, or Other Closed Facilities.
41. Rubber Plants (natural & synthetic).
42. Sand and Gravel Plants.
43. Schools and Colleges.
44. Swimming Pools.
45. Water Treatment Facilities.
46. Waterfront & Port Facilities & Industries.
47. Wastewater Treatment and Storm Drainage Facilities.
48. Weaving, Spinning Operations.
49. Other premises specified by the Director, or his assigned representative, or his authorized representative, can be shown that a potential cross-connection hazard, not enumerated in the above list, exists.

All backflow prevention assemblies and installations shall be subject to approval and inspection by the City of Goldsboro.

K. CONNECTION TO UNAPPROVED WATER SUPPLIES. No person shall connect or cause to be connected any supply of water not approved by the State of North Carolina to the public potable water supplied by the City of Goldsboro. Any such connection allowed by the City of Goldsboro must be in conformance with the backflow prevention requirements set forth in this policy.

L. FIRE PROTECTION SYSTEMS. All connections to fire sprinkler systems hereinafter connected with the public water supply system shall be protected with an approved backflow prevention assembly (i.e., double check valve detector assembly, etc.) in conformance with specific standards established by the American Water Works Association (AWWA) (or subsequent versions) and the National Fire Prevention Association (NFPA) (or subsequent revisions). All fire systems using toxic additives or booster pumping facilities shall be required to be protected with an approved reduced pressure principal detector assembly (RPDA) at the main.

Except for an eminent health hazard as defined herein, as determined by the Director, or his assigned representative, or his authorized representative, any fire sprinkler system connected with the public potable water system of the City of Goldsboro on or before the effective date of this policy, shall have twenty-four (24) months to get into conformance with the provisions of this policy.

M. CONTROLLED CROSS-CONNECTIONS (TEMPORARY). The purpose of this section is to describe an acceptable use of a controlled cross-connection (temporary) between the City of Goldsboro's water supply system and a non-potable source (i.e., filling a tank or tanker from a fire hydrant for use other than fire protection). This shall be accomplished through the use of an approved meter and a reduced pressure principal assembly (RP) or an air gap properly installed and maintained so that it will continuously

afford the required protection. At no time shall this temporary cross- connection be unprotected.

N. ENFORCEMENT. Any person, firm, or corporation responsible for an installation or action found not to be in compliance with this policy shall be issued a Notice of Violation (NOV) specifying corrective action, if required, enforcement action to be taken by the City of Goldsboro, if required, and a specified period of time to achieve compliance, if required.

As provided herein, termination of water service is a remedy available to the City of Goldsboro to enforce any of the provisions of this policy. A violation of any of the provisions of this policy shall constitute a misdemeanor, punishable as provided in G.S. Section 14-4, with a fine not to exceed five hundred dollars ($500).

1. Direct Cross-Connection - Any installation which remains in noncompliance after notice is given, and the time prescribed in Section G.3 shall be considered in violation of this policy and shall realize the disconnection of water service(s) until compliance is achieved and/or possible legal action. In addition, any person who shall continue any violation beyond the time limit provided for in the aforementioned NOV and Section G.3 shall be subject to a penalty in the amount not to exceed one-hundred dollars ($100) for each violation. Each day on which any violation continues after the offender has been notified of the violation shall be deemed a separate offense.

2. Indirect Cross-Connection - Any installation or action found to be in noncompliance of this policy shall be considered in violation of the same. In addition, any person found to be in violation of this policy shall be fined in the amount not to exceed one-thousand dollars ($1000) for each violation. If the installation or action involves the theft of water, said offender shall be charged according to state and local law and shall pay, in full, the cost for the estimated usage (See rate schedule currently in force) to the City of Goldsboro.

Enforcement of this program shall be administered by the Director, or his assigned representative or by an authorized representative.

The City of Goldsboro Manager, or his/her authorized representative, is authorized to make all necessary and reasonable rules and policies with respect to the enforcement of this policy. All such rules and policies shall be consistent with the provisions of this policy and shall be effective upon the date of adoption by the City of Goldsboro City Council.

O. INSTALLATION OF RAIN SENSOR DEVICES REQUIRED ON NEW AUTOMATIC IRRIGATION SYSTEMS.

a. **Definitions.** The following terms, when used in this section, shall have the meanings indicated below.

1. Automatic irrigation system means a device or combination of devices having a hose, pipe, or other conduit installed in the landscape which transmits potable water from City of Goldsboro, through which said device or combination of devices potable water supplied by City of Goldsboro is drawn and applied to residential or commercial lawns, landscapes, or greenspace.

2. Rain sensor means an automatic device that will override the irrigation cycle of an automatic irrigation system, thus turning it off, when a predetermined amount of rain has fallen. To meet the requirements of this section, a rain sensor shall be adjusted to shut off irrigation systems when up to one-fourth inch of rain has fallen.

b. **Required installation.**

1. New installation. From and after May 1, 2008, rain sensors shall be required on all automatic irrigation systems that will receive City of Goldsboro potable water.

2. Existing systems. Property owners with existing irrigation systems installed prior to May 1, 2008, are encouraged but not required to install a rain sensor.

c. **Required maintenance.** All rain sensors shall be adjusted and set so that they automatically shut off the irrigation system after not more than one-fourth inch of rainfall has occurred. All rain sensors shall be installed according to manufacturer's instructions in a location that will provide full exposure to rainfall such that accuracy of operation is assured and shall be maintained in good working condition. No person shall, with the intent of circumventing the purpose of this section, adjust either the rain sensor or irrigation system so that the rain sensor is not able to override and turn off the irrigation system after one-fourth inch of rain has fallen.

d. **Enforcement.** The Public Utilities Director, or his assigned representative or designee shall be responsible for enforcing this section. Whenever the Director, or his assigned representative determines that a violation of this section exists, the Director, or his assigned representative shall issue a written citation identifying the date, location, and nature of the violation, the person cited, and specifying the penalty and the date by which the penalty must be paid.

e. **Penalties**. Penalties for violation of this Section of the Cross Connection and Backflow Protection Policy are included in Section N of this policy.

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

1. That City of Goldsboro Unified Development Ordinance is hereby amended to add Section 6.8 Engineering Design Manual.

2. The above amendment is effective on June 1, 2026.

Adopted this 2nd day of March, 2026.

_____
Charles Gaylor, Mayor

Attested by:

_____
Laura Getz, City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Amending Chapter 91, Animals, of the Code of Ordinances of the City of Goldsboro

DEPARTMENT: Police

BACKGROUND:
City of Goldsboro Code of Ordinances Chapter 91. Animals. contains rules and regulations regarding animals within the City.

DISCUSSION:
Staff feels it necessary to update the language in Chapter 91 to clarify and update the ordinance.

Council reviewed the proposed amendment at their meeting on February 9, 2026 and no changes were proposed.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that Council adopt the attached ordinance, amending Chapter 91, Animals, of the City of Goldsboro's Code of Ordinances.

MANAGER'S RECOMMENDATION:

APPROVERS
Mike West
Sakeithia Reece
Laura Getz
Matthew Livingston

ORDINANCE 2026-

AN ORDINANCE AMENDING CHAPTER 91 ENTITLED "ANIMALS" OF THE CODE OF ORDINANCES OF THE CITY OF GOLDSBORO, NORTH CAROLINA

WHEREAS, the City of Goldsboro Code of Ordinances Chapter 91 contains various rules related to the health and safety of citizens and animals in the City; and

WHEREAS, Chapter 91 entitled "Animals" sets forth the rules and regulations regarding animals within the City; and

WHEREAS, city staff recommends Council update Chapter 91 entitled "Animals" as outlined in the proposed ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goldsboro, North Carolina, that Chapter 91 of General Regulations is hereby amended as follows:

§ 91.15 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ANIMAL. Any living non-human creature, domestic or wild, including ~~bill~~ but not limited to, cats and dogs.

AT LARGE. Off the premises of the owner or other person consenting thereto~~, when neither muzzled, nor~~ and not under the control of the owner or other person accompanying the animal by means of a leash ~~of some type,~~ or other physical restraint not exceeding six feet in length, or within a private vehicle, without the consent of the operator thereof.

CAT. Any member of the feline family, male or female.

DOG. Any dog, male or female, over the age of three months.

FERAL. ~~Not domesticated or having escaped from domestication and become wild.~~ Having reverted from domesticated to a wild state or not socialized to human contact.

OWNER. Any person owning, keeping or harboring an animal, and for the purpose thereof the head of a household shall be deemed to be the owner in respect to any animal owned, kept or harbored by any person residing in such household and kept on the premises. "Owner" also includes any person, firm, corporation, organization, or association possessing, harboring, keeping, having custody of, or exercising control over any animal for 14 consecutive days or more.

TETHERING. Tying out or fastening an animal outdoors on a rope, chain or other line for restraining an animal. The term does not mean the restraint of an animal on an attended leash. Tethering does not include supervised walking on a handheld leash and shall be in accordance with requirements set forth in § 91.25 (Tethering of Animals).

VICIOUS ANIMAL. ~~Any animal that has bitten one or more persons, or one in which a propensity to attack human beings exists, and such propensity is known or ought to reasonably be known to the owner.~~ Any animal that, without provocation, attacks, attempts to attack, or displays unprovoked aggressive behavior that would cause a reasonable person to fear injury or death. "Vicious animal" also includes any animal previously declared dangerous or potentially dangerous that reoffends or whose owner fails to comply with required control measures.

DANGEROUS ANIMAL. Any animal that, without provocation, has killed or inflicted

severe injury on a person; or has been determined by the Animal Control Officer to have engaged in behavior that a reasonable person would believe poses a serious and unjustified threat of physical injury or death to a person or another domestic animal; or has been previously declared potentially dangerous and continues to exhibit aggressive or threatening behavior.

POTENTIALLY DANGEROUS ANIMAL. Any animal that, when unprovoked, inflicts a bite on a person or domestic animal causing minor injury or bruising; approaches or chases a person or domestic animal in a menacing manner while off the owner's property; or has known history of aggressive behavior that would cause a reasonable person to believe the animal poses a threat to public safety.

TRAP-NEUTER-RETURN. The process of humanely trapping, sterilizing, vaccinating for rabies, ~~eartipping,~~ ear-tipping, and returning community cats to their original location.

§ 91.16 LIMITATION ON NUMBER ALLOWED.

~~It shall be unlawful for any owner to keep more than three dogs within the city.~~ It shall be unlawful for any owner, household, or property to keep, harbor, or maintain more than three (3) dogs over the age of four (4) months at any single residence or premises within the city limits, except as otherwise permitted. Exceptions may be granted for licensed kennels, veterinary hospitals, or approved rescue or foster homes operating in compliance with city zoning ordinances and animal welfare standards.

§ 91.17 KEEPING VICIOUS ~~ANIMALS~~ OR DANGEROUS ANIMALS PROHIBITED.

~~It shall be unlawful for any owner to keep any vicious animal within the city.~~ It shall be unlawful for any owner to keep, harbor, or maintain any animal declared vicious, dangerous, or potentially dangerous within the city limits, except in full compliance with restrictions, confinement requirements, or control measures imposed by the Animal Control Officer pursuant to this chapter or applicable state law.

Upon determination by the Animal Control Officer that an animal poses an immediate threat to public safety, the animal may be impounded pending investigation and hearing in accordance with

Statutory reference:

Dangerous animals, see G.S. § 160A-187

Dangerous dogs, see G.S. §§ 67-4.1 et seq.

§ 91.18 ANIMALS RUNNING AT LARGE PROHIBITED.

(A) ~~Prohibition. It shall be unlawful for any owner to allow any animal of his to run at large within the city.~~ It shall be unlawful for any owner to permit any animal under their ownership, custody, or control to run at large within the city. An animal shall be deemed at large when it is off the property of its owner and not under restraint by leash, cord, or other physical control, or otherwise confined as required by this chapter.

(B) Confinement requirements.

(1) ~~Whenever possible, animals shall be confined to the rear yards of residences and/or businesses.~~ Animals shall be confined to the owner's property by means of a secure fence, enclosure, or physical restraint sufficient to prevent escape and to protect the public. Whenever possible, confinement areas should be located within rear or side yards or residences and/or businesses.

(2) ~~At no time will an animal be tied, penned, confined, nor will a house for the animal be placed in the side area located between residences and/or businesses.~~ Animals shall not be tethered, penned, or confined, nor shall an animal shelter, kennel, or house be placed in a manner that causes a nuisance to adjacent property owners. Animal housing pens shall not be located in the front yard or within the side yard area between adjoining residences or businesses.

(3) ~~Houses for animals shall be considered as an accessory building, and the placement~~

~~of such must conform with the city's regulations. The placement of such a house shall be limited to solely the rear yard, and must meet the setback requirements for accessory buildings as delineated in Chapter 153.~~ Animal shelters, pens, and runs shall be considered accessory structures and must comply with applicable zoning and setback requirements as outlined in Chapter 153. Placement shall be limited to the rear yard unless otherwise approved by the city's zoning administrator.

(4) ~~Where lot size permits, animal pens and houses will be a minimum of 35 feet from a neighbor's residential dwelling and/or business, and at no time shall an animal pen or house be placed in the rear yard within 15 feet of a neighbor's residential dwelling and/or business.~~ Where lot size permits, any animal pen, kennel, or shelter shall be located no closer than 35 feet from a neighboring residence or business, and in no case shall such structure be within 15 feet of a property line adjoining a neighboring residence or business.

(C) ~~Exception. This section shall not apply to cats that are participating in the Trap-Neuter-Return Program.~~ This section shall apply to community cats that are part of an approved Trap-Neuter-Return (TNR) program operating under the supervision of the city or its authorized agent.

§ 91.19 FEMALE ANIMALS IN HEAT.

~~It shall be unlawful for the owner of any female animal that is in estrus to keep the same within the city during that period, except when confined to the premises of the owner, or of another person with such person's consent.~~ It shall be unlawful for the owner or custodian of any female animal in heat (estrus) to permit the animal to be off the owner's premises unless under restraint or within a secure enclosure that prevents contact with male animals. During this period, such animals shall be confined in a manner that prevents attraction or access by other animals and eliminates nuisances to neighboring properties. ~~Any person breeding a female of more than once a year for the purpose of selling the resulting offspring will be considered as operating a business, and will be subject to the regulatory provisions of the city zoning ordinance (Chapter 153).~~ Any person who breeds a female animal more than once in a twelve-month period for the purpose of selling or transferring offspring shall be considered to be operating a commercial breeding activity and shall comply with the applicable city zoning, licensing, and inspection requirements set forth in Chapter 153. ~~In addition, for those individuals possessing three female dogs, it shall be permissible to breed only one female during any 12-month period.~~ Owners possessing three (3) or more female dogs shall not breed more than one (1) female within any twelve-month period, unless specifically licensed or permitted under the city's animal control or zoning provisions.

§ 91.20 PUBLIC NUISANCES.

~~The following acts of an animal or group of animals are declared public nuisances:~~ The following acts or behaviors of any animal or group of animals are hereby declared to constitute a public nuisance within the city:

(A) ~~Frequent, habitual howling, yelping, barking, fighting or making of other noises that disturb the neighborhood;~~ Frequent, habitual, or continuous howling, yelping, barking, fighting, or other noise-making by any animal that disturbs or interferes with the reasonable peace, comfort, or repose of persons in the surrounding area.

(B) ~~Chasing, snapping at or attacking a pedestrian, bicycle rider or vehicles;~~ Chasing, charging at, snapping at, or attacking a pedestrian, bicyclist, motorist, or other animal, whether or not physical contact occurs.

(C) ~~Turning over garbage contents, damaging gardens, flowers or vegetables;~~ Tearing into or scattering garbage, overturning refuse containers, or damaging gardens, lawns, landscaping, or other private or public property.

(D) ~~Running at large while in heat;~~ Running at large, including any female animal in heat that is not properly confined or restrained.

(E) ~~By virtue of the number or type is offensive or dangerous to the public health, safety~~

~~or welfare; or~~ By virtue of the number, species, or condition of the animal(s), creating offensive odors, unsanitary conditions, or otherwise posing a threat to public health, safety, or welfare.

(F) ~~Any act, noise or condition created that is offensive to people or destructive of real or personal property.~~ Any act, omission, or condition involving an animal that unreasonably annoys, endangers, or offends the public, or causes damage to real or personal property.

§ 91.21 ANIMAL CONTROL OFFICER.

(A) ~~For the purpose of enforcing the provisions of this chapter, and of any other ordinances or regulations pertaining to the keeping and controlling of animals or fowl enacted under the authority of the charter of the city or general law, the position of Animal Control Officer(s) shall be created.~~ For the purpose of enforcing the provisions of this chapter and any other ordinances or regulations relating to the keeping, treatment, or control or animals, the position of Animal Control Officer is hereby established. ~~The City Manager shall appoint a person or persons to act in this capacity.~~ The City Manager, or designee, shall appoint one or more qualified persons to serve in this capacity, under the administrative direction of the Chief of Police or such department designated by the City Manager. ~~The compensation received by the Animal Control Officer(s) shall be designated in the city's pay plan, and his general duties shall be delineated in the city's position classification plan.~~ Compensation for Animal Control Officer(s) shall be established in the city's pay plan, and duties shall be defined in the city's position classification plan and departmental policies. ~~Such person or persons appointed shall have the specific duties, uniform and headquarters designated and assigned by the Chief of Police.~~ Animal Control Officers shall perform their duties in accordance with departmental policies and procedures, and shall wear uniforms and operate vehicles or equipment as designated by the Chief of Police or designee.

