

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



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McGraw Hill Construction
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 www.npaidd.com

PROJECT NAME:
 Village One: Senior and Veteran New One Bedroom Housing
 4000 W. Hargett Street, Suite 100
 Goldsboro, NC 27530
 Phone: 252.992.4274
 Email: 252.992.4274

DATE: 04/14/2025
 SCALE: AS SHOWN
 DRAWN BY: J. W. WALKER
 CHECKED BY: J. W. WALKER

A-1



2 Perspectives Views, Front, Rear, and Interior
 scale: NTS

Perspective One- Wilmington Avenue Street View

Perspective Two- Olivia Lane 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 Number of Units/ Bldg.	Total ADA Adaptable 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"

1 Proposed Main Three (3) One Bedroom Unit Floor Plan
 scale: 1/4" = 1'-0"

Northarrow/2527/230 Main Frame/225 Project/211 Wilmington Ave Goldsboro/211 Wilmington DWG/CTA Multi-Family One Bedroom Senior and Veteran Housing Project/Rev.10