MINUTES OF THE SPECIAL CALLED MEETING OF THE GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT FEBRUARY 4, 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 6:00 p.m. on February 23, 2026.

Present:	Mr. William Rose, Chair, Presiding Ms. Viola Figueroa Mr. Duke Cox Mr. Glen Barwick
Also Present:	Kenny Talton, Assistant Planning Services Manager Holly Jones, Planning Executive Assistant Jonathan Perry, Engineering Services Manager
Absent:	Ms. Shirley Edwards, Vice-Chair Mr. Ronald Waters

Mr. Rose began the meeting at 6:36 p.m., once quorum was present.

Planning Commission
Unified Development Ordinance Change Requests

UDO-01-26 – Unified Development Ordinance amendment to add Section 6.7 Erosion and Sediment Control. The item was presented by Jonathan Perry, Engineering Services Manager.

The North Carolina State Department of Environmental Quality has asked that all MS4 take over delegation of construction site runoff controls to be in compliance with their MS4 permit.

The City of Goldsboro Engineering Department is establishing an Erosion and Sediment Control Program in accordance with the National Discharge Elimination System at the behest of the North Carolina Department of Environmental Quality's request for all municipalities within the Municipal Separate Storm Sewer System permitting to have all six control measures established for auditing purposes.

The purpose of this ordinance is to establish construction site runoff controls (control measure four) within our Municipal Separate Storm Sewer System Permit from the North Carolina Department of Environmental Quality.

The proposed amendment would include language that regulates certain land-disturbing activity to control accelerated erosion and sedimentation in order to prevent the pollution of water and other damage to lakes, watercourses, and other public and private property by sedimentation, and establishes procedures through which these purposes can be fulfilled.

Planning Staff recommends that the Planning Commission approve these ordinance changes to better the future of development in and around the city. If approved, the recommended changes will be taken to a public hearing at the March 2, 2026 City Council Meeting.

Mr. Rose asks how much the fee would be. Mr. Perry stated it would be the same fee structure that the DEQ uses, based on the acreage.

Mr. Cox asked if the taxpayers would be paying the fee. Mr. Perry stated it would be the developers and contractors that would pay the fee.

Mr. Cox asked what the six control measures are. Mr. Perry stated that he could not recall all of them, but the control measures include Good Housekeeping, Road Sedimentation Control, SEM Inspections, and Elicit Discharge.

Mr. Cox made a motion to approve recommendation of the amendment. The motion was seconded by Mr. Barwick and unanimously carried.

UDO-02-26 Unified Development Ordinance amendment to add Section 6.8 Engineering Design Manual. The item was presented by Jonathan Perry, Engineering Services Manager.

As development activity continues to grow within the jurisdiction, 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.

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. By establishing uniform expectations and technical requirements, the manual supports orderly development while protecting the municipality's infrastructure investments.

Planning Staff recommends that the Planning Commission approve these ordinance changes to better the future of development in and around the city. If approved, the recommended changes will be taken to a public hearing at the March 2, 2026 City Council Meeting.

Mr. Rose asked for further explanation of what the Design Manual is. Mr. Perry elaborated on the content of the Manual. He stated that one of the benefits will be a hard date that begins the one-year warranty, by taking the completion to Council for final approval.

Mr. Cox made a motion to approve recommendation of the amendment. The motion was seconded by Ms. Figueroa and unanimously carried.

UDO-03-26 – Unified Development Ordinance amendment to remove the sidewalk fee in lieu money. The item was presented by Jonathan Perry, Engineering Services Manager.

As development activity continues to grow within the jurisdiction, the need for consistent, high-quality engineering design standards has become increasingly important. Allowing for sidewalk fees in lieu is an obsolete practice that has resulted in gaps in the sidewalk network, limiting connectivity and safe pedestrian access throughout the community.

The fee-in-lieu of sidewalk provision is being removed to ensure that pedestrian infrastructure is constructed at the time of development rather than deferred. Requiring direct sidewalk installation ensures consistent implementation of the municipality's transportation and pedestrian plans. This change promotes walkability, enhances public safety, and protects long-term infrastructure planning goals.

Staff requests that the Planning Commission remove this item from consideration. If necessary the item will be brought back at a later time.

Mr. Cox asked if there was a lot of sidewalk work being done. Mr. Perry stated that Public Works was doing quite a bit.

Mr. Perry emphasized that this amendment had been requested because the fee charged was much less than the cost to build sidewalks. He stated that either the fee needed to be updated, or the fee in lieu needed to be struck from the UDO.

Ms. Figueroa made a motion to table the item to the next Planning Commission Meeting. The motion was seconded by Mr. Cox and unanimously carried.

There being no further business, Mr. Rose adjourned the meeting at 6:40 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant