

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
MAY 5, 2025

1. Call to Order – 5:30 P.M. -- Council Chambers – 214 North Center Street

Mayor Pro Tem Jones called the meeting to order at 5:30 PM.

1.1 Invocation (Father David Wyly, Police Chaplain)

Father David Wyly, Police Chaplain provided the invocation. The Pledge of Allegiance followed.

2. Roll Call

Present: Mayor Pro Tem Hiawatha Jones
Councilman Chris Boyette
Councilwoman Jamie Taylor
Councilwoman Brandi Matthews
Councilwoman Beverly Weeks

Absent: Mayor Charles Gaylor, IV
Councilman Roderick White

Also Present: Matthew Livingston, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

3. Adoption of the Agenda

Councilwoman Weeks made a motion to adopt the agenda as presented. The motion was seconded by Councilman Boyette and unanimously approved. Council adopted the agenda.

4. Recognitions and Presentations

4.1 Mental Health Month Proclamation

Mrs. Emily Peacock shared that May is Mental Health Month and gave a poster to the Clerk for display.

Read by Mayor Pro Tem Jones: The Goldsboro City Council proclaims May 2025 as MENTAL HEALTH MONTH in Goldsboro, North Carolina, and calls upon our citizens, government agencies, public and private institutions, businesses, and schools, to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

4.2 NC Main Street Award Winners Recognition

City Manager Livingston introduced Erin Fonseca, Downtown Development Director. Mrs. Fonseca shared comments and videos regarding the 2024 NC Main Street award winners: Ally's Garden, Best Public-Private Partnership Award and Ms. January Hammond, 2024 Main Street Award Champion.

4.3 Administering the Oath of Office to Deputy City Clerk, Sakeithia Reece

Laura Getz, City Clerk, administered the oath of office to Sakeithia Reece, Deputy City Clerk.

5. Public Hearings

5.1 CZ-01-25 Heritage Downs (Residential-12/Residential-9 to Residential-6 Conditional Zoning) – Located on the Southeast side of South Harding Drive

between Hwy. 70 East and West New Hope Road (Public Hearing was continued until the June 2, 2025 Council Meeting)

The item was presented by Mark Helmer, Planning Director.

Mr. Helmer shared that the applicant has requested the public hearing be continued to the June 2nd Council Meeting.

ADDRESS: TBD
PARCEL: 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367
OWNER: Goldsboro Family YMCA, Inc.
APPLICANT: Starlight Homes c/o Bob Mishler

The applicant requests a rezone classification from the Residential-12/Residential-9 Zoning District to the Residential-6 Conditional Zoning District to develop a new single-family detached neighborhood consisting of a maximum of 145 residential lots within the corporate limits of Goldsboro. The Residential-6 Zoning District was established to accommodate both single and multi-family residential uses and 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 properties considered for rezoning are approximately 43.24 acres in size.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R12 & R16	Vacant
South	R12 & R16	vacant
East	R16	Single-Family Dwellings
West	R9	Multi-Family Dwellings

LAND-USE PLAN:

The property is identified as within the Medium-Density land use category. Medium and High-Density residential land uses have been provided in 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. The applicant is requesting a change of zone for the subject property from Residential-12 and Residential-9 Zoning Districts to Residential-6 Conditional Zoning District to construct a residential subdivision consisting of 143 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.

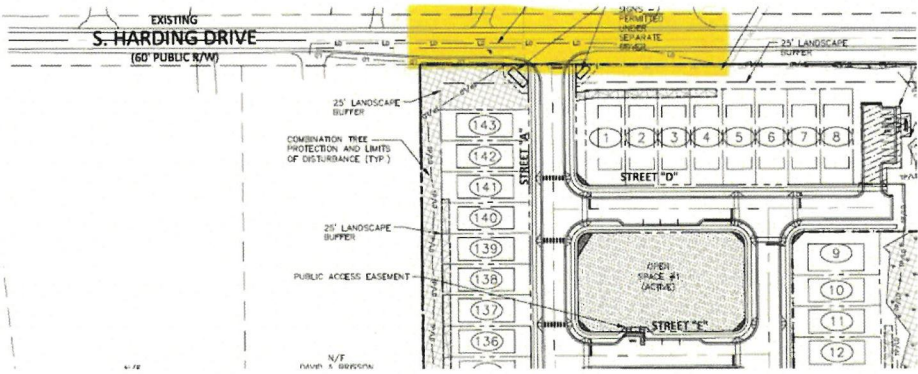
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 Conditional Zoning District except those superseded by specific conditions, the approved concept plan, and any additional approved rules, 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.

EXISTING LAND USE:

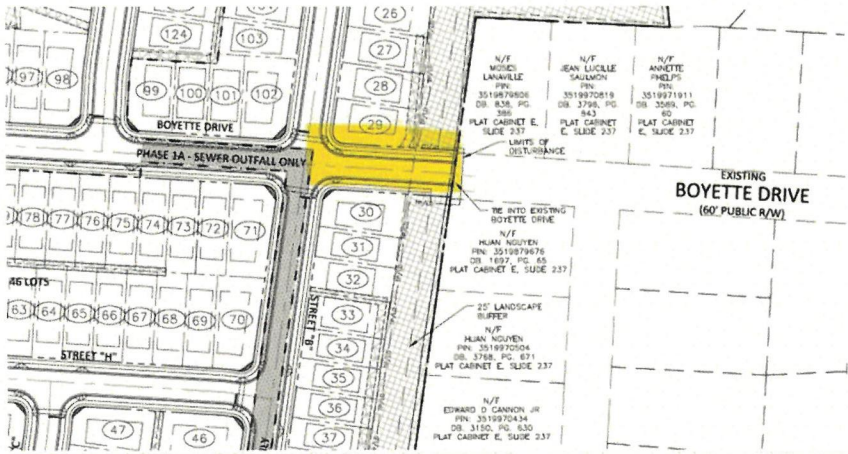
The majority of the site is vacant and formerly used for local YMCA outside recreational activities. Existing streams track near the eastern, southern, and western property boundaries and the floodplain extends into the site along the western boundary of the site. A 50 ft. Neuse River Basin riparian buffer is located on the eastern and southern boundaries, along the reformed stream.

SITE ACCESS:

Access to the site will be directly from two City-maintained streets, Harding Dr. and Boyette Dr.

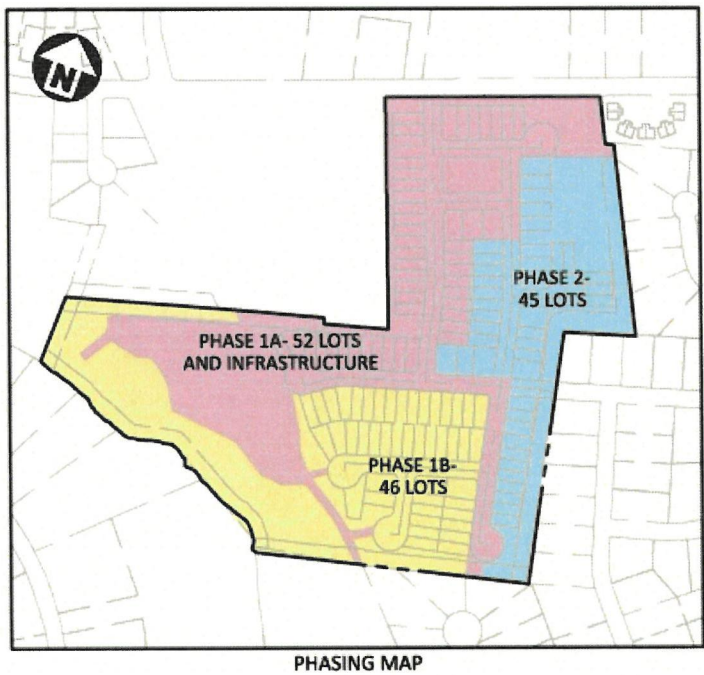


The project will tie into this existing Boyette Drive stub street.



