

**MINUTES OF THE REGULAR MEETING OF THE
GOLDSBORO HISTORIC DISTRICT COMMISSION
JANUARY 6, 2026**

The Goldsboro Historic District Commission of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 5:30 p.m. on January 6, 2026.

Present: Mr. Fritz Knack, Presiding
Mr. John Peacock, Vice Chair
Mr. Richard Best
Ms. Nancy Delia
Mr. David Archibald
Ms. Manning Musgrave

Ms. Rebekah Dunn (ALT)

Also Present: Paul Saylor, Planner I/Preservation Planner
Holly Jones, Planning Executive Assistant

Absent: Mr. Derek Roche (ALT)
Ms. Judith McMillen

Mr. Knack began the meeting at 5:30 p.m.

Swearing in of New Member

Holly Jones, Planning Executive Assistant, swore in Rebekah Dunn, who was appointed to the Historic District Commission by City Council on January 5, 2026.

Voting for 2026 Chair and Vice Chair

Mr. Peacock recommended Mr. Knack to stay the Commission Chair. The recommendation was seconded by Mr. Archibald and unanimously carried.

Mr. Knack recommended Mr. Peacock to stay the Commission Vice-Chair. The recommendation was seconded by Ms. Musgrave and unanimously carried

Approval of Minutes

Mr. Archibald made a motion to approve the minutes of the Regular Meeting of December 2, 2025. The motion was seconded by Ms. Delia and unanimously carried.

New Business

CA-01-26 – 133 N. John Street: The applicant is requesting a Certificate of Appropriateness for a permit required to install a wall-mounted commercial sign on the John Street façade of the building measuring 2.5 feet x 6 feet. The sign will read “The Holistic Co.” The building is currently Zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Historic Preservation Overlay District. The property considered for approval is located on the southwest corner of N. John and E. Mulberry Streets and is further identified as NCPIN 2599-76-9847.

The item was presented by Paul Saylor, Planner I/Preservation Planner after being properly sworn in.

Mr. Knack opened the public hearing. No one spoke and the public hearing was closed.

Mr. Best made a motion to approve the request. The motion was seconded by Ms. Delia. Mr. Knack, Mr. Peacock, Mr. Best, Ms. Delia, Ms. Musgrave, and Ms. Dunn voted in favor of the motion. Mr. Archibald voted against the motion. The motion passed 6 to 1.

Updates

Wayne County Museum: Paul Saylor, Planner I/Preservation Planner, stated that he had set up a meeting with David Weil to discuss the replacement of the Museum door, and has offered to assist in finding a source to get an appropriate replacement. Mr. Peacock thanked Mr. Saylor for going beyond his duties to assist the museum.

St. Paul Church: Paul Saylor, Planner I/Preservation Planner, stated he had been in contact with Mike Richtor. He stated that the church has contracted with Benton Engineering to get a second opinion about the integrity of the church towers, and if they can be saved.

Mr. Knack asked if the item would be tabled indefinitely, until an answer is received on the second opinion. Ms. Delia expressed concern about the surrounding area in an extreme wind situation. Mr. Saylor stated that the Terminal Hotel was in much the same state, and he would address the concern with the Inspections Department. The item is tabled until the results of the second opinion are received.

Designated Landmarks: Paul Saylor, Planner I/Preservation Planner, stated that the city does not have any local landmarks. SHIPO asks annually if any buildings are working toward becoming landmarks.

Mr. Saylor asked SHIPO what the benefit of becoming a landmark would be. SHIPO responded that designated landmarks, inside or outside the historic district, would be eligible for up to a 50% tax deferment.

Mr. Saylor asked the commission to consider a subcommittee, and perhaps make a list of buildings they recommended to be considered as landmarks.

Mr. Best asked how old a building must be to be considered a landmark. Mr. Saylor stated a building must be at least 50 years old. Ms. Delia asked what other criteria there are to be considered a landmark. Mr. Saylor stated that the criteria is listed on the State website and in the binders provided to the commission members.

Mr. Peacock asked if the landmarks not in the historic district would be required to follow the standards of the historic district. Mr. Saylor confirmed that was correct.

Updated standards: Paul Saylor, Planner I/Preservation Planner, stated that Ms. Choice has assured him that she will finish reviewing the updated Design Standards by the end of the month.

Training: Mr. Peacock requested a crash course update on the COA requirements and process, as well as the significance of the Commission and its benefit to the community. Paul Saylor, Planner I/Preservation Planner, stated that he has spoken with April Choice, Development Services Director, and she is fully onboard with scheduling training for Commission members. Mr. Saylor stated that he was making plans to have training sessions at future meetings, even if there were no cases to be heard.

The Commission was also asked to support Celebrate Rail in April; more details will be provided at a later date.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Ms. Musgrave made the motion, and it was seconded by Mr. Best. The motion was unanimously carried, and the meeting was adjourned at 6:09 p.m.



Fritz Knack
Chair



Holly Jones
Planning Executive Assistant