

City of Goldsboro Planning Commission Agenda for October 27, 2025

The Commission

William Rose Jr. - Chairperson

Shirley Edwards- Vice Chairperson - Wayne County & ETJ Representative

Duke Cox

Kevin Brown

Viola Figureoa

Glenn Barwick

Ronald Waters - Wayne County & ETJ Representative

The Staff

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

Kenny Talton, MPA, Assistant Planning Services Manager

Holly Jones, MPA, Planning Executive Assistant

**AGENDA
PLANNING COMMISSION
OCTOBER 27, 2025**

**The Planning Commission will hold their meeting on Monday, October 27, 2025 at 6:00 p.m.
in the Large Conference room, 200 N. Center St, in the City Hall Annex.**

- I. **Minutes** – September 29, 2025 & October 7, 2025

- II. **Board of Adjustment** –
 - I. **BOA-03-25 – Variance – 249 Soth Hillcrest** – Northwest side of South Hillcrest Drive, between East Elm Street and South Spence Avenue – The applicant is requesting a variance to build an addition to an existing garage, to extend into the side yard of the home, toward the front of the property. Proposed addition would match the front setback of existing home. The Wayne County Tax Identification Number is 3509-90-0639. The property consists of approximately 15,295 sq. ft. or .35 acres.

- III. **Planning Commission Items:**
 - I. **Rezoning**
 - i. **RZ-03-25 – Paul Williams – 2606 North William Street (R-16 to GB)** – West side of North William Street, between Carolina Commerce Drive and Tommys Road – The applicant is requesting a change of zone for the subject property from the Residential 16 (R-16) Zoning District to the General Business (GB) Zoning District. The Wayne County Tax Identification Number is 3600483976. The property consists of approximately 69,187 sq. ft. or 1.1 acres.

 - ii. **RZ-04-25 – Mark Richie – 1409-1411 West Grantham Street (I-2 to GB & I-2)** – North side of West Grantham Street, between Claridge Nursery Road and North Nevels Street – The applicant is requesting a change of zone for the subject property from the Institutional 2 (I-2) Zoning District to the General Business and Institutional 2 (GB & I-2) Zoning Districts. The Wayne County Tax Identification Number is 2690-23-2081. The property consists of approximately 76,311 sq. ft. or 1.75 acres.

 - iii. **RZ-05-25 – Lexington Avenue (R-16 to RM-9)** – North side of Lexington Avenue, between Forsyth Street and Wood Street – The applicant is requesting a change of zone for the subject property from the Residential 16 (R-16) Zoning District to the Residential - RM-9 (RM-9) Zoning District. The Wayne County Tax Identification Number is 3529-73-2987. The property consists of approximately 20,524 s.f. or .48 acres.

- IV. **Adjournment**

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, OCTOBER 27, 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 the Regular Meeting of September 29, 2025 and the Special Called Meeting of October 9, 2025

5. Board of Adjustment Items for Public Hearing

All witnesses must be sworn in.)

- 5.1 BOA-03-25 - Dennis Webb; Variance Request- Section 5.2.8 Accessory Structures of Goldsboro Unified Development Ordinance

6. Planning Commission Items

- 6.1 RZ-3-25 Paul T. Williams (Residential-16 to General Business) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road
- 6.2 RZ-04-25 - Mark Richie 1409-1411 W Grantham Street (Institutional -2 to General Business & Institutional -2) – North side of West Grantham Street between Claridge Nursery Road and Nevels Street
- 6.3 RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street

7. Member Term Expiration

- 7.1 Member Term Expiration

8. 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.