

**GOLDSBORO CITY COUNCIL  
REGULAR MEETING AGENDA  
MONDAY, FEBRUARY 2, 2026**



*(Please turn off, or silence, all cellphones upon entering the meeting.)*

**1. Call to Order – 5:30 P.M.**

Council Chambers

1.1 Invocation (Father David Wyly, Police Chaplain)

1.2 Pledge of Allegiance

**2. Roll Call**

**3. Adoption of the Agenda**

**4. Recognitions and Presentations**

4.1 Black History Month Proclamation

**5. Public Hearings**

5.1 CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane

5.2 SU-10-25 - Special Event Center (POE with ABC) – West side of N. Center St. between W. Mulberry and W. Walnut Streets

5.3 SU-01-26 – 100 Plantation Rd. (Accessory Dwelling) – Southwest side of the intersection of Plantation Road and Livingston Drive

5.4 Public Hearing Amending an Economic Development Agreement with Alianza USA

**6. Public Comment Period**

**7. Consent Agenda**

7.1 Approval of Emergency Water & Sewer Repairs

7.2 Adoption of Business Development Plan and Framework

7.3 Approval of Minutes of the Goldsboro City Council Meetings held January 5, 2026, and January 20, 2026

**8. Old Business**

8.1 SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce

Drive and Tommy's Road

8.2 SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection

**9. New Business**

9.1 Discussion Regarding Amending Chapter 91, Animals, of the Code of Ordinances of the City of Goldsboro

9.2 Discussion Regarding Amending Chapter 95, Noise, of the Code of Ordinances of the City of Goldsboro

9.3 Discussion Regarding Establishing Article 6.8 Engineering Design Manual in the Unified Development Code (UDO)

**10. City Manager's Report**

**11. Mayor and Councilmembers' Comments**

**12. Closed Session**

**13. 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.

**BLACK HISTORY MONTH  
PROCLAMATION**

**WHEREAS**, the theme for Black History Month 2026, "A Century of Black History Commemorations", honors the evolution of Black History observances, recognizing that what began in 1926 as a weeklong acknowledgement of Black contributions to history has, over the past century, grown into the nationally recognized Black History Month celebrated today.

**WHEREAS**, during Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and

**WHEREAS**, Dr. Carter G. Woodson, known as the father of Black History, initiated Negro History Week in February 1926; and for many years, the second week of February, chosen to coincide with the birthdays of Frederick Douglass and Abraham Lincoln, was celebrated by African Americans in the United States; and

**WHEREAS**, in 1976, Negro History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and

**WHEREAS**, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, advanced the cause of civil rights, and strengthened families and communities; and

**WHEREAS**, African Americans have made significant contributions as leaders at the highest levels of the military, business, education, law, government, the arts, sports, and religion; and

**WHEREAS**, the City of Goldsboro's Commission on Community Relations and Development has committed to working within all layers of the community to promote understanding, enhance knowledge, and seek opportunity for change in the face of this community scourge.

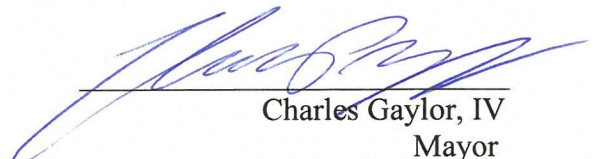
**NOW, THEREFORE BE IT RESOLVED**, that the Goldsboro City Council, does hereby proclaim the month of February 2026 as

***BLACK HISTORY MONTH***

in the City of Goldsboro and encourage all citizens to observe this month by participating and supporting all festivities celebrating the proud heritage of African Americans.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed Seal of the City of Goldsboro, North Carolina, this 2<sup>nd</sup> day of February, 2026.



  
Charles Gaylor, IV  
Mayor

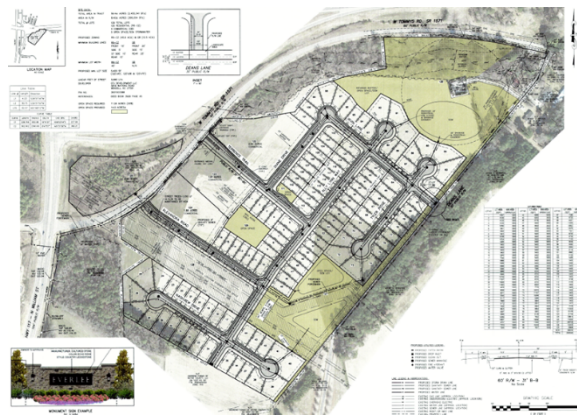
**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

**TITLE:** CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane

**DEPARTMENT:** Planning

**BACKGROUND:**

**ADDRESS:** TBD  
**PARCEL:** 3601-50-3388  
**OWNER:** Marks Farms LLC  
**APPLICANT:** Marks Farms LLC  
c/o Mr. Matt Botzum



The applicant requests a change of zone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a new mixed-use development consisting of 120 single-family detached residential lots and 4 commercial lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The General Business Zoning District was established 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: 45.9 acres: Proposed as (R-6CZ)  
10.5 acres: Proposed as (GB)

At their January 5, 2026 meeting, Council voted to continue the hearing to February 2, 2026.

**SURROUNDING ZONING**

**Adjacent Zoning and Land Uses**

North	R16/RM9	Single-family detached
South	R16	Single-family detached
East	R16	Single-family detached
West	GB	Agriculture; woodlands

**LAND-USE PLAN** The property is identified as within the Medium-Density, Mixed-Use I and Mixed-Use II land use category. Medium and High-Density Residential land uses have been designated for areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro’s Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses.

**DISCUSSION:**

The applicant is requesting a change of zone for the subject property from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a residential subdivision consisting of 120 lots and 4 additional individual lots for commercial use.



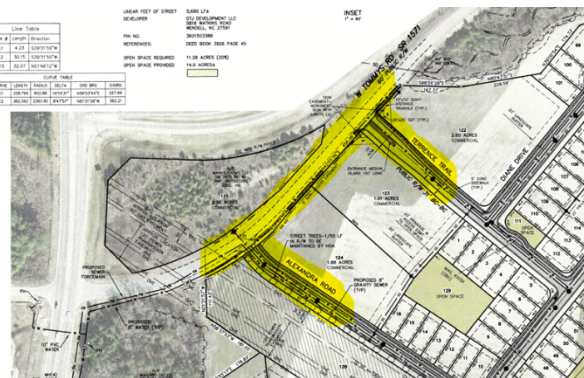
Per NCGS 160D-102, a conditional zoning request is a legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

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 Residential-6 and General Business Conditional Zoning Districts 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 Residential-6/General Business Conditional Zoning Districts, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report.

**Existing Land Use** The majority of the site is vacant and used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

An existing 195 ft. in height cell tower is located on lot #126 which is at the northeast corner of the proposed subdivision and is served by a 30 ft. ingress/egress and utility easement off Deans Lane.

**Access** The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



**Phasing Plan** If approved, the proposed 120-lot residential subdivision will begin a 4-phase construction schedule with phase I to start in July of 2026.

- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

**Density** 120 units/45.9 acres = 2.61 dwelling units/per acre

**Proposed Zoning**

	R-6CZ:	GB:
Min. lot size:	5,400 sq. ft.	N/A
Min. lot width:	45 ft.	N/A
Min. front setback:	15ft.	20 ft.
Min. side setback:	5 ft.	15 ft.
Min. side corner setback:	10 ft.	15 ft.
Min. rear setback:	15 ft.	25 ft.
Max. building height:	2 stories	N/A

### Required Open Space

The proposed development will provide 18.9 acres of open space (20% of the gross site area). Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).



### Parking Requirements

Residential: 2 per single-family household (120) = 240 spaces  
Commercial: TBD for commercial lots at time of development

**Engineering** City water and sewer will be extended to the site by the developer from Commerce Drive directly west from the proposed subdivision.

**Storm Water Plan** Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city's UDO and state regulations. All will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.



### Proposed public/private infrastructure

Roadways: 5,680 +/- linear ft. (Public)  
Water mains: 6,860 +/- linear ft. (Public)  
Sewer mains: 5,600 +/- linear ft. (Public)  
Sidewalks: 3,200 linear ft. (Public)  
Trails: 2,632 linear ft. (Private)

**Streets** The developer will be responsible for the construction of 60 ft. wide streets with

pavement widths of 31 ft. back-to-back in accordance with City standards.

**Sidewalks** 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such active and passive open spaces to include playgrounds, mail kiosks and other site amenities.

**Street signs and lighting** Street signs and lighting will be provided for the subdivision in accordance with City standards.

**Utilities** All utilities will be required to be installed underground.

**Interconnectivity** Interconnectivity has been identified along the eastern and southern property boundaries.

**Subdivision signage** Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.



**Landscaping:** The applicant has submitted a landscape plan that meets and exceeds the City’s landscape ordinance. A 15 ft. wide Type B landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.

**Architectural Standards** Building elevations have been submitted by the applicant. Each dwelling unit will be built in accordance with the North Carolina State Building Code. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection  
THE CHADWICK



Sagecroft | Hanover Collection  
THE DAVIDSON



Maple Ridge | Crown Collection  
THE MADISON



Saddle Ridge | Crown Collection  
THE MORGAN



Annandale | Summit Collection  
THE CLAYTON III



Triple Crown | Hanover Collection  
THE OAKLEY II



### TRC REVIEW

If the rezoning is approved, the development proposal will require a TRC review. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

### CONDITIONS OF REZONING

The applicant has proposed the following as CONDITIONS for the requested Residential-6 Conditional Zoning District approval:

#### Architectural Standards:

1. Building height 2-stories, maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
  - a. Horizontal siding
  - b. Board & Batten siding
  - c. Shake siding
  - d. Stone accent
  - e. Brick accent
  - f. Balcony
  - g. Columns
  - h. Covered porch entry
4. All slab foundations with an exposed height of greater than 12 inches shall be finished

- with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
  6. All windows within a street facing facade utilizing siding materials shall either be set in full 4” trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
  7. All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
  8. All dwelling units shall have either a 2-car garage or a 1-car garage.
  9. Garage doors shall have windows or decorative hardware.
  10. A covered front porch is required for all dwelling units.
  11. A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
  12. All homes shall have minimum 12-inch eaves on two sides.
  13. All corner lot units shall have a minimum of one window, facing the public right-of-way.
  14. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use is compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believe that the proposed rezoning will not impair or injure the health, safety, and general welfare of the public. Lastly, the proposed conditional zoning and land use request will address Goldsboro’s housing shortage, offering increased housing options and affordability while providing economic, social, and environmental benefits that enhance residents and their quality of life.

At their meeting on September 29, 2025, the Planning Commission voted to adopt the consistency statement and approve staff’s recommendation.

As of January 20, 2026, Applicant is requesting to withdraw the current submission, and plans to bring a revised plan, based on received responses, to a future City Council Meeting.

**REQUIRED ACTION:**

City Council is requested to approve the withdrawal of the current submission so that a revised plan can be resubmitted at a later date.

**MANAGER'S RECOMMENDATION:**

N/A

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**APPROVERS**

Mark Helmer  
Sakeithia Reece  
Laura Getz  
Matthew Livingston

**ORDINANCE 2026 -**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA**

**WHEREAS**, after notice duly given according to law, a public hearing was held before the City Council at a regular meeting held in the City Council Chambers, 214 N. Center St. in the Historic City Hall building, on Monday, November 3, 2025, at 5:30 p.m., for the purpose of considering and discussing the passing of an ordinance amending the Official Zoning Map of the City of Goldsboro, North Carolina, and was continued to Monday, January 5, 2026. The Planning Commission heard the item on September 29, 2025; and

**WHEREAS**, Marks Farms, LLC has submitted a petition to rezone Tax Parcel 3601-50-3388 from Highway Business and Residential-16 Zoning District to the Residential-6 Conditional Zoning District and General Business; and

**WHEREAS**, the City of Goldsboro Comprehensive Land Use Plan places the proposed rezoning area in the Medium-Density, Mixed-Use I and Mixed-Use II land use category; and

**WHEREAS**, the Medium-Density, Mixed-Use I and Mixed-Use II land use category is inconsistent with the City's Comprehensive Land Use Plan; and

**WHEREAS**, the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro's Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available; and

**WHEREAS**, Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts; and

**WHEREAS**, the Residential-6 Conditional Zoning District was established to accommodate single and multifamily residential uses; and

**WHEREAS**, the General Business Zoning District is intended to allow for wide range of commercial uses in support of residential land uses; and

**WHEREAS**, the Residential-6 Conditional Zoning District and General Business Zoning District will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life through a well-designed residential community; and

**WHEREAS**, the proposed rezoning is reasonable and in the best public interest because the proposed zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map, and

**WHEREAS**, the proposed rezoning request will not impair or injure the health, safety, and general welfare of the public; and

**WHEREAS**, after completion of said public hearing and receipt of the recommendation of the Planning Commission, the City Council of the City of Goldsboro deems it advisable and for the best interest of the City and those residing within its zoning jurisdiction that the Official Zoning Map of the City of Goldsboro be amended as herein below set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1. That the Official Zoning Map of Goldsboro, North Carolina, be and the same is hereby amended by changing Highway Business/Residential-16 to Residential-6 Conditional Zoning District and General Business Zoning District:
2. CZ-04-25 Tucker Trace Subdivision: A site-specific development plan documenting the conditions of this Residential-6 Conditional Zoning District and General Business Zoning District:
3. Condition of this rezoning shall include:

Architectural Standards:

- Building height 2-stories, maximum.
  - Shutters or window trim shall be provided on the front façade on all homes.
  - The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
    - Horizontal siding
    - Board & Batten siding
    - Shake siding
    - Stone accent
    - Brick accent
    - Balcony
    - Columns
    - Covered porch entry
  - All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
  - Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
  - All windows within a street facing facade utilizing siding materials shall either be set in full 4” trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
  - All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
  - All dwelling units shall have either a 2-car garage or a 1-car garage.
  - Garage doors shall have windows or decorative hardware.
  - A covered front porch is required for all dwelling units.
  - A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
  - All homes shall have minimum 12-inch eaves on two sides.
  - All corner lot units shall have a minimum of one window, facing the public right-of-way.
  - To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.
4. City of Goldsboro Future Land Use map shall continue to identify this property with the Medium-Density Residential, Mixed Use I and II land use classifications.

The following Wayne County Parcel Identification # shall be rezoned: 3601-50-3388.

This Ordinance shall be in full force and effect from and after February 9, 2026.

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Charles Gaylor, IV  
Mayor

Attested by:

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Laura Getz  
City Clerk

**CITY OF GOLDSBORO PLANNING COMMISSION  
CZ-4-25 TUCKER TRACE  
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 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 zoning and land use are compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments. Staff believes that the proposed rezoning will not impair or injure the health, safety and general welfare of the public. Lastly, the proposed conditional rezoning and land use request will address Goldsboro’s housing shortage, offering increased housing option and affordability while providing economic, social and environmental benefits that enhance residents and their quality of life. The City of Goldsboro Planning Commission recommends approval of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes \_\_\_\_\_ No \_\_\_\_\_

**Inconsistency Statement:** The City of Goldsboro Planning Commission finds the proposed rezoning to be inconsistent with the Medium 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. The City of Goldsboro Planning Commission recommends denial of the rezoning request to the Goldsboro City Council.

Voting Record for Recommendation:

Yes \_\_\_\_\_ No \_\_\_\_\_

**CONDITIONAL ZONING APPLICATION**

Development Name **Tucker Trace**

Proposed Use **Mixed Use: Commercial (Retail, Service & Office) and Single-family Residential**

Project location or address **296 Tommy's Rd**

Property Identification Number(s) and Tax ID Number (s) for each parcel to which these guidelines will apply:

PIN#	<b>3601503388</b>	TAX ID#	<b>06E06000005020 A</b>
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Project type?  Single Family  Townhouse  Multi-Family  Non-Residential  PUD/Mixed Use

**PROPERTY OWNER INFORMATION**

Name **Marks Farms, LLC**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **984-983-3478**

Email **matt@mcandg.com**

**OWNER/DEVELOPER INFORMATION**

Company Name **Marks Farms, LLC**

Contact Name **Matt Botzum**

Address **5818 Watkins Rd, Wendell, NC 27591**

Phone **919-696-5531**

Email **matt@marksclearingandgrading.com**

**CONSULTANT/ENGINEERING FIRM**

Company Name **Bartlett Engineering & Surveying, PC**

Contact Name **Robert Bartlett**

Address **1906 Nash St N, Wilson, NC 27893**

Phone **252-399-0704**

Email **robert@bartletteng.com**

**ZONING INFORMATION**

Existing Zoning District **HB and R-16**

Proposed Zoning District **R6-CZD & GB**

If more than one district, provide the acreage of each: **R6-CZD 45.9 Acres & GB 10.5 Acres**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf <0.5 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf 22+/- acres	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Watershed Protection Area N/A	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel 3720360100K	Base Flood Elevation N/A

## SITE DATA

Total # of single-family lots 120	Total densities per zoning district 2.6 residential units per acre
Total # of townhouse lots 0	Acreage in active open space 2.5
Total # of all lots 129	Acreage in passive open space 16.4
Linear feet of new roadways 5,680+/-	Linear feet of new sewer mains 5,600+/-
Linear feet of new water mains 6,860+/-	Linear feet of new sidewalks 3,200+/-
Proposed sewer allocation 40,800 GPD	Linear feet in new trails To be determined

## SIGNATURE BLOCK (Applicable to all Developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Bartlett Engineering & Surveying, PC (Robert Bartlett) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature



Date

7-24-25

Signature

Date

## APPLICATION FEES

Conditional Zoning (4 paper copies & digital copies of all required plans and applications) \$550

OWNER AUTHORIZATION

I hereby give CONSENT to Bartlett Engineering & Surveying (Robert Bartlett) (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property I have an ownership interest in the subject of this application. I understand that any false, inaccurate, or incomplete information provided by me, or my agent, will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further consent to the City of Goldsboro to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

Signature of Owner [Handwritten Signature] Printed Name of Owner Ttler Marks

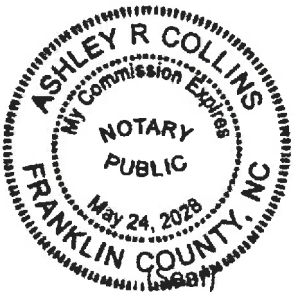
NC  
(State)  
Wake  
(County)

I, Ashley Ren Collins, a Notary Public in and for said County and State, do hereby certify that Ttler Marks personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 24<sup>th</sup> day of July 20 25.

