

City of Goldsboro

Planning Commission / Board of Adjustment

Agenda for July 27, 2026

The Commission

William Rose Jr. - Chairperson

Shirley Edwards– Vice Chairperson - Wayne County & ETJ Representative

Duke Cox

Kevin Woodard

Viola Figureoa

Glenn Barwick

Ronald Waters - Wayne County & ETJ Representative

The Staff

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

Kenny Talton, MPA, Assistant Planning Services Manager

Holly Jones, CMC, NCCMC, MPA, Planning Executive Assistant

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, JULY 27, 2026**



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

- 1. Call to Order**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Approval of Meeting Minutes**
 - 4.1 Approval of Joint Meeting Minutes for the Goldsboro Planning Commission and Goldsboro City Council of June 16, 2026 and the Regular Meeting Minutes of June 29, 2026
- 5. Planning Commission Items**
 - 5.1 RZ-02-26 - ANGELITA MORRISROE (Residential-16 to General Business) – North side of East Ash Street between Barrow Court and Malloy Street
- 6. Reports of Officers and Committees**
- 7. 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.

**MINUTES OF THE JOINT MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
AND THE GOLDSBORO CITY COUNCIL
JUNE 16, 2026**

The Planning Commission/Board of Adjustment and the City Council of the City of Goldsboro, North Carolina, met in Joint Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:30 p.m. on June 16, 2026.

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

Mr. William Rose, Chair, Presiding
Ms. Shirley Edwards, Vice-Chair
Ms. Viola Figueroa
Mr. Glenn Barwick

Also Present: Matthew Livingston, City Manager
Kellianne Williams, Assistant City Manager
Ron Lawrence, City Attorney
Sakeithia Reece, Deputy City Clerk

April Choice, Development Services Director
Mark Helmer, Planning Services Manager
Kenny Talton, Assistant Planning Services Manager
Roy Publico, Senior Planner
Paul Saylor, Planner I
Holly Jones, Planning Executive Assistant

Jonathan Whitehurst, Kimley-Horn
Ross Whipkey, Kimley-Horn

Absent: Councilwoman Hiawatha Jones

Mr. Ronald Waters
Mr. Kevin Woodard
Mr. Duke Cox

Mayor Gaylor began the meeting at 5:30 p.m.

Adoption of the Agenda

Mayor Pro Tem Weeks made a motion to adopt the agenda as presented. The motion was seconded by Councilwoman Taylor and unanimously carried.

Elevate Goldsboro

April Choice, Development Services Director, provided an overview of the draft Elevate Goldsboro Comprehensive Plan. She explained that the joint meeting was held to allow City Council and the Planning Commission an opportunity to review the draft plan, hear the consultant presentation, and provide feedback prior to adoption of the plan. Staff noted that the City's previous comprehensive plan, Envision 35, was adopted in 2013, and in late 2024 the City contracted with Kimley-Horn to lead the update process. It was shared that throughout 2025, community engagement efforts, stakeholder meetings, and workshops were conducted to gather input and develop the draft plan. Ms. Choice then introduced Jonathan Whitehurst and Ross Whipkey, Kimley-Horn representatives, to continue the presentation and for further review of the proposed plan.

Jonathan Whitehurst, Kimley-Horn, provided an overview of the Elevate Goldsboro Comprehensive Plan, beginning with an outline of the plan and explaining that it identifies action steps intended to guide future growth and development within Goldsboro. He reviewed the phases of the planning process, and highlighted key milestones achieved throughout development of the plan. Mr. Whitehurst summarized community characteristics and presented the vision framework for the plan, including public engagement efforts conducted through an online survey, interactive map, and project website. The data collected through community engagement efforts was presented through engagement spotlights, reflecting public participation and feedback gathered during the planning process. He emphasized the importance of preparing for future growth while preserving the community's historical identity. Mr. Whitehurst also presented the plan's vision statement and five guiding principles: Engage, Grow, Move, Prosper, and Thrive. Ross Whipkey, Kimley-Horn, presented the second portion of the presentation, outlining the future land use map and explaining its purpose in guiding future development decisions. He further reviewed the policy framework of the plan, centered around the five guiding principles of engagement, growth, movement, prosperity, and community well-being. The final section of the presentation, presented by Mr. Whitehurst, focused on implementation strategies, identifying priority actions, projected timeframes, responsible parties, available resources, and community priorities necessary to advance the plan. The presentation concluded with a call to carry the vision of Elevate Goldsboro forward, and shared upcoming meetings related to the plan. (See Exhibit A)

Mr. Rose inquired whether the draft Elevate Goldsboro Comprehensive Plan clearly identified implementation priorities within the document. Mr. Whitehurst directed members to the implementation matrix located on page 81, explaining that the section outlines priority actions and corresponding timeframes to guide implementation. Mr. Rose asked if these priorities were developed during the workshops. Mr. Whitehurst and Mr. Whipkey stated they had worked with staff and the advisory committee to develop the actions, then presented them to the public.

Mayor Gaylor asked whether responsibility for determining "how" implementation actions would occur would rest with the City. Mr. Whitehurst explained that while the plan does not provide detailed implementation methods, the future Unified Development Ordinance (UDO) update would provide additional direction and regulatory guidance.

Councilman Boyette requested clarification regarding the land use percentages reflected on page 45 of the plan, and asked whether comparable data existed to show how the City of Goldsboro trends against similar municipalities. Mr. Whitehurst stated that direct comparison data was not immediately available, but he would not be surprised if the numbers varied greatly. He asked if there was something about the numbers that did not seem right. Councilman Boyette stated that he was surprised by such a high percentage designated as single-family residential, and explained that reviewing such percentages helps provide perspective regarding current development trends and overall land use balance. Mr. Whitehurst stated that the study area map is looking at areas beyond the city limits itself, so that is why it is picking up so much of the residential; it is from the rural areas that are surrounding the city.

Mr. Rose requested clarification regarding the distinction between the Neighborhood Residential and Rural Residential classifications within the draft plan. Mr. Whitehurst provided an explanation regarding the differing classifications and future land use intent associated with each designation. Mr. Rose also asked whether Rural Residential designations could be modified in future years, prompting discussion regarding the flexibility of the plan as development trends evolve. Councilman Boyette noted that he had raised similar questions with City Manager Matt Livingston prior to the meeting.

City Manager Livingston provided additional comments regarding implementation flexibility and future land use considerations. Councilman Boyette emphasized the importance of ensuring the plan is structured appropriately to support long-term land development and future growth opportunities. Mr. Whitehurst provided additional comments regarding the importance of long-term planning and anticipating future development needs. City Manager Livingston expressed support for the consultants' approach and overall framework presented within the draft plan.

