

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.

MINUTES OF THE MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
SEPTEMBER 29, 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 September 29, 2025.

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

Also Present: April Choice, Development Services Director
Mark Helmer, Planning Services Manager
Kenny Talton, Assistant Planning Services Manager
Holly Jones, Planning Executive Assistant

Absent: Mr. Ronald Waters
Ms. Viola Figueroa

Mr. Rose began the meeting at 6:07 p.m.

Approval of Minutes

Ms. Edwards made a motion to approve the minutes of the Regular Meeting of August 11, 2025. The motion was seconded by Mr. Barwick and unanimously carried.

PLANNING COMMISSION

Naming a New Street within the City of Goldsboro – The item was presented by Mark Helmer, Planning Services Manager.

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.

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.

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

Mr. Rose asked if anyone had any other names to recommend.

Ms. Edwards asked if the tree names presented were trees germane to that area. Mr. Helmer stated it is a City tradition to use tree names, but he was not sure if these trees were native to the area. Ms. Choice stated the trees were native to the State.

Mr. Rose suggested 'Love Street' as another naming option. There was no support from the Commission.

Mr. Helmer stated that a property owner on the street had suggested 'Resilience Way' and staff are recommending the name be used.

Mr. Rose stated that he did not like the name 'Resilience Way' due to its association as a slogan for the Antifa movement. Mr. Cox stated it was just a word in the dictionary. Mr. Rose stated that when members of the Antifa movement are protesting, it says 'Resilience'. Mr. Helmer stated that 'Resilience' is seen as a positive word Mr. Rose stated it is positive for people on the Left, but was negative as far as he is concerned. Ms. Edwards stated that the word 'Resilience' has been around a long time. She stated that she was not aware it was related to Antifa, as she does not follow things like that. Ms. Edwards continued, stating that 'Resilience' has been in the dictionary and everyone's vocabulary since time eternal. She did not agree with getting caught up in the past, and not using the word because it was used by another party. Ms. Edwards stated that if the citizens had come up with the name 'Resilience Way' then she believed in the will of the people, and was supportive of the name. Mr. Rose asked where the name 'Resilience Way' had originated from. Mr. Helmer stated that one of the property owners had suggested it.

The Commission voted on each of the presented names separately. Yellow Poplar Road, Sweetgum Road, and Hackberry Road each received no supportive votes. Riverbirch Road received a positive recommendation from Mr. Rose. Resilience Way received a positive recommendation from Ms. Edwards, Mr. Barwick, Mr. Brown, and Mr. Cox.

Mr. Cox asked if this was political. Mr. Rose responded that 'Resilience' is. Ms. Edwards stated that she did not believe that was the property owners train of thought when it was suggested.

Based on the votes, the Planning Commission supports staff's recommendation of 'Resilience Way' to be the name of the new road. The recommendation will be taken to City Council at their October 6, 2025 regular meeting.

Rezoning

CZ-6-25 Borden Mills (R-6/I-2 to GB Conditional Zoning) – The item was presented by Mark Helmer, Planning Services Manager.

Both sides of North William Street, between Royall Avenue and Tarboro Street. The Wayne County Tax Identification Numbers are 3509-19-6339 and 3509-19-1639. The property consists of approximately 543,231 s.f. or 12.93 acres.

The applicant is requesting a change of zone for the subject property from the Residential 6 and General Industry (R-6/I-2) to General Business (GB-CZ) Conditional Zoning limiting the use of the property to multi-family apartments, townhomes, self-storage, and recreation.

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.

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 NCDOT advise.

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 Pedestrian Bridge will be repaired fresh paint, project branding and lighting.

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.

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.

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.

The Planning Commission was asked to refer to 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.

Mr. Barwick asked about the encroachment into the NC Railroad right of way. Mr. Helmer stated that the existing buildings were proposed to remain and be renovated as part of the project; any additions or improvements would have to be approved by NCDOT and NCR. He stated that the plans had been submitted to NCDOT and NCR, and there had been no response.

Mr. Rose asked what the future plans were for a turning lane on William Street. Mr. Helmer stated that NCDOT had provided no feedback regarding the need for additional turning lanes at this time. Mr. Rose asked if he thought that with so many people, they needed a turning lane. Mr. Helmer stated that the transportation plan showed adequate capacity. Mr. Rose shared concern that the area could be a problem at rush hour once people move in. Mr. Helmer stated that NCDOT could always come back later and say that additional turning lanes are needed. Mr. Rose shared concern that the City would have to pay for the improvements. Mr. Helmer stated that the project would be responsible for any required improvements.

The Commission discussed the current design of the intersection and roads in the area. Mr. Helmer reiterated that NCDOT had not requested any road improvements at this time. He also stated that the Planning Department had reached out regarding the suggested pedestrian crosswalk, but had not received any communication.

Mr. Rose asked about Partnership for Children. Mr. Helmer stated that it is a tenant of the project; it is a non-profit, but he did not know much about it.

Mr. Rose asked what kind of apartments would be in the project. Mr. Helmer stated they would be one-, two-, and three-bedroom apartments. Mr. Rose asked if they would be subsidized or anything. Mr. Helmer stated he was not sure, but they could be workforce or subsidized housing. He stated that it was a great opportunity for the City to rehabilitate a large historic structure, and affordable housing was much needed in the City. Mr. Rose stated that Goldsboro has more such housing per capita than any other city in the United States. Mr. Helmer assured that it would not be public housing, it would be workforce housing. Mr. Rose asked Mr. Helmer to explain what he meant by workforce. Mr. Helmer stated it would be working class people living and working there. Mr. Rose asked if it would be subsidized by the government. Mr. Helmer stated it possibly would.

Mr. Cox asked how the project would be tied to downtown. Mr. Helmer stated it would be tied in with the sidewalk network.

Ms. Edwards asked if Partnership for Children would remain. Mr. Helmer stated they would remain, and would be getting a new parking lot.

Mr. Rose asked if anyone else thought this was a public housing project. Mr. Brown stated that he is a fan of using existing buildings, rather than knocking down trees. Mr. Rose stated he was not a fan of public housing; Goldsboro has too much of it already. Mr. Helmer stated that none of the apartments would be public housing; Goldsboro Housing Authority would not be involved. The Commission continued discussion concerning existing locations of public and subsidized housing in Goldsboro. Mr. Rose stated that he felt this project may be like another that was turned down some years ago due to it would have lowered neighboring property values.

Mr. Rose asked if the developers were present. Mr. Helmer stated they were unable to attend.

Mr. Rose requested tabling the vote until the developers or other representatives could be present, so the Commission could question them directly. He stated feeling that something was being hidden, or not being shared.

Ms. Edwards asked if it was possible for the Commission to meet with the developers. Mr. Helmer stated that if the Commission made a subcommittee that was not a quorum of members, it might be possible.

Ms. Jones stated that a Special Meeting could be called to discuss the item further. The Commission agreed that they preferred this method, and discussed when they could all meet the following week.

Ms. Edwards made a motion to table further discussion and the vote until a Special-called Meeting on Thursday, October 9, 2025 at 6:00 PM. The motion was seconded by Mr. Barwick and unanimously carried.

CZ-3-25 Eagles Reach - 3003 US HWY 70 (CS to R-6/GB Conditional Zoning) – The item was presented by Kenny Talton, Assistant Planning Services Manager.

South-West side of US Hwy 70 W, North side of Westbrook Ave, and on both sides of Isaac Smith Road. The Wayne County Tax Identification Number is 2617-13-0043. The property consists of approximately 1,607,364 s.f. or 36.9 acres.

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.

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.

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.

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.

Density $174 \text{ units}/28.33 \text{ acres} = 6.15 \text{ dwelling units/per acre}$
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

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).

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.

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.

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.

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.

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 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.

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

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.

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:

- 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 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)

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.

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 corner 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.

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.

The Planning Commission was asked to refer to 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.

Mr. Barwick asked if the property would remain in the City’s ETJ. Mr. Talton stated that the area would be satellite annexed. Mr. Rose asked if the property would become part of the City’s tax base. Mr. Talton confirmed that it would.

Andy Mills, Colliers Engineering and Design; and Bryant Spencer, Goldsboro Land Group; spoke as representatives of the project and presented additional information. (See Exhibit A). Mr. Mills stated that they would be conferring with the client to discuss limiting the General Business uses as part of the Conditional Zoning. He stated they would work with NCDOT for turning lanes and other required improvements. Mr. Mills also stated the project would close a gap in the water line, and hoped it would increase the water pressure and flow in the area. Mr. Spencer stated they had worked on this project for over a year. He continued, stating that the availability of water and sewer lines and access to Hwy 70 made this a perfect location for this project.

Mr. Cox asked who would be responsible for the increased traffic flow. Mr. Spencer stated that they had not yet done a traffic impact analysis, but would make any improvements required by NCDOT per the TIA.

Mr. Rose asked if they needed to wait on the analysis before voting on the project. Mr. Helmer stated that was not necessary, as any NCDOT requirements would be made; permits would not be finalized before such improvements were made. Mr. Mills confirmed that the developer would make any required NCDOT improvements.

Mr. Rose asked for all those in favor of the presented Consistency Statement. By a unanimous vote, the Planning Commission approved the Consistency Statement.

CZ-4-25 Tucker Trace - 296 W Tommys Rd (HB/R-16 to R-6 Conditional Zoning/GB) – The item was presented by Kenny Talton, Assistant Planning Services Manager.

South side of Tommy’s Road, between US Hwy 117 N and Deans Lane. The Wayne County Tax Identification Number is 3601-50-3388. The property consists of approximately 2,456,784 s.f. or 56.4 acres.

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.

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.

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.

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.

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.

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 |

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

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

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.

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.

4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such active and passive open spaces to include playgrounds, mail kiosks and other site amenities.

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

All utilities will be required to be installed underground. Interconnectivity

Interconnectivity has been identified along the eastern and southern property boundaries.

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.

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.

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.

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.

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.

The Planning Commission was asked to refer to 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.

Robert Bartlett, Bartlett Engineering and Surveying, representing the project, asked if the Commission had any questions. The Commission stated they had no questions.

Mr. Rose asked for all those in favor of the presented Consistency Statement. By a unanimous vote, the Planning Commission approved the Consistency Statement.

Mr. Rose called for a five-minute recess at 7:59 PM. The meeting resumed at 8:04 PM.

CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING (R-6 to R-6 Conditional Zoning) – The item was presented by Kenny Talton, Assistant Planning Services Manager.

North side of Wilmington Avenue, between South Sycamore Street and Isler Street. The Wayne County Tax Identification Number is 2599-91-2474. The property consists of approximately 13,068 s.f. or 0.3 acres.

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.

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.

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.

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 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

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

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

All utilities will be required to be installed underground.

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

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 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.

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.

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. Page 117 of 139
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.

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.

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, review the consistency and inconsistency statements, and 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.

Mr. Rose asked if the development would only be available to seniors and veterans aged 60 and over, as the title suggested. Mr. Talton stated that Planning was not aware of that limitation, and Mr. Whitley was not available. He stated that staff did not look at the rezoning from that perspective. Mr. Helmer did not recall the narrative stating a limitation on who would be rented to. Mr. Rose stated he did not want to mislead anyone with the project titled as such, and suggested the item be tabled until the applicant could be available.

Ms. Edwards stated that the area is one of the oldest subdivisions in the city, and it was known to have sewer problems. Mr. Rose also recalled such problems being brought to City Council.

Mr. Talton asked the Commission if they would like to table to item until the Special Meeting.