Notary Public: [Handwritten Signature]

(Printed Name)  
Ashley Ren Collins  
(Signature)



County of Commission: Franklin

Commission Expires: May 24<sup>th</sup>, 2028

## PROJECT NARRATIVE

As part of a complete application, a written project narrative that provides detailed information regarding your proposal must be included. On a separate sheet of paper, please address each of the lettered items listed below (answers must be submitted in both hard copy and electronic copy using the Adobe .PDF or MS Word .DOCX file formats):

- 
- A listing of contact information including name(s), address(es) and phone number(s) of: the owner of record, authorized agents or representatives, engineer, surveyor, and any other relevant associates;
- 
- A listing of the following site data: Address, current zoning, parcel size in acres and square feet, property identification number(s) (PIN), and current legal description(s);
- 
- A listing of general information including: the proposed name of the subdivision, the number of proposed lots, acreage dedicated for open space or public use, acreage dedicated within rights of way;
- 
- A statement showing the proposed density of the project with the method of calculating said density shown;
- 
- Discuss proposed infrastructure improvements and phasing thereof (i.e. proposed roadways, sewer systems, water systems, sidewalks/trails, parking, etc.) necessary to serve the subdivision; length of each, expected sewer allocation.
- 
- A narrative addressing concerns/issues raised by neighboring properties (discussing your proposal with the neighboring land owners is recommended to get a sense of what issues may arise as your application is processed);
- 
- A description of how conflicts with nearby land uses (livability, value, potential future development, etc.) and/or disturbances to wetlands or natural areas are being avoided or mitigated;
- 
- Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area;
- 
- A description of proposed parks and/or open space. Please include a brief statement on the proposed ownership and maintenance of said areas;
- 
- A proposed development schedule indicating the approximate date when construction of the project, or stages of the same, can be expected to begin and be completed (including the proposed phasing of construction of public improvements and recreational and common space areas).
- 
- List of deviations from the town's minimum UDO requirements.
- 
- List of improvements that exceed the town's minimum UDO requirements.
- 
- Expected sales, rental prices
- 
- Architectural standards if applicable.

## INFORMATION TO BE PROVIDED ON PLAN

The City of Goldsboro Site Plan Requirements can be found in Appendix A of the Unified Development Ordinance. Site plans shall contain the following information, if applicable, as determined by the Planning Director:

- Preferred sheet size is 24" x 36" for site plans (maximum sheet size of 30" x 42"); if more than one sheet, all sheets should be numbered; should be the same size and scale; and should show match lines, along with an index sheet.
- Submittals should also be made in digital PDF file format.
- The site plan shall be prepared by a professional engineer, registered land surveyor, or licensed architect.
- Engineer's scale – no smaller than 1" = 100' for Site Plans unless approved by staff. Larger scale showing more detail is better. Include both a graphic scale and a numeric scale. The site plan shall be based on the latest tax map information and shall be of a size as required by each individual site plan.
- North arrow or compass rose.
- Date (original and all revisions) should be shown on all sheets.
- A vicinity map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records  Proof of ownership - Deed book and page reference demonstrating ownership of property.
- Parcel Identification Numbers (PIN) for site and adjacent properties.

### Existing Conditions:

- The total area (acreage), and the exterior boundary of all land included in the request for approval (defined by meets and bounds, with the source of all boundary information referenced). All adjoining property lines should also be shown.
- Location of all existing structures, including their outside dimensions and elevations, streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Required setbacks, setback lines, or typical lots.
- Location, width and identification of all existing easements (public and private), defined by centerline bearings, distances and ties to property corners (with standard notes).
- Location of existing watercourses, ponds, flood zones, water supply watershed areas, and riparian buffers.
- Show all existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name, and significant soil conditions.
- Topography showing existing contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- Existing zoning of the property, including zoning district lines where applicable.
- Location of existing sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.

- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television  Existing open space and any other common areas.
- Existing parking and loading areas.

### Proposed Conditions:

- All proposed streets, drives, parking areas, fire lanes and access, loading and unloading areas with dimensions, traffic patterns, access aisles, and curb radii.
- The total quantity of parking spaces required, and the total quantity of parking spaces provided. Indicate uses of buildings.
- Sight distance triangles (minimum 10' by 70' for driveway intersections at ROW lines; or as per NCDOT requirements).
- Location of all proposed structures, including their outside dimensions and elevations, streets, entrances and exits on the site.
- Sidewalks, trails and other pedestrian ways with locations, dimensions, and surfacing, including handicap curb cuts. Internal sidewalks and/or other proposed means of pedestrian access (note: internal pedestrian access should connect with public ROW sidewalk).
- General location and design of proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel, as applicable.
- Proposed other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, detention/retention ponds (Best Management Practices), riparian buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot.
- Location of all proposed common areas.
- All parcels of land proposed to be designated, dedicated and/or reserved, for public or private use, shown with total land area and boundary descriptions.
- Distance between buildings and height of buildings.
- Building locations, footprints, entrances area by floor (sq.ft.), finished floor elevation (first).
- Location, dimensions, and details of signs per the requirements of Article 10, Part III.
- Proposed building elevations and floor plans, if applicable.
- Conceptual traffic impact analysis.
- Conceptual grading plan: proposed contours with a maximum of two-foot contour intervals within 100 feet of all buildings and along all driveways, entrances, exits, private streets, parking areas, loading areas, retaining walls and a maximum of ten-foot contour intervals for the remainder of the property. Supplement with spot elevations where necessary. All topography should be referred to permanent benchmarks and referenced to accepted datum.
- Conceptual stormwater management provisions.
- Total impervious surface square footage and percentage calculations for all development.
- Conceptual site lighting plan:

- Dumpster (or any other trash handling facilities) location, proposed screening labeled with height material, dimensions of concrete pad and details of gates, including support. Any dumpster to be used for recycling should be labeled as such.
- Landscape Plan: Include the genus and species, common name, quantity, size and location of all plant material proposed to meet Article 6.3, Landscaping, Screening and Buffer Standards. The plan must include a "plant list" (in chart form), which should be coded to the plan. Show all calculations used to determine the quantity of plants required. All proposed plantings should be coordinated with both the utility plan and the grading/storm drainage plan to eliminate conflicts. No landscaping allowed in water or sewer easements.
- Description of all fences, walls and/or berms used to fulfill landscaping or screening requirements with details and cross sections as needed (all fences over 6 feet must be sealed by a licensed Engineer).

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## **PROJECT NARRATIVE**

### **Tucker Trace Subdivision (R-6 PUD)**

#### **I. CONTACT INFORMATION**

##### **Owner of Record**

**Name:** Marks Farms, LLC

**Address:** 5818 Watkins Rd, Wendell, NC 27591

**Phone:** 984-983-3478

##### **Authorized Agent/Representative**

**Name:** Robert Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

##### **Engineer**

**Name:** Robert Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

##### **Surveyor**

**Name:** Tony Bartlett

**Firm:** Bartlett Engineering & Surveying, PC

**Address:** 1906 Nash St N, Wilson, NC 27893

**Phone:** 252-399-0704

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#### **II. SITE DATA**

- **Site Address:** 296 Tommy's Rd
- **Current Zoning:** HB & R-16
- **Parcel Size:** 54.9+/- acres
- **Property Identification Number(s) (PIN):** 3601503388
- **Legal Description:** DB 3926 P 45

### III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
  - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
  - **Open Space/Public Use Area:** 16.5 acres
  - **Area within Rights-of-Way:** 8.31 acres
- 

### IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
  - **Total Site Acreage:** 45.7 acres (non-commercial)
  - **Proposed Density:** 2.6 units per acre
  - **Method of Calculation:**
    - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
- 

### V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

#### Roadways:

- Total length of new roadway is 5,492+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

#### Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,670 LF.

#### Sewer System:

- The proposed sanitary sewer system will include 5,500+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

**Stormwater:**

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

**Sidewalks/Trails:**

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,000 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

**Parking:**

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

**Phasing:**

- Phase 1: Lots 1-5, 53-64, 87-123, 126-127
- Phase 2: Lots 65-86
- Phase 3: Lots 6-16, 45-52, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

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**VI. NEIGHBORHOOD ENGAGEMENT**

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
  - There will only be 10 residential lots that abut the shared property line.
  - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
  - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
- 

## VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
  - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
  - **Wetlands/Natural Areas:**
    - Wetland areas have been identified and avoided.
    - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
- 

## VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
  - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
  - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
  - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
  - **Parks:** Dedicated open space exceeds minimum parkland requirements.
- 

## IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 16.5 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
  - **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.
-

## **X. DEVELOPMENT SCHEDULE**

- **Phase 1 Construction Start:** July 2026
  - **Phase 1 Completion:** July 2027
  - **Full Buildout Expected:** July 2030, depending on market demand
  - **Public Improvements Timeline:** Concurrent with each phase
  - **Recreational/Common Areas:** Built in tandem with the phase they serve.
- 

## **XI. REQUESTED DEVIATIONS FROM UDO**

- The proposed development appears to be in compliance with the UDO requirements.
- 

## **XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS**

- The proposed open space exceeds the UDO minimum requirements.
- 

## **XIII. ANTICIPATED SALES PRICES**

- **Sales Prices:** \$275,000 - \$300,000
- 

## **XIV. ARCHITECTURAL STANDARDS**

- All homes to meet the following standards:
    - Minimum heated square footage: 1,600 sq. ft.
    - Minimum three bedrooms
    - Two-story design
    - Front porches and garages
-

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## **PROJECT NARRATIVE**

### **Tucker Trace Subdivision (R-6 PUD)**

#### **I. CONTACT INFORMATION**

##### **Owner of Record**

Name: Marks Farms, LLC

Address: 5818 Watkins Rd, Wendell, NC 27591

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##### **Authorized Agent/Representative**

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##### **Engineer**

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##### **Surveyor**

Name: Tony Bartlett

Firm: Bartlett Engineering & Surveying, PC

Address: 1906 Nash St N, Wilson, NC 27893

Phone: 252-399-0704

---

#### **II. SITE DATA**

- **Site Address:** 296 Tommy's Rd
  - **Current Zoning:** HB & R-16
  - **Parcel Size:** 56.4+/- acres
  - **Property Identification Number(s) (PIN):** 3601503388
  - **Legal Description:** DB 3926 P 45
-

### III. GENERAL INFORMATION

- **Proposed Subdivision Name:** Tucker Trace
  - **Number of Proposed Lots:** 120 Residential, 4 Commercial, 5 Open Space/SCM
  - **Open Space/Public Use Area:** 18.9 acres
  - **Area within Rights-of-Way:** 8.40 acres
- 

### IV. PROPOSED DENSITY

- **Total Number of Lots:** 120 Residential
  - **Total Site Acreage:** 47. acres (non-commercial)
  - **Proposed Density:** 2.6 units per acre
  - **Method of Calculation:**
    - Total Lots ÷ Net Developable Area (Excludes commercial lot area.)
- 

### V. INFRASTRUCTURE IMPROVEMENTS AND PHASING

#### Roadways:

- Total length of new roadway is 5,680+/- LF. Roadways to be constructed in 60' public right-of-way with 31' with from back of curb to back of curb.

#### Water System:

- An 8" public water main will be extended from the nearest existing line on US HWY 117 (Williams St) and continue along (SR 1571) Tommy's Rd across the property frontage.
- 8" and 6" water mains will be installed throughout the subdivision with valves, hydrants, and services in accordance with City of Goldsboro and NCDEQ requirements.
- The total length of the proposed water system is approximately 6,860 LF.

#### Sewer System:

- The proposed sanitary sewer system will include 5,600+/- LF of 8" gravity sewer with manholes and services. A pump station will discharge the collected sewer through 2,075+/- LF of appropriately sized force main to the nearest existing gravity sewer along US HWY 117 (Williams St).
- Expected Sewer Allocation is estimated at 40,800 GPD. This estimate is based on 120 residential lots at 300 GPD each and 4 commercial lots at 1,200 GPD each.

**Stormwater:**

- Stormwater run-off will be collected by catch basins in the street curb and yard inlets. Collected stormwater will be piped to wet pond SCMs.
- At least two and possibly three wet ponds will be utilized to control peak flow and reduce nutrients to comply with City of Goldsboro and State regulations.

**Sidewalks/Trails:**

- 4' wide sidewalks will be provided on one side of each street for a total of approximately 3,200 LF of sidewalk.
- Pedestrian egress easement will be provided from the sidewalks on the public right-of-way to all open space areas.

**Parking:**

- Off-street parking will be provided in driveways for each residential lot.
- Off-street parking for commercial lots will be planned and provided based on the use at the time of individual lot development.

**Phasing:**

- Phase 1: Lots 1-5, 52-63, 88-121, 126-127
- Phase 2: Lots 64-86
- Phase 3: Lots 6-16, 45-51, 124, 128-129
- Phase 4: 17-44
- All utility and road improvements will occur prior to final plat recording for each phase.

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**VI. NEIGHBORHOOD ENGAGEMENT**

The adjacent property to the north is large public right of way for Tommy's Rd and US HWY 70/I42, therefore no concerns are anticipated.

The adjacent property the west is a small undeveloped commercial lot along US 117 (N Williams St), therefore no concerns are anticipated.

The adjacent property to the south is farmland. Contact has not yet been made with the owner, but the developer is willing to address concerns if they may have any.

The adjacent property to the east is a combination of large residential tracts and average size residential lots. To accommodate anticipated concerns of these existing residential properties, the proposed development includes the following provisions:

- Less than half the length of the property line is being developed into lots. Over half the length of the property line will be open space.
  - There will only be 10 residential lots that abut the shared property line.
  - There is an existing 30' wide access easement on the shared property line and there will be an additional 15' buffer yard provided.
  - The proposed 10 lots adjacent to the shared property line will be larger than the other proposed lots.
  - The road stub to the adjoining residential property will end prior to the existing egress path. Landscape will be provided between the end of the road and the egress path.
- 

## VII. LAND USE COMPATIBILITY / ENVIRONMENTAL PROTECTION

- **Compatibility:** The development aligns with adjacent residential zoning and land use patterns.
  - **Livability & Value:** Architectural standards and open spaces enhance long-term property value and neighborhood appeal.
  - **Wetlands/Natural Areas:**
    - Wetland areas have been identified and avoided.
    - Open space is provided adjacent to stream buffers to preserve sensitive ecological zones.
- 

## VIII. PUBLIC SERVICES IMPACT

- **Roads:** A traffic trip generation calculation concludes that the added trips will be less than 3,000 trips per day and therefore a formal traffic impact analysis is not required.
  - **Sewer/Water:** The site is within the municipal service area with capacity confirmed by preliminary utility review.
  - **Schools:** Property is within Tommy's Rd ES, Norwayne MS and Aycock HS districts. Data for projected enrollment impact is not readily available.
  - **Fire/Police:** The site is within standard service radius of emergency services; no additional burden is expected.
  - **Parks:** Dedicated open space exceeds minimum parkland requirements.
- 

## IX. PARKS / OPEN SPACE PLAN

- **Dedicated Open Space:** 18.9 acres, including walking trails, passive recreation areas, stormwater green space, and buffer areas are being provided.
- **Ownership/Maintenance:** Open space will be owned and maintained by the HOA, established at the time of platting.

