

City of Goldsboro
Historic District
Commission
December 02, 2025

The Commission

Fritz Knack - Chairperson

John Peacock – Vice Chairperson

David Archibald

Richard Best

Terry Cottle

Nancy Delia

Judith McMillen

Manning Musgrave - Alternate

Derek Roche - Alternate

The Staff

Mark E. Helmer, AICP, CFM, Planning Services Manager

Kenny Talton, Assistant Planning Services Manager

Roy Publico, Senior Planner

Paul D. Saylor, Planner I

Holly Jones, Planning Executive Assistant

AGENDA | Tuesday, December 02, 2025

- I. **Call to Order/Roll Call**

- II. **Action on Minutes – October 07, 2025**

- III. **Old Business**
 - a. Tabled COA: CA-09-25 – 204 E. Chestnut Street/200 S. John St.

- IV. **New Business**
 1. **CA-17-25 – 305 W. Mulberry Street**: The applicant is requesting a Certificate of Appropriateness to construct a six (6) foot wood privacy fence along the east and west property lines in the back yard. The building is currently zoned in the Residential – 6 (R-6) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the north side of West Mulberry Street and is further identified as NCPIN 2599-76-9847.

 2. **CA-18-25 – 121 W. Walnut Street**: The applicant is requesting a Certificate of Appropriateness to remove the metal cladding from the front south-facing façade and begin demolition of the existing wood front entry framing. The building is currently zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the north side of W. Walnut Street and is further identified as NCPIN 2599-86-6085.

- V. **Reports/Discussion**

- VI. **Adjournment**

AGENDA MEMORANDUM
HISTORIC DISTRICT COMMISSION
City of Goldsboro
Tuesday, December 02, 2025, 5:30 P.M.

SUBJECT: CA-17-25 – 305 W. Mulberry St., is located on the north side of W. Mulberry St. between N. George Street and N. Virginia Street.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness to construct a six (6) foot wood privacy fence along the east and west property lines in the back yard. The building is currently zoned in the Residential – 6 (R-6) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the north side of West Mulberry Street and is further identified as NCPIN 2599-76-9847.

Applicant: John ShalekBriski

Owner: John ShalekBriski

Frontage: 80 ft. W. Mulberry St.

Area: .41 acres

Zoning: Residential 6 (R-6)

Existing Use: Residential

DISCUSSION: The applicant would like to install a six foot (6’) privacy fence along the east and west property lines of his back yard.

Application Submitted: 11-06-2025

Brief History of Building/Property:

One and one-half story, three bay, brick bungalow style house built in 1920 by Paul Borden at the zenith of the neighborhood’s popularity. It was developed as a prestigious residential area after construction of the new railroad station in 1909. It suffered a fire and was rebuilt under Preservation North Carolina’s revolving fund.

The building appears in the 1979 Goldsboro Inventory Project/Historic Sites Survey completed by Barbara Hammond.

STAFF REPORT: Planning Staff will read from the attached Staff Report.

STAFF RECOMMENDATION:

It is the interpretation of Planning Staff that the proposal, as submitted, is not incongruous to the Historic District's Design Guidelines and be issued a Certificate of Appropriateness however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

The Historic Commission shall now close the public hearing, enter into deliberation and vote.

Date: _____

Planner I | Preservation Planner

**CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
WORKSHEET**

Per NCGS 160D-947, Certificates of Appropriateness are quasi-judicial and shall follow the quasi-judicial procedures of NCGS 160D-406. When voting to approve or deny for a Certificate of Appropriateness, the Commission must vote to determine if the proposal would be incongruous with the special character of the landmark or district. The *Design Guidelines for Downtown Goldsboro* serve as the guiding document for the Commission when making these decisions. The NCGS provides for the Commission to impose reasonable conditions, when necessary, upon approvals in order to achieve congruity with the district.

APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

DENIAL STATEMENT: The Historic District Commission finds the proposal to be incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

SUBJECT: CA-18-25 – 121 W. Walnut St., is located on the north side of W. Walnut St. between N. Center Street and N. James Street.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness to remove the metal cladding from the front south-facing façade and begin demolition of the existing wood front entry framing. The building is currently zoned in the Central Business District (CBD) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the north side of W. Walnut Street and is further identified as NCPIN 2599-86-6085.