Mayor Gaylor raised questions regarding housing occupancy status data, referenced on page 22 of the plan, specifically asking whether benchmark comparisons existed that the City should consider when evaluating future housing development patterns. Mr. Whitehurst stated that was a difficult question due to the military community; it may be best to figure out who the city's peer communities are, and focus on those, as opposed to a national best practice or a national benchmark. Additional discussion followed regarding homeownership trends, rental occupancy rates, and long-term economic impacts on the community.

Mr. Barwick questioned whether the plan focused enough on areas that are in need of sewer improvements. Mr. Whitehurst stated that the study did not get into details regarding utilities. Mr. Whipkey stated that some decisions, such as Rural Residential versus Neighborhood Residential, came down to current and future utilities capacity and fire and police capacity.

Mayor Gaylor initiated discussion regarding floodplain development, and asked how the comprehensive plan addresses future flooding concerns while ensuring the City does not unnecessarily limit future development opportunities. Mr. Whitehurst and Mr. Whipkey provided responses outlining how floodplain considerations were factored into land use recommendations, and explained that future UDO updates would further establish development regulations designed to balance responsible growth with environmental and infrastructure considerations. Mr. Rose and Councilman Boyette offered additional comments regarding development constraints in flood-prone areas. City Manager Livingston provided additional comments regarding current development regulations and future opportunities to revisit applicable standards. Mayor Gaylor emphasized the importance of ensuring future UDO regulations adequately protect the City from unnecessarily losing developable property.

Additional discussion centered on industrial development opportunities throughout the City. Mark Helmer, Mr. Rose, Mr. Whitehurst, Mr. Whipkey, Mayor Gaylor, Councilman White and City Manager Livingston engaged in discussion regarding industrial development opportunities, particularly near interstate corridors, and the importance of ensuring future development planning aligns with infrastructure capacity and economic development goals. Councilman Boyette referenced the Borden property as an example of industrial property that may warrant future redevelopment consideration. Mr. Rose emphasized the importance of having industrial areas near the highways and interstate. City Manager Livingston stated that was something that could be discussed with agencies such as Wayne County Development Alliance.

Mayor Gaylor reviewed the proposed project timeline and noted the goal of bringing the draft plan forward for adoption following Planning Commission review. He encouraged anyone with questions, comments, or concerns, to make time to sit down with planning staff and the Managers.

Councilman Boyette questioned whether the proposed timeline may be too aggressive, given the need for additional review and further input. City Manager Livingston asked whether additional input should be sought from WCDA regarding industrial development opportunities along interstate corridors. Councilman Boyette expressed agreement, and consensus was reached to allow City Manager Livingston to engage with WCDA and other local agencies to gather additional feedback prior to moving the plan forward for final consideration. Mayor Gaylor reiterated that feedback was requested specifically with regard to industrial property along the interstate corridor; he did not want to go back and start over the whole process they had been working on for over a year.

Mayor Gaylor thanked everyone for their time tonight and throughout the process.

There being no further business, Mayor Gaylor asked for a motion to adjourn the meeting. Ms. Edwards made the motion, and it was seconded by Ms. Figueroa. The motion was unanimously carried, and the meeting adjourned at 6:41 p.m.

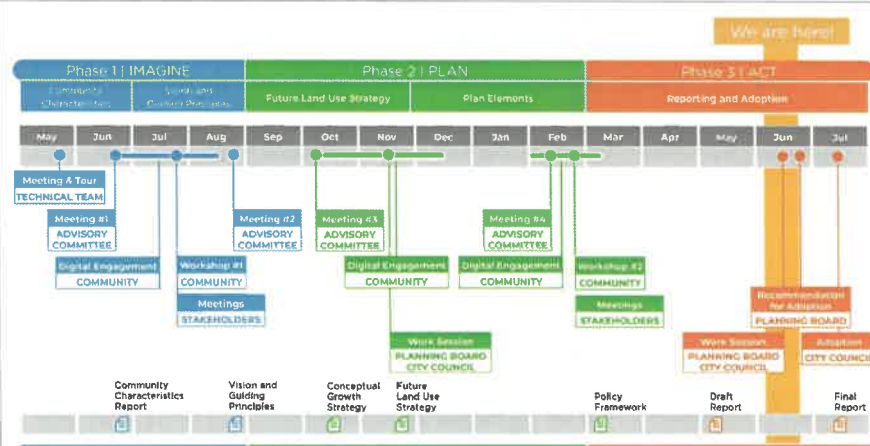
William Rose
Chair

Holly Jones
Planning Executive Assistant

June 16, 2026

ELEVATE GOLDSBORO COMPREHENSIVE PLAN

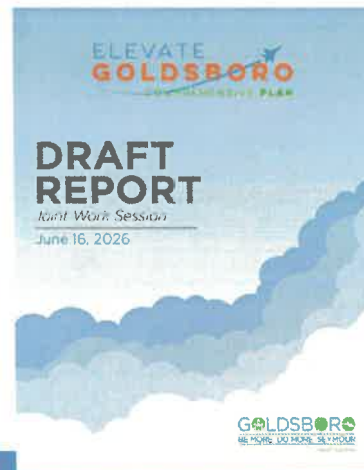
Planning Commission + City Council Joint Work Session



ELEVATE GOLDSBORO

Contents

- Introduction (pg 1)
- Our Community (pg 9)
- Our Vision (pg 31)
- Our Plan (pg 39)
- Our Time to Act (pg 79)

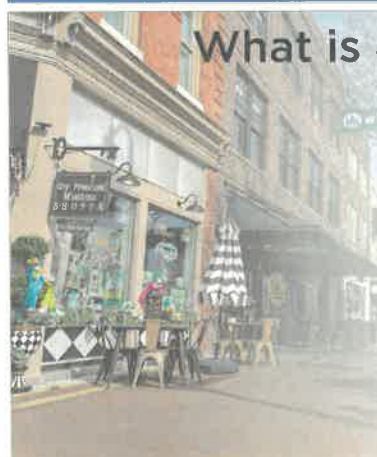


ELEVATE GOLDSBORO

Section 1 | Introduction

Outlines the planning process, community engagement efforts, and the purpose of Elevate Goldsboro as a guiding framework.

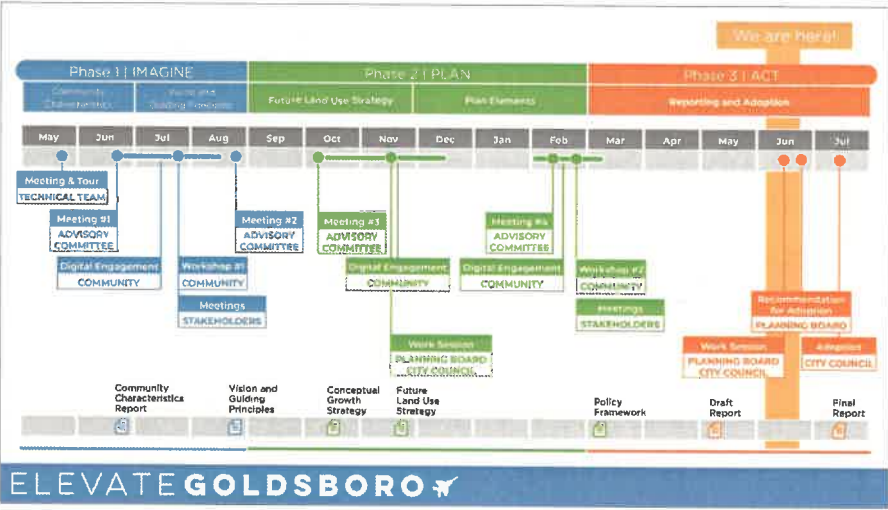
ELEVATE GOLDSBORO



What is a comprehensive plan?

