

City of Goldsboro Planning Commission / Board of Adjustment Agenda for November 24, 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

**GOLDSBORO PLANNING
COMMISSION/BOARD OF
ADJUSTMENT
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 24, 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 Minutes for the Regular Meeting of October 27, 2025
- 5. Planning Commission Items**
 - 5.1 RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street
- 6. Member Term Expiration**
 - 6.1 Member Term Expiration
- 7. 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
OCTOBER 27, 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 October 27, 2025.

Present: Ms. Shirley Edwards, Vice-Chair, Presiding
Mr. Ronald Waters
Mr. Kevin Brown
Mr. Glen Barwick
Mr. Duke Cox (arrived at 6:10 pm)

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

Absent: Mr. William Rose, Chair
Ms. Viola Figueroa

Ms. Edwards began the meeting at 6:00 p.m.

Mr. Barwick made a motion to adopt the agenda as presented. The motion was seconded by Mr. Waters and unanimously carried.

Approval of Minutes

Mr. Brown made a motion to approve the minutes Regular Meeting of September 29, 2025 and the Special Meeting of October 9, 2025. The motion was seconded by Mr. Waters and unanimously carried.

Board of Adjustment

BOA-03-25 - Dennis Webb; Variance Request- Section 5.2.8 Accessory Structures of Goldsboro Unified Development Ordinance. The item was presented by Kenny Talton, Assistant Planning Services Manager, after being properly sworn in.

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.

Variations 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."

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.

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.

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.

Ms. Edwards opened the public hearing. The following person spoke after being properly sworn in:

1. Dennis Webb, applicant, answered questions from the Commission regarding a temporary storage building on the property, and showed a video from a previous flood. The video showed the flood waters coming all the way up to the foundation of the home.

No one else spoke and the public hearing was closed.

Ms. Edwards read each finding and requested a motion to approve or deny.

Mr. Brown made a motion to approve finding 1. The motion was seconded by Mr. Waters and unanimously carried.

Mr. Barwick made a motion to approve finding 2. The motion was seconded by Mr. Waters and unanimously carried.

Mr. Brown made a motion to approve finding 3. The motion was seconded by Mr. Cox and unanimously carried.

Mr. Barwick made a motion to approve finding 4. The motion was seconded by Mr. Brown and unanimously carried.

Planning Commission

Rezoning

RZ-3-25 Paul T. Williams (Residential-16 to General Business) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road. The item was presented by Kenny Talton, Assistant Planning Services Manager.

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.

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.

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.

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.

The Commission is asked to 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.

No one was present to speak for the public hearing.

Ms. Edwards read the consistency statement. Mr. Brown made a motion to adopt the consistency statement and recommend approval of the rezoning. The motion was seconded by Mr. Waters and unanimously carried.

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. The item was presented by Kenny Talton, Assistant Planning Services Manager.

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.

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.

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.

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.

The Commission is asked to 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.

No one was present to speak for the public hearing.

Ms. Edwards read the consistency statement. Mr. Cox made a motion to adopt the consistency statement and recommend approval of the rezoning. The motion was seconded by Mr. Brown and unanimously carried.

RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street. The item was presented by Kenny Talton, Assistant Planning Services Manager.

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.

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.

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.

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.

The Commission is asked to 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.

No one was present to speak for the public hearing.

The Commission discussed the locations of existing manufactured and modular homes in the area.

The Commission also discussed the availability of utilities in the area, and what improvements may be needed to the roadway.

Mr. Barwick made a motion to table the item until staff received answers regarding the requirements that would be needed for the lot, including extending utilities and paving the road. The motion was seconded by Mr. Waters and unanimously carried.

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 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.

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 to review the applications, and choose a new member to serve on the Commission.

The Commission chose to wait until the November meeting to make a recommendation.

There being no further business, the meeting adjourned at 7:00 p.m.

Shirley Edwards
Vice-Chair

Holly Jones
Planning Executive Assistant

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 24, 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.

The Planning Commission, at their October 27, 2025 Regular Meeting, tabled the request until further information could be gathered regarding the utilities and street improvements.

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.

If approved, the applicant will be required to extend water utilities to the site. In addition, the property must pass a perk test for septic system installation. Lastly, the applicant will be required to have an improved street to access the property for future development and emergency access.

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 January 5, 2026, 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