Applicant: Bethany Mohr

Owner: Winds Aloft Investment Group LLC

Frontage: 29.4 ft. W. Walnut St.

Area: .11 acres

Zoning: Central Business District (CBD)

Existing Use: Commercial

DISCUSSION: The applicant would like to remove the metal cladding from the front façade of the building.

Application Submitted: 11-06-2025

Brief History of Building/Property:

This building appears in a series of historic postcards from the turn of the 20th century and was used as a grocery according to City Directories and Sanborn maps.

The building does not appear in the 1979 Goldsboro Inventory Project/Historic Sites Survey completed by Barbara Hammond.

STAFF REPORT: Planning Staff will read from the attached Staff Report.

STAFF RECOMMENDATION:

It is the interpretation of Planning Staff that the proposal, as submitted, is not incongruous to the Historic District’s Design Guidelines and be issued a Certificate of Appropriateness however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

The Historic Commission shall now close the public hearing, enter into deliberation and vote.

Date: _____

Planner I | Preservation Planner

**CITY OF GOLDSBORO
HISTORIC DISTRICT COMMISSION
WORKSHEET**

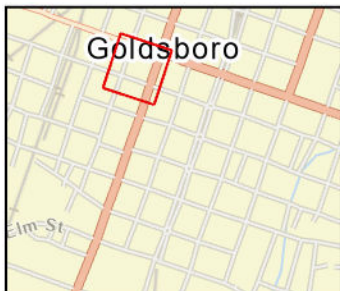
Per NCGS 160D-947, Certificates of Appropriateness are quasi-judicial and shall follow the quasi-judicial procedures of NCGS 160D-406. When voting to approve or deny for a Certificate of Appropriateness, the Commission must vote to determine if the proposal would be incongruous with the special character of the landmark or district. The *Design Guidelines for Downtown Goldsboro* serve as the guiding document for the Commission when making these decisions. The NCGS provides for the Commission to impose reasonable conditions, when necessary, upon approvals in order to achieve congruity with the district.

APPROVAL STATEMENT: The Historic District Commission finds the proposal to be not incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

DENIAL STATEMENT: The Historic District Commission finds the proposal to be incongruous with the guidelines and standards outlined in the *Design Guidelines for Downtown Goldsboro*.

Yes _____ No _____

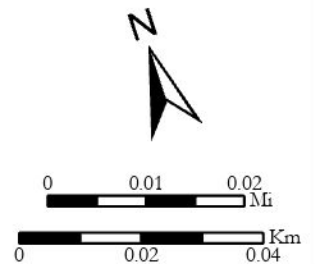


305 W. Mulberry

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2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





CA-17-25

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning District: **Urban R-6** Parcel Identification Number: **2599769847**

Type of Certificate of Appropriateness: Minor Major After-the-Fact

Property Address: **305 W. Mulberry st. Goldsboro, NC**

Applicant Name*: **John ShalekBriski**

Email: **jay.shalekbriski@gmail.com**

Phone: **262-389-8639**

Total Acreage: 0.41

Frontage: 80 ft

Depth: 230 ft

***If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission. Be sure to submit an Owner's Authorization Form.**

DEVELOPER INFORMATION

Company Name **Seegars Fence Company**

Contact Name **Evan Proctor**

Address **403 Patetown Road Goldsboro, NC 27530**

Phone **919-735-8211**

Email

CONSULTANTING/ENGINEERING FIRM

Company Name

Contact Name

Address

Phone

Email

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Use additional pages, if necessary. Refer as specifically and completely as possible to the City's Design Guidelines.

Two proposals currently. The baseline is the installation of wood fencing in the backyard along the sides, lengthwise, of the property line. We had our lot surveyed during the construction of a standalone garage.

The dog eared wood picket fencing would not be visible from the curb and stained to match the aesthetic of our home.

Next, we are considering two options to complete the fencing. The first is a black metal drive gate across the driveway on the rear edge of the house across the driveway. The fence would be in the style of the existing metal handrail for the backdoor. The fence would align with the transition from the concrete parking pad and gravel driveway.

The second option is metal old raleigh panel fencing from the backside of the house to the edge of the front of the garage. There would also be a small section of metal fencing connecting the south east corner of the garage to the eastern property line.

