

MINUTES OF THE MEETING OF THE
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT
April 28, 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 April 28, 2025.

Present: Mr. William Rose, Presiding
Ms. Viola Figueroa
Ms. Shirley Edwards
Mr. Kevin Brown
Mr. Duke Cox (arrived at 6:06 PM)
Mr. Glen Barwick

Also Present: Kenny Talton, Assistant Planning Director
Holly Jones, Planning Executive Assistant

Absent: Mr. Ronald Waters

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

Adoption of the Agenda

Ms. Edwards made a motion to adopt the agenda. The motion was seconded by Mr. Brown and unanimously carried.

Annual Election of New Chair and Vice-Chair

Ms. Edwards made a motion to reappoint Mr. Rose as the Planning Commission Chair. The motion was seconded by Mr. Brown and unanimously carried.

Mr. Rose made a motion to appoint Ms. Edwards as the Planning Commission Vice-Chair. The motion was seconded by Ms. Figueroa and unanimously carried.

Holly Jones, Planning Executive Assistant, administered the Vice-Chair oath of office to Ms. Edwards.

Approval of Minutes

Mr. Brown made a motion to approve the Minutes of the Regular Meeting of March 31, 2025. The motion was seconded by Ms. Figueroa and unanimously carried.

Rezoning

CZ-02-25 NORTHWEST ASSOCIATES, LLC (Residential-9 to General Business Conditional Zoning District) – Located on Denton Place, approximately 400 feet southwest of its intersection with East Ash Street. Kenny Talton, Assistant Planning Director, presented the item.

ADDRESS: Denton Place
PARCEL: 3519-12-0156
OWNER: Northwest Associates, LLC
APPLICANT: Northwest Associates, LLC c/o R. Michael Woodard

The applicant is requesting a rezoning classification from a Residential-9 (R-9) Zoning District to a General Business Conditional (GB-CZ) zoning district for the construction of a 3,000-square-foot mini-warehouse to be used by the applicant to store personal items. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments serving the needs of the community and surrounding area. There is no minimum lot size. Mini-warehousing is a permitted use by right within what will be the underlying General Business zoning district.

The property considered for rezoning is an existing 20,590 square feet in size with approximately 216 feet of lot frontage on an existing 13' wide private access easement. The proposed 3,000-square-foot

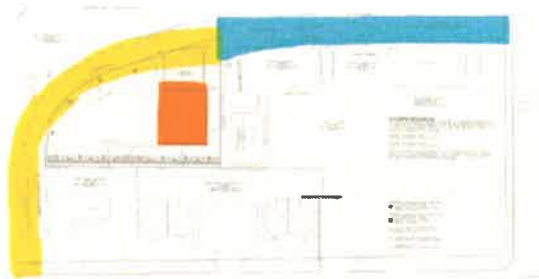
building will meet or exceed the setback of the General Business zoning district and will be setback 35.93-feet from the front property line, 25-feet from the rear property line and 15-feet from the side property line.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	R9/GB	Single/two-family/Repair garage
South	R9	Vacant/multi-family
East	R16	Vacant/multi-family
West	R9	Vacant/two-family

The property is identified as within the Mixed-Use I land use category. This category will allow a mixture of uses and have minimum impact on adjacent areas. The General Business Zoning District is not a corresponding zoning district in the Mixed-Use I land use designation.

The site is currently vacant and is served by an existing 12 ft. wide access easement. The access easement (highlighted yellow) consists of a gravel drive extending northward from Glenwood Trail to a northeasterly terminus approximately 390 ft. The access easement connects to another access easement (highlighted in blue) 25 ft. in width and extends 312 ft. northeast to East Ash Street.



Street trees have been provided along the easement known as Denton Place. A Type C 20 ft. wide landscape buffer is required adjacent to the residential zoned properties to the southeast.

All utilities to the site will be installed underground.

Commercial dumpsters may be utilized for garbage collection and stored within the building or be stored outside and screened from off-site views in accordance with City standards.

Building elevations have not been submitted by the applicant. Staff will ensure that the proposed facility will meet the building design standards per the requirements of the City's Unified Development Code.

No outdoor storage is requested or identified on the site plan.