- Creates a community-driven vision for Goldsboro
- Communicates the City's preferred approach to growth and development
- Identifies action steps to guide implementation
- Serves as a living document to be updated in the future

ELEVATE GOLDSBORO



Section 2 | Our Community

Summarizes Goldsboro's existing conditions, including population trends, economic context, land use patterns, and infrastructure systems that inform future decisions.

Study Area

- Entirety of the City of Goldsboro
- Extra Territorial Jurisdiction
- Major transportation corridors that impact the region

Page 12

Community Characteristics

REGIONAL ROLE: Goldsboro's growth is shaped by its role as a regional hub anchored by Seymour Johnson Air Force Base, historic downtown, and key employment centers.

POPULATION TRENDS: Population trends remain stable, while surrounding areas continue to influence demand for housing, services, and infrastructure.

DEVELOPMENT PATTERNS: Established neighborhoods and development patterns reflect a mix of historic areas, suburban growth, and emerging investment opportunities.

CONNECTIVITY AND ACCESS: Regional connectivity and infrastructure play a critical role in supporting mobility, economic activity, and future growth.

HOUSING AND GROWTH PRESSURE: Housing demand is influenced by both local needs and regional growth patterns, shaping future development choices.

COMMUNITY ASSETS: Goldsboro's parks, downtown, and civic spaces contribute to quality of life and support continued reinvestment.

Pages 9-30

Section 3 | Our Vision

Defines the community's shared direction, including guiding principles and a long-term vision for how Goldsboro should grow and evolve.



Online Survey and Interactive Map



650+ touchpoints



5,000+ individual data points



800+ written comments



560+ hours invested

Project Website



1,700+ visits



1,250+ visitors

ELEVATE GOLDSBORO

Introduction

At this moment, it's important to get a clear picture of the challenges we face. The results of our survey and interactive map show that our community is full of life, but it's also facing some challenges. We want to make sure we're addressing the issues that matter most to our residents.



USE ONE WORD TO DESCRIBE WHAT YOU LOVE ABOUT GOLDSBORO

Public: Downtown, People, Community, Location, History, Culture, Growth, Opportunity, Value, More Affordable Housing, Recreation, Inclusion, Transportation, Expenses, Poverty, Crime, Education, Healthcare, Safety, Environment, Quality of Life, Community, People, Location, History, Culture, Growth, Opportunity, Value, More Affordable Housing, Recreation, Inclusion, Transportation, Expenses, Poverty, Crime, Education, Healthcare, Safety, Environment, Quality of Life.



USE ONE WORD TO DESCRIBE WHAT YOU WOULD CHANGE ABOUT GOLDSBORO

Public: Expenses, Poverty, Crime, Education, Healthcare, Safety, Environment, Quality of Life, Community, People, Location, History, Culture, Growth, Opportunity, Value, More Affordable Housing, Recreation, Inclusion, Transportation, Expenses, Poverty, Crime, Education, Healthcare, Safety, Environment, Quality of Life.

Pages 33-34

Goldsboro has untapped potential.

Goldsboro wants to prepare for the future without losing touch with its past.

ELEVATE GOLDSBORO

Vision

Elevate Goldsboro is our plan for a thriving community that creates lasting investments in our people, institutions, and places. With a cooperative spirit, we will grow responsibly, fuel economic growth, and prepare for change as we build a resilient future that elevates us all.

ELEVATE GOLDSBORO

Guiding Principles

Elevate how we	ENGAGE	by	...embracing our history. ...fostering partnerships. ...recreating more. ...being more transparent.
Elevate how we	GROW	by	...managing growth and development. ...diversifying our housing stock. ...preserving our treasured spaces. ...being fiscally responsible.
Elevate how we	MOVE	by	...connecting people to places. ...creating better streets. ...offering more choice in transportation. ...enhancing our network of trails.
Elevate how we	PROSPER	by	...leveraging Downtown as a community anchor. ...building a resilient local economy. ...leveraging community assets. ...promoting ourselves externally.
Elevate how we	THRIVE	by	...building stronger neighborhoods. ...enhancing community safety. ...strengthening our schools. ...creating a healthier community.

ELEVATE GOLDSBORO

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Section 4 | Our Plan

Presents actions organized around the guiding principles for topics such as land use, housing, economic development, transportation, and quality of life.

Path to the Future Land Use Map



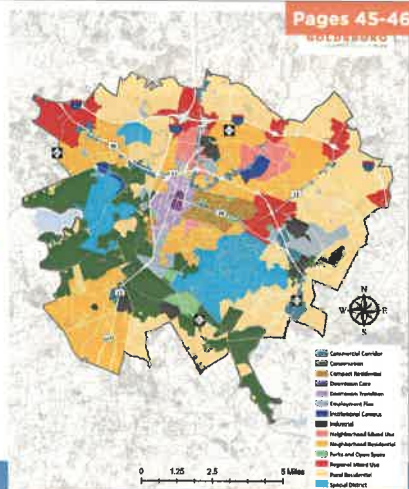
Expresses where and how Goldsboro could grow

Defines variations in land use and character

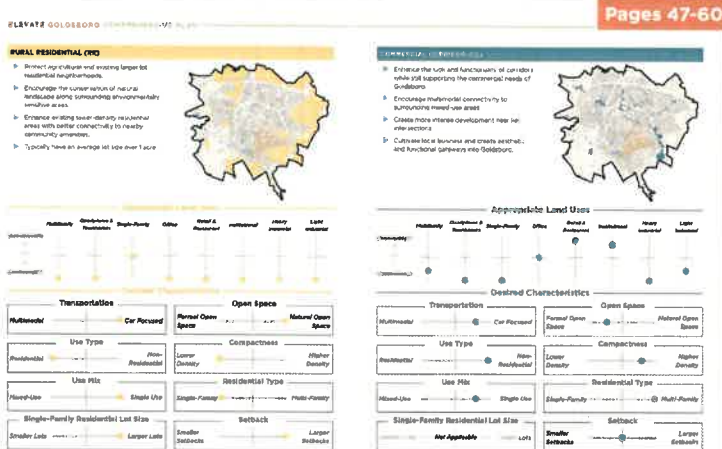
Sets the stage for an update to the City's unified development ordinance