No changes to any portion of the original home, or existing structures. Overall, the only visible portions from the front could be the set back metal gate across the driveway for the first option or the small section of fencing on the south east side of the garage. The surrounding lots are heavily overgrown and not maintained. We are hoping to add protection and privacy to our backyard with appropriate fencing.

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees must be paid at the time the application is submitted.

APPLICANT ACKNOWLEDGEMENT

By submitting this application, you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

SIGNATURE REQUIRED

John ShalekBriski



11/6/2025

Applicant – Printed

Applicant Signature

Date

Application Fee: - Minor \$50 / - Major/ATF \$ 500 (Includes advertisement fee) Fee Type: Cash Check # Credit Card

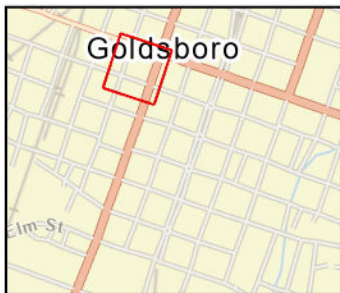
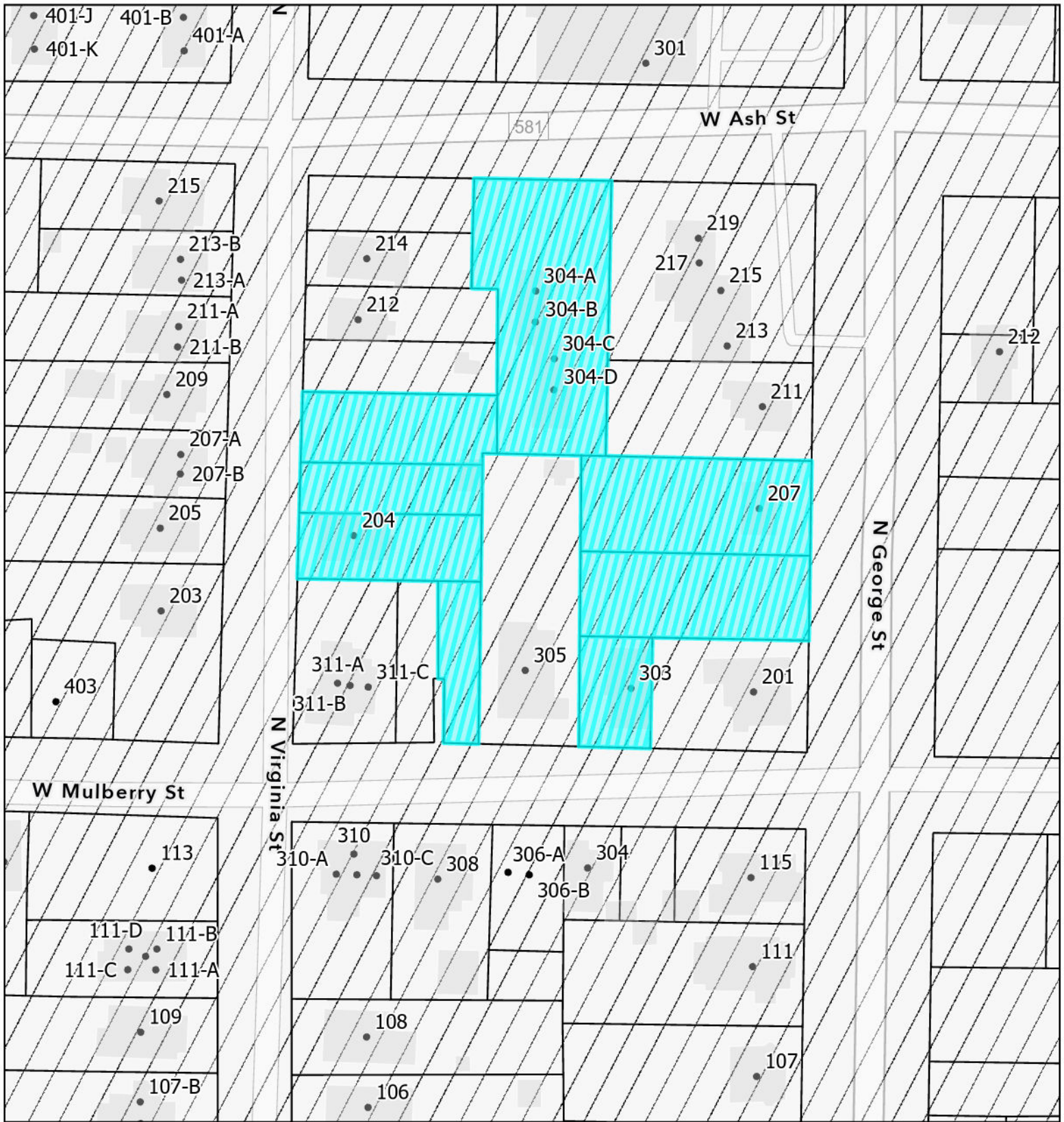
Application Number: ¹⁵⁰ CA-17-25

Date processed: 11/6/25

Initials: J.S.B.



