

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
MARCH 30, 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 March 30, 2026.

Present: Mr. William Rose, Chair, Presiding
Ms. Shirley Edwards, Vice-Chair
Mr. Ronald Waters
Ms. Viola Figueroa
Mr. Kevin Woodard
Mr. Duke Cox
Mr. Glen Barwick

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

Mr. Rose began the meeting at 6:02 p.m.

Adoption of the Agenda

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

Approval of Minutes

Ms. Edwards made a motion to approve the minutes Regular Meeting of February 23, 2026. The motion was seconded by Mr. Waters and unanimously carried.

Swearing in of New Member

Holly Jones, Planning Executive Assistant, swore in Kevin Woodard, who was appointed to the Goldsboro Planning Commission/Board of Adjustment by City Council on January 5, 2026.

Board of Adjustment

BOA-1-26 Maria Lowela Amarille Ligua; Variance Request- Section 5.2.8 Accessory Structures of Goldsboro Unified Development Ordinance. Kenny Talton, Assistant Planning Services Manager, presented the case, after being properly sworn in.

The property is located at the corner of Nile and Brazil Streets and addressed as 807 Nile St., Goldsboro, North Carolina 27534. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-6). The Wayne County Tax Identification No. is 3509232855. The property has a total frontage of approximately 145 ft. along Nile St. and 50 ft. along Brazil Sr. and a total area of approximately 6,515 sq. ft. or 0.15 acres.

The applicant is requesting a variance of Section 5.2.8 Accessory Structures of Goldsboro's Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that no accessory structure not otherwise regulated by Goldsboro's Unified Development Ordinance shall be located within the required or established front or side setback or front or side yard of a single-family or two-family residentially developed property.

Variances as stipulated in the North Carolina General Statutes Section 160A-388(d):

"When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

DISCUSSION

The owner of the property is identified as Maria Lowela Amarille Ligua.

The subject property is located at 807 Nile St., Goldsboro, North Carolina.

The subject property is located within Goldsboro’s corporate limits.

City water and sewer services are available to serve the property.

The subject property is not located in a Special Flood Hazard Area.

According to the City of Goldsboro’s Unified Development Ordinance (Section 5.2.8 Accessory Structures), no accessory structure not otherwise regulated by this Ordinance shall be located within the required or established front or side setback or front or side yard of a single-family or two-family residentially developed property. All accessory buildings associated with single-family and two-family homes shall be located in the rear yard.

The principal dwelling is oriented facing Nile St.

According to the City of Goldsboro’s Unified Development Ordinance (Section 5.2.3 Front Setbacks), the lot line to which the front door is oriented shall be designated as the front.

The established front yard is designated along Nile St.

According to the City of Goldsboro’s Unified Development Ordinance (Section 5.2.3 Front Setbacks), lot lines that are opposite the designated front lot lines shall be designated as rear lot lines.

The established rear yard is designated as opposite Nile St. and located along the northern property line behind the principal residence.

The owner of the property proposes constructing a 24 ft. x 25 ft. garage (600 sq. ft.) in the side yard of their existing 1,477 sq. ft. single-family dwelling.

The home and lot are located in an R-6 (Residential) zoning district. Setbacks for the Residential (R-6) zoning district are as follows:

R-6 Residential Zoning District	
Front	25 ft.
Rear	25 ft.
Side	8 ft.
Corner Side	16 ft.
Minimum Lot width (Frontage)	60 ft.
Minimum Lot Area	6,000 ft.

FINDING OF FACT

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

Finding: Applicant will suffer unnecessary hardship from strict application of the ordinance. Sufficient space is not available for the proposed garage to be located in the rear yard of the residential lot.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Finding: The hardship results from conditions that are peculiar to the property. To the best of planning staff’s knowledge, the existing single-family dwelling was constructed prior to the establishment of zoning for the City of Goldsboro. If new residential construction was proposed in accordance with the current Unified Development Ordinance, the front yard would be designated as the shorter dimension of the residential lot and a variance would not be necessary since the proposed accessory structure would be located in the rear lot of the property.

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Finding: The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

Finding: The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Planning staff believe that the proposal would be in harmony with existing structures within the existing neighborhood. In addition, staff believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety issues or traffic concerns within the neighborhood.

Mr. Rose opened the public hearing. The following person spoke after being properly sworn in:

1. Maria Lowela Amarille Ligua, owner and applicant. She explained that the area has some crime, and she needs space for her vehicle and yard tools. She asked that the variance be approved for the safety of her and her home.

No one else spoke and the public hearing was closed.

Mr. Rose asked what City staff’s recommendation was regarding this case. Mr. Talton read the Findings of Fact as stated in the agenda. Ms. Edwards stated that this request is in line with what others in the neighborhood have had to do, due to the design of the neighborhood.

Mr. Rose read each finding and requested a motion to approve or deny.

Ms. Edwards made a motion to approve finding 1. The motion was seconded by Mr. Waters and unanimously carried.

Ms. Figueroa made a motion to approve finding 2. The motion was seconded by Mr. Barwick and unanimously carried.

Ms. Edwards made a motion to approve finding 3. The motion was seconded by Mr. Woodard and unanimously carried.

Mr. Waters made a motion to approve finding 4. The motion was seconded by Mr. Cox and unanimously carried.

The variance is approved unanimously. Ms. Ligua thanked staff and the Commission.

Planning Commission

Rezoning

CZ-01-26 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 presented by Kenny Talton, Assistant Planning Services Manager.

ADDRESS: 296 Tommy’s Road

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 140 single-family detached residential lots and 1 commercial lot 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: 53.7 acres: Proposed as (R-6CZ)

2.96 acres: Proposed as (GB)

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

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.

Site Access will be provided by three full movement driveways on Tommy's Road (one north of Tommys Road for access to the outparcel and two south of Tommys Road for access to the residential portion) as well as one full movement driveway on Deans Lane. According to NCDOT, no roadway improvements will be required for the proposed subdivision.

Interconnectivity has been identified along the eastern and southern property boundaries. 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. One stub street will provide future access to properties to the Southwest, and one stub street will provide future access to properties to the Southeast.

The applicant conducted a traffic assessment at the intersection of Highway 117/North William Street at Tommy’s Road and determined that a traffic signal is warranted regardless of future development and has committed to the installation of this signal should the project be approved by City Council. The applicant is currently working with NCDOT to determine the scoping of a TIA regarding the proposed development.

Phased Development: If approved, the proposed 140-lot residential subdivision will begin a 4-phase construction schedule to start in January 2027.

- Phase 1: Lots 1-39, 62-74, 129-140
- Phase 2-A: Lots 75-79, 104-128
- Phase 2-B: Lots 80-103
- Phase 2-C: Lots 40-61

Density will equal 140 units/56.76 acres = 2.47 dwelling units/per acre

Proposed Lot Dimensions and Setbacks:

	R-6CZ:	lots 44-50& 83-84	GB:
Min. lot size:	5,400 sq. ft.	16,000 sq. ft.	N/A
Min. lot width:	45 ft.	45ft.	N/A
Min. front setback:	15ft.	40ft.	20 ft.
Min. side setback:	5 ft.	16ft.	15 ft.
Min. side corner setback:	15 ft.	32ft.	N/A
Min. rear setback:	15 ft.	25ft.	25 ft.
Max. building height:	2 stories	2 stories	N/A

Open Space will be provided by active and inactive open space totaling 20 acres; approximately 35% of the gross site area. Open spaces will include playgrounds, mail kiosks, and walking trails, passive green space, and required buffer area spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

The applicant has proposed the following as CONDITIONS for the requested Residential-6

Conditional Zoning District approval:

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.

Additional CONDITIONS for the Residential-6/General Business Conditional Zoning District:

1. Applicant will complete a Traffic Impact Analysis, as scoped by NCDOT, and construct any required improvements subject to approval by NCDOT.
2. On-site stormwater control measures will be designed to capture and treat the 100-yr storm.
3. Developer shall install a signal at the intersection of Tommy's Road and North William Street, subject to approval by NCDOT.
4. Developer shall install a 30' landscape buffer yard adjacent to Dean's Lane.