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## **X. DEVELOPMENT SCHEDULE**

- **Phase 1 Construction Start:** July 2026
  - **Phase 1 Completion:** July 2027
  - **Full Buildout Expected:** July 2030, depending on market demand
  - **Public Improvements Timeline:** Concurrent with each phase
  - **Recreational/Common Areas:** Built in tandem with the phase they serve.
- 

## **XI. REQUESTED DEVIATIONS FROM UDO**

- The proposed development appears to be in compliance with the UDO requirements.
- 

## **XII. IMPROVEMENTS EXCEEDING UDO MINIMUMS**

- The proposed open space exceeds the UDO minimum requirements.
- 

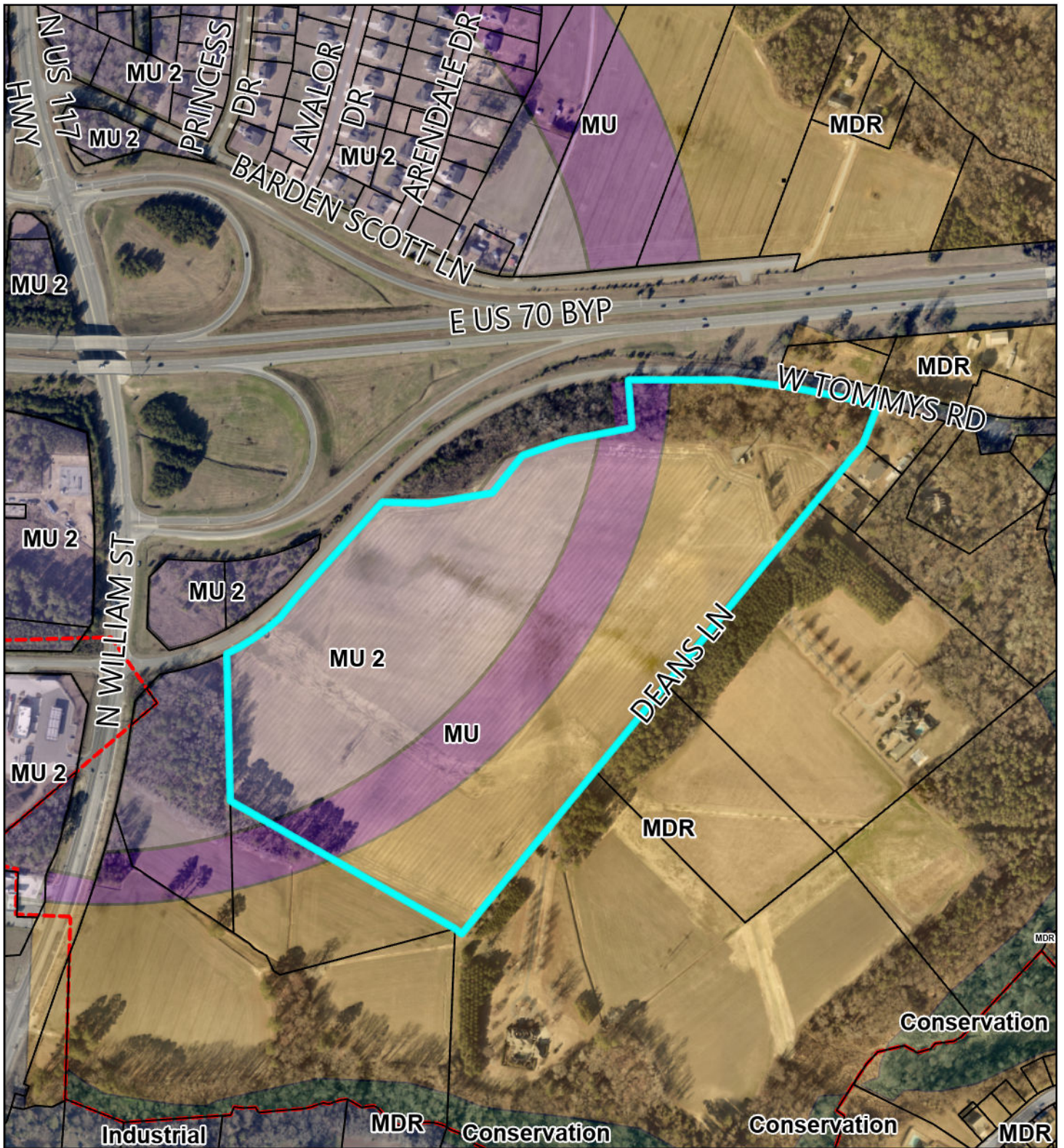
## **XIII. ANTICIPATED SALES PRICES**

- **Sales Prices:** Expected range \$275,000 – \$335,000
- 

## **XIV. ARCHITECTURAL STANDARDS**

- All homes to meet the following standards:
    - Minimum heated square footage: 1,600 sq. ft.
    - Minimum three bedrooms
    - Two-story design
    - Front porches and garages
-





**Case Number: CZ-04-25**  
**Request: Rezone to R6-CZ & GB-CZ**  
**Owner: Mark's Farm LLC**  
**Location: W. Tommys Rd & N William St.**  
**PIN# 3601-50-3388**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

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

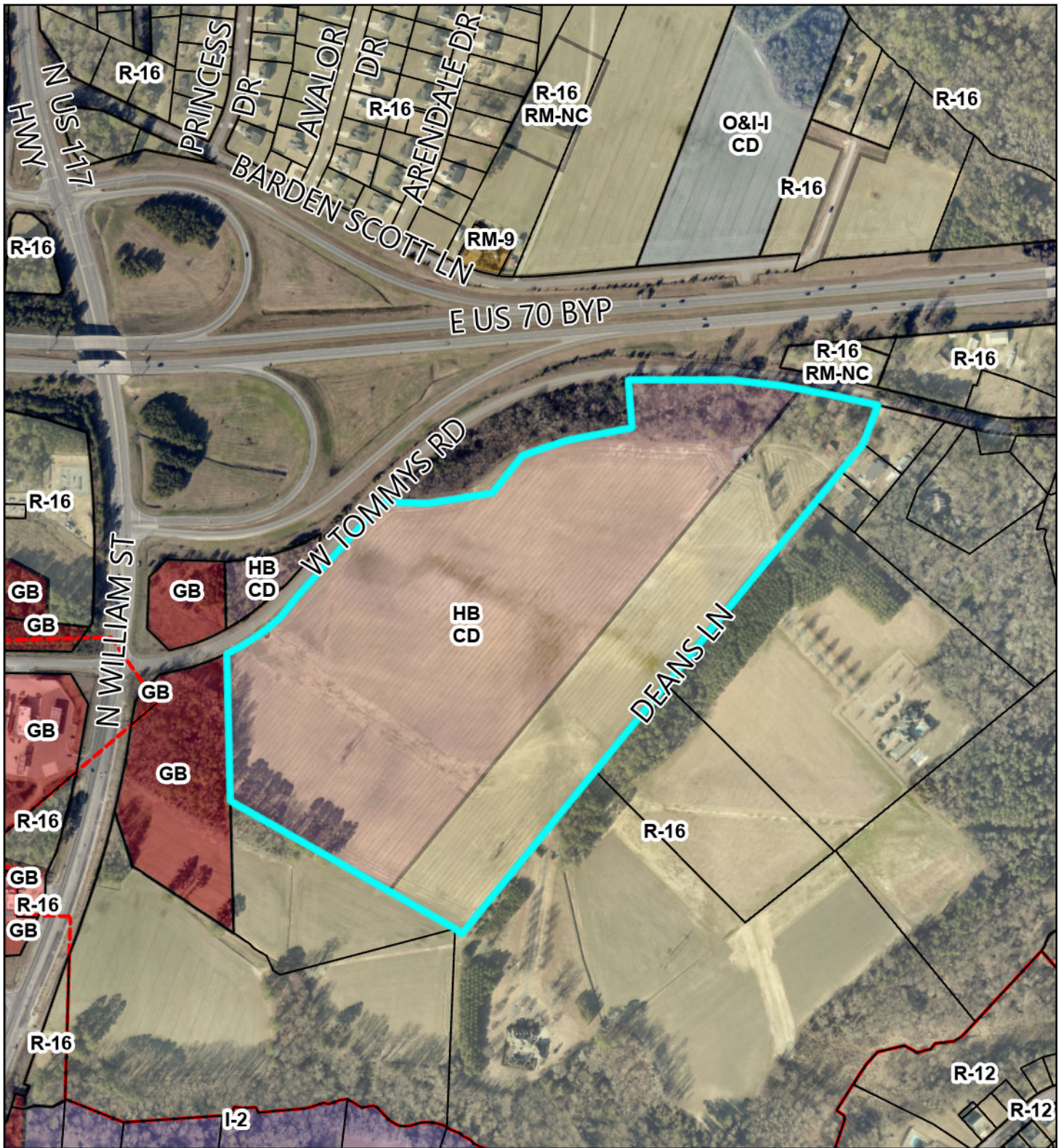
**Residential**

- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/Agriculture
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet





**Case Number: CZ-04-25**  
**Request: Rezone to R6-CZ & GB-CZ**  
**Owner: Mark's Farm LLC**  
**Location: W. Tommys Rd & N William St.**  
**PIN# 3601-50-3388**

**Zoning**

- AB
- AG
- CBD
- GB
- HB
- I-1

**Legend**

- I-2
- IBP-1
- NB
- O&I-I
- O&I-II
- O-R
- R-12
- R-12SF
- R-16
- R-20
- R-20A
- R-40
- R-6
- R-9
- R-9SF
- RM-8
- RM-9
- SC
- Property Lines
- Property Lines selection 1

0 500 1,000 Feet



**PLANNING DEPARTMENT**

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

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, November 3, 2025, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-03-25 Eagles Reach:** The applicant is requesting to rezone from Wayne County Community Shopping to City of Goldsboro Residential-6 and General Business Conditional Zoning District to construct a 174-lot townhouse subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the south side of US 70 West, on both sides of Isaac Smith Road, approximately 235 feet North of the intersection with Westbrook Avenue. The property is further identified as Wayne Co. Pin#: 2617-13-0043.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning to construct a 120-lot single-family detached residential subdivision, with 3 commercial lots. The property considered for zoning reclassification is located on the South side of Tommy's Road, approximately 369 feet East of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin#: 3601-50-3388.

**CZ-06-25 Borden Mills:** The applicant is requesting to rezone from Residential 6 and institutional 2 to General Business Conditional Zoning District to construct a 144 Unit Apartment Complex. The property considered for zoning reclassification is located on both sides of North William Street, at the intersection with Royal Avenue. The property is further identified as Wayne Co. Pin#: 's 3509-19-1639, 3509-19-6339, 3509-19-4602.

**CZ-07-25 Village One: Senior And Veteran 60+ Housing:** The applicant is requesting to rezone from the Residential-6 to Residential-6 Conditional Zoning District. The property considered for zoning reclassification is located on the north side of Wilmington Avenue, approximately 192 feet East of the intersection with Sycamore Street. The property is further identified as Wayne Co. Pin#: 2599-91-2474.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).

Publish on 10/19/2025

Publish on 10/26/2025

**PLANNING DEPARTMENT**

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

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 5, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).

Publish on 12/21/2025  
Publish on 12/28/2025

Adjacent Property Owners of  
CZ-04-25

PIN	Owner Name	Address	City	State	Zip
3601605935	THIGPEN GARY F	125 DEANS LANE	GOLDSBORO	NC	27530
3601616029	THIGPEN GARY FRANKLIN & W DARL	125 DEANS LN	GOLDSBORO	NC	27530
3601604360	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601400478	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
3600691076	WILLMAN PAUL & W DANA	315 DEANS LN	GOLDSBORO	NC	27530
3600599747	EDWARDS VANCE H	145 DEANS LN	GOLDSBORO	NC	27530
3601608564	METZLER MARK DAUGHTRY	376 W TOMMYS RD	GOLDSBORO	NC	27530
3601604844	KENNY FERGUS J	127 DEANS LN	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601608787	HUBBELL MARLENE	388 W TOMMYS RD	GOLDSBORO	NC	27530
3601503388	TOMMY'S ROAD OFFICE LLC	PO BOX 729	PIKEVILLE	NC	27863
3601305778	BISCHOFF ELIZABETH KIRBY ETAL	83 CHADWICK DR	CHARLESTON	SC	29407
3600495359	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615
3600395938	CIRCLE K STORES INC	PO BOX 52085	PHOENIX	AZ	85072
3600490841	MALLARD OIL COMPANY	1502 DR MARTIN LUTHER KING	KINSTON	NC	28501
	Mark Frams LLC	5818 Watkins Road	Wendell	NC	27591
	Bartlett Engineering & Surveying, PC	1906 Nash Street	Wilson	NC	27893



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Director

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, CZ-04-25, were notified by first class mail on 10-13-25.

Mark E. Helmer  
Signature

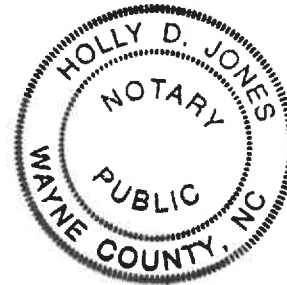
Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

13<sup>th</sup> day of October, 2025

Holly D Jones  
Notary Public Name

My Commission expires on July 29, 2026  
(Seal)



## Holly Jones

---

**From:** Mark Helmer  
**Sent:** Thursday, December 4, 2025 11:59 AM  
**To:** 'Robert Bartlett'  
**Cc:** Kenny Talton  
**Subject:** RE: Tucker Trace - Tommy's Rd  
**Attachments:** Prohibited Commercial.pdf; CZ-04-25 Tucker Trace - Ordinance with Conditions.docx

Hello Robert,

Thanks for getting back with me on the status of this project. Continuing the hearing until February 2<sup>nd</sup> is not a problem. I can consider this communication your formal request. Your attendance should not be required. The current zoning of the property fronting on Tommy's Road is an old HB-CD that was converted to a CZ district with the adoption of GS-106D. If the project is limiting uses on the commercial parcels then the requested zoning must be a conditional zoning district.

I hope this helps.

**Mark E. Helmer, AICP, CFM**  
**Planning Services Manager**  
**City of Goldsboro**  
**200 North Center Street**  
**Goldsboro, NC 27530**  
**919-580-4345**

---

**From:** Robert Bartlett <robert@bartletteng.com>  
**Sent:** Thursday, December 4, 2025 8:20 AM  
**To:** Mark Helmer <MHelmer@goldsboronc.gov>; Kenny Talton <KTalton@goldsboronc.gov>  
**Subject:** Tucker Trace - Tommy's Rd

**CAUTION: External Email. Be careful when clicking links or opening attachments.**

Mark & Kenny:

We were able to meet with adjoining property owners yesterday and had productive discussions. We will looking at what adjustments can be made to address their concerns and still have a viable project. We know that we will not be ready to move forward at the January Council meeting and will want to continue the hearing until February or later. Can this request be made prior to the January meeting, or will we need to attend the January meeting and make the request?

Also, can you let me know if the existing HB zoned property is a straight HB zone or a Conditional District HB zone. If it is a CD, please provide the conditions.

Thanks,

Robert S. Bartlett  
BARTLETT ENGINEERING & SURVEYING, PC  
1906 Nash Street North  
Wilson, NC 27893  
252-399-0704 Ext 224  
252-205-1852 cell  
[www.bartletteng.com](http://www.bartletteng.com)

*OUR MISSION: We will change the world . . .  
intentionally becoming better at providing  
engineering and surveying solutions . . .  
serving others . . . serving Jesus Christ!*

## Holly Jones

---

**To:** Mark Helmer  
**Subject:** RE: Tucker Trace - Tommy's Rd

---

**From:** Gabe Bucklen [REDACTED]@mcandg.com>  
**Sent:** Tuesday, January 20, 2026 11:38 AM  
**To:** Robert Bartlett <robert@bartletteng.com>; Kenny Talton [REDACTED]@goldsborongov.gov>; Mark Helmer <[REDACTED]@goldsborongov.gov>; Charlie Yokley [REDACTED]@mcandg.com>  
**Cc:** Matt Botzum <[REDACTED]@mcandg.com>; Chris Bowley [REDACTED]@lennar.com>; Marsh, Collier R. <[REDACTED]@parkerpoe.com>; Gregg Marks [REDACTED]@mcandg.com>; Tyler Marks <[REDACTED]@mcandg.com>  
**Subject:** RE: Tucker Trace - Tommy's Rd

**CAUTION:** External Email. Be careful when clicking links or opening attachments.

Mark,

Thank you for you taking the time this morning to walk through the revised plan and next steps with me.

As discussed, we would like to withdraw from the council meeting scheduled for February 2<sup>nd</sup>, in anticipation of being placed on the agenda for the April 6<sup>th</sup> hearing.

Regards,

### Gabe Bucklen

*Director of Land Development*

Cell: (304) 541-1722

[mcandgcapital.com](http://mcandgcapital.com) | [mcandg.com](http://mcandg.com)

5818 Watkins Rd, Wendell NC 27591



Marks Family of Brands

FAITH. FAMILY. DIRT.

---

**From:** Gabe Bucklen  
**Sent:** Monday, January 19, 2026 12:35 PM  
**To:** 'Robert Bartlett' [REDACTED]@bartletteng.com>; Kenny Talton [REDACTED]@goldsborongov.gov>; Mark Helmer [REDACTED]@goldsborongov.gov>; Charlie Yokley [REDACTED]@mcandg.com>  
**Cc:** Matt Botzum <[REDACTED]@mcandg.com>; Chris Bowley [REDACTED]@lennar.com>; Marsh, Collier R. <[REDACTED]@parkerpoe.com>  
**Subject:** RE: Tucker Trace - Tommy's Rd

Mark,

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

---

**TITLE:** SU-10-25 - Special Event Center (POE with ABC) – West side of N. Center St. between W. Mulberry and W. Walnut Streets

**DEPARTMENT:** Planning

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**BACKGROUND:**

The applicant has requested a Special Use Permit for the establishment of a special event center in Goldsboro’s downtown Central Business Zoning District.

**ADDRESS:** 123 N. Center St.

**PARCEL:** 2599-86-7139

**PROPERTY OWNER:** Bear Creek Plantation East, LLC

**APPLICANT:** Jennifer Strickland

The proposed Place of Entertainment with ABC permit is located in the Central Business Zoning District. The Central Business Zoning District is established to maintain and strengthen the concentration of commercial, service, residential and institutional uses that serve the entire community and region. The district encourages a mix of high intensity, pedestrian oriented uses compatibly designed and arranged around the existing compact core. The district is intended to safeguard the unique architectural character, social activity and cultural value of the downtown while promoting its continued success and redevelopment.

According to the City’s Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use located in the Central Business Zoning District:

1. Within that area of the CBD bounded by the south side of Ash Street, the east side of George Street, the north side of Elm Street and the west side of William Street, there shall be no minimum separation distance from residentially zoned or developed property. A fifty-foot separation distance shall be required for freestanding churches and schools.
2. There shall be no more than two such establishments, with the exception of microbreweries, located per City block, defined as the length of street between two intersections.
3. In the CBD, there shall be no minimum separation distance between two such establishments.
4. Within that area of the CBD bounded by the south side of Ash Street, the east side of

George Street, the north side of Elm Street and the west side of William Street there shall be no minimum off-street parking requirements.

5. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

The existing building and lot was formerly operated as the Artisan Village.

The City's Land Use Plan locates this parcel within the Mixed-Use Downtown land use designation. The Central Business District will maintain and strengthen the concentration of commercial, service, and residential uses that serve the entire community and region. The district encourages a mix of high intensity, pedestrian-oriented uses compatibly designed and arranged around the existing compact core. The district is intended to safeguard the unique architectural character, social activity and cultural value of the downtown while promoting its continued success and redevelopment.