(B) ~~The provisions outlined in this chapter shall not preclude the designation of an outside agency to provide the services of Animal Control Officer within the city. In such cases, the provisions in this chapter shall apply to the agency whosoever handles animal control for the city.~~ The provisions of this chapter shall not preclude the city from contracting with or designating and outside agency to perform animal control services. In such cases, the provisions of this chapter shall apply to the agency or contractor providing those services on behalf of the city.

§ 91.22 RABIES.

~~Whenever any animal is suspected, or has shown any symptoms, of having rabies, or has been bitten by any animal showing such symptoms, or has bitten any persons, the owner of the animal shall immediately confine the animal to his premises in such a manner that it could not bite any other animal or person, and immediately notify the Chief of Police or Animal Control Officer of the city of the circumstances and action, and shall keep such animal confined in a manner, in such place and for such time and treatment as the Animal Control Officer may direct. If the Animal Control Officer deems it necessary or expedient, or the owner so desires, a licensed veterinarian may be called in, at the owner's expense, for the purpose of diagnosis and treatment, and in which case the veterinarian is satisfied that the animal has rabies, the Chief of Police or Animal Control Officer shall cause the animal to be humanely killed forthwith.~~

(A) Whenever any animal is suspected of having rabies, exhibits symptoms consistent with rabies, or has bitten or otherwise exposed any person or animal, the owner or custodian shall immediately confine the animal and notify the Animal Control Officer or Chief of Police.

(B) The animal shall be confined or quarantined as directed by the Animal Control Officer for observation and evaluation in accordance with North Carolina General Statutes §§ 130A-184 et seq. and the rules of the North Carolina Department of Health and Human Services. The period and conditions of confinement shall be determined by the Animal

Control Officer or the local health director.

(C) If deemed necessary by the Animal Control Officer or the local health director, a licensed veterinarian may be required to examine the animal at the owner's expense. If the animal is determined or confirmed to be rabid, the Animal Control Officer shall ensure the animal is humanely euthanized in accordance with state law.

(D) All persons with knowledge of an animal bite or suspects rabies exposure shall report such incident to the Animal Control Officer or Wayne County Health Department.

Statutory reference:

For provisions regulating rabies, see G.S. §§ 130A-184 et seq.

§ 91.23 WHEN CERTAIN ANIMALS ARE REQUIRED TO BE CAPTURED OR DESTROYED.

~~Whenever an Animal Control Officer(s) or other employee or agent of the city discovers any animal running at large or in other violation of the provisions of this subchapter, the Animal Control Officer(s) shall be notified, and shall capture the animal and impound it in the city animal pound.~~ Whenever an Animal Control Officer or other authorized city employee discovers any animal running at large or otherwise in violation of this chapter, the Animal Control Officer shall be notified and shall take appropriate action to safely capture and impound the animal in accordance with departmental procedures. ~~However, if the animal shows any symptoms, or is reasonably suspected, of having rabies, or appears of such vicious nature as to make it reasonably appear that such animal at the time constitutes a menace to the safety of the one seeking to capture it or any other person, then the Animal Control Officer may shoot, or otherwise kill the same on the spot, in as humane a manner as practical, and with due regard to the safety of others.~~ If an animal exhibits symptoms of rabies, or behaves in a manner that presents an immediate and serious threat to the safety of any person, animal, or officer, the Animal Control Officer or law enforcement officer is authorized to use the level of force reasonably necessary to protect life and ensure public safety. Any use of deadly force shall be limited to situations where capture is not feasible, and the threat is imminent, and shall be conducted in a humane manner consistent with departmental policy and state law. ~~If the animal is able to escape all capture attempts, the Animal Control Officer(s) shall employ a tranquilizer gun to catch the animal.~~ When safe and practical, tranquilizer equipment or other humane capture methods shall be used to restrain or subdue animals that cannot be safely captured by conventional means. ~~The Animal Control Officer shall receive formal training in the operation of such a weapon, and shall make all necessary preparations to reduce the possibility of injury to the animal, and with due regard to the safety of other persons.~~ All Animal Control Officers authorized to use tranquilizer or capture equipment shall receive appropriate training and certification in its safe and humane use. Officers shall take all reasonable precautions to minimize injury to both the animal and the public during capture operations.

§ 91.24 OBSTRUCTION OR INTERFERENCE WITH IMPOUNDMENT PROCEDURES.

(A) ~~It shall be unlawful for any person to obstruct or interfere in any manner with the impoundment of any animal found to be in violation with the provisions of this subchapter.~~ It shall be unlawful for any person to obstruct, hinder, resist, or interfere in any way with an Animal Control Officer, police officer, or other authorized employee of the city who is lawfully attempting to capture, seize or impound an animal in violation of this chapter. ~~In addition, it shall be unlawful for any person to release or attempt to release any animal that has been impounded.~~ It shall also be unlawful for any person to remove, release, or attempt to remove or release any animal that has been lawfully impounded by the city without proper authorization.

(B) ~~It is a defense to prosecution under this section that the interference alleged consisted of speech only.~~ It shall not be considered interference under this section if the conduct alleged consists solely of verbal expression and does not include any physical act or obstruction.

This Ordinance shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Annex-02-26 - Certification of Sufficiency — Contiguous Annexation Petition – Stoney Creek (City Limits) – Located on the south side of Royall Avenue between North Drive and Landmark Drive

DEPARTMENT: Planning

BACKGROUND:
Tax Parcel #s: 3519063209; 3519160064

Acreage: Approximately 51.427 acres

The applicant is requesting that contiguous property described by the attached metes and bounds description be annexed into the City of Goldsboro. Maps showing the property proposed to be annexed are attached as well.

DISCUSSION:
Pursuant to G.S. 160A-31, City Council shall fix a date for public hearing on the proposed annexation if the petition is considered sufficient by the City Clerk. Sufficiency requires the City Clerk to make the following findings:

1. The petition contains an adequate property description and annexation plat of the area proposed for annexation.
2. The area described in the petition is contiguous to the City of Goldsboro primary corporate limits, as defined by N.C.G.S. 160A-31.
3. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.
4. The applicant acknowledges that zoning vested rights have not been acquired pursuant to G.S. 160D-108 & 108.1.

The City Council, at their meeting on March 2, 2026, would request the City Clerk to determine the sufficiency of the petition. If the petition is determined to be sufficient, a public hearing would be scheduled and a report would be prepared by the Planning Department, in conjunction with other City departments, for submission to the Council.

BUDGET RELATIONSHIP:
N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff recommends that Council request the City Clerk to examine the annexation petition to determine its sufficiency.

MANAGER'S RECOMMENDATION:

APPROVERS

Mark Helmer
April Choice
Kellianne Williams
Sakeithia Reece
Laura Getz
Matthew Livingston

City of Goldsboro
Planning Department
200 North Center Street
Goldsboro, NC 27530

PETITION FOR ANNEXATION

Development/Annexation Name Stoney Creek City Limits

Proposed Use Vacant

Project location or address Stoney Creek

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

PIN# 3519063209; 3519160064;

Total Acreage: 51.427 | Frontage: _____ Depth: _____

☐ Noncontiguous ■ Contiguous Do you declare vested rights? ☐ Yes ☑ No

Site is Requesting Connection to City of Goldsboro: ☐ Water ☐ Sewer

APPLICANT INFORMATION

Name City of Goldsboro

Address 200 N Center St, Goldsboro, NC 27530

Phone 919-580-4345 | Email Mhelmer@goldsboronc.gov

DEVELOPER INFORMATION

Company Name | Contact Name

Address

Phone | Email

CONSULTANTING/ENGINEERING FIRM

Company Name | Contact Name

Address

Phone | Email

Unit Type/Unit Count (If Applicable)

Single-Family Homes: ____ | Multi Family - Townhouses: _____ - Condos/Apartments: _____

Are buildings multi-story with stacked units? ☐ Yes ☐ No

Building Square Footage of Non-Residential Space: _____

Projected market value at build-out (land & improvements): $_____

SIGNATURE BLOCK

(Paper copies and digital copies of all plans and applications required.)

I understand that the following documents are required to be submitted and acknowledged electronically via email to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review.

1) Completed Application
2) Metes and bounds description of property to be annexed (Do not include a picture/snapshot of a deed. Include a word document of typed description)
3) Boundary survey of the property proposed to be annexed

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

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

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

Signature	Date
Signature	Date

~~Application Fee: $300 (Includes advertisement fee)~~ Fee Type: ☐ Cash ☐ Check # _____ ☐ Credit Card

Application Number: **Annex-07-25** Date processed: **11-7-25** Initials: **HJ**

OWNER AUTHORIZATION

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

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

Signature of Owner _____ ***Printed Name of Owner*** _____

_____
(State)

_____
(County)

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

Witness my hand and notarial seal this the _____ day of _____20_____.

Notary Public: _____

(Printed Name)

_____

(Signature)

(Seal) Commission Expires: _____

PETITION FOR ANNEXATION OF REAL PROPERTY
TO THE CITY OF GOLDSBORO, NORTH CAROLINA

Date Submitted: 11-7-25

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

1. The undersigned, owner(s) of the stated real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Goldsboro, North Carolina.

2. The area requested to be annexed to the City of Goldsboro is described by metes and bounds as follows: (Attach separate sheets if necessary.)

3. We acknowledge that any zoning vested rights acquired pursuant to G. S. 160D-108 & 108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, attach proof.)

Name and Signature of Owner(s)	Address	Phone
City of Goldsboro	**PO Box A, Goldsboro, NC 27533**	**919-580-4362**

Contact Person: Mark Helmer Phone No. 919-580-4345

ALL INFORMATION MUST BE **LEGIBLE AND CORRECT**.
THE LEGAL OWNER MUST SIGN THE PETITION.

PLEASE SUBMIT ORIGINAL PETITION TO THE PLANNING DEPARTMENT

Petition For Annexation
Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

- ☐ **Electronic Word document of the written metes and bounds** must be e-mailed to the Planning Department Administrative Assistant.
- ☐ **Survey or Plat** showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible.
- ☐ **General Annexation Area Data:** Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.
- ☐ This application form must be completed, dated, and signed by the property owner(s), or an Owners Authorization Form must be submitted.
- ☐ **Correct Parcel Identification Number(s) (PIN).** View Wayne County Geographic Information Services if there is any question about the parcel identifier. **This is very important to ensure the correct property is annexed.**
- ☐ Existing or Proposed Zoning

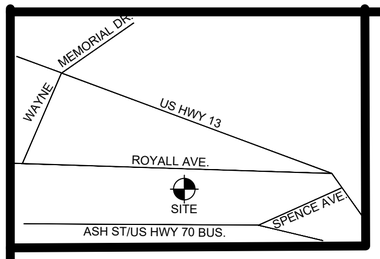
Petition For Annexation
Plat Checklist

Please include all of the following (check off). If any information is missing from the annexation plat, you will be asked to revise the map and re-submit for an additional review, so please check the list below carefully before you submit:

- ☐ Fully dimensioned metes and bounds, and the location of any intersecting boundary lines of the existing town limits, labeled and distinctly marked.
- ☐ Show all contiguous or non-contiguous town limits.
- ☐ Any utility easements with metes and bounds.
- ☐ Accurate locations and descriptions of all monuments, markers, and control points.
- ☐ Ultimate right-of-way widths on all streets. Include full right-of-way if the area on both sides is or will be in the corporate limits.
- ☐ Entitle "CONTIGUOUS ANNEXATION MAP" OR "SATELLITE ANNEXATION MAP," as appropriate.
- ☐ Name of property owner(s).
- ☐ Name, seal, and registration of Professionally Licensed Surveyor (PLS).
- ☐ Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
- ☐ Names of the township, county, and state.
- ☐ A detailed vicinity map.
- ☐ Include address of property, if assigned.
- ☐ Leave space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed after approval by City Council.

Preliminary Stoney Creek City Limits Annexation Description

Starting at a NCGS monument “SUTTON” having NAD 83 NC STATE PLANE GRID (1986) coordinates of Northing(Y)= 585,966.20’, Easting(X)= 2,320525.18’ as shown in Plat Cabinet N, Slide 3-E, recorded in the Wayne County Register of Deeds, thence a grid tie line, N 39° 22’ 24” W, 14,014.46 feet, to a railroad spike found in the centerline intersection of the Norfolk and Southern Railroad and Stoney Creek, thence, S 13° 20’ 33” W, 101.01 feet, to a point of Beginning on the Norfolk and Southern Railroad right of way, thence, with the railroad right of way, a new city limits line, N 77° 23’ 18” W, 1,958.48 feet to a point, thence, leaving the railroad right of way and along the existing city limits line, S 21° 43’ 59” W, 868.10 feet, to a point, the southern right of way line of Edgerton Street, thence along the existing city limits line, S 55° 18’ 04” E, 429.46 feet to a point, thence, along the existing city limits line, S 55° 18’ 04” E, 1,028.92 feet to a point in the City of Goldsboro 15 foot sanitary sewer easement as referenced in Deed Book 654, Page 523, recorded in the Wayne County Register of Deeds, thence, along the existing city limits line, S 55° 18’ 04” E, 285.67 feet to a point in Stoney Creek, thence, leaving the existing city limits line and following the courses of Stoney Creek, a new city limits line, N 31° 36’ 22” E, 286.31 feet to a point, thence, N 29° 46’24” E, 293.15 feet to a point, thence, N 32° 13’ 43” E, 191.77 feet to a point, thence, N 32° 45’ 29” E, 348.12 feet to a point, thence, N 24° 55’ 25” E, 123.07 feet to a point, thence, N 40° 08’ 20” E, 51.84 feet to a point, thence, N 25° 55’ 35” E, 80.82 feet to a point, thence, N 41° 07’ 13” E, 95.63 feet to a point, thence, N 13° 20’ 33” E, 115.14 feet to a point, thence, N 13° 20’ 33” E, 10.62 feet to a point on the Norfolk and Southern Railroad right of way, the point and place of beginning, containing 51.427 acres.



VICINITY MAP (NOT TO SCALE)

NAD 83--NC GRID (1986)
PC. N SL. 3-E

LEGEND

NEW CITY LIMIT LINE

EXISTING PROPERTY LINES

CALCULATED POINT

NCGS MONUMENT FOUND

PIN 3519071949
N/F
WAYNE COUNTY BOARD OF EDUCATION
DB. 1318 PG. 279

PIN 3519071490
N/F
GROUP W HOLDINGS. LLC.
DB. 2490 PG. 576

PIN 3519075465
N/F
CHARLES D. WOODARD
DB. 1119 PG. 10

PIN 3519087141
N/F
POWELL/RHODES, LLC.
DB. 1475 PG. 447

PIN 3519175611
N/F
CITY OF GOLDSBORO
DB. 11063 PG. 665

EXISTING CITY LIMITS
RIGHT OF WAY

NORFOLK AND SOUTHERN RAILWAY

EXISTING CITY LIMITS
N.C.S.R. 1560
ROYALL AVENUE

EXISTING CITY LIMITS
CENTERLINE OF STONEY CREEK

1958.48'
N77° 23' 18"W

RIGHT OF WAY

PIN 3509960899
N/F
CITY OF GOLDSBORO
DB. 169 PG. 320

868.10'
S21° 43' 59"W

EXISTING CITY LIMITS

EDGERTON STREET
60' R/W

PIN 3519063209
N/F
CITY OF GOLDSBORO
DB. 3132 PG. 448
PLAT CABINET 'N' SLIDE 3-E
41.798 ACRES
1,820,727.23 SQ. FEET
IN ANNEXATION AREA

PIN 3509961069
N/F
GOLDSBORO HOUSING AUTHORITY

411.19'
S21° 43' 59"W

S55° 18' 04"E
429.46'

EXISTING CITY LIMITS

S55° 18' 04"E
1028.92'

S62° 12' 31"E
34.84'

S59° 36' 31"E
1425.76'

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

L12
L17
L11
L10
L21
L9
L8
L7
L6

N56° 15' 42"E
509.71'

PIN 3519160064
N/F
CITY OF GOLDSBORO
DB. 2612 PG. 726
PLAT CABINET 'N' SLIDE 3-E

CENTERLINE OF STONEY CREEK

N27° 21' 56"E
571.39'

15' CITY OF GOLDSBORO SANITARY SEWER EASEMENT
DB. 654 PG. 523

9.629 ACRES
419,455.78 SQ. FEET
IN ANNEXATION AREA

N32° 45' 29"E
348.12'

L5

N41° 49' 03"E
326.91'

N29° 46' 24"E
293.15'

L13

N31° 36' 22"E
286.31'

L16

L14

L4

L15

L3

L1

L2

EXISTING CITY LIMITS

CENTERLINE OF STONEY CREEK

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

Parcel Line Table		
Line #	Length	Direction
L13	192.99	N16° 37' 24"E
L16	285.67	S55° 18' 04"E
L21	10.62	N13° 20' 33"E
L1	207.64	S59° 36' 31"E
L2	79.09	N38° 51' 26"E
L3	151.87	N29° 03' 14"E
L4	43.88	N31° 36' 22"E
L5	191.77	N32° 13' 43"E
L6	123.07	N24° 55' 25"E
L7	51.84	N40° 08' 20"E
L8	80.82	N25° 55' 35"E
L9	95.63	N41° 07' 13"E
L10	115.14	N13° 20' 33"E
L17	100.01	S13° 20' 33"W
L15	77.37	N19° 37' 57"E
L14	225.86	N16° 37' 24"E
L12	8.21	S64° 20' 42"E
L11	66.29	S75° 14' 01"E

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

PRELIMINARY MAP

LAURA GETZ

THIS PLAT WAS DRAWN FROM INFORMATION CONTAINED IN THE CITY OF GOLDSBORO ORDINANCE NO.XXXXXXXX; THAT THIS MAP IS NOT DRAWN FROM AN ACTUAL SURVEY BY THE CITY OF GOLDSBORO; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(J) AS AMENDED.