Ms. Edwards made a motion to table further discussion and the vote until a Special-called Meeting on October 9, 2025 at 6:00 PM. The motion was seconded by Mr. Barwick and unanimously carried.

2026 Meeting Schedule – The item was presented by Holly Jones, Planning Executive Assistant.

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.

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.

The Planning Commission was asked to review the dates presented 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.

Ms. Jones reviewed the dates that did not meet the normal schedule of the last Monday of each month. Ms. Edwards asked if the meetings would still be at 6:00 PM. Ms. Jones confirmed the time and location would remain the same.

The Planning Commission had no conflicts with the presented schedule.

Member Term Expiration – The item was presented by Holly Jones, Planning Executive Assistant.

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

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.

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

Ms. Jones reviewed the expiring term, and asked if the Commission had a recommendation for Council, based on the applications presented.

Mr. Rose asked if it was a conflict of interest to have a practicing engineer on the Commission. Ms. Jones stated that it was not a problem as long as they abstained and sat out if any of their projects came before the Commission; an engineer would be of great value due to the insight they could provide. She stated they would need to fill out an application to be officially considered.

The Commission stated they would recruit for more applications and would revisit the item at their next meeting on October 27, 2025.

There being no further business, Mr. Rose asked for a motion to adjourn the meeting. Ms. Edwards made the motion, and it was seconded by Mr. Rose. The motion was unanimously carried, and the meeting adjourned at 8:23 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant

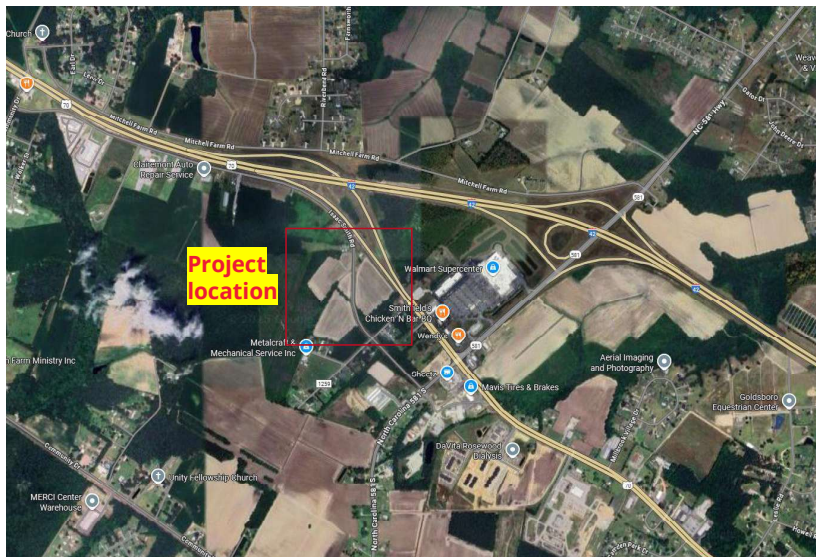
EAGLES REACH

Conditional Rezoning

Andy Mills, P.E.

Accelerating success.

Aerial Image



Introduction

Project Name: Eagles Reach

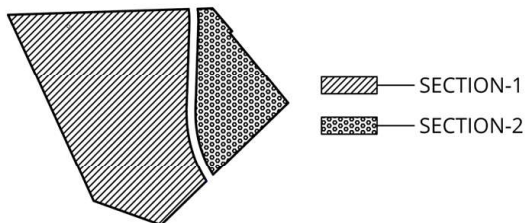
Property Address: 3003 US Hwy 70 W, Goldsboro, NC 27530.

Section-1 (Residential Development)

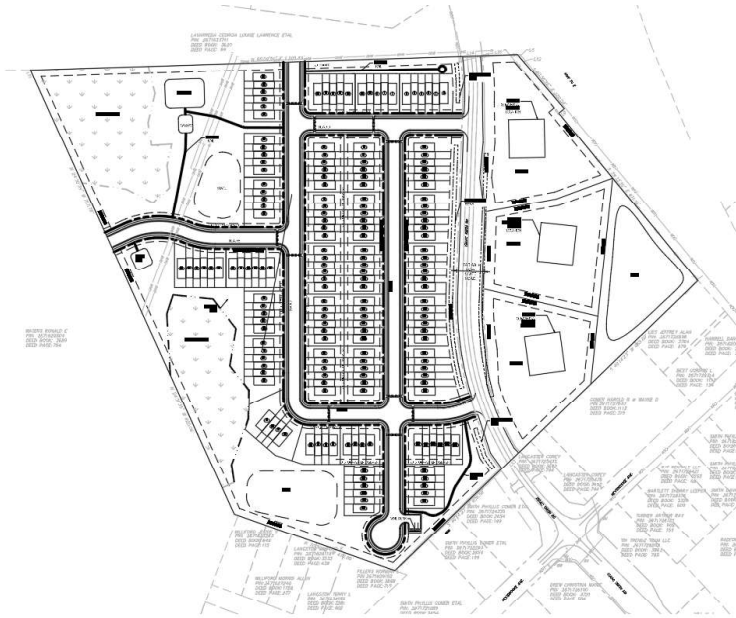
- Area: 28.33 acres
- Current Zoning: CS (Community Shopping, Wayne County Zoning)
- Proposed Zoning: R-6-CU (Goldsboro Zoning)
- Proposed Units: Townhomes
- Total Units: 174 (62 end units, 112 middle units)
- Minimum Lot Area: 4,840 sq ft + 2,200 sq ft per additional townhome
- Proposed Density: 6.15 units per acre

Section-2 (Commercial Development)

- Current Zoning: CS (Community Shopping, Wayne County Zoning)
- Proposed Zoning: GB-CU (Goldsboro Zoning)
- Parcel 1: 2.777 acres
- Parcel 2: 2.262 acres
- Parcel 3: 2.240 acres



Overall Site Plan



- Total Units : 174
- Primary access off of Isaac Smith Road.
- 10' Landscape berm along the Isaac Smith Road
- Stubs for future connections:2

Overall Site Rendering



Community Precedent Images



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

Community Precedent Images



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

Community Precedent Images



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

Thank You. Questions?

MINUTES OF THE SPECIAL MEETING OF THE
GOLDSBORO PLANNING COMMISSION
OCTOBER 9, 2025

The Planning Commission of the City of Goldsboro, North Carolina, met in a Special Called Meeting in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on October 9, 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
Holly Jones, Planning Executive Assistant

Absent: Mr. Duke Cox
Mr. Ronald Waters

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

Rezoning

CZ-6-25 Borden Mills (R-6/I-2 to GB Conditional Zoning) – The item was reviewed by Mark Helmer, Planning Services Manager. The item was continued from the Regular meeting held on September 29, 2025. Full details and further information can be found in the item memo and the minutes of the September 29, 2025 meeting.

Both sides of North William Street, between Royall Avenue and Tarboro Street. The Wayne County Tax Identification Numbers are 3509-19-6339 and 3509-19-1639. The property consists of approximately 543,231 s.f. or 12.93 acres.

The applicant is requesting a change of zone for the subject property from the Residential 6 and General Industry (R-6/I-2) to General Business (GB-CZ) Conditional Zoning limiting the use of the property to multi-family apartments, townhomes, self-storage, and recreation.

The Planning Commission was asked to refer to 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.

Ms. Figueroa asked if the parking was only one way in and out. Mr. Helmer stated that each parking lot on the eastern parcel was only one way in and out, 2 with access from William Street, 1 with access from Royall Avenue; the western parcel has driveway access on William Street and Greenleaf Street.

Ms. Edwards asked if the applicant could come up for questioning. David Perry, representing the owners, came to the podium and stated that the property had been purchased in 1999 with the intention of this project being done; they wanted it to be something the City could be proud of.

After taking a short call from the Mayor, Mr. Rose asked what the mix of tenants would be, what type of subsidies there would be. Mr. Perry stated that it is not classified as low-income housing; he was aware of the concern in having additional such housing. He stated that he believed it is market rate. Mr. Rose asked if they had considered a 55+ community. Mr. Perry stated that it would not be designated or restricted as such; it would be open market, open rate apartments.

Mr. Rose asked if there would be any subsidies for tenants. Ashley Boyette, representing the owners, stated there would be no government subsidies for the tenants; it would be strictly workforce housing. She stressed that it would not be low-income housing.

Mr. Barwick asked if the encroachment into the Railroad right-of-way had been addressed. Mr. Perry stated it had been resolved a few years ago by purchasing the Holly Street Warehouse.

Ms. Edwards made a motion to approve the consistency statement and staff's recommendation. The motion was seconded by Mr. Rose. Ms. Figueroa abstained, and did not vote, however, pursuant to NCGS G.S. 160A-75, her vote would be considered an affirmative vote. The vote passed unanimously, and the consistency statement was approved.

CZ-7-25 VILLAGE ONE: SENIOR AND VETERAN 60+ HOUSING (R-6 to R-6 Conditional Zoning) – The item was reviewed by Kenny Talton, Assistant Planning Services Manager. Item was continued from the Regular meeting held on September 29, 2025. Full details and further information can be found in the item memo and the minutes of the September 29, 2025 meeting.

North side of Wilmington Avenue, between South Sycamore Street and Isler Street. The Wayne County Tax Identification Number is 2599-91-2474. The property consists of approximately 13,068 s.f. or 0.3 acres.

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 Planning Commission was asked to refer to 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.

Roland Whitley, applicant, provided a handout showing the proposed floor plan and renderings of the finished buildings. (See Exhibit A).

Mr. Rose asked for clarification regarding the title of the project. Mr. Whitley confirmed that the apartments would only be available to seniors aged 60 and older and veterans aged 60 and older. Mr. Rose asked what the law was regarding the 55+ community. Mr. Helmer stated that the UDO does not regulate that, and he was not familiar with any other applicable laws

Ms. Edwards asked if he was receiving any government funding. Mr. Whitley stated he was not; it was all private funding.

Mr. Rose stated that he had no problems either way, but he did not want Mr. Whitley in trouble by selling something as senior housing but kids were running around. Mr. Whitley understood Mr. Rose's concern. He stated that they were clear on these being one-bedroom units, that are for age 60 and over seniors and veterans.

Ms. Edwards stated she was excited by what he was doing; she commended him for taking on such a project. Ms. Figueroa suggested that he list it as for 60+ Seniors and 60+ Veterans to ensure there was no confusion regarding who was eligible. Mr. Whitley stated they could do that.

Ms. Edwards warned Mr. Whitley to be aware of common sewer issues in the area. Mr. Whitley stated they had already renovated 306 Wilmington Avenue and 302 Olivia Lane, so he was familiar with the area, and had not had any issues so far.

Ms. Figueroa asked if Wilmington Avenue had flooded in 2016 and 2018. Ms. Edwards stated no, it was up to John Street; Wilmington Avenue was above that.

Ms. Figueroa made a motion to approve the consistency statement and staff's recommendation. The motion was seconded by Mr. Barwick and unanimously carried.

There being no further business, Mr. Rose adjourned the meeting at 6:35 p.m.