PHASING PLAN:

The proposed 143-lot subdivision will be constructed as a 3-phase infill residential development project which will be surrounded by a mix of existing residential housing types, including multifamily and single-family development. Adjacent office and institutional uses include a church and a preschool/daycare center directly west of the site.



DENSITY:

143 units/38.88 acres = 3.67 dwelling units per acre

- Min. lot size: 3,900 sq. ft.
- Min. lot width: 39 ft.
- Min. front setback: 20 ft.
- Min. side setback: 5 ft.

Min. side corner setback: 16 ft.
 Min. rear setback: 20 ft.
 Max. building height: 3 stories

REQUIRED OPEN SPACE:

The proposed development will provide 11.51 acres of open space (26% of the gross site area). Open spaces will include both active (walking trails, playgrounds, outdoor grills, seating, and shade sails/structures) and passive (wooded areas, streams, wetlands) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

Required	7.74.ac
Proposed Passive	10.74 ac
Proposed Active	0.78 ac
Total	11.51 ac

PARKING:

On-site parking spaces per unit	286 spaces
2 x 143 units	
Off-site kiosk spaces	7
On-street parallel spaces	8
Total	301

EXISTING UTILITIES:

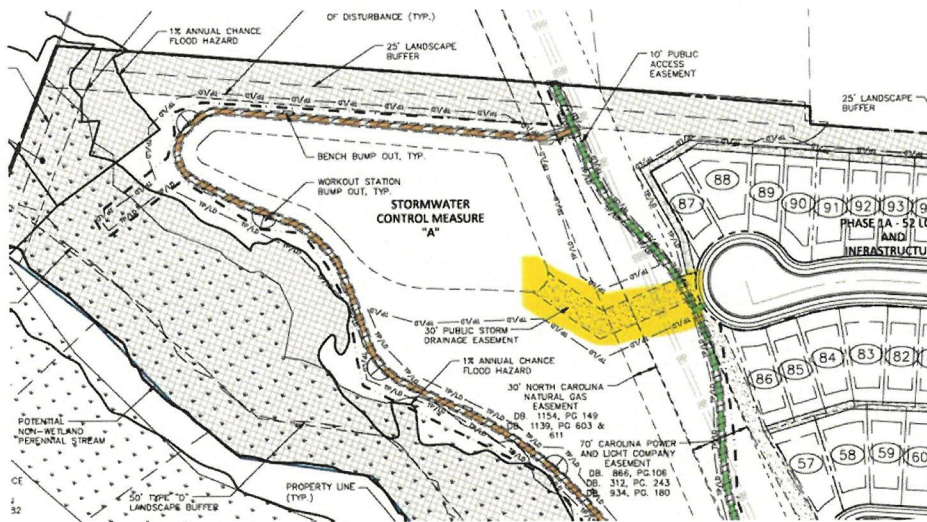
City water and sewer are available to serve the site off South Harding Drive.

ENVIRONMENTAL CONDITIONS:

A portion of the project includes special flood hazard areas, protected blue line streams with riparian buffers and delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowners' association. The blue line stream crossing will meet the City of Goldsboro Standards and be permitted by the Department of Environmental Quality.

STORM WATER INFRASTRUCTURE:

Surface or underground storm drainage facilities are proposed for all streets, driveways, and parking/loading areas. A proposed storm water pond is required and has been identified for the site. It will be accessed by a 30 ft. wide utility easement granted to the City of Goldsboro for inspection purposes by Engineering staff.



PROPOSED PUBLIC INFRASTRUCTURE:

Roadways	4,769.3 linear feet
Water Mains	4,728.79 linear feet
Sewer Mains	4,600.63 linear feet
Sidewalks	9,722.5 linear feet
Private Trails	2,632 linear feet

STREETS:

The developer will be responsible for the construction of a 31-foot back-to-back driving surface with a 60' dedicated public right-of-way constructed to City standards.

