

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
APRIL 27, 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 April 27, 2026.

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

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

Absent: Mr. Duke Cox

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

Adoption of the Agenda

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

Approval of Minutes

Ms. Figueroa made a motion to approve the minutes of the Regular Meeting of March 30, 2026. The motion was seconded by Mr. Woodard and unanimously carried.

Board of Adjustment

BOA-03-26 Salvador Garcia Toledo; Variance Request- Section 5.2 General Setback, Height and Area Standards and Section 5.3 Conventional Dimensional Tables and Standards of Goldsboro Unified Development Ordinance. Mark Helmer, Planning Services Manager, presented the case, after being properly sworn in.

The property is located on the West side of Poplar Street between East Elm Street and East End Circle and is addressed as 607 Poplar Street, Goldsboro, North Carolina 27530. 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 3509-22-4259. The property has a total frontage of approximately 48 ft. along Poplar Street and a total area of approximately 2,160 sq. ft. or 0.050 acres.

The applicant is requesting a variance of Section 5.2 General Setback, Height and Area Standards and Section 5.3 Conventional District Dimensional Tables and Standards of Goldsboro's Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the minimum lot area and setback requirements of the R-6 Zoning District.

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 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.

The owners of the property are identified as Silvia Lorena Salazar Vazquez and Guadalupe Salvador Garcia Toledo.

The subject property is located at 607 Poplar Street, 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.

The property is currently vacant.

The established front yard is designated along Poplar Street.

The applicant proposes constructing a single-family dwelling 20 ft. x 29.67 ft. (approximately 593.4 sq. ft.) upon the subject property.

The lot is an existing non-conforming lot within a residential zoning district.

The applicant proposes the following setbacks for the proposed single-family dwelling in accordance with survey submitted by B.R. Kornegay, Inc. to the City of Goldsboro’s Planning Department on 3/25/26.

Front: 12.5 ft.
Side: 9.16 ft.
Rear: 2.5 ft.

In accordance with Section 5.6.6 Nonconforming lots of the Goldsboro Unified Development Code, in any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record as of January 18, 1960, or on the date of amendment of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements shall be obtained only through the Board of Adjustment. No permit or variance shall be issued under the provisions of this subsection until the Planning Director has certified that the lot has been in single and separate ownership and not of continuous frontage with other lots in the same ownership since January 18, 1960, or the date of any subsequent amendment which rendered the lot nonconforming.

As of April 17, 2026, the planning services manager has certified that the lot has been in single and separate ownership and not of continuous frontage with other lots in the same ownership since January 18, 1960, or the date of any subsequent amendment which rendered the lot nonconforming.

The lot is in an R-6 (Residential) zoning district. According to the City of Goldsboro’s Unified Development Ordinance (Section 5.3 Conventional District Dimensional Tables and Standards), the minimum setbacks and width of a parcel 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.

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. Without a variance, the lot cannot be developed for residential use.

(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. In accordance with Section 5.6.6 of Goldsboro's Unified Development Code, the lot existed prior to January 18, 1960. In addition, the lot was in separate ownership and not of continuous frontage with other lots in the same ownership. Lastly, the planning services manager has certified that the lot has been in single and separate ownership and not of continuous frontage with other lots in the same ownership since January 18, 1960, or the date of any subsequent amendment which rendered the lot nonconforming.

(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. No one spoke and the public hearing was closed.

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

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

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

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

Ms. Figueroa made a motion to approve finding 4. The motion was seconded by Ms. Edwards and unanimously carried.

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 Mark Helmer, 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.

At their March 30, 2026 meeting, the Goldsboro Planning Commission tabled the item until the April 27, 2026 meeting.

After Mr. Helmer reviewed the item, Mark Metzler provided an update that no meetings had occurred between the developers and adjoining property owners. Mr. Helmer stated that no revision to the plans had been submitted. Mr. Metzler stated that he had hoped the developers would come forth with some concessions for the adjoining property owners.

Mr. Helmer reminded the Commission that they only have 30 days to review these cases, so they would not be allowed to continue the item to another meeting. Mr. Waters asked if the item would go to the City Council regardless of the recommendation of the Commission, or even if no recommendation was made. Mr. Helmer confirmed that was correct.

Ms. Figueroa made a motion to recommend denial of the conditional rezoning request. The motion was seconded by Ms. Edwards and unanimously carried.

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 Ms. Figueroa. The motion was unanimously carried, and the meeting adjourned at 6:25 p.m.


William Rose
Chair


Holly Jones
Planning Executive Assistant