Future Land Use

- Commercial
- Office and Institutional
- Industrial
- Conservation

Legend

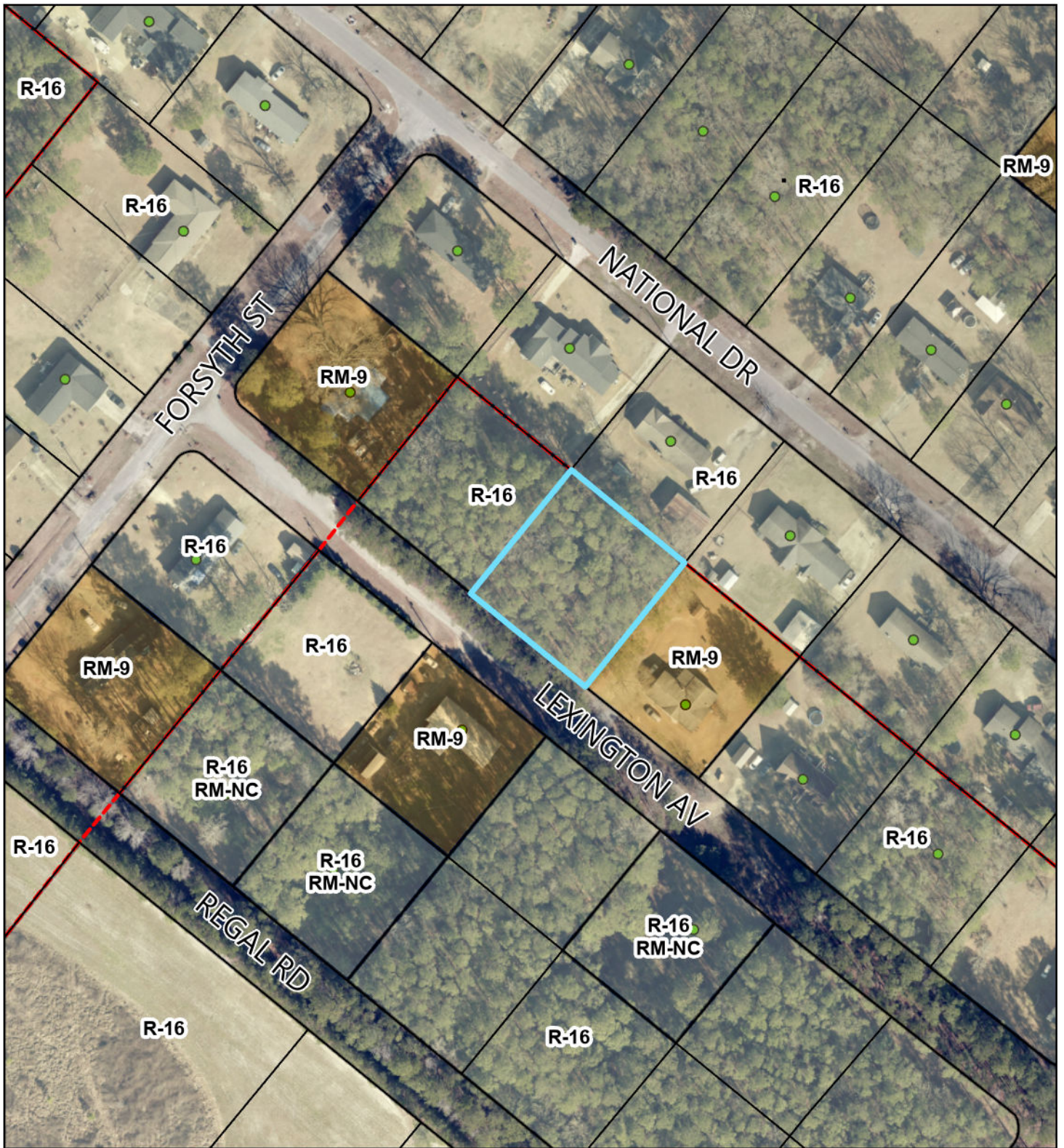
Mixed Use

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

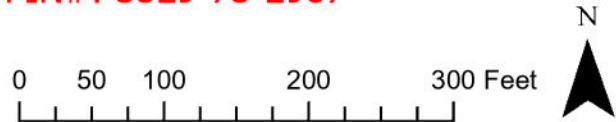
Residential

- High Density Residential

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



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



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

**CITY OF GOLDSBORO
AGENDA MEMORANDUM
NOVEMBER 24, 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

Kenny Talton
Mark Helmer
Sakeithia Reece
Laura Getz
Matthew Livingston

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@zmhotels.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: 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 board committed to the well-being and growth of Goldsboro Wayne county. This is what I expect to achieve.

Educational Background

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

Employment History

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

Race

Black

Gender

Male

Residency

District 2

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

All my life

Background Check

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

Signature

Mareese Deshon Mitchell



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message

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 medically 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

Holly Jones

From: Laura Getz
Sent: Thursday, October 30, 2025 8:22 AM
To: Octavius Murphy; Holly Jones; Amanda Justice; Amber Herring; Kenny Talton
Cc: Sakeithia Reece
Subject: FW: New submission from Boards and Commissions Online Application Form

Please see 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 30, 2025 4:44 AM
To: Laura Getz <LGetz@goldsboronc.gov>; Sakeithia Reece <SReece@goldsboronc.gov>
Subject: New submission from Boards and Commissions Online Application Form

Full Name
Mercedes Medina
Email
mercedes.medina.esq@gmail.com
Home Address
318 Bayleaf Drive
Home Phone
7865218569
Business Name
Kitty Chronicles Paws of Hope
List any Board, Committee or Commission on which you currently serve:
None
How did you hear about serving on a Board?
Nextdoor
1st Choice
Commission on Community Relations and Development

2nd Choice
Planning Commission / Board of Adjustment
3rd Choice
Goldsboro Tourism Council
Why are you interested in serving on a Board?
Civic responsibility
List any special qualifications you have for service on one or more Boards:
-I am a professor and frequently assign service projects. I understand the importance of service. -I am an attorney with experience with reading and understanding policies
What would you like to achieve if appointed to a Board?
I would like to be part of the team who helps revitalize the businesses and cultural events of Goldsboro.
Educational Background
-Bachelor's in Political Science -Juris Doctor in Law -post graduate courses in psychology, leadership and research.
Employment History
Professor of Law at Miami Dade College, Miami, Florida Adjunct Professor of law at Meredith College, Raleigh, NC Executive Director of Kitty Chronicles Paws of Hope, non profit (NC 501c pending)
Residency
District 1
How many years have you been a resident of the City of Goldsboro?
1 year and 5 months
Background Check
<ul style="list-style-type: none"> By checking this box I understand that a Background Check may be done on me.
Signature
Mercedes Medina



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