Future Land Use Map

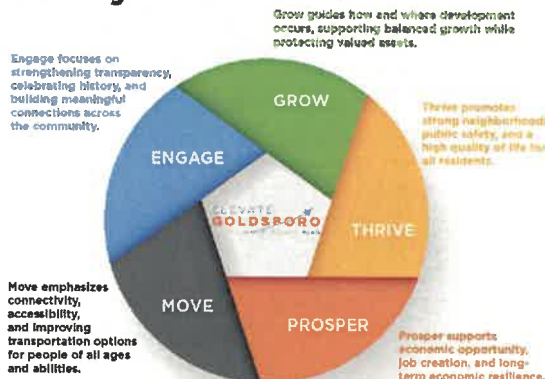
Downtown Core	~168 Acres	0.39%
Downtown Transition	~658 Acres	1.51%
Regional Mixed-Use	~2,474 Acres	5.66%
Neighborhood Mixed-Use	~988 Acres	2.25%
Compact Residential	~861 Acres	1.97%
Neighborhood Residential	~8,369 Acres	19.15%
Rural Residential	~14,211 Acres	32.51%
Commercial Corridor	~784 Acres	1.79%
Employment Flex	~861 Acres	1.97%
Industrial	~217 Acres	0.50%
Institutional Campus	~172 Acres	0.39%
Parks and Open Space	~614 Acres	1.41%
Conservation	~7,045 Acres	16.12%
Special District	~6,286 Acres	14.38%



Place Types



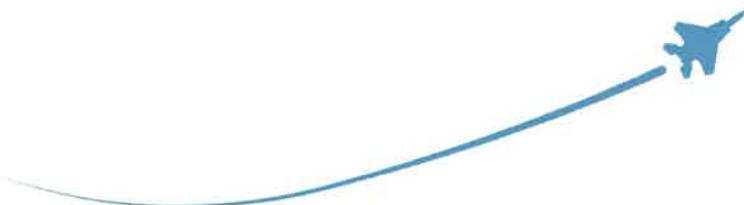
Policy Framework



20 Strategies

+

72 Actions



Section 5 | Our Time to Act

Identifies priority actions, implementation tools, and partnerships needed to advance the Plan, including steps the City and its partners can take in the near and long term.

ELEVATI & LIDSBORO Community Action Inc. Inc.

Pages 81-93

Implementation Strategy

Successful implementation of Business Solutions will depend on a range of factors, including suitable resources, staff expertise and funding. While the City can directly influence many resources, external conditions such as market trends and regional development will also impact how and when projects initiate, advance and the plan will require adaptation after entering the City Council approval and the public sector, reducing the implementation timeline to achieve long-term outcomes.

Implementation Matrix

The implementation matrix presents a future road map for tracking progress on individual actions and the Plan as a whole. It provides a structured approach to a case, structured format while allowing the City to adjust elements as conditions change. The document supports internal communication, including with stakeholders with prior roles and creates a transparent framework for advancing various conditions over time.

TYPE OF ACTION

Phase the actions into one of four categories:

- Program Initiative
- Policy/Regulation
- Project/Development
- Other/Study

TIMEFRAME

Describe the effect on the action should begin (initiating) and whether the action is stand alone or ongoing (Sustained)

INITIATION

Short-term (0-4 years)

Initiation (0-4 years)

ON/REUSE

Ongoing

Sustained

RESOURCES

Identify a general spread of the resources and funding resources necessary to complete the action by indicating the amount, or high

Time

LOW

HIGH

Cost

LOW

HIGH

COMMUNITY RESOURCES

Highlight the actions that required the most input from the community workforce in March 2020

Community Strategy

GROW

Use the boxes and icons to map policy, financial, and other resource planning documents when making zoning and permit, approval decisions and ensuring future city plans.

Flow: Separation

Update, modernize, and simplify the City land management documents

Support built environment.

Reduce transportation

Encourage the people of filling infrastructure systems in key built areas.

City will need and support various policies to encourage partnerships cooperation in the provision of infrastructure interventions.

Financial Growth also has implications for redevelopment. Growth also can developed along with economically, and primarily time for major redevelopment.

Project -

Year of Action	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2020	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2021	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2022	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2023	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2024	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2025	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2026	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2027	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2028	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2029	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone
2030	Initiation	On/Reuse	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone	Stand Alone

Type of Action

Timeframe

Responsibilities

Resources

Community Priorities

Go to Time to Act

Carrying the Vision Forward

Keep the Plan visible and in use.

Reinforce a shared vision for all of Goldsboro.

Use the Plan to guide growth decisions.

Prioritize resources to support implementation.

Stay responsive and adaptable.

Build long-term leadership and accountability.

Today!

Joint Work Session

June 29

Planning Commission Meeting

Recommendation for Adoption

July 13

City Council Meeting
Public Hearing + Adoption

Upcoming

Unified Development Ordinance Update
Downtown Master Plan



Thank you!

June 16, 2026



Planning Commission + City Council

Joint Work Session

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
JUNE 29, 2026**

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:44 p.m. on June 29, 2026.

Present: Mr. William Rose, Chair, Presiding
Ms. Shirley Edwards, Vice-Chair
Ms. Viola Figueroa
Mr. Duke Cox

Also Present: Mark Helmer, Planning Services Manager
Kenny Talton, Assistant Planning Services Manager
Holly Jones, Planning Executive Assistant

Absent: Mr. Glen Barwick
Mr. Ronald Waters
Mr. Kevin Woodard

Mr. Rose began the meeting at 6:44 p.m.

Adoption of the Agenda

Mr. Helmer asked that item 6.1 be moved to item 5.4, as a public hearing is not required, the Planning Commission only needs to make a recommendation for City Council. Ms. Edwards made a motion to adopt the agenda as amended. The motion was seconded by Mr. Cox and unanimously carried.

Approval of Minutes

Ms. Edwards made a motion to approve the minutes Regular Meeting of April 27, 2026. The motion was seconded by Ms. Figueroa and unanimously carried.

Planning Commission

Elevate Goldsboro Comprehensive Plan Recommendation. *The item was presented by Jonathon Whitehurst, Kimley-Horn.*

In February 2025, the contract was signed with Kimley-Horn to complete the updated Comprehensive Land Use Plan.

Initial work on the project began in March 2025, and meetings with the Advisory Committee began in June 2025. In June 2025 the project website was also launched, and in July 2025 Community workshops began. Comments and recommendations were gathered from numerous Advisory Committee Meetings and Community Engagement Sessions, as well as from the thousands of visitors to the project website.

Beginning in March 2026, drafts for the individual sections of the plan were provided for review and feedback. The first draft of the complete plan was provided in May 2026.

On June 10, 2026, the draft was provided to the City of Goldsboro Planning Commission and City Council for review. The report was presented by Kimley-Horn in a Joint Meeting of the Goldsboro Planning Commission and City Council on June 16, 2026.