William Rose
Chair

Holly Jones
Planning Executive Assistant



Neighborhood Planning and Architectural Design, Inc.
 Headquarters: Lower Level
 Raleigh, NC 27610
 Office: (919) 476-1892
 email: info@npad-inc.com

| REVISION | DATE | ITEM |
|----------|------|------|
| | | |

CLIENT:
Community Technical Assistance, Inc.
 5233 Tomahawk Trail,
 Lower Level
 Raleigh, NC 27610
 Office: (919) 390-3220
 www.cta-us.com

CONSULTANTS:
Structural Engineer: Oke Nichols Engineering
 Dylan Nichols, PE, Principal Engineer
 2301 Stonehenge Dr, Raleigh, NC 27615
 Office: (919) 916-8290
 https://www.okenichols.com

Land Surveying and Mapping, PA:
Benton & Associates
 Richard M. Benton
 PLS L-3354, CFS NC-248
 119 E. Walnut Street
 Goldsboro, NC 27530
 Office: (919) 735-3440
 http://www.bentonandassociates.com

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John K. Samuels III, RA

NO. LICENSE NUMBER: 14408

www.npad-inc.com

PROJECT NAME:
Village One: Senior and Veteran New One Bedroom Housing
 Wilmington Ave
 Goldsboro, NC 27610
 Project: 2509912474
 PLAT/BOOK ID: 1738 Wayne County NC

DATE: 04/30/25

SCALE: AS NOTED

DRAWN BY: R. WHISKEY

CHECKED BY: JS

DRAWING NUMBER
A-1



Perspective One- Wilmington Avenue Street View



Perspective Two- Olivia Lane Street View

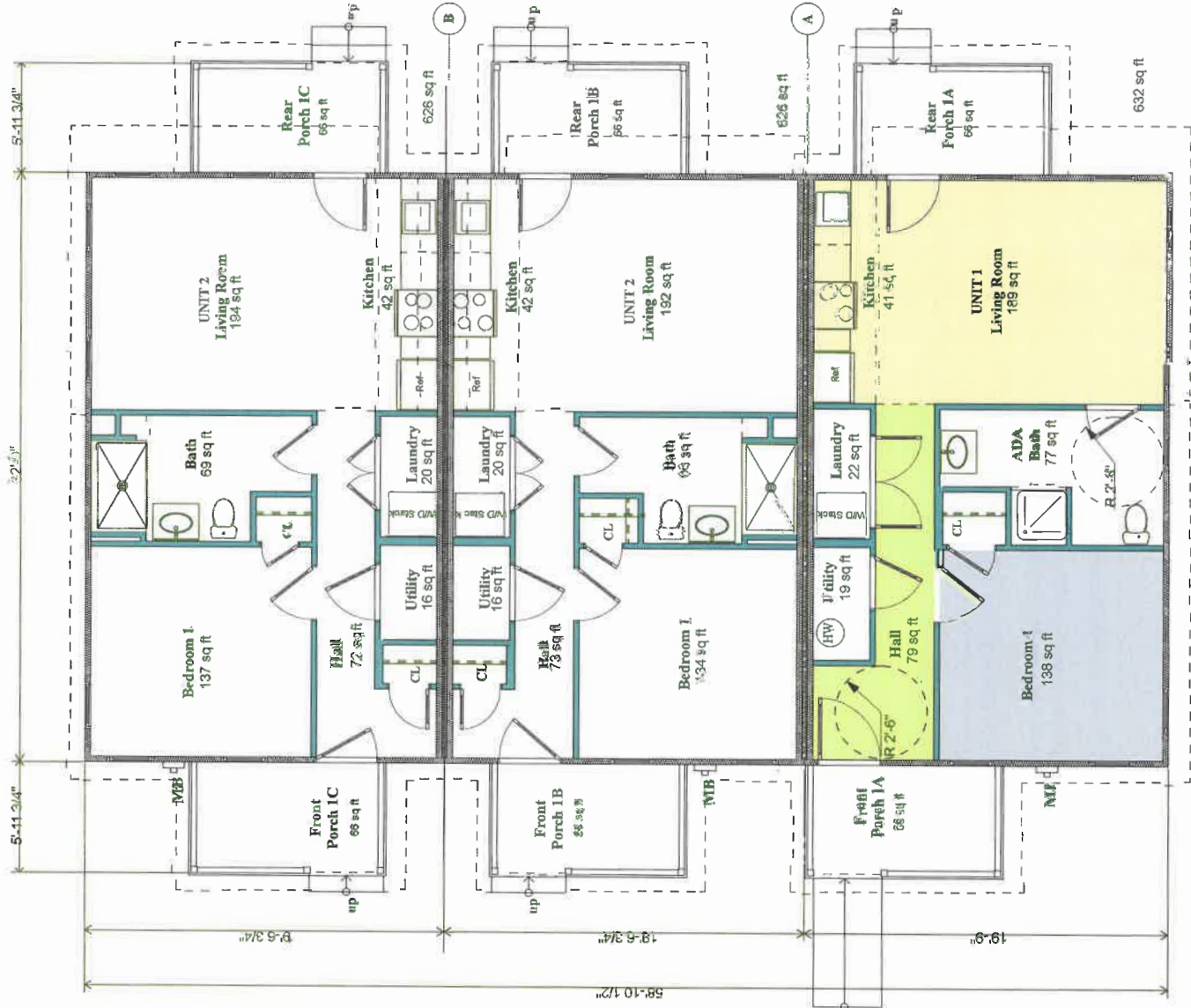


Perspective Three- Interior View @ Living Room and Kitchen

2

Perspectives Views, Front, Rear, and Interior

scale: NTS



Perspective Two- Olivia Lane Street View

Perspective One- Wilmington Avenue Street View

| 60+ Senior and Veteran Dwelling Unit Information | | | | | |
|--|----------------|---|---------------|-------------------|--|
| Item | Building Type | Building Total Gross SF (Exclude Porches) | Unit Gross SF | Unit Heated/AC SF | Total ADA Number of Units/ Bldg. Units |
| 1 | New Wood Frame | 1,884 | 630 | 546 | 3 |
| | | | | | 1 |

1

Proposed Main Three (3) One Bedroom Unit Floor Plan

scale: 1/4" = 1'-0"

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 27, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

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

DEPARTMENT: Planning

BACKGROUND:

The property is located on the west side of S. Hillcrest Dr. between Elm Street and East Ash Street and addressed as 249 S. Hillcrest Drive, Goldsboro, North Carolina. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-16). The Wayne County Tax Identification No. is 3509-90-0639. The property has a total frontage of 108.22 ft. along S. Hillcrest Drive and a total area of approximately 15,298 sq. ft. or 0.35 acres.

The applicant is requesting a variance of Section 5.2.8 Accessory Structures of Goldsboro's Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that no accessory structure not otherwise regulated by Goldsboro's Unified Development Ordinance shall be located within the required or established front or side setback or front or side yard of a single-family or two-family residentially developed property.

Variances as stipulated in the North Carolina General Statutes Section 160A-388(d):

“When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the general public, may not be basis for granting a variance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

DISCUSSION:

The owner of the property is identified as Karen D. Padgett in Wayne County.

The applicant for the variance is Dennis Webb, husband of property owner.

The applicant proposes to construct a 20.4 ft. x 28.6 ft. one-story addition (585 sq. ft.) to serve as an addition to their existing 551 sq. ft. accessory building currently located in the rear yard of the residence.

The proposed addition would more than double the size of the existing accessory structure and encroach 28.6 ft. into the side yard of the principal residence.

The subject property is located at 249 S. Hillcrest Drive, Goldsboro, North Carolina.

The subject property is located within Goldsboro’s corporate limits.

A portion of the subject property is in a Special Flood Hazard Area.

The home and lot are in an R-16 (Residential) zoning district. Setbacks for the Residential (R-16) zoning district are as follows:

| R-16 Residential Zoning District | |
|----------------------------------|------------|
| Front | 40 ft. |
| Rear | 25 |
| Side | 16 ft. |
| Corner Side | 32 ft. |
| Minimum Lot width (Frontage) | 100 ft. |
| Minimum Lot Area | 16,000 ft. |

FINDING OF FACT

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

Finding: Applicant will suffer unnecessary hardship from strict application of the ordinance. If applicant complies with the current ordinance for accessory structures and locates the new addition in the rear yard of the principal residence, the new addition will extend into a Special Flood Hazard Area known as the City of Goldsboro’s 100-year floodplain. Additional costs will be substantial and unreasonable for achieving compliance with construction standards within the City’s floodplain compared to others having to follow the same requirement but whose property is not in a floodplain.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Finding: The hardship results from conditions that are peculiar to the property. The existing topography and acreage, as well as the fact that most of the rear yard is in the 100-year floodplain compared to other property owners in the neighborhood supports the applicant's proposal to build within the side yard of the property.

- (3) The hardship did not result from actions taken by the applicant or the property owner.

Finding: The hardship does not result from actions taken by the property owner.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

Finding: The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Planning staff believe that the proposal would be in harmony with existing structures within the existing neighborhood. In addition, staff believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety concerns for residents of the neighborhood.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer

April Choice

Received Date: 9/11/25
Initials: [Signature]

Application Fee: ~~\$400~~ (Includes advertisement fee)

BOARD OF ADJUSTMENT REQUEST APPLICATION

| | | |
|--|----------------------|--------------------------------|
| Application Number: <u>BOA-3-25</u> | For Office Use Only: | Date processed: <u>9/11/25</u> |
| Fee Type: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # <u>1428</u> <input type="checkbox"/> Credit Card | | Initials: <u>[Signature]</u> |

Application is hereby made to the Board of Adjustment of the City of Goldsboro for the following: (Complete the following information):

Variance Appeal Reasonable Accommodation? Yes No

Property Address: 249 south Hillcrest Dr. Goldsboro NC 27534

UDO provision, regulation or policy: _____

If requesting Reasonable Accommodation fill out the following:

The basis for the claim that the applicant is considered disabled or handicapped under federal law:

Explanation of why reasonable accommodation is necessary to make specific property available for the individual:

REASON FOR REQUEST – Explain clearly the reason for the request. Indicate the problem(s) you will experience in complying with the City development regulations. (Attach additional sheets if needed.)

The proposed addition is for extra storage/garage space as it will be an addition to the already existing detached garage. All other spots are in a flood zone and the proposed spot is the highest in the yard & the furthest away from said zone. Although not attached to the house, the addition would simply match it as far as distance from road. Should be easy.