SUBSECTION (J) STATES: (J) THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS ANNEXED BY MUNICIPALITIES NOT TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

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

ALL AREAS COMPUTED BY LATITUDES AND DEPARTURES.(DMD)

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

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

CITY OF GOLDSBORO ORDINANCE 1960-6

CITY OF GOLDSBORO ORDINANCE 1963-9

CITY OF GOLDSBORO COUNCIL MINUTES DATED SEPTEMBER 18, 1950

0 200 400 Feet

1 INCH=200 FEET

REV. NO.	REVISIONS	DATE	DRAWN BY: MER	FILE NAME: ANNEXATION MAP STONEY CREEK.dwg
REV.1	CHANGE AREA TO BE ANNEXED		01/20/26---MER	ANNEXATION MAP STONEY CREEK REVISION1.dwg

CITY OF GOLDSBORO INCORPORATED 1844 1981

PRELIMINARY MAP

SEAL
NORTH CAROLINA PROFESSIONAL
SEAL
L-4445
LAND SURVEYOR
MICHAEL E. REED

PRELIMINARY MAP

PRELIMINARY MAP
MAP OF CONTIGUOUS ANNEXATION OF THE CITY OF GOLDSBORO

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

GOLDSBORO TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA

PROJECT NO. - 2025-01 SHEET NO. 1 OF 1 JANUARY 20, 2026

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Approval of an Electrical Inspections Services Agreement with Wayne County

DEPARTMENT: Development Services

BACKGROUND:
In January 2026, the Development Services Department experienced a temporary reduction in inspection capacity following the retirement of two Building Inspections staff members certified at the Level III Electrical Inspector level. This certification level is required under the North Carolina State Building Code to conduct and approve certain complex electrical inspections.

While recruitment and hiring efforts are underway to fill these vacancies, the City must maintain uninterrupted inspection services to protect public safety, ensure code compliance, and avoid delays to development and construction activity.

DISCUSSION:
The Wayne County Inspections Department has previously assisted the City of Goldsboro by providing inspection support during staffing shortages or periods of increased workload. In response to the current Level III electrical inspector shortage, City staff contacted the Wayne County Director of Inspections to request temporary assistance.
Wayne County has agreed to provide Level III electrical inspection services to the City on an as-needed basis under a service agreement. This arrangement allows the City to:

- Maintain compliance with North Carolina State Building Code requirements
- Avoid inspection backlogs and project delays
- Support business continuity and development activity
- Ensure life-safety inspections are conducted by properly certified personnel

The agreement is intended to be temporary and will remain in effect until the City fills the vacant Level III electrical inspection positions.

BUDGET RELATIONSHIP:
Costs associated with the agreement will be paid on a fee-for-service basis and funded within the Inspection Division's existing operating budget. No additional budget appropriation is required at this time.

STRATEGIC PLAN RELATIONSHIP:
The Business Development Framework & Strategic Plan provides a foundation towards the City

of Goldsboro Strategic Plan goal of Inspection Responsiveness, ensuring timely and reliable inspection services for residents, contractors, and businesses.

STAFF RECOMMENDATION:
Staff recommends the approval of the City of Goldsboro and Wayne County Electrical Inspection Level III service agreement.

MANAGER'S RECOMMENDATION:

APPROVERS
Kellianne Williams
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION AUTHORIZING THE EXECUTION OF AN ELECTRICAL INSPECTIONS LEVEL III SERVICE AGREEMENT BETWEEN THE CITY OF GOLDSBORO AND WAYNE COUNTY

WHEREAS, the City of Goldsboro and Wayne County are required to provide building inspection services in compliance with the North Carolina State Building Code and North Carolina Fire Code within their respective jurisdictions to ensure public health, safety, and welfare; and

WHEREAS, the City experienced a temporary staffing shortage of Level III Electrical Inspectors; and

WHEREAS, the Wayne County Inspections Department has agreed to provide Level III electrical inspection services to the City of Goldsboro on an as-needed, fee-for-service basis.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor is hereby authorized and directed to execute a service agreement contract with Wayne County, NC to perform Level III Electrical Inspections with the City of Goldsboro's jurisdiction on a fee-for-service basis of $75.00 per hour.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

INSPECTION SERVICES AGREEMENT

THIS Inspection Services Agreement ("Agreement") dated the 3rd day of February 2026, between the COUNTY OF WAYNE ("County"), a body politic and corporate organized under the laws of the State of North Carolina and the CITY OF GOLDSBORO ("City"), a North Carolina Municipal corporation in the County of Wayne, State of North Carolina.

WHEREAS, County and City are responsible for enforcing the North Carolina Building Code and North Carolina Fire Code within their respective jurisdictions in accordance with the provisions adopted by the NC Building Code Council and the NC Commissioner of Insurance; and

WHEREAS, a local government may enter into contract with another city, county, or combination thereof to perform inspection services within the town's jurisdiction as authorized by N.C.G.S. §160D-402(c) and N.C.G.S. §160D-1105; and

WHEREAS, the County operates an inspection department which has authority to perform inspections services within the jurisdiction of Wayne County; and

WHEREAS, the County currently provides inspection services to several municipalities in Wayne County pursuant to its authority under N.C.G.S. §160D-402(c) and N.C.G.S. §160D-1105; and

WHEREAS, the City desires to contract with County for Level III electrical inspection services for properties located within City's jurisdiction.

NOW, THEREFORE, in consideration of the mutual covenants contained herein the parties hereto agree as follows:

1. Purpose. The purpose of this agreement is to set forth in writing the terms and conditions upon which County will furnish to City certain electrical inspection services ("inspection services") within City's jurisdiction pursuant to NCGS §160D-1101 through §160D-1130. It is expressly understood between the parties that this Agreement in no way obligates County to undertake those responsibilities in NCGS §160D-1201 though §160D-1212 unless the parties otherwise agree in writing.

2. Term. This Agreement shall be effective upon the last date of execution by the parties herein and shall remain in effect for a one-year period. The electrical inspection responsibilities of the County contained herein shall begin upon execution of this agreement. The Agreement shall automatically renew annually beginning on the yearly anniversary date of the last date of execution unless cancelled in accordance with the termination provisions below. Additionally, the parties agree that any services provided prior to the dates below are hereby approved and ratified by the execution

hereof and are also subject to the terms of this agreement.

3. Agreement Termination. This agreement may be terminated at any time by either party by giving at least thirty (30) days written notice prior to proposed termination date, unless both parties agree to mutual termination of agreement on an earlier date.

4. Responsibilities of County.

    a. County will direct its electrical inspectors to exercise their inspection powers within the City's jurisdiction, which will include both the municipal boundaries of City and City's area of extraterritorial jurisdiction.

    b. County shall provide Level III electrical inspection services to City for properties within its jurisdiction; and shall insure the same for their conduct during the course and scope of their employment and their being lent to the City and shall provide upon request a copy of any certificate of insurance requested by the City. City shall be responsible for completion of Level I and Level II inspection services.

    c. County will provide inspection services upon the written request of the City Manager or his designee.

    d. County shall not issue an electrical inspections permit until it has received in writing from City confirmation that all of City's ordinance and zoning requirements have been met.

    e. County shall not issue a temporary certificate of occupancy, nor a certificate of occupancy, until it has received in writing from City confirmation that all required permits are still in full force and effect, and if applicable, that a certificate of zoning compliance has been issued.

    f. County and its electrical inspectors shall not be required to perform any other service for City other than electrical inspections, and assistance in enforcement of the City's Ordinance(s).

    g. County shall remit copies of all inspection records and documentation associated with all inspections to City at the completion of the inspection or upon request.

    h. County shall keep in force a schedule of fees for building inspection services and is solely entitled to retain said fees. County's schedule of fees for building inspection services provided hereunder shall not exceed the County's schedule of fees.

    i. County shall invoice City for the hours and mileage that the electrical inspector incurs in fulfilling the terms of this Agreement related to the

enforcement and administration of the Ordinance(s). County will invoice City monthly, which shall be due within 30 days of the same, for all electrical inspector fees on an hourly basis. The current fees for the electrical inspector are $ 75.00 per hour, plus the federal reimbursement rate for mileage as promulgated by the Internal Revenue Service at the time the service is rendered, subject to any changes in the future, which change may be made unilaterally by the County. Any change in the hourly fee and/or current mileage reimbursement shall be communicated to City by the County at least 30 days prior to the effective date of the change.

5. Responsibilities of City
    a. City shall be responsible for all Level I and Level II electrical inspections within its jurisdiction; including but not limited to insuring the same for their conduct during the course and scope of their employment and shall provide upon request a copy of any certificate of insurance requested by the County.
    b. City authorizes County and its electrical inspectors to provide inspection services and enforce current electrical codes within the municipal limits of the City, as well as within the area of extraterritorial jurisdiction of the City.
    c. City shall be responsible for all zoning determinations for any properties inspected by County. City shall promptly respond to any and all requests of County regarding verification of compliance by an applicant of all of City's rules, regulations, and ordinances.
    d. In the enforcement of the ordinance(s) by the County, City shall be responsible for the following:
        i. All administrative assistance related to County's obligations hereunder. Such administrative assistance includes but is not limited to identifying properties for investigation and enforcement, scheduling hearings, providing notice to interested parties, legal publications, title searches as may be necessary, and the provision of office space to conduct hearings;
        ii. Any abatement or other improvements or physical alterations to any property covered by the services provided hereunder, and shall be solely responsible for the costs related to the same;
        iii. Filing any claims of lien, and collection and/or enforcement of the same;
        iv. Prosecuting or defending any appeal filed by an aggrieved party, including the procurement of professional legal services in the event that litigation is necessary; and
        v. Maintaining all files, records, proceedings and other documentation.

6. City shall have the right to refuse electrical inspection services should the hourly fee and/or mileage reimbursement exceed an amount that City cannot fiscally manage.

7. It is agreed by all parties hereto, that the said inspectors shall at all times remain and be the employee of the respective party and at no time become the employee of the other entity.

8. This Agreement shall be governed and interpreted under the laws of the State of North Carolina. Exclusive venue for any dispute shall be the General Court of Justice in Wayne County, North Carolina.

9. This interlocal agreement shall be approved by the governing bodies of County and City and reflected in the minutes of the respective governing bodies.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY OF GOLDSBORO

By: _____
Charles P. Gaylor, IV, Mayor
City of Goldsboro

ATTEST:

_____
Laura Getz
Clerk, City of Goldsboro

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act.

_____
Catherine F. Gwynn, City of Goldsboro Finance Director

WAYNE COUNTY

By: _____
Joe C Daughtery, Chairman
Wayne County Board of Commissioners

ATTEST:

_____
Carol Bowden
Clerk, Wayne County Board of Commissioners

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Angie Boswell, Wayne County Finance Director

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
FEBRUARY 2, 2026

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

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

2. Roll Call

Present:	Mayor Charles Gaylor Mayor Pro Tem Beverly Weeks Councilman Chris Boyette Councilwoman Jamie Taylor Councilwoman Brandi Matthews Councilman Roderick White
Absent:	Councilwoman Hiawatha Jones
Also Present:	Matthew Livingston, City Manager Sakeithia Reece, Deputy City Clerk

Mayor Gaylor asked that a motion be made to recess tonight's meeting due to inclement weather.

Councilwoman Taylor made a motion to recess the meeting until February 9, 2026 at 5:30 p.m. in the Council Chambers. The motion was seconded by Mayor Pro Tem Weeks and unanimously approved.

Mayor Gaylor recessed the meeting at 5:32 p.m. to be held on Monday, February 9, 2026

_____
Charles Gaylor, IV
Mayor

_____
Sakeithia Reece
Deputy City Clerk

MINUTES OF THE RECESSED MEETING OF THE
GOLDSBORO CITY COUNCIL
FEBRUARY 9, 2026

The Goldsboro City Council recessed their Regular Meeting on February 2, 2026 to meet on February 9, 2026 at 5:30 p.m. in Council Chambers, City Hall, 214 North Center Street.

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

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

1.1 Invocation and Pledge of Allegiance

Father David Wyly, Police Chaplain provided the invocation. The Pledge of Allegiance followed.

2. Roll Call

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

3. Adoption of the Agenda

City Manager Livingston requested the addition of a proclamation celebrating the achievement of Jarran Reed (4.3) and a recognition of city employees (4.2). There was no motion or second. The agenda was approved unanimously.

4. Recognitions and Presentations

4.1 Black History Month Proclamation

Read by Mayor Gaylor: The Goldsboro City Council proclaimed the month of February 2026 as BLACK HISTORY MONTH in the City of Goldsboro and encouraged all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

4.2 Recognition of Public Works Employees

City Manager Livingston praised city employees for their work during the winter storm. He recognized Jamie Stanley, Public Works Director, Chris Mooney, Streets Supervisor, David Lee, Stormwater Supervisor, and the Streets Division employees.

4.3 Proclamation Celebrating the Achievement of Jarran Reed

Read by Mayor Gaylor: The Goldsboro City Council honored and commended Jarran Reed for his outstanding athletic achievements, his enduring commitment to excellence, and his representation of Goldsboro on the Super Bowl LX national stage.

5. Public Hearings

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

The item was submitted and presented by Mark Helmer, Planning Services Manager.

ADDRESS: TBD
PARCEL: 3601-50-3388
OWNER: Marks Farms LLC
APPLICANT: Marks Farms LLC
c/o Mr. Matt Botzum



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

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The General Business Zoning District was established to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

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

At their January 5, 2026 meeting, Council voted to continue the hearing to February 2, 2026.

SURROUNDING ZONING

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

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

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

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



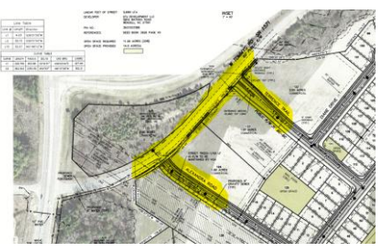
Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

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

Existing Land Use: The majority of the site is vacant and used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

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

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



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

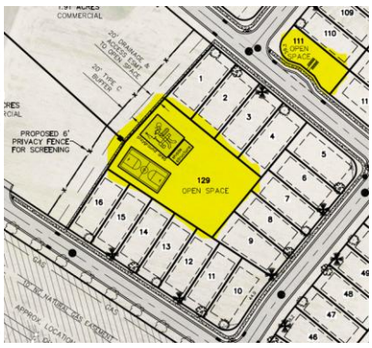
- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

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

Proposed Zoning:

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

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



Parking Requirements:

Residential: 2 per single-family household (120) = 240 spaces
Commercial: TBD for commercial lots at time of development

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

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





Proposed public/private infrastructure:

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

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

Sidewalks: 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such active and passive open spaces to include playgrounds, mail kiosks and other site amenities.

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

Utilities: All utilities will be required to be installed underground.

Interconnectivity: Interconnectivity has been identified along the eastern and southern property boundaries.

