

**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).

- i. 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.

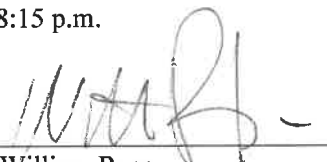
Ms. Edwards stated that this may solve one problem, but could cause others.

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