SIDEWALKS:

5-foot-wide handicap-accessible sidewalks will be provided on both sides of the streets connecting residential dwellings to other destinations such as trails, greenways, playgrounds, mail kiosks, and other site amenities.

STREET SIGNS AND LIGHTING:

Street signs and lighting will be provided for the subdivision in accordance with City standards.

UTILITIES:

All utilities will be required to be installed underground.

INTERCONNECTIVITY:

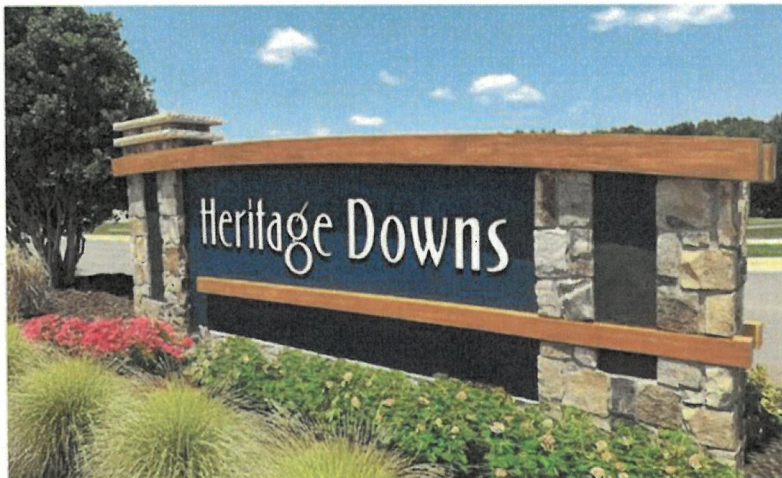
Interconnectivity has been identified for the site along the eastern property boundary at Boyette Dr.

MAIL KIOSK WITH PARKING:

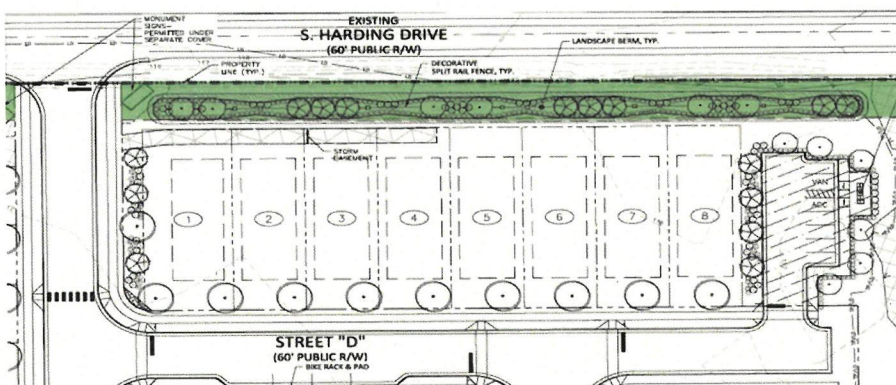
All residents will have access to a mail kiosk and seven (7) parking spaces to include two (2) handicap/van accessible spaces.

SUBDIVISION SIGNS:

Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.

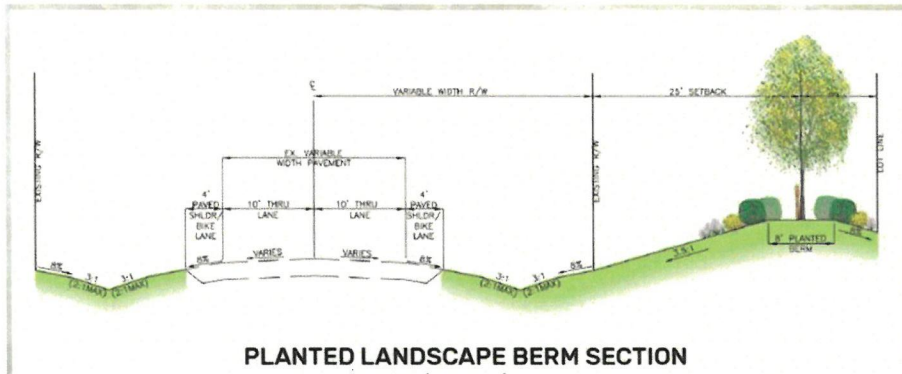
**LANDSCAPE PLAN:**

The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 25 ft. wide landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.