#### **DISCUSSION:**

According to the applicant's submitted written narrative and floor plan, the proposed event center will be a place of entertainment available for users to reserve the commercial space for birthday parties, anniversaries, wedding receptions, retirement parties, private and nonprofit socials, etc. It will consist of a large assembly hall, bar space, audio-visual sound room, office spaces, restrooms, meeting rooms, storage areas and a caterer's kitchen. Approximately sixty (60) private parking spaces are available for use on site with access from N. James and E. Mulberry Streets.

If the special use permit is approved by City Council, a building permit and final inspection will be required for the upfit of the proposed event space to ensure that all life and safety codes have been satisfied before occupying the facility.

#### Days/Hours of Operation

- Monday-Sunday; 7:00 AM – 2:00 AM

Employees: TBD

#### **TRC REVIEW:**

Due to the nature of this proposal, TRC was not asked to review.

#### **BUDGET RELATIONSHIP:**

N/A

#### **STRATEGIC PLAN RELATIONSHIP:**

N/A

#### **STAFF RECOMMENDATION:**

Council shall now close the Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the February 2, 2026, City Council meeting.

**MANAGER'S RECOMMENDATION:**

---

**APPROVERS**

- Kenny Talton
- Mark Helmer
- Sakeithia Reece
- Laura Getz
- Matthew Livingston

**CITY COUNCIL WORK SHEET**  
**SU-10-25 BEAR CREEK PLANTATION EAST, LLC**  
**123 N. CENTER ST.**  
**PLACE OF ENTERTAINMENT (SPECIAL EVENT CENTER) WITH ABC PERMIT**

Staff comments in red.

1. The proposal is to establish a Place of Entertainment with ABC permits. Specifically, the proposal is for the establishment of a special event center.

- This use would not pose any immediate threat to public health or safety.
- Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
- Discuss conditions, if any that Council might impose in order to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
- Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger the public health or safety**

2. There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.

- Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
- Consider aspects of the proposed use of development that make it a public necessity. (*Note: most private applications for a special use permit will not rise to the level of a “public necessity”*)
- Discuss conditions, if any, that Council might impose to make this a finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
- Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. **The proposed use will be located in the Central Business Zoning District. The proposed use of a Place of Entertainment with ABC permit would be in harmony with this zoning district.**

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_\_ **Yes, the use will be in harmony with existing development and uses within the area in which it is located**

\_\_\_\_ **No, the use will not be in harmony with existing development and uses within the area in which it is located**

4. **The Land Use Plan shows the property as being in the Mixed-Use Downtown land use designation. The proposed use will not serve as a detriment to this designation, and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.**

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_\_ **Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

\_\_\_\_ **No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

Received Date: 9/9/25  
Initials: PDS

Application Fee: \$400 (Includes advertisement fee)

**SPECIAL USE PERMIT APPLICATION**

For Office Use Only:

Application Number: SU-10-25 Date processed: 12/11/25  
 Fee Type:  Cash  Check # 1023  Credit Card Initials: 12/11/25

**Applicant Acknowledgement:**

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](http://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 Special Use intends to operate. See attached sheet for common things expected on site plan.

Applicant Signature: [Signature]

Application is hereby made to the City Council of the City of Goldsboro for a Special Use Permit (Complete the following information):

Property Address: 123 N. Center St.  
 Proposed Use: Event Center CAPACITY LESS THAN 300  
 Number of Employees/Shift: 1 Days/Hours of Operation: Mon - Sund. 7am - 7am  
 Outdoor Storage:  Yes  No Storage Type: [Redacted]  
 Total Acreage: 1.5 Frontage: 55 ft. Depth: 412 ft.  
 Wayne Co. Pin #: 2599-86-7139 Current Zoning: CBD

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

Applicant (Print): Dear Creek Plantation LLC  
 Applicant Address: AO, 1185 City, State, Zip: Goldsboro 27533  
 Applicant Phone: 919- [Redacted] Applicant Email: [Redacted] Billy.Frick@ncd.com  
 Owner (Print): Jennifer Strickland  
 Owner Address: AO, 1185 City, State, Zip: Goldsboro 27533  
 Owner Phone: 919- [Redacted] Owner Email: [Redacted] Hotmail.com

(If owner differs from applicant a Owners Authorization Form is required upon submission)

**SIGNATURE REQUIRED**

Billy Strickland  
Applicant - Printed

[Signature]  
Applicant Signature

9/5/25  
Date

**CITY OF GOLDSBORO  
OWNER'S AUTHORIZATION**

IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:

Please check the applicable box(es):

9/25  
N/A

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan          | <input type="checkbox"/> Board of Adjustment - Variance |
| <input type="checkbox"/> Subdivision         | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Home Occupation Permits        |

This authorization must be completed and submitted at time of application. I/(WE)

Jennifer Strickland do(es) hereby certify that I/(WE)  
(Name of owner(s) of subject property)

am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:

Billy Strickland to submit an application  
(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):

2594-86-7139

Property Address:

123 N. Center

Jennifer Strickland  
Property Owner - Print

Jennifer Strickland 9/25  
Property Owner Signature Date

**NOTARY STATEMENT**

Sworn to and subscribed before me the 9th day of September, 2025

Notary Public in and for the State of North Carolina, County of Wayne

I, Deborah Lynn Chapman, Notary Public, do hereby certify that  
(name of individual(s) personally appeared before me on this

day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 9th day of September, 2025.



Deborah Lynn Chapman  
Official Signature of Notary

Deborah Lynn Chapman  
Notary printed or typed name

SEAL

My commission expires: 3/24/2030



December 11, 2025

Goldsboro City Planning Department  
134 N. John Street  
Goldsboro, NC 27530

Dear Planning Department Members,

My name is Jennifer Strickland and I am the owner of Bear Creek Plantation, LLC. (BCP, LLC) BCP, LLC is the owner of the property located at 123 South Center Street, Goldsboro, NC. I am so incredibly excited to share with you, my vision for this property.

My plan for 123 South Center Street, is to create an upscale event center, that has been named Palmetto and Pine. Palmetto and Pine (P&P), will be a place of entertainment, where families can hold birthday parties and wedding receptions, where Seymour Johnson Air Force Base and the City of Goldsboro can host retirement parties and non-profits can host vendor fairs and Christmas socials. The options are endless!

P&P offers an open floor plan, where the renter can create their own vision. The facility includes a bar space, a sound room, an area for catering set-up and plenty of space for a stage if needed. There are also Bride and Groom rooms and an area for a caterer to hold food as they stock buffet tables. P&P also has ample parking space behind the facility, thus eliminating any stress on Center Street parking options.

Because I expect the facility to be booked for an incalculable number of types of events, I would like to apply for a special use ABC permit as well.

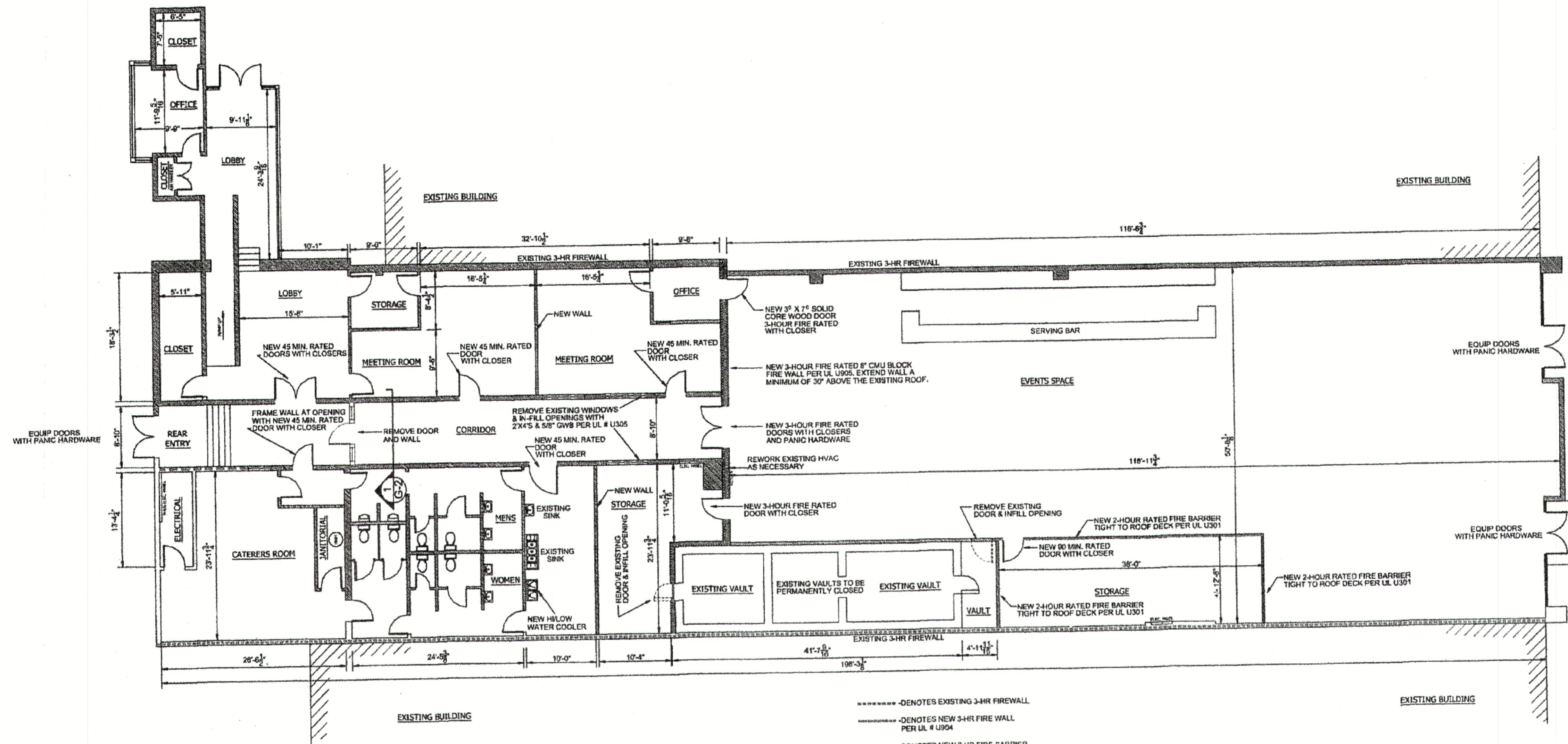
I truly hope to have P&P open and running by Fall, 2026. I look forward to meeting with you all and answering any questions that you may have.

Sincerely,

Jennifer Smith Strickland

(919) [REDACTED]

[REDACTED]@hotmail.com

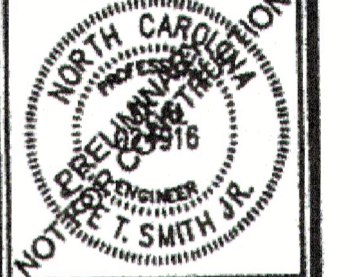


1  
G-1  
**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

- - - - - DENOTES EXISTING 3-HR FIREWALL
- - - - - DENOTES NEW 3-HR FIRE WALL PER UL # U904
- - - - - DENOTES NEW 2-HR FIRE BARRIER PER UL # U301
- - - - - DENOTES NEW 1-HR FINE PARTITION PER UL # U305

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**SMITH ENGINEERING AND DESIGN, P.A.**  
 1103 Granite Place, Suite A  
 Goldsboro, N.C. 27534  
 Corporation License No. C-2241  
 Phone: 919.736.2141 Fax: 919.736.2142



NO.	DATE	DESCRIPTION

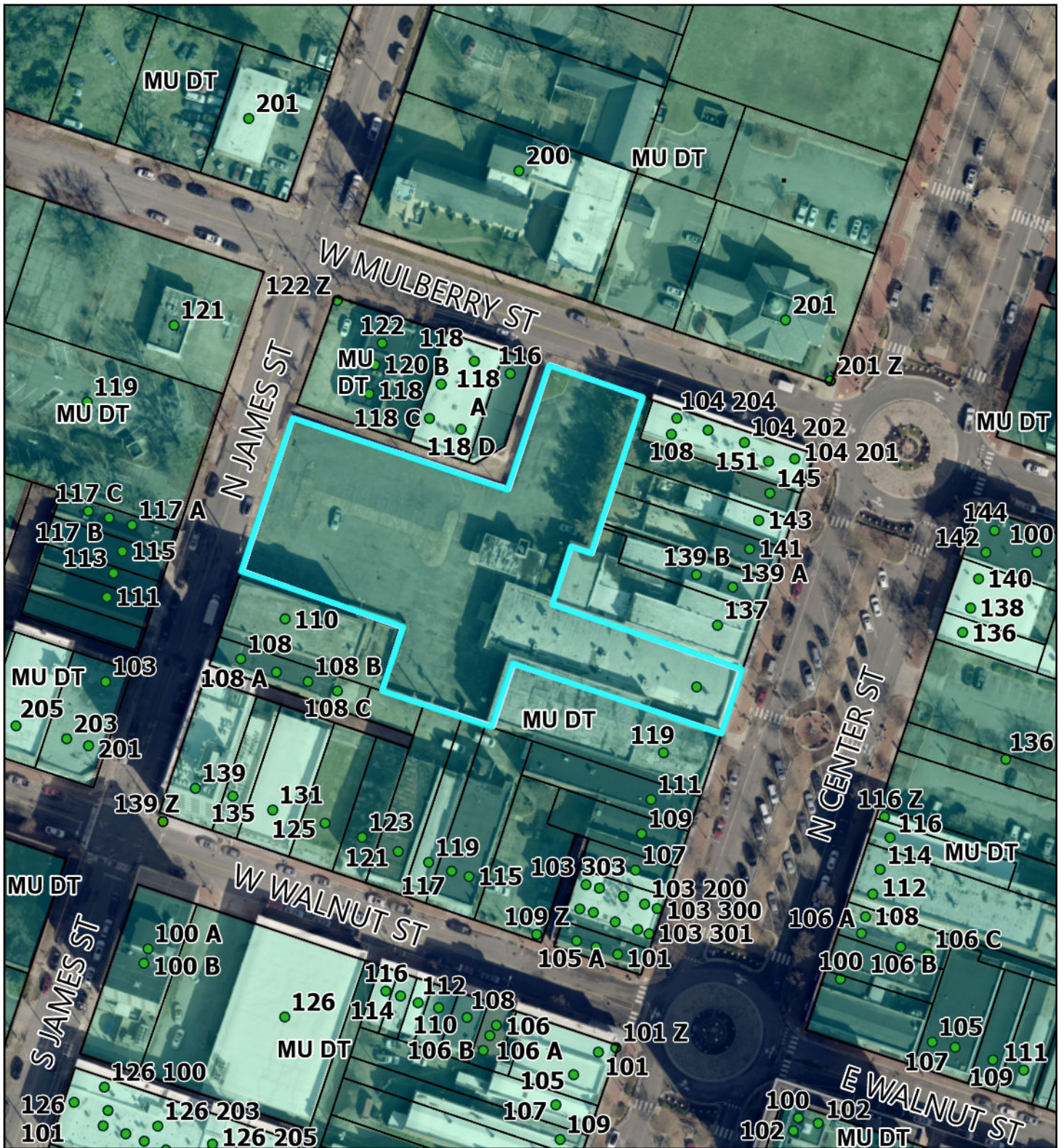
NO.	DATE	DESCRIPTION

**P & P Events Center**  
 123 N. Center St.  
 Goldsboro, NC 27530

DATE: 20 October 2025  
 DRAWN BY: J.S.  
 SCALE: 1/8" = 1'-0"

**G-1**

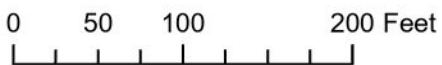
RECEIVED  
 CITY OF GOLDSBORO  
 PLANNING DEPARTMENT  
 DATE: 12/10/25

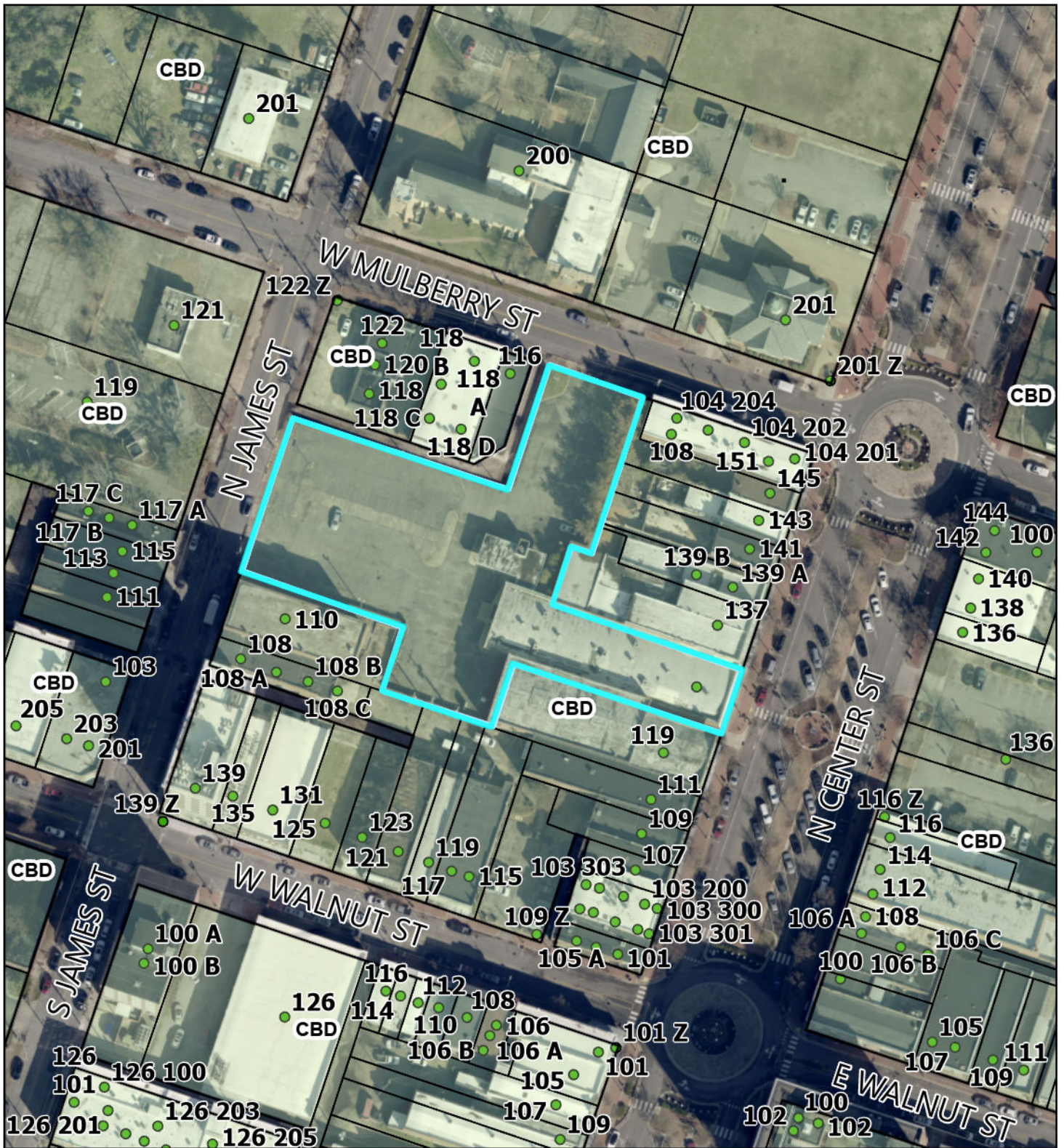


**Case Number: SUP-10-25**  
**Request: Event Space**  
**Applicant: Bear Creek Plantation, LLC**  
**123 North Center Street**  
**PIN# 2599-86-7139**