City of Goldsboro
PUBLIC HEARING
919.580.4313
www.goldsboro.gov

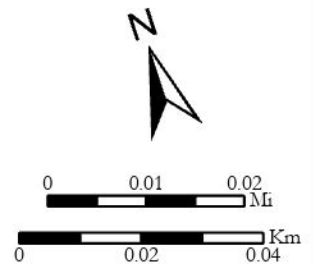


Abutting Properties

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2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



305 W Mulberry Street | Abutting Properties

Notice of Public Hearing Sent Certified Mail on November 21, 2025, to:

John JJ & Abby M Shalekbriski
305 W. Mulberry Street
Goldsboro, NC 27530

Ruth M Higgins
303 W. Mulberry Street
Goldsboro, NC 27530

Gene K Harris
205-207 N. George Street
PO Box 682
Goldsboro, NC 27533

Dillon S Wooten, Jr.
304 W. Ash Street
PO Box 10907
Goldsboro, NC 27532

City of Goldsboro
204-208 N. Virginia Street
PO Box A
Goldsboro, NC 27533

Weeland Inc., Roland C. Braswell
307 W. Mulberry Street
PO Box 1357
Goldsboro, NC 27533

Notice Of Public Hearing

November 21, 2025

Weeland Inc., Roland C. Braswell
307 W. Mulberry Street
PO Box 1357
Goldsboro, NC 27533

To Whom It May Concern,

Notice is hereby given that the Historic District Commission of the City of Goldsboro will conduct a public hearing during the course of their open meeting **on Tuesday, December 02, 2025, at 5:30 P.M. in room 206 of the City Hall Annex building at 200 N. Center Street** to consider the following request:

- 1. CA-17-25 – 305 W. Mulberry Street:** The applicant is requesting a Certificate of Appropriateness for a permit required to construct a six-foot (6') wood privacy fence along the property lines in the rear yard. The building is currently Zoned in Residential 6 (R-6) and is located within the City of Goldsboro's Local Historic Preservation Overlay District. The property considered for approval is located on the north side of West Mulberry Street and is further identified as NCPIN 2599-76-9847.

All interested persons are encouraged to attend. Applications to be heard by the Commission require the owner/applicant, or appointed representative to appear before the Commission on the scheduled meeting date to make their request for a COA. To accommodate persons with disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. **All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313** or online at www.goldsboronc.gov.

Sincerely,

Paul D. Saylor, CZO
Planner I | Preservation Planner
Planning Department

STAFF REPORT

December 02, 2025, City of Goldsboro Historic District Commission

CASE #: CA-17-25
Staff: Paul D. Saylor, Planner I | Preservation Planner
Applicant: John ShalekBriski, 305 W. Mulberry Street

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Certified, 1985
Street: 305 W. Mulberry Street, Goldsboro
PIN#: 2599-76-9847
Building: Residential
Construction: 1920
Status: Contributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial:

The applicant would like to begin install a six foot (6') privacy fence along the east and west property lines of his back yard.

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

Section 5.7: Historic Preservation Overlay District in the City of Goldsboro Unified Development Ordinance (UDO), updated 06-07-2021:

<https://www.goldsboronc.gov/wp-content/uploads/Article-5-011023.pdf>

STAFF COMMENTS

The back yard of the large deep lot is not entirely visible from the public right of way of Mulberry Street but is visible from Virginia and Ash Streets.

STAFF FINDINGS

Commission Staff finds that:

Per the City of Goldsboro's Unified Development Ordinance (UDO) 5.7 HISTORIC PRESERVATION OVERLAY DISTRICT:

Section 5.7.6 REQUIRED APPROVAL-CERTIFICATE OF APPROPRIATENESS (COA) REQUIRED: COA shall be required prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures.