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



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

Architectural Standards: Building elevations have been submitted by the applicant.
Each dwelling unit will be built in accordance with the North Carolina State Building Code. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection
THE CHADWICK



Sagecroft | Hanover Collection
THE DAVIDSON



Maple Ridge | Crown Collection
THE MADISON



Saddle Ridge | Crown Collection
THE MORGAN



Annandale | Summit Collection
THE CLAYTON III



Triple Crown | Hanover Collection
THE OAKLEY II



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

CONDITIONS OF REZONING

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

Architectural Standards:

1. Building height 2-stories, maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
    a. Horizontal siding
    b. Board & Batten siding
    c. Shake siding
    d. Stone accent
    e. Brick accent
    f. Balcony
    g. Columns
    h. Covered porch entry

4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
6. All windows within a street facing facade utilizing siding materials shall either be set in full 4" trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
7. All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
8. All dwelling units shall have either a 2-car garage or a 1-car garage.
9. Garage doors shall have windows or decorative hardware.
10. A covered front porch is required for all dwelling units.
11. A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
12. All homes shall have minimum 12-inch eaves on two sides.
13. All corner lot units shall have a minimum of one window, facing the public right-of-way.
14. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use is compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believe that the proposed rezoning will not impair or injure the health, safety, and general welfare of the public. Lastly, the proposed conditional zoning and land use request will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social, and environmental benefits that enhance residents and their quality of life.

At their meeting on September 29, 2025, the Planning Commission voted to adopt the consistency statement and approve staff's recommendation.

As of January 20, 2026, the Applicant is requesting to withdraw the current submission, and plans to bring a revised plan, based on received responses, to a future City Council Meeting.

City Council is requested to approve the withdrawal of the current submission so that a revised plan can be resubmitted at a later date.

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

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

5.2 SU-10-25 - Special Event Center (POE with ABC) – West side of N. Center St. between W. Mulberry and W. Walnut Streets

The item was submitted by Mark Helmer, Planning Services Manager, and presented by Kenny Talton, Assistant Planning Services Manager.

Mr. Talton was properly sworn in.

The applicant has requested a Special Use Permit for the establishment of a special event center in Goldsboro's downtown Central Business Zoning District.

ADDRESS: 123 N. Center St.

PARCEL: 2599-86-7139

PROPERTY OWNER: Bear Creek Plantation East, LLC

APPLICANT: Jennifer Strickland

The proposed Place of Entertainment with ABC permit is located in the Central Business Zoning District. The Central Business Zoning District is established to maintain and strengthen the concentration of commercial, service, residential and institutional uses that serve the entire community and region. The district encourages a mix of high intensity, pedestrian oriented uses compatibly designed and arranged around the existing compact core. The district is intended to safeguard the unique architectural character, social activity and cultural value of the downtown while promoting its continued success and redevelopment.

According to the City's Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use located in the Central Business Zoning District:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A fifty-foot separation distance shall be required for freestanding churches and schools.
2. There shall be no more than two such establishments, with the exception of microbreweries, located per City block, defined as the length of street between two intersections.
3. In the CBD, there shall be no minimum separation distance between two such establishments.
4. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.
5. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

The existing building and lot was formerly operated as the Artisan Village.

The City's Land Use Plan locates this parcel within the Mixed-Use Downtown land use designation. The Central Business District will maintain and strengthen the concentration of commercial, service, and residential uses that serve the entire community and region. The district encourages a mix of high intensity, pedestrian-oriented uses compatibly designed and arranged around the existing compact core. The district is intended to safeguard the unique architectural character, social activity and cultural value of the downtown while promoting its continued success and redevelopment.

According to the applicant's submitted written narrative and floor plan, the proposed event center will be a place of entertainment available for users to reserve the commercial space for birthday parties, anniversaries, wedding receptions, retirement parties, private and nonprofit socials, etc. It will consist of a large assembly hall, bar space, audio-visual sound room, office spaces, restrooms, meeting rooms, storage areas and a caterer's kitchen. Approximately sixty (60) private parking spaces are available for use on site with access from N. James and E. Mulberry Streets.

If the special use permit is approved by City Council, a building permit and final inspection will be required for the upfit of the proposed event space to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation

- Monday-Sunday; 7:00 AM – 2:00 AM

Employees: TBD

Due to the nature of this proposal, TRC was not asked to review.

The Mayor shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the February 2, 2026, City Council meeting.

Mayor Gaylor invited the applicant to speak. The applicant, Jennifer Strickland, came up with her husband, Billy Strickland. Both speakers were properly sworn in.

Billy Strickland: I think it's pretty self-explanatory, but if anybody had any questions, we'd be glad to address it. The parking is actually not 60 spaces, I think it's closer to over 80 spaces. So plenty of parking spaces. As far as the exterior stuff, what we were thinking about doing if you notice right here is a concrete petition. So something like a food truck rodeo could be on the interior. Car show on the exterior and then open the building up for artisans and things like that as a weekend bash of getting different people from different walks of life down here. So that'll be something that we're talking about doing exterior but everything else is interior.

Mayor Gaylor opened the public hearing.

1. Shawn Bradley spoke after being properly sworn in and asked general questions regarding zoning definitions (not related to the public hearing).

Mayor Gaylor shared information regarding zoning definitions and processes.

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

Councilman Boyette made a motion that the use would not materially endanger the public health or safety. The motion was seconded by Councilwoman Jones and unanimously approved.

Councilwoman Taylor made a motion that the use would not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilwoman Jones and unanimously approved.

Mayor Pro Tem Weeks made a motion that the use would be in harmony with existing development and uses within the area in which it is located. The motion was Councilwoman Jones and unanimously approved.

Councilwoman Taylor made a motion that the use would be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilwoman Jones and unanimously approved.

Mayor Gaylor stated SU-10-25 is granted.

5.3 SU-01-26 – 100 Plantation Rd. (Accessory Dwelling) – Southwest side of the intersection of Plantation Road and Livingston Drive

The item was submitted and presented by Mark Helmer, Planning Services Manager, after being properly sworn in.

ADDRESS: 100 Plantation Rd. Goldsboro, NC 27530

PARCEL: 2691-45-7788

PROPERTY OWNER: Kim Henderson

APPLICANT: Kim Henderson

The applicant requests a Special Use Permit to build an accessory dwelling located in the Residential (R-20) Zoning District.

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

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

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

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

Frontage: Approx. 220 ft. (Plantation Road)

Zoning: Residential-20 (R-20)

Area: 26,312.3 sq. ft. or .6 acres

The site is currently occupied by a 1 -story 2,295 sq. ft. single-family residential home.

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

According to the applicant, the 21 ft. x 37 ft., one-story proposed accessory dwelling will be 777 sq. ft. with a 10 ft. x 37 ft. covered porch. The accessory structure will not exceed forty percent (40%) of the livable area of the principal structure.

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

The Mayor shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the February 9, 2026, City Council meeting.

Mayor Gaylor invited the applicant to speak. The applicant, Kim Henderson, stated the following after being properly sworn in.

1. Kim Henderson: This dwelling is going to be a cottage for my parents.

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

Mayor Pro Tem Weeks made a motion that the use would not materially endanger the public health or safety. The motion was seconded by Councilwoman Jones and unanimously approved.

Councilwoman Taylor made a motion that the use would not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Mayor Pro Tem Weeks and unanimously approved.

Councilman Boyette made a motion that the use would be in harmony with existing development and uses within the area in which it is located. The motion was Councilwoman Jones and unanimously approved.

Mayor Pro Tem Weeks made a motion that the use would be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Boyette and unanimously approved.

Mayor Gaylor stated SU-01-26 is granted.

5.4 Public Hearing Amending an Economic Development Agreement with Alianza USA

The item was presented by Matt Livingston, City Manager.

The Goldsboro City Council believes the location of new industries and the expansion of existing industries is vital to the economic health of Goldsboro and to the welfare of its citizens. The City Council wishes to encourage such development by means of offering incentives to recruit new industries and to aid in the expansion of existing industries. Such incentives are predicated on the notion of expanding Goldsboro's tax base and providing additional jobs for Goldsboro citizens that pay wages higher than the current prevailing average hourly wage in the particular industry.

On July 15, 2024, the City of Goldsboro held a Public Hearing to consider an Economic Development Agreement with Alianza USA (Team Foods USA). The proposal was to provide an incentive grant to Team Foods USA, Inc. totaling $57,843.00. As part of the agreement, Team Foods USA, Inc. was to make a $36,400,000 investment and create 16 jobs on or before December 31, 2029, with incremental achievement goals starting December 31, 2024.

The City and the County of Wayne entered into an agreement dated May 21, 2024, wherein the City agreed to provide water and sewer services to the said location and further agreed not to require voluntary annexation of the property into the limits of the City, and the County agreed to share equally with the City any ad valorem tax revenues collected from Team Foods USA, Inc. generated as a result of the improvements referenced.

In the agreement between the City and the County, the City further agreed to enter into an economic incentive agreement with Team Foods USA, Inc. for the provision of a grant equal to

the amount of the system development fees that would have otherwise been assessed for the provision, and thus expansion, of water and sewer services to the location of the property to serve Team Foods USA, Inc. The Wayne County Development Alliance has requested that the City of Goldsboro provide water and sewer line improvements to the Alianza USA property. The cost of the improvements is estimated at $210,293.

Following the public hearing, and depending on comments received, staff recommend that Council adopt a Resolution authorizing the Mayor and City Clerk to execute the amended economic development agreement with Alianza USA.

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

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

RESOLUTION 2026-7 "RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDED ECONOMIC DEVELOPMENT AGREEMENT WITH ALIANZA USA"

6. Public Comment Period

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

1. Portia Ham shared comments regarding SU-9-25, on behalf of the applicant, who was present.

City Attorney Lawrence shared that the applicant has the right to speak, but since the item being discussed is quasi-judicial, her comments cannot be considered when Council is making the decisions on the four questions.

2. Shawn Bradley shared comments regarding politics.

Council discussed allowing Ms. Ham to speak regarding SU-9-25. Council made the decision to allow Ms. Ham to speak under the public comment period.

1. Portia Ham shared that the applicant does not own the Kings store but works there. He is renting the property from the Foster/Fordham family. She shared what he is trying to do would help everyone int he area.

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

7. Consent Agenda

Mayor Gaylor shared that Item 7.2 had typographical errors and would like the item removed from the consent agenda to Old Business. The changes to Item 7.2 include: a specific corridor that a member of council wanted named, instead of naming one specific commission of the city, it was to say the appropriate commission and to fix a job title.

Councilwoman Jones made a motion to move item 7.2 to old business. The motion was seconded by Councilman Boyette and unanimously approved.

Approved as Recommended. City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and vote. Mayor Pro Tem Weeks moved the items on the Consent Agenda, Items 7.1 and 7.3 be approved. The motion was seconded by Councilwoman Taylor and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Approval of Emergency Water & Sewer Repairs

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

Recent inspections of the City of Goldsboro's water and sanitary sewer mains revealed the need for emergency utility repairs at the following locations:

- Oak Brook Apartments, 700 N. Spence Avenue — Cave-in of an existing manhole on the City's 8-inch sanitary sewer main.
- Wayne Memorial Drive at New Hope Road — 16-inch water main leaking inside the casing.

The City's 8-inch sanitary sewer main at Oak Brook Apartments ties into an outfall line and traverses through the woods. This line is old and the manholes on this line are all made of brick. There is an existing manhole located directly beside an apartment building that is falling in. This manhole is 10 feet deep and will require a bypass to replace it.

On January 8, 2026, Public Utilities Department staff were called out to a water main break at Wayne Memorial Drive and New Hope Road. Piedmont Natural Gas has started on their utility relocation in the area for the NCDOT Wayne Memorial Drive widening project. The location that was uncovered by Piedmont on the 16-inch water main required repairs after a blowout at the bend. The 16-inch water main started leaking inside the 30-inch casing that crosses under Wayne Memorial Drive.

Staff proposes pulling the existing pipe from inside the casing and replacing it with fusible high density polyethylene (HDPE) through the casing pipe. The fusible pipe will alleviate having joints inside the casing. This is a temporary fix until NCDOT widening project replaces all the pipe and casing.In accordance with General Statute 143-129(e)(2), cases of special emergency involving the health and safety of the people and their property are an exception to the formal bidding requirements.

Staff requested a quote from Ralph Hodge Construction Company, the current contractor for the emergency repair of McCall's Pump Station.

Ralph Hodge Construction Company will submit costs for the emergency utility replacement and repairs to be submitted to City Council at the February 2nd meeting. Funds for the emergency replacement and repairs will require a budget allocation for FY25-26 from the Utility Fund.

As of January 28, 2026, no formal quote has been received. The agenda item will be updated once the final quote has been received.

It was recommended that Council adopt the following entitled resolution authorizing the Mayor and City Clerk to execute a contract with Ralph Hodge Construction Company for the emergency utility replacement and repairs at Oak Brook Apartments and Wayne Memorial Drive. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

RESOLUTION 2026-8 "RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH RALPH HODGE CONSTRUCTION COMPANY FOR EMERGENCY WATER AND SEWER REPAIRS"

7.2 Approval of Minutes of the Goldsboro City Council Meetings held January 5, 2026, and January 20, 2026

The draft minutes of the Regular Meeting of January 5, 2026, and January 20, 2026, were presented for approval. *Consent Agenda Approval. Weeks/Taylor (7 Ayes)*

8. Old Business

8.1 SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

The item was submitted by Mark Helmer, Planning Services Manager and presented by Kenny Talton, Assistant Planning Services Manager.

The applicant has requested a Special Use Permit for the establishment of a bar.

ADDRESS: 2606 N. William St.

PARCEL: 3600483976 (Portion of)

PROPERTY OWNER: Andrews Farms of Wayne Co. Inc.

APPLICANT: Paul T. Williams

The proposed Place of Entertainment with ABC permit is located in the General Business Zoning District. Goldsboro City Council recently approved a change of zone for a portion of the subject property to General Business on December 1, 2025.

At their January 5, 2026 meeting, Council voted to continue the hearing to February 2, 2026.

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

According to the City's Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.
2. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment.
3. No establishment shall be located within one hundred and fifty feet of any other such establishment.
4. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

The space proposed for use as a bar was formerly occupied as a convenience store with fuel sales.

The City's Land Use Plan locates this parcel within the Mixed-Use II land use designation. Mixed-Use II land use categories will allow a mixture of uses which may have an impact on or produce some conflict with adjacent lower density districts.
According to the applicant's submitted floor plan, the proposed bar will consist of three pool tables, seating for approximately 35 people, restrooms, and a storage area.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code.

Lastly, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 12:00 PM – 2:00 AM

Employees: 6

TRC REVIEW:
Due to the nature of this proposal, TRC was not asked to review.

There were no comments to be brought up to Council regarding the special use hearing.

Councilman Boyette made a motion that the use would not materially endanger the public health or safety. The motion was seconded by Councilwoman Taylor and unanimously approved.

Mayor Pro Tem Weeks made a motion that the use would not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilwoman Jones and unanimously approved.

Councilwoman Taylor made a motion that the use would be in harmony with existing development and uses within the area in which it is located. The motion was Councilman Boyette and unanimously approved.

Mayor Pro Tem Weeks made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Boyette and unanimously approved.

Mayor Gaylor stated that SU-7-25 is granted.

8.2 SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection

The item was submitted and presented by Mark Helmer, Planning Services Manager.

ADDRESS: 1515 East Ash Street

PARCEL: 3509-64-1683

PROPERTY OWNER: One Hour Cleaners and Laundry c/o Brian Foster

APPLICANT: Maeen Abdo Alashwal

The applicant requests a Special Use Permit to operate a Convenience/Grocery Store with no fuel sales located in the Neighborhood Business (NB) Zoning District.

The proposed convenience store with fuel gas sales is located in the Neighborhood Zoning District. The Neighborhood Business Zoning District is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

According to the City's Unified Development Code, convenience stores with or without fuel gas sales are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

The space proposed for use as a convenience store was formerly occupied as a dry-cleaning business known as Terry's One-Hour Cleaners.

The City's Land Use Plan locates this parcel within the Office and Institutional land use designation. Office/Institutional land uses (including High Density Residential) have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. In addition, Office/Institutional/High Density Residential land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.

According to the applicant's submitted floor plan, the proposed convenience store will provide drive-thru services and shall consist of aisles, multi-level counters and shelves, coolers and refrigerators all utilized for product display and sales. Storage areas and employee restrooms will be provided.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code. In addition, a building permit and final inspection will be required for the upfit of the existing facility to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 24 hours/7 days a week
Employees: 2

TRC REVIEW:
Due to the nature of this proposal, the City Technical Review Committee was not asked to review.

STAFF COMMENT:
The City's Comprehensive Land Use Plan identifies the subject property's land use designation as Office and Institutional. Properties in the vicinity and adjacent to the subject property are predominantly located in the Office/Institutional and Residential Zoning Districts. Businesses include financial services, beauty salons, real estate, property management and insurances services. The proposed use is not compatible with existing land uses and development patterns along E. Ash Street and the proposed use is inconsistent with the City's Comprehensive Land Use Plan. Therefore, Planning staff is recommending denial of the proposed special use permit for the proposed convenience store at this location.

At their January 5, 2026 meeting, Council voted to continue the vote until the February 2, 2026 Council Meeting.

Mr. Helmer shared that he spoke to the applicant, and they wanted to proceed with the item.

Councilwoman Matthews made a motion that the use would not materially endanger the public health or safety. The motion was seconded by Councilwoman Jones and unanimously approved.