Staff has distributed the proposed conditional rezoning request to members of the Technical Review Committee (TRC). If the request is approved by City Council, site plan approval will be required prior to the issuance of building permits.

The applicant is requesting a change of zone for the subject property from Residential-9 to General Business Conditional Zoning District to construct a 3,000 sq. ft. to be used by the applicant to store personal items. 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 General Business 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 General Business Conditional Zoning District, the deviations shall be identified in righting for Council approval. The proposed use will be for mini-warehouse to be used by the applicant to store personal items. No commercial enterprises will be permitted, and no deviations are requested by the applicant or planning staff.

The City's Comprehensive Land-Use Plan identifies the area as being suitable for a mix of land uses. There are several factors that would support the applicant's proposed conditional rezoning request for the General Business Conditional Zoning District:

1. The entire property is located within an area described by the City of Goldsboro Comprehensive Land Use Plan as being suitable for a mix of land uses.
2. The City and other utility 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.
3. The proposed conditional rezoning would not impair or injure the health, safety, and general welfare of the public.
4. Planning staff have collaborated with the applicants and developers of the project to discuss the merits of the submitted concept plan.
5. All parties have mutually agreed that the proposed conditional rezoning is in conformance with the zoning requirements of the City of Goldsboro and that the site-specific improvements will balance the interests of the landowner, developer, neighborhood, and the public.

Therefore, the Planning Staff is recommending approval of the conditional rezoning request based on the factors listed above.

The Planning Commission shall refer to the attached worksheet, 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 June 2, 2025, meeting.

Mr. Rose opened the public hearing. No one spoke and the public hearing was closed.

Mr. Rose read the Consistency Statement. Mr. Brown made a motion to approve the Consistency Statement. The motion was seconded by Mr. Cox and unanimously carried.

GZ-02-25 Lewis B. Jones (Neighborhood Business to General Business) – South side of E. Ash St. Extension between Malloy St. and Oak Forest Rd. Kenny Talton, Assistant Planning Director, presented the item.

ADDRESS: East Ash Street
 PARCEL: 3518-68-7973
 PROPERTY OWNER: Lewis B. Jones
 APPLICANT: Lewis B. Jones

The applicant is requesting a rezoning from the Neighborhood Business (NB) Zoning District to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses by providing general goods and services to the community. The district is intended to promote high-quality, accessible developments, serving the needs of the community and surrounding area. The existing parcel is approximately 41,188 square feet in area. There is no minimum lot size in the General Business zoning district.

SURROUNDING ZONING:

Adjacent Zoning and Land Uses		
North	NB	Hair Salon
South	R16	Residential
East	NB	Residential
West	NB	Hair Salon

The property is currently vacant and heavily vegetated with trees and shrubs.

The City's Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites. The General Business (GB) Zoning District is identified as a corresponding district for the Commercial land use designation.

This is a rezoning proposal for approximately 0.95 acres to be rezoned from the Neighborhood Business (NB) 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 Meadow Lane Elementary School and north of the Bryan Multi-Sports Complex. Surrounding land uses include barber and beauty shops, a used car lot, a single-family dwelling, and Black Dragon Smoke Shop.

City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

The property is located within Seymour Johnson Air Force Base's Noise Overlay Contour. Certain building restrictions may apply to the property should the owner develop the property for commercial use in the future.

Staff has distributed this proposed rezoning request to Seymour Johnson Air Force Base, City Engineering, and the Fire Marshall's Office only, since this is a straight rezoning request.

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

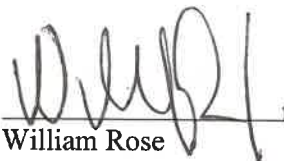
Planning Commission shall refer to the attached worksheet, review the consistency and inconsistency statements, and vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the June 2, 2025 meeting.

Mr. Rose opened the public hearing. No one spoke and the public hearing was closed.

The Commission discussed the current uses in the surrounding area, and the ongoing update to the Comprehensive Land Use Plan.

Ms. Edwards made a motion to approve the Consistency Statement. The motion was seconded by Mr. Cox and unanimously carried.

There being no further business, Mr. Rose adjourned the meeting at 6:47 p.m.



William Rose
Chair



Holly Jones
Planning Executive Assistant