MINUTES OF THE MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
NOVEMBER 24, 2025

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on November 24, 2025.

Present:	Mr. William Rose, Chair, Presiding Ms. Shirley Edwards, Vice-Chair Ms. Viola Figueroa Mr. Kevin Brown Mr. Duke Cox (6:04 PM)
Also Present:	April Choice, Development Services Director (6:06 PM) Mark Helmer, Planning Services Manager Holly Jones, Planning Executive Assistant
Absent:	Mr. Ronald Waters Mr. Glen Barwick

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

Adoption of the Agenda

Ms. Edwards made a motion to adopt the agenda as presented. The motion was seconded by Mr. Brown and unanimously carried.

Approval of Minutes

Ms. Edwards made a motion to approve the minutes of the Regular Meeting of October 27, 2025. The motion was seconded by Ms. Figueroa and unanimously carried.

Mr. Cox arrived at 6:04 PM. Ms. Choice arrived at 6:06 PM.

Planning Commission

Rezoning

RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street. The item was presented by Mark Helmer, Planning Services Manager.

ADDRESS: TBD
PARCEL: 3529732987
PROPERTY OWNER: Glenda & Richard Blanding
APPLICANT: Glenda Blanding

The applicant is requesting a rezoning from the Residential-16 Zoning District to the Residential/Manufactured (RM-9) Zoning District. The purpose of the Residential/Manufactured (RM-9) Zoning District is to provide property owners the opportunity to place manufactured housing on individual lots. The minimum lot area for individual units is nine thousand square feet.

Area: Approx. 21,004 sq. ft. or 0.48 acres

SURROUNDING ZONING:	North: Residential (R-16) South: Residential (R-16)/ Residential Manufactured (RM-9) East: Residential (R-16) West: Residential (R-16)

The property is currently occupied by woodlands.

The City's Land Use Plan locates this parcel within the Medium Density Residential land use designation. Medium Density Residential land use categories will accommodate medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations. It will discourage 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.

This is a rezoning proposal for approximately .48 acres to be rezoned from the Residential-16 Zoning District to the Residential/Manufactured (RM-9) Zoning District. As such, all permitted uses in the Residential/Manufactured (RM-9) Zoning District shall be considered as potential uses for the site.

The subject property is formally known as Central Height Subdivision and located east of Tiffany Gardens. The site is currently occupied by woodlands.

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. The property is not located in the City's Special Flood Hazard Area.

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

The Commission is asked 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 January 5, 2026 meeting.

Mr. Cox asked for confirmation that the owner would have to come back for site approval when the property was developed. Mr. Helmer confirmed they would.

Mr. Rose asked if the underpinning could be mandated to be brick skirting. Mr. Helmer stated that they could not at this time; it would require a rewrite of the UDO. Mr. Rose asked that this and other foundation requirements be looked at for a change when the UDO is rewritten.

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

Member Term Expiration. The item was presented by Holly Jones, Planning Executive Assistant.

Planning Commission Members are appointed to 3-year terms, and may serve 2 consecutive terms. When terms expire, members must vote to appoint new members and/or reappoint members to a second term.

At the September 29, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants. At the October 27, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants.

Applications have been received for consideration to replace members with expiring terms. Kevin Brown is the only member with an expiring term. It is his second term, so a replacement is required.

Staff is requesting the Planning Commission to review the applications, and choose a new member to serve on the Commission.

The board discussed the applications. Mr. Helmer advised that Edward Davis had listed his home address as the Hampton Inn Hotel he manages. He also informed the Commission that staff recommended Sandra Mueller. The board discussed further.

Mr. Cox made a motion to recommend Sandra Mueller as a first choice, and Edward Davis as a second choice. The motion was seconded by Ms. Figueroa. Mr. Cox and Ms. Figueroa voted in favor of the motion, Mr. Rose and Mr. Brown voted against the motion, Ms. Edwards abstained, and did not vote, however, pursuant to NCGS G.S. 160A-75, her vote would be considered an affirmative vote. The vote passed 3-2.

There being no further business, Mr. Brown made the motion to adjourn the meeting, and it was seconded by Ms. Edwards. The motion was unanimously carried, and the meeting adjourned at 6:36 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant