

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 29, 2025**



(Please turn off, or silence, all cellphones upon entering the meeting.)

- 1. Call to Order**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Approval of Meeting Minutes**
 - 4.1 Approval of Meeting Minutes for August 11, 2025
- 5. Board of Adjustment Items for Public Hearing (All witnesses must be sworn in)**

(There are no Board of Adjustment items to be heard)
- 6. Planning Commission Items**
 - 6.1 Naming a New Street within the City of Goldsboro
 - 6.2 CZ-6-25 - Borden Mills
 - 6.3 CZ-3-25 - Eagles Reach
 - 6.4 CZ-4-25 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
 - 6.5 CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING (Residential-6 to Residential-6 Conditional Zoning District) – Located on the north side of Wilmington Ave. between Sycamore and Isler Streets
- 7. 2026 Meeting Schedule**
 - 7.1 2026 Meeting Schedule
- 8. Member Term Expiration**
 - 8.1 Member Term Expiration
- 9. Adjournment**

The City of Goldsboro will make reasonable accommodations for access to City services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 580-4330 by noon on the Thursday prior to the meeting to make arrangements.

MINUTES OF THE MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
AUGUST 11, 2025

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 August 11, 2025.

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

Also Present: April Choice, Development Services Director
Mark Helmer, Planning Services Manager
Kenny Talton, Assistant Planning Services Manager
Ron Lawrence, City Attorney
Holly Jones, Planning Executive Assistant
Gaston Lopez, Code Enforcement Administrator
Nicole Perry, Code Enforcement Officer

Richard Farfour, ABC Enforcement Agent
Sergeant Michael Sweet, ABC Permit Coordinator for the Goldsboro Police Department
Officer Brad Gooding, Goldsboro Police Department
Officer Michael Moncada, Goldsboro Police Department

Brandi Matthews, Councilmember District 4
Elvis Perez, Applicant

Absent: Mr. Ronald Waters
Mr. Duke Cox

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

Approval of Minutes

Ms. Figueroa made a motion to approve the minutes Regular Meeting of April 28, 2025. The motion was seconded by Mr. Barwick and unanimously carried.

Board of Adjustment

Mr. Rose convened the Board of adjustment and opened the public hearing. Mr. Rose read the nature of the item before the Board.

The following people were sworn in to provide testimony: Mark Helmer, Planning Services Manager; Kenny Talton, Assistant Planning Services Manager; Richard Farfour, ABC Enforcement Agent; Sergeant Michael Sweet, ABC Permit Coordinator for the Goldsboro Police Department; Officer Brad Gooding, Goldsboro Police Department; Officer Michael Moncada, Goldsboro Police Department; Elvis Perez, Appellant; Gamara Loftin; Shanell Maye; Natalia Newkirk; and Evelyn Maye Truzys.

Kenny Talton, Assistant Planning Services Manager provided a blog from the UNC School of Government Coates' Canons to assist the Board in how to make a decision regarding appeals. (Exhibit A). He described the violation process, what may lead to an appeal, and how this process would proceed. He also informed the Board and other attendees that the Burden of Proof was on the City of Goldsboro.

Mr. Rose asked the Boards options to be restated. Mr. Talton restated that the Board could affirm, reverse, or modify staff's decision.

Mr. Talton presented the following.

BOA-02-25 – Elvis Perez - Appeal to an Administrative Decision.

APPELLANT: Elvis Perez
LOCATION: 2205-B East Ash Street
PARCEL ID: 3509-93-5590
PROPERTY OWNER: Capps Enterprises of Greenville LLC

NATURE OF THE APPEAL:

Appeal of a Notice of Violation that the appellant is operating a Place of Entertainment. The property located at subject referenced above (2205 E. Ash St.) is being used as a Place of Entertainment and is not in possession of a valid ABC permit to sell or consume alcohol on the site. The business owner is operating without a City Council Approved special use permit.

DESCRIPTION OF THE APPEAL:

BOA-02-25: Elvis Perez is seeking an appeal to an administrative decision, to order the cease and desist of operations of an unpermitted place of entertainment, at property located at 2205B East Ash Street. The property is further identified as NCPIN# 3509-93-4592.

APPELLANTS POSITION:

It would appear that that Elvis Perez believes he is working within the limits of his existing permits allowing him to operate as a restaurant and insists he is not operating as a place of entertainment.

ZONING ADMINISTRATORS POSITION:

Elvis Perez was issued a certificate of occupancy to operate a coffee, juice, and sandwich café'/restaurant by City on April 15, 2019. (Exhibit 8) Elvis Perez is consistently operating outside of the limits of his permit for a restaurant while conducting activities consistent with Place of Entertainment. (Figure 3)

THE ISSUE:

On May 27, 2025, city planning was informed by Goldsboro Police Department that Elvis Perez was possibly operating a nightclub located at 2205-B East Ash Street, Goldsboro, North Carolina on Saturday, May 24, 2025, at approximately 3:00am. If so, this would be contrary to his city approved business known as "Summer Nights", a Dominican café'/restaurant.

Sergeant Michael Sweet inquired from planning officials as to whether Elvis Perez had any city approvals to operate a place of entertainment with ABC permits approved by Goldsboro City Council. Planning officials informed Sgt. Sweet that they had no such records.

According to the Goldsboro Police Department, on May 24, 2025, officers witnessed patrons standing in long lines to gain access to the facility in the early morning hours, as well as patrons were seen leaving the facility with alcohol in their possession.

Assistant Planning Services Manager, Kenny Talton, contacted Elvis Perez on May 28, 2025 and informed him that planning officials had been contacted by Goldsboro Police Department. Perez informed Talton that he was not selling alcohol to his patrons or operating a place of entertainment. However, he stated to Talton that his customers had obtained approvals for One-Time ABC Permits from the NC ABC Commission for special events such as birthday parties, anniversaries, etc.

Talton informed Perez that he cannot operate a place of entertainment with ABC permits since the establishment does not have a special use permit approved by City Council. This would constitute a violation of city ordinances. Perez contends that he was not violating state and local ABC laws.

PROPERTY DESCRIPTION OF APPEAL:

The property contains a portion of a 31,000 square foot commercial strip center that spans multiple parcels and total approximately 78,890 square feet in building area. The portion of the property occupied by the appellant is owned by Capps Enterprises of Greenville LLC, 3505 Star Hill Farm Road, Greenville NC, 27834



Figure 1

The City of Goldsboro Zoning Map has identified this property as being within a General Business (GB) zoning district. The General Business district is 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.



Figure 2

UNIFIED DEVELOPMENT ORDINANCE PROVISIONS:

Article 5, Section 5.5.4 Special Use Supplemental Use Regulations

(E.) Bars, Nightclubs, Pool Halls, Microbreweries, Places of Entertainment (Both Public and Private and For Profit [With] ABC Permit

Permitted Districts – Central Business District (CBD), General Business (GB), Shopping Center (SC), and Highway Business (HB).

Approval Criteria:

No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.

Permitted Districts – Central Business District (CBD), General Business (GB), Shopping Center (SC), and Highway Business (HB).

Article 5, Section 5.4 Table of Permitted Uses

UDO TABLE OF PERMITTED USES																														
ZONING DISTRICTS	AG	R-40	R-20A	R-20	R-16H	R-16	R-12SF	R-12	R-9SF	R-9	R-6SF	R-6	RIM-9	RIM-8	O-R	OM-1	OM-2	NB	CBD	AB	GB	SC	HB	I-1	I-2	I&EP-1	I&EP-2	Standards		
P = Permitted Use S1C = Special Use (Board of Adjustment Review) S2 = Special Use (Council Review)																														
Barber/Beauty Shop - excluding home occupations															P	P		P	P	S2	P	P			P		P			
Bars, nightclubs, pool halls, Microbreweries, Places of entertainment with an ABC permit, bowling alleys, miniature golf facilities																			P	S2		P	S2	P	S2			P	S2	5.5.4

Figure 3

The City of Goldsboro Unified Development Ordinance clearly distinguishes between Restaurants and Places of Entertainment.

Restaurants and employee cafeterias when located within the principal building															P	P	P	P			P	P	P	P	P	P	P	
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---	---	---	---	--	--	---	---	---	---	---	---	---	--

Figure 4

Article 9, Section 2, Definitions

Bars, Clubs, Taverns etc: Commercial establishments open to the general public either without charge or upon payment of a cover charge or membership fee, licensed to sell alcoholic beverages, or holding a brown bag permit, offering entertainment involving the use of pre-recorded or live amplified sound, provided by paid employees, paid private contractors, unpaid entertainers or customers.

BACKGROUND:

- January 18, 2019 The City of Goldsboro Inspection Department issued a Business Inspection Permit for 2205-B East Ash Street.
- January 23, 2019 The City of Goldsboro Inspection Department conducted an inspection of the property at 2205-B East Ash Street for compliance with building codes required for a proposed use described by the applicant as Juice Bar - Coffee & Sandwich Shop.
- April 15, 2019 The City of Goldsboro Inspection Department issued a Certificate of Completion/Occupancy for 2205-B East Ash Street.
- April 24, 2023 Awareness Letter was sent to the property owner stating the business named Summer Nights Dominican Restaurant located at 2205-B East Ash Street held a special event with an approved ABC permit in violation of City Ordinance prohibiting a Place of Entertainment with alcohol sales within a Neighborhood Business zoning district and within 200 feet of a residential zoned property.
- July 11, 2025 Notice of Violation was sent by certified letter and first-class mail ordering the appellant to cease and desist operation of an unpermitted Place of Entertainment.
- July 16, 2025 Second Notice of Violation was sent by certified letter and first-class mail ordering the appellant to cease and desist operation of an unpermitted Place of Entertainment.
- July 25, 2025 Notice of a Public hearing was sent by first class mail to adjoining property owners of the appellant notifying them of appellant’s request for an appeal to the Board of Adjustment, and a public hearing would be conducted on August 11, 2025.
Notice was also sent to Wayne Week to run as Legal Advertisement in papers published July 27, 2025, and August 3, 2025.
- July 28, 2025 Notice of a Public hearing was sent by first class mail to the appellant notifying him that his request for an appeal to the Board of Adjustment is accepted and a public hearing would be conducted on August 11, 2025.

ATTACHMENTS: (See Exhibit B)

- Attachment 1: Notice of a Public hearing sent to the appellant.
- Attachment 2: Notice of Public Hearing sent to adjoining property owners of appellant, and to Newspaper.
- Attachment 3: Second Notice of Violation sent to the appellant.
- Attachment 4: Notice of Violation sent to the appellant.
- Attachment 5: Awareness Letter was sent to the property owner.
- Attachment 6: Certificate of Completion/Occupancy for 2205-B East Ash Street.
- Attachment 7: Business Inspection Report for 2205-B East Ash Street.
- Attachment 8: Business Inspection Permit for 2205-B East Ash Street.

CONCLUSION:

The Zoning Administrator and the facts have clearly demonstrated that Elvis Perez is operating an unpermitted Place of Entertainment consistent with that of a Bar, Club, or Tavern without the required special land use permit for a Place of Entertainment.

REQUIRED ACTION:

The Board of Adjustment will open the public hearing, swear in all those wishing to speak or submit evidence, close the public hearing, enter into open deliberation, and vote to uphold the zoning administrator order to cease and desist the operations of a Place of Entertainment or rule in favor of the appellant.

Mr. Talton asked if the board had any further questions, and seeing none, yielded the floor to Sergeant Michael Sweet, ABC Permit Coordinator for the Goldsboro Police Department.

Sergeant Sweet stated that a fellow officer informed him on May 24, 2025, that the establishment appeared to be operating as a nightclub. He stated he was already aware of the location due to a 2022 shooting.

Sergeant Sweet presented evidence via PowerPoint (Exhibit C), including body cam videos. The evidence showed long lines of patrons waiting to enter the establishment at approximately 2:40 AM, as well as showing the door being locked while the establishment was open for business. The video included officers interviewing Mr. Elvis Perez, and him denying officers access inside the premises. He also stated that he does not sell drugs or alcohol.

In another video, officers investigating behind the building stated smelling marijuana, and indicated that the gate to access the rear of the center was locked.

A security cam video from an adjacent establishment in the same center, showed a man walking away from the establishment in the early hours of the morning, cocking a concealed weapon. Loud music and voices could be heard in the background.

In another video, officers interviewed Mr. Perez after seeing alcohol and a weapon in an unlocked vehicle with the windows down parked in front of the establishment. The officers attempted to locate the vehicle's owner, and questioned a disturbance occurring on the premises. Mr. Perez admitted to renting the establishment out for a private party.

Another video, from moments later, showed what appeared to be three (3) juveniles exiting the establishment, one of which had alcohol (Smirnoff Ice) in hand. Officers questioned the individuals, two of which confirmed they were 16 years old.

Another video showed officers questioning Mr. Perez about the juveniles. He claimed he did not sell alcohol or provide alcohol, but the establishment was rented out for a private birthday party.

Another video from the same night a short time later, shows Richard Farfour, ABC Enforcement Agent, and other officers continuing to question Mr. Perez about the alcohol on his premises.

An interior video of the establishment showed Agent Farfour and officers serving a citation for possession/sale of alcohol without a license. This video also showed an absence of cooks in the kitchen or food to be served. In the video, Mr. Perez continued to argue that he did not provide alcohol, and the establishment had been rented out for a party. Mr. Perez also stated he was not able to serve food due to being preoccupied with the officers. This video also showed it to be extremely dark inside.

A music video shot on the premises showed alcohol, marijuana, and other drugs. This video also included known gang members and individuals making gang hand-signs.

The last video showed officers talking to patrons in the crowded parking lot outside the establishment, shortly before a fatal shooting on the premises. Sergeant Sweet stated he would not show any video relating to the shooting itself due to the violent nature and since the investigation is still ongoing.

Sergeant Sweet reviewed some still shots from the interior video, which showed that the kitchen equipment was not on, and multiple hookahs were seen sitting against a wall behind the counter. Also, no food can be seen on the few tables. An exterior still shot from the same video also showed the parking lot of the center in which the establishment is located was full of vehicles, and no other establishments were open at that time.

Mr. Rose asked what the date of the last bodycam video was. Sergeant Sweet stated the last video was from July 13th, at 2:48 AM; about 20 minutes before the shooting. He continued, stating that most of the videos occurred at approximately 2:00-3:00 AM.

Mr. Talton asked the officers present to confirm that what they had seen and heard was accurate. Officers Brad Gooding and Michael Moncada, Goldsboro Police Department, whom much of the bodycam footage was from, confirmed that everything presented was accurate.

Agent Farfour also confirmed that what he had seen and heard was accurate, and stated that he was the only one Mr. Perez allowed inside the establishment. He also stated that multiple individuals were seen inside with alcoholic beverages, and that is why Mr. Perez was cited.

Officer Gooding informed the Board that there were more vehicles than the video showed, as others were parked further down and on the side of the center.

Ms. Edwards asked if anyone was eating food, since it was a party. Officer Moncada stated that he did not see any food at the time, and did not smell any food in the kitchen.

Ms. Figueroa asked if they would usually shut things down when they saw someone underage. Agent Farfour stated that he had checked the IDs of those inside and they were over 21, but he was not aware of the 16-year-olds outside until he saw the video, and they will take care of that later.

Mr. Talton asked Mr. Perez to provide testimony, then any other witnesses would be heard.

Mr. Elvis Perez, applicant, provided testimony stating that he had begun renting the property and was then told it was not zoned properly for how he was operating. He rezoned the property to General Business from Neighborhood Business years ago believing that gave him permission to operate as he was. Mr. Perez continued, stating that the Goldsboro Police Department has made more than 40 visits since 2018, and Agent Farfour is the only officer he trusts and allows into his building. He also stated that he searched people entering his establishment, but does not search those attending private parties. Mr. Perez made the claim multiple times that he does not sell alcohol or run a club, but that he cannot control what happens in his parking lot. He stated that he felt that he was being harassed. Mr. Perez also stated that once he rents the space for a private event, he is out of it. Mr. Perez stated that the private parties were required to hire a bartender and private security, if desired.

Mr. Rose asked what the current sanitation rating is. Mr. Perez stated it was currently a 96. Mr. Rose stated that it takes an hour to hour and a half to clean a restaurant, questioning the timeline if he closed at 2:00 AM and people were still there at 2:45 AM or later. Mr. Perez admitted that he has a bed in the office and sometimes sleeps at the establishment.

Ms. Figueroa asked Mr. Perez to reiterate his hours of operation. Mr. Perez stated that he sold food Monday through Saturday from 12:00 PM to 6:00 PM, he opened for private parties Friday and Saturday from 8:00 PM to midnight or 1:00 AM, and on Friday and Saturday from 2:00 AM to 5:00 AM he opened back up to the public.

Ms. Edwards questioned Mr. Perez about the private party being over at 12:00 AM, but he had not served them food. Mr. Perez stated he had been busy with the officers.

Ms. Figueroa asked if he had coverage on the back door. Mr. Perez stated he did not control things when he rented the establishment out.

Mr. Rose asked if he was responsible for his own parking lot. Mr. Perez stated that it is a large parking lot, and he cannot control it. Mr. Rose asked if he had considered hiring an off-duty officer. Mr. Perez stated that it may be an option.

Ms. Edwards asked if he was saying that the private party was out of control. Mr. Perez stated the part was not out of control, and that he does not control the door during a private party, but lost attention when the officers arrived.

Gamara Loftin asked Mr. Perez why he didn't change his business practices each time they came there with a violation. She stated feeling that he could have done more regarding security on the premises. Mr. Perez reiterated that the private parties were required to hire a bartender and private security, if desired.

Ron Lawrence, City Attorney, reminded everyone that only those with standing could ask a question, others can provide a testimony of events. Ms. Loftin asked for clarification regarding what she could say. Mr. Lawrence stated that she could only make statements regarding events relevant to the matter; she could not directly ask any questions.

Ms. Loftin apologized and rephrased her previous question regarding business practices as a statement to the board, and stated that the man in the July 13th video shown earlier was her brother, who was killed later that same night. Mr. Rose stated that he had been unaware of this incident, and his heart went out to the family.

Shanell Maye stated she was the older sister of the man that was killed, Derrick, and reviewed some of the facts she had gathered from the videos and prior testimonies; including the multiple cease and desist letters regarding the lack of a special use permit and belief that he was operating a club. She stated that illegal events, including her brother being killed, would not have happened if the place had not been open. She continued, stated that the business should not be in operation.

Natalia Newkirk, agreed that the business should not be in operation.

A Gentleman, that did not provide his name, asked to speak and was properly sworn in. He requested that the family be provided access to the video and other information regarding the shooting, to bring the family justice, and to shut the restaurant down.

Evelyn Maye Truzys was properly sworn in, and stated that her son was the one killed. She stated that she had not gotten any communication regarding the event. She questioned that if he [Mr. Perez] searched everyone that came into his establishment, why was her son dead.

Mr. Perez stated that the man killed and those that committed the crime did not patronize his establishment.

Mr. Talton reiterated that the decision was not about closing the business, but about whether or not to uphold the zoning administrator's ruling to cease and desist all unapproved activities; the operation of a place of entertainment with or without alcohol. He also reiterated that a place of entertainment would not be allowed at this location without approval.

Ms. Figueroa asked for clarification regarding what the board was voting on. Mr. Rose reiterated that the vote was to affirm, reverse, or modify.

Mr. Perez asked if it was illegal for private event renters to get their own ABC permit. Mr. Talton stated that Raleigh does not always know our regulations, and that local officials must approve first before they go to the State.

No one else spoke and the public hearing was closed.

Ms. Edwards made a motion to deny the appeal and to affirm the staff's decision ordering the appellant to cease and desist the operations of a Place of Entertainment. The motion was seconded by Mr. Barwick and unanimously carried.

Mr. Talton stated that if this should occur again, and alcohol is found, the establishment would be closed until further notice. He stated that the City would not allow that location to operate with ABC Permits.

Mr. Perez asked for confirmation that he could still sell food, but could not permit alcohol. Mr. Talton confirmed that was correct. Mr. Rose stated that included alcohol on the premises. Mr. Talton stated that if the establishment wanted to have special events, they had to come through Planning and the City Council; reminding Mr. Perez that it could be denied.

Mark Helmer, Planning Services Manager, stated that Mr. Perez had to cease and desist operating a place of entertainment.

Mr. Rose asked if something could be done about the doors being locked during open hours with people inside. Sergeant Sweet stated that was a fire code, and is something the Fire Marshall must enforce, but he has contacted Vaden Lee, City of Goldsboro Fire Marshall, about it. He has spoken to the Fire Marshall and Fire Chief about how to handle that situation if it was discovered again.

Mr. Rose told Mr. Perez that he was now on everyone's radar, and stated that the people he rented his establishment out to are a reflection on him. Mr. Rose inferred that city officials had gone above and beyond to help him, and that assistance has been abused.

There being no further business, Mr. Rose asked for a motion to adjourn the meeting. Ms. Figueroa made the motion, and it was seconded by Ms. Edwards. The motion was unanimously carried, and the meeting adjourned at 8:19 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant



Coates' Canons NC Local Government Law

Appeals of Administrative Development Decisions

Published: 03/18/22

Author: [Adam Lovelady](#)

Seemingly clear, objective development regulations may be the subject of debate and interpretation. Is that new business unlawful? Was the notice of violation correctly issued? Does the proposed development meet the applicable standards? Did the administrator correctly interpret the regulation? Each of these scenarios may raise disputes.

To resolve such disputes, appeals of administrative development decisions are assigned to the local board of adjustment. State law sets forth the procedures and standards for those appeals. This blog outlines those rules.

Principles and Purposes

No development regulation can address every possible scenario. Properties are unique, landowners are creative, and land uses evolve. Not only that, but no ordinance is perfect. Inevitably there are ambiguities, contradictions, and gaps. Public officials are called to apply these imperfect regulations to an array of scenarios and the correct application is not always clear. Sometimes reasonable people may disagree about the proper interpretation of an ordinance. Sometimes the public official did not have access to complete information at the time of determining the violation. In such cases, an appeal can help resolve the disagreement.

What's more, these imperfect regulations affect rights and liberties. Business owners and religious groups, homeowners and residents, farmers and developers—they all have a deep interest in the productive use of their own land, protection of their investments, minimizing of nuisances, and ensuring equal treatment under the law. These rights are enshrined in the US Constitution through the Fifth Amendment protection against deprivation of property rights without due process of law. Appeals to the board of adjustment are grounded in that Constitutional assurance of due process and practical reality that ordinances are not always clear.

An appeal is not the right process for everything, however. If an owner wants a waiver of a requirement because the strict application of the rules will cause hardship, that owner should seek a variance, not an appeal. And, if a citizen is simply looking for a change to the rules, that requires an ordinance amendment, not an appeal.

With those principles in mind, let's turn to the details for appeals of administrative development decisions.

Zoning and More

The provisions for administration of development regulations—including administrative decisions and appeals—are outlined in [Article 4](#) of Chapter 160D. G.S. 160D-405 states that for local development regulations, appeals of administrative decisions made by staff *shall* be made to the board of adjustment. So, administrative decisions for zoning, subdivision, and other development regulations are appealed to the local board of adjustment. The statute does allow that such appeals may be assigned to other boards if authorized by statute or local ordinance. So, for example, an appeal of a minor work permit in a historic district might be assigned to the local preservation commission rather than the board of adjustment. If the ordinance assigns any appeals of administrative decisions to another board, that board must follow quasi-judicial procedures just the same as the board of adjustment (G.S. 160D-405(a)).

Certain development regulations have separate appeals procedures. Minimum housing codes, authorized in [Article 12](#) of Chapter 160D, must follow specified procedures for notice, administrative hearings, and final orders. Moreover, G.S. 160D-1208 outlines the authority and procedures for appeals of minimum housing decisions to the housing appeals board. Similarly, the appeals procedures for local stormwater regulations and erosion and sedimentation control regulations are outlined in separate statutes. For those topics—minimum housing codes, stormwater, and erosion and sedimentation control—appeals of administrative decisions do not go to the board of adjustment unless explicitly stated in the local ordinance (G.S. 160D-405(a)).

The Decision

"Determination"

In order for an administrative decision to be appealed, the public official must have made an

official determination—a written, final, and binding order, requirement, or determination (160D-405(d) & -102(10)).

Examples of final, binding determinations include a formal notice of violation, a zoning compliance permit, a formal ordinance interpretation, and other final, written decisions. A formal determination that a particular activity is permitted in a zoning district is an appealable determination (*S.T. Wooten Corp. Board of Adjustment*, 210 N.C. App. 633, 711 S.E.2d 158 (2011)). Additionally, a written determination that the owner has complied with applicable height limits is appealable (*Meir v. City of Charlotte*, 206 N.C. App. 471, 698 S.E.2d 704 (2010)).

Some staff actions are not formal determinations as they are not subject to appeal to the board of adjustment. If a written statement affects no rights and is merely advisory in nature, it is unlikely to be appealable. A letter that merely states the basic zoning district of a property is not a binding decision; it is merely a recitation of the current rules. A written statement about how the ordinance *might* be interpreted in the future is not an appealable decision (*In re Appeal of the Society for the Preservation of Historic Oakwood*, 153 N.C. App. 737, 571 S.E.2d 588 (2002)). A written communication that amounts to nothing more than a recommendation at a preliminary stage of the permit review process is not a final, binding decision (*Ashe Cty. v. Ashe Cty. Plan. Bd.*, 376 N.C. 1, 852 S.E.2d 69 (2020); *Wilson v. Mebane Board of Adjustment*, 212 N.C. App. 176, 710 S.E.2d 403 (2011)). Inaction by staff is not a decision that can be appealed, but a party may seek a court order to require staff action that is not discretionary.

The administrator cannot defer a question to the board prior to making a staff decision. When a decision is assigned to staff, the administrator must make the decision and then allow the appeal to the board of adjustment. (*Tate v. Board of Adjustment*, 83 N.C. App. 512, 350 S.E.2d 873 (1986)).

Notice of the Decision

Pursuant to G.S. 160D-403, the local government official who made the decision must provide written notice of the decision to the property owner and the requesting party, if different from the owner. This written notice may be provided by personal delivery, email, or first-class mail. The timing of notice is important, as that starts the clock running for the time of appeal.

A property owner or developer who wants to start the clock for neighbor appeals can establish constructive notice for the neighbors by posting a sign on the property in question pursuant to G.S.

160D-403(b). The sign must clearly state "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and provide a way to contact an official about the decision. The sign must be posted for at least ten days, and the person posting the sign must provide verification of such posting to the official who made the decision. An ordinance may require such posted notice of decisions, but if not specified in the ordinance, it is an option for the property owner. Note that this sign to establish constructive notice is separate from the routine notice required in advance of any quasi-judicial hearing, including an appeal of a staff decision.

Filing an Appeal

Deadline for Appeal

Parties have thirty days from notice of the decision to appeal (160D-405(d)). For a party receiving written notice from staff, the thirty-day period begins with receipt of the notice. Notice sent by email or hand delivery is presumed received on the date it is sent or delivered. With regard to mailed notice, it is presumed to be received on the third business day following deposit of the notice for mailing. For other parties, the thirty-day period begins with any notice—actual or constructive—of the decision. That notice could be a letter from the property owner, a posted sign as discussed above, the beginning of construction on the site, or some other means of learning about the decision. If a party fails to appeal within thirty days, the board of adjustment cannot hear the appeal.

Standing to Appeal

State law allows an appeal of administrative decision by a person with legal standing. As outlined at G.S. 160D-1402(c), that includes an individual with an ownership interest in the subject property, the applicant for a permit or recipient of a notice of violation (if different from the owner), the local government, any person who will suffer special damages from the decision, and certain associations that have members who will suffer special damages.

For some of these parties, standing is clear. The applicant, the owner, and the local government are easily identified as parties with standing to appeal. Determining whether a neighbor will suffer special damages requires more, as discussed in this blog on [standing in quasi-judicial hearings](#). In short, the courts look at factors such as proximity, property value impacts, and additional adverse impacts (noise, pollution, traffic, etc.) to determine special damages. The application form for an

appeal may request information to confirm legal standing, and at the hearing, the question of standing is a threshold matter for the board to determine. If the person filing the appeal lacks standing, the board lacks authority to hear the appeal.

Notice of Appeal

A person seeking to appeal an administrative decision must file a notice of appeal with the local government clerk or other official as designated by the local government ordinance. The notice of appeal must state the grounds for appeal. Local governments commonly have a form or application for appeals of administrative decisions. Once a complete application is filed properly, staff is obligated to put the request on the agenda for the board; staff cannot make decisions on legal questions, such as standing (*Morningstar Marinas/Eaton Ferry, LLC v. Warren Cty.*, 368 N.C. 360, 360, 777 S.E.2d 733, 734 (2015)).

Stays of Enforcement and Permitting

For an appeal of an enforcement action, the appeal stays enforcement. Civil penalties and other enforcement actions are paused for the duration of the appeal. However, if the enforcement official certifies that "a stay would cause imminent peril to life or property or, because the violation is transitory in nature, a stay would seriously interfere with enforcement of the development regulation," then enforcement is only stayed by a restraining order (G.S. 160D-405(f)).

For an appeal of an approved development permit, the appeal "does not stay the further review of an application for development approvals to use the property." But, the person appealing the permit or the local government may request that the board of adjustment stay any final decision on the development approval applications, including building permits (G.S. 160D-405(f)).

Quasi-Judicial Procedures

An appeal of an administrative development decision must follow quasi-judicial procedures, as outlined at G.S. 160D-406. Among other things, notice must be mailed and posted on the property; witnesses must provide sworn testimony and factual evidence; and the board must base its decision upon competent, substantial, relevant evidence in the record. Politics and personal preference are not legitimate bases for the decision.

Administrator Compiles the Record

In advance of the hearing the official who made the decision being appealed must compile the record upon which he or she based the decision, including all applicable documents and exhibits. The administrator must provide that record to the board and a copy of the record to the individual appealing the decision and the property owner, if different.

Administrator Appears as a Witness

As required by G.S. 160D-406(e), the public official who made the decision being appealed "shall be present at the evidentiary hearing as a witness." If the individual who made the decision is no longer employed by the local government, then the individual currently occupying that position must appear as a witness.

This role of appearing as a witness is different from the staff role in other types of quasi-judicial decisions. In a variance case or special use permit case a staff person may serve as a clerk and/or witness providing support and analysis for the board, but in appeals of staff decisions the staff person acts as a party defending an interpretation of the ordinance. This leads to heightened concerns of *ex parte* communications between the board and the staff person. Local government staff often interact with board members outside of meetings. In the case of a staff person as party, they should be careful not to discuss the substance of the appeal with board members outside of the hearing.

This dynamic of *staff-person-as-party* also may complicate the role of the local government attorney who is called in to advise the board and the staff member who is appearing before the board. For this reason, some local governments assign separate attorneys, one for staff and one for the board, for appeals of staff decisions.

Additional Evidence

In some cases, the party making the appeal, or that party's attorney, may submit in advance a written analysis (essentially a legal brief) for board consideration. If so, copies should be provided to the board and the parties just as the rest of the record is provided.

The extent to which new evidence is needed or appropriate depends on the case. In some cases, the parties may agree to the basic facts (proposed building, applicable section of the ordinance, etc.) but disagree on the legal question of how to interpret the ordinance correctly (for example, does the proposed building qualify as a single-family home?).

In other cases, the board may need to supplement the record with additional facts in order to make the decision. In an appeal of a notice of violation, for example, the parties may dispute whether and when a certain land use occurred on the property. The property owner may have documents or testimony that challenges the record provided by staff. The evidentiary hearing may elicit additional evidence for the record, and the board must resolve contested facts in its decision.

The chair of the board of adjustment is authorized to issue subpoenas to compel the production of evidence. A party may make a written request to the chairperson explaining why a subpoena is necessary to compel certain witnesses or evidence, and the chairperson shall issue the subpoena if he or she determines it to be relevant, reasonable in nature and scope, and not oppressive (160D-406(g)).

Legal Interpretations

Commonly a dispute over an administrative decision is a dispute over interpretation. For more guidance on interpretation, take a look at this blog on [Interpreting the Zoning Ordinance](#).

Decision and Appeal

The board of adjustment must decide an appeal within a reasonable time. As with any quasi-judicial decision, the board's decision must be based on competent, material, and substantial evidence in the record. The board must determine any contested facts and apply relevant legal standards. The board has all of the powers of the official who made the decision—they board steps into the shoes of the administrative staff, so to speak. The board may affirm the staff decision, reverse the staff decision, or modify the staff decision, and the board may "make any order, requirement, decision, or determination that ought to be made."

Appeals of administrative decisions are decided by a simple majority vote. The decision "shall be reduced to writing, reflect the board's determination of contested facts and their application to the applicable standards, and be approved by the board and signed by the chair or other duly authorized member of the board." The decision of the board of adjustment may be appealed to the superior court in the nature of certiorari pursuant to G.S. 160D-1402.

Alternatives to the Board of Adjustment

Instead of taking an appeal to the board of adjustment, the parties to an appeal may agree to

mediation or other alternative dispute resolution. The ordinance may set standards and procedures to facilitate this process.

When the basis of the appeal is a challenge of the enforceability, validity of the regulation itself, or the whether the regulation is unconstitutional, is beyond the statutory authority of the local government, or is an unconstitutional regulatory taking, a person with standing may opt to bypass the board of adjustment and take those legal challenges straight to superior court.

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Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

July 21, 2025

Elvis Perez
2205-B E. Ash Street
Goldsboro, NC 27530
(Via 1st Class a Mail)

Ref: Zoning Violation
Tax Parcel ID#: 3509-93-4593
(Summer Nights Dominican Restaurant, 2205-B E. Ash Street)
(NOTICE OF PUBLIC HEARING)

Notice is hereby given that the Board of Adjustment of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 6:00 P.M. on Monday, August 11, 2025, in the Large Conference Room, located at 200 North Center Street to consider the following request:

Elvis Perez is seeking an appeal to an administrative decision, to order the cease and desist of operations of an unpermitted place of entertainment, at property located at 2205B East Ash Street. The property is further identified as NCPIN# 3509-93-4592.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.

Sincerely,

Mark H. Helmer, AICP, CFM
City of Goldsboro
Planning Services Manager



PLANNING DEPARTMENT
Mark E. Helmer, AICP, CFM
Planning Services Manager

Notice Of Public Hearing

Notice is hereby given that the Board of Adjustment of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 6:00 P.M. on Monday, August 11, 2025, in the Large Conference Room, located at 200 North Center Street to consider the following request:

BOA-03-25 Elvis Perez is seeking an appeal to an administrative decision, to order the cease and desist of operations of an unpermitted place of entertainment, at property located at 2205B East Ash Street. The property is further identified as NCPIN# 3509-93-4592.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov

Run:
July 27, 2025
August 3, 2025



Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Elvis Perez
2205-B E. Ash Street
Goldsboro, NC 27530
(Via 1st Class and Certified Mail)

July 16, 2025

Ref: Zoning Violation
Tax Parcel ID#: 3509-93-4593
(Summer Nights Dominican Restaurant, 2205-B E. Ash Street)

Dear Mr. Perez:

On July 15, 2025 the City of Goldsboro has found the property at 2205-B E. Ash Street, Goldsboro, NC 27530 to be in violation of the following provisions of the City of Goldsboro Unified Development Ordinance.

Section 5.5.4 Special Use Supplemental Use Regulations (E.I. Bars, Nightclubs, Pool Halls, Microbreweries, Places of Entertainment (Both Public and Private and For Profit) - ABC Permit

Permitted Districts - Central Business District (CBD), General Business (GB), Shopping Center (SC), and Highway Business (HB).

Approval Criteria:
No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.

Violation(s): The property located at subject referenced above (2205 E. Ash St.) is being used as a Place of Entertainment and is not in possession of a valid ABC permit to sell or consume alcohol on the site. The business owner is operating without a City Council Approved special use permit.

Approval Criteria Violated:

- 1. A Place of Entertainment cannot be conducted on this property because it is within two hundred (200) feet of any residentially zoned or developed property, church or school. The property abutting this property to the North, on E. Peachtree St., is Zoned Residential 9 (PIN 3509-93-6639) is a residentially zoned property.
- 2. The business is operating without a special use permit approved by City Council.

Corrective Measures: Cease and desist all business operations immediately. Property owner shall comply with corrective measures within ten (10) days after receiving this 1st Notice of Violation.

Property Owner is notified of the following penalties in the event that the above violation(s) is not corrected in the manner specified above, within the time period specified above.

Any work or activity constituting a violation of a development regulation under the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of the terms of a development approval, shall also subject the offender to possible litigation, termination of utilities, and a civil penalty as follows:

- 1) In the amount of fifty dollars (\$50.00) for each offense on the first day of such offense; and
- 2) In the amount of one hundred dollars (\$100.00) for each offense either (i) on the second day of such offense or (ii) when the offense is a second offense within a twelve (12) month period; and
- 3) In the amount of two hundred and fifty dollars (\$250.00) for each offense either (i) on the third day on each subsequent day of such offense or (ii) when the offense is the third or subsequent offense within a twelve (12) month period.

If the offender fails to pay the penalty within thirty days after being cited for a violation, the City in a civil action in the nature of debt may recover the penalty. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation, a civil penalty or received a written warning in accordance with the previous Section and did not take an appeal to the Board of Adjustment within thirty days from the date of the final notice, written warning or issuance of the civil penalty. In lieu of a civil action to recover the debt, the City may turn unpaid penalties in to a credit/collection agency for collection. The offender will be responsible for all reasonable monetary damages required by the collections agency to recover the debt. This section may also be enforced by any appropriate, equitable action.

Each day that any violation continues after notification by the Zoning Enforcement Officer that such a violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this Section. Notwithstanding the foregoing, the zoning enforcement officer may invoke the escalating civil penalties authorized by this section whenever the violation continues and there has been sufficient time for the violation to be corrected after notification that such violation exists or whenever the violation has occurred previously during a twelve (12) month period.

Anyone, all or any combination of the foregoing penalties and remedies either cited in this Ordinance or in GS 180A - 175 may be used to enforce this Ordinance.

The Planning Administrator's Decision may be appealed to the Board of Adjustment in accordance with Section 2.4.9 of the City of Goldsboro Unified Development Ordinance. Please contact me should you have any questions.

Sincerely,

Gaston Lopez
Code Enforcement Administrator
Planning Department
919-580-4312

CC: Ron Lawrence, City Attorney, 203 N. William St., Goldsboro, NC 27530



Planning Department
200 North Center Street
Goldsboro, NC 27530
(919) 580-4313

Ashley Justin Capps
Capps Enterprises of Greenville, LLC
3505 Star Hill Farm Rd.
Greenville, NC 27834
(Via 1st Class and Certified Mail)

July 11, 2025

Ref: Zoning Violation
Tax Parcel ID#: 3509-93-4593
(Summer Nights Dominican Restaurant, 2205 E. Ash Street)

Dear Mr. Capps:

On July 11, 2025 the City of Goldsboro has found the property at 2205 B E. Ash Street, Goldsboro, NC 27530 to be in violation of the following provisions of the City of Goldsboro Unified Development Ordinance.

Section 5.5.4 Special Use Supplemental Use Regulations (E.I. Bars, Nightclubs, Pool Halls, Microbreweries, Places of Entertainment (Both Public and Private and For Profit) - ABC Permit

Permitted Districts - Central Business District (CBD), General Business (GB), Shopping Center (SC), and Highway Business (HB).

Approval Criteria:
No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.

Violation(s): The property located at subject referenced above (2205 E. Ash St.) is being used as a Place of Entertainment and is not in possession of a valid ABC permit to sell or consume alcohol on the site. The business owner is operating without a City Council Approved special use permit.

Approval Criteria Violated:

- 1. A Place of Entertainment cannot be conducted on this property because it is within two hundred (200) feet of any residentially zoned or developed property, church or school. The property abutting this property to the North, on E. Peachtree St., is Zoned Residential 9 (PIN 3509-93-6639) is a residentially zoned property.
- 2. The business is operating without a special use permit approved by City Council.

Corrective Measures: Cease and desist all business operations immediately. Property owner shall comply with corrective measures within ten (10) days after receiving this 1st Notice of Violation.

Property Owner is notified of the following penalties in the event that the above violation(s) is not corrected in the manner specified above, within the time period specified above.

Any work or activity constituting a violation of a development regulation under the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of the terms of a development approval, shall also subject the offender to possible litigation, termination of utilities, and a civil penalty as follows:

- 1) In the amount of fifty dollars (\$50.00) for each offense on the first day of such offense; and
- 2) In the amount of one hundred dollars (\$100.00) for each offense either (i) on the second day of such offense or (ii) when the offense is a second offense within a twelve (12) month period; and
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Anyone, all or any combination of the foregoing penalties and remedies either cited in this Ordinance or in GS 180A - 175 may be used to enforce this Ordinance.

The Planning Administrator's Decision may be appealed to the Board of Adjustment in accordance with Section 2.4.9 of the City of Goldsboro Unified Development Ordinance. Please contact me should you have any questions.

Sincerely,

Gaston Lopez
Code Enforcement Administrator
Planning Department
919-680-4312

CC: Ron Lawrence, City Attorney, 203 N. William St., Goldsboro, NC 27530

April 24, 2023

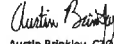
Capps Enterprises of Greenville, LLC
3505 Star Hill Farm Rd
Greenville, NC 27834

AWARENESS LETTER

The purpose of this letter is to make you aware of activity that has been reported to take place at 2205B E Ash St., Goldsboro, NC. Per our records, "Summer Nights Dominican Restaurant" currently occupies Unit B at Tax Parcel # 3509935590. This use of a restaurant is permitted in the Neighborhood Business Zoning District. Per recent reports and conversation with Wayne County ABC Enforcement, Planning has discovered that an ABC Permit was obtained for an event recently held at this restaurant. Please be aware that events with alcohol are not customary and do not align with the permitted use which is a restaurant with no ABC permit.

Please ensure that the use and operation of 2205B E Ash St. is for a restaurant and that other types of uses do not take place without approval from the City of Goldsboro.

Respectfully,


Austin Brinkley, CDO, CFM
Interim Planning Director
City of Goldsboro



Certificate of Completion

City of Goldsboro
200 N. Center Street Goldsboro, NC 27530 (919) 580-4399
Department of Inspections, Planning, and Engineering

The work authorized by the permit listed herein has been completed and approved by the City of Goldsboro Inspections Department.

Permit Type: Business Inspection Permit C.D. Number: CoCPMACT-003274-04-18Y

Work Class: New Bldg. Permit No. BUS-01-19-040828

Construction Type: _____ Date C.O. Issued 4/15/2019 12:00:00AM

Project Location: 2205 E Ash St, B Parcel Number: 3509935590

Owner: BEVERLY BROWN TRUST FIRST CITIZENS BAR Contractor: _____

Description of Work JUICE BAR AND COFFEE SHOP - C OF C ISSUED 4/15/2019 - SUMMER NIGHTS

Inspection Department Signatures
Building Code: _____
Electrical Code: _____
Heating Code: _____
Plumbing Code: _____
Air Conditioning Code: _____
Fire Code: _____
Engineering: _____
Planning: _____

None Transferable
POST IN A CONSPICUOUS PLACE

Jan 23, 2019

Mr. Elvis Perez
109 Daleview Dr.
Goldsboro, NC 27534

Ref: 2205-B E. Ash St.
Proposed Use: Juice Bar –
Coffee Shop/Sandwich

Dear Mr. Perez:

As a result of the business inspection at 2205-B E. Ash St. the following must comply:

Building:

1. Submit a floor plan to the Inspections Department. Floor plan will need to show the dimensions and use of the areas.
2. Will do a final walk-thru once the business has been set up for use.
3. Permits will be required before any new work begins.

After you have completed all the Building requirements contact Ray Fields at 919-750-2252 to schedule a re-inspection.

Page 2
Mr. Elvis Perez
2205-B E. Ash St.

Mechanical:

1. Permits will need to be obtained for any additional coolers to be installed.
2. Will do a final walk-thru once all appliances are in place and the kitchen has been set up for use.

After you have completed all the Mechanical requirements contact Ray Fields at 919-750-2252 to schedule a re-inspection.

Electrical:

1. A licensed electrical contractor to obtain a permit to clean up all wiring and make safe. Do all wiring for any electrical renovations.

After you have completed all the Electrical requirements contact Sam Taylor at 919-750-2216 to schedule a re-inspection.

Fire:

1. Fire extinguishers need to be serviced and mounted.
2. Combination exit/emergency light to be added for rear exit (through corridor).

After you have completed all the Fire requirements contact Joe Johnson, Fire Marshall at 919-739-7411 to schedule a re-inspection.

Page 3
Mr. Elvis Perez
2205-B E. Ash St.

Plumbing:

1. Install backflow preventer.
2. Permit required from licensed plumber for any work done.

After you have completed all the Plumbing requirements contact Jason Baker at 919-750-2217 to schedule a re-inspection.

Please note, this inspection has been done based on the information supplied to us by the applicant, should any changes be made other requirements not specified in the write up may have to be met.

Please understand that should you occupy the property that is referenced above before the items listed on this "business write-up" have been completed and approved by the appropriate inspectors, this department will have no other option but to have all utilities at this location disconnected.

When all the above items have been completed and all inspections have passed please contact the Inspections Department at 919-580-4385 to obtain a Certificate of Completion. A Certificate of Completion must be issued before the building can be occupied for business. After the Certificate of Completion has been issued the water account can be set up and a Business Registration certificate issued.

If there are any questions or further information is desired, please contact this office by calling (919) 580-4346, between the hours of 8:00 a.m. - 9:00 a.m. and from 4:00 p.m. - 5:00 p.m., Monday through Friday and speaking with the appropriate inspector.

Page 4
Mr. Elvis Perez
2205-B E. Ash St.

Sincerely,

Ray Fields,
Building/Mechanical Inspector


Sam Taylor,
Electrical Inspector


Jason Baker,
Plumbing Inspector


Joseph Johnson,
Fire Marshall



City of Goldsboro
200 North Center Street
Goldsboro, NC 27530
919-560-4389/4565
For Inspections Call:
1-866-701-3308

Attachment B Permit NO. **BUS-01-19-046828**
Permit Permit Type: Business Inspection Permit
 Work Classification: New
 Permit Status: Completed
 Issue Date: 8/1/2019 Expires: 07/14/2021

Project Information

Parcel No: 350935590
2205 E Ash St, B
Goldsboro, NC 27530

Owner / Applicant Information

ELVIS PEREZ
158 Oakview Dr
Goldsboro, NC 27534

SEVERAL WORTHY INVESTMENTS
CITIZENS BANK AGENT
800 W. Queen St
Kinston, NC 28501

Proposed Construction / Details

JUICE BAR AND COFFEE SHOP - C OF C ISSUED 4/18/2019 - SUMMERNIGHTS

Valuation: \$ 200.00
Total Sq Feet: 0.00

Contractor(s)	Type	Cell Phone	Bus. Phone

Fee Name	Paid Amt	Fee Name	Paid Amt	Fee Name	Paid Amt
Business Inspection Fee	\$90.00	Technology Fee	\$15.00		
Total Fees: \$75.00		Payment Type: Cash		Amount Paid: \$75.00 Total Due: \$0.00	

Required Inspections			
Business Building	Business Building	Business Electrical	Business Electrical
Business Fire	Business Fire	Business Fire	Business Mechanical
Business Mechanical	Business Plumbing	Business Plumbing	

Permit Conditions

Permit Notes

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT AND STATE THAT THE ABOVE INFORMATION IS CORRECT, AND AM TO COMPLY WITH ALL ORDINANCES AND STATE AND FEDERAL LAWS REGULATING ACTIVITIES COVERED BY THIS PERMIT.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE (1) YEAR AT ANY 1 AFTER WORK IS STARTED.

PERMIT FEES ARE NON-REFUNDABLE ONCE PERMIT IS ISSUED.

Approved By: City of Goldsboro

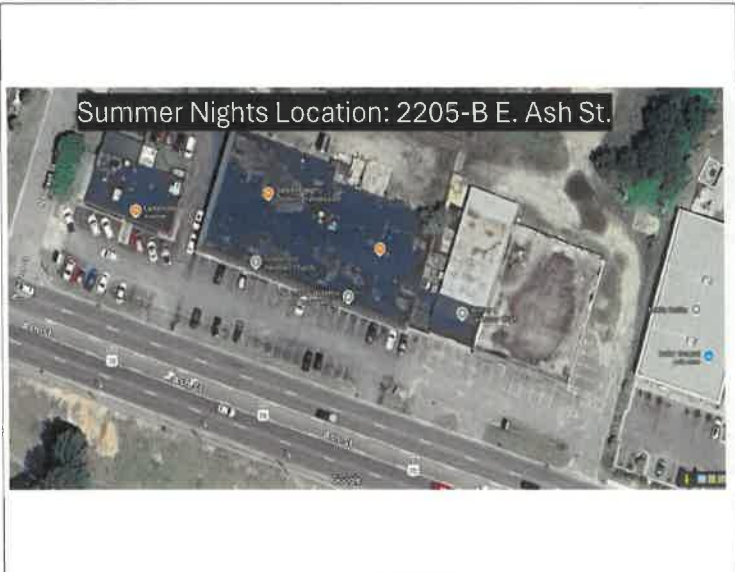
Friday, August 8, 2019
Date

Owner / Applicant / Contractor / Agent

Friday, August 8, 2019
Date

For Inspections Call:
1-866-701-3308

Applicant Copy



Summer Nights Location: 2205-B E. Ash St.



Google® Street View of front of Summer Nights Dominican Restaurant

Image taken: May of 2022

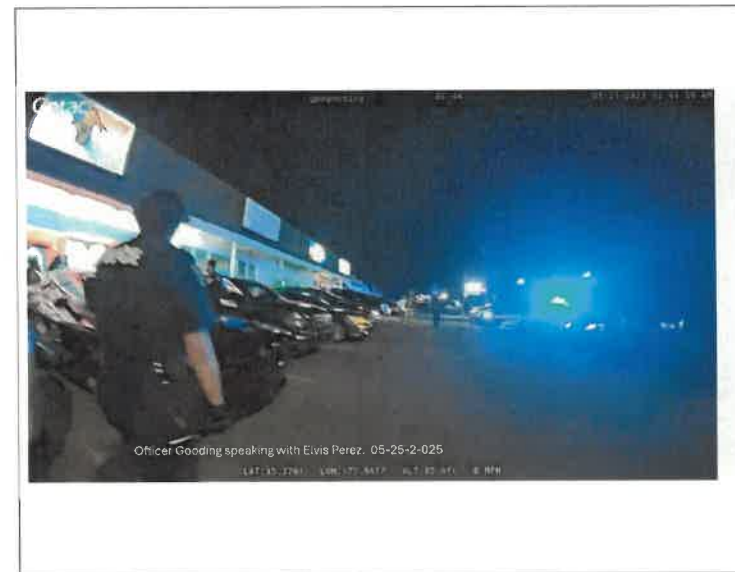


Hours of Operation

***Violation of Fire Code:**
This front door swings inward and is **not** an **Emergency Exit** type door, therefore it should **not be locked** during business hours of operation, however it was locked when Officer Gooding tried *see next video.



Getac Officer Gooding and other Officers walking through the parking lot at about 2:40 am. seeing open containers and smelling Marijuana. Gooding attempts to contact to the manager, but the front door is locked. 05-25-2025



Officer Gooding speaking with Elvis Perez. 05-25-2-025



Officer Gooding and others walking behind the building -towards the back patio of Summer Nights, but the gate was locked. 05-25-2025



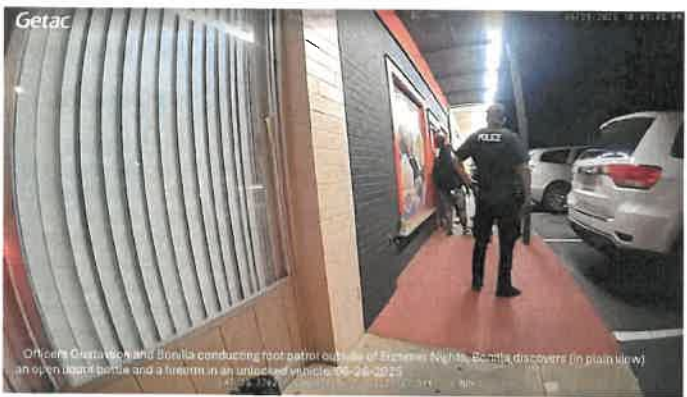
Officer Keith sneaking behind the fence at Summer Nights to observe subjects on the back patio of Summer Nights and the smell of Marijuana. 05-25-2025



Cpl. Whitfield conducting a foot patrol of the busy parking lot. 05-25-2025



A subject loading his concealed handguns while walking from the direction of Summer Nights. Security video from a neighboring business. 09-15-2025



Officers Orendick and Bonilla conducting foot patrol outside of Summer Nights. Both officers discover in plain view an open beer bottle and a firearm in an unlocked vehicle. 05-28-2025



Officer Gustavson explaining to Elvis Perez why Police are remaining on scene. 06-28-2025



Officer Gustavson speaking with subject about alcohol and firearms in unlocked vehicle. Also, three (3) juveniles walking out of the building, one with alcohol. 06-28-2025



A music video recorded at Summer Nights on 06-28-2025.

*Notice the video contains images of alcohol, drugs (Marijuana and pills), firearms and gang hand-signs. Several of the individuals in the video are known / identified gang members (Bloods).

INTO TAY X BBA BUNK - RESPECT (Official Music Video)





Inside Summer Nights

Very Dark inside, Officer Moncada must use his flashlight to walk through.

* There is no food seen /no one is eating.

06-28-25



Inside Summer Nights

Professional Stereo Equipment / speakers.

*Also notice that you can see you can see outside from the inside, but cannot see inside due to the mirror tented windows.



Inside Summer Nights

Juveniles dancing near the speaker.

*Two (2) of the same 16-year-olds that were caught coming out of the building holding alcohol.



Inside Summer Nights

The kitchen equipment does **not** appear to be in operation, and there is no Kitchen nor Wait Staff seen.

06-28-25



Two (2) Hookah's (for smoking) behind the counter.

A 2010 N.C. Law (NCGS 130A-496) Prohibits smoking in Restaurants and bars.

Enforcement: The law is enforced by local Health Departments and the North Carolina Department of Health and Human Services.

06-28-25



Parking lot full -from the east end of the strip mall, and past the Lantern Inn. Also, numerous vehicles parked behind Lantern Inn and on Durant St.

Del. W. H. 06/28/25 conducting street patrol of the busy parking lot. 06-28-2025

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: Naming a New Street within the City of Goldsboro

DEPARTMENT: Planning

BACKGROUND:

A new road, designated U-5724, was constructed by NCDOT to serve properties after a road realignment relocated Central Heights Road to align with Royall Avenue.

This newly constructed road (U-5724) requires a name and addresses for postal delivery and emergency services.

The section of road runs from the intersection at Berkeley Boulevard South-Eastward, approximately 1,581 linear feet to its terminus.

The City is authorized to change street names within the city limits according to provision set forth in General Statutes. While the statutes are very general in nature, the City follows the same procedures used by the County in renaming streets.

DISCUSSION:

The following names have been presented for consideration in naming this new section of road.

- Yellow Poplar Road
- Riverbirch Road
- Sweetgum Road
- Hackberry Road
- Resilience Way

The proposed names have been sent to the County Planning Department to ensure that the proposed names would not result in any confusion as it relates to provision of emergency services. The County Planning Director has indicated that the County does not have any objection to the street names that have been proposed. City Fire and City Engineering indicated no issues with the request.

A Notice of Public Hearing was advertised in the newspaper for two consecutive weeks and all adjacent owners were notified of the hearing by mail.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Planning staff recommend 'Resilience Way', based on received public opinion.
The Planning Commission has been asked for recommendation regarding the street name change.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice

PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,
Planning Services Manager

Notice Of Public Hearing

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, October 6, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following request.

New Street Naming: A new road was constructed by NCDOT to serve properties after a road realignment relocated Central Heights Road to align with Royall Avenue. This newly constructed road requires a name and addresses for postal delivery and emergency services. The section of road runs from the intersection at Berkeley Boulevard South-Eastward, approximately 1,581 linear feet to its terminus.

All interested persons are encouraged to attend. To accommodate disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.

Publish on:

September 21, 2025

September 28, 2025



35

SR 1709

-L- CENTRAL HEIGHTS ROAD

407

30

SMITH REVOCABLE 1990 TRUST
RICHARD SMITH REVOCABLE 1990 TRUST

-McCLAIN DRIVE

SR 1759

NHERN RR

ELMS PROPERTIES FAMILY LIMITED PARTNERSHIP
MEMBERS TAKE TO PLOT

20

FORD AUTO FINANCIAL INC

FALLIN PROPERTIES/LOWES LLC

SHELBY

ASH STREET ENTERPRISES INC

JOSE CRUZ ORTEGA

222

-Y3- SERVICE ROAD

TRUSTEES OF PARKER'S CHAPEL CHURCH

TRUSTEES OF PARKER'S CHAPEL CHURCH

SHOWERS OF BLESSING CHRISTIAN CENTER

GERALD M UNDERHILL

THOMAS FURCRON
CENTRAL HEIGHTS PROPERTIES LLC

SHERRY A CHADWICK

SHERRY A CHADWICK

ANK FARMS LLC
EVERNEW TRADERS LLC
TRUSTEES OF THE CAUDILL FAMILY TRUST

TRUSTEES OF THE CAUDILL FAMILY TRUST

JACKIE C BAKER

GOLDSBORO LODGE #634 AF & FM

GOLDSBORO PENTECOSTAL FREE WILL BAPTIST CHURCH

DIEHL PRICE INC

JUDITH D McMILLEN

GOLDSBORO LODGE #634 AF & FM

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: CZ-6-25 - Borden Mills - 144 Unit Apartment Complex (Residential 6 and institutional 2 to General Business Conditional Zoning District) - Located on both sides of North William Street, between Royal Avenue and Tarboro Street

DEPARTMENT: Planning

BACKGROUND:



Artist Redenring of Borden Mills Apartments

Project Description

Borden Mills is a historic textile mill on the National Register of Historic Places, at the corner of Royall Avenue and North William Street. The campus comprises two historic mill buildings on both sides of North William Street, north of Royall Avenue (Goldsboro Cotton Mills to the east, Borden Manufacturing Company to the west), connected by an elevated enclosed bridge over North William Street. The mills will be renovated into affordable multifamily housing, utilizing state and federal historic tax credits, as well as state low income housing tax credits. There will also be some privately owned program as part of the redevelopment, including 14 privately owned condominiums in the north end of the Goldsboro Cotton Mill building, self-storage in a warehouse building on the east side of the site, and sport gym in an existing warehouse building north of the Borden Manufacturing Company building. The redeveloped building area of the project will be approximately 188,000 square feet when complete, while the redeveloped site will be approximately 12.93 rezoned to General Business Conditional Zoning. Of the 12.93 acres, 0.23 acres will be dedicated as Active Open Space and 4.63 acres of passive open space

Location North East and Northwest side of the intersection of Royal Avenue and North William Street.

Address 800 Block of North Williams Street

Parcel# 3509-19-1639, 3509-19-6339

Property Owner BAP Partners LLC.

Applicant Borden Mills Lofts, LLC.

Current Zoning Residential (R-6) and General Industrial (I-2)

Requested Zoning General Business Conditional Zoning (GB-CZ).

Adjacent Zoning Districts

North: General Industrial (I-2) and General Business (GB)

South: General Industrial (I-2) and General Business (GB)

East: Residential (R-9) and General Business (GB)

West: General Industry (I-2) Residential (R-6) and Office Institutional (O&I-1)

Surrounding Land Uses

The blocks immediately adjacent to the Borden Manufacturing Company are industrial in nature, with some open parcels where both industrial buildings and mill houses have been demolished. To the north are open fields and the new Wayne County Correctional Facility, a few roadside businesses flanking North William Street, and a few mill houses historically associated with the Borden plant. A scrap metal facility operates to the west and space that is more open lies to the east. To the south are railroad tracks and light industrial buildings that give way to churches and businesses as one travels south towards downtown Goldsboro.

Existing land Uses

Vacant Mill Complex

Warehouse used for storage

Warehouse occupied by Eastern Volley Ball Club

Office Building occupied by Partnership For Children

DISCUSSION:

Site Features

Project Branding will include the historic Borden Mills logo and be displayed prominently on key site features to include the historic water tower, pedestrian bridge and ground-mounted signs.



Parking will be provided with the construction of 346 paved parking spaces. All parking will be edged with curb and gutter. Parking lot landscaping that exceeds the minimum parking standards will be provided and approved in accordance with the proposed landscape plan. ADA parking and access ramps will be provided on multiple locations throughout the site.

Utilities are available at or near the site and include access to water, sewer, electric and stormwater by existing infrastructure within the right-of-way of North William Street and Greenleaf Street.

Site Lighting plans have not been provided and will be required prior to the issuance of administrative site plan approval.

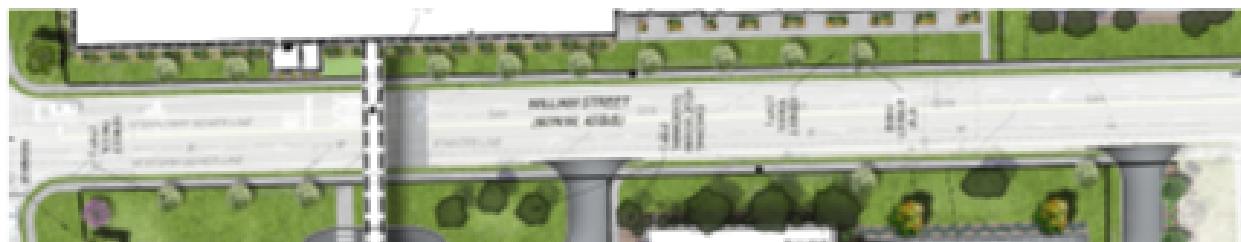
Site Access will be provided by two driveways on North William Street and one driveway on Royal Avenue. The western side of the site will have one driveway on North William Street and one driveway on Greenleaf Street.

NCDOT Pedestrian Safety Enhancement is encouraged. The project has been advised to seek

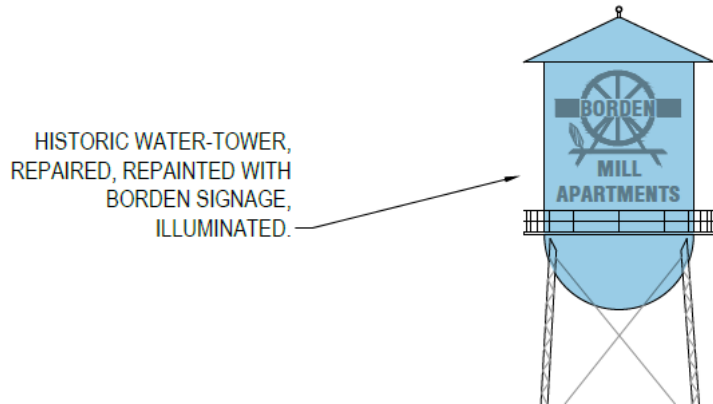
Historic Mill Facade rehabilitation will be in accordance with the Department of Interior standards and include period correct window treatments.



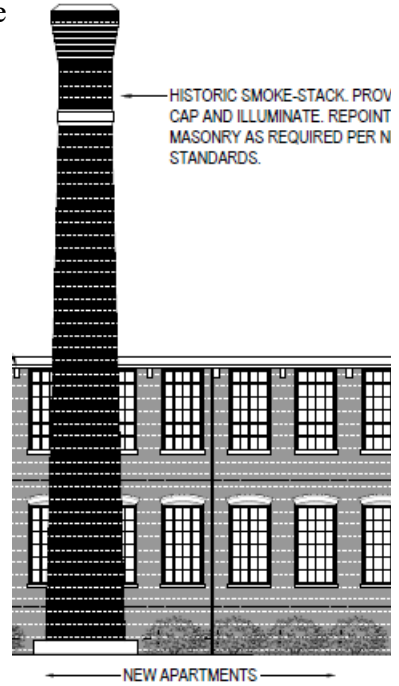
William Street Enhancements will include new ADA accessible sidewalks on both sides of William Street. All abandoned driveways will be properly closed with new curb and gutter sections. Street landscaping will be refreshed with new trees and foundation planting in key area where space allows. The streetscape will be adorned with decorative street poles and lamps.



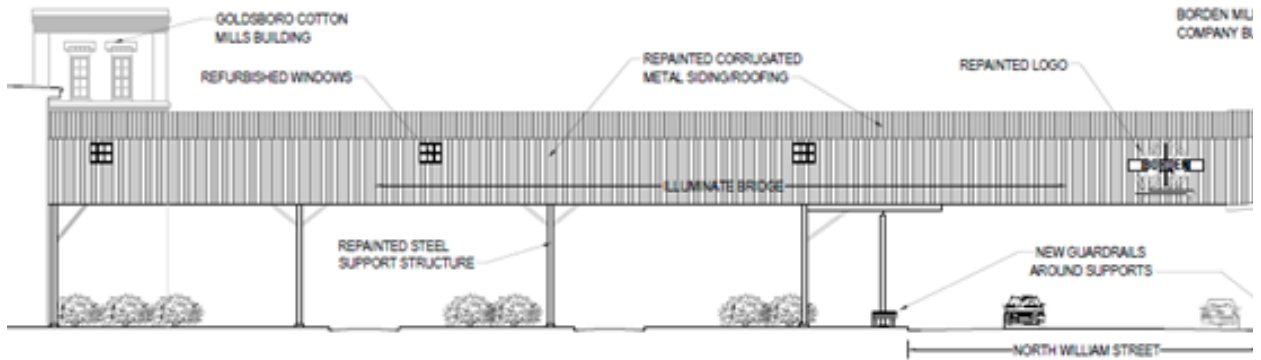
Water Tower, Smoke Stack and Pederstian Bridge will be repaired fresh paint, project branding and lighting.



HISTORIC WATER-TOWER, REPAIRED, REPAINTED WITH BORDEN SIGNAGE, ILLUMINATED.



HISTORIC SMOKE-STACK. PROV CAP AND ILLUMINATE. REPOINT MASONRY AS REQUIRED PER N STANDARDS.



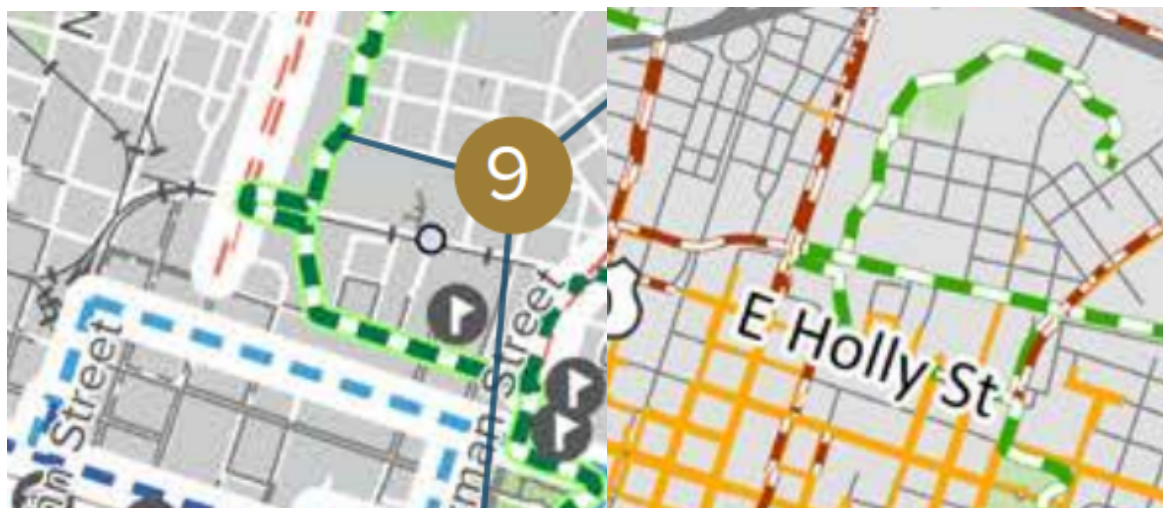
WILLIAM STREET BRIDGE
NORTH EXTERIOR ELEVATION (SOUTH SIMILAR) 13

Active Open Space will include a swimming pool, ball courts, and dog park.



Big Ditch Greenway Easements will be provided in accordance with the 2050 Goldsboro Bicycle, Pedestrian and Greenway Plan. A 10 foot multi-use path from the proposed greenway alignment adjacent to the big ditch to the intersection of North William Street and Royal Avenue will be required in accordance with the adopted greenway plan.

Pedestrian Safety Enhancement at the intersection of North William Street and Royal Avenue should be given careful attention. Staff recommends signaled pedestrian crosswalks. Pedestrian safety improvements at this intersection will not only serve to connect the project to Downtown Goldsboro but is identified as a crossing point for the future Big Ditch Greenway.



Consistency with adopted plans and policies

- The site plan as submitted is consistent with the City of Goldsboro Envision 35 Urbanized Area Comprehensive Plan
- The site plan is consistent with the with the 2050 Goldsboro Urban Area Metropolitan Transportation Plan
- The site plan is consistent with the 2050 Goldsboro Bicycle, Pedestrian Plan and Greenway Plan

The applicant will be required to submit a site plan showing that it meets all other regulations, including stormwater management, prior to administrative site plan approval.

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 November 3, 2025, meeting.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

The proposed GB conditional zoning district is compatible with the City of Goldsboro Comprehensive Land Use Plan due to the fact that the proposed use promotes “in-fill” development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. In addition, the site is readily accessible to water and sewer infrastructure provided by the City. The site is compatible with existing residential zoning and land-use patterns in proximity to the site which would support high-density development. Lastly, the proposed use would satisfy a growing need for housing for the City of Goldsboro. Staff is recommending approval of the conditional rezoning request based on the reasons stated above.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
 Sakeithia Reece
 Laura Getz
 Matthew Livingston

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-06-25 BORDEN MILLS APARTMENTS
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be consistent with the Residential land use designation and inconsistent with the Industrial land use designation. The City of Goldsboro Planning Commission finds that the conditional rezoning request is reasonable and in best public interest due to the fact that the proposed use promotes “in-fill” development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. In addition, the site is readily accessible to water and sewer infrastructure provided by the City. The site is compatible with existing residential zoning and land-use patterns in proximity to the site which would support high-density development. Lastly, the proposed use would satisfy a growing need for housing for the City of Goldsboro. The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be consistent with the Comprehensive Land Use Plan.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be inconsistent with the Industrial land use designation. Further, the Planning Commission finds that this conditional rezoning, if executed, would have a negative impact on the public due to the fact that the rezoning would be incompatible with the surrounding zoning patterns and existing and new land uses. The City of Goldsboro Planning Commission deems this proposed conditional rezoning to not be reasonable and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed conditional rezoning to be inconsistent with the Comprehensive Land Use Plan.

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Borden Mill Apartments**

Proposed Use **Multi-family Apartments & Townhomes, Self-Storage, Recreation**

Project location or address **811 N. William Street & 309 Royal Avenue**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	TAX ID#
3509191639	
3509196339	

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name **BAP Partners, LLC**

Address **1506 East Ash Street, Goldsboro, NC 27530**

Phone **(919) 734-4071** Email **dperry6961@aol.com**

OWNER/DEVELOPER INFORMATION

Company Name **dba Borden Mill Lofts, LLC** Contact Name **Jim Sari**

Address **9525 Wexcroft Drive, Brentwood, TN 37027**

Phone **419-575-5165** Email **jim@sariandcompany.biz**

CONSULTANT/ENGINEERING FIRM

Company Name **Timmons Group** Contact Name **Adam Carroll**

Address **101 Centreport Drive, Suite 245, Greensboro, NC 27409**

Phone **336-478-3346** Email **adam.carroll@timmons.com**

ZONING INFORMATION

Existing Zoning District **R-6 & I-2** Proposed Zoning District **GB-Conditional**

If more than one district, provide the acreage of each: **N/A**

Overlay District? Yes No Inside City Limits? Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 388,629/8.92	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>No new buildings in flood plain</small>
Proposed Impervious Surface acres/sf 351,520/8.07	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Watershed Protection Area N/A	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>No Impacts</small>
FEMA Map Panel 3720350900K	Base Flood Elevation 101.0

SITE DATA


Total # of single-family lots N/A	Total densities per zoning district 144 ¹¹⁴ units/12.93 ac = 11.14 ^{11.14} DUA
Total # of townhouse lots N/A	Acreage in active open space 0.23 ac
Total # of all lots 5	Acreage in passive open space 4.63 ac
Linear feet of new roadways N/A	Linear feet of new sewer mains N/A
Linear feet of new water mains N/A	Linear feet of new sidewalks 2,160 LF
Proposed sewer allocation 26,000 GPD	Linear feet in new trails 580 LF Greenway Easement Dedicated

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Adam Carroll - Timmons Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature 	Date 9/2/25
Signature	Date

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to Adam Carroll - Timmons Group (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner [Handwritten Signature] Printed Name of Owner David M. Perry

NC
(State)
Wayne
(County)

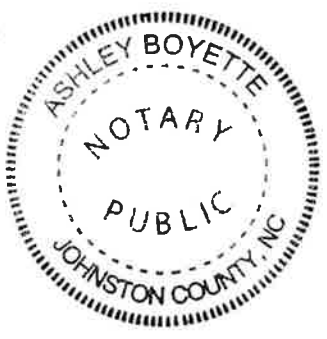
I, Ashley Boyette a Notary Public in and for said County and State, do hereby certify that David M Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 2 day of September 20 25

Notary Public: Ashley Boyette

(Printed Name)

Ashley Boyette
(Signature)



(Seal)

County of Commission: Johnston

Commission Expires: 7/26/27

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- A statement showing the proposed density of the project with the method of calculating said density shown;
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- List of deviations from the town's minimum UDO requirements.
- List of improvements that exceed the town's minimum UDO requirements.
- Expected sales, rental prices
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

Borden Mill Apartments Project Narrative

OWNER

BAP Partners, LLC
1506 East Ash Street
Goldsboro, NC 27530

Contact: David M. Perry
Dperry6961@aol.com
Phone: 919-734-4071

DEVELOPER

DbA Borden Mill Lofts, LLC
9525 Wexcroft Drive
Brentwood, TN 37027

Contact: Jim Sari
jim@sariandcompany.biz
Phone: 419-575-5165

AUTHORIZED AGENT

Timmons Group
101 Centreport Drive, Suite 245
Greensboro, NC 27409

Contact: Adam Carroll
adam.carroll@timmons.com
336-478-3346

SITE DATA

Address: 811 N. William Street &
309 Royall Ave
Goldsboro, NC 27533

Current Zoning: I-2, R-6

Parcel Size: 12.93 acres (563,231 sf)

PIN: 3509191639 & 3509196339

**Deed from
Borden Yarn Real Estate Company, LLC
to BAP Partners, LLC**

LEGAL DESCRIPTION

Those certain tracts or parcels of land situated in the City of Goldsboro, Wayne County, North Carolina, defined and described as follows:

TRACT ONE. BEGINNING at a p.k. nail located at the Northwestern intersectional corner of North William Street and the right of way of the Atlantic and East Carolina Railroad Company (being 100 feet from the centerline of said railroad track); thence with the line of said right of way N. 73° 26' 34" W. 295.30 feet to an existing iron rod; thence with the line of Woodard, N. 22° 19' 25" E. 481.47 feet to an existing iron pipe; thence N. 67° 40' 35" W. 44.00 feet to an existing iron rod; thence N. 22° 19' 25" E. 27.50 feet to another existing iron rod; thence 67° 40' 35" W. 43.49 feet to an existing iron rod; thence continuing N. 67° 40' 35" W. 9.08 feet to an existing p.k. nail located on the Eastern edge of Greenleaf Street; thence along the right of way line of Greenleaf Street, N. 39° 55' 09" E. 31.33 feet to an iron rod set, thence continuing along said right of way a curve to the left having a radius of 400.90 feet, a delta angle of 00° 25' 44" and a chord bearing a distance of N. 39° 42' 13" E. 3.00 feet to an iron rod set, thence continuing along said right of way a curve to the left having a radius of 400.90 feet, a delta angle of 14° 55' 38" and a chord bearing a distance of N. 32° 01' 39" E. 104.15 feet to an existing concrete monument; thence continuing with said right of way line, N. 24° 31' 50" E. 127.31 feet to a concrete monument set; thence leaving said right of way and running S. 66° 11' 40" E. 357.60 feet (a new line for The Borden Manufacturing Company) to a concrete monument set on the Western right of way of William Street; thence with the Western right of way line of William Street, S. 22° 19' 25" W. 732.65 feet to the point of beginning, containing 5.533 acres, more or less; and being Tract 1 as shown on that certain plat prepared for Borden Yarn Real Estate Company, L.L.C. dated January 6, 1997 from an actual survey made by Richard M. Benton, Registered Land Surveyor, which plat is recorded in Plat Cabinet K, Slide 73-C in the Wayne County Registry. See deeds recorded in Book 74, Page 399, Book 86, Page 390 and Book 1353, Page 127 in the Wayne County Registry.

TRACT TWO: BEGINNING at a p.k. nail set located in the Northeastern intersectional corner of North William Street and the right of way of the Atlantic and East Carolina Railroad Company (being 100 feet from the centerline of said railroad track); thence with the Eastern right of way line of North William Street, N. 22° 19' 25" E. 303.70 feet to a p.k. nail set within the curb and gutter line of a driveway; thence leaving said right of way line and running along the back of an existing curb and gutter line, S. 67° 28' 46" E. 108.70 feet to an iron pipe set; thence N. 22° 19' 25" E. 323.93 feet to an iron pipe set; thence S. 66° 11' 56" E. 515.03 feet to an iron pipe set on the Western bank of a large drainage ditch known as the Big Ditch; thence continuing S. 66° 11' 56" E. 25.00 feet to a point in the centerline of said ditch; thence along the centerline of said drainage ditch, the following bearings and distances: S. 42° 02' 18" W. 23.27 feet, thence S. 61° 20' 08" W. 70.87 feet; thence S. 42° 53' 51" W. 33.04 feet, thence S. 17° 41' 12" W. 36.40 feet; thence S. 02° 30' 50" E. 25.34 feet; thence S. 20° 52' 12" W. 216.14 feet; thence S. 19° 31' 19" W. 163.03 feet; thence S. 13° 48' 50" W. 5.04 feet to a point located on the Northern right of way line of the Atlantic and East Carolina Railroad; thence along said right of way line, N. 73° 29' 01" W. 615.41 feet to a p.k. nail set, the point and place of beginning, and containing 7.398 acres, more or less; and being Tract 1 as shown on that certain plat prepared for Borden Yarn Real Estate Company, L.L.C. dated January 20, 1997 from an actual survey made by Richard M. Benton, Registered Land Surveyor, which plat is recorded in Plat Cabinet K, Slide 73-I in the Wayne County Registry.

And being the same two tracts or parcel of land conveyed to Borden Yarn Real Estate Company, LLC by deed dated February 10, 1997 which deed is recorded in Book 1571, Page 245 in the Wayne County Registry.

PROJECT DESCRIPTION

Borden Mills is a historic textile mill on the National Register of Historic Places, at the corner of Royall Avenue and North William Street. The campus is comprised of two historic mill buildings on both sides of North William Street, north of Royall Avenue (Goldsboro Cotton Mills to the east, Borden Manufacturing Company to the west), connected by an elevated enclosed bridge over North William Street. The mills will be renovated into affordable multi-family housing, utilizing state and federal historic tax credits, as well as state low income housing tax credits. There will also be some privately owned program as part of the redevelopment, including 14 privately owned condominiums in the north end of the Goldsboro Cotton Mill building, self-storage in a warehouse building on the east side of the site, and sport gym in an existing warehouse building north of the Borden Manufacturing Company building. The redeveloped building area of the project will be approximately 188,000 square feet when complete, while the redeveloped site will be approximately 12.93 rezoned to General Business. Of the 12.93 acres, 0.23 acres will be dedicated as Active Open Space and 4.63 acres of Passive Open Space

The historic connector bridge between the two mill buildings will be assessed for structural integrity, renovated, repainted and utilized as an interior passageway between the two buildings. The historic water tower will also be assessed for structural integrity and have its masonry repaired as necessary.

The connector bridge, the water tower, and the smoke-stack will all be illuminated for nighttime visibility, creating a strong campus identity.

Project Density is 11.14 Dwelling Units per Acre (144 units / 12.93 acres).

Project will connect to public infrastructure (streets, water, sewer, and storm sewer) around and currently on the site. No public infrastructure is proposed as part of this project. Proposed sewer allocation is 26,000 GPD.

A 10' tall parged concrete masonry unit screen wall will be constructed along the western boundary of the project in order to mitigate negative affects from the adjacent scrap yard. The stream feature on the eastern boundary of the project will remain undisturbed.

The project will not negatively affect surrounding infrastructure in that this a redevelopment project that is already currently within the City limits for public safety service. The site is also already currently served by public utilities and will not require public utility extensions.

The project proposes Passive Open Space in the area of the existing stream as well as a courtyard and multiple seating areas. The project is currently proposeing a pool and clubhouse facility with outdoor fireplace, hammock court, and grilling area. There will be a dog park on the north side of the property along with Active Open Space to include multi-sport courts and artificial turf with a cornhole setup. Developer will maintain all site amenities. See attached picture examples of Active Open Space.

The project is expected to begin construction permit approvals in early 2026 with construction starting as soon as permits are approved.

The project is proposing less stringent landscaping than required by the UDO in order to adhere to historical tax credit requirements. Mill facilities were not typically heavily landscaped and over-landscaping mill redevelopments can jeopardize historical status of the property. The project is also proposing to eliminate setback requirements due to existing buildings already being in place.

The project is providing streetscape improvements along project frontage to include street trees and ADA accessible sidewalks. The project is also proposing a pedestrian crosswalk across Royall Avenue. The project is dedicating a 20' easement along the existing stream feature for future construction of a public greenway. The project is proposing decorative street lights (see attached cut sheet of decorative street light concept).

Sale and rental pricing is not currently available.

SHEET INDEX

C-200 – Rezoning Site Plan

C-300 – Parcel Exhibit

L-200 – Rezoning Planting Plan

A5.01 – Goldsboro Cotton Mills – Exterior Elevations

A5.02 – Goldsboro Cotton Mills – Exterior Elevations

A5.03 – Goldsboro Cotton Mills – Typical Rendered Elevations

A5.04 – Goldsboro Cotton Mills – Exterior Elevations

A5.05 – Goldsboro Cotton Mills – Exterior Elevations

A5.06 – Goldsboro Cotton Mills – Exterior Elevations

A5.07 – Goldsboro Cotton Mills – Typical Rendered Elevations



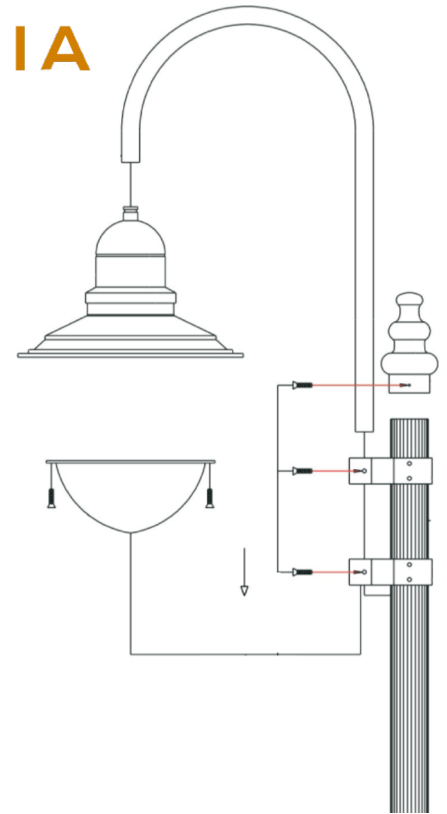
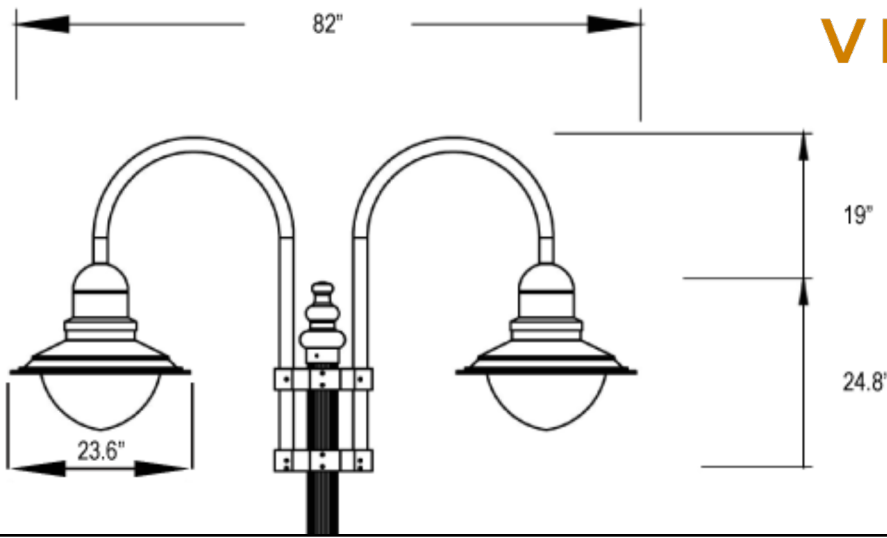


4007-2-fixture

FIXTURE



VENIA



Specifications

Color	Black
Material	Aluminum
Globe	Prismatic
Distribution	Type (V)
Fixture Weight	10.31lbs/ea
Style	Dark Sky
Sale Type	Wholesale
Intended Use	Neighborhood or Municipalities
General Category	Street Lights

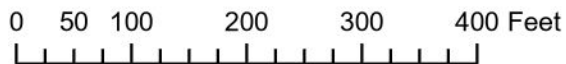
Lamp Selector

- | | |
|-------------------------------|-------------------------------|
| LED | High Pressure S |
| <input type="checkbox"/> 12W | <input type="checkbox"/> 70W |
| <input type="checkbox"/> 15W | <input type="checkbox"/> 100W |
| <input type="checkbox"/> 19W | <input type="checkbox"/> 150W |
| <input type="checkbox"/> 27W | <input type="checkbox"/> 175W |
| <input type="checkbox"/> 36W | |
| <input type="checkbox"/> 45W | |
| <input type="checkbox"/> 54W | |
| Metal Halide | |
| <input type="checkbox"/> 70W | |
| <input type="checkbox"/> 100W | |
| <input type="checkbox"/> 150W | |
| <input type="checkbox"/> 175W | |





Case Number: CZ-06-25
Request: Rezone to GB-CZ
Owner: Borden Mills Lofts, LLC
Location: N. William St. & Royall Av.
PIN# 3509191639, 3509194602
3509196339

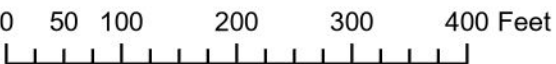


Legend

RoadCenterline County	IBP-1	R-20A
Zoning	NB	R-40
AB	O&I-I	R-6
AG	O&I-II	R-9
CBD	O-R	R-9SF
GB	R-12	RM-8
HB	R-12SF	RM-9
I-1	R-16	SC
I-2	R-20	PARCELS VIEW

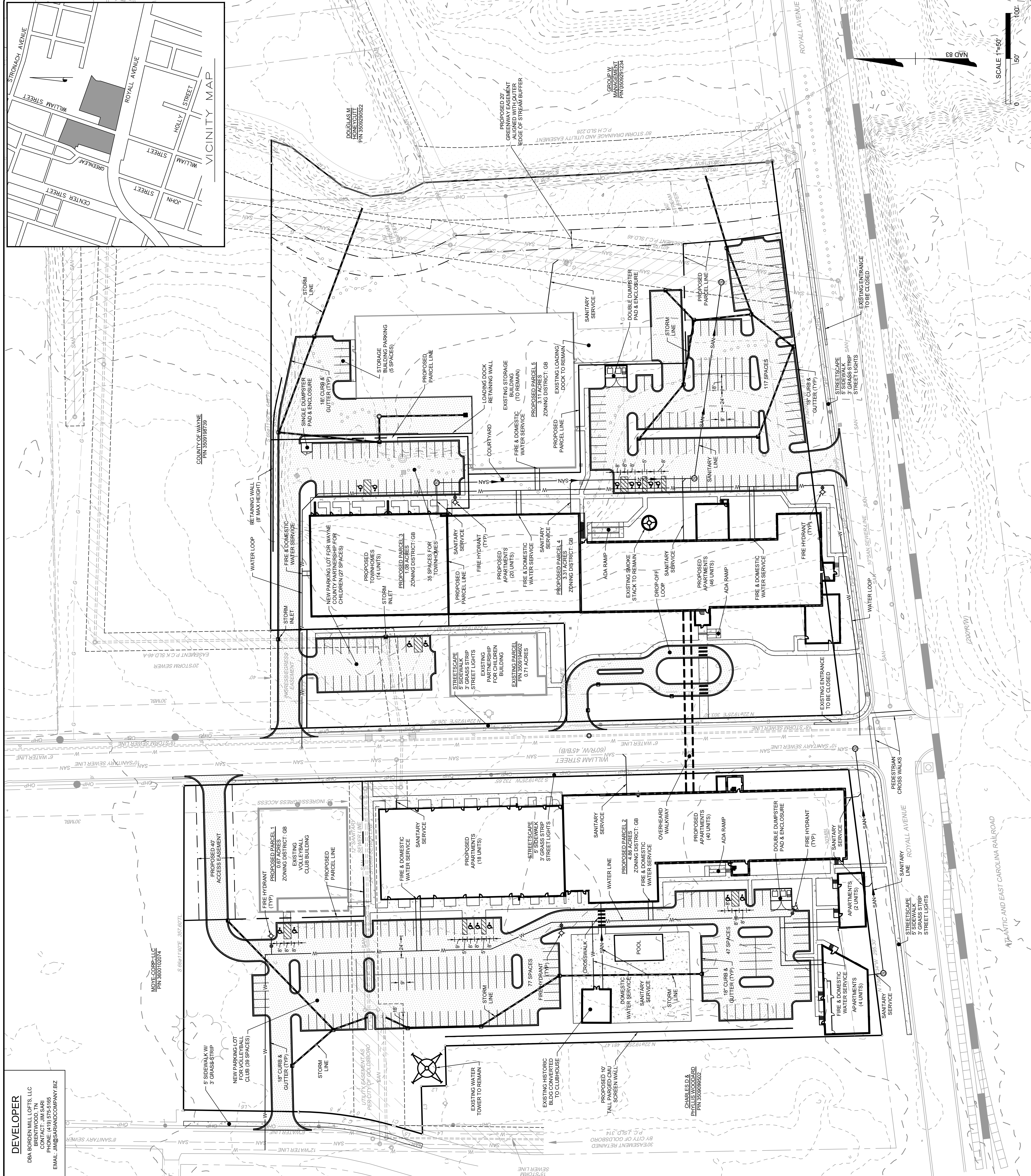


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Location: N. William St. & Royall Av.
PIN# 3509191639, 3509194602
3509196339



Legend

- | | |
|--------------------------|--------------------------------|
| RoadCenterline County | Mixed Use II |
| Future Land Use | Residential |
| Commercial | High Density Residential |
| Office and Institutional | Medium Density Residential |
| Industrial | Low Density Residential |
| Conservation | Rural Residential/ Agriculture |
| Mixed Use | PARCELS VIEW |
| Mixed Use - Downtown | |
| Mixed Use I | |



DEVELOPER
DBA BORDEN MILL LOTS, LLC
BRENTWOOD, TN
CONTACT: JIN SARI
PHONE: (419) 575-5166
EMAIL: JIN@SARILOTS.COM

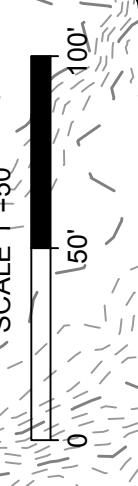
SITE DATA

1. TYPE OF SUBMITTAL:	REZONING
2. PARCEL ID:	3509191639, 3509196339
3. PROPERTY OWNER:	BAP PARTNERS LLC
4. MAILING ADDRESS:	PO BOX P
5. PROPERTY ADDRESS:	811 N WILLIAM ST & 309 ROYALL AVE GOLDSBORO, NC 27533
6. EXISTING ZONING:	I-2, R-6
7. PROPOSED ZONING:	GB (CONDITIONAL)
8. ADJACENT ZONING:	I-2, GB, R-9 (CONDITIONAL)
9. PROPOSED USE:	APARTMENTS
10. ADJACENT USE:	WAREHOUSE, SF RESIDENTIAL SHOPPING CENTER STRIP, AUTO REPAIR SHOP
11. DEED BOOK REFERENCES:	DB 1778 PG 910
12. NUMBER OF DWELLING UNITS:	144 UNITS
13. PRE-DEVELOPMENT BUA:	WEST SIDE: 169,899 SF (3.90 AC) EAST SIDE: 218,730 SF (5.02 AC) TOTAL: 388,629 SF (8.92 AC)
14. POST-DEVELOPMENT BUA:	WEST SIDE: 153,255 SF (3.52 AC) EAST SIDE: 198,265 SF (4.55 AC) TOTAL: 351,520 SF (8.07 AC)

- OFFSITE IMPROVEMENTS NOTES**
- TURN LANES WILL PROVIDED AT SITE ENTRANCES PER NC DOT REQUIREMENTS.
 - ALL EXISTING CURB CUTS TO REMAIN UNUSED WILL BE CLOSED WITH CURB & GUTTER.
 - ALL REQUIRED PERMITS FROM NC DOT FOR WORK IN THE RIGHT OF WAY WILL BE OBTAINED DURING CONSTRUCTION DRAWING REVIEW.
 - ALL REQUIRED PERMITS FROM THE NORTH CAROLINA RAILROAD COMPANY WILL BE OBTAINED DURING CONSTRUCTION DRAWING REVIEW.

OFF-STREET PARKING

WEST SIDE	APARTMENTS (64 UNITS) 1.4 SPACES PER 180 UNIT 2 SPACES PER 280 UNIT 2.5 SPACES PER 380
PARKING REQUIREMENTS:	1.75 SPACES PER UNIT
PARKING CALCULATION:	24 - 180 = 34 SPACES 27 - 280 = 54 SPACES 19 - 380 = 33 SPACES TOTAL = 121 SPACES
PARKING CALCULATION:	64 - UNITS = 112 SPACES TOTAL = 112 SPACES
PARKING PROVIDED:	124 SPACES (7 ADA)
EXISTING VOLLEYBALL CLUB	1 SPACE PER 300 SF 10,160 SF / 300 = 34 SPACES CALCULATION: PROVIDED: 39 SPACES (2 ADA)
EAST SIDE	APARTMENTS (66 UNITS) 1.4 SPACES PER 180 UNIT 2 SPACES PER 280 UNIT 2.5 SPACES PER 380
PARKING REQUIREMENTS:	1.75 SPACES PER UNIT
PARKING CALCULATION:	32 - 180 = 45 SPACES 34 - 280 = 68 SPACES TOTAL = 113 SPACES
PARKING CALCULATION:	66 - UNITS = 116 SPACES TOTAL = 116 SPACES
PARKING PROVIDED:	116 SPACES (5 ADA)
PROPOSED USE:	TOWNHOMES (14 UNITS) 1.4 SPACES PER 180 UNIT 2 SPACES PER 280 UNIT 2.5 SPACES PER 380
PARKING CALCULATION:	14 - 380 = 35 SPACES TOTAL = 35 SPACES
EXISTING PARTNERSHIP FOR CHILDREN	300 SF 23 SPACES PROVIDED: 27 SPACES
EXISTING STORAGE BUILDING	5 SPACES PROVIDED: 5 SPACES
TOTAL SITE SPACES:	346 SPACES

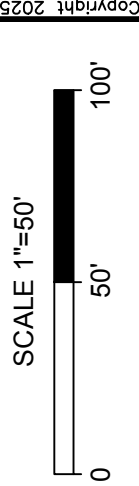
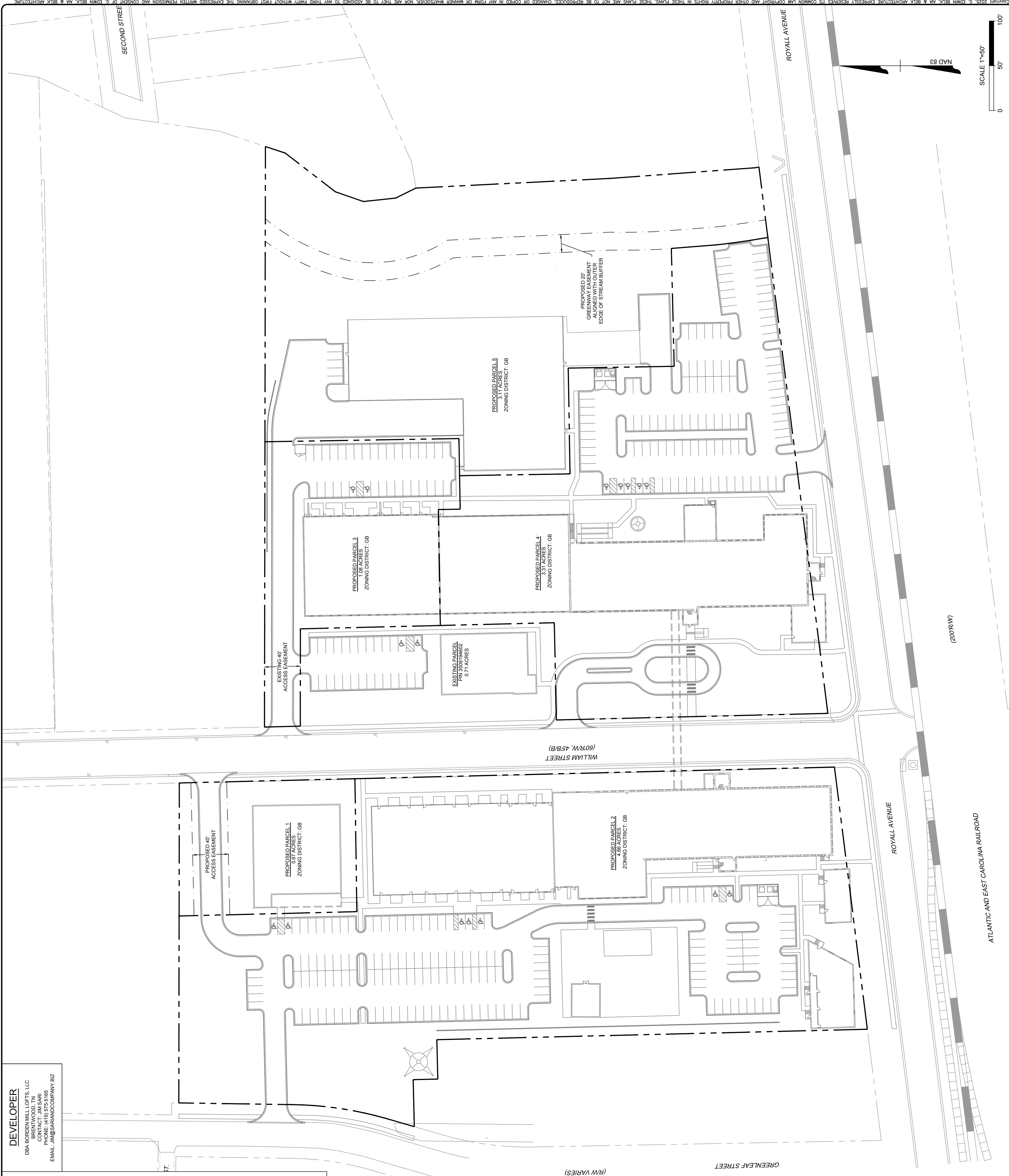


0 50 100
SCALE 1"=50'

SITE DATA

1. TYPE OF SUBMITTAL: REZONING
2. PARCEL ID: 3509191639, 3509196339
3. PROPERTY OWNER: BAP PARTNERS LLC
4. MAILING ADDRESS: PO BOX P
5. PROPERTY ADDRESS: 811 N WILLIAM ST & 309 ROYALL AVE
GOLDSBORO, NC 27533
6. EXISTING ZONING: I-2, R-6
7. PROPOSED ZONING: GB (CONDITIONAL)
8. ADJACENT ZONING: I-2, GB, R-9 (CONDITIONAL)
9. PROPOSED USE: APARTMENTS
10. ADJACENT USE: WAREHOUSE, SF RESIDENTIAL SHOPPING CENTER STRIP, AUTO REPAIR SHOP
11. DEED BOOK REFERENCES: DB 1778 PG 910
12. NUMBER OF DWELLING UNITS: 130 UNITS
13. PRE-DEVELOPMENT BUA: WEST SIDE: 169,899 SF (3.90 AC)
EAST SIDE: 218,730 SF (5.02 AC)
TOTAL: 388,629 SF (8.92 AC)
14. POST-DEVELOPMENT BUA: WEST SIDE: 153,255 SF (3.52 AC)
EAST SIDE: 198,265 SF (4.55 AC)
TOTAL: 351,520 SF (8.07 AC)

DEVELOPER
DBA BORDEN MILL LOTS, LLC
BRENTWOOD, TN
CONTACT: JIM SARI
PHONE: (419) 575-5166
EMAIL: JIM@SARIDANCOMPANY.BIZ



SHEET CONTENT
PARCEL EXHIBIT

ISSUE DATE: 01/17/2024
DESCRIPTION: NDRPA PRELIMINARY APPLICATION (49)
08/29/2025
ZONING APPLICATION

Project Number: BORDEN24
Drawn by: BELK ARCHITECTURE

BORDEN MILL APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

PROJECT TITLE & ADDRESS

CONSULTANTS
CIVIL ENGINEER: TIMMONS GROUP
adam.carroll@timmons.com
101 Centreport Dr. Suite 245,
Greensboro, NC 27409
(336) 479-3348

CLIENT
Sari & Co.
(336) 972-4182

GENERAL CONTRACTOR

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FOR NDRPA REVIEW ONLY NOT FOR CONSTRUCTION

735 Millin Street
Durham, NC 27705
p: 919.286.2575 f: 919.286.1906
www.belkarchitecture.net
ARCHITECT OF RECORD

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Sari & Co.
(336) 972-4182

CLIENT

GENERAL CONTRACTOR

CONSULTANTS

CIVIL ENGINEER:
TIMMANS GROUP
adam.carroll@timmans.com
101 Centrepark Dr., Suite 245,
Greensboro, NC 27409
(336) 479-3346

PROJECT TITLE & ADDRESS
**BORDEN MILL
APARTMENTS**
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number: BORDEN24
Drawn by: BELK ARCHITECTURE

ISSUE DATE: 01/17/2024
DESCRIPTION: NCHA PRELIMINARY APPLICATION (45)
08/29/2025 ZONING APPLICATION

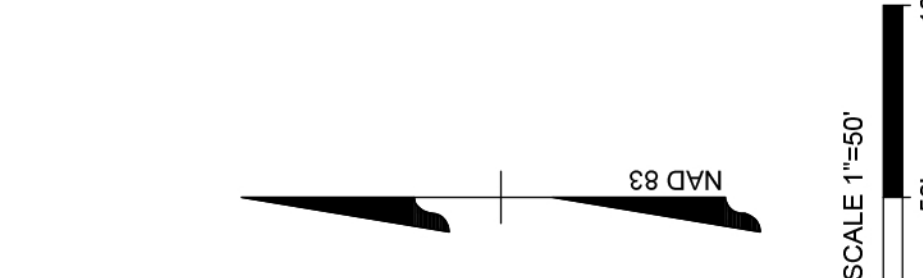
SHEET CONTENT
**REZONING
PLANTING PLAN**

L-100



PROPOSED PLANT PALETTE:	
NC COASTAL NATIVE PLANT PALETTE INSPIRATION	
SYMBOL	BOTANICAL NAME
	TAXODIUM DISTICHUM
	ACER RUBRUM
	QUERCUS VIRGINIANA
	QUERCUS MICHAUXII
	NYSSA SYLVATICA 'WILDFIRE'
	QUERCUS PHELLOS*
	ILEX OPACA
	JUNIPERUS SCOPULORUM 'BLUE ARROW'
	PRUNUS CAROLINIANA
	JUNIPERUS VIRGINIANA
	THUJA OCCIDENTALIS 'EMERALD'
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'
	GORDONIA LASIANTHUS
	CARPINUS CAROLINIANA
	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'
	CORNUS FLORIDA 'CHEROKEE BRAVE'
	CERCIS CANADENSIS 'FOREST PANSY'*
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILOUETTE'
	MAGNOLIA VIRGINIANA 'MOON GLOW'
	CHIONANTHUS VIRGINICUS*
	HYDRANGEA QUERCIFOLIA 'ALICE'
	CALLICARPA AMERICANA
	VIBURNUM DENTATUM 'BLUE MUFFIN'
	ILICIUM PARVIFLORUM 'FLORIDA SUNSHINE'
	ARONIA MELANOCARPA 'UCONNAMO12'
	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
	RUBY SLIPPERS OAKLEAF HYDRANGEA
	RUBY SPICE SUMMERSWEET
	SIKE'S DWARF OAKLEAF HYDRANGEA
	PHYSOCARPUS OPIULIFOLIUS 'SIMPOT'
	ITEA VIRGINICA 'LITTLE HENRY'
	THUJA OCCIDENTALIS 'ANNA VAN VLOTEN'
	YUCCA FILAMENTOSA 'DOLOR GUARD'
	ILEX GLABRA 'COMPACTA'
	MYRTICA CERIFERA 'DONS DWARF'
	SABAL MINOR
	JUNIPERUS VIRGINIANA 'GREY OWL'
	ILEX GLABRA
	SCHILLINGS DWARF 'YAUJON HOLLY'
	MYRTICA CERIFERA 'STRAWBERRY SHORTCAKE'
	MYRTICA CERIFERA
	OSMUNDA CINNAMOMEA
	MUHLENBERGIA CAPILLARIS
	PANICUM VIRGATUM 'SHEMADOAH'
	JUNCUS TENUIS 'BLUE DART'
	PANICUM VIRGATUM 'CHEYENNE SKY'
	ERAGROSTIS SPECTABILIS
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PENSTEMON LAEVIGATUS
	RUDEBECKIA FULGIDA
	RUDEBECKIA PURPUREA
	NEPETA RACEMOSA 'WALKER'S LOW'
	WALKER'S LOW CATMINT
	AMERICAN HOPHORNBEEAM
	AUTUMN BRILLIANCE SERVICEBERRY
	CHEROKEE BRAVE DOGWOOD
	FOREST PANSY EASTERN REDBUD*
	SLENDER SILOUETTE SWEET GUM
	SWEET BAY
	WHITE FRINGETREE*
	DECIDUOUS SHRUBS
	ALICE OAKLEAF HYDRANGEA
	AMERICAN BEAUTYBERRY
	BLUE MUFFIN ARROWWOOD
	FLORIDA SUNSHINE ANISE TREE
	HUMMINGBIRD SUMMERSWEET
	RUBY SLIPPERS OAKLEAF HYDRANGEA
	RUBY SPICE SUMMERSWEET
	SIKE'S DWARF OAKLEAF HYDRANGEA
	TINY WINE® NINEBARK
	VIRGINIA SWEETSPIRE
	EVERGREEN SHRUBS
	ANNA'S MAGIC BALL® ARBORVITAE
	COLOR GUARD ADAM'S NEEDLE
	COMPACT INKBERY
	DONS DWARF WAX MYRTLE
	DWARF PALMETTO
	GREY OWL EASTERN REDCEDAR
	INKBERRY HOLLY
	SCHILLINGS DWARF 'YAUJON HOLLY'
	STRAWBERRY SHORTCAKE WAX MYRTLE
	WAX MYRTLE
	CINNAMON FERN
	PINK MUHLY GRASS
	SHEMADOAH SWITCH GRASS
	BLUE DART COLORGRASS RUSH
	CHEYENNE SKY PRAIRIE WINDS®
	SWITCH GRASS
	PURPLE LOVEGRASS
	STANDING OVATION LITTLE BLUESTEM
	PERENNIALS
	EASTERN SMOOTH BEARDTONGUE
	ORANGE CONEFLOWER
	PURPLE CONEFLOWER
	WALKER'S LOW CATMINT

STREET TREE NOTE:
CANOPY & UNDERSTORY TREES NOTED WITH AN ASTERISK (*) IN THE PLANT LEGEND ARE SPECIES PROPOSED FOR USE AS STREET TREES.



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Sari & Co.
CLIENT
(919) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

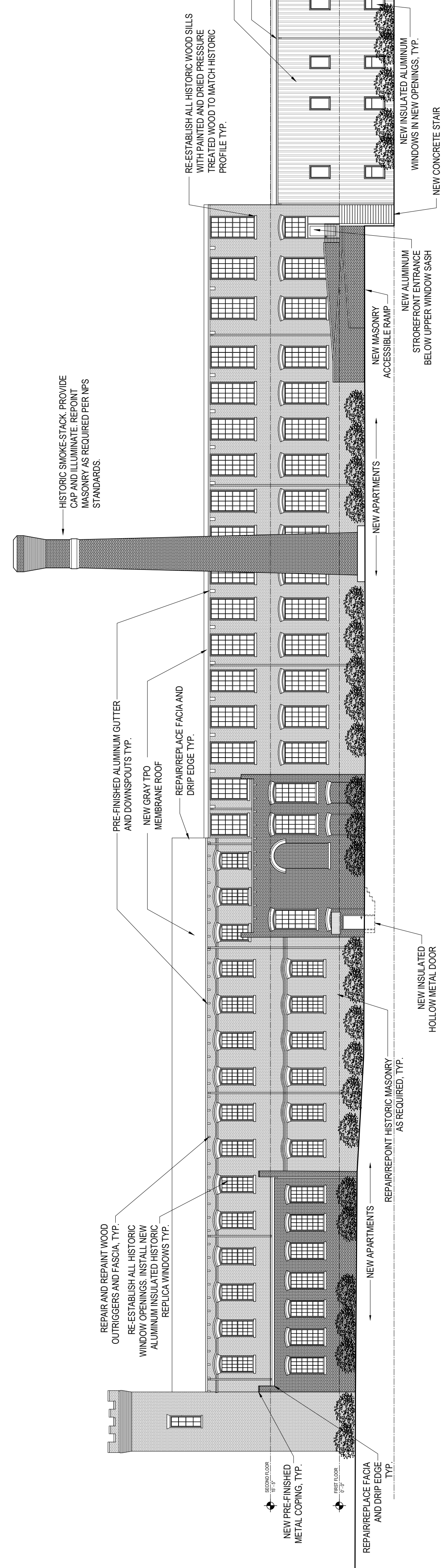
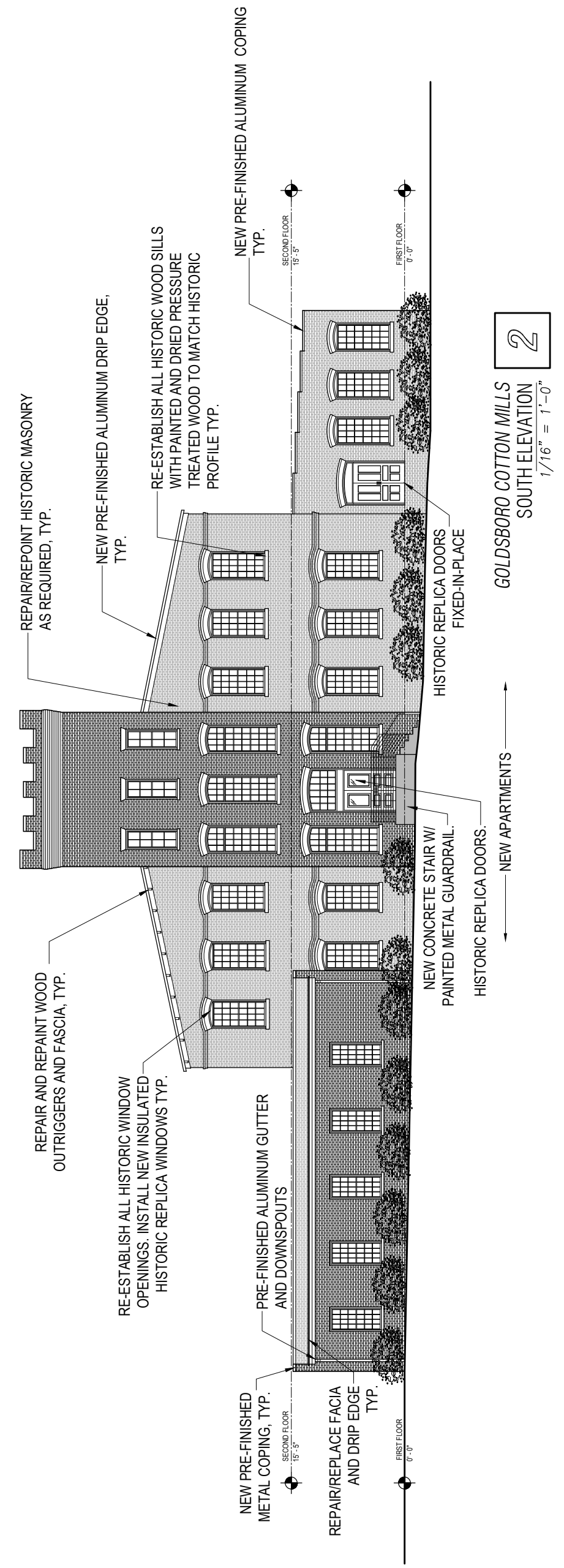
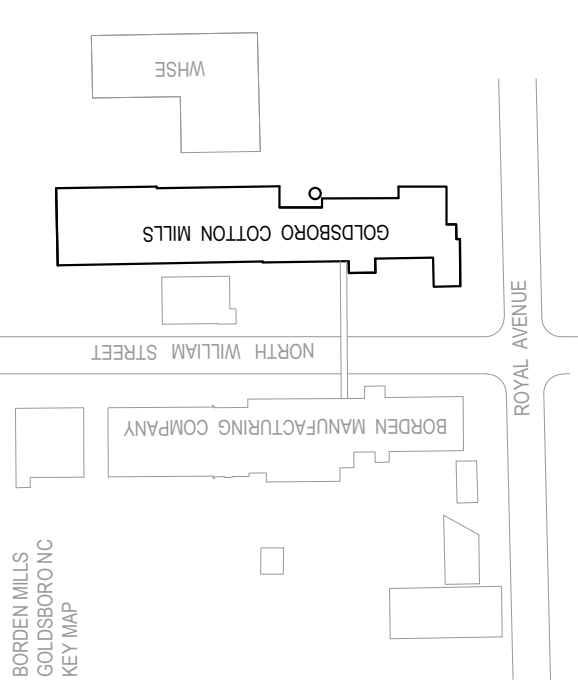
BORDEN MILL APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number: B0826264
Drawn by: BELLA ARCHITECTURE

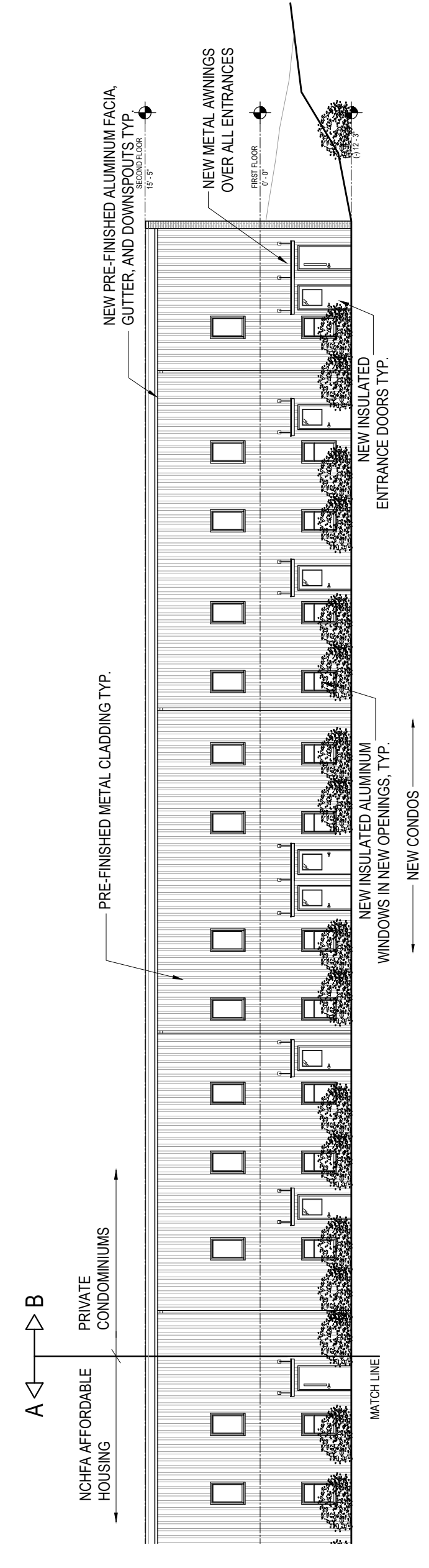
ISSUE DATE: 08/22/2025
DESCRIPTION: REZONING APPLICATION

SHEET CONTENT
GOLDSBORO COTTON MILLS - EXTERIOR ELEVATIONS

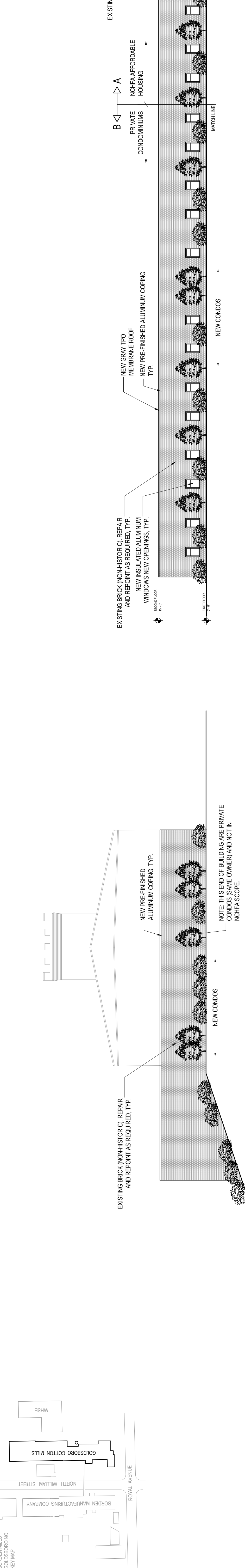
A5.01



1a
GOLDSBORO COTTON MILLS EAST ELEVATION
1/16" = 1'-0"

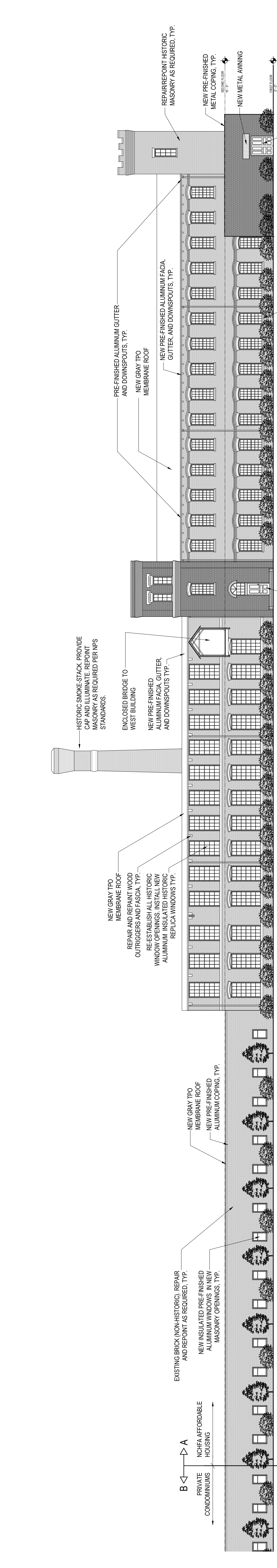


1b
GOLDSBORO COTTON MILLS EAST ELEVATION
1/16" = 1'-0"



GOLDSBORO COTTON MILLS WEST ELEVATION
 1/16" = 1'-0"

GOLDSBORO COTTON MILLS NORTH ELEVATION
 1/16" = 1'-0"

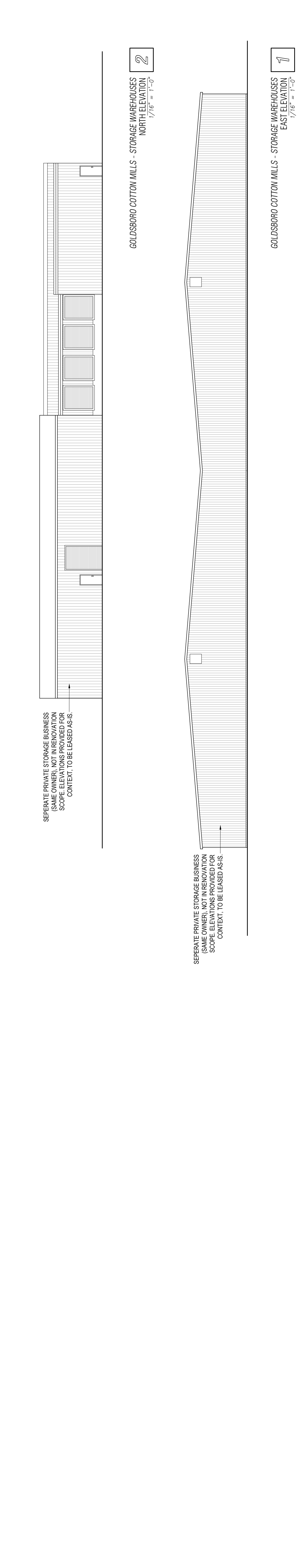


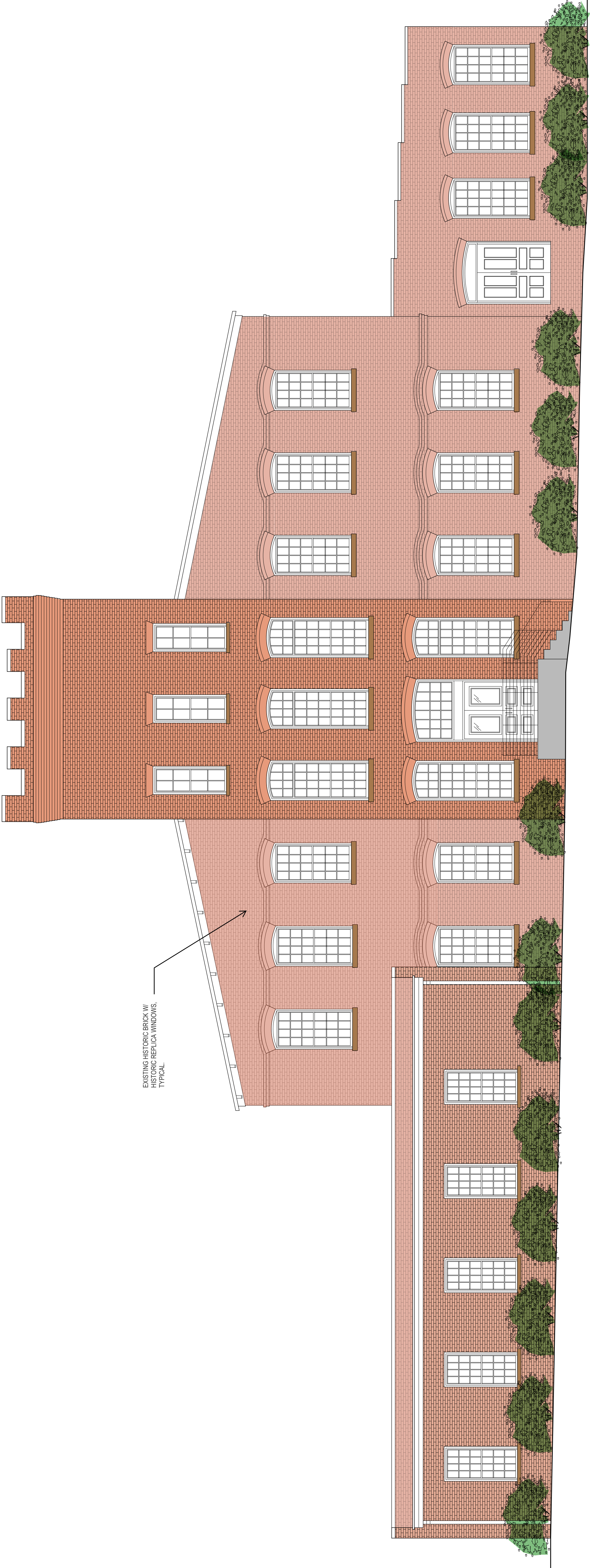
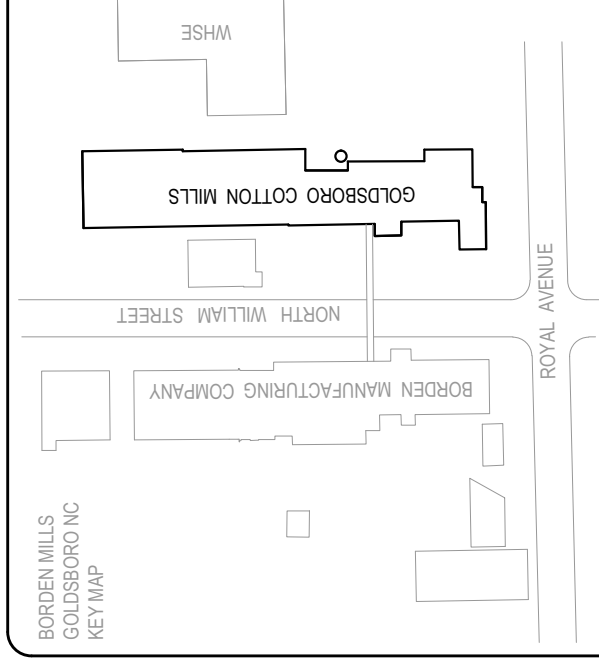
GOLDSBORO COTTON MILLS WEST ELEVATION
 1/16" = 1'-0"

GOLDSBORO COTTON MILLS WEST ELEVATION
 1/16" = 1'-0"

GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES SOUTH ELEVATION
 1/16" = 1'-0"

GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES NORTH ELEVATION
 1/16" = 1'-0"





EXISTING-HISTORIC BRICK W/
HISTORIC REPLICA WINDOWS.
TYPICAL.

GOLDSBORO COTTON MILLS
SOUTH ELEVATION
3/16" = 1'-0"



BEIK
architecture
735 Ninth Street
Durham, NC 27705
p: 919.286.2575 f: 919.286.1906
www.beikarchitecture.net
ARCHITECT OF RECORD

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CLIENT
Sari & co.
(919) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

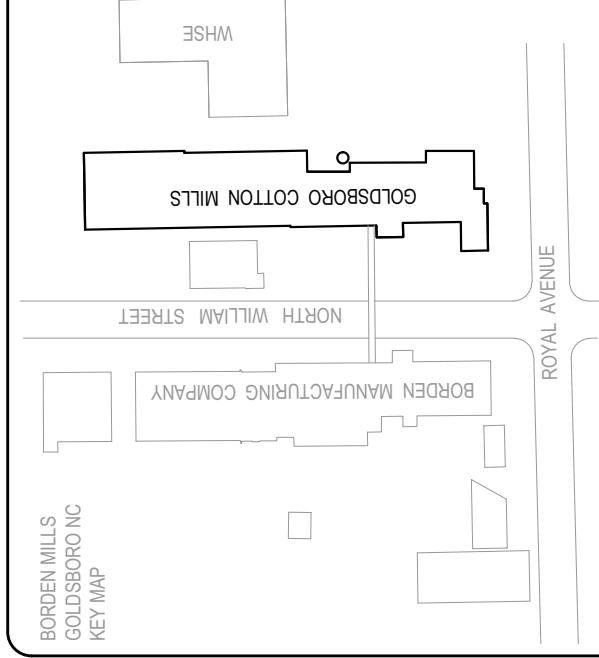
PROJECT TITLE & ADDRESS
BORDEN MILL APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

Project Number: BDRB2024
Drawn by: BELLA ARCHITECTURE

ISSUE DATE: 08/22/2025
DESCRIPTION: REZONING APPLICATION

SHEET CONTENT
GEORC. CTN. MILLS
TYPICAL RENDERED
ELEVATIONS

A5.03



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GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

BORDEN MILL
APARTMENTS
NORTH WILLIAM STREET
GOLDSBORO, NC

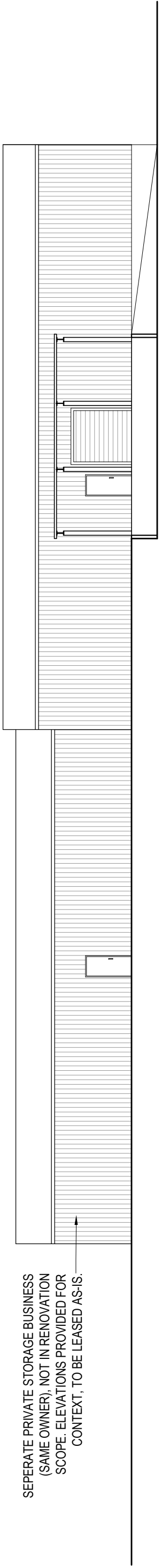
Project Number: B082024
Drawn by: BELLA ARCHITECTURE

ISSUE DATE: 08/22/2025
DESCRIPTION: REZONING APPLICATION

SHEET CONTENT
GOLDSBORO COTTON
MILLS - EXTERIOR
ELEVATIONS

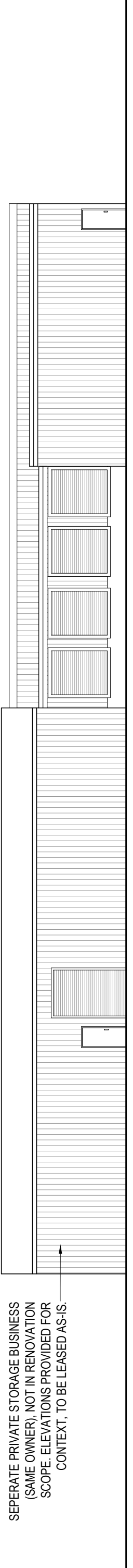
A5.04

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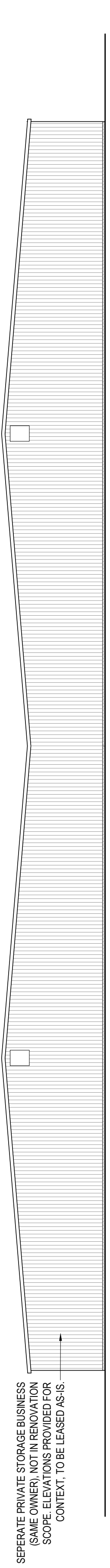
3
GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
SOUTH WAREHOUSE ELEVATION
1/16" = 1'-0"

SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



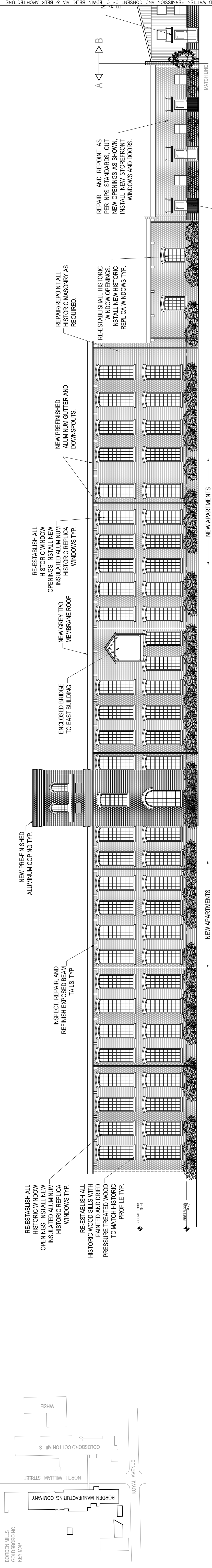
2
GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
NORTH WAREHOUSE ELEVATION
1/16" = 1'-0"

SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.

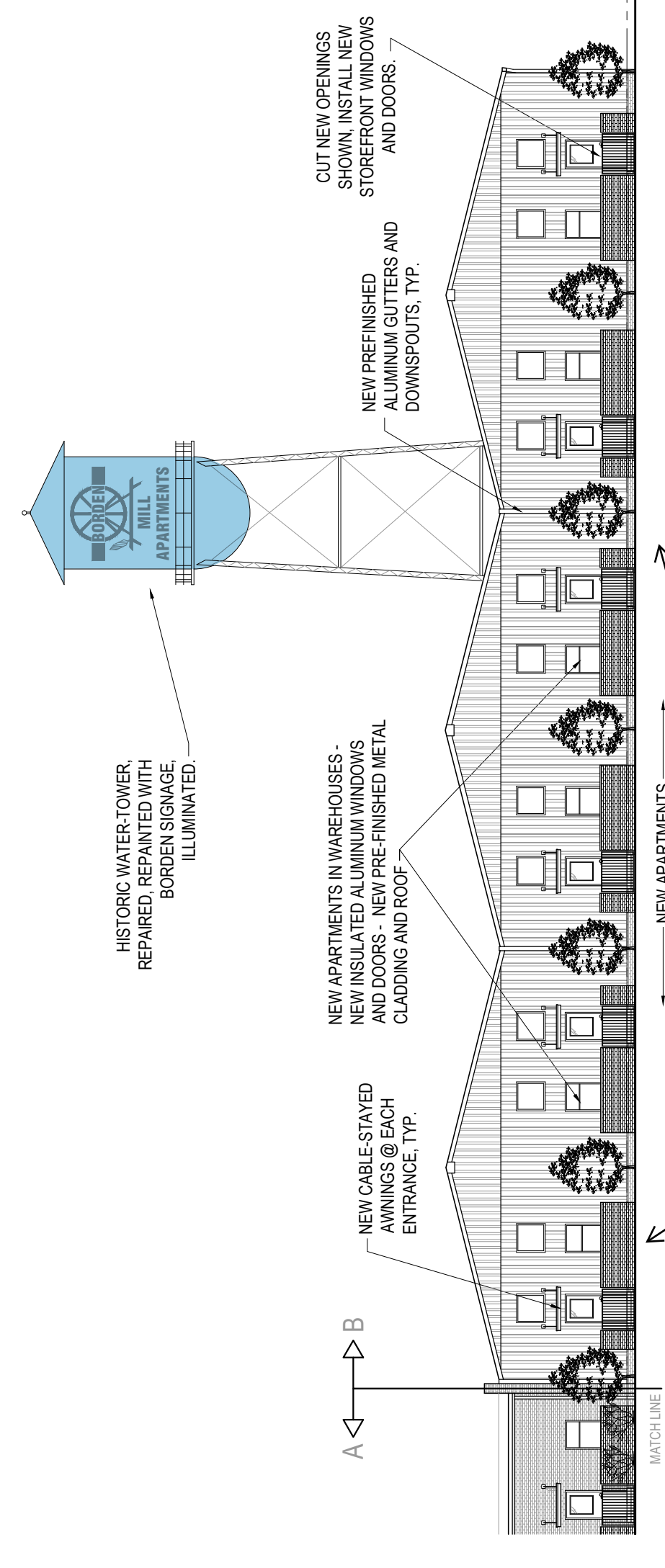


1
GOLDSBORO COTTON MILLS - STORAGE WAREHOUSES
EAST WAREHOUSE ELEVATION
1/16" = 1'-0"

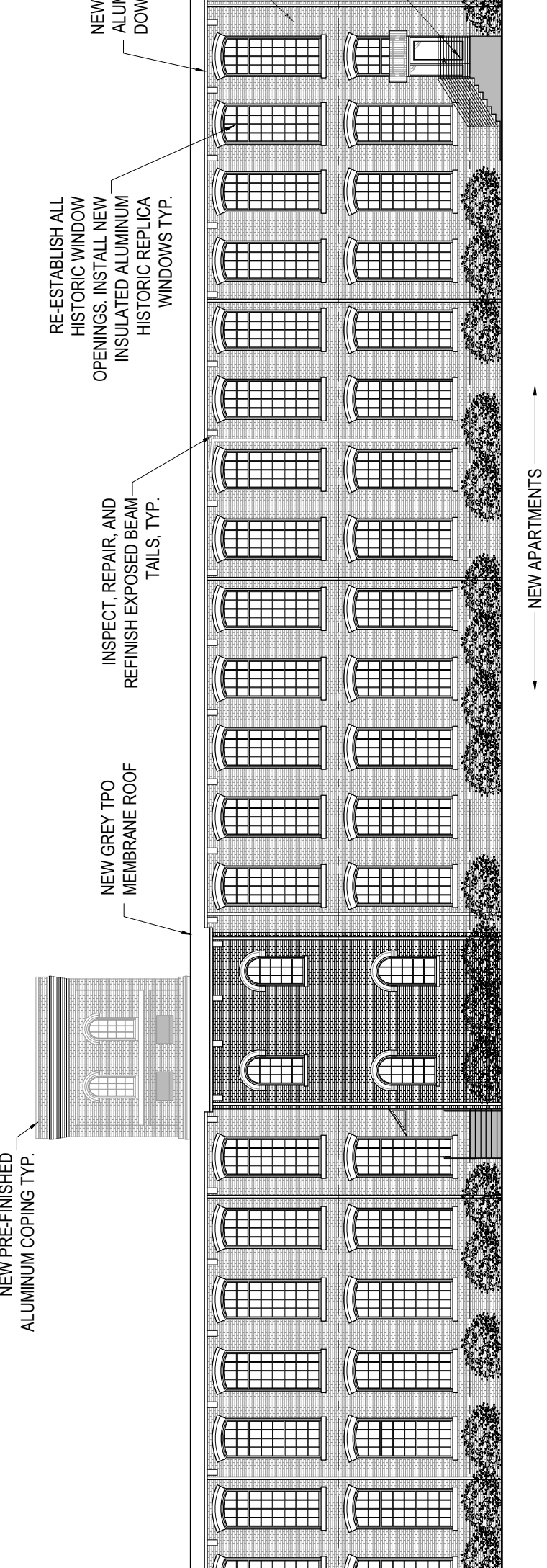
SEPERATE PRIVATE STORAGE BUSINESS
(SAME OWNER, NOT IN RENOVATION
SCOPE. ELEVATIONS PROVIDED FOR
CONTEXT, TO BE LEASED AS-IS.



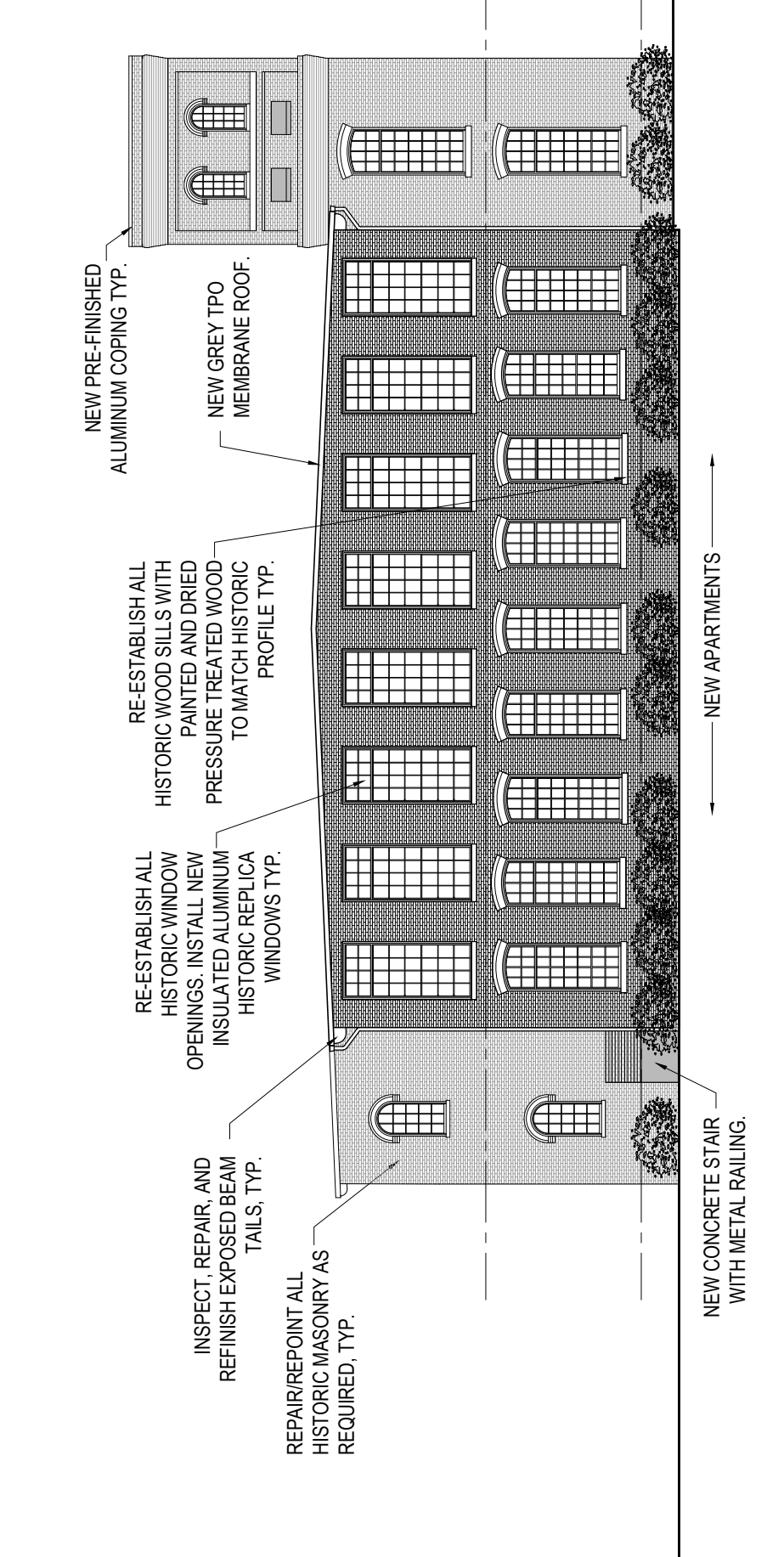
1a
PROPOSED EAST ELEVATION
BORDEN MANUFACTURING CO.
1/16" = 1'-0"



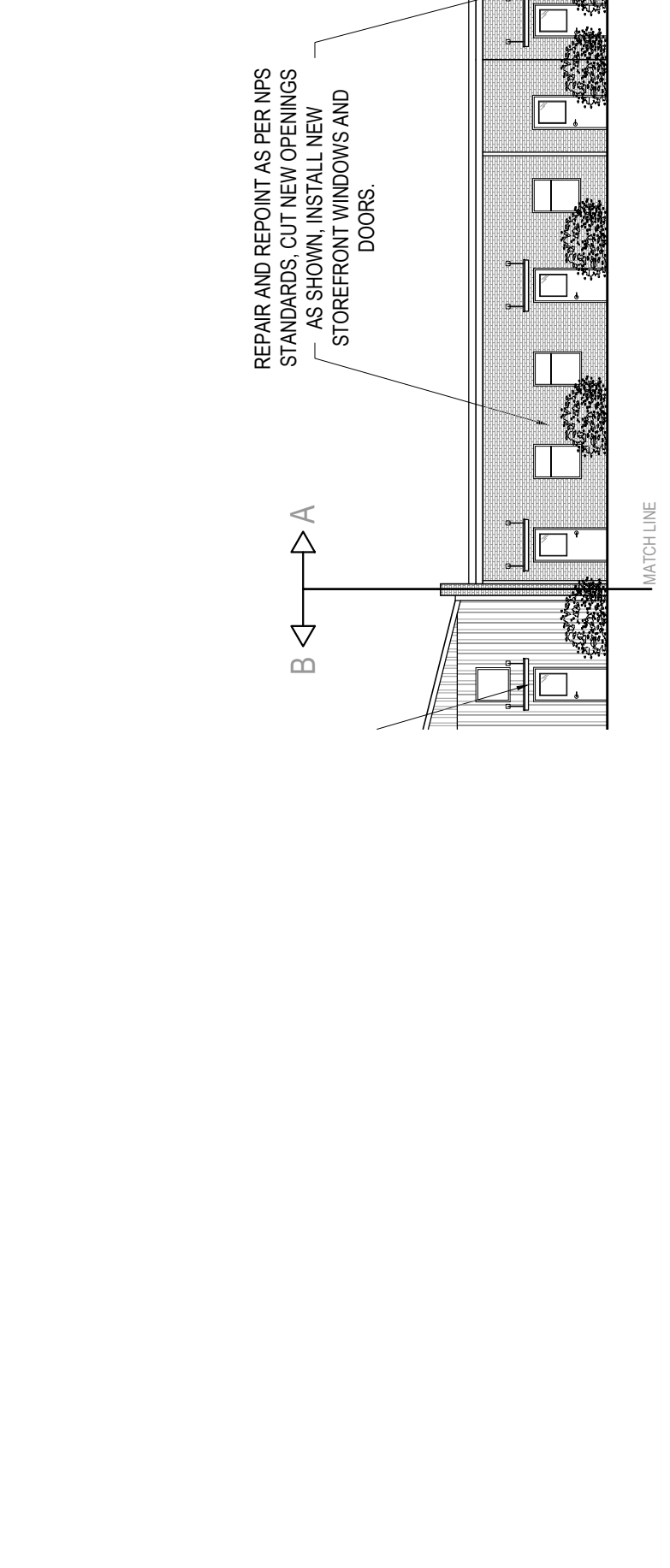
1b
PROPOSED EAST ELEVATION
B.M.C. - WAREHOUSES
1/16" = 1'-0"



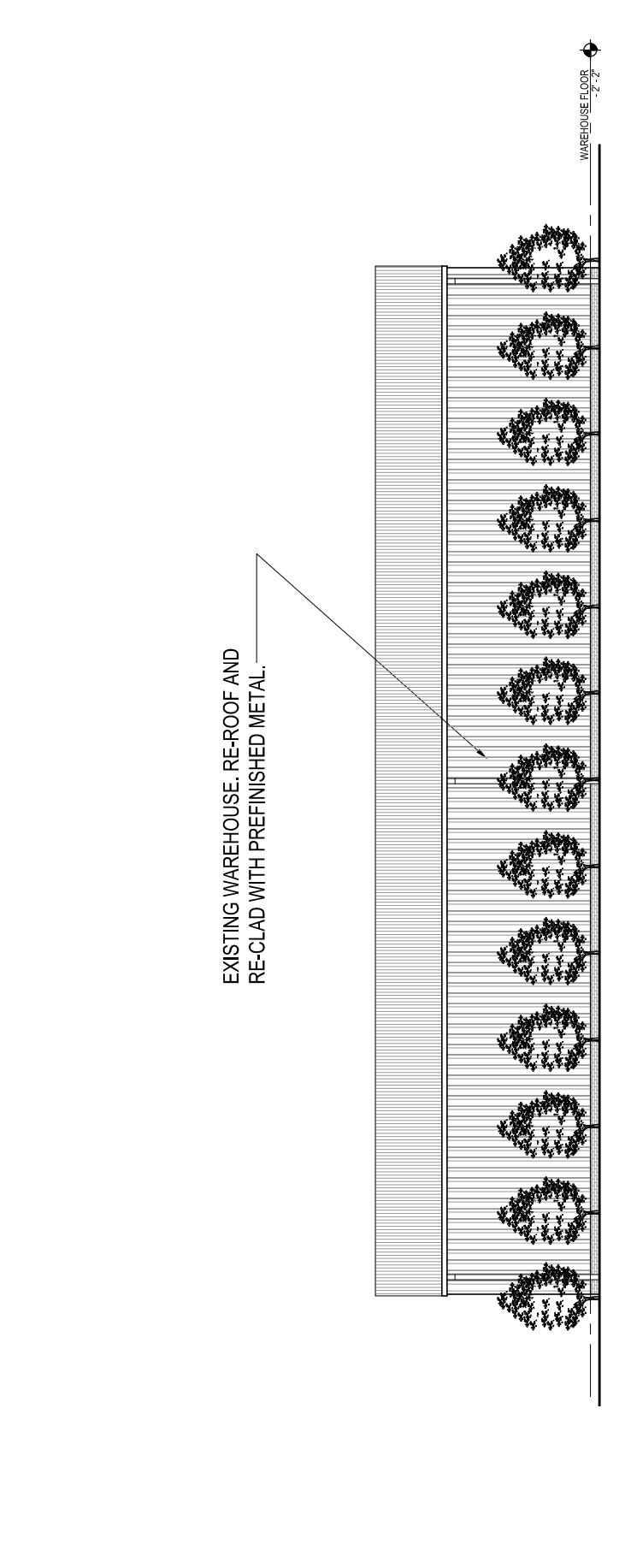
2
PROPOSED SOUTH ELEVATION
BORDEN MANUFACTURING CO.
1/16" = 1'-0"



3a
PROPOSED WEST ELEVATION
BORDEN MANUFACTURING CO.
1/16" = 1'-0"



3b
PROPOSED WEST ELEVATION
B.M.C. - WAREHOUSES
1/16" = 1'-0"



4
PROPOSED NORTH ELEVATION
B.M.C. - WAREHOUSES
1/16" = 1'-0"



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 these plans is limited to the scope of the
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 or authorized. No contract shall be
 entered into by the architect for the
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CLIENT
Sari & Co.
 (336) 972-4182

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

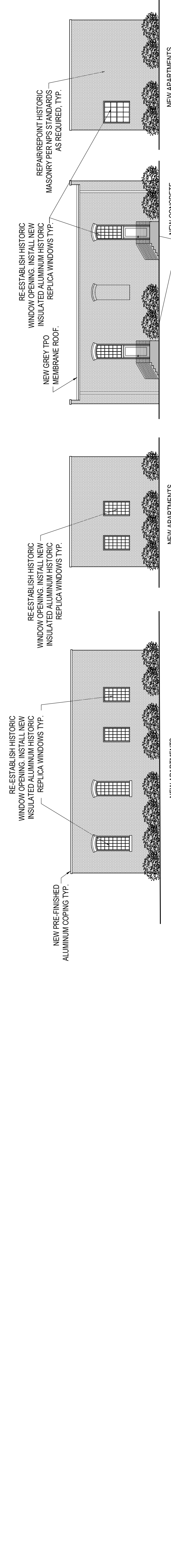
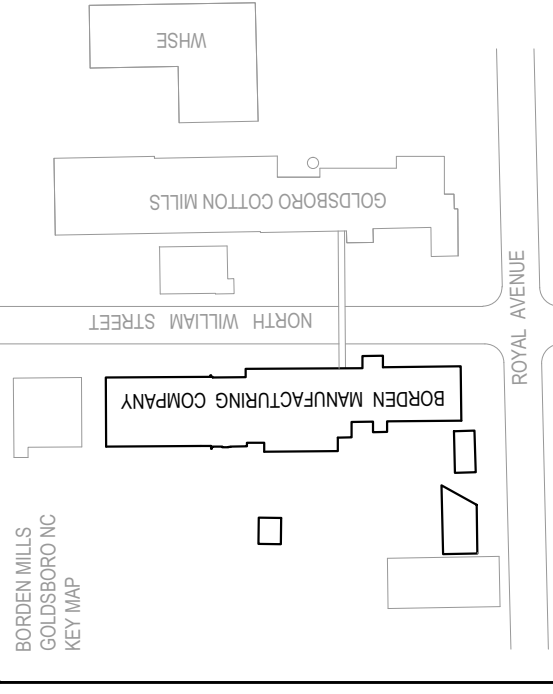
BORDEN MILL APARTMENTS
 NORTH WILLIAM STREET
 GOLDSBORO, NC

Project Number: B082124
 Drawn by: BELK ARCHITECTURE

ISSUE DATE: 08/22/2025
 DESCRIPTION: RECORDING APPLICATION

SHEET CONTENT
BORDEN MFG. CO.
EXTERIOR
ELEVATIONS

A5.06

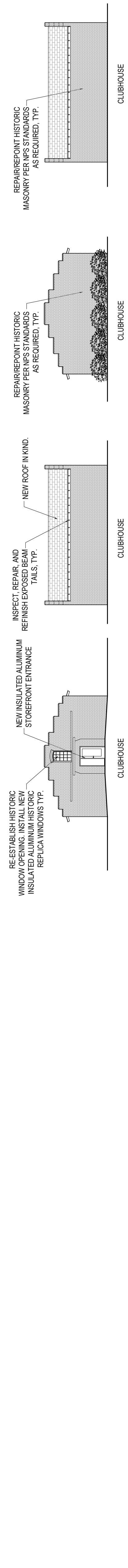


1 PROPOSED EAST ELEVATION
 B.M.C. - CONDITIONING BUILDING
 1/16" = 1'-0"

2 PROPOSED NORTH ELEVATION
 B.M.C. - CONDITIONING BUILDING
 1/16" = 1'-0"

3 PROPOSED WEST ELEVATION
 B.M.C. - CONDITIONING BUILDING
 1/16" = 1'-0"

4 PROPOSED SOUTH ELEVATION
 B.M.C. - CONDITIONING BUILDING
 1/16" = 1'-0"

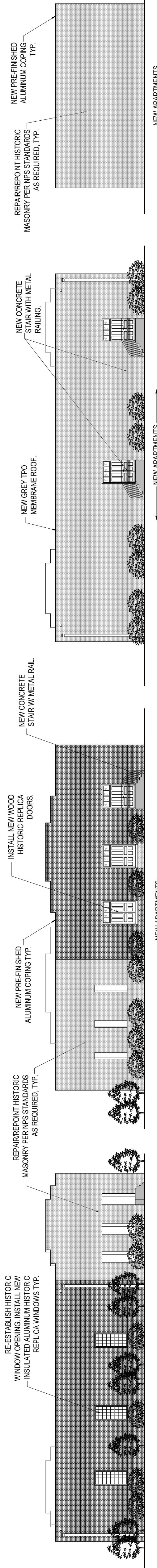


5 PROPOSED SOUTH ELEVATION
 B.M.C. - AUTO GARAGE
 1/16" = 1'-0"

6 PROPOSED WEST ELEVATION
 B.M.C. - AUTO GARAGE
 1/16" = 1'-0"

7 PROPOSED NORTH ELEVATION
 B.M.C. - AUTO GARAGE
 1/16" = 1'-0"

8 PROPOSED EAST ELEVATION
 B.M.C. - AUTO GARAGE
 1/16" = 1'-0"

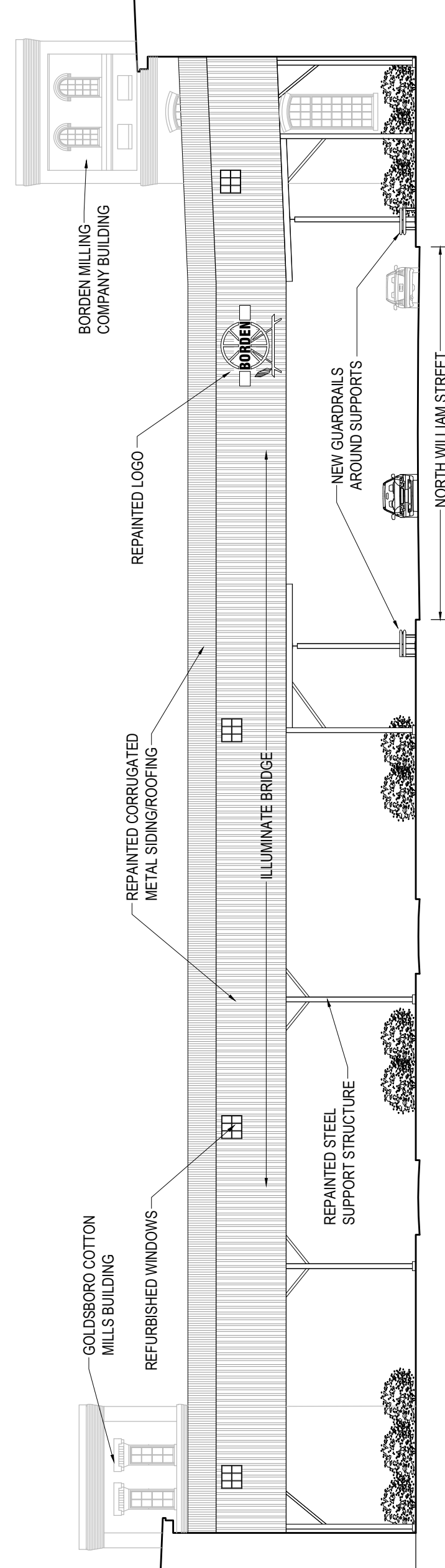


9 PROPOSED WEST ELEVATION
 B.M.C. - STORAGE BUILDING
 1/16" = 1'-0"

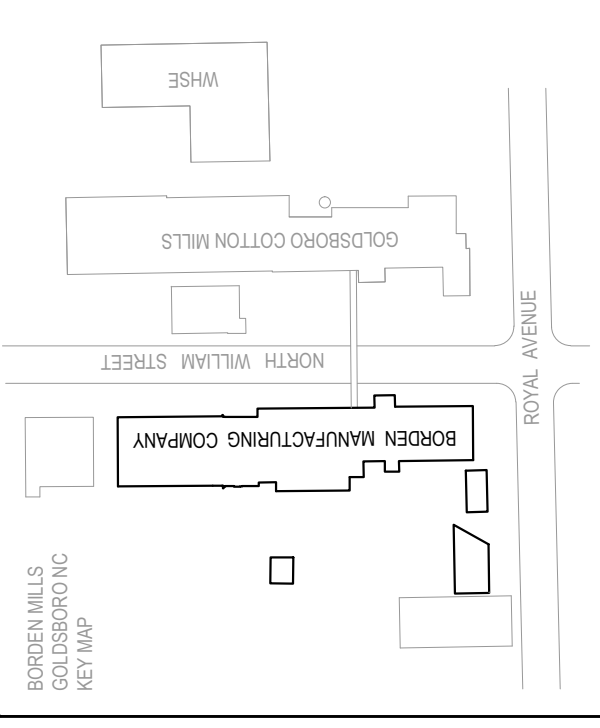
10 PROPOSED NORTH ELEVATION
 B.M.C. - STORAGE BUILDING
 1/16" = 1'-0"

11 PROPOSED WEST BUILDING 3
 B.M.C. - STORAGE BUILDING
 1/16" = 1'-0"

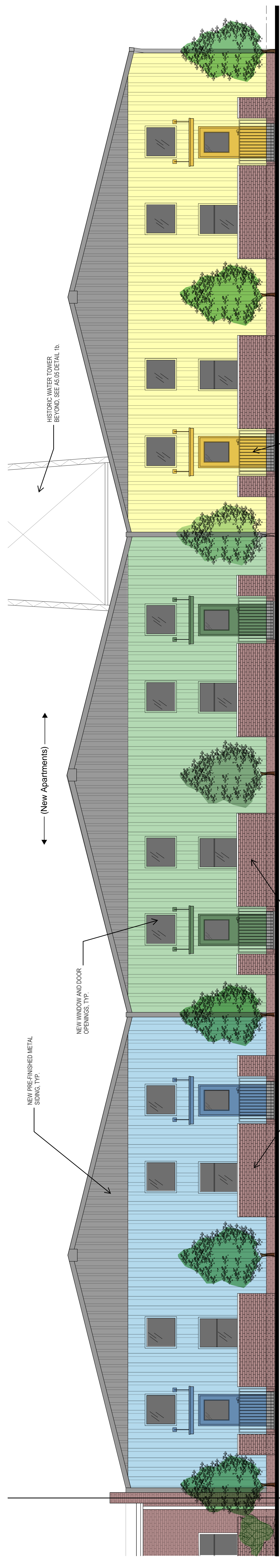
12 PROPOSED SOUTH ELEVATION
 B.M.C. - STORAGE BUILDING
 1/16" = 1'-0"



13 NORTH EXTERIOR ELEVATION (SOUTH SIMILAR)
 1/16" = 1'-0"



1
 PROPOSED SOUTH ELEVATION
 BORDEN MANUFACTURING CO.
 (New Apartments) = 1'-0"



2
 PROPOSED EAST ELEVATION
 B.M.C. - WAREHOUSES
 3/16" = 1'-0"

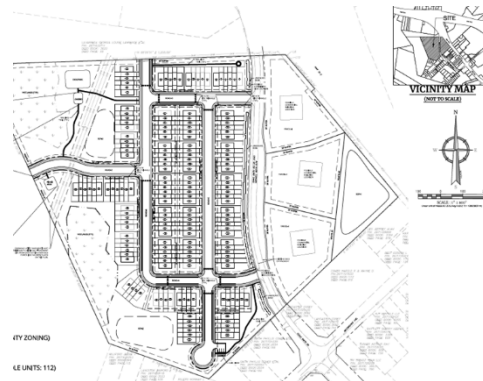
**CITY OF GOLDSBORO
 AGENDA MEMORANDUM
 SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
 MEETING**

TITLE: CZ-3-25 - Eagles Reach (Community Shopping to Residential-6 and General Business Conditional Zoning District) – Located on the south side of US 70 West, north of Aycock Drive and on both sides of Isaac Smith Road

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD
 PARCEL: 2617130043
 OWNER: Goldsboro Land Group LLC
 APPLICANT: Goldsboro Land Group LLC
 c/o Bryant Spencer



The applicant requests a change of zone from Wayne County’s Community Shopping to Goldsboro’s Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed 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.

Area: 43.24 acres.

SURROUNDING ZONING

Adjacent Zoning and Land Uses		
North	CS	Agriculture
South	CS/RES	Agriculture/Residential
East	SC	Shopping Center/Retail
West	CS	Agriculture

LAND-USE PLAN The property is identified as located within the Low and Medium-Density land use categories. 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 Low and Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where water and sewer services are available.

A Mixed-Use I land use category is located directly across US 70 West from the subject property's Medium-Density land use designation. Mixed-Use I will provide 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. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Wayne County's Community Shopping to Goldsboro's Residential-6 and General Business Conditional Zoning District to develop a new single-family townhouse neighborhood consisting of a maximum of 174 residential lots and 3 commercial lots to be annexed within the corporate limits of Goldsboro.

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.

The proposed development is divided into two primary sections:

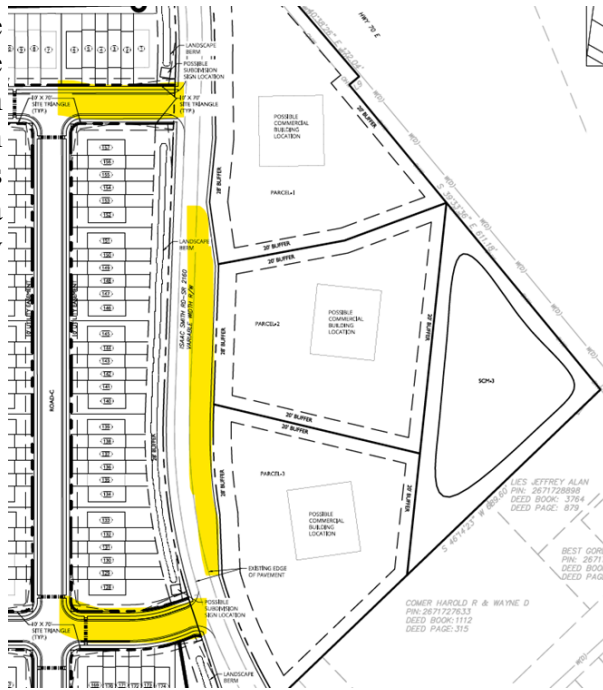
Section 1 is envisioned as a residential neighborhood featuring modern townhomes designed to meet the growing demand for diverse housing options in the region. This section will incorporate open space areas, pedestrian connectivity, and environmentally sensitive site planning, supporting sustainable and community-focused living. The open spaces are owned and maintained by HOA of the Eagles Reach Subdivision.

Section 2 is intended for future commercial development, offering opportunities for retail, services, and potentially office uses that will serve both the new residential population and the surrounding community. The commercial component is designed to be complementary to the residential area, promoting a walkable, integrated, and livable neighborhood.

Existing Land Use The majority of the site is vacant, consisting of agricultural farmland and

woodlands.

Access Two points of access will serve the proposed subdivision. Access to the commercial lots directly across the street from the subdivision will also be from Isaac Smith Road. NCDOT will require road improvements for the commercial lots consisting of a deceleration lane and approved driveway permits for each lot at the time of development.



Residential

Density 174 units/28.33 acres = 6.15 dwelling units/per acre

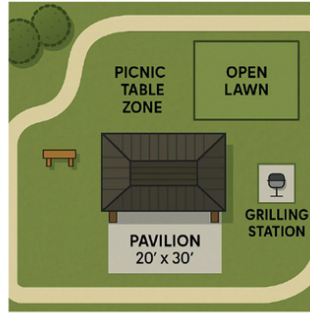
- Min. lot size: 4,840 sq. ft. + 2,200 sq. ft. (Per additional townhome)
- Min. lot width: 20 ft.
- Max. lot width: 24 ft.
- Min. front setback: 25ft.
- Min. side setback: 8 ft.
- Min. side corner setback: 25 ft.
- Min. rear setback: 25 ft.
- Max. building height: 3 stories

Required Open Space

The proposed residential townhome development will provide 8.50 acres of open space (30% of the gross site area) in lieu of the required 5.67 acres (20% of the gross site area). Open spaces will include both active (walking trails, playgrounds, a dog park, outdoor grills, seating and a covered pavilion) 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).



GAZEBO



PICNIC AREA

Commercial:

- Parcel 1: 2.777 acres
- Parcel 2: 2.262 acres
- Parcel 3: 2.240 acres



Parking

Residential:

Required: 1.4 spaces per single bedroom unit + 2 spaces per unit (two or more bedrooms) + .5 per bedroom over 2

Proposed: 3 spaces per unit

Commercial: TBD for commercial lots based on use at time of Development.

Utilities Water and sewer services will be provided from Fork Township. The water distribution system for the Eagles Reach development will tie into existing public water infrastructure at two strategic locations to ensure adequate capacity, pressure, and redundancy for domestic use and fire protection. These connection points include the northeast corner of the project site, and the intersection of Isaac Smith Road and Westbrook Avenue. This dual-connection approach is intended to optimize flow capacity and ensure consistent water service throughout the development. The design and installation of the water infrastructure will comply with City of Goldsboro and state utility requirements, with attention to long-term operational efficiency, service reliability, and public safety.

The proposed Eagles Reach development will also develop offsite sanitary sewer system to connect to the existing sanitary manhole which bridges the gap between the exiting sanitary manhole and the property. The sewer network will connect to an existing municipal sewer manhole located near the intersection of Isaac Smith Road and North Carolina Highway 581 South.

To facilitate this connection, an 8-inch gravity sewer will be installed, extending approximately 1,705 linear feet from the development site to the existing sewer infrastructure. This offsite extension is designed in coordination with applicable utility standards and will be constructed to ensure reliable and efficient wastewater conveyance. The installation will be coordinated with the City of Goldsboro and relevant utility agencies to minimize disruption and ensure long-term serviceability.

Environmental Conditions A portion of the project contains delineated wetlands. All proposed lots will be outside of these environmentally sensitive areas. These areas will be owned and managed by the homeowner’s association.

Storm Drainage Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Stormwater runoff shall be conveyed through a collection system to a stormwater pond(s) for treatment and to meet city requirements for pre-post runoff. All stormwater control measures will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.

Proposed public/private infrastructure

- Roadways: +3,700 linear ft. (Public)
- Water mains: +5,220 linear ft. (Public)
- Sewer mains: +4,900.63 linear ft. (Public)
- Sidewalks: +7,700 linear ft. (Public)
- Trails: +1,500 linear ft. (Private)

Streets The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

Sidewalks 5 ft. wide internal 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 will be required to be installed underground.

Interconnectivity has been identified for the site along the western property boundary.

Mail kiosk and Parking All residents will have access to a mail kiosk and seven (4) parking spaces to include two (1) handicap/van accessible spaces.



Subdivision signage 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.



Landscaping The applicant has submitted a landscape plan that meets and exceeds the City’s landscape ordinance. A 20 ft. wide landscape buffer will surround the entire residential subdivision. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street.

A 28-foot landscape buffer/berm is proposed along the street frontage of the property, providing a screening buffer for owners of residential lots from traffic, promoting pedestrian privacy and comfort, and contributing to the visual character of the neighborhood.

Building Elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code. Townhome footprint designs include the Ridge and Rockville.



The following design standards are proposed for the two footprints identified above:

- The proposed townhomes for this development include two different footprints, i.e., 24’ wide on the outer units and 20’ for the inner units.
- Townhouse will use a variety of colors to achieve individual character.
- All the town homes shall be raised from the finished grade a minimum of 18” and

shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.

- Areas under the porches may be enclosed with lattice.
- All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- No two town home units in a building shall have the same exterior paint color scheme.
- All town homes shall be two or three stories in height.
- Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
- All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:
 - 1. Entrance
 - Recessed entry with 6” minimum width door trim.
 - Covered porch with 6” minimum width pillars/posts/columns.
 - 2. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line
 - 3. Facade Bay Window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4” minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

Preliminary Subdivision Review and Approval.

If the rezoning is approved, the applicant will be required to make application for preliminary subdivision review. 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.

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: 8 ft.
2. Rear Building Setback: 25 ft.
3. Minimum lot size: Proposed reduction from 6,000 sq. ft. to 4,840 sq. ft. + 2,200 sq. ft. per additional townhome
4. Minimum lot width: Proposed reduction from 60 ft. to 24ft.
5. Sidewalks will be provided on both sides of all proposed streets.
6. Landscaped berm with increased landscaping on double frontage lots along Isaac Smith Road.
7. Two decorative subdivision signs are constructed of robust materials such as stone or similar solid masonry material.
8. The proposed development exceeds the minimum open space requirement outlined in the UDO while the ordinance requires 20% open area, the plan provides 30%, offering enhanced greenspace and recreational opportunities for future residents.
9. The proposed development remains well below the maximum permitted under the r-6 zoning category. the udo allows up to 7.3 dwelling units per acre, while the proposed plan reflects a density of only 6.15 units per acre, preserving neighborhood scale and character.
10. All components of the plan become conditions of the zoning district. Major modifications will require additional approvals by city council. Preliminary subdivision approval and construction drawing approval will be granted when all conditions of the zoning district are found to be met.

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

1. The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
2. Townhouse will use a variety of colors to achieve individual character.
3. All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
4. Areas under the porches may be enclosed with lattice.
5. All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
6. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and comer boards.
7. No two town home units in a building shall have the same exterior paint color scheme.
8. All town homes shall be two or three stories in height.
9. Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.
10. All town homes units shall provide detailed design elements using at least (1) of the features from each of the three categories below:

1. Entrance
 - a. Recessed entry with 6” minimum width door trim.
 - b. Covered porch with 6” minimum width pillars/posts/columns.
2. Roof
 - c. Dormer
 - d. Gable
 - e. Cupola/Tower/Chimney
 - f. Decorative cornice of roof line
3. Facade Bay Window
 - g. Balcony
 - h. Porch
 - i. Shutters
 - j. Window trim with 4” minimum width
 - k. Patterned finish (scales, shakes, wainscoting, brick, or stone)

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.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Planning Staff opinion is the conditional rezoning request is consistent with the recommendations of the Comprehensive Land Use Plan and Land Use Plan Map.

Planning Staff opinion is 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 opinion is the proposed R-6/General Business Conditional Zoning District will not impair or injure the health, welfare and safety of the public.

Planning Staff opinion is the proposed R-6/General Business 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 through a well-designed residential community.

Therefore, Planning staff recommends approval of the proposed R-6/General Business Conditional Zoning District with all agreed upon conditions.

REQUIRED ACTION

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 November 3, 2025, meeting.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
Sakeithia Reece
Laura Getz
Matthew Livingston

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-3-25 EAGLES REACH
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency, and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Low and Medium land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are 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 believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Although General Business is not a corresponding zoning district within the Medium-Density land use category, staff believe that commercial development could promote high quality, accessible developments serving the needs of the community and surrounding area. Lastly, the proposed conditional rezoning and land use request will address Goldsboro’s housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Low and Medium land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Eagles Reach**

Proposed Use **Residential (Section-1), Commercial (section-2)**

Project location or address **3003 US HWY 70 W, GOLDBORO, NC, 27530**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	2617130043	TAX ID#	07H06000005011

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name **GOLDBORO LAND GROUP LLC**

Address **2919 BREEZEWOOD AVE SUITE 100, FAYETTEVILLE NC 28303-5283**

Phone **910-308-0804** Email **bryantspencer@hufffamilyoffice.com**

OWNER/DEVELOPER INFORMATION

Company Name **GOLDBORO LAND GROUP LLC** Contact Name **Bryant Spencer**

Address **2919 BREEZEWOOD AVE SUITE 100, FAYETTEVILLE NC 28303-5283**

Phone **910-308-0804** Email **bryantspencer@hufffamilyoffice.com**

CONSULTANT/ENGINEERING FIRM

Company Name **COLLIERS ENGINEERING AND DESIGN** Contact Name **SRINIJA TUMMALAPALLI**

Address **2000 REGENCY PKWY, SUITE #295, CARY, NC, 27518**

Phone **910-233-8581** Email **srinija.tummalapalli@collierseng.com**

ZONING INFORMATION

Existing Zoning District **CS (COUNTY ZONING)** Proposed Zoning District **R-6-CU (SECTION-1), GB-CU(SECTION-2)**

If more than one district, provide the acreage of each: **28.33 AC, 8.57 AC**

Overlay District? Yes No Inside City Limits? Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf 0 SF	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf +/- 15.62 AC/ +/- 680,498 SF	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area N/A	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.974 AC
FEMA Map Panel 3720266000K	Base Flood Elevation N/A

SITE DATA


Total # of single-family lots 0	Total densities per zoning district 6.2 UNITS PER ACRE
Total # of townhouse lots 174	Acreeage in active open space +/- 2.55 AC
Total # of all lots 174	Acreeage in passive open space +/- 5.95 AC
Linear feet of new roadways +/- 3700 FT	Linear feet of new sewer mains +/- 4900 FT
Linear feet of new water mains +/- 5220 FT	Linear feet of new sidewalks +/- 7700 FT
Proposed sewer allocation +/- 54,150 GPD	Linear feet in new trails 0 FT

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate SRINIJA TUMMALAPALLI to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature 	Date 8/20/25
Signature	Date

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to SRINIJA TUMMALAPALLI (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner [Signature] Printed Name of Owner BRYANT SPENCER

North Carolina

(State)

New Hanover

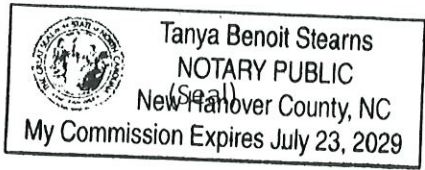
(County)

I, Tanya Benoit Stearns, a Notary Public in and for said County and State, do hereby certify that Bryant Spencer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 20th day of August 20 25.

Notary Public: Tanya Benoit Stearns

(Printed Name)
Tanya Benoit Stearns
(Signature)



County of Commission: New Hanover

Commission Expires: July 23, 2029

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

-
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
-
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
-
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
-
- A statement showing the proposed density of the project with the method of calculating said density shown;
-
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
-
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
-
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
-
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
-
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
-
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
-
- List of deviations from the town's minimum UDO requirements.
-
- List of improvements that exceed the town's minimum UDO requirements.
-
- Expected sales, rental prices
-
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.

- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.

- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

EAGLES REACH

Conditional Rezoning

Srinija Tummalapalli., P.E.

Accelerating success.

Introduction

Project Name: Eagles Reach

PIN: 2671730043

Tax ID: 07H06000005011

Property Address: 3003 US Hwy 70 W, Goldsboro, NC 27530.

Property Owner: Goldsboro Land Group, LLC.

Owner's Address: 2919 Breezewood Ave Suite 400, Fayetteville NC 28303-5283.

Engineering Firm: Colliers Engineering and Design

Contact: Srinija Tummalapalli., P.E.

Project Narrative

The Eagles Reach project is a thoughtfully planned development that proposes the transformation of approximately 36.94 acres of land into a vibrant mixed-use community, strategically integrating residential and commercial uses. This rezoning request aims to reclassify the parcel from its current Wayne County designation to appropriate zoning classifications within the City of Goldsboro jurisdiction, in alignment with the City's comprehensive growth and land-use objectives.

The proposed development is divided into two primary sections:

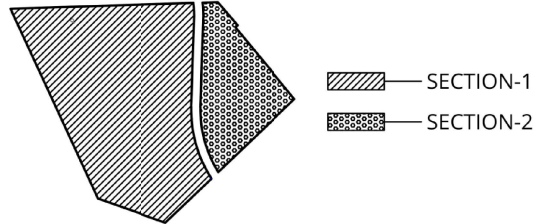
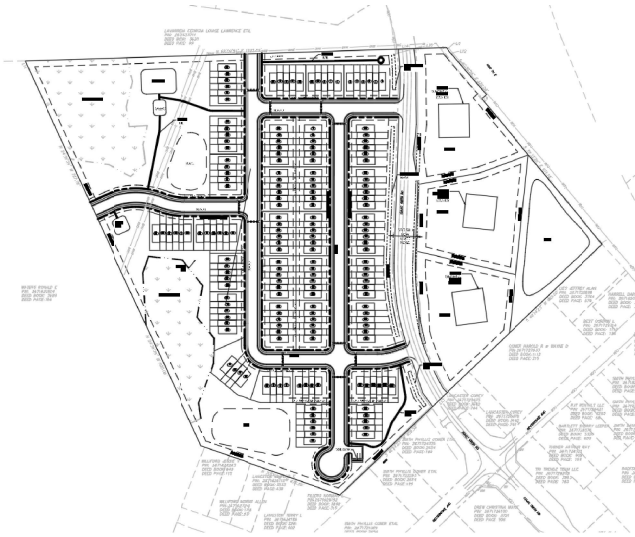
- **Section 1** is envisioned as a residential neighborhood featuring modern townhomes designed to meet the growing demand for diverse housing options in the region. This section will incorporate open space areas, pedestrian connectivity, and environmentally sensitive site planning, supporting sustainable and community-focused living. The open spaces are owned and maintained by HOA of the Eagles Reach Subdivision.
- **Section 2** is intended for future commercial development, offering opportunities for retail, services, and potentially office uses that will serve both the new residential population and the surrounding community. The commercial component is designed to be complementary to the residential area, promoting a walkable, integrated, and livable neighborhood.

Project Narrative (Continued.)

The project will comply with applicable City of Goldsboro zoning standards. Careful consideration will be given to stormwater management, traffic circulation, utility access, and streetscape design to ensure a well-functioning and visually cohesive development. The design intent prioritizes compatibility with adjacent land uses and contributes positively to the character and economic vitality of the area.

Rezoning the Eagles Reach will enable smart growth within the City's future land use framework, promote sustainable development, and provide a balanced mix of uses that support the long-term vision of the Goldsboro community. We respectfully request your consideration and support for this rezoning application.

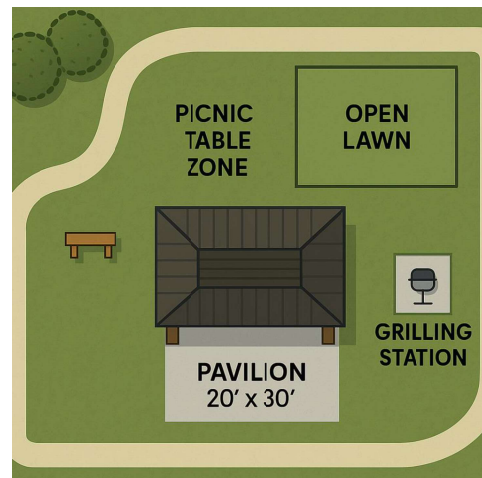
Overall Site Plan



Site Plan Details



GAZEBO



PICNIC AREA

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Section-1: Residential Development

Project Area: 28.33 acres

Current Zoning: CS (Community Shopping, Wayne County Zoning)

Proposed Zoning: R-6-CU (Goldsboro Zoning)

Development Overview

Proposed Units: Townhomes

Total Units: 174 (62 end units, 112 middle units)

Setbacks:

Front: 25 ft

Back: 25 ft

Side: 8 ft

Corner: 25 ft

Section-1: Residential Development (Cntd)

Minimum Lot Area: 4,840 sq ft + 2,200 sq ft per additional townhome

Open Space

Required Open Space: 5.67 acres (20%)

Provided Open Space: 8.50 acres (30%)

Proposed Density

The residential area will achieve a density of 6.15 units per acre, ensuring an efficient and balanced use of land while maintaining community standards.

Section-2: Commercial Development

Project Area: 8.57 acres

Current Zoning: CS (Community Shopping, Wayne County Zoning)

Proposed Zoning: GB-CU (Goldsboro Zoning)

Parcels

Parcel 1: 2.777 acres

Parcel 2: 2.262 acres

Parcel 3: 2.240 acres

This section will accommodate commercial uses, complementing the residential townhomes in Section 1.

Off-site Utilities: Sewer

The proposed Eagles Reach development will also develop offsite sanitary sewer system to connect to the existing sanitary manhole which bridges the gap between the exiting sanitary manhole and the property. The sewer network will connect to an existing municipal sewer manhole located near the intersection of Isaac Smith Road and North Carolina Highway 581 South.

To facilitate this connection, an 8-inch gravity sewer will be installed, extending approximately 1,705 linear feet from the development site to the existing sewer infrastructure. This offsite extension is designed in coordination with applicable utility standards and will be constructed to ensure reliable and efficient wastewater conveyance. The installation will be coordinated with the City of Goldsboro and relevant utility agencies to minimize disruption and ensure long-term serviceability.

Off-site Utilities: Water

The water distribution system for the Eagles Reach development will tie into existing public water infrastructure at two strategic locations to ensure adequate capacity, pressure, and redundancy for domestic use and fire protection. These connection points include:

- The northeast corner of the project site, and
- The intersection of Isaac Smith Road and Westbrook Avenue

This dual-connection approach is intended to optimize flow capacity and ensure consistent water service throughout the development. The design and installation of the water infrastructure will comply with City of Goldsboro and state utility requirements, with attention to long-term operational efficiency, service reliability, and public safety.

Design Standards - Entrance Details



The entrance for section-1 (residential development) would be similar to the image shown and the materials used for this entrance sign include but not limited to

- Metal
- Wood
- Natural Stone

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Mail Box



- The mailbox for section-1 (residential development) would be similar to the image shown
- Materials used shall be authentic in appearance (brick, stone, masonry blocks)

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards – Streetlights and Road Signs



The streetlights planned for the proposed development will resemble those depicted in the image.

The road signs planned for the proposed development will be similar in design to those shown in the image.

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Town Homes



- The proposed townhomes for this development include two different footprints, i.e., 24' wide on the outer units and 20' for the inner units.
- Townhouse will use a variety of colors to achieve individual character
- All the town homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone.
- Areas under the porches may be enclosed with lattice.
- All town homes units will have a combination of two or more of the following materials on the front façade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten.
- All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- No two town home units in a building shall have the same exterior paint color scheme.
- All town homes shall be two - three stories.
- Town home building exterior shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick or stone and may contain heavy timber details or metal accents.

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Design Standards - Town Homes (Continued)

All town homes units shall provide detained design elements using at least (1) of the features from each of the three categories below:

1. Entrance
 - Recessed entry with 6" minimum width door trim.
 - Covered porch with 6" minimum width pillars/posts/columns.
2. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line
3. Facade Bay Window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4" minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

(Note: Images show elements that will be used in the proposed development but are not the exact design.)

Landscape Details:

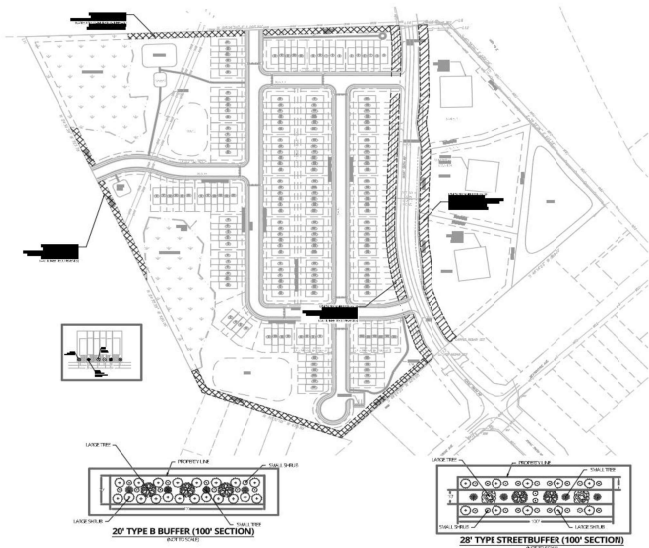
The landscape design for the Isaac Smith Tract development prioritizes visual appeal, environmental sensitivity, and compliance with applicable zoning and buffering requirements. The plan incorporates a combination of native and ornamental vegetation to provide an attractive streetscape, effective screening, and enhanced site aesthetics.

To ensure appropriate separation between the development and adjacent land uses, the project includes the following buffer provisions:

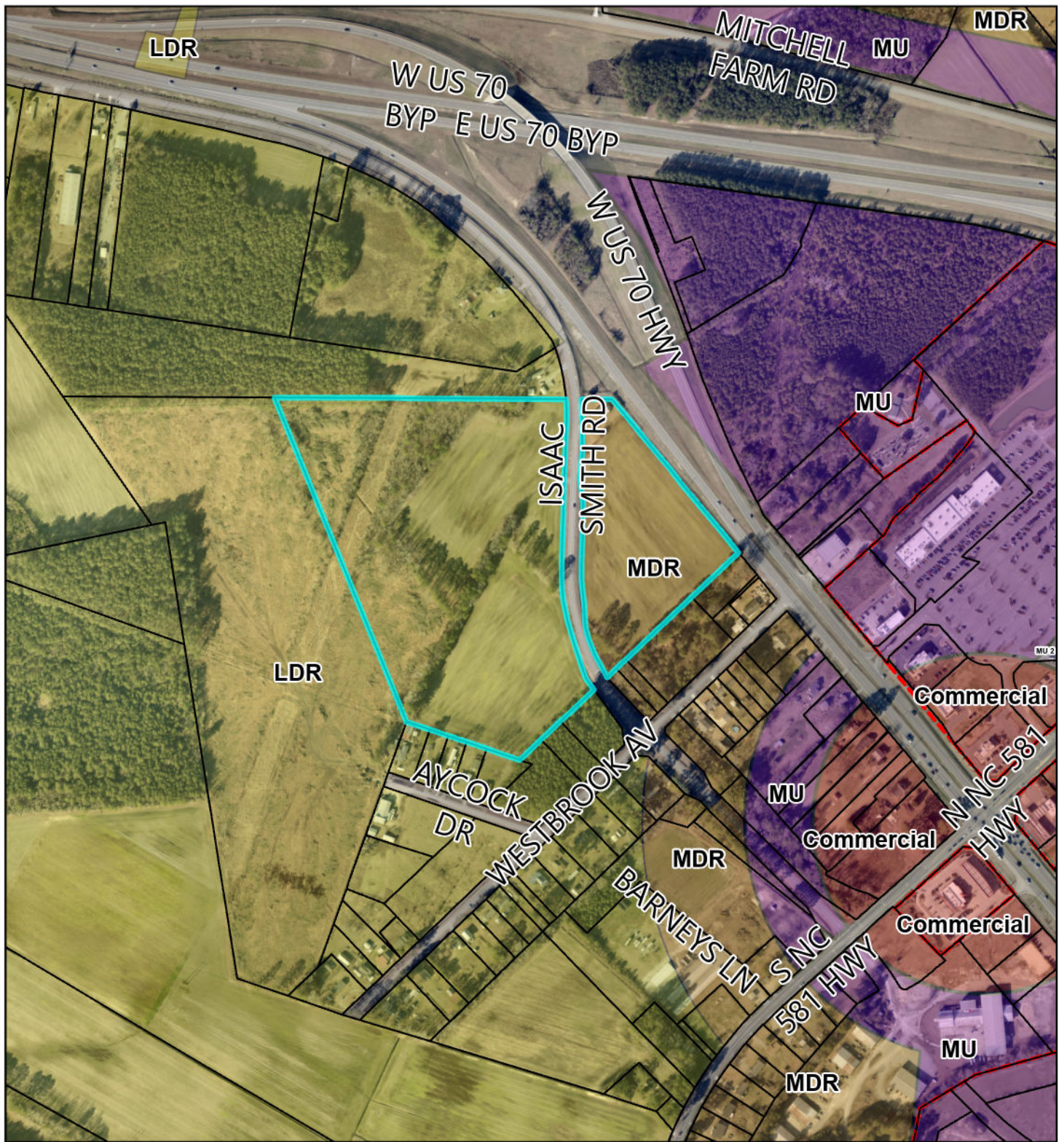
- A 28-foot landscape buffer is proposed along the street frontage of the property, providing screening of the residential lots from the traffic, promotes pedestrian comfort, and contributes to the visual character of the neighborhood.
- A 20-foot buffer strip is incorporated along the side and rear property boundaries, offering a natural screen that enhances privacy and softens the transition between the proposed development and surrounding properties.

Detailed planting layouts and species selections are included in the submitted landscape plan. The design features a representative 100-foot buffer section, illustrating spacing, layering, and typical plant types. Tree species have been selected based on their adaptability to local conditions. The proposed landscaping will be maintained in accordance with city requirements and contribute positively to the overall quality and identity of the Isaac Smith Tract development.

Landscape Plan



POSSIBLE TREE SPECIES	
TREES	BOTANICAL NAME
ACE RUB	ACER RUBRUM
ACE BFR	ACER SACCHARUM "BONFIRE"
BED DUR	BETULA NIGRA "BNMITT" TM
NYS WIL	NYSSA SYLVATICA "WILDFIRE"
PLA OCC	PLATANUS OCCIDENTALIS
QUE PAL	QUERCUS PALUSTRIS
QUE PHE	QUERCUS PHELLOS
EVERGREEN TREES	BOTANICAL NAME
ILE OPA	ILEX OPACA "DAN FENTON"
JUN VIR	JUNIPERUS VIRGINIANA
PIN TAE	PINUS TAEDA
FLOWERING TREES	BOTANICAL NAME
AME AIT	AMELANCHIER X GRANDIFLORA "AIT"
CER CAN	CERCIS CANADENSIS "FOREST PANS"
COR KOU	CORNUS KOUSA
SHRUBS	BOTANICAL NAME
BER THU	BERBERIS THUNBERGII
CAM SAS	CAMELLIA SASANQUA "SHOWA-NO-SA"
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE GLA	ILEX GLABRA "SHAMROCK"
ILE VOIM	ILEX VOMITORIA "SCHILLINGS"
ITE VIR	ITEA VIRGINICA "HENRY'S GARNET"
LOR CHI	LOROPETALUM CHINENSE RUBRUM "
MYR CER	MYRICA CERIFERA
PRU CAR	PRUNUS CAROLINIANA "COMPACTA"
THU OCC	THUJA OCCIDENTALIS "FIRE CHIEF"

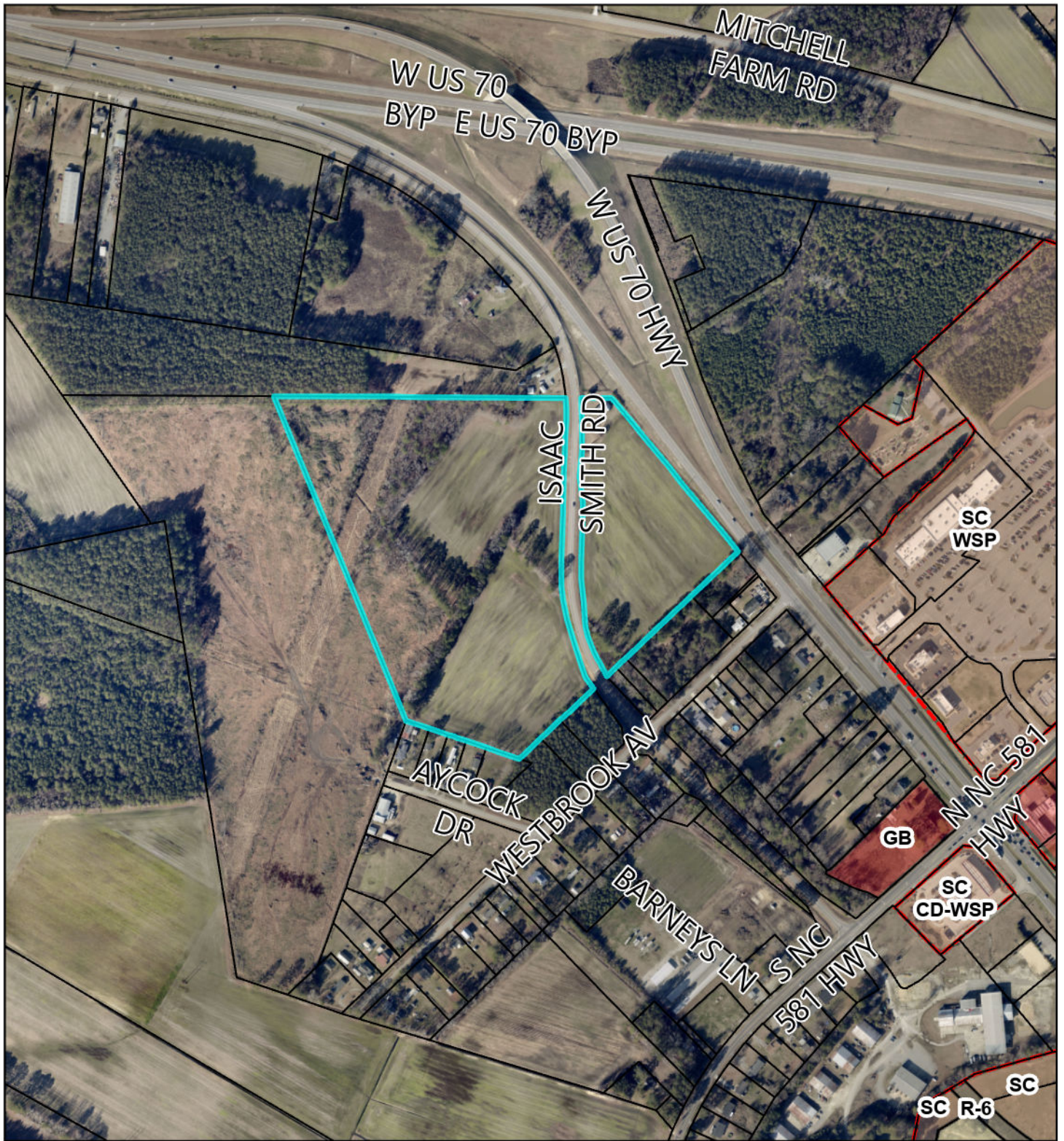


Case Number: CZ-03-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Goldsboro Land Group LLC
Location: Isaac Smith Road.
PIN# 2617-13-0043



Legend

- | | | |
|--------------------------|--------------------------|--------------------------------|
| Property Lines selection | Office and Institutional | Residential |
| Property Lines | Industrial | High Density Residential |
| Road Centerline County | Conservation | Medium Density Residential |
| City Limit | Mixed Use | Low Density Residential |
| Future Land Use | Mixed Use - Downtown | Rural Residential/ Agriculture |
| Commercial | Mixed Use I | |
| | Mixed Use II | |



Case Number: CZ-03-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Goldsboro Land Group LLC
Location: Isaac Smith Road.
PIN# 2617-13-0043



Legend

- | | | |
|--------------------------|--------|-------|
| Property Lines selection | HB | R-16 |
| Property Lines | I-1 | R-20 |
| Road Centerline County | I-2 | R-20A |
| City Limit | IBP-1 | R-40 |
| Zoning | NB | R-6 |
| AB | O&I-I | R-9 |
| AG | O&I-II | R-9SF |
| CBD | O-R | RM-8 |
| GB | R-12 | RM-9 |
| | R-12SF | SC |

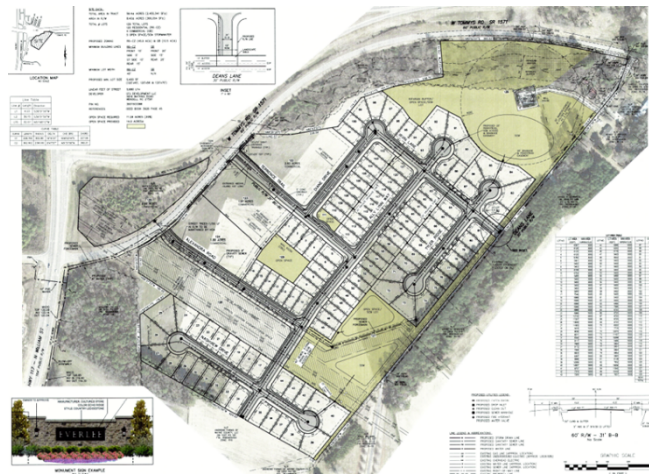
**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: CZ-4-25 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

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD
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 120 single-family detached residential lots and 4 commercial lots 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: 45.9 acres: Proposed as (R-6CZ)
10.5 acres: Proposed as (GB)

SURROUNDING ZONING

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

LAND-USE PLAN 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.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a residential subdivision consisting of 120 lots and 4 additional individual lots for commercial use.



Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

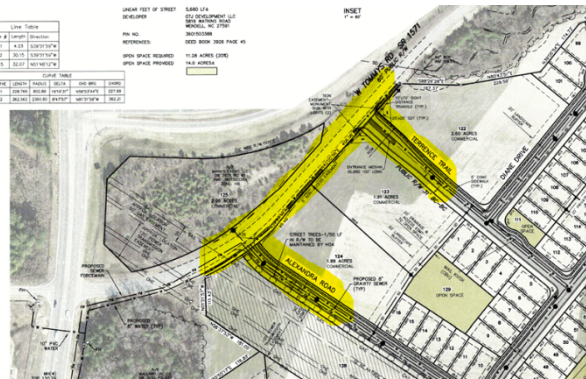
If a petition for conditional zoning is approved, the development and use of the property shall be governed by the ordinance requirements of the parallel Residential-6 and General Business Conditional Zoning Districts except those superseded by specific conditions, the approved concept plan, and any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

Zoning Districts, 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 used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

An existing 195 ft. in height cell tower is located on lot #126 which is at the northeast corner of the proposed subdivision and is served by a 30 ft. ingress/egress and utility easement off Deans Lane.

Access The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



Phasing Plan If approved, the proposed 120-lot residential subdivision will begin a 4-phase construction schedule with phase I to start in July of 2026.

- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

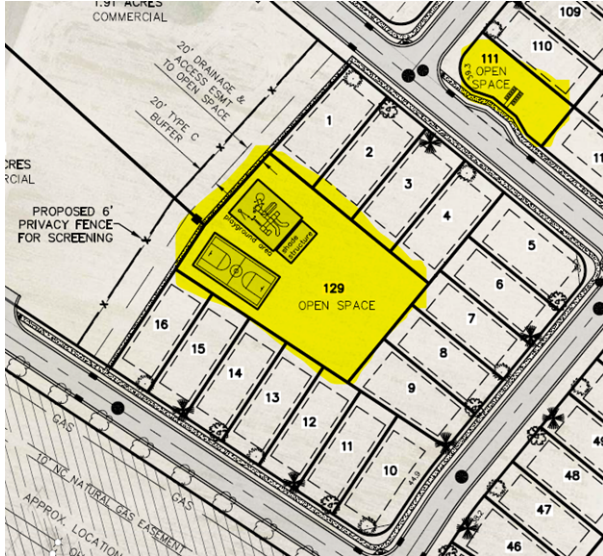
Density 120 units/45.9 acres = 2.61 dwelling units/per acre

Proposed Zoning

	R-6CZ:	GB:
Min. lot size:	5,400 sq. ft.	N/A
Min. lot width:	45 ft.	N/A
Min. front setback:	15ft.	20 ft.
Min. side setback:	5 ft.	15 ft.
Min. side corner setback:	10 ft.	15 ft.
Min. rear setback:	15 ft.	25 ft.
Max. building height:	2 stories	N/A

Required Open Space

The proposed development will provide 18.9 acres of open space (20% of the gross site area). Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).



Parking Requirements

Residential: 2 per single-family household (120) = 240 spaces
 Commercial: TBD for commercial lots at time of development

Engineering City water and sewer will be extended to the site by the developer from Commerce Drive directly west from the proposed subdivision.

Storm Water Plan Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city’s UDO and state regulations. All will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.



Proposed public/private infrastructure

Roadways: 5,680 +/- linear ft. (Public)
 Water mains: 6,860 +/- linear ft. (Public)
 Sewer mains: 5,600 +/- linear ft. (Public)

Sidewalks: 3,200 linear ft. (Public)
Trails: 2,632 linear ft. (Private)

Streets The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

Sidewalks 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such as active and passive open spaces to include 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 along the eastern and southern property boundaries.

Subdivision signage 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.



Landscaping: The applicant has submitted a landscape plan that meets and exceeds the City's landscape ordinance. A 15 ft. wide Type B 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. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.

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. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection
THE CHADWICK



Maple Ridge | Crown Collection
THE MADISON

Sagecroft | Hanover Collection
THE DAVIDSON



Saddle Ridge | Crown Collection
THE MORGAN



Annandale | Summit Collection
THE CLAYTON III



Triple Crown | Hanover Collection
THE OAKLEY II



TRC REVIEW

If the rezoning is approved, the development proposal will require a TRC review. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

CONDITIONS OF REZONING

The applicant has proposed the following as CONDITIONS for the requested Residential-6 Conditional Zoning District approval:

Architectural Standards:

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-foot 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.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

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.

REQUIRED ACTION

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 November 3, 2025, meeting.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
Sakeithia Reece
Laura Getz
Matthew Livingston

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-4-25 TUCKER TRACE
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency, and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the Medium land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are 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 believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro’s housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Medium land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

CONDITIONAL ZONING APPLICATION

Development Name **Tucker Trace**

Proposed Use **Mixed Use: Commercial (Retail, Service & Office) and Single-family Residential**

Project location or address **296 Tommy's Rd**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	3601503388	TAX ID#	06E06000005020 A
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Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name **Marks Farms, LLC**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **984-983-3478**

Email **matt@mcandg.com**

OWNER/DEVELOPER INFORMATION

Company Name **Marks Farms, LLC**

Contact Name **Matt Botzum**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **919-696-5531**

Email **matt@marksclearingandgrading.com**

CONSULTANT/ENGINEERING FIRM

Company Name **Bartlett Engineering & Surveying, PC**

Contact Name **Robert Bartlett**

Address **1906 Nash St N, Wilson, NC 27893**

Phone **252-399-0704**

Email **robert@bartletteng.com**

ZONING INFORMATION

Existing Zoning District **HB and R-16**

Proposed Zoning District **R6-CZD & GB**

If more than one district, provide the acreage of each: **R6-CZD 45.9 Acres & GB 10.5 Acres**

Overlay District? Yes No

Inside City Limits? Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <0.5 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf 22+/- acres	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area N/A	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel 3720360100K	Base Flood Elevation N/A

SITE DATA

Total # of single-family lots 120	Total densities per zoning district 2.6 residential units per acre
Total # of townhouse lots 0	Acreage in active open space 2.5
Total # of all lots 129	Acreage in passive open space 16.4
Linear feet of new roadways 5,680+/-	Linear feet of new sewer mains 5,600+/-
Linear feet of new water mains 6,860+/-	Linear feet of new sidewalks 3,200+/-
Proposed sewer allocation 40,800 GPD	Linear feet in new trails To be determined

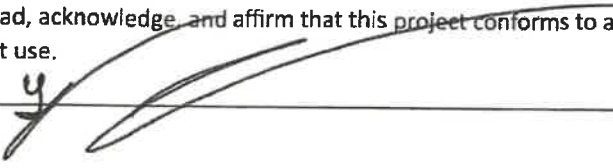
SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Bartlett Engineering & Surveying, PC (Robert Bartlett) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature



Date

7-24-25

Signature

Date

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to Bartlett Engineering & Surveying (Robert Bartlett) (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

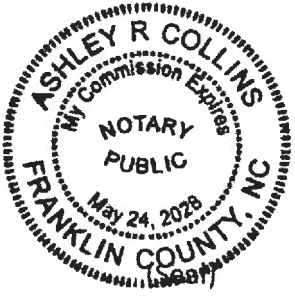
Signature of Owner [Handwritten Signature] Printed Name of Owner Ttler Marks

NC
(State)
Wake
(County)

I, Ashley Ren Collins, a Notary Public in and for said County and State, do hereby certify that Ttler Marks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 24th day of July 20 25.

Notary Public: [Handwritten Signature]
(Printed Name) Ashley Ren Collins
(Signature)



County of Commission: Franklin
Commission Expires: May 24th, 2028

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

-
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
-
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
-
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
-
- A statement showing the proposed density of the project with the method of calculating said density shown;
-
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
-
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
-
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
-
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
-
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
-
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
-
- List of deviations from the town's minimum UDO requirements.
-
- List of improvements that exceed the town's minimum UDO requirements.
-
- Expected sales, rental prices
-
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

PROJECT NARRATIVE

Tucker Trace Subdivision (R-6 PUD)

I. CONTACT INFORMATION

Owner of Record

Name: Marks Farms, LLC

Address: 5818 Watkins Rd, Wendell, NC 27591

Phone: 984-983-3478

Authorized Agent/Representative

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Engineer

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Surveyor

Name: Tony Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

II. SITE DATA

- **Site Address:** 296 Tommy's Rd
- **Current Zoning:** HB & R-16
- **Parcel Size:** 54.9+/- acres
- **Property Identification Number(s) (PIN):** 3601503388
- **Legal Description:** DB 3926 P 45

III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
 - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
 - **Open Space/Public Use Area:** 16.5 acres
 - **Area within Rights-of-Way:** 8.31 acres
-

IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
 - **Total Site Acreage:** 45.7 acres (non-commercial)
 - **Proposed Density:** 2.6 units per acre
 - **Method of Calculation:**
 - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
-

V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

Roadways:

- Total length of new roadway is 5,492+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,670 LF.

Sewer System:

- The proposed sanitary sewer system will include 5,500+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

Stormwater:

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

Sidewalks/Trails:

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,000 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

Parking:

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

Phasing:

- Phase 1: Lots 1-5, 53-64, 87-123, 126-127
- Phase 2: Lots 65-86
- Phase 3: Lots 6-16, 45-52, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

VI. NEIGHBORHOOD ENGAGEMENT

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
 - There will only be 10 residential lots that abut the shared property line.
 - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
 - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
-

VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
 - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
 - **Wetlands/Natural Areas:**
 - Wetland areas have been identified and avoided.
 - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
-

VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
 - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
 - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
 - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
 - **Parks:** Dedicated open space exceeds minimum parkland requirements.
-

IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 16.5 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
 - **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.
-

X. DEVELOPMENT SCHEDULE

- **Phase 1 Construction Start:** July 2026
 - **Phase 1 Completion:** July 2027
 - **Full Buildout Expected:** July 2030, depending on market demand
 - **Public Improvements Timeline:** Concurrent with each phase
 - **Recreational/Common Areas:** Built in tandem with the phase they serve.
-

XI. REQUESTED DEVIATIONS FROM UDO

- The proposed development appears to be in compliance with the UDO requirements.
-

XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS

- The proposed open space exceeds the UDO minimum requirements.
-

XIII. ANTICIPATED SALES PRICES

- **Sales Prices:** \$275,000 - \$300,000
-

XIV. ARCHITECTURAL STANDARDS

- All homes to meet the following standards:
 - Minimum heated square footage: 1,600 sq. ft.
 - Minimum three bedrooms
 - Two-story design
 - Front porches and garages
-

PROJECT NARRATIVE

Tucker Trace Subdivision (R-6 PUD)

I. CONTACT INFORMATION

Owner of Record

Name: Marks Farms, LLC

Address: 5818 Watkins Rd, Wendell, NC 27591

Phone: 984-983-3478

Authorized Agent/Representative

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Engineer

Name: Robert Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

Surveyor

Name: Tony Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

II. SITE DATA

- **Site Address:** 296 Tommy's Rd
 - **Current Zoning:** HB & R-16
 - **Parcel Size:** 56.4+/- acres
 - **Property Identification Number(s) (PIN):** 3601503388
 - **Legal Description:** DB 3926 P 45
-

III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
 - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
 - **Open Space/Public Use Area:** 18.9 acres
 - **Area within Rights-of-Way:** 8.40 acres
-

IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
 - **Total Site Acreage:** 47. acres (non-commercial)
 - **Proposed Density:** 2.6 units per acre
 - **Method of Calculation:**
 - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
-

V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

Roadways:

- Total length of new roadway is 5,680+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,860 LF.

Sewer System:

- The proposed sanitary sewer system will include 5,600+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

Stormwater:

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

Sidewalks/Trails:

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,200 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

Parking:

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

Phasing:

- Phase 1: Lots 1-5, 52-63, 88-121, 126-127
- Phase 2: Lots 64-86
- Phase 3: Lots 6-16, 45-51, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

VI. NEIGHBORHOOD ENGAGEMENT

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
 - There will only be 10 residential lots that abut the shared property line.
 - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
 - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
 - The road stub to the adjoining residential property will end prior to the existing egress path. Landscape will be provided between the end of the road and the egress path.
-

VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
 - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
 - **Wetlands/Natural Areas:**
 - Wetland areas have been identified and avoided.
 - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
-

VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
 - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
 - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
 - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
 - **Parks:** Dedicated open space exceeds minimum parkland requirements.
-

IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 18.9 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
- **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.

X. DEVELOPMENT SCHEDULE

- **Phase 1 Construction Start:** July 2026
 - **Phase 1 Completion:** July 2027
 - **Full Buildout Expected:** July 2030, depending on market demand
 - **Public Improvements Timeline:** Concurrent with each phase
 - **Recreational/Common Areas:** Built in tandem with the phase they serve.
-

XI. REQUESTED DEVIATIONS FROM UDO

- The proposed development appears to be in compliance with the UDO requirements.
-

XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS

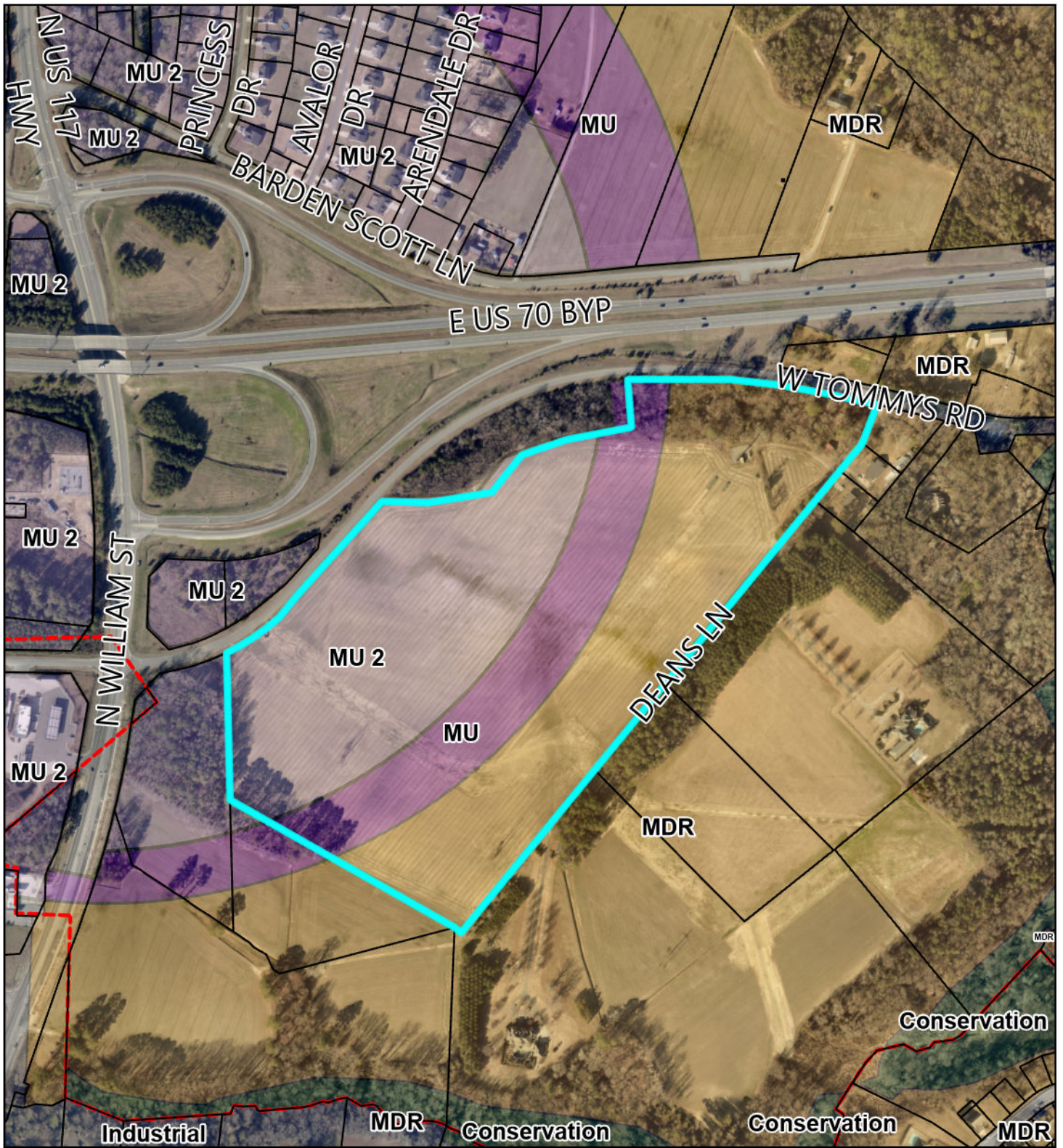
- The proposed open space exceeds the UDO minimum requirements.
-

XIII. ANTICIPATED SALES PRICES

- **Sales Prices:** Expected range \$275,000 – \$335,000
-

XIV. ARCHITECTURAL STANDARDS

- All homes to meet the following standards:
 - Minimum heated square footage: 1,600 sq. ft.
 - Minimum three bedrooms
 - Two-story design
 - Front porches and garages
-



Case Number: CZ-04-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Mark's Farm LLC
Location: W. Tommys Rd & N William St.
PIN# 3601-50-3388

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

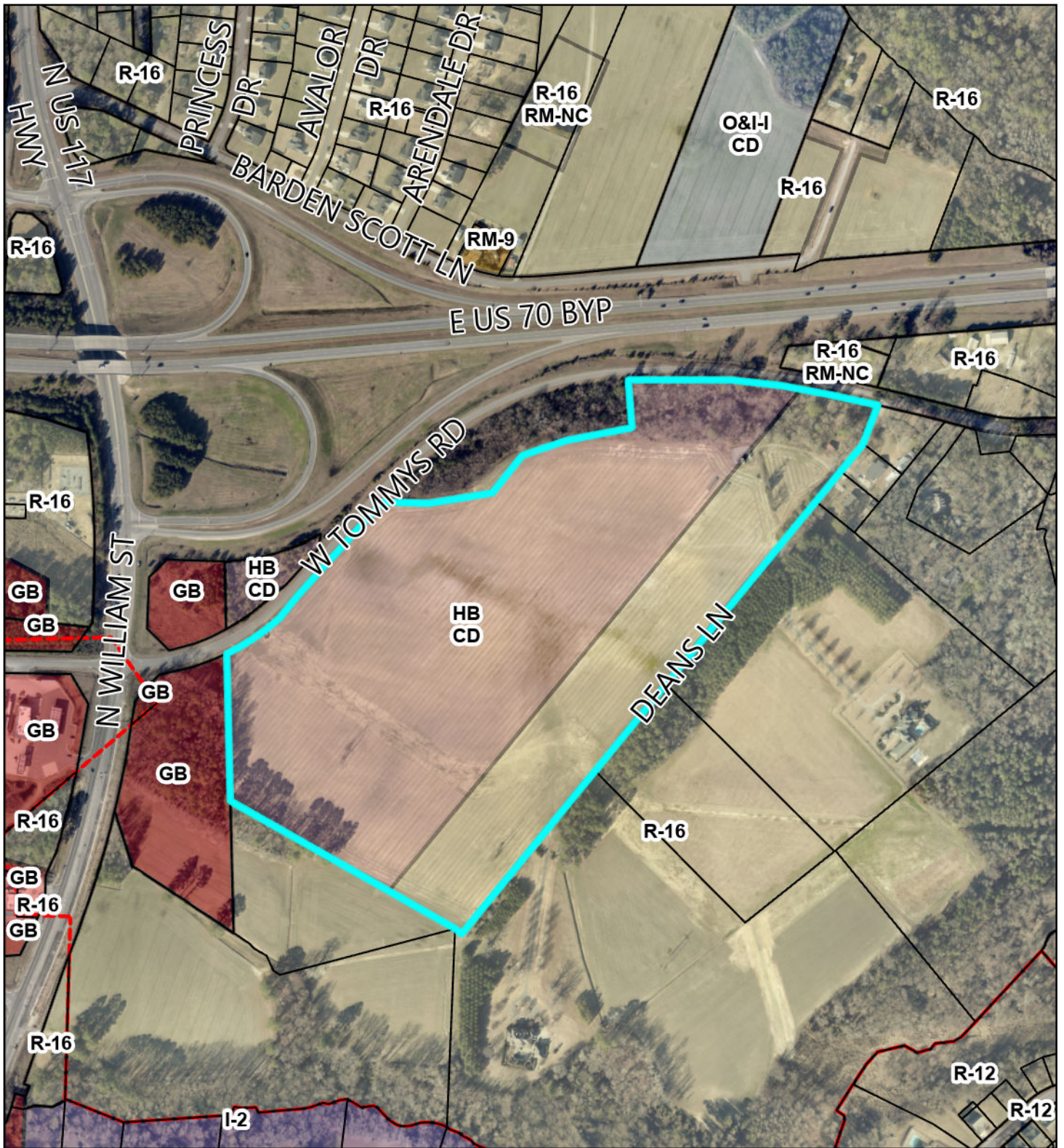
Residential

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet





Case Number: CZ-04-25
Request: Rezone to R6-CZ & GB-CZ
Owner: Mark's Farm LLC
Location: W. Tommys Rd & N William St.
PIN# 3601-50-3388

Zoning

- AB
- AG
- CBD
- GB
- HB
- I-1

Legend

- I-2
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet



**CITY OF GOLDSBORO
 AGENDA MEMORANDUM
 SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
 MEETING**

TITLE: CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING
 (Residential-6 to Residential-6 Conditional Zoning District) – Located on the
 north side of Wilmington Ave. between Sycamore and Isler Streets

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD
 PARCEL: 2599-91-2474
 OWNER: Community Technical Assistance,
 Inc.
 APPLICANT: Community Technical
 Assistance, Inc.
 c/o Mr. Roland Whitley, Jr.



The applicant requests a change of zone from the Residential-6 Zoning District to the Residential-6 Conditional Zoning District to develop two (2) multi-family triplexes (1,884 sq. ft.) each consisting of three (3) one-story apartments.

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.

Area: 0.14 acres per lot

SURROUNDING ZONING

Adjacent Zoning and Land Uses		
North	R6	Single-family detached
South	R6	Single-family detached
East	R6	Single-family detached
West	R6	Single-family detached

LAND-USE PLAN:

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.

DISCUSSION:

The applicant is requesting a change of zone for the subject property from Residential-6 to Residential-6 Conditional Zoning District to construct two (2) multifamily triplexes on two individual 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.

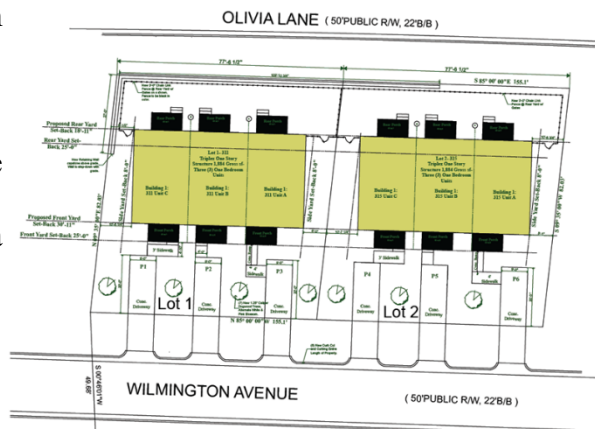
Existing Land Use The property is currently occupied by three (3) residential duplexes of masonry/concrete block construction. Each duplex is considered aged, in deteriorating/dilapidated condition and in need of immediate rehabilitation.



Access: Access to the site will be directly from Wilmington Avenue.

Parking: Required: 1.4 spaces per single bedroom unit

Proposed: 1 space for each apartment for a total of 6 spaces



Utilities Existing city water and sewer utilities are to be replaced with new services.

Density proposed Three (3) units are proposed on each lot for a total of six (6) apartment units.

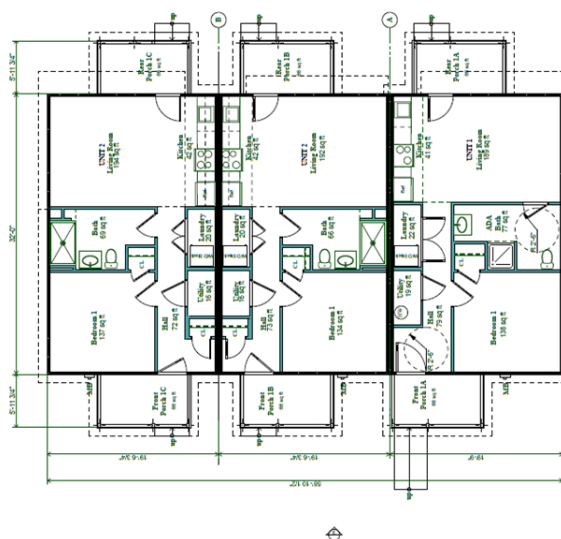
Utilities All utilities will be required to be installed underground.

Landscaping Each triplex will have one (1) street tree planted adjacent to all driveways fronting Wilmington Avenue.

Fencing Each triplex will be surrounded by a gated 3 ft. in height black chain-link fence to serve as security and open space for the tenants.

Building Elevations and Floorplan

Building elevations and floorplans have been submitted by the applicant. Each dwelling unit will consist of front and rear covered porches, one bedroom, one bath, a living room, kitchen, utility and laundry room to be built in accordance with the North Carolina State Building Code.



Subdivision, TRC Review, and Site Plan Approval

If the rezoning is approved, the applicant will be required to subdivide the existing lot into two 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 make site plan application for review and approval by the city's Technical Review Committee. The Technical Review Committee will review the plans for compliance with all City of Goldsboro development standards and conditions of the R-6 Conditional Zoning District. City planning will issue site plan approval when all standards and conditions have been met.

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 uses: Multi-family dwellings (Two triplexes - 3 units for each individual lot)
2. Density: Proposed three (3) units on two individual lots for a total of six (6) apartment units.
3. Rear Building Setback: Proposed reductions from 25 ft. to 11 ft. per lot.

4. Minimum lot area: Proposed reductions from 10,000 sq. ft. to 6,341 sq. ft. per lot.
5. Minimum lot width: Proposed width increases from 60 ft. to 77.5 ft. per lot.
6. Minimum front yard setback: Proposed increases from 25 ft. to 31 ft. per lot.
7. Landscaping: No required landscaping proposed for the side and rear of lots 1 and 2.

The following architectural standard shall become a condition of the proposed R-6 Conditional Zoning District

Applicant proposes a modern architectural style with front and rear covered wood porches. Facades will be designed to ensure simplicity consistent with modern architecture incorporating sloped roofs, exterior Hardie plank trim and siding.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

/A

STAFF RECOMMENDATION:

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.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
Sakeithia Reece

Laura Getz
Matthew Livingston

**CITY OF GOLDSBORO PLANNING COMMISSION
CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING
WORKSHEET**

Pursuant to NCGS 160D-604(d), when the Planning Board (Planning Commission) is conducting a review of a proposed zoning text or map amendment, the Planning Board (Planning Commission) shall advise and comment on whether the proposed action is consistent with the City of Goldsboro Land Use Plan. The Planning Board (Planning Commission) must provide the City of Goldsboro City Council with a written recommendation that addresses plan consistency or inconsistency, and other matters as deemed appropriate by the Planning Board (Planning Commission).

Consistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be consistent with the High-Density land use designation. The City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest due to the fact that the proposed zoning and land use are 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 believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro’s housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the High Density land use designation and finds that this rezoning, if executed, would have a negative impact on the public. The City of Goldsboro Planning Commission deems this proposed rezoning to not be appropriate and does not recommend approval to the City of Goldsboro City Council. The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the land use plan. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes _____ No _____

02-7-25

CONDITIONAL ZONING APPLICATION

Development Name **Community Technical Assistance, Inc.**

Proposed Use **Residential (One Bedroom Units)**

Project location or address **311 and 315 Wilmington Ave**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	2599912474	TAX ID#	12000021009002

Project type? Single Family Townhouse Multi-Family Non-Residential PUD/Mixed Use

PROPERTY OWNER INFORMATION

Name **Community Technical Assistance, Inc.**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(919) 390-3220**

Email **roland@cta-us.com**

OWNER/DEVELOPER INFORMATION

Company Name **Community Technical Assistance, Inc.** Contact Name **Roland Whitley Jr.**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(919) 390-3220**

Email **roland@cta-us.com**

CONSULTANT/ENGINEERING FIRM

Company Name **Neighborhood Planning and Architecture** Contact Name **Roland Whitley Jr**

Address **5233 Tomahawk Trail, Lower Level, Raleigh NC 27610**

Phone **(973) 476-1595**

Email **roland@npad-inc.com**

ZONING INFORMATION

Existing Zoning District **R6**

Proposed Zoning District **R6**

If more than one district, provide the acreage of each:

Overlay District?

Yes No

Inside City Limits?

Yes No

ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <u>4,232 (33%)</u>	Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/sf <u>1,129 (18%)</u>	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area <u>N/A</u>	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation

SITE DATA


Total # of single-family lots <u>1</u>	Total densities per zoning district <u>3 Units</u>
Total # of townhouse lots <u>0</u>	Acreage in active open space <u>N/A</u>
Total # of all lots <u>2</u>	Acreage in passive open space <u>N/A</u>
Linear feet of new roadways <u>N/A</u>	Linear feet of new sewer mains <u>N/A</u>
Linear feet of new water mains <u>N/A</u>	Linear feet of new sidewalks <u>N/A</u>
Proposed sewer allocation <u>N/A</u>	Linear feet in new trails <u>N/A</u>

SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Roland Whitley Jr to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature 	Date <u>Aug 18 2005</u>
Signature	Date

APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to Roland Whitley Jr (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner [Handwritten Signature] Printed Name of Owner Community Technical Assistance

NC
(State)
Wake
(County)

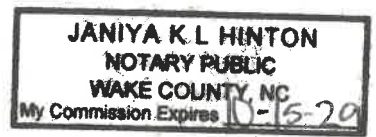
I, Janiya K L Hinton a Notary Public in and for said County and State, do hereby certify that Roland Whitley Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 21st day of August 20 20

Notary Public: Janiya K L Hinton

(Printed Name)

[Handwritten Signature]
(Signature)



(Seal)

County of Commission: Wake

Commission Expires: 10-15-2029

PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

-
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
-
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
-
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
-
- A statement showing the proposed density of the project with the method of calculating said density shown;
-
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
-
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
-
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
-
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
-
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
-
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
-
- List of deviations from the town's minimum UDO requirements.
-
- List of improvements that exceed the town's minimum UDO requirements.
-
- Expected sales, rental prices
-
- Architectural standards if applicable.

INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television Existing open space and any other common areas.
- Existing parking and loading areas.

Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.

- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.

- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).



Neighborhood Planning and Architectural Design, Inc.

August 14, 2025

**City of Goldsboro Planning Department
P.O. Drawer A
Goldsboro, NC 27530**

Ref. – Project Narrative for Conditional Zoning Application Submission

To Mark Helmer;

Our office has prepared the Conditional Zoning Application on behalf of the owner, CTA. Please find the conditions listed below:

- 1- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
 - a. Owner of Record- Community Technical Assistance, Inc. 5233 Tomahawk Trail, Lower Level, Raleigh NC 27610, Office (919) 390-3220
 - b. CTA Authorized Agent- Rev. Roland Whitley Jr, Executive Director, (919) 390-3220; roland@cta-us.com
 - c. Architectural Firm- Neighborhood Planning and Architectural Design, Inc. John K. Samuels III, RA, 5233 Tomahawk Trail, Lower Level, Raleigh NC 27610, Office (919) 390-3220, Office (973) 476-1595
 - d. Surveyor- Benton and Associates, Richard Benton, 119 Walnut Street, Goldsboro NC 27530 Office- (919) 735-0440
 - e. Structural Engineer- Oke Nichols Engineering, Dylan Nichols, 2301 Stonehenge Srive, Raleigh NC 27615. Office (919) 916-5290

- 2- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
 - a. Existing Lot- 311 Wilmington Ave, Goldsboro NC 27530- Current Zoning- R6, Parcel Size- .30 acres and 12,682 sf, Parcel Identification # 2599912474
 - b. Current Legal Description- BEING all of Lot Nos. 3, 4 and 5 in Block 4 of Goldsboro Heights, as shown on plat thereof recorded in the office of the Register of Deeds for Wayne County in Map Book 7, Page 67, (now Plat Cabinet D, Slide 353), Wayne County Registry. There being three duplex dwellings situate upon said lots of land identified as 310, 312, and 314 Olivia Lane and 311, 313, and 315 Wilmington Avenue. Being the same land conveyed to DOUGLAS HORNE and TERRY S. HORNE by deed recorded in the Wayne County Registry in Book 3457, Page 724.

- 3- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
 - a. Proposed Name- Village One: Senior & Veteran 60 Plus Housing
 - b. Number of Proposed Lots- two (2)

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- c. Acreage dedicated for open space or public use- zero (0)
 - d. acreage dedicated within rights of way- N/A
- 4- A statement showing the proposed density of the project with the method of calculating said density shown;
- a. The existing lot (PIN- 2599912474) is being subdivided into two lots. Each Lot's density is calculated based the UDO provided by the Municipality. The density proposed is 3 units on each lot, totaling 6.
- 5- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- a. The curb along Wilmington Ave, fronting the property. The improvement will include curbing for six (6) vehicular parking driveways.
 - b. New sewer connections (six; 6) will be provided for each unit.
 - c. New water connections will also be provided for each unit.
 - d. New upgraded electrical service will be provided for each unit as an underground connection.
 - e. No roadway, sewer systems or water systems will be provided withing the right-of-way.
- 6- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- a. There are no concerns/issues raised by neighboring properties. Neighbors have stated, "they are excited about the removal of the deleterious nature of the existing units to improve the neighborhood."
- 7- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- a. There are no apparent conflicts with nearby land uses and/or disturbances to wetlands or natural areas are being avoided or mitigated.
- 8- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- a. Our proposal will not place an excessive burden on roads, sewage, water supplu, etc.
 - b. Our proposals mirrors the six (6) previously units with the same number of units with 3 per parcel, totaling 6 units.
- 9- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- a. No proposed parks and/or open space for our project.

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- 10- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- a. Proposed Development Schedule
 - i. Submission of Construction Documents to Building Department- Jan 2026
 - ii. Secure Construction Permits- Feb 2026
 - iii. Break Ground for Construction- Feb 2026
 - iv. Completion of Project- September 2026
- 11- List of deviations from the town's minimum UDO requirements.
- a. Permitted Uses- Triplex (Multi-Family)
 - b. Rear Yard Set Back
 - c. Min Lot Size per Unit (6,000/2000)
 - d. Off-Street Parking
- 12- List of improvements that exceed the town's minimum UDO requirements.
- a. Minimum Lot Area
 - b. Minimum Lot Width
 - c. Front Yard Min Setback
- 13- Expected sales, rental prices
- a. Rental prices- \$850-\$1,025
- 14- Architectural standards if applicable.
- a. We are proposing a modern architectural style with front and rear covered porches. The facades are designed to ensure simplicity consistent with modern architecture such as the a roof streamline, exterior paint colors, and sloped roof.

If you have any questions, please do not hesitate to contact me via email at roland@cta-us.com or roland@npad-inc.com.

Sincerely,



Roland Whitley, Managing Partner
rw/rw

cc: John K. Samuels III, RA, NPAD

GOLDSBORO, CITY OF
200 NORTH CENTER STREET
GOLDSBORO, NC 27530
(919) 580-4340

Miscellaneous Receipts	550.00
271 Planning & Zoning Fees	
From: COMM TECH ASSIT. CTA	
Desc:	
Misc Recpt #: 000000	
TOTAL	550.00
CHECK 1178	550.00
TOTAL PAID	550.00
TOTAL TENDERED	550.00
CHANGE	0.00

Payment Date 08/27/25

08/27/25 08:09AM 000000373794 03 CCH



Case Number: CZ-07-25
Request: Rezone from R6 to R6-CZ
Owner: Community Technical Assistance
Location: Wilmington Ave.
PIN# 2599-91-2474

Zoning

- AB
- AG
- CBD
- GB
- HB
- I-1
- I-2

Legend

- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC
- PARCELS VIEW

0 50 100 Feet





Case Number: CZ-07-25
 Request: Rezone from R6 to R6-CZ
 Owner: Community Technical Assistance
 Location: Wilmington Ave.
 PIN# 2599-91-2474

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

- Mixed Use - Downtown
- Mixed Use I

- Mixed Use II

Residential

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- PARCELS VIEW

0 50 100 Feet



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: 2026 Meeting Schedule

DEPARTMENT: Planning

BACKGROUND:

Each year the Planning Commission must approve a regular meeting schedule to be presented for City Council approval.

The schedule is based on the standard meeting days set for the Commission and the legal notice requirements set by State statute.

DISCUSSION:

Review of the schedule for any holiday or other scheduling conflicts is requested. Any conflicts will try to be adjusted before the schedule is presented to City Council for approval.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

The Planning Commission is to review the presented dates to determine any conflicts. The Commission will then vote to approve the dates. The Schedule will be taken to the City Council for final approval.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

Legislative Hearings (Rezoning) Schedule 2026

Month	Submittal Deadline*	Planning Commission Meeting*	Notice to Wayne Week*	First Publish Date* & Mail Notices & Post Property	Second Publish Date*	Public Hearing* & Council Final Action	Take Down Signs*
	Four Weeks Prior to Planning Commission Meeting Date	Last Monday of the Month <i>City Hall Large Conference Room at 6:00pm</i>	1 week Prior to Publication Date	Not Less than 10 Days Not More than 25 days Prior to Public Hearing		First Meeting of Following Month <i>(Allows for notice publication)</i>	Day after Public Hearing
DECEMBER	11/17/25	12/15/25	1/12/2026	1/18/2026	1/25/2026	2/2/2026	2/3/2026
JANUARY	12/29/2025	1/26	2/9	2/15	2/22	3/2	3/3
FEBRUARY	1/26	2/23	3/23	3/29	4/5	4/13	4/14
MARCH	3/2	3/30	4/13	4/19	4/26	5/4	5/5
APRIL	3/30	4/27	5/11	5/17	5/24	6/1	6/2
MAY	4/28	5/26 (Tues)	6/22	6/28	7/5	7/13	7/14
JUNE	6/1	6/29	7/13	7/19	7/26	8/3	8/4
JULY	6/29	7/27	8/24	8/30	9/6	9/14	9/15
AUGUST	8/3	8/31	9/14	9/20	9/27	10/5	10/6
SEPTEMBER	8/31	9/28	10/12	10/18	10/25	11/2	11/3
OCTOBER	9/28	10/26	11/23	11/29	12/6	12/14	12/15
NOVEMBER	11/2	11/30	12/14	12/20	12/27	1/4/2027	1/5/2027
DECEMBER	11/23	12/21 (3 rd Monday)	1/11/2027	1/17/2027	1/24/2027	2/1/2027	2/2/2027

*Dates are subject to receipt of Complete Applications, and meeting all necessary requirements.

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
SEPTEMBER 29, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: Member Term Expiration

DEPARTMENT: Planning

BACKGROUND:

Planning Commission Members are appointed to 3-year terms, and may serve 2 consecutive terms. When terms expire, members must vote to appoint new members and/or reappoint members to a second term.

DISCUSSION:

The attached applications have been received for consideration to replace members with expiring terms.

Kevin Brown is the only member with an expiring term. It is his second term, so a replacement is required.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is requesting the Planning Commission to review the attached applications, and choose a new member to serve on the Commission.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice
Sakeithia Reece
Laura Getz
Matthew Livingston

Full Name

Delphine Anderson

Email

delphinebruce72@gmail.com

Home Address

705 Rudolph st

Home Phone

9192734541

Business Name

none

List any Board, Committee or Commission on which you currently serve:

none

How did you hear about serving on a Board?

online

1st Choice

Commission on Community Relations and Development

2nd Choice

Planning Commission / Board of Adjustment

3rd Choice

Mayor's Committee for Persons with Disabilities

Why are you interested in serving on a Board?

I wish to learn how the city thinks and operates

List any special qualifications you have for service on one or more Boards:

professional background

What would you like to achieve if appointed to a Board?

an opportunity to impact a community

Educational Background

Registered ;professional nurse 37 years

Employment History

retired

Gender

f

Residency

District 3

How many years have you been a resident of the City of Goldsboro?

3

Background Check

- By checking this box I understand that a Background Check may be done on me.

Signature

Delphine Anderson



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

Full Name
Mareese Mitchell

Email
extremecontracting1994@gmail.com

Home Address
206 S Claiborne ST

Home Phone
9192805352

Business Address
N/A

Business Name
N/A

List any Board, Committee or Commission on which you currently serve:
N/A

How did you hear about serving on a Board?
City website

1st Choice
Commission on Community Relations and Development

2nd Choice
Historic District Commission

3rd Choice
Planning Commission / Board of Adjustment

Why are you interested in serving on a Board?
I feel that it is my civic duty as a citizen of Wayne County. I also have pride experience serving on another board in the past.

List any special qualifications you have for service on one or more Boards:
I have owned and operated business in the past here in Goldsboro Wayne County. Upon doing so I become very familiar with the needs of many residents of Wayne County some of which we were able to help and be of aid. So it is my belief that I have gained valuable experience in the community of which I will bring to the board if selected.

What would you like to achieve if appointed to a Board?
As a board member I would like to work together with fellow board members to achieve a solid resolve to whatever may be before us agenda wise. I would also like to be a part of a hard-working Forward Thinking board committed to the well-being and growth of Goldsboro Wayne county. This is what I expect to achieve.

Educational Background
Graduated from Goldsboro High School 1994 also attended College Johnson C Smith University and also attend several theological colleges.

Employment History
Pastor of a local ministry here in Goldsboro. Also does community support work with the mentally challenged.

Race
Black

Gender
Male

Residency
District 2

How many years have you been a resident of the City of Goldsboro?
All my life

Background Check

- By checking this box I understand that a Background Check may be done on me.

Signature
Mareese Deshon Mitchell



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



Details



Roster



Other Meetings



Documentation

Roster

Name	Status	Term	Term Start	Term End	Role
William Rose Jr.	Active	2	01/01/2025	01/01/2028	Chair
Viola Figueroa	Active	2	01/01/2025	01/01/2028	Member
Duke Cox	Active	1	02/12/2024	12/31/2026	Member
Glenn Barwick	Active	1	02/12/2024	12/31/2026	Member
Kevin Brown	Active	2	12/19/2022	12/31/2025	Member
Shirley Edwards	Active	2	02/08/2025	02/08/2028	Member
Ronald Waters	Active	2	04/01/2019	04/01/2029	Vice Chair