In addition, the applicant is proposing an earthen berm to be installed along the frontage of the subdivision adjacent to South Harding Drive. The berm will be approximately 450 ft. in length

and will include large trees, small trees, a variety of shrubs, and a split-rail fence.



ARCHITECTURAL STANDARDS:

Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code.



PRELIMINARY SUBDIVISION REVIEW AND APPROVAL:

If the rezoning is approved, the applicant will be required to make an application for preliminary subdivision. The technical review committee will review the plan for compliance with all City of Goldsboro Development standards and Condition of the zoning district. Planning staff will then issue preliminary subdivision approval. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

CONDITIONS OF THE PROPOSED R-6 CONDITIONAL ZONING DISTRICT:

The following are agreed-upon deviations from the minimum development standards of the City of Goldsboro Unified Development Ordinance. If the rezoning is approved by City Council, these deviations will become conditions of this R-6 Conditional Zoning District.

1. Side Building Setback: Proposed reduction from 8 ft. to 5 ft.
2. Rear Building Setback: Proposed reduction from 25 ft. to 20 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 3,900 sq. ft.
4. Minimum lot width: Proposed reduction from 60 ft. to 39 ft.
5. Sidewalks will be provided on both sides of all proposed streets
6. Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
7. Two decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
8. Active open space in the form of a landscaped neighborhood park with playground equipment
9. Active open space with improved walking trails, UDO does not require walking trails

The following architectural standards shall become conditions of the proposed R-6 Conditional Zoning District:

10. Shutters or window trim shall be provided on the front façade on all homes

11. The front facades of all homes will feature a minimum of two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding, Shake siding, Stone accent Brick accent or Balcony.
12. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applied to front and side elevations with right of way frontage.
13. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
14. All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
15. All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
16. All dwelling units shall have either a 2-car garage or a 1-car garage.
17. Garage doors shall have windows or decorative hardware.
18. A covered front porch is required for all dwelling units.
19. A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
20. All homes shall have a minimum 12-inch eaves on two sides.
21. All corner lot units shall have a minimum of one window, facing the public right-of-way.
22. 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.

The City Council may modify proposed conditions and add additional conditions if the requested conditions are deemed necessary to protect the public health, welfare and safety of the public. All other conditions placed upon the zoning district must be agreed upon by the applicant. 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.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at its March 31, 2025 meeting, unanimously voted to recommend approval of CZ-01-25 with the following stated conditions of approval.

REQUIRED ACTION:

City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the attached approval ordinance and consistency statement, approve with additional conditions, continue to a later date, or deny the request in accordance with the following inconsistency statement.

Councilwoman Weeks made a motion to continue the public hearing to the June 2, 2025 Council Meeting. The motion was seconded by Councilman Boyette. Councilman Boyette, Councilwoman Taylor, Councilwoman Matthews and Councilwoman Weeks voted for the motion. Mayor Pro Tem Jones did not vote, however, pursuant to NCGS 160A-75, her vote would be considered an affirmative vote. The motion passed 5:0.

**5.2 GZ-01-25 Mark Huonder (Office and Institutional-1 to General Business) –
Corner of North Berkeley Blvd. and Ridgcrest Drive (*Public Hearing Held and
Ordinance Adopted.*)**

The item was presented by Mark Helmer, Planning Director.

ADDRESS: 706 N. Berkeley Blvd.

PARCEL: 3519-53-9599

PROPERTY OWNER: Riddle and Smith Holdings, LLC

APPLICANT: Mark Huonder

The applicant is requesting a rezoning from the Office and Institutional (O & I-1) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by 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: Approx. 18,730.80 sq. ft. or 0.43 acres

SURROUNDING ZONING:

North: Shopping Center (SC), Highway Business (HB)

South: Residential (R-16)/General Business (GB)

East: General Business (GB)/Residential (R-16)

West: General Business (GB)

Existing Use: The property is currently occupied and used as a law office.