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.

Collier Marsh, with Parker Poe, on behalf of the developer, presented a PowerPoint regarding the project (Exhibit A).

Mr. Woodard shared concerns about traffic, stormwater, and the pump station. Mr. Barwick asked if this request has been compared to the new Comprehensive Land Use Plan, currently in development. Mark Helmer, Planning Services Manager, stated that both the existing and the new Comprehensive Plan called for similar development in this area; the new plan follows property lines instead of drawing abstract circles.

Mr. Rose asked if Tommys Road may become more of a service road for the highway. Mr. Helmer stated that he could see it becoming a road for cross-city traffic to go around, much like New Hope Road.

Mr. Rose asked about the green area at the road frontage. Mr. Marsh stated that all the green on the plan is open space. Mr. Rose asked for confirmation that they would not be able to build in those areas. Mr. Marsh confirmed that was correct.

Mr. Rose expressed concern about the buffer between the development and the neighboring properties. He suggested that large evergreens be used to quickly and thoroughly block the subdivision from neighboring properties. Mr. Marsh stated that they would work with staff to create a better buffer that satisfies all parties.

Mr. Woodard asked if the pump station would be built above the flood plain. Robert Bartlett, with Bartlett Engineering, confirmed that the pump station would be above the 100- and 500-year floodplain. Mr. Helmer stated that all of the structures and improvements would be out of the 100-year floodplain.

Mr. Rose asked if they would be putting turning lanes in at the new stoplight. Mr. Marsh stated that a TIA would be done, and if turning lanes are required, they will be installed.

Mark Metzler, representing the neighboring property owners, shared concerns about how long it would take for the buffer to grow, how many homes the project would add, and that the developer had obtained commercial property further down the road. He shared concerns about the density, and how much traffic would be created, even with the addition of a traffic light. Mr. Metzler also reminded the group about the previous conditional zoning for a car lot. He asked everyone to think about the impacts of this project down the road.

Mr. Cox asked how long Mr. Metzler had lived in that area. Mr. Metzler stated he had lived there for 11 years, but has lived in Wayne County his whole life.

Ms. Figueroa shared concerns regarding the run-off and flooding. Mr. Rose asked if this would be a problem for the nearby blueline ditch. Kenny Talton, Assistant Planning Services Manager, stated that he would have to defer to the civil engineers and the City Engineering Department. Mr. Marsh reiterated that the pump station would be located entirely out of the flood plain. He stated there are also enhanced stormwater controls to reduce the flooding during storms.

Mr. Rose asked if the developers could do R-12 instead. Mr. Marsh stated that they had looked at the cost of infrastructure improvements, etc., and how many units would be needed to have the project be viable. Mr. Helmer stated that this is already a low-density proposed project; the project has reduced lot sizes and clustered properties in order to stay out of the environmentally sensitive areas.

Chris Cox, also on behalf of the neighboring property owners, discussed the original 2011 conditional rezoning for commercial property, including the large buffer and the conditional business use. He stated that the neighbors were aware this area would be a commercial node as a new entrance into Goldsboro. He continued, stating that the neighbors were not against development, but were not in favor of any residential development less than the existing R-16 zoning.

Mr. Rose asked if the developer would be willing to go down to a lower density. Mr. Marsh stated that they understood the concerns, but the developers cannot go any lower, or the project would not be viable.

Ms. Edwards made a motion to table the item to the next meeting on April 27, 2026. The motion was seconded by Mr. Rose and unanimously carried.

Mr. Rose asked the developers to try and work with the neighbors and Planning staff to bring something back to the next meeting that would be more agreeable to all.

There being no further business, Mr. Rose asked for a motion to adjourn the meeting. Ms. Edwards made the motion, and it was seconded by Mr. Waters. The motion was unanimously carried, and the meeting adjourned at 7:24 p.m.