The Comprehensive Plan is used by the Planning Department Staff to determine if a rezoning request is consistent with the future development plan for the City of Goldsboro.

The Commission is requested to vote on the presented Draft and provide a recommendation to the City Council. City Council will hold a public hearing on July 13, 2026.

Mr. Rose asked if the black was the Industrial. Mr. Whitehurst confirmed that was correct. Mr. Rose asked if Industrial and Mixed-Use could be made the same thing. Mr. Whitehurst stated that this update was the direction which Management had directed them to take. Discussion continued regrading the map colors and uses that would be allowed in each place type.

Ms. Edwards shared concern that some things could be a problem, down the road, but stated that they could be dealt with when the time came.

Ms. Edwards made a motion to recommend approval of the presented Comprehensive Land Use plan. The motion was seconded by Mr. Cox and unanimously carried.

Mr. Whitehurst thanked everyone for all the work they had done.

Rezoning

RZ-01-26 - Brock Works LLC (Residential-16 to Highway Business) – South side of Tommy’s Rd. between Highway 111N and Wayne Memorial Dr. *The item was presented by Kenny Talton, Assistant Planning Services Manager.*

The applicant is requesting a rezoning from the Residential-16 Zoning District to the Highway Business (HB) Zoning District. The purpose of the Highway Business (HB) Zoning District is to accommodate highway-oriented retail and commercial uses which generally serve the entire City and non-resident traffic. Due to its highly visible location on the major thoroughfares and gateways into the City, the district encourages high quality design, ample parking, controlled traffic movements, suitable landscaping and non-distracting signage. In those developments adjacent to residential areas, the district is intended to protect dwellings from the traffic and visual impacts associated with commercial development.

The City’s Land Use Plan recommends Medium-Density Residential development. The proposed Highway Business Zoning (HB) District is not a corresponding zoning district for the Medium-Density Residential land-use designation.

This is a rezoning proposal for approximately 4.914 acres to be rezoned from the Residential-16 Zoning District to the Highway Business (HB) Zoning District. As such, all permitted uses in the Highway Business Zoning District shall be considered as potential uses for the site. The subject property is located east of Wayne Preparatory Academy, United in Christ Church, a non-conforming manufactured home park and across Tommy’s Road from commercial property conditionally rezoned by Goldsboro City Council for Performance East, a power sports and marine product sales business on June 20, 2023.

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall’s Office only since this is a straight rezoning request. City water and sewer are not available to serve the site. A portion of the property is in the City’s Special Flood Hazard Area.

Staff has no objections with the proposed rezoning request and is recommending approval of the rezoning request. Although the proposed Highway Business Zoning District is inconsistent with the Medium-Density Residential land use designation, the property would align with the intent of the Highway Business Zoning District. Surrounding zoning supports a mixed area for commercial growth.

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

The Commission is requested to refer to the attached worksheet and review the consistency and inconsistency statements. The Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the August 3, 2026 meeting.

Mr. Rose asked if water and sewer were available to the property, and asked if they would be required. Mr. Talton stated that water and sewer were not available, and requirement would depend on the use.

Ms. Edwards expressed concern about industrial so close to a school. Mr. Talton stated it was not a concern at this time, but the Commission does have to consider all the possible uses of the HB zoning district when making their decision. Mr. Helmer stated the request was for HB not for industrial use. Mr. Talton reiterated that staff was not permitted to go into detail about the possible use; the Commission’s decision must be made based on all possible uses.

Mr. Rose shared concerns about the cost of getting utilities to the site. Mr. Helmer stated that the project would be responsible for installing and paying for any required utility extension; the City is not responsible for extending utilities.

Ms. Edwards asked if Brock Works had purchased the trailer park. Mr. Talton confirmed that they had.

Ms. Edwards made a motion to approve the request and consistency statement, but the motion died for lack of a second.

Mr. Cox stated that the request should come back as conditional zoning, so they would know what the use would be. Ms. Figueroa agreed. Mr. Helmer stated that if the recommendation was not favorable, staff would contact the applicant with the concerns of the Commission, and could recommend withdrawing the rezoning and resubmitting as a conditional rezoning.

Ms. Edwards made a motion to recommend denial of the request in favor of the applicant returning with a Conditional Zoning request. The motion was seconded by Mr. Cox and unanimously carried.

CZ-02-26 - Gitto Enterprises (Residential-RM-9 to Residential-6 Conditional Zoning District) – Located on the West side of Crawford Street between Elm Street and Olivia Lane. *The item was presented by Kenny Talton, Assistant Planning Services Manager.*

The applicant requests a change of zone from the Residential-RM-9 Zoning District to the Residential-6 Conditional Zoning District to construct three (3) single-family homes upon three (3) private lots.

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

The applicant is requesting a change of zone for the subject property from Residential- RM-9 Zoning District to the Residential-6 Conditional Zoning District for the construction of (3) three single family homes upon three (3) private lots.

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

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

If the conditional rezoning is approved, the applicant will be required to subdivide the existing lot into three individual lots in accordance with the city's subdivision ordinance and the conditions of the R-6 Conditional Zoning District. Once approved, the applicant will be required to apply for residential building permits in accordance with the North Carolina State Building Code before permits can be issued for construction.

Conditions of the proposed R-6 Conditional Zoning District:

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

1. Permitted use: Single-family detached dwelling for each individual lot.
2. Density: One (1) single family home is proposed on each lot for a total of three (3) homes.
3. Minimum lot area: Proposed increases from 6,000 sq. ft. to 7,527 sq. ft. per lot.
4. Minimum lot width: Proposed width decreases from 60 ft. to 57.09 ft. per lot.
5. Minimum front yard setback: Proposed increases between 25 ft. to 26 ft. per lot.
6. A six ft. (6ft.) in height wood privacy fence shall be installed 5 ft. from the rear property line and shall extend from the southern property line to the northern property line of each lot.
7. One street tree shall be installed in the front yard of each lot.
8. Foundation plantings (shrubs) shall be installed around the front and side elevations of each home.

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

1. Each single-family dwelling shall be 1,698.48 sq. ft. in area.
2. Each single-family dwelling shall consist of a covered front porch.
3. Each single-family dwelling shall consist of a wooden rear deck.
4. Each single-family dwelling shall consist of fiberglass shingles upon their roofs.
5. Each single-family dwelling shall consist of an attached garage with raised panel garage door.
6. Each single-family dwelling shall consist of a 3-bedroom/2-bath configuration.
7. Each single-family dwelling shall also consist of a kitchen, dining room, family room, storage and utility areas.

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

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

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

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

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

The Planning Commission is requested to review the petition for rezoning and make a recommendation in accordance with the attached consistency statement to approve, deny, or table the request to a future date.

Ms. Figueroa asked if it was no longer the case that properties were required to have a 100-foot road frontage. Mr. Talton stated that it depended on the zoning district; R-6 was typically 60 feet.

Mr. Rose stated that something needed to be done with these areas. Ms. Edwards agreed that this project would be good for Goldsboro.

Ms. Figueroa made a motion to approve the consistency statement and recommend approval of the request. The motion was seconded by Mr. Cox and unanimously carried.

UDO-04-26 - An Ordinance Amending the City of Goldsboro Unified Development Ordinance (UDO) Section 5.5 Supplemental Use Regulations, Bars, Nightclubs, Pool Halls, Microbreweries and Article 9, Section 9.2, Definitions. *The item was presented by Mark Helmer, Planning Services Manager.*

Significant permitting challenges exist when attempting to permit places of entertainment within the Central Business zoning District (CBD).

1. The current separation requirements unduly limit the number of properties that can qualify for a permit. The current code favors the first to be permitted while shutting out those that would come later.

2. The current standard allows a maximum of two places of entertainment per city block within the CBD. This standard also limits the number of properties that can qualify for a permit.
3. The current language used by the UDO provides ambiguous instruction on how the distant measurements are to be calculated. The UDO states that when measuring distance, “no consideration for roads” should be taken.
4. The UDO does not contain a definition for a place of entertainment.

Components of the Amendment

1. The proposed amendment will create a new definition for a Place of Entertainment.
2. The proposed amendment will remove properties across public rights-of-way from the separation equation.
3. The proposed amendment will prohibit places of entertainment if it is proposed to be located in such a manner that it shares an exterior wall with an adjacent church or school and located within the CBD.
4. The proposed amendment will increase the maximum number of Places of Entertainment from 2 to 3 within the CBD.

Planning Staff recommends approval of the proposed text amendment.

The Commission is requested to refer to the attached worksheet and review the consistency and inconsistency statements. Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the August 3, 2026 meeting.

Ms. Edwards asked for clarification on what entertainment was defined as. Mr. Helmer answered that the definition was taken from the ordinance that created the social district, and was defining a place of entertainment as a place whose principal business was the sale of alcohol, including bars, clubs, pool halls, nightclubs, and microbreweries.

Mr. Rose asked if block meant the entire square. Mr. Helmer clarified that it meant three (3) places of entertainment on each side of the street, intersection to intersection.

Ms. Edwards stated that this may solve one problem, but could cause others.

Ms. Figueroa asked for clarification regarding what was meant by performances. Mr. Helmer reiterated that the amendment was referring to those uses whose principal business was the sale of alcohol; it was not referring to restaurants or places such as the Paramount. Ms. Figueroa asked for clarification regarding the exception for microbreweries. Mr. Helmer stated that microbreweries has their own section in the UDO regarding regulations, restrictions, and limitations.

Mr. Talton stated that DGDC and City Council have discussed enhancing development opportunities in the downtown area, and staff is having trouble interpreting the current ordinances in a way that fits with the changing times. He further stated that the upcoming UDO rewrite would further clarify and modernize these ordinances.

Ms. Edwards made a motion to approve the consistency statement, and recommend approval of the amendment. The motion was seconded by Mr. Cox. Mr. Rose, Ms. Edwards, and Mr. Cox voted in favor of the motion, Ms. Figueroa abstained. The motion passed 3 to 1.

There being no further business, Mr. Rose adjourned the meeting at 8:15 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant

**CITY OF GOLDSBORO
AGENDA MEMORANDUM**

JULY 27, 2026 PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING

TITLE: RZ-02-26 - ANGELITA MORRISROE (Residential-16 to General Business)
– North side of East Ash Street between Barrow Court and Malloy Street

DEPARTMENT: Planning

BACKGROUND:

The applicant is requesting to rezone a portion of the subject property from the Residential-16 Zoning District to the General Business (GB) Zoning District. The General Business 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.

Total Area Approx: 36,670.75 sq. ft. or .84 acres

Area to be Rezoned: 20,607 sq. ft. or .47 acres

SURROUNDING ZONING:

North: General Business (GB)

South: Office and Institutional (O & I-1) & Neighborhood Business (NB)

East: General Business (GB)

West: General Business (GB)

The property is currently occupied by a single-family residence and a commercial property that previously operated as a bar.

The City's Land Use Plan recommends Commercial development. The proposed General Business Zoning (GB) District is a corresponding zoning district for the Commercial land-use designation.

DISCUSSION:

This is a rezoning proposal for approximately .47 acres to be rezoned from the Residential-16 Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located West of Meadow Lane Elementary School, Greenwood Middle School and East of Daniels Chapel.

TRC REVIEW:

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. City water and sewer are available to serve the site.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff has no objections with the proposed rezoning request. The proposed General Business Zoning District is consistent with the Commercial land use designation, and the property would align with the intent of the General Business Zoning District. In addition, the proposed rezoning is compatible with surrounding zoning patterns and land uses which would support a mixed area for commercial growth that could benefit commercial and residential properties in the future.

The Comprehensive Land Use Plan supports promoting business friendly environments and the location of commercial uses in proximity to major thoroughfares. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

REQUIRED ACTION:

Refer to the attached worksheet and review the consistency and inconsistency statements. Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the September 14, 2026, meeting.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

April Choice

Kellianne Williams

**CITY OF GOLDSBORO PLANNING COMMISSION
RZ-2-26 ANGELITA MORRISROE
WORKSHEET**

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

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Commercial land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and of the public interest because the proposed rezoning would align with the intent of the General Business Zoning District. In addition, the proposed rezoning is compatible with surrounding zoning patterns and land uses which would support a mixed area for commercial growth that could benefit commercial and residential properties in the future. The Comprehensive Land Use Plan supports promoting business friendly environments and the location of commercial uses in proximity to major thoroughfares. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

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

Voting Record for Recommendation:

Yes _____ No _____

GENERAL REZONING APPLICATION

Development Name **ANGELITA MORRISROE**

Proposed Use

Project location or address **3003 & 3005 E ASH STREET**

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

PIN# **3519307598**

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

PROPERTY OWNER INFORMATION

Name **ANGELITA MORRISROE**

Address **4370 U.S. HIGHWAY 117 S ALT, DUDLEY, NORTH CAROLINA 28333**

Phone 919- [REDACTED] Email [REDACTED]@GMAIL.COM

OWNER/DEVELOPER INFORMATION

Company Name **ANGELITA MORRISROE**

Contact Name **BILLY BROCK, JR.**

Address **4370 U.S. HIGHWAY 117 S ALT, DUDLEY, NORTH CAROLINA 28333**

Phone 919- [REDACTED] Email [REDACTED]@GMAIL.COM

CONSULTANT/ENGINEERING FIRM

Company Name **B R KORNEGAY INC.**

Contact Name **TERRY BEASLEY**

Address **300 EAST WALNUT STREET, GOLDSBORO, NORTH CAROLINA 27530**

Phone 919- [REDACTED] Email [REDACTED]@kornegaysep.com

ZONING INFORMATION

Existing Zoning District **R-16**

Proposed Zoning District **GB**

If more than one district, provide the acreage of each: **20,607 GB R-16 16,000**

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/sf	Neuse River Buffer ☐ Yes ☒ No
Watershed Protection Area <u>NA</u>	Wetlands ☐ Yes ☒ No
FEMA Map Panel <u>3720351900K</u>	Base Flood Elevation

SITE DATA

Total # of single-family lots <u>ONE</u>	Total densities per zoning district
Total # of townhouse lots	Acreage in active open space
Total # of all lots	Acreage in passive open space
Linear feet of new roadways <u>NONE</u>	Linear feet of new sewer mains <u>NONE</u>
Linear feet of new water mains <u>NONE</u>	Linear feet of new sidewalks
Proposed sewer allocation <u>NONE</u>	Linear feet in new trails

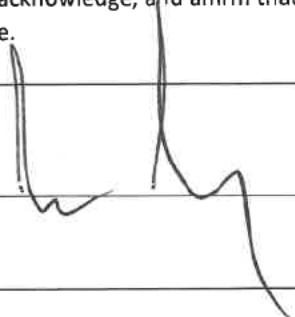
SIGNATURE BLOCK (Applicable to all Developments)

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

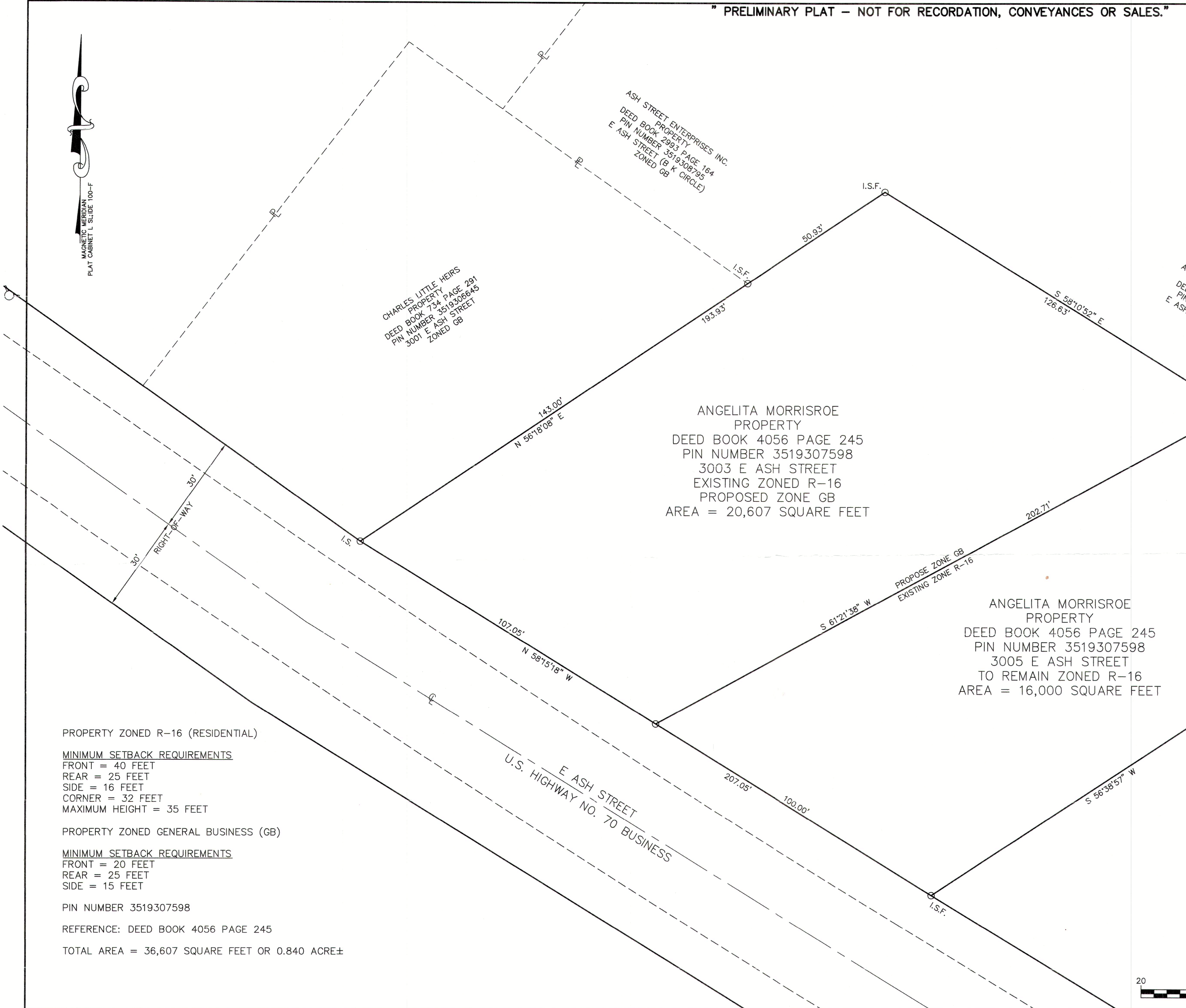
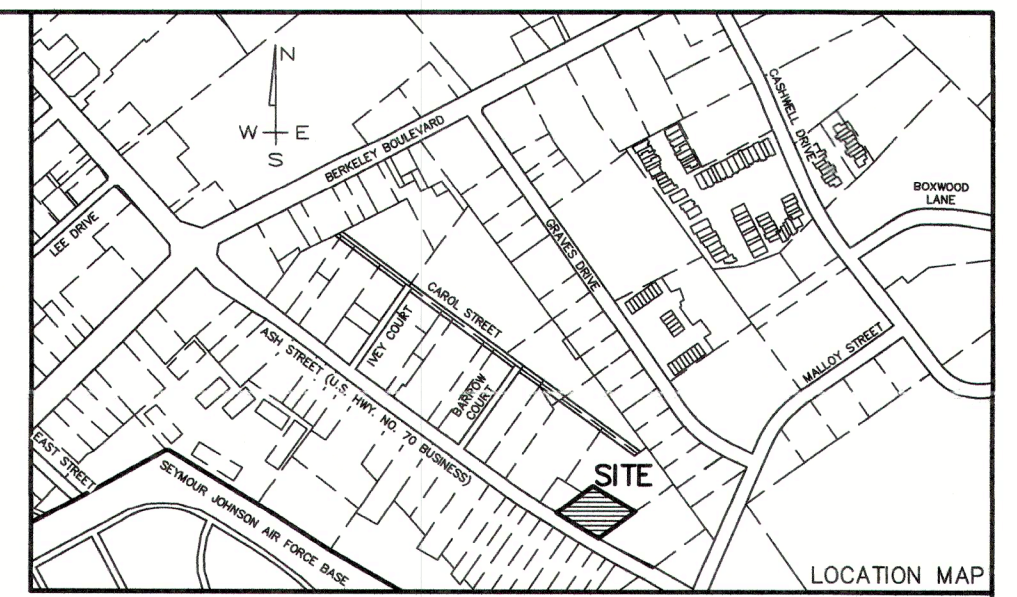
I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature 	Date <u>6/11/24</u>
Signature	Date