Mayor Pro Tem Weeks made a motion that the use would substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Boyette. Council discussed the motion. Council, City attorney Lawrence, and Mr. Helmer also discussed the process to reapply if the item was denied. Mayor Gaylor, Mayor Pro Tem Weeks, Councilwoman Jones, and Councilman Boyette voted for the motion. Councilwoman Taylor, Councilwoman Matthews and Councilman White voted against the motion. The motion passed 4:3.

Mayor Pro Tem Weeks made a motion that the use would not be in harmony with existing development and uses within the area in which it is located. The motion was Councilman Boyette. Mayor Gaylor, Mayor Pro Tem Weeks, Councilwoman Jones, Councilman Boyette, and Councilwoman Taylor voted for the motion. Councilwoman Matthews and Councilman White voted against the motion. The motion passed 5:2.

Councilman Boyette made a motion that the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Mayor Pro Tem Weeks. Mayor Gaylor, Mayor Pro Tem Weeks, Councilwoman Jones, Councilman Boyette, and Councilwoman Taylor voted for the motion. Councilwoman Matthews and Councilman White voted against the motion. The motion passed 5:2.

Mayor Gaylor stated that SU-9-25 is denied.

8.3 Adoption of Business Development Plan and Framework

The item was submitted by April Choice, Director of Development Services.

In April 2022, the North Carolina Department of Commerce – NC Main Street and Rural Planning Center conducted an economic assessment workshop with City staff and stakeholders. The workshop resulted in a document adopted by the City Council called the "City of Goldsboro Economic Development Assessment and Plan". The plan provided short-term actionable items to prepare the City for comprehensive economic development planning. In

January 2025, a follow-up economic assessment forum was conducted. This group reviewed what actions have been taken since the 2022 report and identified gap work goals for economic and business development. One of the eight key recommendations included developing a comprehensive business development strategic plan.

At the August 18, 2025 meeting, City Council approved the development of a Business Development Framework Plan to be prepared by Creative Economic Development Consulting. The purpose of this plan is to establish clear action steps that will enable the Development Services Department to foster and sustain a business-friendly environment throughout the City.

On December 15, 2025, Chrystal Morphis of Creative Economic Development Consulting presented a draft of the plan. During the presentation the consultant indicated the final stage of the plan draft was to engage with members of council individually for their contribution.

In the FY25-26 adopted budget, City Council approved $20,000 for business development studies within the city. Building upon the recommendations of the 2022 Economic Development Assessment and Plan and the subsequent 2025 forum, the Development Services Department has identified a critical need to enhance its internal capacity to support and lead local economic development initiatives. This strategic shift will focus on cultivating a departmental culture geared toward proactive engagement and resource development. The plan aids in the Department's capacity to strengthen and assist new and existing Goldsboro businesses and commerce.

Creative Economic Development Consulting has been carrying out the proposed scope of services, project schedule, meeting with an assigned team, and submitting costs consistent with the approved budget since its August 2025 approval.

In preparing the business development framework plan, Creative Economic Development Consulting has engaged City staff, leadership, and targeted community stakeholders to inform its direction. The plan is scheduled for completion by the end of 2025, with City Council participation serving as the final stage of the process. A draft plan was presented to Council at the December 15, 2025, by Chrystal Morphis of Creative Economic Development Consulting, providing an opportunity for review and comment prior to completion of the final document.

After engaging with one additional council member, the plan is now complete and ready for review and adoption.

It was recommended that Council adopt the following entitled resolution approving the Business Development Framework and Plan to be acted upon by the Development Services Department.

Mayor Gaylor shared the following changes that need to be made to the Plan: changing the job title; instead of saying CCRD, it would say the applicable city commission; and naming a specific corridor.

Mayor Pro Tem Weeks made a motion to adopt the plan subject to the three amendments. The motion was seconded by Councilman Boyette and unanimously approved.

9. New Business

9.1 Discussion Regarding Amending Chapter 91, Animals, of the Code of Ordinances of the City of Goldsboro

The item was submitted and presented by Chief Mike West.

City of Goldsboro Code of Ordinances, Chapter 91. Animals, contains rules and regulations regarding animals within the City.

Staff feels it necessary to update the language in Chapter 91 to clarify and update the ordinance.

It was recommended that Council review the ordinance and share any recommended changes necessary.

Chief West shared the language was modernized or updated from the 60s and the 70s to clarify animal ownership standards, enforcement authority, and public nuisance definitions. The changes also align animal control provisions with state law, zoning requirements, and public health regulations. The proposed update clarifies standards for animal pens, breeding activity, animals in heat, and nuisance behaviors. It also formalizes animal control officer authority, training expectations, and humane enforcement practices, and also updates rabies, impoundment, and interference provisions for consistency with North Carolina statute.

Staff will bring the ordinance back to the March 2, 2026 Council meeting for adoption under the consent agenda.

9.2 Discussion Regarding Amending Chapter 95, Noise, of the Code of Ordinances of the City of Goldsboro

The item was submitted and presented by Chief Mike West.

City of Goldsboro Code of Ordinances Chapter 95, Noise, contains rules and regulations regarding noise regulations within the City. Staff feels it necessary to update and add to the language in Chapter 95 to clarify and update the ordinance.

It is recommended that Council review the attached ordinance and share any recommended changes necessary.

Council discussed the proposed ordinance to include amending the time on the weekdays, the drum line rehearsing at one of the parks and recreation facilities, and music being played downtown and other parts of the city. Chief West shared this proposed ordinance update was not complaint driven for him and the ordinance is citywide.

Mayor Gaylor asked that the ordinance be brought back to the second meeting in March, unless the first meeting is light.

9.3 Discussion Regarding Establishing Article 6.8 Engineering Design Manual in the Unified Development Code (UDO)

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

The Planning Commission meet on February 4, 2026 and approved the UDO change. The amendment will establish the following section:

- Article 6 Supplemental Regulations, Establishing Article 6.8 Engineering Design Manual

Article 6, Supplemental Regulations, establishes Article 6.8, Engineering Design Manual. The Engineering Design Manual has been developed to provide clear guidance for developers, engineers, and contractors regarding required design criteria, construction standards, and submittal procedures for public infrastructure improvements. This manual helps ensure that all projects are designed and constructed in a manner that promotes public safety, long-term durability, regulatory compliance, and efficient review and approval processes.

The Notice of Public Hearing would schedule March 2, 2026, as the date for the public hearing on the proposed amendments to the Unified Development Code (UDO).

It was recommended that the City Council review the proposed amendments to the Unified Development Code in preparation of the Public Hearing on March 2, 2026.

Mayor Pro Tem Weeks made a motion to approve a resolution authorizing the clerk to notice the hearing. The motion was seconded by Councilman Boyette. City Clerk Getz reminded Council there was no resolution to approve at this time. Mayor Pro Tem Weeks withdrew her motion.

There will be a public hearing on the UDO amendment on March 2, 2026.

10. City Manager's Report

City Manager Livingston shared an agenda for an upcoming meeting on the base with the Council. Information on the retreat should be out tomorrow. Mayor Gaylor reminded everyone that the retreat would be held at LaneTree.

11. Mayor and Councilmembers' Comments

Councilwoman Jones thanked public works, the police department, the fire department, and all the volunteers that aided during the snow; thanked the mayor for his updates; commended the Goldsboro Chapter Continentals on their 65th year anniversary and their current president is Dr. Cheryl Richardson; shared February is African American reading and invited teachers, and counters to read a book authored by an African American, and about an African-American; thanked individuals that gave items to the Soup Kitchen; shared that the James and Pine Street Project will be hosting a Black History event on February 21st at the Wayne County Museum; shared she supports all downtown business and commend the 21 black businesses downtown; commended the community for getting the youth out to talk about their careers at the College and Career Conference on February 7th; shared she is wearing red today because of heart disease and to go to the doctor and get checked out; and closed with a quote from Carter Woodson.

Councilman Boyette thanked public works, public utilities and public safety staff for keeping us safe during the snow event.

Councilwoman Taylor thanked city staff and everyone that works in the cold; she is glad we are updating our ordinances; for District 3, the first Wednesday of each month is a Neighborhood Watch meeting at 5:30 at the former Edgewood building; and a Neighborhood Connections meeting is held each month at Lincoln Homes or Walnut Apartments.

Mayor Pro Tem Weeks echoed what was said about the staff and thanked the mayor for posting the videos; she congratulated Jarran Reed; on March 26 is the Daddy Daughter Dance at the Goldsboro Events Center. She also made comments regarding two African-American women that impacted her life: Janet Barnes and Carole Battle Bell; she shared that there is a group in her district called the Men's Hardee's Breakfast Club and this group has encouraged her; and that she is proud to serve with the Council.

Councilwoman Matthews had no comments.

Councilman White shared that there is a meeting at the Family Y on February 24th from 6:00-8:00 to discuss the Family Y; hopes the city can place a sign at the Goldsboro entrance to highlight Jarran Red; made comments and thanked city staff for their work during the snow event; he shared the road sign on Berkeley Blvd. for Resilience Way has not been placed; he shared that Barbara, Nicole and Lisa of ArtXecute put on a play this weekend and the kids did an awesome performance.

Mayor Gaylor thanked everyone for their work during the inclement weather; thanked LaToya Henry for her work with communications during the winter storm; asked everyone to go to the Wayne County Museum this month during Black History Month; shared the event yesterday at ArtXecute was fantastic and congratulated the kids and families; encouraged everyone to volunteer and to also check on your neighbors.

12. Closed Session

Mayor Pro Tem Weeks made a motion to go into closed session to discuss a personnel matter. The motion was seconded by Councilwoman Taylor. Mayor Gaylor, Mayor Pro Tem Weeks, Councilwoman Jones, Councilman Boyette, Councilwoman Taylor, and Councilman White voted for the motion. Councilwoman Matthews voted against the motion. The motion passed 6:1.

13. Adjournment

There being no further business, Mayor Gaylor adjourned the meeting at 8:15 p.m.

_____
Charles Gaylor, IV
Mayor

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Authorization to Purchase Direct Replacement for Westbrook Lift Station Bar Screen

DEPARTMENT: Public Utilities

BACKGROUND:
The City of Goldsboro owns and operates a bar screen at the Westbrook Road lift station, a crucial component for screening the majority of the city's wastewater before it reaches the Water Reclamation Facility (WRF). Originally replaced in 2004 and subsequently rebuilt in 2015, the bar screen has now surpassed its operational life expectancy after 25 years of service

DISCUSSION:
The Westbrook Road Lift Station is a critical component of the sanitary sewer collection system, responsible for transporting wastewater to the treatment plant; and, the existing bar screen at the Westbrook Road Lift Station has reached the end of its useful service life and is experiencing mechanical failures that increase the risk of pump damage and downstream blockages; the Public Utilities Department has determined a direct replacement of the Westbrook Road Lift Station Bar Screen would reduce cost by eliminating modification of the basin and mounting hardware of the lift station infrastructure the department has identified a direct replacement of the Westbrook Road Lift Station Bar Screen from Parkson Corporation at a cost of $268,556.31 that will ensure the continued reliability of the City’s wastewater infrastructure. General Statute 143-129 outlines the State's bidding requirements for the procurement of apparatus, supplies, materials, or equipment. Subsection (e)(6)(iii) enables the city to waive these bidding requirements when compatibility is the primary consideration.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that the City Council adopt the attached resolution authorizing the City Manager to proceed with the procurement of a direct replacement of the mechanical bar screen for the Westbrook Rd. Lift Station Bar Screen in the amount of $268,556.31.

MANAGER'S RECOMMENDATION:

APPROVERS
Bert Sherman
Kelly Arnold
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION AUTHORIZING THE PURCHASE OF A DIRECT REPLACEMENT FOR THE WESTBROOK LIFT STATION BAR SCREEN

WHEREAS, the City of Goldsboro's Water Reclamation Facility and its associated collection system are essential for protecting the public health and environment of the City. Originally replaced in 2004 and subsequently rebuilt in 2015, the bar screen at Westbrook Road Lift Station has now surpassed its operational life expectancy after 25 years of service; and

WHEREAS, the Westbrook Road Lift Station is a critical component of the sanitary sewer collection system, responsible for transporting wastewater to the treatment plant; and

WHEREAS, the existing bar screen at the Westbrook Road Lift Station has reached the end of its useful service life and is experiencing mechanical failures that increase the risk of pump damage and downstream blockages; and

WHEREAS, the Public Utilities Department has determined a direct replacement of the Westbrook Road Lift Station Bar Screen would reduce cost by eliminating modification of the basin and mounting hardware of the lift station infrastructure; and

WHEREAS, General Statute 143-129 outlines the State's bidding requirements for the procurement of apparatus, supplies, materials, or equipment. Subsection (e)(6)(iii) enables the city to waive these bidding requirements when compatibility is the primary consideration; and

WHEREAS, the Public Utilities Department has identified a direct replacement of the Westbrook Road Lift Station Bar Screen from Parkson Corporation at a cost of $268,556.31 that will ensure the continued reliability of the City's wastewater infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the City Manager and the Public Utilities Director are hereby authorized to proceed with the procurement of a direct replacement of the mechanical bar screen for the Westbrook Road Lift Station in the amount of $268,556.31 and publish bidding requirements for the installation of the new bar screen.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE:	City Hall Security Feasability Assessment
DEPARTMENT:	City Manager's Office

BACKGROUND:
The City of Goldsboro is interested in improving the security and access to the City Hall buildings.

DISCUSSION:
City staff are interested in engaging Hobb's Architects, P.A. to provide a feasibility report for the project. Hobbs has knowledge and information about the existing facility and can provide insights into how to best proceed with permanent improvements. The focus will be primarily on the entrance into City Hall and the Utility Payment office/center. Hobbs is proposing an on-site visit/meeting with affected departments. They will include a builder and an engineer as part of their team. The meeting and proceeding review will determine a preferred remodel project. Step two will then take the preferred project and develop a feasibility study including initial cost estimating.

The goal is to work with Hobbs for the next 60 days to determine the magnitude of a preferred remodel and a cost estimate that could be considered during the budget deliberations.

The type of service requested for the feasibility study is governed by §143-64.31, referred to as "Mini Brooks Act", and requires the City to announce requirements for professional services such as architectural or engineering to select firms based on demonstrated competence and qualifications without regard to fee.

§143-64-32 grants the City authority to exempt in writing particular professional service contracts when the project is estimated to be less than $50,000.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended by staff that the Council authorize the selection of Hobb's Architects, P.A. for the City Hall Security Feasibility study be exempt from the requirements of the §143-64-31 "Mini Brooks Act."

MANAGER'S RECOMMENDATION:

APPROVERS
Kelly Arnold
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION APPROVING THE USE OF §143-64.32 WRITTEN EXEMPTION OF PARTICULAR CONTRACTS FOR CITY HALL SECURITY FEASABILITY ASSESSMENT

WHEREAS, NC General Statute §143-64.31, referred to as "Mini Brooks Act", requires the City to announce requirements for professional services such as architectural or engineering to select firms based on demonstrated competence and qualifications without regard to fee; and

WHEREAS, NC General Statute §143-64-32 grants the City authority to exempt in writing particular professional service contracts when the project is estimated to be less than $50,000; and

WHEREAS, City policy authorizes Council to exempt in writing particular professional services contracts when the project is estimated to be less than $30,000; and

WHEREAS, the cost of the City Hall Security Feasibility project is estimated to be below the NC State threshold; and

WHEREAS, the firm, Hobbs Architects, P.A. is well qualified, experienced and the original architect of the City Hall Addition.

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

1.) The Council authorizes the increase of the City exemption limit to $50,000 to match the NC State limit.

2.) The selection of the firm Hobb's Architects, P.A. for the City Hall Security Feasibility Assessment be exempt from the requirements of the §143-64-31 "Mini Brooks Act."

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Establishment of assigned General Fund reserves and amendment to financial policy on fund balance reserves

DEPARTMENT: Finance

BACKGROUND:
The City's FY25 audited financial statements indicate that the General Fund maintains fund balance levels significantly above adopted policy targets. Current policy establishes a minimum unassigned fund balance to support cash flow, emergencies, and economic uncertainty.

At the same time, the City faces ongoing capital needs related to equipment, rolling stock, facilities, and street infrastructure that cannot be fully supported through annual operating revenues alone. These needs are expected to continue over the long term and require a more intentional financial framework.

Best practices published by the Government Finance Officers Association (GFOA) recommend separating emergency reserves from strategic reserves and establishing formal reserve policies to better align financial resources with known risks and priorities.

DISCUSSION:
Proposed Action
As presented at the City Council Retreat on February 12th, staff recommends establishing four Assigned General Fund reserves funded through reclassification of existing General Fund fund balance:

1. Assigned Capital Equipment and Rolling Stock Reserve
2. Assigned Facilities Maintenance and Improvements Reserve
3. Assigned Facilities Expansion Reserve
4. Assigned Street Infrastructure Reserve

These reserves would not authorize new spending and would not reduce the City's ability to respond to emergencies. All use of assigned reserves would require City Council approval.