Applicant (Print): Dennis Webb

Applicant Address: 249 S. Hillcrest Dr City,State,Zip: Goldsboro NC 27534

Applicant Phone: (919) 368-4278 Applicant Email: originalwebb@yahoo.com

Owner (Print): Karen Webb (wife)

Owner Address: 249 S. Hillcrest dr. City,State,Zip: Goldsboro NC 27534

Owner Phone: (919) 921-1733 Owner Email: padget+k1@yahoo.com

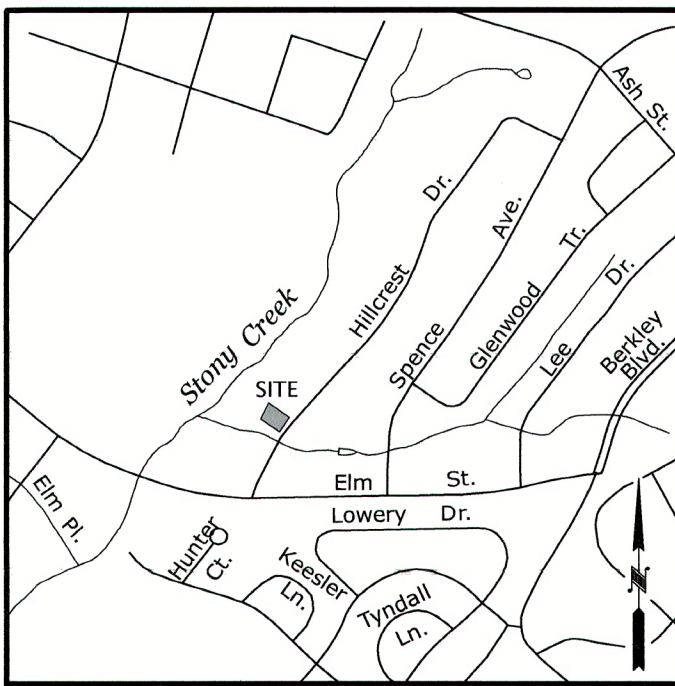
(If owner differs from applicant a Owners Authorization Form is required upon submission)

SIGNATURE REQUIRED

Dennis Webb
Applicant - Printed

[Signature]
Applicant Signature

5-25-25
Date

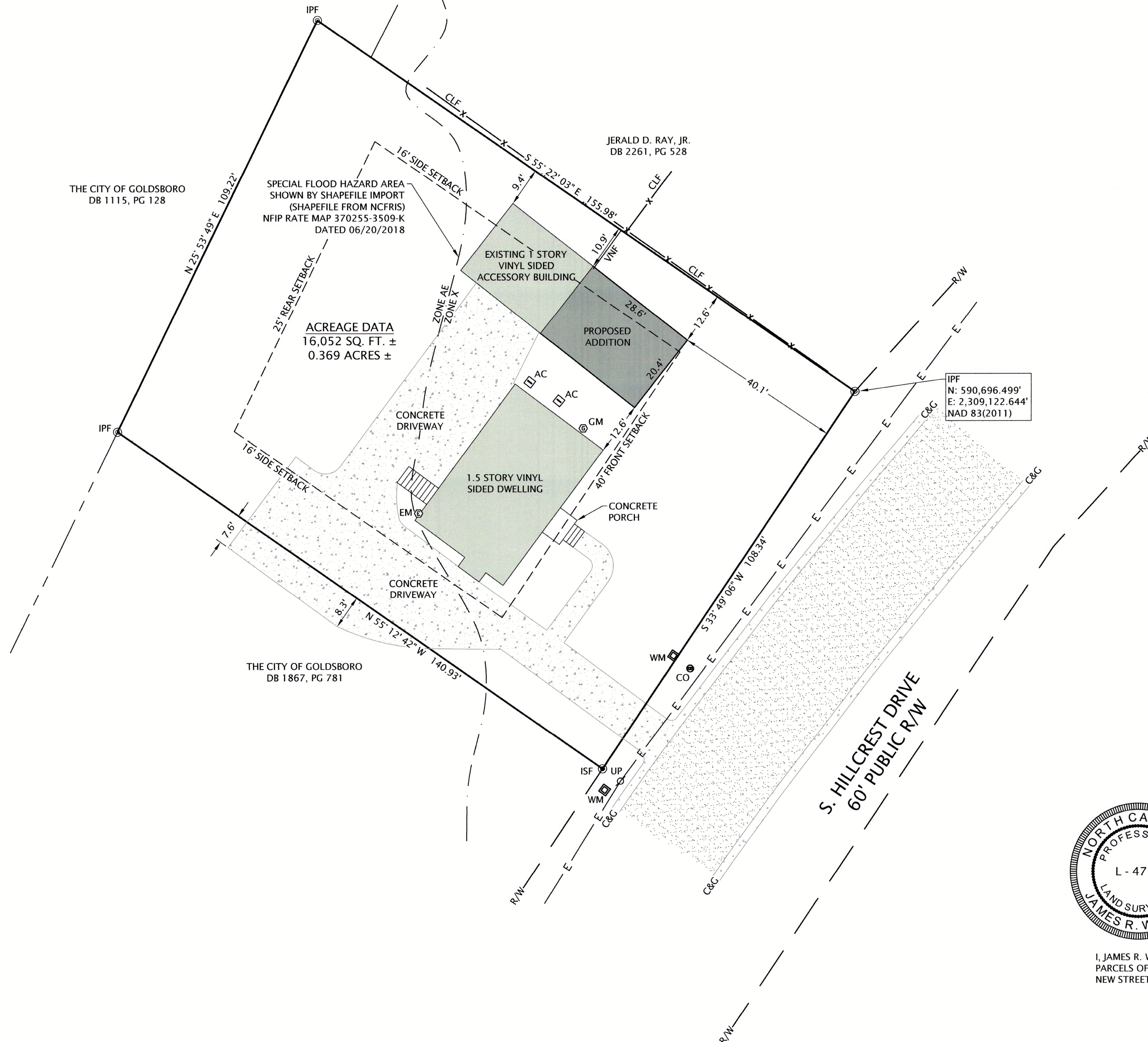


VICINITY MAP

FLOOD STATEMENT
 A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE" AND IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY NFIP RATE MAP 370255-3509-K DATED 06/20/2018

- NOTES:**
1. ACREAGE DATA BY COMPUTER.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET & DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 3. THE PARCEL SHOWN HEREON AND ALL ADJOINING PARCELS ARE ZONED R16.

NAD 83(2011)



ACREAGE DATA
 16,052 SQ. FT. ±
 0.369 ACRES ±

IPF
 N: 590,696.499'
 E: 2,309,122.644'
 NAD 83(2011)

REFERENCE
 PLAT CABINET C, SLIDE 4
 (MAP BOOK 3, PAGE 67)

SOURCE OF TITLE
 DEED BOOK 3042, PAGE 831

PROPERTY ADDRESS:
 249 S. HILLCREST DR., GOLDSBORO, NC

- LEGEND**
- IPF = IRON PIPE FOUND
 - ISF = IRON STAKE FOUND
 - R/W = RIGHT OF WAY
 - C&G = CURB & CUTTER
 - UP = UTILITY POLE
 - EM = ELECTRIC METER
 - AC = HVAC UNIT
 - CO = CLEAN OUT
 - GM = GAS METER
 - WM = WATER METER
 - VNF = VINYL FENCE
 - CLF = CHAIN LINK FENCE
 - - - = ADJACENT PROPERTY LINE
 - - - E - - - = OVERHEAD UTILITY LINE

SURVEY FOR
DENNIS WEBB
 CITY OF GOLDSBORO WAYNE COUNTY, N.C.

SCALE: 1" = 20'

I, JAMES R. WATSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS AND MAPS NOTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 ±; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.10'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 08/11/2025
 DATUM/EPOCH: NAD 83(2011)
 PUBLISHED/FIXED-CONTROL USED: N.C. REAL TIME NETWORK
 GEOID MODEL: GEOID18
 COMBINED GRID FACTOR: 0.99988140
 UNITS: U.S. SURVEY FEET



WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12TH DAY OF AUGUST, A.D., 2025.

James R. Watson
 PROFESSIONAL LAND SURVEYOR
 L-4712

I, JAMES R. WATSON, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

James R. Watson
 PROFESSIONAL LAND SURVEYOR
 L-4712

RECEIVED
 CITY OF GOLDSBORO
 PLANNING DEPARTMENT
 DATE: 9/11/25

| | |
|---|------------------|
| DATE OF SURVEY: 08/11/2025 | |
| WATSON LAND SURVEYING, PLLC 415 GUY SMITH RD., LA GRANGE, NC 28551 (252) 917-2373 ♦ FIRM LICENSE NO. P-2824 | |
| SURVEYED: JRW | SCALE: 1" = 20' |
| DRAWN: JRW | DATE: 08/11/2025 |
| PROJECT NUMBER: 25023 | |
| DRAWING NAME: WEBB-PROPOSED ADD | |



Case Number: BOA-03-25
Request: Variance from side yard setback
Owner: Karen Webb
Location: 249 South Hillcrest Blvd
PIN#: 3509-90-0639



Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Legend

Mixed Use

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

Residential

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture



Case Number: BOA-03-25
Request: Variance from side yard setback
Owner: Karen Webb
Location: 249 South Hillcrest Blvd
PIN#: 3509-90-0639



- 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



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, October 27, 2025, in the Large Conference Room, City Hall Addition, located at 200 North Center Street to consider the following request.

BOA-3-25 Dennis Webb - Variance: The applicant is requesting a variance of Section 5.2.8 Accessory Structures of Goldsboro's Unified Development Ordinance to allow an accessory structure to be located within the required building setbacks. The property is located on the west side of S. Hillcrest Dr. approximately 50 feet North of the intersection with East Elm Street. The property is zoned Residential (R-16). The property is further identified as Wayne Co. Pin#: 3509-90-0639.

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 10/16/2025

Publish on 10/23/2025

Adjacent Property Owners of
BOA-03-25

| PIN | Owner Name | Address | City | State | Zip |
|------------|-------------------|-----------------------|--------------|-------|-------|
| 3509808946 | CITY OF GOLDSBORO | PO BOX A | GOLDSBORO | NC | 27533 |
| 3509809567 | CITY OF GOLDSBORO | PO BOX A | GOLDSBORO | NC | 27533 |
| 3509902524 | EUBANKS PHILLIP L | 252 S HILLCREST DR | GOLDSBORO | NC | 27534 |
| 3509900798 | RAY JERALD D JR | 247 S HILLCREST DRIVE | GOLDSBORO | NC | 27534 |
| 3509903702 | ZHANG HANYU | 246 S HILLCREST DR | GOLDSBORO | NC | 27534 |
| 3509905439 | WHISENANT JOYCE | PO BOX 271484 | FLOWER MOUND | TX | 75027 |
| 3509900639 | PADGETT KAREN D | 249 S HILLCREST DR | GOLDSBORO | NC | 27534 |



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, BOA-03-25, were notified by first class mail on 10-10-25.

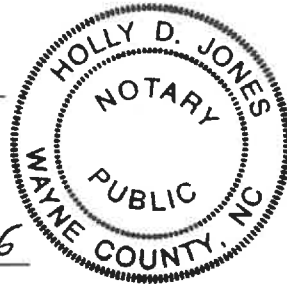
[Signature]
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

10th day of October, 2025

[Signature]
Notary Public Name



My Commission expires on July 29, 2026 (Seal)

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 27, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: RZ-3-25 Paul T. Williams (Residential-16 to General Business) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

PARCEL: 3600483976 (Portion)

PROPERTY OWNER: Andrews Farms of Wayne Co. Inc.

APPLICANT: Paul T. Williams

The applicant is requesting a rezoning from the Residential-16 Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size.

Area: Approx. 71,382 sq. ft. or 1.638 acres

SURROUNDING ZONING:

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

The property is currently occupied by woodlands.

The City’s Land Use Plan locates this parcel within the Mixed-Use II land use designation. Mixed-Use II land use categories will allow a mixture of uses which may have an impact on or produce some conflict with adjacent lower density districts. This land use serves an area extending beyond the immediate vicinity of the mixed use. Both vertical and horizontal mixed use will be permitted; however, vertical mixed use is preferred.

DISCUSSION:

This is a rezoning proposal for approximately 1.638 acres to be rezoned from the Residential-16 Zoning District to the General Business (GB) Zoning District. As such, all permitted uses in the

General Business Zoning District shall be considered as potential uses for the site.

The subject property is located east of North Carolina Warehousing and T.A. Loving Co. off N. William Street (US 117N) The site was formerly occupied by a convenience store with gas sales.

TRC REVIEW:

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning request. The proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

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 December 1, 2025, meeting.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice

**CITY OF GOLDSBORO PLANNING COMMISSION
RZ-3-25 PAUL T. WILLIAMS
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 Mixed-Use II 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 rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro’s Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Mixed-Use II 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.