Application Fee: \$500 (Includes advertisement fee)

Fee Type: ☐ Cash ☒ Check # 263 ☐ Credit Card

Application Number: R2-2-26 Date processed: 6/26/26 Initials: HJ



PROPERTY ZONED R-16 (RESIDENTIAL)

MINIMUM SETBACK REQUIREMENTS
FRONT = 40 FEET
REAR = 25 FEET
SIDE = 16 FEET
CORNER = 32 FEET
MAXIMUM HEIGHT = 35 FEET

PROPERTY ZONED GENERAL BUSINESS (GB)

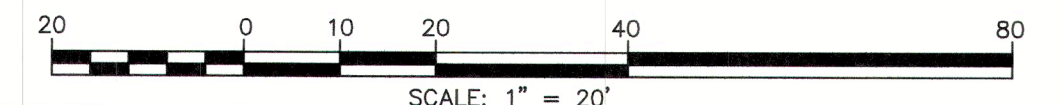
MINIMUM SETBACK REQUIREMENTS
FRONT = 20 FEET
REAR = 25 FEET
SIDE = 15 FEET

PIN NUMBER 3519307598

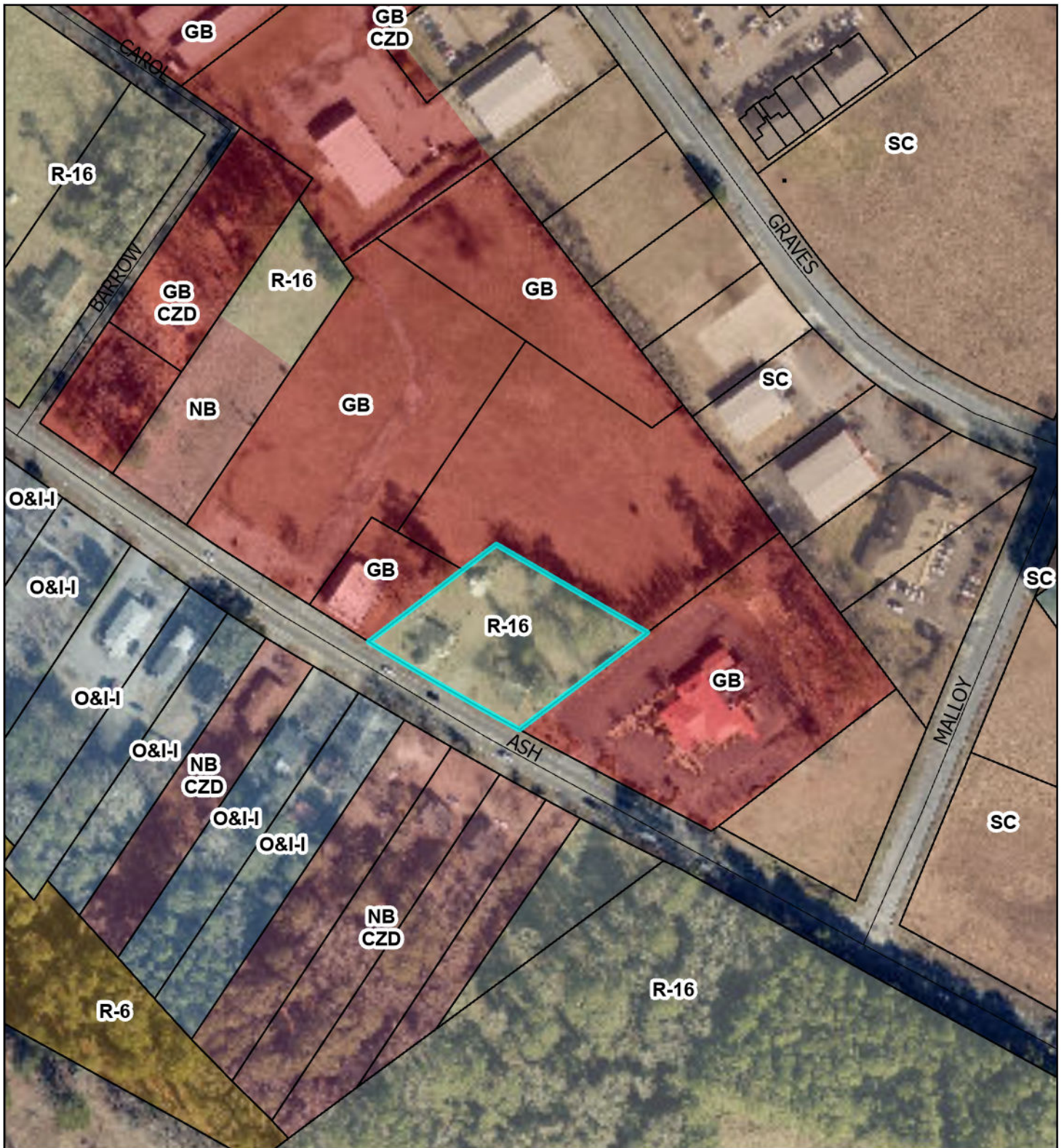
REFERENCE: DEED BOOK 4056 PAGE 245

TOTAL AREA = 36,607 SQUARE FEET OR 0.840 ACRE±

RECEIVED
CITY OF GOLDSBORO
PLANNING DEPARTMENT
DATE: 6/26/26
RZ-2-26



B. R. KORNEGAY, INC. LAND SURVEYING · ENGINEERING · PLANNING License Number: F-1054 300 East Walnut Street Goldsboro, N.C. 27530 (919) 735-5886 Fax: (919) 580-9053	3003 & 3005 E ASH STREET PLAT FOR REZONING CITY OF GOLDSBORO GOLDSBORO TOWNSHIP WAYNE COUNTY, N.C.	DRAWN BY: TSB DESIGNED BY: DATE: 5-21-2026 SCALE: 1" = 20'	PROPERTY OF ANGELITA MORRISROE 4370 US HWY 117 S ALT, DUDLEY, NORTH CAROLINA 28333 SERGIO 919-221-1803 440564@gmail.com	SHEET: 1 OF: 1 WORK ORDER: 260153 CADD DWG: 260153
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Case Number: RZ-02-26

Request: Rezone from R-16 to GB

Owner: Angelita Morrisroe

Location: 3003 & 3305 East Ash Street

PIN#:3519-30-7598

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
ETJ

0 50 100 200 300 400 Feet





Case Number: RZ-02-26
Request: Rezone from R-16 to GB
Owner: Angelita Morrisroe
Location: 3003 & 3305 East Ash Street
PIN#:3519-30-7598



Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Legend

Mixed Use

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

Residential

- High Density Residential

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