Land Use Plan: The City's Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off of proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation. This is a rezoning proposal for approximately 0.43 acres to be rezoned from the Office and Institutional (O & I -1) Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of Discount Tire and directly across the street from Berkeley Mall and Panera Bread along Berkeley Boulevard. An existing residential subdivision is located south of the subject property.

TRC REVIEW:

Staff have 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 available to serve the site. The property is not located in the City's Special Flood Hazard Area. Staff is recommending approval of the rezoning request. 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 and accompanying Land Use Map. 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.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at its March 31, 2025 meeting, unanimously voted to recommend approval of RZ-01-25.

REQUIRED ACTION:

City Council is requested to review the petition, conduct a public hearing, and make a decision to approve the attached approval ordinance and consistency statement, continue to a later date, or deny the request in accordance with the following inconsistency statement.

The applicant, Mark Hounder, was in attendance for questions.

Mayor Pro Tem Jones opened the public hearing. No one spoke, and the public hearing was closed.

Councilwoman Weeks made a motion to approve and adopt the ordinance with the inclusion of the consistency statement. The motion was seconded by Councilman Boyette. Councilman Boyette, Councilwoman Taylor, Councilwoman Matthews and Councilwoman Weeks voted for the motion. Mayor Pro Tem Jones did not vote, however, pursuant to NCGS 160A-75, her vote would be considered an affirmative vote. The motion passed 5:0.

ORDINANCE NO. 2025-13 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

6. Public Comment Period

1. Natalia Newkirk shared comments regarding mental health, community resources and criminal justice. (Full comments are available on YouTube at 33:20.)
2. Phyllis Merritt James shared comments regarding DEI. (Full comments are available on YouTube at 33:50.)
3. William Michael Thomas shared comments regarding skateboarding and issues with the skate park at Stoney Creek. (Full comments are available on YouTube at 3:29.)

7. Consent Agenda

Approved as Recommended. City Manager Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Council member so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilman Boyette moved the items on the Consent Agenda, Items 7.1 -7.3 be approved as presented. The motion was seconded by Councilwoman Taylor and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

7.1 Authorization of sale of jointly owned property for 113 N Kornegay St. (Adam Gonzalez)

The item was submitted by Catherine Gwynn, Finance Director.

Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property. The County conducted the sale under the upset bid process (NCGS §160A-269), and the final upset bid was approved at the March 3, 2025 meeting.

Buyer: Adam Gonzalez
Sales Price: \$1,635.00

113 N Kornegay St
Tax Value: \$3,270.00 Pin #: 3509059538

It was recommended that Council adopt the following entitled resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership for 113 N. Kornegay Street to Adam Gonzalez. *Consent Agenda Approval. Boyette/Taylor (5 Ayes)*

RESOLUTION 2025-42 "RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269"

7.2 Authorization of sale of jointly owned property for 426 Piedmont Airline Rd (Christopher Michael Jones)

The item was submitted by Catherine Gwynn, Finance Director.

Wayne County has requested concurrence by the City Council for jointly owned city/county-owned property. The County conducted the sale under the upset bid process (NCGS §160A-269), and the final upset bid was approved at the March 18, 2025 meeting.

Buyer: Christopher Michael Jones
Sales Price: \$10,311.00

426 Piedmont Airline Rd.

Tax Value: \$28,000.00 Pin #: 3518643021

It was recommended that Council adopt the following entitled resolution declaring the property surplus and authorizing City officials to execute instruments necessary to transfer ownership for 426 Piedmont Airline Rd. to Christopher Michael Jones. *Consent Agenda Approval.*
Boyette/Taylor (5 Ayes)

RESOLUTION 2025-43 "RESOLUTION AUTHORIZING SALE OF SURPLUS REAL PROPERTY UNDER NCGS § 160A-269"

7.3 Approval of the April 7, 2025 and April 21, 2025 Goldsboro City Council Regular Meeting Minutes

The draft minutes of the Regular Meeting of April 7, 2025 and the minutes of the Regular Meeting of April 21, 2025 were presented for approval. *Consent Agenda Approval.*
Boyette/Taylor (5 Ayes)

8. Old Business

Old Business was not discussed at this meeting.