Section 5.7.7 SUBMISSION REQUIREMENTS: The Commission shall, by uniform rule in its rules of procedure, require data as are necessary to determine the nature of the application. An application for a

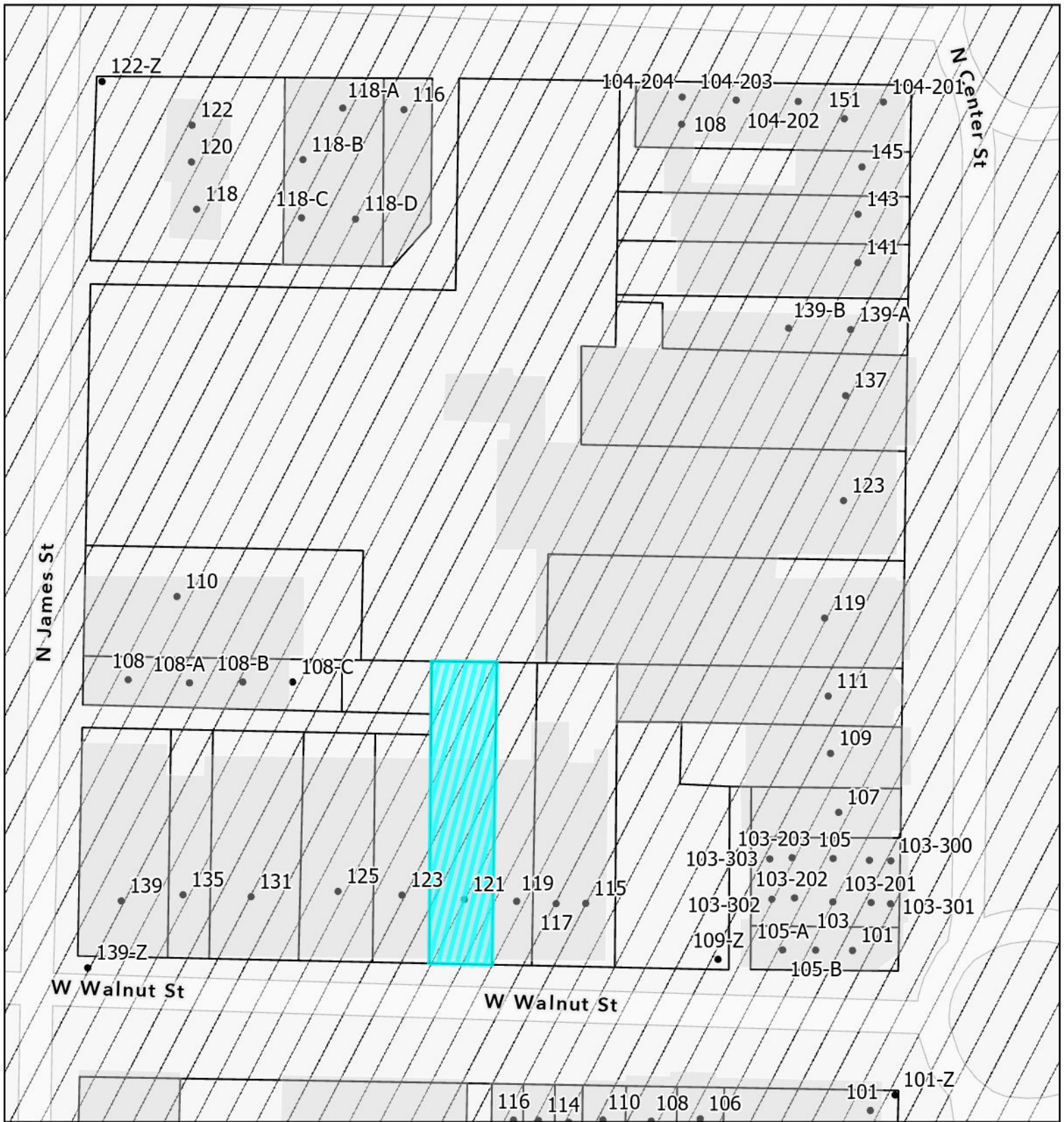
COA shall not be considered complete until all the required data have been submitted. Nothing shall prevent the applicant from filing with the application additional information bearing on the applications.