Also discussed at the Retreat was the recommendation to increase the General Fund fund balance floor from 10% to 15% and the ceiling from 15% to 25%. Council expressed general support for strengthening the unassigned fund policy consistent with this range.

Reserve Structure
Following adoption, the City's General Fund reserve structure would include:

Unassigned General Fund Balance:
Maintained at a level sufficient to address emergencies, cash flow needs, and economic uncertainty, consistent with adopted policy.

Assigned Reserves:
Established for strategic capital purposes to improve planning, reduce future borrowing, and smooth funding for large or infrequent expenditures.

Ongoing Oversight
After each annual audit, staff will review General Fund fund balance levels and may recommend adjustments or additional allocations to Assigned reserves, provided unassigned fund balance remains in compliance with policy. City Council will retain full discretion to approve, modify, or decline any recommended changes.

In periods of economic stress or revenue decline, allocations to Assigned reserves may be paused, and balances may be reassessed as needed.

The proposed adjustments are intended to formalize the policy direction discussed at the Retreat and provide a clear framework for ongoing financial management.

Fiscal Impact
This action does not increase expenditures or require new revenues. The ordinance reclassifies existing General Fund fund balance and improves financial management and transparency.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
Adopt the attached ordinance establishing Assigned General Fund reserves and amending the adopted financial policies to increase the unassigned fund balance floor to 15% and ceiling to 25%, and adding the assigned reserves.

MANAGER'S RECOMMENDATION:

APPROVERS
Catherine Gwynn
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

AN ORDINANCE ESTABLISHING ASSIGNED GENERAL FUND RESERVE FRAMEWORK, AMENDING FUND BALANCE POLICY, AND UPDATING THE CITY'S FINANCIAL POLICIES

WHEREAS, the City Council is charged with providing for the health, safety, and welfare of the City's residents and property owners through the exercise of its constitutionally and statutorily authorized powers, including the provision of public services and facilities; and

WHEREAS, the City Council has reviewed the City's FY25 audited financial statements and determined that the General Fund maintains fund balance levels above adopted policy targets; and

WHEREAS, the City faces ongoing capital needs related to equipment, rolling stock, facilities, and infrastructure that require long-term financial planning and cannot be fully supported through annual operating revenues alone; and

WHEREAS, best practices for local government financial management recommend maintaining strong emergency reserves while designating portions of fund balance for strategic and long-term purposes; and

WHEREAS, the City Council desires to strengthen the City's financial resilience by increasing the minimum unassigned General Fund fund balance target to better address emergencies, natural disasters, economic uncertainty, and revenue volatility; and

WHEREAS, the City Council further desires to establish a structured reserve framework that improves long-term financial planning, enhances transparency, preserves flexibility, and avoids unnecessary tax increases or excessive debt; and

WHEREAS, the City Council further desires to amend the adopted financial policies to reflect changes to the fund balance policy for unassigned and add assigned fund balance reserves.

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

Section 1: **Unassigned General Fund Fund Balance Policy**
The City hereby amends the minimum unassigned General Fund fund balance from ten percent (10%) to fifteen percent (15%). Further the City hereby amends the target ceiling General Fund fund balance from fifteen percent (15%) to twenty-five percent (25%) of annual General Fund expenditures.

The unassigned fund balance shall be maintained to support:

- Cash flow requirements
- Emergencies and natural disasters
- Economic uncertainty and revenue volatility
- Other unforeseen events

The City Council recognizes that maintaining this level of unassigned fund balance is a critical component of sound financial management and long-term fiscal stability.

Section 2: **Establishment of Assigned General Fund Reserves**
The following Assigned General Fund reserves are hereby established to support strategic capital needs funded through the General Fund:

A. Assigned Capital Equipment and Rolling Stock Reserve
To support the replacement, acquisition, and financing of rolling stock, vehicles, heavy equipment, technology, and other major capital assets.

B. Assigned Facilities Maintenance and Improvements Reserve
To support the maintenance, repair, renovation, and improvement of City-owned facilities, including major building systems and deferred maintenance.

C. Assigned Facilities Expansion Reserve
To support expansion and new construction of City-owned facilities.

D. Assigned Street Infrastructure Reserve
To support street resurfacing, infrastructure improvements, and related capital costs.

Section 3: Funding Source
These reserves shall be funded through the reclassification of existing General Fund fund balance and shall not constitute new appropriations or authorize additional spending.

Section 4: Use of Assigned Reserves
Expenditures from Assigned General Fund reserves shall require approval of the City Council.

Section 5: Relationship Between Unassigned and Assigned Reserves
The establishment of Assigned General Fund reserves shall not reduce the City's commitment to maintaining the minimum unassigned fund balance target established herein. Assigned reserves are intended to complement, but not replace, unassigned reserves maintained for emergencies and economic uncertainty.

Section 6: Annual Review and Oversight
Following the presentation of each annual audit, staff shall review General Fund fund balance levels and may recommend adjustments or allocations to Assigned reserves, provided that unassigned fund balance remains consistent with adopted fiscal policies and sufficient to address emergencies and economic uncertainty.

City Council shall retain full discretion to approve, modify, or decline any recommended allocations or adjustments.

Section 7: Financial Policy Amendment
The City's Financial Policies are hereby amended to reflect:

- The increase in minimum unassigned General Fund fund balance from ten percent (10%) to fifteen percent (15%) of annual General Fund expenditures.
- The increase in target ceiling General Fund fund balance from fifteen percent (15%) to twenty-five percent (25%) of annual General Fund expenditures.
- The establishment and annual review of Assigned General Fund reserves as set forth in this ordinance.

Staff is directed to update the written Financial Policies accordingly.

Section 8: Flexibility During Economic Downturns
In periods of economic downturn, revenue shortfall, or unforeseen fiscal stress, the City Council may suspend allocations to Assigned reserves, modify reserve balances, or reassign fund balance as necessary to ensure continuity of essential services consistent with applicable state law and financial reporting standards.

This Ordinance shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

City of Goldsboro

Subject: Fiscal Policy Guidelines	Policy #: CMOP-004	Effective Date: 3/2/26~~07/17/2023~~	Rev. #: 3~~2~~	Revision Date: 3/2/26~~07/17/23~~	Page: **1** of **6**
Section: City Manager's Office	**Resolution Number and/or Adopted Date**: ~~07/17/23~~3/2/26			**Prepared by**: ~~Holly Jones~~Catherine Gwynn	
Submitted by: Catherine Gwynn ~~Tim Salmon~~	**Supersedes**: Adopted ~~0~~4/19/~~20~~10; UF Revisions ~~0~~2/15/12; 7/17/23			**Approved by**: City Council	

I. FISCAL POLICY GUIDELINES - OBJECTIVES

This fiscal policy is a statement of the guidelines and goals that will influence and guide the financial management practice of the City of Goldsboro, North Carolina. A fiscal policy that is adopted, adhered to, and regularly reviewed is recognized as the cornerstone of sound financial management. Effective fiscal policy:

- Contributes significantly to the City's ability to insulate itself from fiscal crisis,
- Enhances short-term and long-term financial credit ability by helping to achieve the highest credit and bond ratings possible,
- Promotes long-term financial stability by establishing clear and consistent guidelines,
- Directs attention to the total financial picture of the City rather than single issue areas,
- Promotes the view of linking long-run financial planning with day-to-day operations, and
- Provides the City Council, citizens, and the City's professional management a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.

To these ends, the following fiscal policy statements are presented.

II. CAPITAL IMPROVEMENT BUDGET POLICIES

1. The City will prioritize all capital improvements in accordance with an adopted capital improvement program (CIP).

2. The City will develop a 10-year plan for capital improvements and review and update the plan annually. Additional projects can be added to the CIP at any time, but funding for projects added in this manner are subject to normal operating budget constraints.

3. The City will coordinate development of the CIP with development of the operating budget.

4. The City will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.

5. The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.

6. The City will attempt to determine the least costly and most flexible financing method for all new projects.

III. DEBT POLICIES

General

1. The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues except where approved justification is provided.

2. The City will utilize a balanced approach to capital funding utilizing debt financing, draws on capital reserves and/or fund balances in excess of policy targets, and current-year (pay-as-you-go) appropriations.

3. When the City finances capital improvements or other projects by issuing bonds or entering into capital leases, it will repay the debt within a period not to exceed the expected useful life of the project. Target debt ratios will be calculated annually and included in the review of financial trends.

4. Where feasible, the City will explore the usage of special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.

5. The City will retire tax anticipation debt, if any, annually and will retire bond anticipation debt within six months after completion of the project.

Tax Supported Debt

6. Direct net debt as a percentage of total assessed value of taxable property should not exceed 2.5%. Direct net debt is defined as City-issued debt that is tax supported.

7. The ratio of direct net debt service expenditures as a percent of total governmental fund expenditures should not exceed 15% with an aggregate ten-year principal payout ratio target of 55% or better.

8. The City recognizes the importance of underlying and overlapping debt in analyzing financial condition. The City will regularly analyze total indebtedness including underlying and overlapping debt.

9. The City will target a minimum amount of equity funding of 10% of the CIP on a five-year rolling average.

Self Supported Debt

10. The City will target a minimum amount of equity funding in the Water and Sewer Fund of 15% of the capital improvement plan on a five-year rolling average.

11. The City will strive to maintain a Debt Service Coverage Ratio in the Water and Sewer Fund at a minimum of 1.25x.

IV. RESERVE POLICIES

1. The City of Goldsboro will strive to maintain unassigned fund balance in the General Fund at a level sufficient to meet its objectives. The City will target a minimum ~~an~~ unassigned fund balance at the close of each fiscal year equal to at least ~~15%~~25% of General Fund operating expenditures and transfers out; at no time shall the unassigned fund balance fall below ~~10%~~15% of General Fund operating expenditures and transfers out without Council approval.

2. In the event that funds are available over the targeted amount of 25%, those funds may be utilized for non-recurring expenditures (e.g. capital projects) and/or assigned for future capital projects. City staff will bring a recommendation and justification to City Council for consideration regarding the use or assignment of any fund balances. City Council will retain full discretion to approve, modify, or decline any recommended uses or assignments. Any assignment of fund balance represents a reclassification of existing fund balance for

financial reporting and planning purposes only and does not authorize new expenditures. All future use of Assigned reserves will continue to require City Council approval.

~~2.~~3. The City Council may, from time-to-time, appropriate fund balances that will reduce unassigned fund balances below the ~~10%~~15% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore the unassigned fund balances to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.

~~3.~~4. The City has adopted a comprehensive strategy for the long-term stability and financial health of the Utility Fund. The City of Goldsboro will strive to maintain Utility Fund cash and investments at the close of each fiscal year equal to at least 50% of the Utility Fund operating expenditures; at no time shall cash and investments fall below 30% of Utility Fund operating expenditures without Council approval.

~~4.~~5. The City Council may, from time-to-time, appropriate Utility Fund cash and investments below the 30% policy for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Goldsboro. In such circumstances, the Council will adopt a plan to restore cash and investments to the policy level within 36 months from the date of the appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the Council will establish a different but appropriate time period.

V. BOND RATING POLICY~~.~~

The City will maintain a very strong/high bond rating to be considered a "low-risk" borrower when obtaining funding for projects. The City will target the Standard and Poor's AA+/Moody's Aa1 rating; at no time shall the rating drop below AA/Aa2 without Council notification. In such circumstances, the Council will adopt a plan to restore the bond rating to the policy level within 36 months from the date of the lower or lost bond rating. If restoration cannot be accomplished within such time period without severe hardship to the City, then Council will establish a different but appropriate time period.

VI. BUDGET DEVELOPMENT POLICIES

1. The City will develop its annual budgets in such a manner so as to incorporate historic trend analysis for revenues and expenditures with an adjustment for current financial trends and developments as appropriate.

2. Utility rates will be established at the appropriate level to enable the related funds to be self-supporting.

3. One-time or other special revenues will not be used to finance continuing City operations but instead will be used for funding special projects.

4. The City will pursue an aggressive policy seeking the collection of delinquent utility, license, permit, and other fees due to the City.

5. The City Council will receive a financial report at the end of each quarter showing year-to-date revenues and expenditures.

6. Budget amendments will be brought to City Council for consideration as needed.

VII. CASH MANAGEMENT AND INVESTMENT POLICIES

1. It is the intent of the City that public funds will be invested to the extent possible to reduce the need for property tax revenues. Funds will be invested with the chief objectives of safety of principal, liquidity, and yield, in that order. All deposits and investments of City funds will be in accordance with N.C.G.S. 159.

2. The City will use a Central Depository to maximize the availability and mobility of cash for all funds that can be legally and practically combined.

3. Liquidity: No less than 20% of funds available for investment will be maintained in liquid investments at any point in time.

4. Maturity: All investments will mature in no more than thirty-six (36) months from their purchase date.

5. Custody: All investments will be purchased "payment-versus-delivery" and if certificated will be held by the Finance Officer in the name of the City. All noncertificated investment will be held in book-entry form in the name of the City with the City's third party Custodian (Safekeeping Agent).

6. Authorized Investments: The City may deposit City Funds into: Any Board approved Official Depository, if such funds are secured in accordance with NCGS-159 (31). The City may invest City Funds in: the North Carolina Capital Management Trust, US Treasury Securities, US Agency Securities specifically authorized in GS-159 and rated no lower than "AAA", and Commercial Paper meeting the requirements of NCGS-159 plus having a national bond rating.

7. Diversification: No more than 5% of the City's investment funds may be invested in a specific company's commercial paper and no more than 20% of the City's investment funds may be invested in commercial paper. No more than 25% of the City's investments may be invested in any one US Agency's Securities.

8. Allocation: Investment income will be allocated to each participating fund or account based on a fair and equitable formula determined by the Finance Director.

9. Reporting: The City Council will receive an investment report at the end of each quarter showing current investment holdings.

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Assignment of assigned capital reserves for the General Fund after assessment of the FY25 audit

DEPARTMENT: Finance

BACKGROUND:
Previously, City Council adopted an ordinance establishing a General Fund reserve framework, increasing the unassigned General Fund fund balance minimum from ten percent (10%) to fifteen percent (15%). Further increasing the ceiling from fifteen percent (15%) to twenty-five percent (25%) of annual General Fund expenditures, and amending the City's Financial Policies accordingly.

That ordinance also authorized the establishment of Assigned General Fund reserves to support long-term capital planning while maintaining strong emergency reserves.

DISCUSSION:
Staff has evaluated the City's General Fund fund balance and confirmed that the unassigned fund balance remains in compliance with the updated 25% policy target.

FUND BALANCES	
Nonspendable	
Inventories and prepaids	884,542
Restricted	
Stabilization by state statute	6,678,973
General government	-
Public safety	56,092
Streets	190,992
Transportation	-
Cemetery maintenance	294,478
Economic and physical development	-
Cultural and recreational	-
Committed	
Environmental protection	803,592
Cultural and recreational	9,897
Economic and physical development	1,854
Unassigned	24,785,737
Total Fund Balances	33,706,157

Consistent with the reserve framework adopted by City Council, staff recommends implementing the Assigned reserve structure through an initial allocation of existing General Fund fund balance to the following categories:

	Current Balance	% of Exp.	Revised Balance	% of Exp.
Unassigned Fund Balance	$24,785,737	49.93%	$14,785,737	29.79%
Capital equipment and rolling stock	$0		$3,500,000	
Facilities maintenance and improvements	$0		$1,625,000	
Facilities expansion	$0		$1,625,000	
Street infrastructure	$0		$3,250,000	

This action represents a reclassification of existing fund balance for financial reporting and planning purposes only and does not authorize new expenditures. All future use of Assigned reserves will continue to require City Council approval.

Upon Council action, staff will record the necessary journal entries to reflect the Assigned reserve balances in the City's financial records and will incorporate the updated reserve structure into ongoing financial reporting and annual audit review processes.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
Staff recommends that City Council adopt the accompanying resolution allocating General Fund fund balance to assigned reserves in accordance with the reserve framework previously established by ordinance.

MANAGER'S RECOMMENDATION:

APPROVERS
Catherine Gwynn
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

A RESOLUTION ALLOCATING GENERAL FUND FUND BALANCE TO ASSIGNED RESERVES FOLLOWING THE FY25 AUDIT

WHEREAS, the City Council has adopted an ordinance establishing a General Fund reserve framework and increasing the minimum unassigned General Fund fund balance floor from ten percent (10%) to fifteen percent (15%), and increasing the upper target from fifteen percent (15%) to twenty-five percent (25%) of annual General Fund expenditures; and

WHEREAS, the City's FY25 audited financial statements confirm that General Fund fund balance exceeds the minimum unassigned fund balance target; and

WHEREAS, the City Council desires to allocate a portion of existing General Fund fund balance to Assigned reserves for strategic capital purposes while maintaining strong emergency reserves.

