

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.

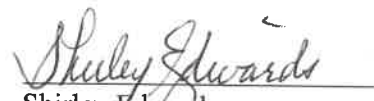
At the September 29, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants.

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