Voting Record for Recommendation:

Yes _____ No _____

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 9/3/25
Initials: [Signature]

CHANGE OF ZONE APPLICATION

| | | |
|--|----------------------|-------------------------------|
| Application Number: <u>RZ-3-25</u> | For Office Use Only: | Date processed: <u>9/3/25</u> |
| Fee Type: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Check # <input type="checkbox"/> Credit Card | | Initials: <u>[Signature]</u> |

Applicant Acknowledgement: Only applicable if Conditional Zoning
I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is proposed to be rezoned then a survey is required for the proposed area or application will not be accepted.

Applicant Signature: Paul Williams

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

Conditional Zoning General Zoning (check which applies)

Name of Development: _____
 Property Address: 2606 N. William Street, Goldsboro, NC
 Total Acreage: approx. 1.10 acres Frontage: 365 ff +/- Depth: _____
 Wayne Co. Pin #: 3600483976 (partial only) Current Zoning: R-16 Proposed Zoning: GB

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Please see attached zoning map with section marked in red.

Applicant (Print): Paul T Williams
 Applicant Address: 1406 North Creepe Myrtle St City, State, Zip: 27530
 Applicant Phone: 919-648-5069 Applicant Email: williams Paul 156 @ gmail.com

I, _____, do hereby consent to the specific conditions and or uses listed on this application.
 I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): W. E. Bud Andrews, President of Andrews Farms of Wayne County, Inc.
 Owner Address: PO Box 3 City, State, Zip: Smithfield, NC 27577
 Owner Phone: 919-669-5885 Owner Email: webarea73@gmail.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): _____
 Surveyor/Site Designer Address: _____ City, State, Zip: _____
 Surveyor/Site Designer Phone: _____ Surveyor/Site Designer Email: _____

SIGNATURE REQUIRED

PAUL T WILLIAMS
Applicant - Printed

Paul T Williams
Applicant Signature

9-3-25
Date

CONDITIONAL REZONING & SPECIAL USE PERMIT APPLICATION
SITE PLAN REQUIREMENTS

**All requirements may not be applicable due to existing site conditions or the nature of the proposal*

- Staff recommends that a Professional Land Surveyor or Professional Engineer prepare the plan, this is not required but the site plan must be drawn to scale of at least 1": 100'
- Property Owner information (name, phone, email, address) to be noted on site plan
- Location of property lines (boundary of property)
- Property acreage/sq feet
- Property Tax Parcel number
- Location of existing R/W and easements
- Zoning district (noted on plan)
- Adjacent property uses
- Locations of proposed structures & setbacks from property line (including dimensions)
- Hours of operation
- Number of employees
- Parking detail
- Buffer detail
- Landscaping detail
- Trash collection area
- Loading/unloading area
- Flood hazard areas
- Number of dwelling units (multi-family details as applicable)
- Floor plan detail for existing structures



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

**CITY OF GOLDSBORO
OWNER'S AUTHORIZATION**

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:

Please check the applicable box(es):

- Rezoning
- Site Plan
- Board of Adjustment - Variance
- Subdivision
- Special Use Permit
- Home Occupation Permits

This authorization must be completed and submitted at time of application. I/(WE)

Andrews Farms of Wayne County, Inc. do(es) hereby certify that I/(WE)

(Name of owner(s) of subject property)

am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Paul Williams to submit an application

(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):
3600394348 & 3600483976

Property Address:
2606 N. William Street

W. E. Bud Andrews - President
Property Owner – Print

DocuSigned by:

 08/21/2025
 1021D1E469D34FD...
 Property Owner Signature Date

NOTARY STATEMENT

Sworn to and subscribed before me the _____ day of _____, 20__

Notary Public in and for the State of _____. County of _____

I, _____, Notary Public, do hereby certify that

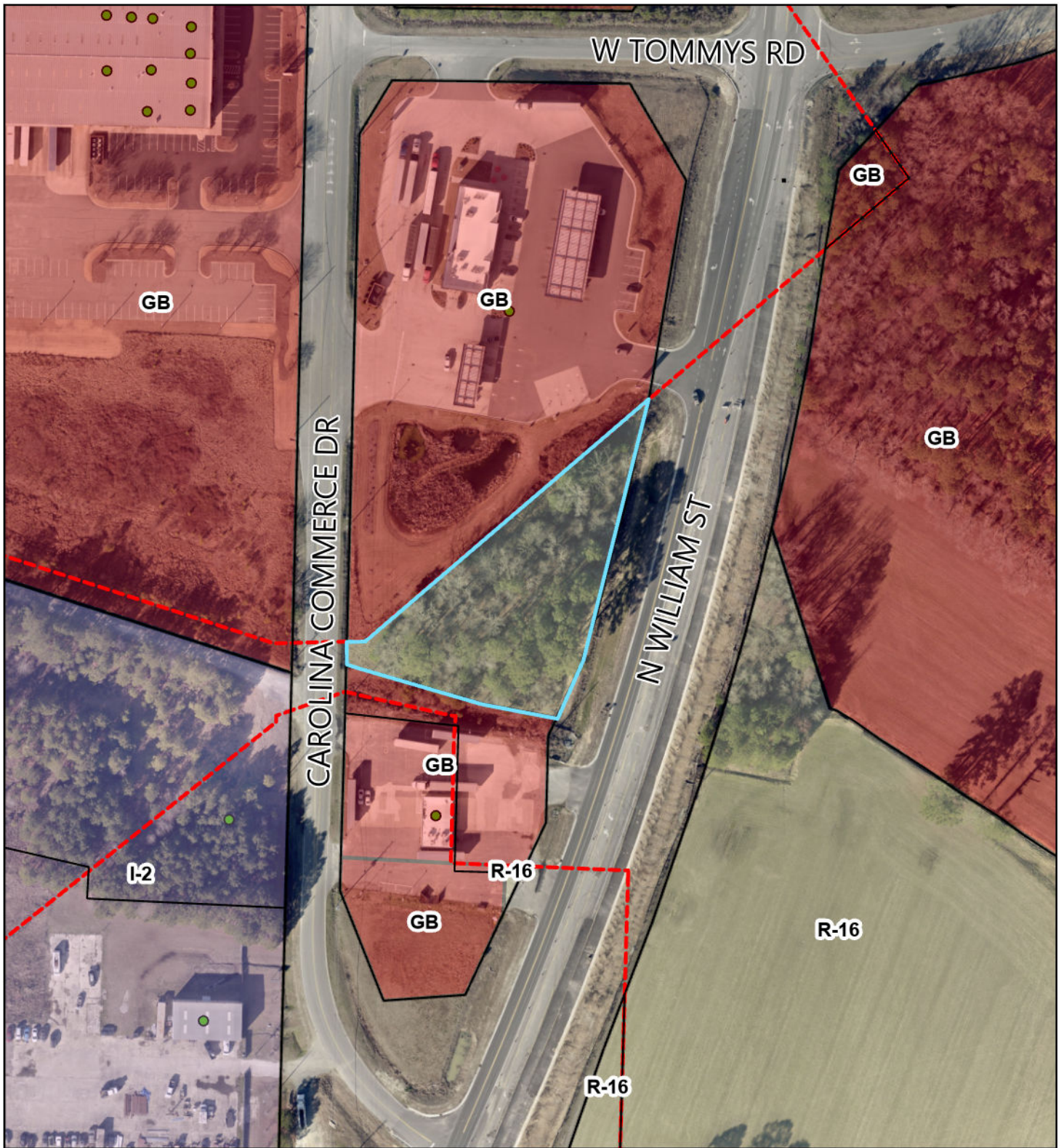
_____ (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this _____ day of _____, 20__.

Official Signature of Notary

Notary printed or typed name

SEAL

My commission expires: _____



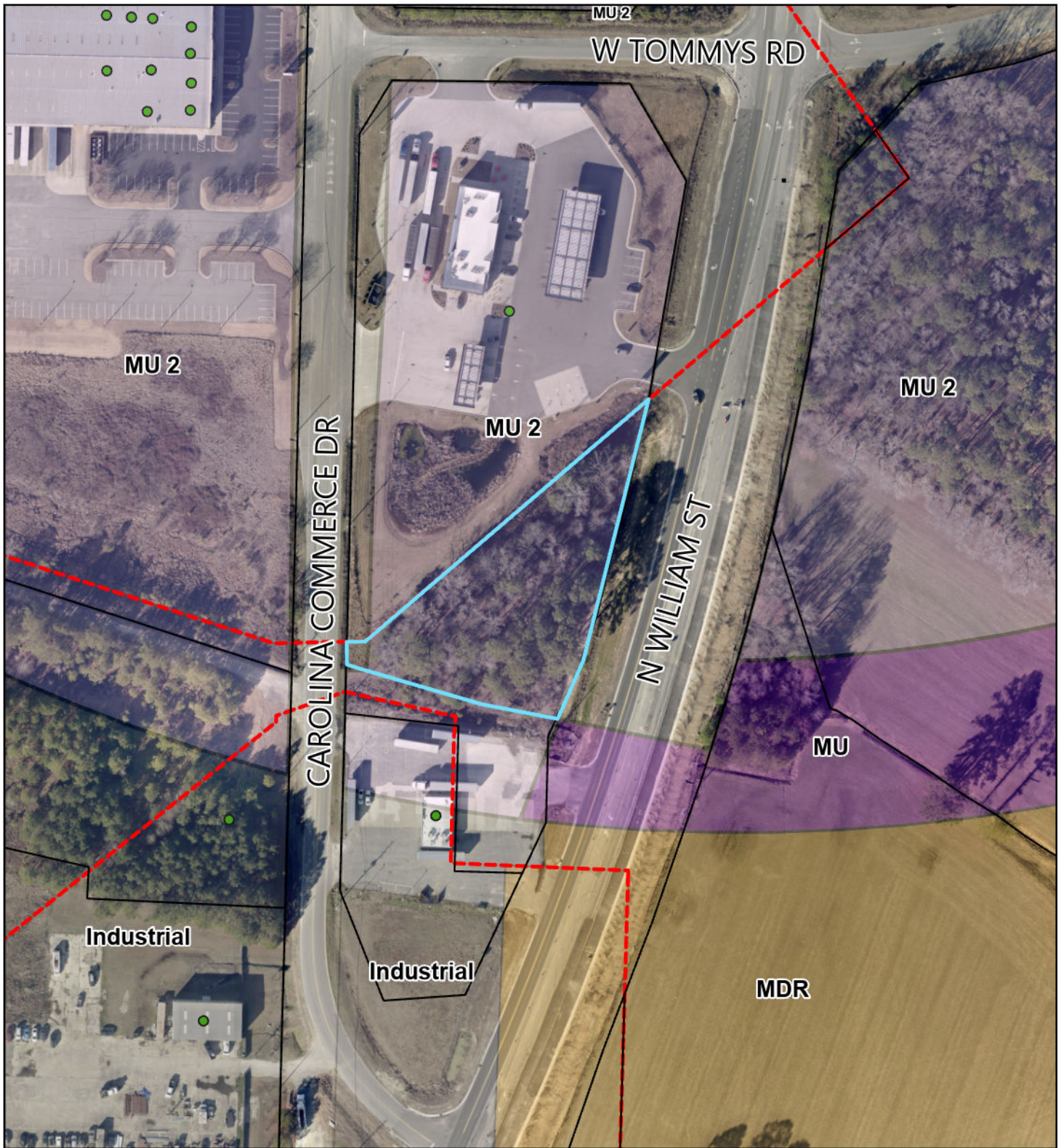
Case Number: RZ-03-25
Request: Rezone from R-16 to GB
Owner: W.E. Bud Andrews
2606 N. William Street
A portion of PIN# 3600-48-3976

Legend

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

0 50 100 200 300 Feet





Case Number: RZ-03-25
Request: Rezone from R-16 to GB
Owner: W.E. Bud Andrews
2606 N. William Street
A portion of PIN# 3600-48-3976

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

0 50 100 200 300 Feet



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 27, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: 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

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: 1409 & 1411 W Grantham Street

PARCEL: 2690232081

PROPERTY OWNER: MARK KELLY RICHIE

APPLICANT: MARK KELLY RICHIE

The applicant is requesting a rezoning from the General Industry Zoning District to the General Business Zoning District (portion of). The purpose of the General Business Zoning District is to accommodate the widest range of uses providing general goods and services to the community and provide for the development of municipal service sites. The intent of this district is to promote and regulate high quality, accessible developments serving the needs of the City and surrounding community. There is no minimum lot size.