5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All applications for a COA shall be reviewed and acted upon at a public hearing and within a reasonable time not to exceed sixty (60) days from the date the application for a COA is filed, as defined by ordinance or the Commission’s rules of procedure. As part of its review procedure, the Commission may view the premises and seek the advice of the Division of Archives and History or such other expert advice, as it may deem necessary under the circumstances.

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the proposal, as submitted, be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current “Design Guidelines for Downtown Goldsboro” however, Planning Staff are open to recommendation and guidance from the Historic District Commission.

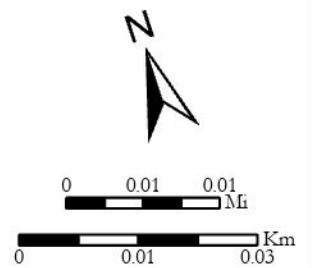


Abutting Properties

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2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet





Yost's Market

YOST'S MARKET
1000 N. 1ST ST.
MUSKOGEE, ALA. 36455

© 2010

For Office Use Only: Application Number: CA-18-25

Date Processed: 11/6/25 Initials: FDS

Application Fee: Minor \$50.00 | Major \$150.00 | ATF \$150.00

Payment: Cash Check #1805 Card

CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address: ~~207 W. John St.~~ 121 W. Walnut St. Parcel Identification Number: 2599866085

Applicant Name*: Bethany Mohr *If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission.

Mailing Address: 720 Willbrook Circle

City: Sneads Ferry State: NC Zip: 28460

Email: blueyonderpropertiesllc@gmail.com

Phone: 317-345-6426 Zoning District: Historic

Type of Certificate of Appropriateness: Minor Major After-the-Fact

WRITTEN DESCRIPTION

Describe all proposed changes to the property, including materials to be used, and make a case for their appropriateness. Refer as specifically and completely as possible to the City's Design Guidelines.

remove metal facade from front of building
demo existing wood front entry framing
build front entry drawn by Maurer
Architecture with wood and glass material

MINIMUM REQUIRED DOCUMENTS

COA applications should include at a minimum:

- 1 – Site plan drawn to scale showing the property boundaries and the location of existing and proposed structures, parking, walkways, driveways, and landscaping;
- 2 – Scaled drawings showing all exterior elevations and notes explaining the significant architectural detailing for the proposed projects;
- 3 – Sample building materials and/or colors;
- 4 – Photographs showing existing conditions, materials and situations; and
- 5 – Any other information specifically required that demonstrates adherence to the approval criteria and Design Standards/Guidelines.

SITE PLAN REQUIREMENTS

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

<input type="checkbox"/> Staff recommends that a professional land surveyor or professional engineer prepare the plan, this is not required but the site plan must be drawn to a scale of at least 1": 100'.	<input type="checkbox"/> Property owner information (name, phone, email, address) to be noted on site plan	<input type="checkbox"/> Locations of proposed structures and setbacks from property line (including dimensions)
<input type="checkbox"/> Property Tax Parcel Number	<input type="checkbox"/> Zoning District (noted on plan)	<input type="checkbox"/> Adjacent property uses
<input type="checkbox"/> Property acreage/square feet	<input type="checkbox"/> Hours of operation	<input type="checkbox"/> Number of employees
<input type="checkbox"/> Parking detail	<input type="checkbox"/> Buffer detail	<input type="checkbox"/> Landscaping detail
<input type="checkbox"/> Trash collection area	<input type="checkbox"/> Loading/unloading area	<input type="checkbox"/> Flood hazard area
<input type="checkbox"/> Number of dwelling units	<input type="checkbox"/> Floor plan detail for existing structures	<input type="checkbox"/> Location of existing R/W easements

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign. Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees **must** be paid at the time the application is submitted.

APPLICANT ACKNOWLEDGEMENT

By submitting this application, you agree to the following statement:

I certify that I have read the instructions to this application and that the information I have included, and any accompanying documentation, is complete and accurate to the best of my knowledge. I further certify that I agree to comply with all conditions of the COA.