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

Section 1. Based on the FY25 audited financial statements, the City Council hereby allocates General Fund fund balance to the following Assigned reserves:

- Assigned Capital Equipment and Rolling Stock Reserve - $3,500,000
- Assigned Facilities Maintenance and Improvements Reserve - $1,625,000
- Assigned Facilities Expansion Reserve - $1,625,000
- Assigned Street Infrastructure Reserve - $3,250,000

These allocations are made with the understanding that unassigned General Fund fund balance with remain consistent with the adopted policy range.

Section 2. These allocations are made through reclassification of existing General Fund fund balance and do not authorize new expenditures.

Section 3. The City Council may adjust these allocations in future years following review of audited financial statements or based on changing financial conditions.

Section 4. Expenditure of Assigned reserves shall require separate City Council approval.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Operating Budget Amendment FY25-26

DEPARTMENT: Finance

BACKGROUND:
Council adopted the FY25-26 annual operating budget on June 16, 2025.

DISCUSSION:
Human Resources (1016) General Fund
At the Council Retreat held on February 12th and 13th, Council requested the Deputy City Manager to proceed with procuring security services through Rough Rider Security LLC to provide security Monday through Friday 8 am until 5 pm for City Hall. Funding is available using Contingency in the amount of $47,896.75 which can fund services from approximately April 1 through June 30, 2026.

Parks and Recreation (7460) General Fund
The Herman Park house is in need of building repairs and the City issued an informal bid in November to solicit proposals from qualified firms. After bid evaluation, the City is ready to award the contract to DWB Builders at a cost of $62,769. It is recommended that this be funded with an appropriation of fund balance in the General Fund.

General Fund Appropriated Fund Balance Analysis

Date	Description		Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	$	-
8/4/2025	Purchase Order Rollover FY25 to FY26		836,811.73
8/18/2025	GASB 96 Subscriptions Appropriations		560,000.00
11/3/2025	Transfer FY25 Powell Bill Reserve to new (G1112) Powell Bill Street Pavement Preservation Program		190,991.88
11/3/2025	Remove Powell Bill Remaining Estimated Revenue from General Fund		3,575.00
1/20/2026	Transfer to Fire Equipment Capital Project Fund for new pumper truck to replace one destroyed in fire in July		353,518.00
1/20/2026	GASB96 Thinkgard Cybersecurity Monitoring (3 Year contract)		600.00
	Current Year Appropriations	$	1,945,496.61
3/2/2026	Herman Park house critical repairs	$	62,769.00
	Proposed	$	62,769.00
	Current Year with Proposed	$	2,008,265.61

Utility Capital Expense (4178) Utility Fund
At the February 9, 2026 meeting, Council approved the economic development agreement with Alianza USA (Team Foods USA, Inc.) which included a provision that the City pay for the relocation and upgrade of water and sewer utility services as required in an amount not to exceed $210,293.00. This will be funded with an appropriation of Utility Fund fund balance.

Utility Fund Appropriated Fund Balance Analysis

Date	Description	Adopted
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	7,848,597.49
11/3/2025	Appropriation W1113 2" Galvanized Water Lines	400.00
1/20/2026	Transfer for sewer flow meter project with A.C. Shultes	167,000.00
1/20/2026	Transfer to WRF Expansion capital project fund	1,900,000.00
	Current Year Appropriations	$ 9,915,997.49
3/2/2026	EDA Alianza (Team Foods USA, Inc.) Water & Sewer Improvements	$ 210,293.00
	Proposed	$ 210,293.00
	Current Year with Proposed	$ 10,126,290.49

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that Council adopt the attached ordinance to amend the FY25-26 Operating Budget for the General Fund and Utility Fund.

MANAGER'S RECOMMENDATION:

APPROVERS
Catherine Gwynn
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2025-26 FISCAL YEAR

WHEREAS, the City Council of the City of Goldsboro adopted the FY2025-26 Annual Operating Budget on June 16, 2025; and

WHEREAS, amendments may become necessary as circumstances arise, and it is necessary to amend the General Fund, and Utility Fund; and

WHEREAS, it is necessary to appropriate expenditures in the Human Resources department of the General Fund to fund contracted security services for City Hall from April through June, 2026, and this will be funded with a reduction of contingency funds; and

WHEREAS, it is necessary to appropriate expenditures in the Parks and Recreation department of the General Fund to initiate critical repairs to the Herman Park house, and this will be funded with an appropriation of fund balance; and

WHEREAS, it is necessary to appropriate funds in the Utility Capital Expense department of the Utility Fund to appropriate funds for water and sewer upgrades for the economic development project, Alianza USA (Team Foods USA, Inc.), and this will be funded with an appropriation of fund balance.

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

Section 1: To authorize revenue and expenditure appropriations for the General Fund and Utility Fund as follows:

GENERAL FUND	Current	Amended	Difference
Human Resources (1016)			
FY25-26 Amended Adopted Budget 6/16/25	$ 842,834.08	$ 842,834.08	$ -
Contract Services	-	47,896.75	47,896.75
Total Expend. - Human Resources	$ 842,834.08	$ 890,730.83	$ 47,896.75
Parks and Recreation (7460)			
FY25-26 Amended Adopted Budget 6/16/25	$ 4,174,824.81	$ 4,174,824.81	$ -
Park House Restoration	-	62,769.00	62,769.00
Total Expend. - Parks and Recreation	$ 4,174,824.81	$ 4,237,593.81	$ 62,769.00
Transfers (8101)			
FY25-26 Amended Adopted Budget 6/16/25	$ 553,009.88	$ 553,009.88	$ -
Contingency	47,896.75	-	(47,896.75)
Total Expend. - Transfers	$ 600,906.63	$ 553,009.88	$ (47,896.75)
All Other Expenditures	$ 58,260,149.09	$ 58,260,149.09	$ -
Total Expenditures - General Fund	$ 63,878,714.61	$ 63,941,483.61	$ 62,769.00
Revenues			
Tax Revenues	$ 27,252,185.00	$ 27,252,185.00	
Licenses and Permits	660,700.00	660,700.00	
Revenue from Other Agencies	17,857,766.00	17,857,766.00	
Charges for Services	6,300,925.00	6,300,925.00	
Capital Returns	5,397,886.00	5,397,886.00	
Miscellaneous Revenue	141,178.00	141,178.00	
Shared Services	4,322,578.00	4,322,578.00	
Appropriated Fund Balance	1,945,496.61	2,008,265.61	62,769.00
Total Revenues - General Fund	$ 63,878,714.61	$ 63,941,483.61	$ 62,769.00

UTILITY FUND	Current	Amended	Difference
Utility Fund Capital Expense (4178)			
FY25-26 Amended Adopted Budget 6/16/25	$ 8,575,336.94	$ 8,575,336.94	$ -
Water Improvements	1,416,332.00	1,626,625.00	210,293.00
Total Expend. - Util. Fd. Capital Exp.	$ 9,991,668.94	$ 10,201,961.94	$ 210,293.00
All Other Expenditures	$ 28,103,786.65	$ 28,103,786.65	$ -
Total Expenditures - Utility Fund	$ 38,095,455.59	$ 38,305,748.59	$ 210,293.00
Revenues			
Revenue from Other Agences	$ 50,000.00	$ 50,000.00	
Charges for Services	25,580,866.00	25,580,866.00	
Capital Returns	1,162,252.00	1,162,252.00	
Miscellaneous Revenue	1,386,340.10	1,386,340.10	
Shared Services & Transfers	-	-	
Fund Balance	9,915,997.49	10,126,290.49	210,293.00
Total Revenues - Utility Fund	$ 38,095,455.59	$ 38,305,748.59	$ 210,293.00

Section 2: Copies of this budget ordinance shall be furnished by the City Clerk to the Budget Officer and Finance Officer.

This Ordinance shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Professional Services Agreement for Goldsboro Water Reclamation Facility (WRF) Flood Mitigation Study

DEPARTMENT: Engineering

BACKGROUND:
The Office of Local Defense Community Corporation (OLDCC) approved an award package of $404,800 for the WRF Flood Mitigation Study on September 24, 2025. Subject to the 10% participation fee ($40,480), there remains $364,320 available in funding for the flood study.

DISCUSSION:
The Request for Qualifications (RFQ 2025-003) for this project was advertised on April 15, 2025, seeking qualified professional engineering consulting firms to submit Statements of Qualification for the opportunity to study potential flood mitigation improvements to the Goldsboro WRF.

Bolton & Menk, Inc. was the sole engineering firm to submit qualifications for engineering services for the flood mitigation study. Staff recommends Bolton & Menk provide engineering services required for this project based on the overall evaluation of their demonstrated capabilities and concerted approach.

The scope of services submitted by Bolton & Menk include site evaluations, geotechnical engineering analysis and report, risk assessment, regulatory and environmental reviews, stakeholder engagement (workshop), alternative analysis, financial funding analysis, final recommendations, concept design, and project management for an amount not to exceed $404,000.

The financing of this project has been discussed with the Finance Director and the Public Utilities Director. In addition to grant funds of $364,320, a budget ordinance from the Utility Fund will be required for the additional $39,680 needed for the flood mitigation study.

BUDGET RELATIONSHIP:
A budget ordinance will be submitted by the Finance Director.

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that the City Council adopt the attached resolution authorizing the Mayor or

the City Manager to enter into an engineering services agreement with Bolton & Menk, Inc. to provide the flood mitigation study at the City's WRF for a cost not to exceed $404,000.

MANAGER'S RECOMMENDATION:

APPROVERS
Jonathan Perry
Kelly Arnold
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION AUTHORIZING THE MAYOR OR CITY MANAGER TO ENTER INTO AN ENGINEERING SERVICES AGREEMENT WITH BOLTON & MENK, INC. FOR THE FLOOD MITIGATION STUDY AT THE GOLDSBORO WATER RECLAMATION FACILITY

WHEREAS, the City Council of the City of Goldsboro has heretofore found it in the public interest to undertake a Flood Mitigation Study at the Water Reclamation Facility; and

WHEREAS, engineering services for design, engineering, and permitting are required for the Flood Mitigation Study at the Goldsboro Water Reclamation Facility; and

WHEREAS, the City Council deems it in the best interest of the City of Goldsboro to enter into an engineering services agreement with Bolton & Menk, Inc. for professional engineering services for the Flood Mitigation Study at the Water Reclamation Facility for an amount not to exceed $404,000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goldsboro, North Carolina, that the City Council hereby authorizes the Mayor or the City Manager to enter into an engineering services agreement with Bolton & Menk, Inc. for design, engineering, and permitting for the Flood Mitigation Study at the Water Reclamation Facility for an amount not to exceed $404,000.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: The Hero's Return - Jarran Reed Celebration - Street Closure and Sponsorship Request

DEPARTMENT: Police

BACKGROUND:
This event is to acknowledge and celebrate the 2026 Super Bowl Champion, Jarran Reed, in his hometown. Time will be allotted for presentation of acknowledgment from City Council officials, and for Jarran Reed to speak to the community. There will also be a presence of various organizations around the city as vendors, volunteers for fun day activities, and for support with miscellaneous tasks.

DISCUSSION:
The event will be held at The HUB and Freedom Field in the 200 block of South Center Street on March 7, 2026 from 12:00pm to 4:00pm, with a set-up (start) time of 10:00am and a dismantling (Completion) time of 6:00pm. Jarran Reed Enterprises is requesting the closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 6:00pm.

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

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that Council grant the requested closure of the north and south-bound lanes of South Center Street from Spruce to Chestnut Street from 10:00am – 6:00pm.

MANAGER'S RECOMMENDATION:

APPROVERS
Mike West
Sakeithia Reece
Laura Getz
Matthew Livingston

To the Honorable Members of the Goldsboro City Council,

RE: Proposal for City Co-Sponsorship of "The Hero's Return"

On behalf of Jarran Reed Enterprises**,** I am writing to formally request the City's partnership in hosting a community-wide celebration on March 7, 2026, in honor of our hometown Super Bowl Champion, Jarran Reed.

This event is designed to celebrate not only a remarkable athletic achievement but also the values of hard work and perseverance that Goldsboro instills in its youth. To ensure this event remains a free, accessible, and safe experience for all residents, we respectfully request that the City Council approve the following:

1. **Waiver of Municipal Fees:** We request the waiver of all application and permit fees associated with the event at The HUB, Downtown Goldsboro (including Special Event, Noise, and Vendor permits).
2. **Insurance Coverage:** We request that the event be designated as a "City-Sponsored Special Event," allowing it to be covered under the City's existing general liability insurance policy.
3. Costs associated with rental fees of inflatables, entertainment, and travel expenses for the athlete.

The benefits of this celebration:

- **Economic Stimulus:** By waiving these overhead costs, our committee can redirect efforts toward high-impact event marketing that will drive hundreds of visitors to our local downtown businesses and restaurants.
- **Civic Branding:** Local and regional media coverage of Jarran Reed's return will provide "earned media" for Goldsboro, showcasing our town as a vibrant, supportive, and family-oriented community.
- **Community Safety:** Operating under the City's umbrella ensures that safety protocols are managed in direct coordination with local law enforcement and EMS, providing the highest standard of care for our citizens.

Commitment to Collaboration

Our committee is prepared to work hand-in-hand with all parties to ensure a seamless logistical execution. We believe that by removing these initial financial barriers, the City sends a powerful message that it stands behind its heroes and its residents.

We would welcome the opportunity to present a brief overview of our plan and projected costs at the next City Council meeting on March 2, 2026.

Thank you for your time, your leadership, and your dedication to making **Goldsboro** a place of champions.

Sincerely,

Jonathan Sykes

Chief Operating Officer, J Reed Enterprises

GOLDSBORO
BE MORE DO MORE SEYMOUR
North Carolina

Inner Office Use Only

Application received	02/20/2026
Fee Paid	
Event Site Plan	Completed
Event Impact Notification	Completed

CITY OF GOLDSBORO
SPECIAL EVENT APPLICATION

I. Event Organizer & Contact Information

Organization Name: Jarran Reed Enterprises Non-profit? ☐ Yes ■ No

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

Applicant Name: Jonathan Sykes Title: COO

Address: 1269 Mayfair Dr NE

City: Atlanta State: GA Zip: 30324

Phone: 919-917-6257 Cell Phone: 470-365-1050 Email: jdsykes72@gmail.com

II. Name and Type of Event

Event Name: The Hero's Return

Event Location: Downtown Hub

Type of Event: (please check all that apply)

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

If Other, Explain:

If Street Closure, list time and all streets requesting to be closed: Time: 10am - 6pm
Both lanes of Center Street between Spruce Street and Chestnut Street.

III. Date of Event

Date of the event: 03/07/26 Inclement Weather/Rain Date: n/a

Event Start Time: 12:00pm Event End Time: 04:00pm

Set-up Start Time: 10:00am Dismantle (Completion) Time: 06:00pm

IV. Past Attendance / Predicted Attendance

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

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

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

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

V. Vendors

Will there be Vendors at your event? ■ Yes ☐ No If Yes, approximate number: 12

VI. Permit Application Fees & Timeline

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

Check the appropriate Tier for your event:

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

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

Description of Event:

This event is to acknowledge and celebrate the 2026 Super Bowl Champion, Jarran Reed, in his hometown. Time will be allotted for presentation of acknowledgment from City Council officials, and for Jarran Reed to speak to the community. There will also be a presence of various organizations around the city as vendors, volunteers for fun day activities, and for support with miscellaneous tasks.

Impact on the community/City Services:

Jarran Reed has been integral in giving back to the community over the course of his career, with annual free football camps, multiple donations to his alma mater Goldsboro High School, and various give back initiatives that he funds completely. His Super Bowl win should be celebrated with those who helped him along his path, and to remind the community that anything is possible, with hard work and dedication.

Overview of benefits to the community:

Shared Identity: A championship celebration creates "social capital" and gives residents a reason to interact with neighbors they might otherwise never meet.

Intergenerational Bonding: These events are often "core memory" moments where seniors share stories of past local legends with children, reinforcing a sense of historical continuity and pride in where they live.

Inclusivity: Victory celebrations typically transcend political, economic, and cultural boundaries, uniting the community under a single banner of local success.

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

The Hero's Return will be promoted on all major social media platforms, and advertised by Curtis Media Group until the day of the event. The budget will include covering the cost and fees associated with the following items:

Police presence and EMS
Permits and Insurance
DJ
Rental fees for bouncy houses

IX. Event Site Plan (attach copy to application)

Event Site Plan Checklist:

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

X. Event Impact Notification (attach copy to application)

Event Impact Notification Checklist:

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

XI. General Liability Insurance (attach copy to application)

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

General Liability Insurance checklist:

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

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

XII. Police Support

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

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

XIII. Indemnity Statement

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

Special Event Release of Liability Waiver

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

This the ____ day of _____, 20_____.

Jonathan Sykes
_____**(SEAL)**
(Applicant & Authorized Representative of Event)

XIV. Electrical Requirements (when applicable)

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

	YES	NO
Will you require electrical hook-ups for this event?	■	☐
Will you require electrical support for the event?	■	☐

☐	Electrical availability is limited and must be coordinated at least 30 days prior to the event by contacting the Public Works Building Maintenance Division.
☐	The Contact number for the City of Goldsboro Public Works Building Maintenance Division is (919) 739-7434.

