MINUTES OF THE REGULAR MEETING OF THE GOLDSBORO HISTORIC DISTRICT COMMISSION APRIL 7, 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 April 7, 2026.

Present:	Mr. Fritz Knack, Chair, Presiding Mr. John Peacock, Vice Chair Ms. Nancy Delia Mr. David Archibald Ms. Manning Musgrave Ms. Rebekah Dunn (ALT) Mr. Derek Roche (ALT)
Also Present:	Paul Saylors, Planner I/Preservation Planner Holly Jones, Planning Executive Assistant
Absent:	Ms. Judith McMillen

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

Approval of Minutes

Mr. Peacock made a motion to approve the minutes of the Regular Meeting of March 10, 2026. The motion was seconded by Mr. Archibald and unanimously carried.

New Business

CA-10-26 – 801 Park Avenue: The applicant is requesting an after-the-fact Certificate of Appropriateness to approve the installation of the six (6) foot privacy fence of wood slats installed in the gaps around the property. The item was presented by Paul Saylors, Planner I/Preservation Planner after being properly sworn in.

The property had some gaps between masonry walls that needed to be filled to prevent people from trespassing across the yard risking injury to their property.

The gaps in total were approximately 100 feet of fencing in three separate portions of the property: the northern lot line (± 20ft.), a gate at the southwest rear corner of the house (± 20ft.), and the southeast corner of the house to the east property line (± 45ft., ± 15ft.) The applicant plans to stain the fence to match existing trim work on the house.

Staff recognize the fact that the applicant needed to close off the openings in their backyard due to multiple people trespassing onto their property risking injury. The applicant informed City Staff that adolescents have kicked in their back door and entered their home.

Commission Staff recommends that the after-the-fact application should be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current "Design Guidelines for Downtown Goldsboro" however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

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

Mr. Peacock thanked the applicant for investing in Goldsboro, in the neighborhood, and in the home.

Ms. Musgrave made a motion to approve the request and issue the Certificate of Appropriateness. The motion was seconded by Ms. Delia and unanimously carried.

Other Business

Mr. Peacock asked that a mailer be sent out to all the property owners in the Historic District, to make them aware of the requirements and regulations to do any work on their homes or properties. Mr. Saylors stated that the funds were not available in this years budget, but it would be budgeted for next fiscal year so that something could be sent out; something should be able to be sent out in July or August. Ms. Musgrave and Mr. Peacock agreed and requested that something should at least be sent to the Board of Realtors, so they can disseminate the information to all their realtors, and the restrictions of the district could be disclosed to buyers. Mr. Saylors stated that the City will do the best they can to inform residents. Mr. Peacock also mentioned sending something to the Wayne County Bar Association.

Mr. Peacock made a motion to request that staff inform the Wayne County Board of Realtors and the Wayne County Bar Association, either by mail or email, of the importance of informing buyers that their home is in the historic district, and the regulations that it entails. The motion was seconded by Mr. Archibald and unanimously carried.

Mr. Saylors asked members to get the word out and ask for applications to fill the vacancy left by Rick Best. He also reminded everyone to RSVP for the upcoming Boards and Commission Luncheon.

There being no further business, Mr. Knack asked for a motion to adjourn the meeting. Ms. Delia made the motion, and it was seconded by Ms. Musgrave. The motion was unanimously carried, and the meeting was adjourned at 5:54 p.m.

Fritz Knack
Chair

Holly Jones
Planning Executive Assistant