**Legend**

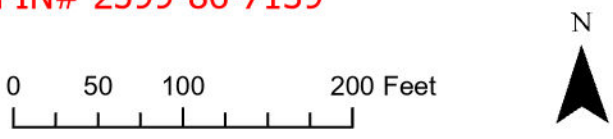
- |  |  |
|--|--|
| <p><b>Future Land Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Office and Institutional</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Conservation</li> </ul> | <p><b>Mixed Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0f0f0; border: 1px solid black; margin-right: 5px;"></span> Mixed Use - Downtown</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d8bfd8; border: 1px solid black; margin-right: 5px;"></span> Mixed Use I</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0e6f0; border: 1px solid black; margin-right: 5px;"></span> Mixed Use II</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f5deb3; border: 1px solid black; margin-right: 5px;"></span> High Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> Rural Residential/ Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Property Lines selection</li> </ul> |
|--|--|





Case Number: SUP-10-25  
 Request: Event Space  
 Applicant: Bear Creek Plantation, LLC  
 123 North Center Street  
 PIN# 2599-86-7139

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





## PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,  
Planning Director

---

### **Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, February 2, 2026 in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**SU-10-25 Bear Creek Plantation, LLC:** The applicant is requesting a special use permit to operate an event space on property located within the Central Business Zoning District (CBD). The property considered for approval is located on the west side of North Center Street approximately 260 feet north of its intersection with West Walnut Street. The property is further identified as NCPIN# 2599867139.

**SU-01-26 Kim Henderson:** The applicant is requesting a special use permit to allow for an accessory dwelling on property within a Residential-20 (R-20) zoning district. The property considered for approval is located on the southwest side of the intersection of Plantation Road and Livingston Drive and further identified as Wayne Co. Pin# 2691457788.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-10-25, were notified by first class mail on 1-16-26.

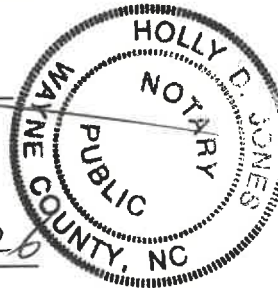
Mark E. Helmer  
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

16<sup>th</sup> day of January, 2025

Holly D Jones  
Notary Public Name



My Commission expires on July 29, 2026  
(Seal)

Adjacent Property Owners of  
SUP-10-25

PIN	Owner	Address	City	State	Zip Code
2599864237	THOMPSON FAMILY PROPERTIES & INVESTMENTS LLC	405 COVENANT ROCK LN	HOLLY SPRINGS	NC	27540-5931
2599865198	THOMPSON FAMILY PROPERTIES & INVESTMENTS LLC	405 COVENANT ROCK LN	HOLLY SPRINGS	NC	27540-5931
2599857845	EDWARDS SHIRLEY M &	1766 TOMMY'S RD	GOLDSBORO	NC	27534-7990
2599866161	JOHNSON EVELYN H	185 S US 13 HWY	DUDLEY	NC	28333-5401
2599858945	J'S AND G'S PROPERTIES LLC	205 HOOPING CRANE LN	GOLDSBORO	NC	27530-7043
2599862289	HODGIN SALLIE P ETAL	7637 POWELL HOOKS RD	LUCAMA	NC	27851-9121
2599868045	WAYNE PREGNANCY CARE CENTER INC	PO BOX 1235	GOLDSBORO	NC	27533-1235
2599865018	WNB LANDLORD LLC	8601 SIX FORKS RD	RALEIGH	NC	27615-5276
2599856823	WEIL DAVID	PO BOX 2063	GOLDSBORO	NC	27533-2063
2599869218	WILLIAMS ANTONIO	143 N CENTER ST	GOLDSBORO	NC	27530-3620
2599866085	WINDS ALOFT INVESTMENT GROUP LLC	720 WILLBROOK CIR	SNEADS FERRY	NC	28460-9378
2599858959	MERRITT HOLDINGS LLC	101 N RANDOLPH ST	GOLDSBORO	NC	27530-5326
2599867139	BEAR CREEK PLANTATION EAST LLC	PO BOX 1185	GOLDSBORO	NC	27533-1185
2599866349	DIVERSIFIED PROPERTY INVESTMENTS LLC	122 N JAMES ST	GOLDSBORO	NC	27530-3629
2599865650	WOODARD CHARLES D	209 WALNUT CREEK DR	GOLDSBORO	NC	27534-8992
2599869447	A & S PROPERTIES OF GOLDSBORO LLC	PO BOX 10549	GOLDSBORO	NC	27532-0549
2599950963	CAIFU LLC	106 COVENTRY DR	GOLDSBORO	NC	27530-8898
2599868130	WOOTEN DEVELOPMENT COMPANY	504 N SPENCE AVE	GOLDSBORO	NC	27534-4203
2599856887	POUR PEOPLE LLC	106 COVENTRY DR	GOLDSBORO	NC	27530-8898
2599867356	MULBERRY JUNCTION LLC	1560 STANBURY RD SW	SUPPLY	NC	28462-6038
2599867022	MOORE ODELL	115 NORTH GEORGE ST	GOLDSBORO	NC	27530-3624
2599864221	CRUMPLER MARSHALL	117 CASHWELL DR	GOLDSBORO	NC	27534-7521
2599961157	ONE HOUR CLEANERS	OF WILSON INC	GOLDSBORO	NC	27534-4525
2599864111	HODGIN SALLIE P ETAL	7637 POWELL HOOKS RD	LUCAMA	NC	27851-9121
2599951936	COTTON RIDGE HOLDINGS LLC	112 N WILLIAM ST	GOLDSBORO	NC	27530-3702
2599863114	EAGLE LANDLORD LLC	7780 BRIER CREEK PKWY	RALEIGH	NC	27617-7849
2599950859	RIVERA NOE MEJIA	1406 SUNSET DR	GOLDSBORO	NC	27534-3493
2599856823	NORRIS PETE MINISTRIES INC	PO BOX 2	GOLDSBORO	NC	27533-0002
2599867672	CH EPISCOPAL CHURCH OF GOLDSBO	UNKNOWN	<Null>	<Null>	00000-0000
2599864119	DANIELS DEVELOPMENT OF GOLDSBORO LLC	PO BOX 10337	GOLDSBORO	NC	27532-0337
2599857968	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533-9701
2599961034	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533-9701
2599868042	M L HOWELL INVESTMENTS LLC	107 MINNIE DR	PRINCETON	NC	27569-7052
2599856897	TUFANO MICHELLE	26018 MILLS RIDGE CT	KINGWOOD	TX	77339-3159
2599866015	JOHNSON EVELYN H	185 S US 13 HWY	DUDLEY	NC	28333-5401

Adjacent Property Owners of  
SUP-10-25

2599865076	JOHNSON EVELYN H	185 S US 13 HWY	DUDLEY	NC	28333-5401
2599867543	CH EPISCOPAL CHURCH OF GOLDSBO	UNKNOWN	<Null>	<Null>	00000-0000
2599869310	GOLDSBORO DEVELOPMENT GROUP LLC	2712 ISAAC DR	GOLDSBORO	NC	27530-8119
2599857893	HOUSING AUTHORITY OF THE CITY OF GOLDSBORO	700 N JEFFERSON AVE	GOLDSBORO	NC	27530-3135
2599855876	NORRIS PETE MINISTRIES INC	PO BOX 2	GOLDSBORO	NC	27533-0002
2599854950	WAYNE COUNTY	PO BOX 227	GOLDSBORO	NC	27533-0227
2599869203	BOYETTE CHRIS ENTERPRISES LLC	PO BOX 986	GOLDSBORO	NC	27533-0986
2599961250	ONE HOUR CLEANERS	OF WILSON INC	GOLDSBORO	NC	27534-4525
2599865047	WNB LANDLORD LLC	8601 SIX FORKS RD	RALEIGH	NC	27615-5276
2599961010	DOWNTOWN GOLDSBORO DEVELOPMENT CORPORATION	116 N CENTER ST	GOLDSBORO	NC	27530-3621
2599866044	UNDERWOOD DAVID M	302 ERAINTREE LN	GOLDSBORO	NC	27534-8260
2599961275	ONE HOUR CLEANERS & LAUNDRY OF	WILSON INC	GOLDSBORO	NC	27534-4525
2599868479	EPISCOPAL DIOCESE OF EAST CAROLINA TRUSTEES	PO BOX 1336	KINSTON	NC	28503-1336
2599869565	VESTRY OF ST STEPHENS EPISCOPAL CHURCH	200 N JAMES ST	GOLDSBORO	NC	27530-3631
2599869206	SANCHEZ SERGIO	2814 RIDGECREST DR	GOLDSBORO	NC	27534-3401
2599857826	CHEN PATRICK Z & LAW BEN WAM C	2915 US HWY 70 W	GOLDSBORO	NC	27530-9561
2599856868	MONROE TINA	112 WOODS DR	DUDLEY	NC	28333-9419
2599867004	UNITED CHURCH MINISTRIES	OF WAYNE CO INC	GOLDSBORO	NC	27530-3650
2599961047	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533-9701
2599961162	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533-9701
2599960505	A & S PROPERTIES OF GOLDSBORO LLC	PO BOX 10549	GOLDSBORO	NC	27532-0549
2599864223	DAVIS RODERICK A	1465 PINEVIEW CEMETERY RD	SEVEN SPRINGS	NC	28578-9001
2599865184	DAVIS RODERICK A	1465 PINEVIEW CEMETERY RD	SEVEN SPRINGS	NC	28578-9001
2599864682	WOODARD CHARLES D	209 WALNUT CREEK DR	GOLDSBORO	NC	27534-8992
2599868270	UNDERWOOD VICTORIA N	3102 CASHWELL DR	GOLDSBORO	NC	27534-4460
2599864235	DAVIS RODERICK A	1465 PINEVIEW CEMETERY RD	SEVEN SPRINGS	NC	28578-9001
2599856858	ATLAS DEVELOPMENT COMPANY	po box 10907	GOLDSBORO	NC	27532-0907
2599863376	WNB PARKING LLC	7780 BRIER CREEK PKWY	RALEIGH	NC	27617-7849
2599858932	DANIELS DEVELOPMENT OF GOLDSBORO LLC	PO BOX 10337	GOLDSBORO	NC	27532-0337
2599863377	MCNAIR KIMBERLEY	1700 E ASH ST	GOLDSBORO	NC	27530-4097
2599963000	CITY OF GOLDSBORO	PO BOX A	GOLDSBORO	NC	27533-9701
2599867317	MULBERRY JUNCTION LLC	1560 STANBURY RD SW	SUPPLY	NC	28462-6038
2599863163	DANIELS DEVELOPMENT OF GOLDSBORO LLC	PO BOX 10337	GOLDSBORO	NC	27532-0337
2599869323	ZEBULON MINI-STORAGE GROUP LLC	PO DRAWER E	GOLDSBORO	NC	27533-9705
2599950960	RIVERA NOE MEJIA	1406 SUNSET DR	GOLDSBORO	NC	27534-3493
	Jennifer Strickland	PO Box 1185	Goldsboro	NC	27533

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** SU-01-26 – 100 Plantation Rd. (Accessory Dwelling) – Southwest side of the intersection of Plantation Road and Livingston Drive

**DEPARTMENT:** Planning

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**BACKGROUND:**

**ADDRESS:** 100 Plantation Rd. Goldsboro, NC 27530

**PARCEL:** 2691-45-7788

**PROPERTY OWNER:** Kim Henderson

**APPLICANT:** Kim Henderson

The applicant requests a Special Use Permit to build an accessory dwelling located in the Residential (R-20) Zoning District.

The Residential (R-20) Zoning District is established to accommodate rural density, single-family residential uses and to ensure the protection of open space. This district is intended to maintain low densities where the provision of City sewer and water may not be complete. It discourages 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 minimum lot size is twenty thousand square feet.

According to the City’s Unified Development Code, accessory dwellings are permitted in all single-family zoning districts or developed lots with the exception of the Agriculture (AG) zoning district only after the obtainment of a Special Use Permit approved by City Council.

In addition, the following are approval criteria for the proposed use:

1. Accessory dwellings/apartments must comply with all applicable local, state and federal housing codes. Only one accessory dwelling or apartment may be permitted per lot.
2. The accessory dwelling or accessory apartment shall not exceed forty percent (40%) of the square footage of the livable area of the principal structure or one thousand one hundred square feet of gross floor area, whichever is less.
3. An accessory dwelling shall be sited to the rear of the principal structure. All accessory dwellings shall meet the setback requirements established for the principal structures of the district in which they are located.
4. The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, roof pitch, window detailing, roofing materials and foundation or

skirting appearance. Manufactured homes shall not be pulled up to or attached to the principal residence and be considered an accessory dwelling or accessory apartment.

5. Where there is no public sanitary sewer service to the accessory dwelling, the County Health Department shall approve sanitary sewer services provided to such accessory dwelling before construction begins.

Frontage: Approx. 220 ft. (Plantation Road)

Zoning: Residential-20 (R-20)

Area: 26,312.3 sq. ft. or .6 acres

The site is currently occupied by a 1 -story 2,295 sq. ft. single-family residential home.

The City's Land Use Plan locates this parcel within the Medium Density Residential land use designation. The City of Goldsboro Comprehensive Land Use Plan emphasizes that the intent of this designation is to allow for medium density, single-family residential uses and prohibit all activities of a commercial nature, except certain home occupations.

**DISCUSSION:**

According to the applicant, the 21 ft. x 37 ft., one-story proposed accessory dwelling will be 777 sq. ft. with a 10 ft. x 37 ft. covered porch. The accessory structure will not exceed forty percent (40%) of the livable area of the principal structure.

**TRC REVIEW:**

Due to the nature of this proposal, review by the City Technical Review Committee is not necessary. If the Special Use Permit is approved, the applicant will be required to apply for a residential building permit application showing that the proposed structure meets the requirements of the North Carolina State Building Code.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

Council shall now close the Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition. The Mayor shall sign the Order to Approve or Deny, that reflects the results of the hearing and deliberation at the February 2, 2026, City Council meeting.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mark Helmer

Sakeithia Reece

Laura Getz

Matthew Livingston

**CITY COUNCIL WORK SHEET**  
**SU-01-26**  
**100 PLANTATION ROAD**  
**(ACCESSORY DWELLING)**

Staff comments in red.

1. The proposal is for an accessory dwelling. This use would not pose any immediate threat to public health or safety.

- Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
- Discuss conditions, if any that Council might impose in order to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
- Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger public health or safety**

2. There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.

- Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
- Consider aspects of the proposed use of development that make it a public necessity. *(Note: most private applications for a special use permit will not rise to the level of a “public necessity”)*
- Discuss conditions, if any, that Council might impose to make this a finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
- Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. The proposed use will be located in the Residential-20 (R-20) Zoning District. The proposed use for an accessory dwelling would be in harmony with this zoning district.

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_\_ Yes, the use will be in harmony with existing development and uses within the area in which it is located

\_\_\_\_ No, the use will not be in harmony with existing development and uses within the area in which it is located

4. The Land Use Plan shows the property as being in the Medium Density Residential land use designation. The proposed use will not serve as a detriment to this designation and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_\_ Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan

\_\_\_\_ No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan

**SPECIAL USE PERMIT APPLICATION**

Development Name

Proposed Land Use ADU

Project location or address 100 Plantation Rd Goldsboro NC

PIN# 2691457788

Project type?  Single Family  Townhouse  Multi-Family  Non-Residential  PUD/Mixed Use

Number of Employees per shift N/A Days/Hours of Operation \_\_\_\_\_

Outdoor Storage:  Yes  No Storage Type: \_\_\_\_\_

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

**PROPERTY OWNER INFORMATION**

Name Kim Henderson

Address 100 Plantation Rd Goldsboro NC

Phone 1240 [REDACTED] Email [REDACTED]@gmail.com

**OWNER/DEVELOPER INFORMATION**

Company Name

Contact Name

Address

Phone

Email

**CONSULTANT/ENGINEERING FIRM**

Company Name

Contact Name

Address

Phone

Email

## ZONING INFORMATION

Zoning District <u>R-20</u>	Frontage <u>220</u>	Depth <u>90</u> <i>(corner lot)</i>
Total acreage (If more than one district, provide the acreage of each): <u>.60</u>		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## ENVIRONMENTAL QUALITY DATA INFORMATION

Existing Impervious Surface acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Watershed Protection Area	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FEMA Map Panel	Base Flood Elevation

## SITE DATA

Total value of project at buildout	Total densities per zoning district
Total # of lots	Acreage in active open space
Total # residential Units	Acreage in passive open space
Linear feet of new roadways	Linear feet of new sewer mains
Linear feet of new water mains	Linear feet of new sidewalks
Proposed sewer allocation	Linear feet in new trails

## SIGNATURE BLOCK (Applicable to all Developments)

**(2 paper copies of plans, and digital copies of all plans and applications required.)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed plan as approved by the City.