SIGNATURE REQUIRED

Bethany Mohr
Applicant – Printed

Bethany Mohr
Applicant Signature

11/4/25
Date

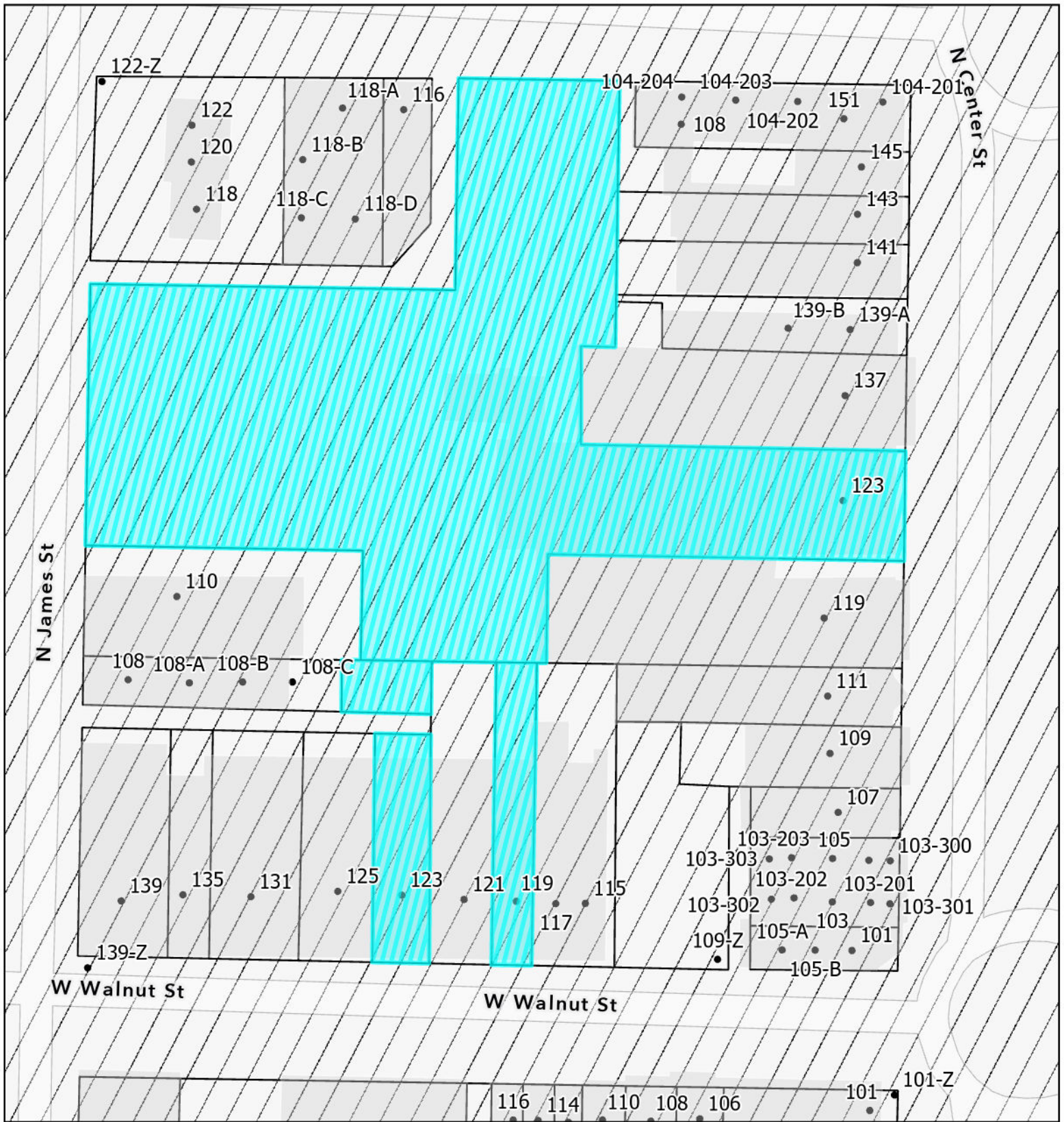
Forever Shangri-La

ART WEAR
919.440.3553
ORIGINAL EXHIBIT B

ARTWEAR
919.440.3553

City of Goldsboro
PUBLIC HEARING
919.590.4313



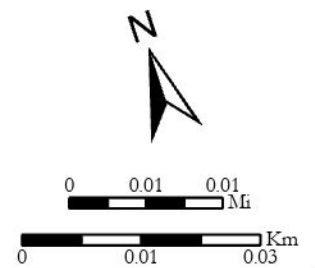


3121 W. Walnut

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2025

Coordinate System: NAD 1983 StatePlane North Carolina FIPS 3200 Feet



121 W. Walnut Street | Abutting Properties

Notice of Public Hearing Sent Certified Mail on November 21, 2025, to:

Winds Aloft Investment Group LLC (Owner)

720 Willbrook Circle

Sneads Ferry, NC 28460

United Church Ministries of Wayne County Inc.