XV. Portable Toilets

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

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

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

_____

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

Hub bathroom

_____

XVI. Trash receptacles/Waste

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

	YES	NO
Will you need the use of city receptacles?	■	☐
If in need of city receptacles, how many?	3	

☐	Acknowledge that City receptacles must be requested separately and no less than 30 days prior to the event by contacting the City of Goldsboro Public Works Department number is (919) 750-7450.
☐	Acknowledge that an additional fee in the amount determined by the City Manager's Office may be charged if the property is not cleaned to its prior condition.

XVII. Alcoholic Beverages

1. Goldsboro has a Social District in the area of the HUB complex downtown. A social district is a defined area in which a person may consume alcoholic beverages from an official container sold by an approved ABC permittee located within defined social district boundaries and defined days and hours of operation. Having a Social District affects the choices available to patrons wishing to rent the HUB.

2. All necessary ABC permits must be issued by the State and copies provided with this application. Follow steps outlined at www.abc.nc.gov/permits.

3. Signs shall be posted and visible at all exit points at the special event stating that it is unlawful to remove alcoholic beverages from opened or sealed containers from the premises.

4. Areas where alcohol will be consumed, served, or sold must clearly be defined and delineated on the premises by barricades, caution tape or other acceptable means.

5. Off-duty law enforcement officers are required to be on-site if alcohol is present at the event. The number of officers required will be determined by the Goldsboro Police Department.

Does the event intend to sale alcohol?

☐ Yes (complete "The sale of Alcohol Check list" below and continue to section XVIII)

■ No (complete "OPEN or CLOSED to the Social District" below and continue to section XVIII)

The sale of Alcohol checklist:

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

OPEN or CLOSED to the Social District:

Choose either OPEN or CLOSED to the Social District:

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

XVIII. Tents

Does the event intend to have tents or canopies?

☒ Yes (complete the section below)

☐ No (Continue to section XIX)

Approximate number of tents	12
Approximate size of tents (example – 10' X 10')	10 x 10
Will any tent exceed 400 sq. ft. (example - more than 20'x20')	YES ☐ NO ☒

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

XIX. Special Event Applicant Priority Ranking

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

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

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

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

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

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

XXI. Other Rules and Regulations

Acknowledgement of the Other Rules and Regulations.

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

Policy of Non-Discrimination:

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

Parking:

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

Additional Rules Pertaining to Events:

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

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

Agreement

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

Authorized Signature: _____ Date: 02-20-2026

Organization: Jarran Reed Enterprises

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

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

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

NOTICE OF EVENT IMPACT

The Hero's Return

{EVENT NAME}

The organizers of Jarran Reed Enterprises {SPONSORS NAME} are seeking approval from the City of Goldsboro to host The Hero's Return {EVENT NAME} on 03/07/26 {EVENT DATE(S)} from 12:00pm {EVENT START TIME} to 04:00pm {EVENT CONCLUSION TIME}.

Complete for ALL Street Closures

The Hero's Return {EVENT NAME} includes the closure of Center St {STREET NAME} between Spruce {CROSS STREET NAME} and Chestnut {CROSS STREET NAME}.

To accommodate event set-up and tear down, this street will close between 10 am on 03/07/26 {TIME & DATE} to 6 pm on 03/07/26 {TIME & DATE}. The Closure will be for the exclusion of vehicles only. A 14' emergency lance shall be provided on all streets within the said closure at all times.

Should you have questions or concerns regarding The Hero's Return {EVENT NAME} and the related event impacts, you can speak with our team by calling: Jonathan Sykes {EVENT COORDINATOR} at 919-917-6257 {PHONE NUMBER}.

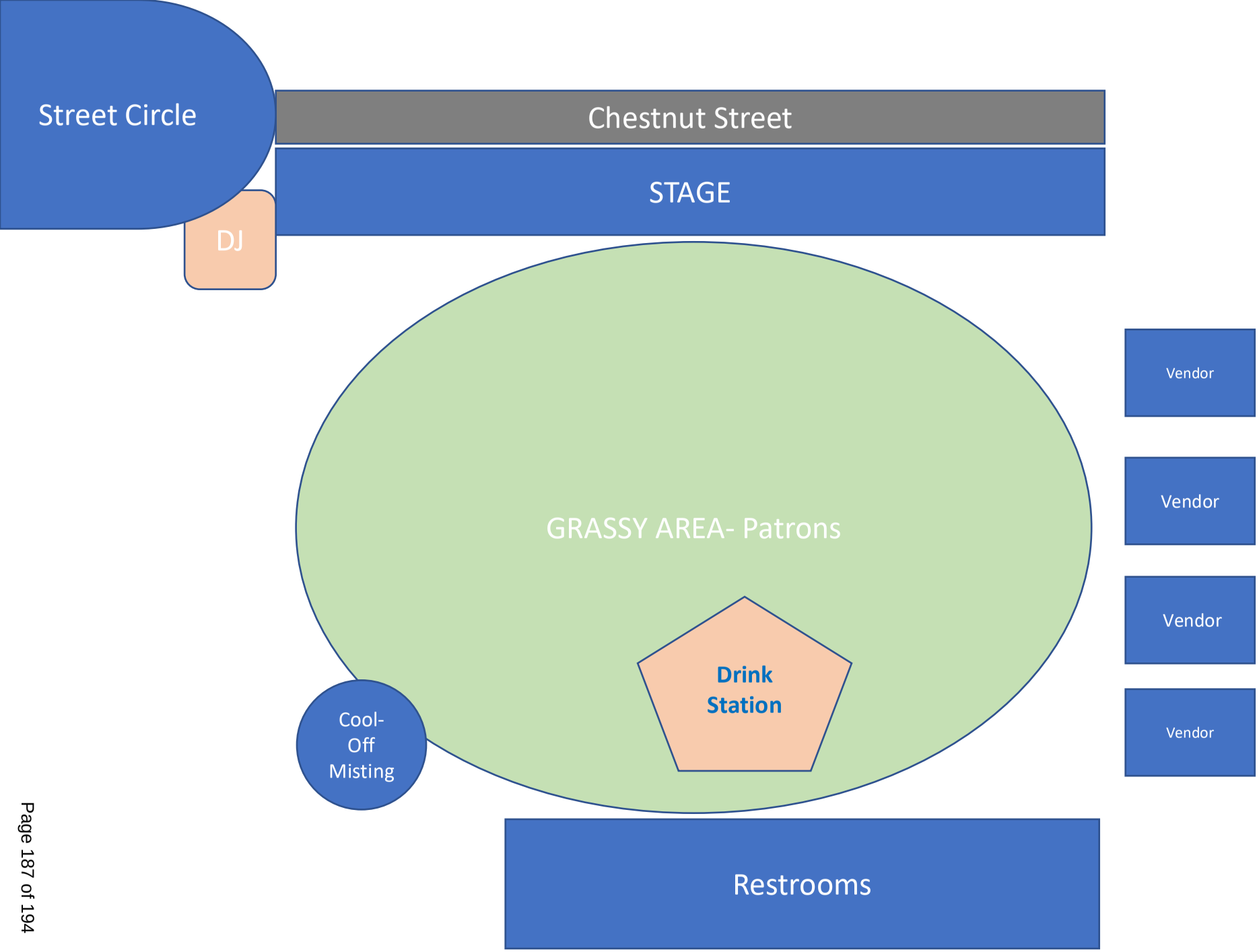
Jonathan Sykes

AUTHORIZED SPONSOR REPRESENTATIVE

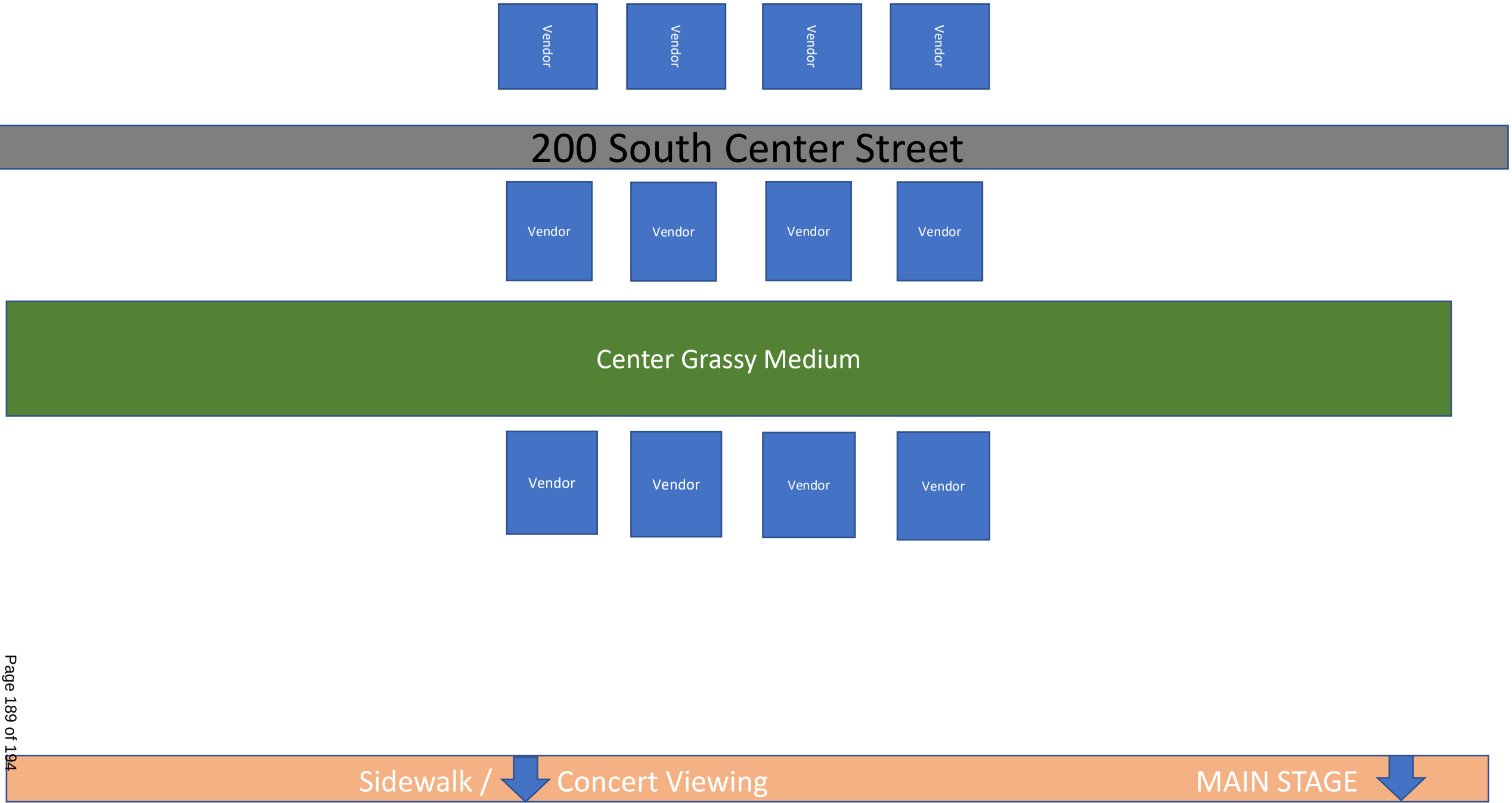
470-365-1050

PHONE NUMBER

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


Street Circle
Chestnut Street
STAGE
DJ
GRASSY AREA- Patrons
Drink Station
Cool-Off Misting
Vendor
Vendor
Vendor
Vendor
Restrooms


Vendor Parking
SPRUCE
Field Day Activities
Inflatables
CHESTNUT
CENTER


Vendor
Vendor
Vendor
Vendor
200 South Center Street
Vendor
Vendor
Vendor
Vendor
Center Grassy Medium
Vendor
Vendor
Vendor
Vendor
Sidewalk /
Concert Viewing
MAIN STAGE

COMMUNITY ADVISORY: Welcome Home, Jarran Reed

Date: Saturday, March 7, 2026

Location: Downtown Goldsboro Hub

On **March 7th**, we will come together to celebrate Super Bowl Champion **Jarran Reed** and his historic achievement. To ensure a safe and joyful experience for all residents, please be aware of the following temporary community impacts.

Traffic & Road Closures

To accommodate “The Hero’s Return”, the following streets will be closed to vehicle traffic from **10:00 AM to 6:00 PM**:

- **Center Street:** Closed at roundabout of Spruce and Chestnut St.
- **Parking:** Vendor parking will be in the open field, across from Chestnut and Center St. All other parking spaces downtown are available for patrons.

Resident & Business Impact

- **Noise Levels:** Expect increased noise and music near The Hub Downtown between **12:00 PM and 4:00 PM** during the presentations and live performances.
- **Foot Traffic:** We anticipate 1,000+ visitors. Local businesses are encouraged to remain open. Food trucks and vendors will also be on site inside the street closure.
- **Waste Management:** Collection bins will be placed throughout the downtown area. Please help us keep Goldsboro beautiful by using the provided waste and recycling stations.

For further information on this event, contact a member of the committee at (470) 365-1050.

"A victory for one of us is a victory for all of us. Thank you for making Goldsboro a championship-caliber home!"

CITY OF GOLDSBORO
AGENDA MEMORANDUM
MARCH 2, 2026 CITY COUNCIL MEETING

TITLE: Capital Project Grant Additional Funding for PFAS Evaluation and Pilot Study

DEPARTMENT: Engineering

BACKGROUND:
The City Council approved Resolution No. 2024-98 on October 7, 2024, authorizing funding from the North Carolina Division of Water Infrastructure (DWI) in the amount of $500,000 for the PFAS Evaluation and Pilot Study. This project is crucial for ensuring compliance with new regulations issued by the U.S. EPA regarding drinking water quality.

The City of Goldsboro has received an additional Offer and Acceptance document extending the City of Goldsboro a funding award in the amount of $500,000 from DWI for the PFAS Evaluation and Pilot Study.

DISCUSSION:
Funds will not be disbursed unless this offer is accepted and upon submittal of the following items:

- A resolution adopted by the governing body accepting the offer and making the applicable assurances contained therein.
- One (1) copy of the original Offer and Acceptance Document executed by the Authorized Representative for the project, along with the Conditions and Assurances.
- Federal Identification Number and Unique Entity ID Number of the Recipient.
- Sales Tax Certification.
- One copy of the executed Engineering services agreement (if applicable)

The Site Certification covering the project, if applicable, is due before disbursement begins.

BUDGET RELATIONSHIP:

STRATEGIC PLAN RELATIONSHIP:

STAFF RECOMMENDATION:
It is recommended that the City Council adopt the attached resolution authoring the Mayor or the City Manager to execute the funding offer and acceptance documents and agreeing to the

obligations as Grant Recipient as set out in the resolution.

MANAGER'S RECOMMENDATION:

APPROVERS
Jonathan Perry
Kelly Arnold
Catherine Gwynn
Sakeithia Reece
Laura Getz
Matthew Livingston

RESOLUTION 2026 -

RESOLUTION AUTHORIZING THE EXECUTION OF THE OFFER AND ACCEPTANCE DOCUMENTS FOR PFAS EVALUATION AND PILOT STUDY (DWI PROJECT SRF-D-EC-0022)

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) of 2021 and North Carolina General Statute (NCGS) 159G have authorized the making of principal forgiveness loans to aid eligible, drinking-water systems owners in financing pre-construction activities and planning efforts associated with the removal of per- and polyfluoroalkyl substances (PFAS); and

WHEREAS, the North Carolina Department of Environmental Quality has offered a Drinking Water State Revolving Fund-Emerging Contaminants (DWSRF-EC) loan with principal forgiveness in the amount of $500,000, to conduct the PFAS Evaluation and Pilot Study, hereafter referred to as the "Project"; and

WHEREAS, the City of Goldsboro intends to conduct said Project in accordance with a scope of work that was approved by the North Carolina Division of Water Infrastructure.

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

1) The City of Goldsboro hereby accepts the DWSRF-EC principal forgiveness loan offer in the amount of $500,000; and

2) The City of Goldsboro hereby gives assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard "Conditions" and "Assurances" of the Department's funding offer, awarded in the form of DWSRF-EC principal forgiveness loan; and

3) That Charles Gaylor, IV, Mayor or Matthew Livingston, City Manager, for the City of Goldsboro and successors so titled, are hereby authorized and directed to furnish such information, as the appropriate State agency may request, in connection with such application or the Project; to make the Assurances as contained above; and to execute such other documents as may be required in connection with the application; and

4) The City of Goldsboro has complied substantially or will comply substantially with all Federal, State and local laws, rules, regulations, and ordinances applicable to the Project, and to Federal and State grants and loans pertaining thereto.

This Resolution shall be in full force and effect from and after March 2, 2026.

_____
Charles Gaylor, IV
Mayor

Attested by:

_____
Laura Getz
City Clerk