Area: Approx. 76,192 sq. ft. or 1.75 acres

Total area to be rezoned: 30,926 sq. ft. or 0.710 acres

SURROUNDING ZONING:

North: General Industry (I-2)

South: General Industry (I-2) / General Business (GB)

East: General Industry (I-2)

West: General Industry (I-2) / General Business (GB)

The property is currently occupied by an existing self-serve car wash and a multi-use commercial building.

The City's Land Use Plan locates this parcel within the Industrial land use designation. Industrial land use categories are established to protect industrial areas for the use of prime industrial operations and for the distribution of products at wholesale. The General Business Zoning District is not a corresponding district within the Industrial land use designation. Although not consistent with the future land use plan, the proposed rezoning would be compatible with the

surrounding zoning patterns and existing land uses.

DISCUSSION:

This is a rezoning proposal for approximately 0.710 acres to be rezoned from the General Industry Zoning District to the General Business District Zoning District (portion of). As such, all permitted uses in the General Business Zoning Districts shall be considered as potential uses for the site.

The subject property is located North-East of Little River Square off US 70 W. The site previously operated as a car wash at 1409 W. Grantham Street and a multi-purpose building at 1411 W. Grantham Street.

If the rezoning is approved, the applicant intends to subdivide the property into two separate land parcels in accordance with the requirements of their respective zoning districts.

TRC REVIEW:

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. City water and sewer are available to serve the site. The property is located in the City's Special Flood Hazard Area.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning request. Although the proposed rezoning is not consistent with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map, it would be compatible with the surrounding zoning patterns and existing land uses. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

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
April Choice

**CITY OF GOLDSBORO PLANNING COMMISSION
RZ-4-25 MARK KELLY RICHIE
1409-1411 W GRANTHAM STREET
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 inconsistent with the Industrial land use designation. However, the City of Goldsboro Planning Commission finds that the rezoning request is reasonable and in best public interest because it would be compatible with the surrounding zoning patterns and existing land uses. In addition, the City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Industrial 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.

Voting Record for Recommendation:

Yes _____ No _____

Application Fees:
Conditional Use Zoning \$550 (includes advertisement fee)
General Use Zoning \$500 (includes advertisement fee)

CHANGE OF ZONE APPLICATION

| | | |
|--|--|-------------------------------|
| Application Number: <u>RZ-4-25</u> | For Office Use Only: | Date Submitted: <u>9/5/25</u> |
| Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> Credit Card | # <u>6660</u> |

NOTE: Six (6) copies of the site plan must be submitted when a Conditional District has been requested. Information on the site plan shall meet or exceed Requirements contained within the City's Unified Development Ordinance (UDO).

Type of Application (Please check all applicable): Conditional Zoning General Zoning

Name of Development: MARK KELLY RICHIE AND MATT ALBERT VANDERWALKER

Property Address: 1409 GRANTHAM STREET

Total Acreage: 1.710 Frontage: 242.48' Depth: 376.8'

Wayne Co. PIN #: 2690232081 Current Zoning: I-2 Proposed Zoning: GB&I-2

If Conditional Zoning is requested, please describe proposed use, justification and any uses prohibited for the request: _____

Applicant (print): MARK KELLY RICHIE

Applicant Address: 3302 LEONARD STREET City, State, Zip RALEIGH, N.C. 27607

Applicant Phone: 919-523-7812 Applicant Email: mkrichie@sunbelt-raleigh.com

Owner (print): MARK KELLY RICHIE

Owner Address: 3302 LEONARD STREET City, State, Zip RALEIGH, N.C. 27607

Owner Phone: 919-523-7812 Owner Email: mkrichie@sunbelt-raleigh.com

SIGNATURES REQUIRED

MARK KELLY RICHIE

Applicant - Printed

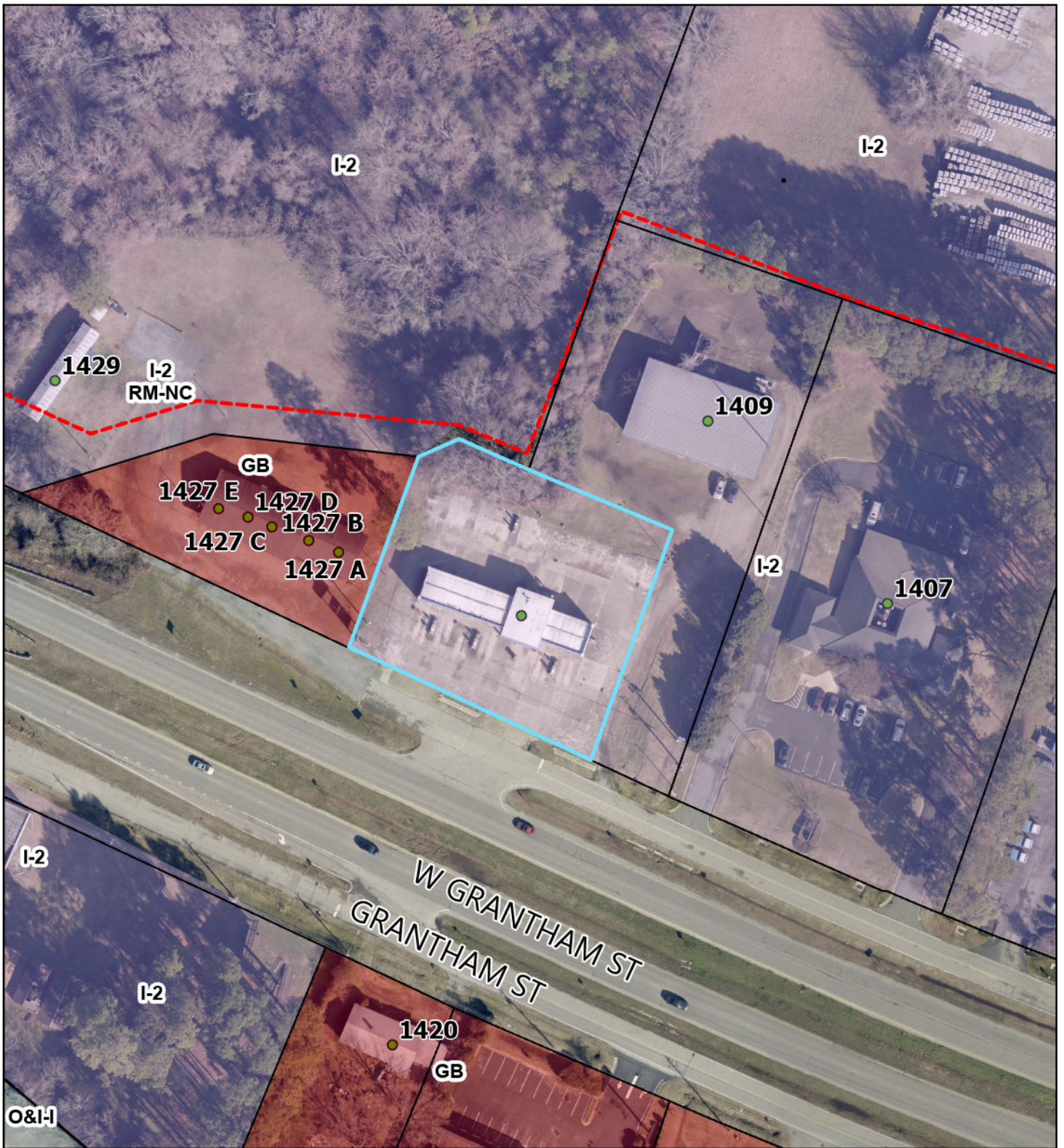
Mark Kelly Richie 8/25/25
Applicant Signature Date

MARK KELLY RICHIE

Owner - Printed

(Notarized Owner Authorization form required)

Mark Kelly Richie 8/25/25
Owner Signature Date



Case Number: RZ-04-25
Request: Rezone from I-2 to GB
Owner: Mark Kelly Richie
1409 Grantham Street
A portion of PIN# 2690-23-2081

Legend

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

0 50 100 200 Feet





Case Number: RZ-04-25
Request: Rezone from I-2 to GB
Owner: Mark Kelly Richie
1409 Grantham Street
A portion of PIN# 2690-23-2081

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

0 50 100 200 Feet



**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 27, 2025 PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING**

TITLE: RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9)
– North side of Lexington Avenue between Forsyth Street and Wood Street

DEPARTMENT: Planning

BACKGROUND:

ADDRESS: TBD

PARCEL: 3529732987

PROPERTY OWNER: GLENDA & RICHARD BLANDING

APPLICANT: GLENDA BLANDING

The applicant is requesting a rezoning from the Residential-16 Zoning District to the Residential/Manufactured (RM-9) Zoning District. The purpose of the Residential/Manufactured (RM-9) Zoning District is to provide property owners the opportunity to place manufactured housing on individual lots. The minimum lot area for individual units is nine thousand square feet.

Area: Approx. 21,004 sq. ft. or 0.48 acres

SURROUNDING ZONING:

North: Residential (R-16)

South: Residential (R-16)/ Residential Manufactured (RM-9)

East: Residential (R-16)

West: Residential (R-16)

The property is currently occupied by woodlands.

The City's Land Use Plan locates this parcel within the Medium Density Residential land use designation. Medium Density Residential land use categories will accommodate medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations. It will discourage any use that would substantially interfere with the development, use, and enjoyment of single-family dwellings and that would be detrimental to the quiet residential nature of the district.

DISCUSSION:

This is a rezoning proposal for approximately .48 acres to be rezoned from the Residential-16

Zoning District to the Residential/Manufactured (RM-9) Zoning District. As such, all permitted uses in the Residential/Manufactured (RM-9) Zoning District shall be considered as potential uses for the site.

The subject property is formally known as Central Height Subdivision and located east of Tiffany Gardens. The site is currently occupied by woodlands.

TRC REVIEW:

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

BUDGET RELATIONSHIP:

N/A

STRATEGIC PLAN RELATIONSHIP:

N/A

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning request. The proposed rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro's Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

REQUIRED ACTION:

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.

MANAGER'S RECOMMENDATION:

N/A

APPROVERS

Mark Helmer
April Choice

**CITY OF GOLDSBORO PLANNING COMMISSION
RZ-5-25 GLENDA BLANDING
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 Density Residential 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 rezoning and the range of uses permitted in the requested zoning district are compatible with the surrounding zoning patterns and land uses. In addition, the proposed rezoning is compatible with the City of Goldsboro’s Comprehensive Plan and accompanying Land Use Map. The City or other service providers will be able to provide sufficient public safety service, meet transportation and utility demands to the subject property, while maintaining sufficient levels of service to existing developments. Lastly, the proposed rezoning will not impair or injure the health, safety and general welfare of the public.

Voting Record for Recommendation:

Yes _____ No _____

Inconsistency Statement: The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Medium Density Residential 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.