9. New Business

9.1 Manager's Recommended Budget FY25-26 presented to Council as per N.C. G.S. 159-12

City Manager Livingston shared comments regarding the budget presentation and introduced Catherine Gwynn, Finance Director.

Mrs. Gwynn presented the FY25-26 Manager's Recommended Budget which is included in the agenda packet. The full budget presentation will be presented at the next Council meeting.

9.2 New Hope Village Drive Speed Limit Request

The item was submitted and presented by Jonathan Perry, Engineering Services Manager.

The City of Goldsboro assumed maintenance of sections of streets within New Hope Village Townhomes in February 2014, as shown on the attached Plat Cabinet O, Slide H. The Homeowners Association for New Hope Village Townhomes submitted the attached document dated April 23, 2025, requesting a reduction of the standard 25 mph speed limit to a 15 mph speed limit.

It was recommended that the City Council review this speed limit request. Any further actions/recommendations will be approved at a future Council meeting.

Mr. Perry shared he is awaiting a petition from the New Hope Village homeowners (70% of the homeowners) to change the speed limit. There is not currently a 15-mph ordinance.

Councilwoman Matthews shared that we should approve what the residents are asking for until we get a policy in place.

Mr. Perry shared he is working on a traffic-calming policy to be presented at a later meeting.

Councilman Boyette shared comments regarding moving forward with guidelines for speed limits below 25 mph.

Councilwoman Matthews made a motion to approve the speed limit request.

City Manager Livingston shared we would have to bring an ordinance back to Council to lower the speed limit and put signs up in the neighborhood.

Councilwoman Matthews amended her motion to approve the speed limit request and authorize staff to draft an ordinance to bring back to Council approval. The motion was seconded by Councilman Boyette and unanimously approved.

10. City Manager's Report

City Manager Livingston shared comments and thanked city staff for their work at the Jams over Wayne and Wings over Wayne Airshow events.

11. Mayor and Councilmembers' Comments

Councilman Boyette thanked city employees and staff and a special thank you to the city staff that participated in the air show. He also shared comments regarding the North Carolina League of Municipalities CityVision Conference held last week and that he was presented with a Municipal Excellence Award.

Councilwoman Taylor invited the residents of Lincoln Homes and Walnut Street School Apartments to attend a Neighborhood Connections Meeting at the Jobs Plus site at 1009 Slaughter Street. The meetings will be held on the second Monday of each month at 11:00 a.m. at the Jobs Plus site. For more information, contact Councilwoman Taylor at 919-273-1908 or Crystal Davis with the Goldsboro Housing Authority at 919-735-4747.

Councilwoman Matthews had no comments.

Councilwoman Weeks honored Councilwoman Taylor for her work with blight and also the work that Code Enforcement has done. She congratulated Councilman Boyette on his award and thanked everyone for their work with the Airshow. She also thanked Faith Church for inviting her to the National Day of Prayer Service.

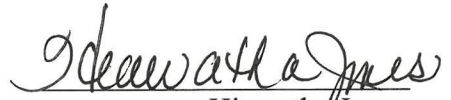
Mayor Pro Tem Jones thanked everyone for coming out and shared that she was proud of Councilman Boyette and her fellow Council members.

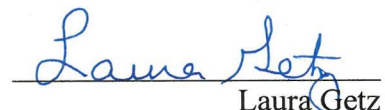
12. Adjournment

Councilwoman Weeks made a motion to adjourn the meeting. The motion was seconded by Councilwoman Taylor and unanimously approved.

There being no further business, Mayor Pro Tem Jones adjourned the meeting at 6:32 p.m.




Hiawatha Jones
Mayor Pro Tem


Laura Getz
City Clerk