I hereby designate Kim Henderson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project conforms to all application requirements applicable with the proposed development use.

Signature <u>[Signature]</u>	Date <u>12/22/2025</u>
Signature	Date

Application Fee: \$ 400 (Includes advertisement fee)

Fee Type:  Cash  Check # 595  Credit Card

Application Number: 54-1-26

Date processed: 1-2-26 Initials: [Initials]

Livingston Drive

Front of House

Existing  
1781  
sqft

60 ft

Existing

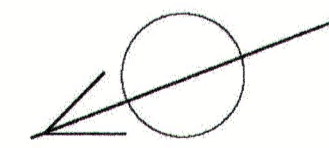
10 ft

NEW  
710  
sqft

48 ft

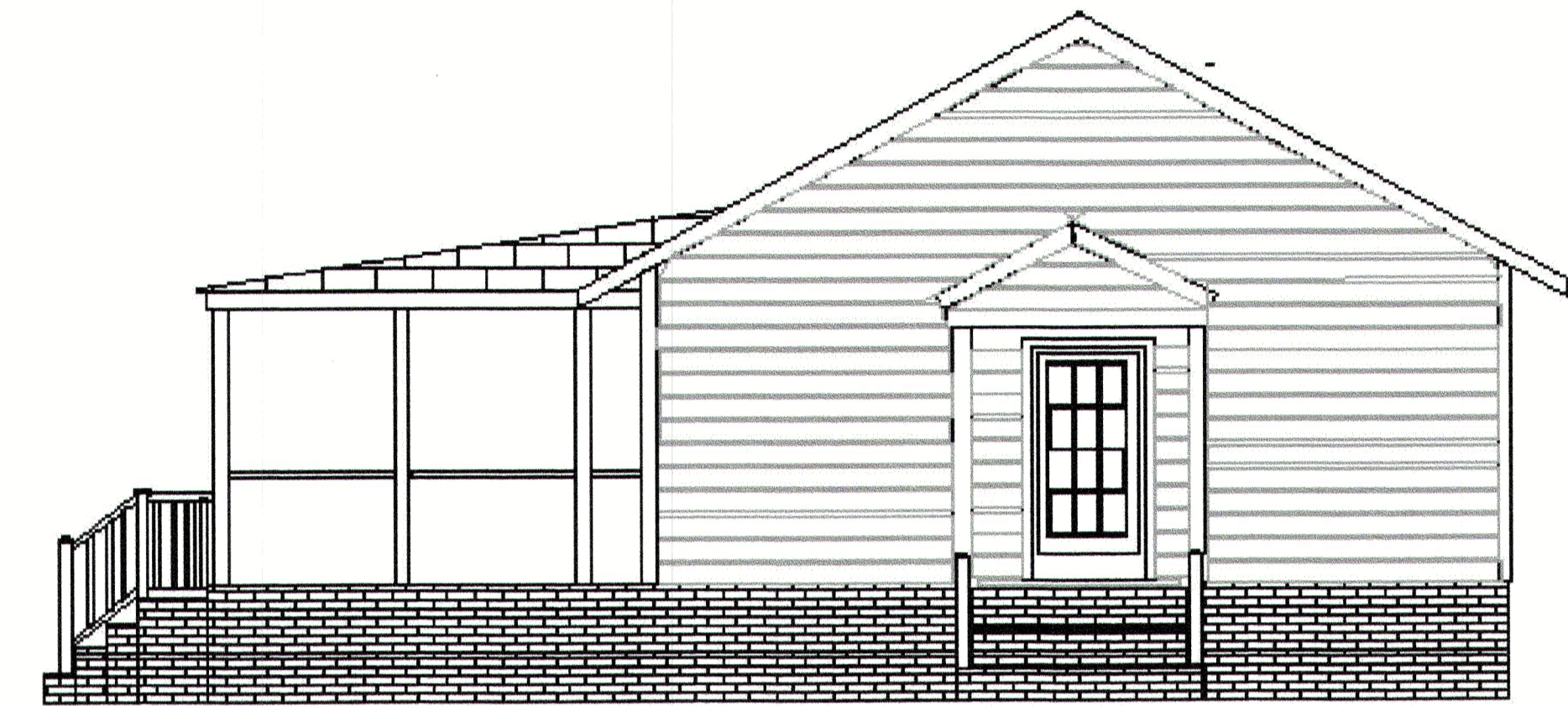
51 ft

17 ft

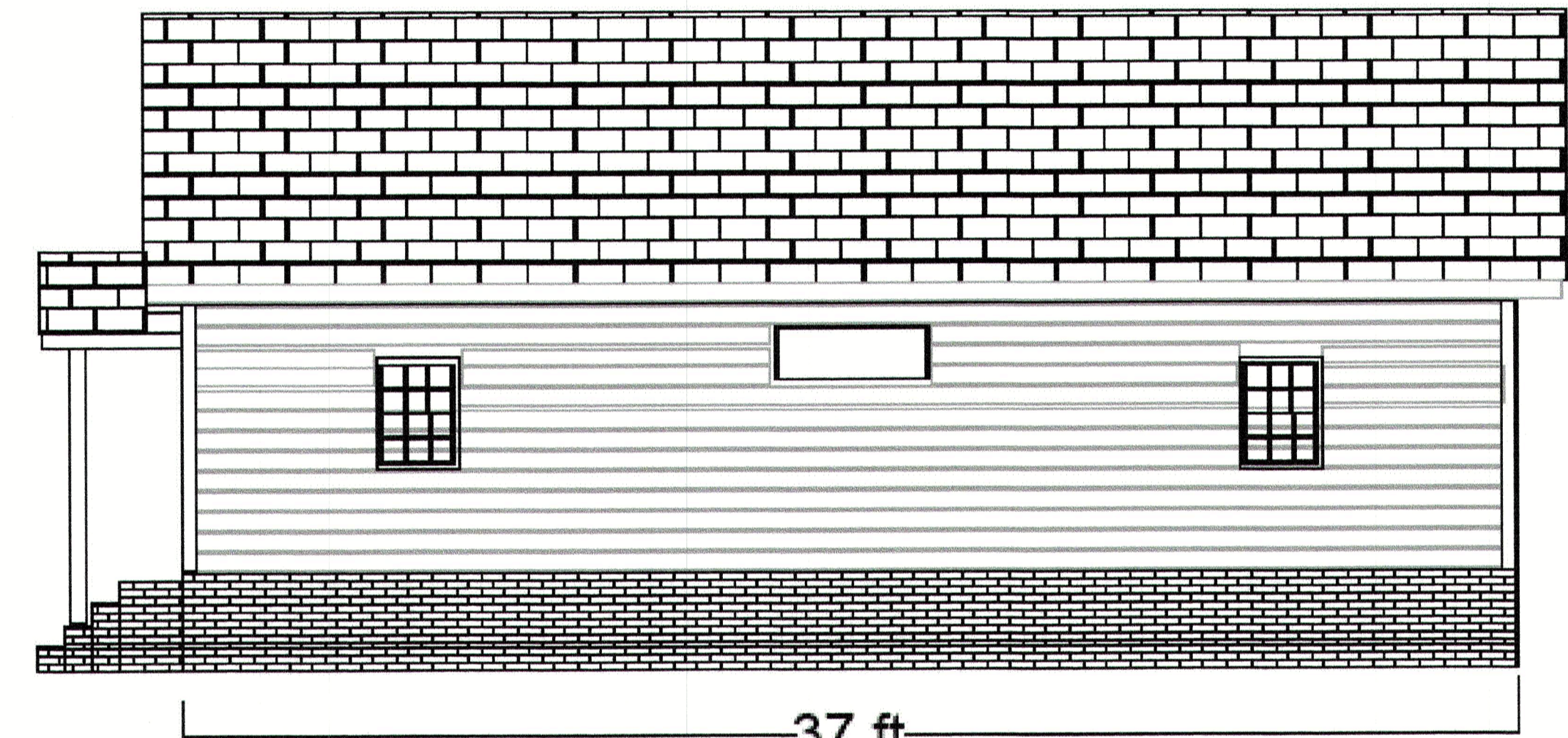


100 Plantation Road

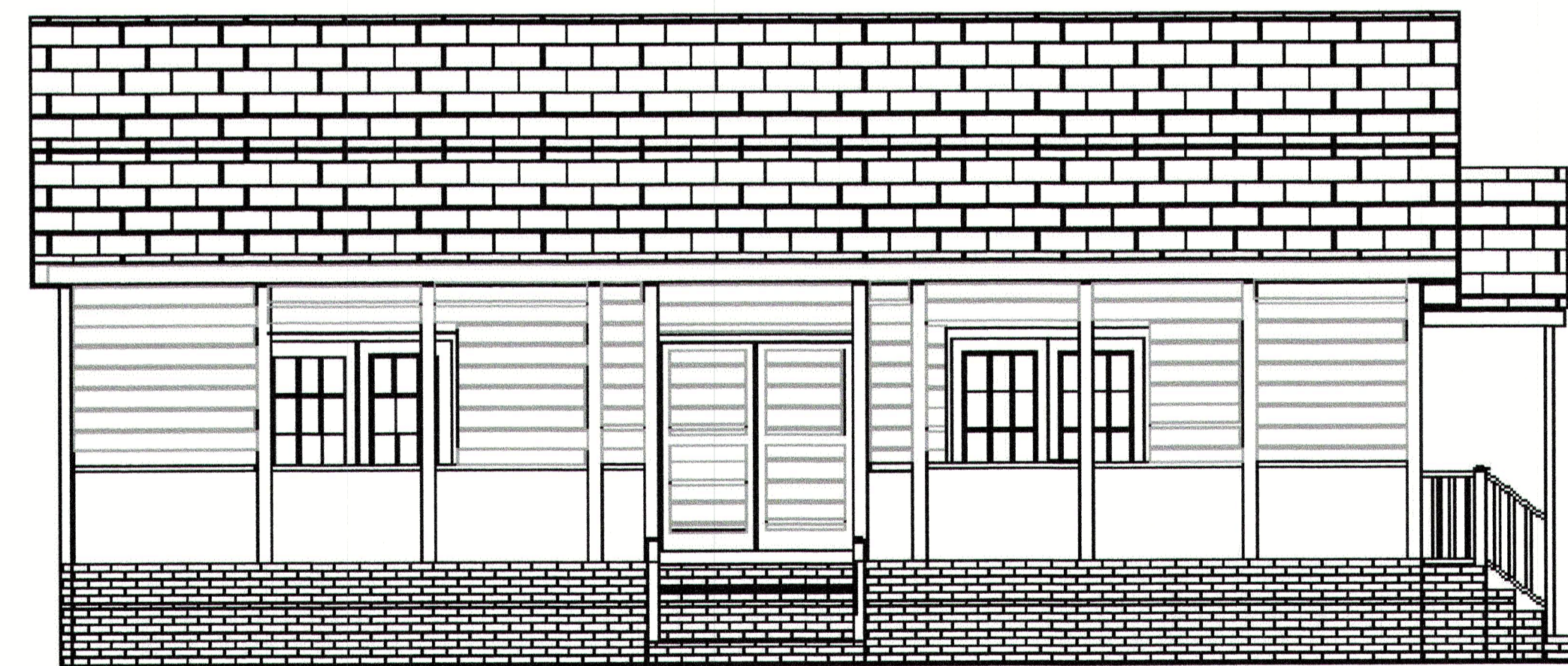
Topo overview  
Scale 3/32 : 1



10 ft 21 ft



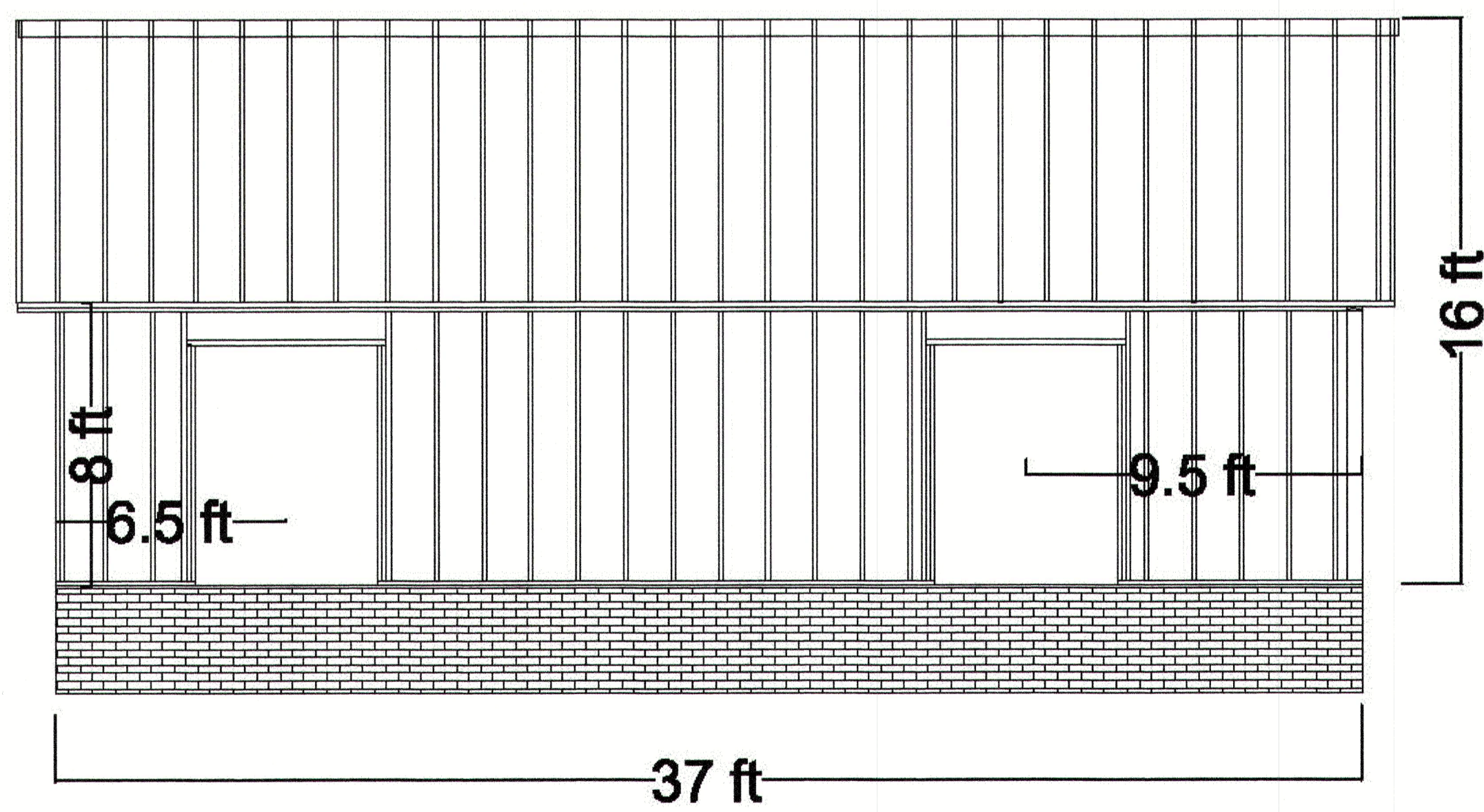
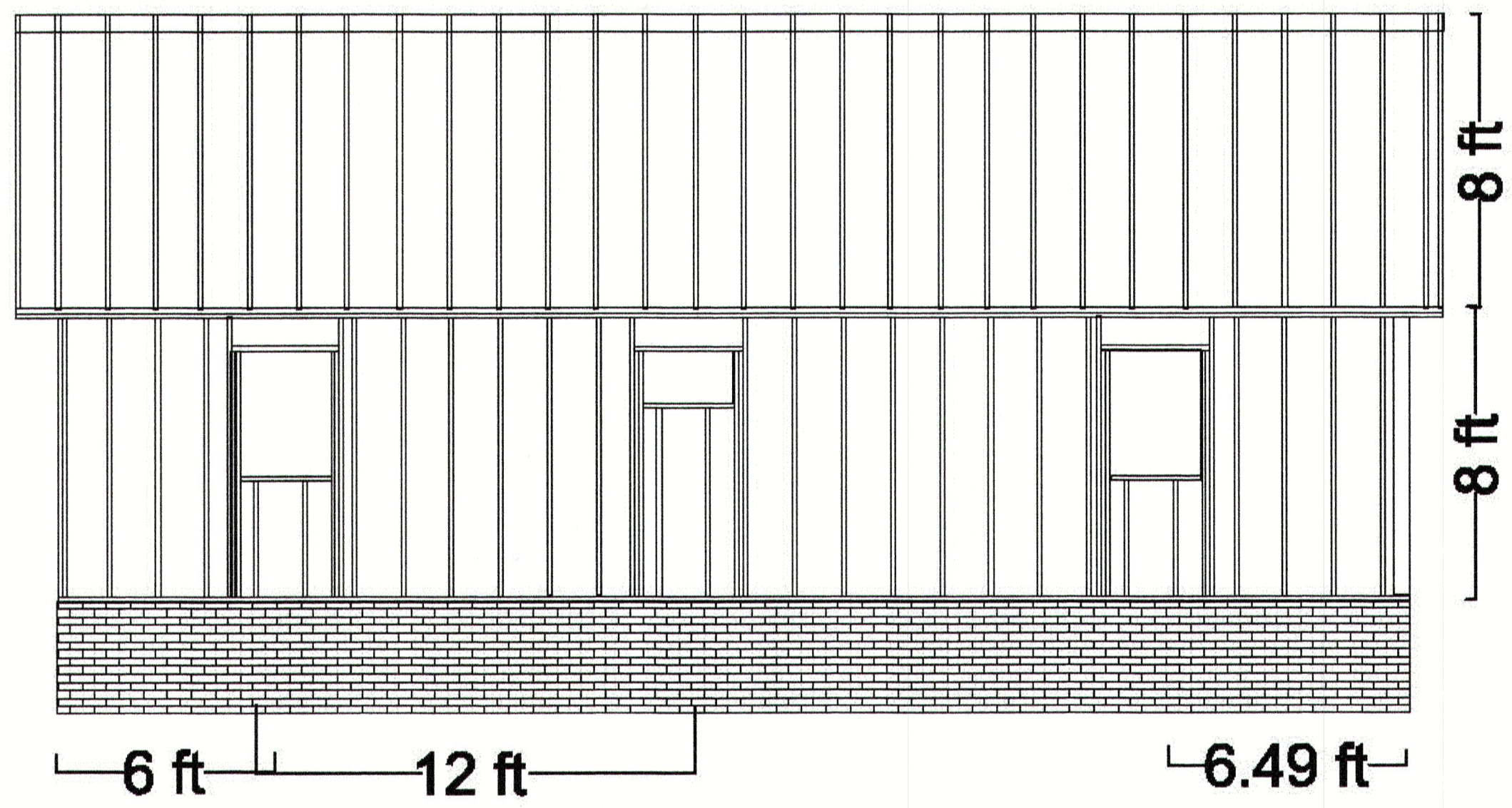
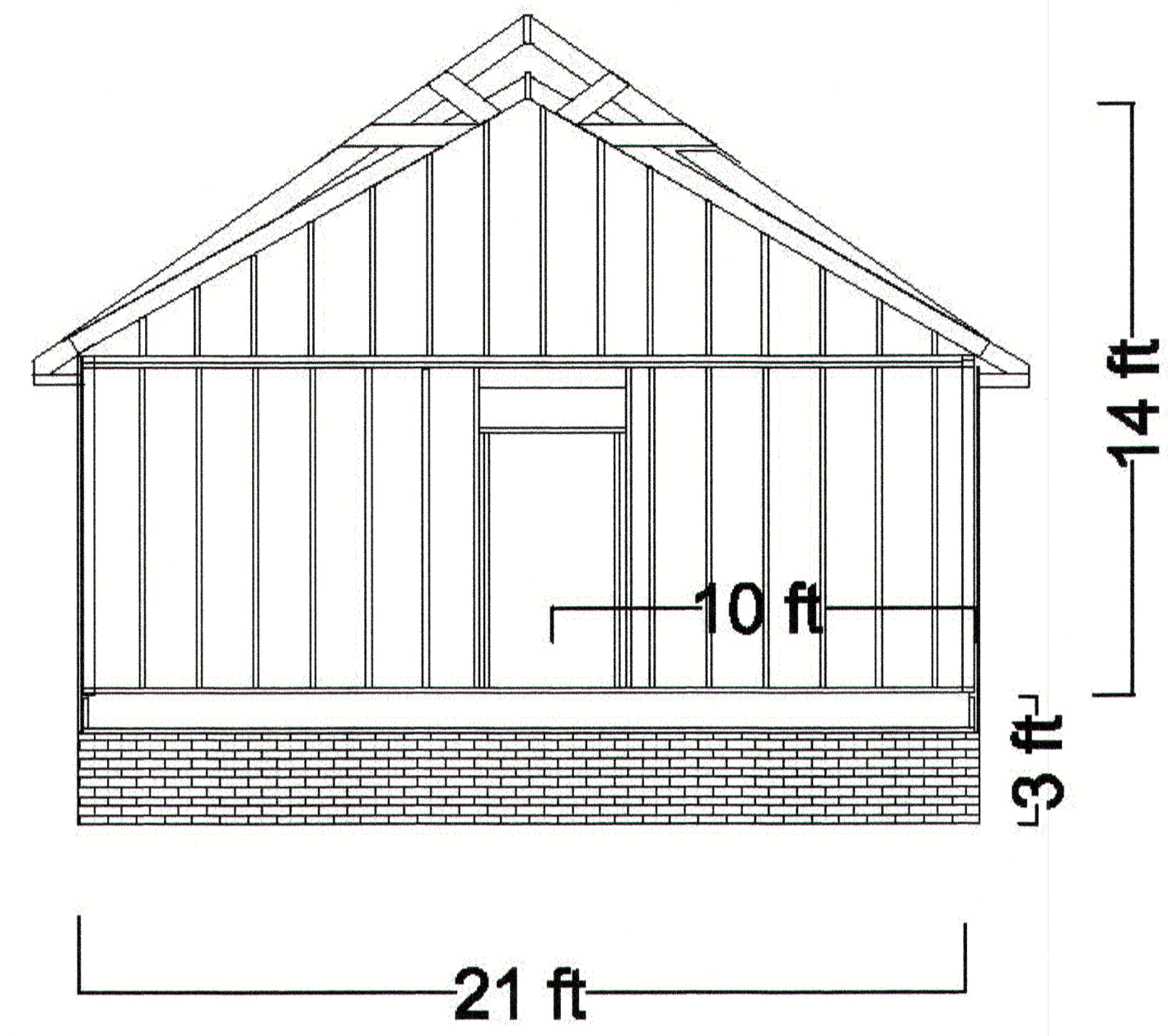
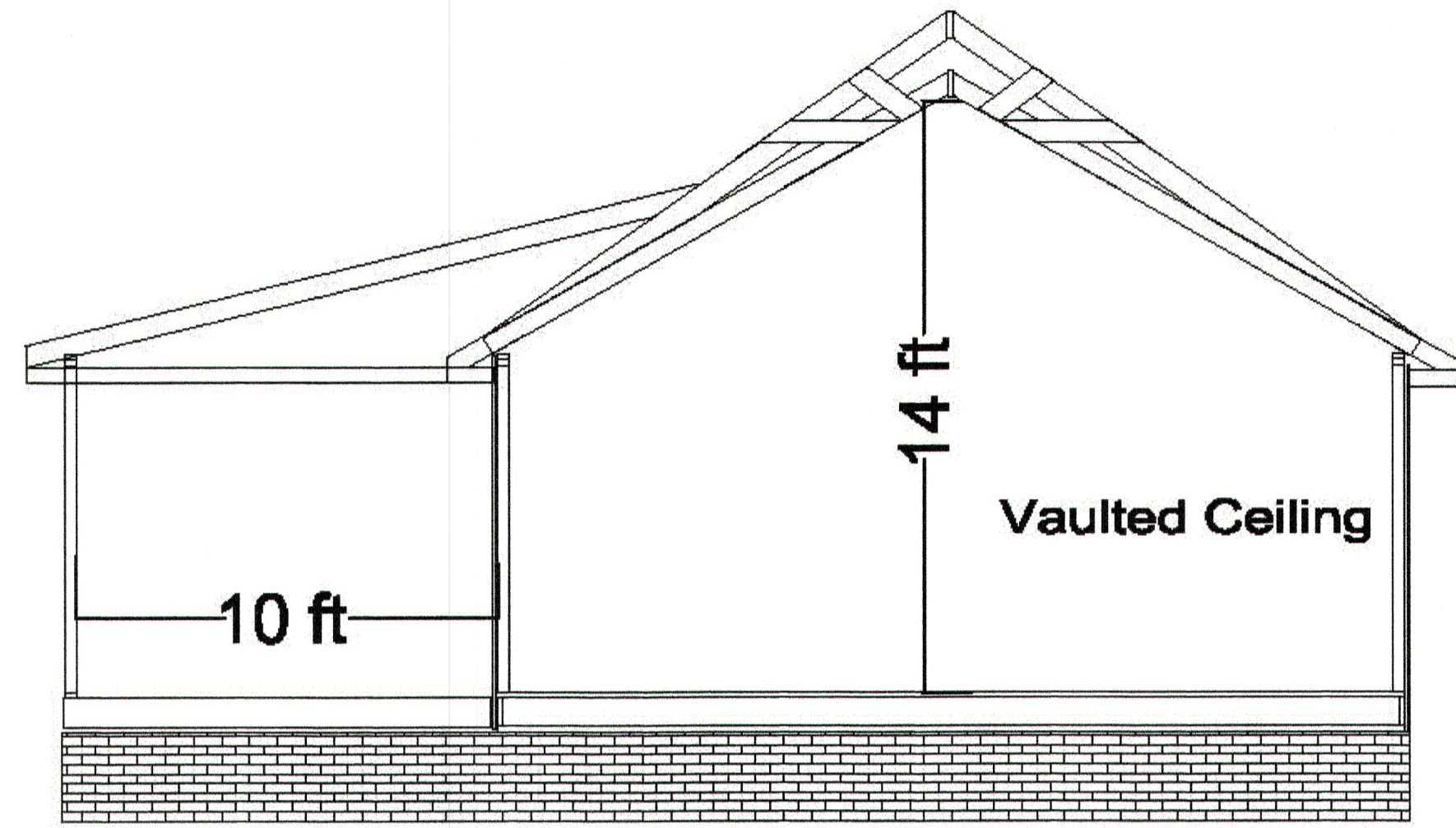
37 ft



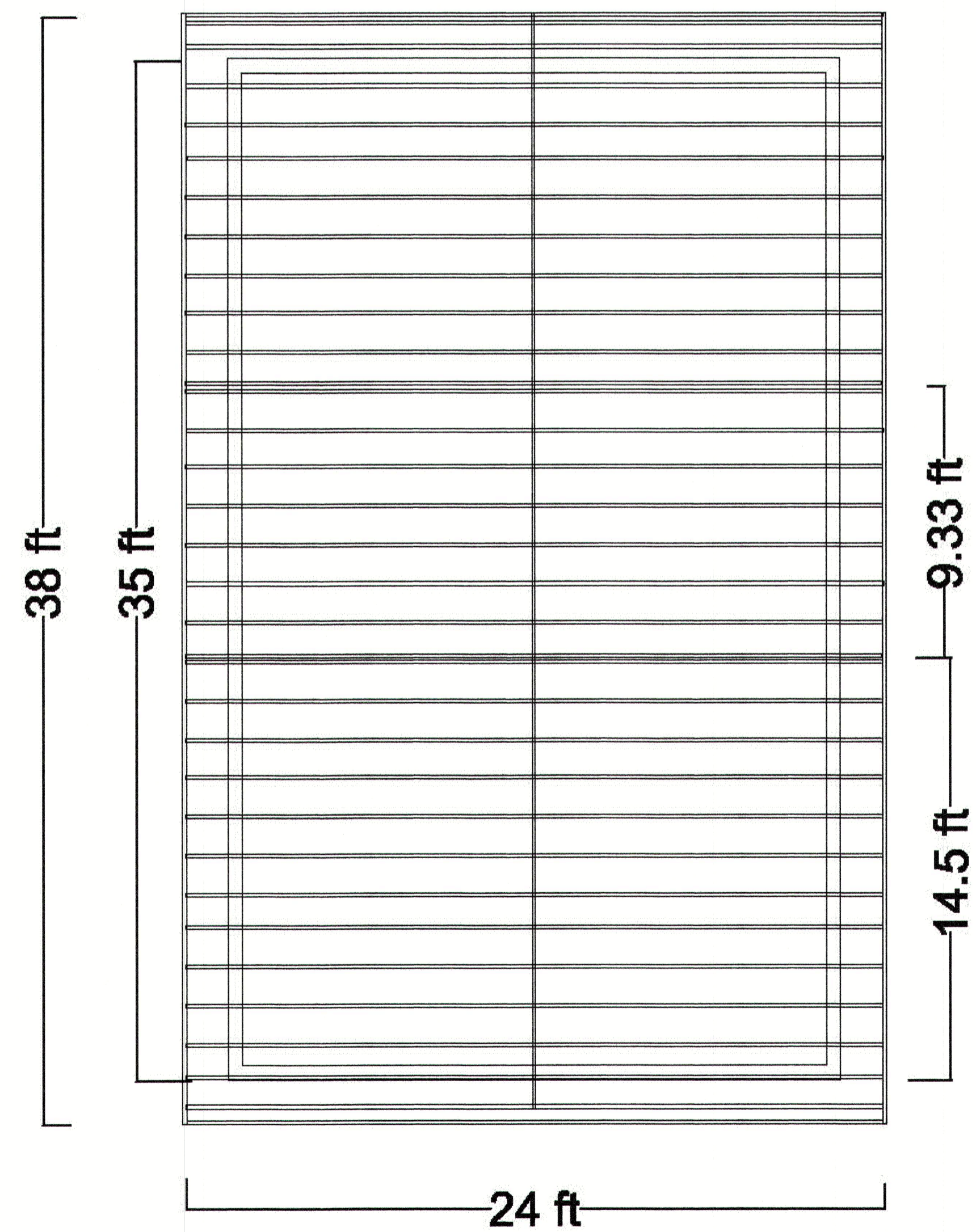
37 ft

Back-Side -Front  
Views  
Scale 1/4-1



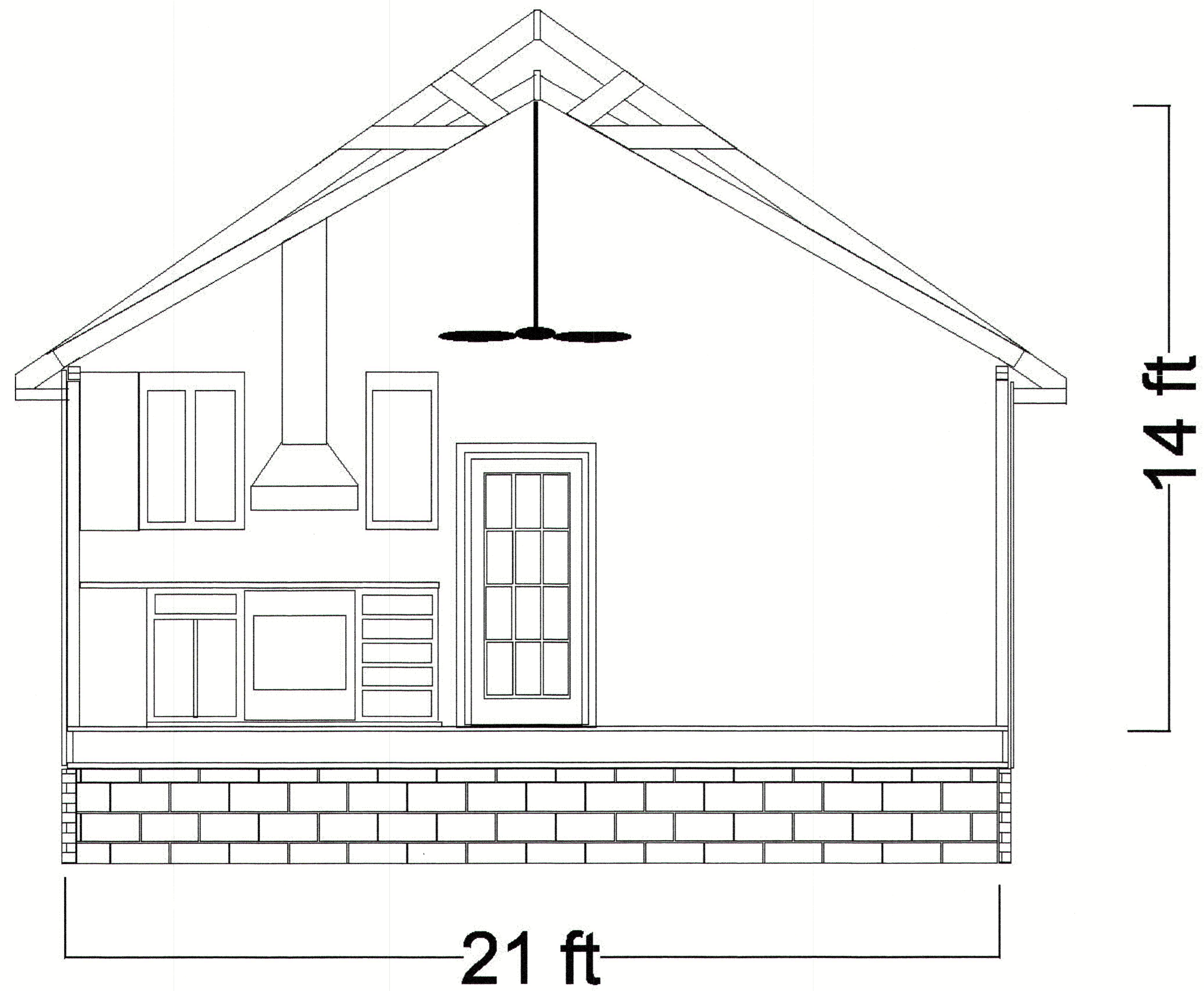


Note:  
 Manufactured  
 Rafters are 16 inches on center.