Voting Record for Recommendation:

Yes _____ No _____

Application Fees:

Conditional Zoning \$550 (Includes advertisement fee)

General Zoning \$500 (Includes advertisement fee)

Received Date: 9/11/25

Initials: HB

CHANGE OF ZONE APPLICATION

| | | | |
|---|--|-----------------------|--|
| Application Number: <u>RZ-5-25</u> | | Date processed: _____ | |
| Fee Type: <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____ <input type="checkbox"/> Credit Card | | Initials: _____ | |

Applicant Acknowledgement: Only applicable if Conditional Zoning
I understand that the City of Goldsboro must have three (3) sets of Site plans submitted along with an electronic site plan emailed to the Planning Administrative Assistant listed on the website at www.goldsboronc.gov/planning or they will not be able to send out my application for formal review. I understand my 30 day review period begins after the City of Goldsboro acknowledges they have an electronic PDF copy of the required site plan. Information on the site plan shall meet or exceed the City of Goldsboro Unified Development Ordinance (UDO). Site plan needs to be in sufficient detail and scale to display precisely how the use intends to operate. See attached sheet for common things expected on site plan. If a portion of the property is proposed to be rezoned then a survey is required for the proposed area or application will not be accepted.

Applicant Signature: Glenda Blanding

Application is hereby made to the City Council of the City of Goldsboro for a Rezoning request (Complete the following information):

Conditional Zoning General Zoning (check which applies)

Name of Development: Central Estates
Property Address: Lexington Avenue
Total Acreage: 1 lot Frontage: 100 Depth: 150
Wayne Co. Pin #: 3529732987 Current Zoning: R-16 Proposed Zoning: RM-9

If Conditional Zoning, describe proposed use, justification and any uses prohibited for the request:

Applicant (Print): Glenda Blanding
Applicant Address: 906F Merritt Drive City, State, Zip: Hillsborough, NJ 08844
Applicant Phone: 908-442-6697 Applicant Email: gblanding2002@yahoo.com

I, Glenda Blanding, do hereby consent to the specific conditions and or uses listed on this application.
I acknowledge that if the Goldsboro City Council imposes additional conditions, I will be required to sign the Ordinance prior to Council signing the ordinance for approval.

Owner (Print): Same as Applicant
Owner Address: _____ City, State, Zip: _____
Owner Phone: _____ Owner Email: _____

(If owner differs from applicant a Owners Authorization Form is required upon submission)

Surveyor/Site Designer (Print): _____
Surveyor/Site Designer Address: _____ City, State, Zip: _____
Surveyor/Site Designer Phone: _____ Surveyor/Site Designer Email: _____

SIGNATURE REQUIRED
Glenda Blanding
Applicant - Printed

Glenda Blanding
Applicant Signature

8-14-2025
Date



Case Number: RZ-05-25
Request: Rezone from R-16 to RM-9
Owner: Glenda Blanding
Location: Lexington Avenue
PIN#: 3529-73-2987

Legend

Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Mixed Use

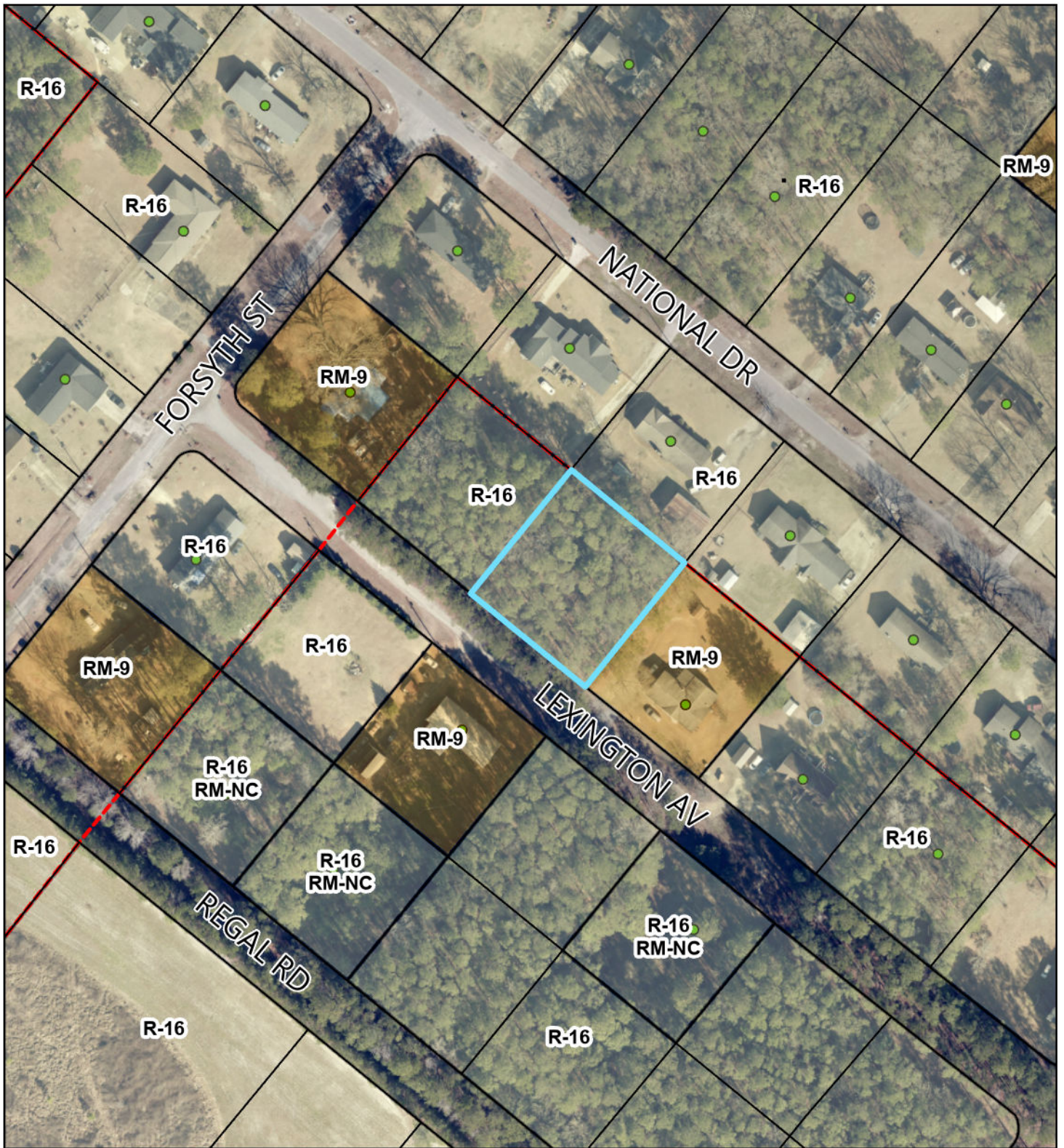
- Mixed Use - Downtown
- Mixed Use I
- Mixed Use II

Residential

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture





Case Number: RZ-05-25
Request: Rezone from R-16 to RM-9
Owner: Glenda Blanding
Location: Lexington Avenue
PIN#: 3529-73-2987



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

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
OCTOBER 27, 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.

At the September 29, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants.

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

Planning Commission/Board of Adjustment

[← BACK TO BOARDS](#)

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 | 04/01/2029 | 04/01/2029 | Vice Chair |

City of Goldsboro Boards and Commissions

Councilmember Hiawatha Jones, District 1
Councilmember Chris Boyette, District 2
Councilmember Jamie Taylor, District 3

Mayor Charles Gaylor, IV

Mayor Pro Tem Brandi Matthews, District 4
Councilmember Beverly Weeks, District 5
Councilmember Rod White, District 6

Name: Mona Monroe Date: 10.11.24
Home Address: 517 Orange Street Goldsboro, NC 27530 Phone: 678-531-1372
Business Address: N/A Business Name: N/A
Occupation: Teacher - Kindergarten Email: monemone34@yahoo.com
List any Board, Committee, or Commission on which you currently serve: N/A

How did you hear about serving on a Board? Watching the meetings on line.
Yearly appointments to all boards and commissions are normally made by January 1 of each year, except in cases of unanticipated vacancies, which shall be filled as soon as possible.

Application for Appointment to:

Please mark your 1st, 2nd, and 3rd choice by putting a 1, 2, or 3 next to the Board or Commission you would like to serve on.

- | | | | | |
|-----------------------|---|-------------|-----------------------|---|
| <u>1st</u> | Commission on Community Relations and Development | <u>2</u> | <u>3rd</u> | Planning Commission / Board of Adjustment |
| <u> </u> | Historic District Commission | <u> </u> | <u> </u> | Goldsboro Tourism Council |
| <u> </u> | Mayor's Committee for Persons with Disabilities | <u>3</u> | <u> </u> | Goldsboro Housing Authority |
| <u> </u> | Parks & Recreation Advisory Commission | <u> </u> | <u> </u> | GWTA Board of Directors |
| <u> </u> | Local Firefighters' Relief Fund Board of Trustees | <u> </u> | <u> </u> | |

If necessary, please use the back of this form to answer the following questions:

Why are you interested in serving on a Board? I am interested in serving on the board because I see the needs of people and the city and want to represent on their behalf and bring change and suggestions to the table. Fresh Eyes,
List any special qualifications you have for service on one or more Boards: N/A

What would you like to achieve if appointed to a Board? I would like to bring and achieve real results and push to get what we have on the table speedily to better the community.
Educational Background: Waynes Community College - Early Childhood education, Associate in Fine Arts and Accounting

Employment History: I was a Quality Analyst for two years. Prior to coming back to NC. Hear in NC Quality Inspector and Teacher Recently.

We ask your help in assuring diversity of membership by district, gender, and race by answering the following questions:

Race: A I B Gender: Female

City of Goldsboro residency is required for appointment to most boards and commissions.

I am a resident from (check one): District 1 District 2 District 3 District 4 District 5 District 6

I have been a resident of the City of Goldsboro for 22 years.

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

Return application to:
City Clerk's Office
200 North Center Street
Goldsboro, NC 27530
Phone: 919-580-4330

Mona Monroe
Signature of Applicant

(this application will be kept on file for one year)

The City of Goldsboro does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap, or disability in admission or access to or treatment or employment in its services, programs, and activities in compliance with applicable federal and state laws. Information given on this application is public record.

Holly Jones

From: Tyler Mooring
Sent: Monday, October 21, 2024 2:21 PM
To: Laura Getz; Holly Jones
Subject: New submission from Boards and Commissions Online Application Form

Full Name

Sandra A Mueller

Email

smueller@mtolivepickles.com

Home Address

1201 PARK AVENUE A

Home Phone

9199801401

Business Name

Mt Olive Pickle

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

none

How did you hear about serving on a Board?

Website

1st Choice

Planning Commission / Board of Adjustment

2nd Choice

Commission on Community Relations and Development

3rd Choice

Historic District Commission

Why are you interested in serving on a Board?

I served on the Parks & Rec Committee for 7 years including as chairman. I like serving the city and trying to implement changes that will help all. I like being a voice on the committee to city employees so they can know our thoughts.

I believe in this city and I believe that if enough people step forward we can affect change. This is one way I want to step forward.

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

Air Force Sergeants Association Volunteer Chair of the Year, 2017
President, 916th ARW Airman's Council 2016
Phil Harris Recipient, Rotary, 2022
LX User Group Board, present

Computer Programmer 1995-present
Excellent Communicator

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

I would want to learn how the board can serve to direct it's activities to meet the Mayor's vision. I would like to bring integrity to my decisions on the board to serve our community.

I do not believe you can go into this with a plan. Once you get involved you learn more the reasons things don't align with your preconceived thoughts - open, honest and learning is my approach.