William Rose
Chair


Holly Jones
Planning Executive Assistant

1

Tucker Trace

296 Tommy's Road

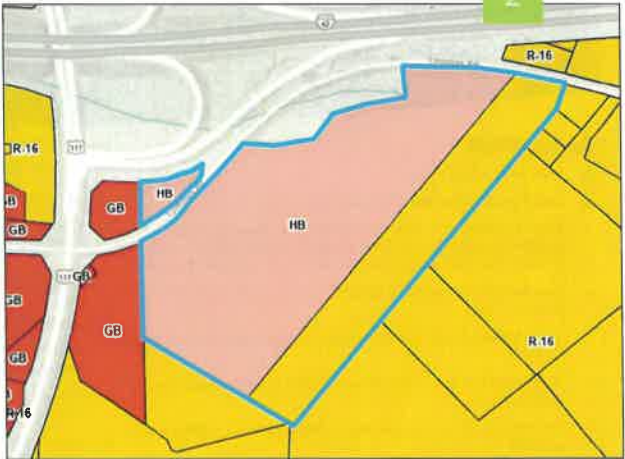
Rezoning Case CZ-01-26

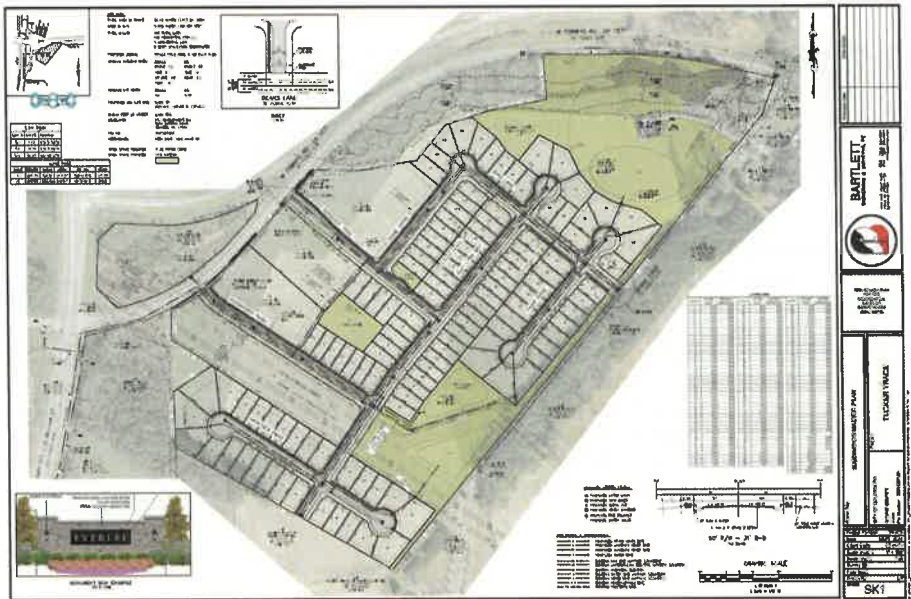
CITY OF GOLDSBORO

2

Site Details

► Acres







Zoning Conditions

R-6 Conditions

1. Max 2 story height
2. Windows must have shutters or window trim
3. Front facades of homes must have two of the following: Horizontal siding, Board & Batten siding, Shake siding, Stone accent, Brick accent, Balcony, Columns, Covered porch entry
4. Exposed slab foundations greater than 12 inches shall have a masonry finish
5. Cantilevered projections shall have cosmetic brackets or shelf supports
6. Street facing windows must have 4" trim or decorative sills and pediments
7. Windows must have a common muntin pattern in half of each window
8. All homes must have either a 1- car or 2-car garage
9. Garage doors must have windows or decorative hardware

10. All homes must have a covered front porch
11. All homes must have a minimum 6-foot deep outdoor patio
12. All homes must have minimum 12-inch eaves on two sides
13. Corner lot homes must have at least one window facing the public ROW
14. No home can have same exterior siding and trim color combination as a house directly adjacent or across from it

R-6 and GB Conditions

1. TIA must be performed and resulting improvements must be constructed
2. Stormwater control measures shall be designed to treat the 100-yr storm
3. Install a signal at the intersection of Tommy's Road and North William Street
4. 30' landscape buffer yard adjacent to Dean's Lane

Staff Recommendation

STAFF RECOMMENDATION:

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.