119 W. Walnut Street

PO Box 3

Goldsboro, NC 27533

David M & Donna Underwood

123 W. Walnut Street

302 E. Raintree Lane

Goldsboro, NC 27534

Evelyn H Johnson

W Walnut Street

185 S. US 13 Hwy

Dudley, NC 28333

Bear Creek Plantation East LLC

123 N Center Street

PO Box 1185

Goldsboro, NC 27533

Notice Of Public Hearing

November 21, 2025

Bear Creek Plantation East LLC
123 N Center Street
PO Box 1185
Goldsboro, NC 27533

To Whom It May Concern,

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1. **CA-18-25 – 121 W. Walnut Street**: The applicant is requesting a Certificate of Appropriateness for a permit required to remove the metal cladding on the south façade of the building. The building is currently Zoned Central Business District (CBD) and is located within the City of Goldsboro’s Local Historic Preservation Overlay District. The property considered for approval is located on the north side of West Walnut Street and is further identified as NCPIN 2599-86-6085.

All interested persons are encouraged to attend. Applications to be heard by the Commission require the owner/applicant, or appointed representative to appear before the Commission on the scheduled meeting date to make their request for a COA. To accommodate persons with disabilities and to comply with ADA regulations, please contact City Hall if further assistance is needed. **All inquiries regarding this matter may be directed to the City of Goldsboro Planning Department at (919) 580-4313 or online at www.goldsboronc.gov.**

Sincerely,

Paul D. Saylor, CZO
Planner I | Preservation Planner
Planning Department

STAFF REPORT

December 02, 2025, City of Goldsboro Historic District Commission

CASE #: CA-18-25
Staff: Paul D. Saylors, Planner I | Preservation Planner
Applicant: Bethany Mohr, 121 W. Walnut Street

LOCATION

District: Goldsboro Historic District (LHD), National Park Service Certified, 1985
Street: 121 W. Walnut Street, Goldsboro
PIN#: 2599-86-6085
Building: Commercial
Construction: c. 1886
Status: noncontributing
NRHP#: N/A
Landmark #: N/A

REQUEST(S)

Major Works Approval/Denial: The applicant would like to remove the metal cladding from the front façade of the building.

APPLICABLE DESIGN REVIEW STANDARDS AND SOURCES

Section 5.7: Historic Preservation Overlay District in the City of Goldsboro Unified Development Ordinance (UDO), updated 06-07-2021:

<https://www.goldsboronc.gov/wp-content/uploads/Article-5-011023.pdf>

STAFF COMMENTS

The western façade of the building has been altered in more recent times. Staff looks forward to seeing what is behind the metal façade.

STAFF FINDINGS

Commission Staff finds that:

Per the City of Goldsboro's Unified Development Ordinance (UDO) 5.7 HISTORIC PRESERVATION OVERLAY DISTRICT:

Section 5.7.6 REQUIRED APPROVAL-CERTIFICATE OF APPROPRIATENESS (COA) REQUIRED: COA shall be required prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures.

Section 5.7.7 SUBMISSION REQUIREMENTS: The Commission shall, by uniform rule in its rules of procedure, require data as are necessary to determine the nature of the application. An application for a COA shall not be considered complete until all the required data have been submitted. Nothing shall prevent the applicant from filing with the application additional information bearing on the applications.

5.7.8 APPROVAL PROCEDURE – MAJOR WORKS: All applications for a COA shall be reviewed and acted upon at a public hearing and within a reasonable time not to exceed sixty (60) days from the date the application for a COA is filed, as defined by ordinance or the Commission’s rules of procedure. As part of its review procedure, the Commission may view the premises and seek the advice of the Division of Archives and History or such other expert advice, as it may deem necessary under the circumstances.

STAFF RECOMMENDATION

Based on the preceding findings,

Commission Staff recommends that the proposal, be issued a Certificate of Appropriateness and is not incongruous with the character of the district and is supported by the current “Design Guidelines for Downtown Goldsboro” however, Planning Staff are open to recommendation and guidance from the Historic District Commission.