Educational Background

USAFR 1990-2018
CCAF 2005

Employment History

USAFR, Information Technology, 1990-2008
Pate Dawson, IT Manager, 2008-2014
Telarent, IT Manager, 2014-2018
Mt Olive Pickle Company, Lead Developer, 2018-present

Race

Syrian

Gender

Female

Residency

District 5

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

22

Background Check

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

Signature

Sandra A Mueller



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.

Holly Jones

From: Tyler Mooring
Sent: Tuesday, November 12, 2024 3:26 PM
To: Laura Getz; Holly Jones
Subject: New submission from Boards and Commissions Online Application Form

Full Name

Edward J Davis

Email

edavis@zmchotels.com

Home Address

905 North Spence Ave

Home Phone

9195227733

Business Address

909 n spence ave

Business Name

Hampton Inn Goldsboro

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

GTC & DGDC

How did you hear about serving on a Board?

Yes- GTC

1st Choice

Goldsboro Tourism Council

2nd Choice

Goldsboro Housing Authority

3rd Choice

Planning Commission / Board of Adjustment

Why are you interested in serving on a Board?

I've previously served on the Goldsboro Tourism Council and absolutely loved being in the loop with all things related to Goldsboro Tourism. As the Area General Manager for the Best Western Plus Goldsboro and Hampton Inn Goldsboro, I bring a lot to the table in any board I serve on. I'm outgoing and genuinely enjoy interacting with people. I'm all about making my workplace and the city/town where I work amazing.

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

I can serve on more than one board because I have great time management skills and already manage two big hotels here in Goldsboro. Additionally, I am a Prince Hall Mason as the Sr. Warden of the Lodge and I am also an Eastern Star. I love helping out in the community.

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

If appointed to either board, I would like to achieve as much as possible within the guidelines. I will focus on the proposed agenda to ensure we use our time effectively for the success of the board and the community of Goldsboro.

Educational Background

I attended North Carolina Central University in Durham, NC, where I studied hospitality and tourism.

Employment History

I work for ZMC Hotels, LLC and currently serve as the Area General Manager for both Hampton Inn & Best Western Plus Goldsboro. I have been in this role for 7.5 years. Additionally, I am the Support Manager for the entire enterprise, helping to turn around under-performing hotels and managing the transition process for newly acquired properties.

Race

Black

Gender

Male

Residency

District 2

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

7

Background Check

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

Signature

Edward Davis



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.

Holly Jones

From: Tyler Mooring
Sent: Sunday, December 1, 2024 6:58 AM
To: Laura Getz; Holly Jones
Subject: New submission from Boards and Commissions Online Application Form

Full Name

Timothy Whitfield

Email

timothywhitfield79@gmail.com

Home Address

213 S Hillcrest Dr

Home Phone

239-440-8508

Business Address

213 S Hillcrest Dr

Business Name

Community Awareness Outreach Inc

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

Community Crisis Center

How did you hear about serving on a Board?

City Manager

1st Choice

Parks & Recreation Advisory Commission

2nd Choice

Historic District Commission

3rd Choice

Planning Commission / Board of Adjustment

Why are you interested in serving on a Board?

I would like to actively contribute my skills and expertise to a cause that I believe in, also make a positive impact in our community, influence decision-making related to a specific areas of interest.

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

I served on the BOD of the Community Crisis Center
I am currently the President of the North End Community Reunion Committee

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

My achievement on a commission board would be to enhance our community and give back to the community and help see the vision of our great leaders come to pass.

Educational Background

1999–1998 Wayne Community College Goldsboro, NC
2009-2010 Phoenix University Raleigh, NC
2010- 2014 Mt. Olive College Goldsboro, NC

- Attended Seminars and Workshops on prevention and intervention in gangs and bullying violence.
- Human Service Conferences, School Law Implementation

Employment History

2012 – 2019

Program Manager, Assistant Executive Director

- Implement Program and Group Sessions With Youth
- Implement Program Activities With Youth
- Human Service Management Specialist

2001- 2012 City of Goldsboro Goldsboro, NC
Recreation Supervisor

- Assistant Recreational Director.
- Implement recreational programs for community.
- Interact with Kids and adults and supervise a safe facility for the public.
- Prepare budget for facility operations.

1998–2001 Wayne County Public Schools Goldsboro, NC

Behavior Specialist/Administration Assistant

- Monitoring students.
- Assisting Administrators during parental conferences.
- Advisor to students with behavior problems.

Race

A/A

Gender

Male

Residency

District 2

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

60 years

Background Check

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

Signature

Timothy Whitfield



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.

Holly Jones

From: linda Alves <cogwebadmin@goldsboronc.gov>
Sent: Tuesday, May 20, 2025 4:48 PM
To: Laura Getz; Holly Jones
Subject: New submission from Boards and Commissions Online Application Form

Full Name

linda Alves

Email

linda.alves3@yahoo.com

Home Address

804 Beech street

Home Phone

984-305-9375

Business Address

9842018260

Business Name

State of North Carolina

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

commission on community relations and development

How did you hear about serving on a Board?

Goldsboro website

1st Choice

Commission on Community Relations and Development

2nd Choice

Goldsboro Tourism Council

3rd Choice

Planning Commission / Board of Adjustment

Why are you interested in serving on a Board?

I want to see Goldsboro become a place where families want to live, raise their children and feel safe. I also would love to see Goldsboro become a gem once again cleaning up and beautifying the industrial areas and abandoned areas.

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

I work in mental health substance abuse, effective at solving problems with creative out of the box solutions that work. Articulate speaker with a wealth of knowledge in psychology, addiction and love to create. History of fundraising and involved in grass root programs. Deep understanding of addiction and the family system.

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

Repurpose many of the old buildings into community gathering places, offering food, tourism, and talent.

Educational Background

Masters in developmental psychology, near completed master's in counseling

Employment History

I currently work at Johnston correctional in the substance abuse program as a counselor and have been serving as counselor for the last 4 years. Prior to Johnston, I worked at port Health services in substance abuse education and services for a few years.

Race

white

Gender

female

Residency

District 1

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

2.5 years

Background Check

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

Signature

Linda Alves



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.

Holly Jones

From: Laura Getz
Sent: Wednesday, September 3, 2025 7:49 AM
To: Octavius Murphy; Kenny Talton; Holly Jones; Felicia Brown
Subject: FW: New submission from Boards and Commissions Online Application Form

Follow Up Flag: Follow up
Flag Status: Flagged

Please see below.

Thank you,

Laura Getz, MMC/NCCMC
City Clerk
City of Goldsboro
P (919) 580-4330
www.goldsboronc.gov

From: CogWebAdmin <CogWebAdmin@goldsboronc.gov>
Sent: Saturday, August 30, 2025 10:34 AM
To: Laura Getz <LGetz@goldsboronc.gov>; Sakeithia Reece <SReece@goldsboronc.gov>
Subject: New submission from Boards and Commissions Online Application Form

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.

Holly Jones

From: Laura Getz
Sent: Wednesday, September 3, 2025 7:48 AM
To: Octavius Murphy; Paul Saylor; Kenny Talton; Holly Jones
Cc: Sakeithia Reece
Subject: FW: New submission from Boards and Commissions Online Application Form

Follow Up Flag: Follow up
Flag Status: Flagged

Please see below for your information.

Thank you,

Laura Getz, MMC/NCCMC
City Clerk
City of Goldsboro
P (919) 580-4330
www.goldsboronc.gov

From: CogWebAdmin <CogWebAdmin@goldsboronc.gov>
Sent: Wednesday, September 3, 2025 1:29 AM
To: Laura Getz <LGetz@goldsboronc.gov>; Sakeithia Reece <SReece@goldsboronc.gov>
Subject: New submission from Boards and Commissions Online Application Form

| | |
|--|--|
| 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 bored 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

Holly Jones

From: Laura Getz
Sent: Thursday, October 23, 2025 4:09 PM
To: Octavius Murphy; Holly Jones; Mark Helmer; Kenny Talton
Cc: Sakeithia Reece
Subject: FW: New submission from Boards and Commissions Online Application Form

Please see the application below.

Thank you,

Laura Getz, MMC/NCCMC

City Clerk
NCAMC District 4 Director
City of Goldsboro
P (919) 580-4330
www.goldsboronc.gov

From: CogWebAdmin <CogWebAdmin@goldsboronc.gov>
Sent: Thursday, October 23, 2025 3:59 PM
To: Laura Getz <LGetz@goldsboronc.gov>; Sakeithia Reece <SReece@goldsboronc.gov>
Subject: New submission from Boards and Commissions Online Application Form

| |
|---|
| Full Name |
| Mary Catherine Kelley |
| Email |
| marykelley9495@gmail.com |
| Home Address |
| 1504 Evergreen Ave. |
| Home Phone |
| 724-496-9495 |
| Business Name |
| Cry freedom missions |
| List any Board, Committee or Commission on which you currently serve: |
| School Advisory Board for Faith Christian, Reentry Committee, and W.I.S.E committee through the Chamber |
| How did you hear about serving on a Board? |
| Social Media Post |
| 1st Choice |
| Commission on Community Relations and Development |

| |
|--|
| 2nd Choice |
| Planning Commission / Board of Adjustment |
| Why are you interested in serving on a Board? |
| <p>Why I Am Interested in Serving on the Goldsboro Housing Authority Board: (that was on the list but not able to select it above.)</p> <p>I've worked in the nonprofit world for several years, serving vulnerable populations and seeing firsthand how housing instability impacts families and individuals. I'm passionate about finding solutions for affordable housing in Wayne County and believe this would be a great opportunity to learn more about the housing system and how I can better serve our community through that understanding.</p> |
| List any special qualifications you have for service on one or more Boards: |
| <p>I have several years of experience in nonprofit leadership and case management through my work with Cry Freedom Missions and Wayne Pregnancy Center (and prior to that). I've helped individuals and families facing housing instability, addiction, and trauma connect to safe, stable resources and long-term solutions. I manage multiple grants and community partnerships, giving me a strong understanding of local housing challenges and available supports. I'm passionate about affordable housing, helping find solutions for our community and believe serving on these board(s) would not only allow me to contribute meaningfully but also provide a valuable opportunity to learn more about the current systems and how I can better serve our community.</p> |
| What would you like to achieve if appointed to a Board? |
| <p>If appointed, I would like to be part of meaningful conversations that lead to real solutions for some of the challenges our community is facing. Through my work in the nonprofit sector, I've had the opportunity to see both sides — the barriers many residents experience firsthand and the efforts being made at the organizational and policy level to address them. I hope to bring that perspective to the table, help strengthen collaboration among community partners, and support initiatives that promote understanding, equity, and positive growth for all residents of Goldsboro.</p> |
| Educational Background |
| <p>I graduated from high school and have continued to pursue additional training and certifications throughout my career based on the needs of my work and areas where I wanted to grow. Much of my education has been focused on leadership, trauma-informed care, nonprofit management, and community development, which have strengthened my ability to serve others effectively.</p> |
| Employment History |
| <p>I volunteered for 10 years while my kids were little and since then have worked in a hospital in medical billing, Childrens director for St. Paul, Childrens director for Cornerstone, PR and director of development for Cry Freedom and Wayne Pregnancy center and case manager for CFM.</p> |
| Race |
| W |
| Gender |
| F |
| Residency |
| District 2 |
| How many years have you been a resident of the City of Goldsboro? |
| 1 |
| Background Check |
| <ul style="list-style-type: none"> By checking this box I understand that a Background Check may be done on me. |
| Signature |
| Mary C Kelley |