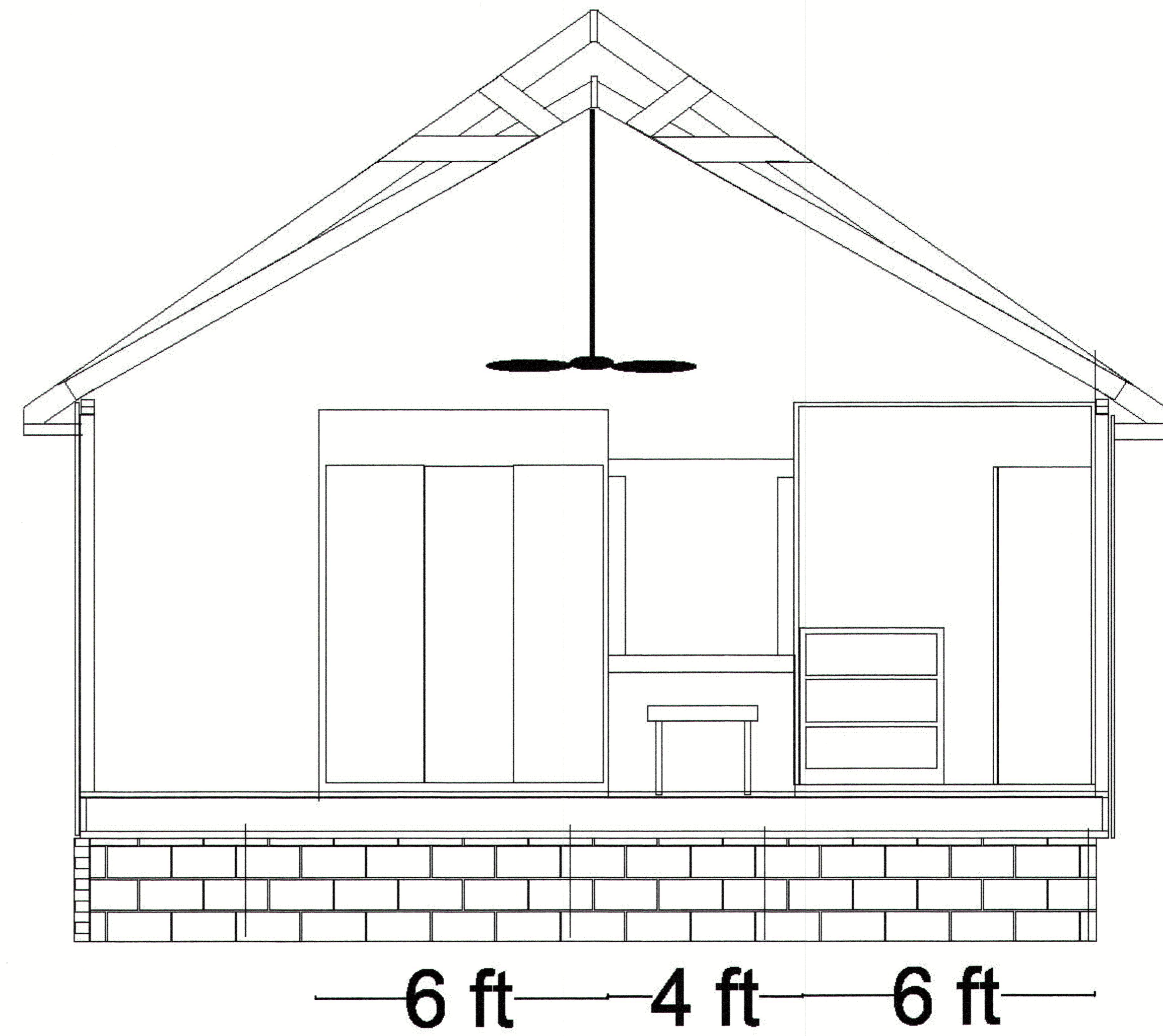


14 Ft Vaulted Ceiling 8ft Ceiling 14 Ft Vaulted Ceiling

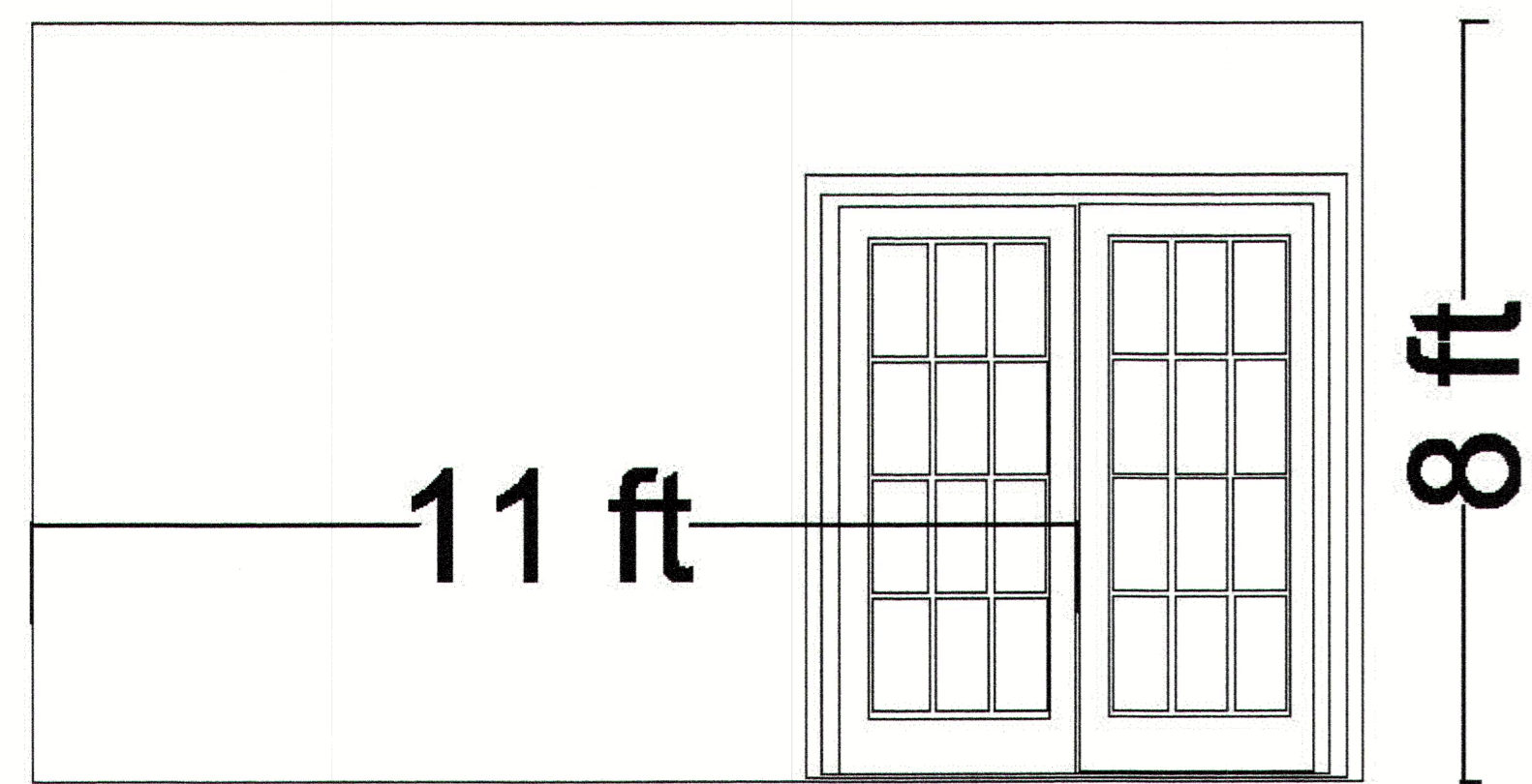
Vaulted Ceiling - Stud Wall Views  
 Scale 1/4 : 1'



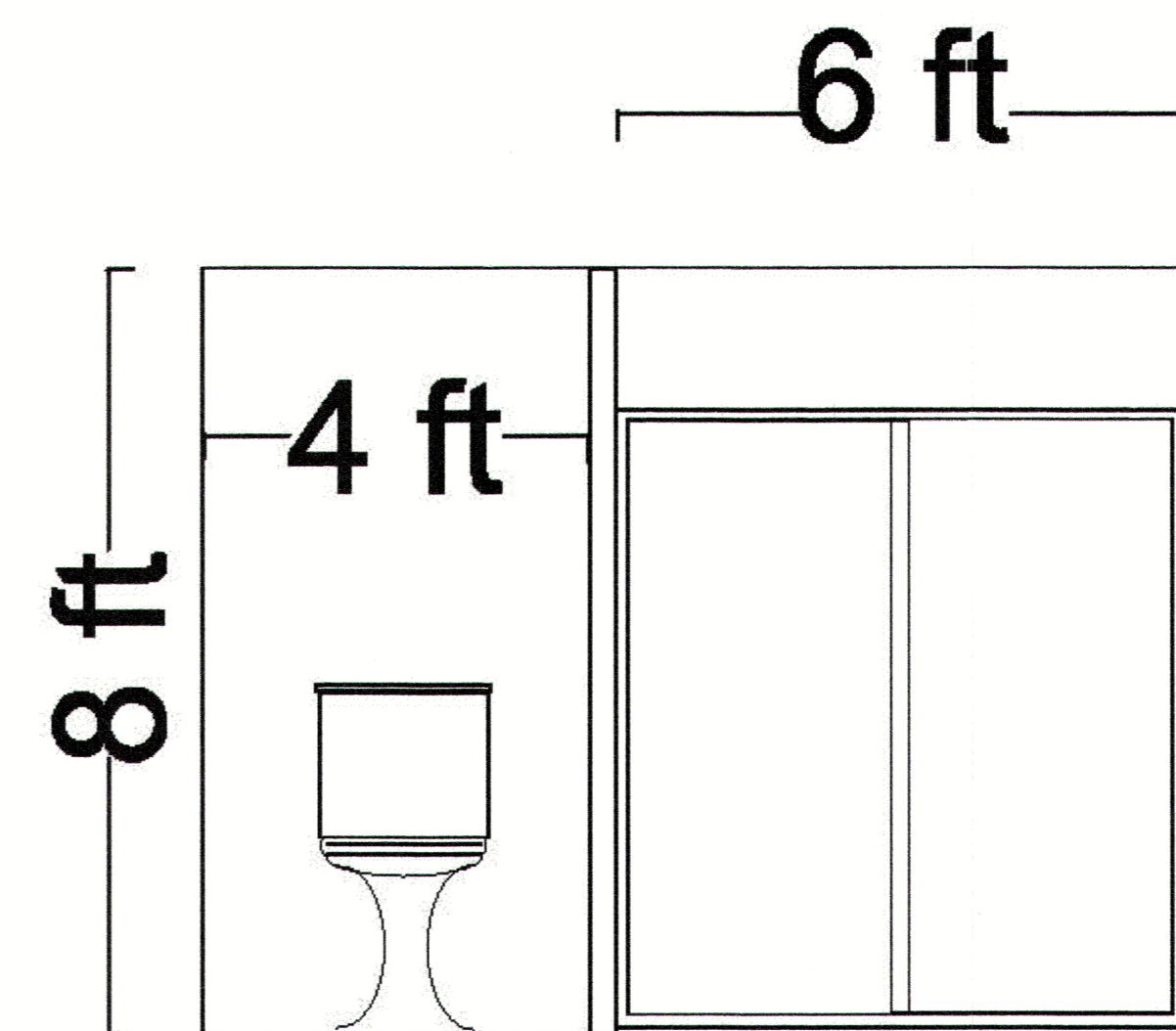
**Kitchen View**



**Bedroom Wall Closet**



**Living Area**



**Toilet / Shower**

**Kitchen & Bedroom**  
Scale 1/2 : 1



Case Number: SUP-01-26  
 Request: Accessory Dwelling  
 Owner: Kim Henderson  
 100 Plantation Road  
 PIN# 2691-45-7788

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**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: SUP-01-26  
 Request: Accessory Dwelling  
 Owner: Kim Henderson  
 100 Plantation Road  
 PIN# 2691-45-7788

**Legend**

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

0 50 100 Feet





## PLANNING DEPARTMENT

Mark E. Helmer, AICP, CFM,  
Planning Director

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### **Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, February 2, 2026 in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**SU-10-25 Bear Creek Plantation, LLC:** The applicant is requesting a special use permit to operate an event space on property located within the Central Business Zoning District (CBD). The property considered for approval is located on the west side of North Center Street approximately 260 feet north of its intersection with West Walnut Street. The property is further identified as NCPIN# 2599867139.

**SU-01-26 Kim Henderson:** The applicant is requesting a special use permit to allow for an accessory dwelling on property within a Residential-20 (R-20) zoning district. The property considered for approval is located on the southwest side of the intersection of Plantation Road and Livingston Drive and further identified as Wayne Co. Pin# 2691457788.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-01-26, were notified by first class mail on 1-16-26.

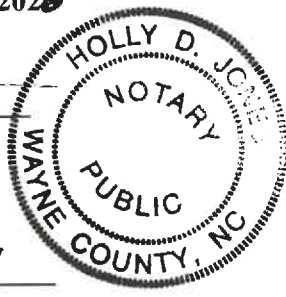
Mark E. Helmer  
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

16<sup>th</sup> day of January, 2026

Holly D Jones  
Notary Public Name



My Commission expires on July 29, 2026  
(Seal)

Adjacent Property Owners of  
SUP-01-26

PIN	Owner	Address	City	State	Zip Code
PIN *	Name1	Address1	City	State	ZipCode
2691458927	BRASWELL CHRISTOPHER WAYNE	101 PLANTATION RD	GOLDSBORO	NC	27530-9088
2691457648	RADFORD EDWARD L	135 LIVINGSTON DR	GOLDSBORO	NC	27530-9021
2691466033	MLG5 INVESTMENTS LLC	650 COUNTRY DAY RD	GOLDSBORO	NC	27530-8860
2691550660	LAMBERT LINWOOD ALLEN JR	132 LIVINGSTON DR	GOLDSBORO	NC	27530-9021
2691551985	STEGALL HAROLD BRIAN & W ELIZA	126 LIVINGSTON DR	GOLDSBORO	NC	27530-9021
2691457788	HENDERSON KIM	100 PLANTATION RD	GOLDSBORO	NC	27530-9087
2691551702	OAK TREE PROPERTIES LLC	205 HOOPING CRANE LN	GOLDSBORO	NC	27530-7043
2691457528	RADFORD EDWARD L	135 LIVINGSTON DR	GOLDSBORO	NC	27530-9021
2691551854	BOYETTE RALPH HEYWARD	128 LIVINGSTON DR	GOLDSBORO	NC	27530-9021
2691453786	SHORT ANTWAN	102 PLANTATION RD	GOLDSBORO	NC	27530-9087

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** Public Hearing Amending an Economic Development Agreement with Alianza USA

**DEPARTMENT:** City Manager's Office

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**BACKGROUND:**

The Goldsboro City Council believes the location of new industries and the expansion of existing industries is vital to the economic health of Goldsboro and to the welfare of its citizens. The City Council wishes to encourage such development by means of offering incentives to recruit new industries and to aid in the expansion of existing industries. Such incentives are predicated on the notion of expanding Goldsboro's tax base and providing additional jobs for Goldsboro citizens that pay wages higher than the current prevailing average hourly wage in the particular industry.

On July 15, 2024, the City of Goldsboro held a Public Hearing to consider an Economic Development Agreement with Alianza USA (Team Foods USA). The proposal was to provide an incentive grant to Team Foods USA, Inc. totaling \$57,843.00. As part of the agreement, Team Foods USA, Inc. was to make a \$36,400,000 investment and create 16 jobs on or before December 31, 2029, with incremental achievement goals starting December 31, 2024.

The City and the County of Wayne entered into an agreement dated May 21, 2024, wherein the City agreed to provide water and sewer services to the said location and further agreed not to require voluntary annexation of the property into the limits of the City, and the County agreed to share equally with the City any ad valorem tax revenues collected from Team Foods USA, Inc. generated as a result of the improvements referenced.

In the agreement between the City and the County, the City further agreed to enter into an economic incentive agreement with Team Foods USA, Inc. for the provision of a grant equal to the amount of the system development fees that would have otherwise been assessed for the provision, and thus expansion, of water and sewer services to the location of the property to serve Team Foods USA, Inc.

**DISCUSSION:**

The Wayne County Development Alliance has requested that the City of Goldsboro provide water and sewer line improvements to the Alianza USA property. The cost of the improvements is estimated at \$210,293.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

Following the public hearing, and depending on comments received, staff recommends that Council adopt a Resolution authorizing the Mayor and City Clerk to execute the attached amended economic development agreement with Alianza USA.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

- Sakeithia Reece
- Laura Getz
- Matthew Livingston

**RESOLUTION 2026-**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDED ECONOMIC DEVELOPMENT AGREEMENT WITH ALIANZA USA**

**WHEREAS**, the Goldsboro City Council believes the location of new industries and the expansion of existing industries is vital to the economic health of Goldsboro and to the welfare of its citizens. The City Council wishes to encourage such development by means of offering incentives to recruit new industries and to aid in the expansion of existing industries; and

**WHEREAS**, on July 15, 2024, the City of Goldsboro held a Public Hearing to consider an Economic Development Agreement with Alianza USA (Team Foods USA). The proposal was to provide an incentive grant to Team Foods USA, Inc. totaling \$57,843.00. As part of the agreement, Team Foods USA, Inc. was to make a \$36,400,000 investment and create 16 jobs on or before December 31, 2029, with incremental achievement goals starting December 31, 2024; and

**WHEREAS**, the City and the County of Wayne entered into an agreement dated May 21, 2024, wherein the City agreed to provide water and sewer services to the said location and further agreed not to require voluntary annexation of the property into the limits of the City, and the County agreed to share equally with the City any ad valorem tax revenues collected from Team Foods USA, Inc. generated as a result of the improvements referenced; and

**WHEREAS**, In the agreement between the City and the County, the City further agreed to enter into an economic incentive agreement with Team Foods USA, Inc. for the provision of a grant equal to the amount of the system development fees that would have otherwise been assessed for the provision, and thus expansion, of water and sewer services to the location of the property to serve Team Foods USA, Inc; and

**WHEREAS**, the Wayne County Development Alliance has requested that the City of Goldsboro provide water and sewer line improvements to the Alianza USA property. The cost of the improvements is estimated at \$210,293.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1) The Goldsboro City Council hereby approves the amended Economic Development Agreement (attached hereto and incorporated herein by reference) between the City of Goldsboro and Alianza USA.

2) The Mayor and the City Clerk are hereby authorized to sign all necessary documents on behalf of the City of Goldsboro in order to effectuate this transaction.

This Resolution shall be in full force and effect from and after February 9, 2026.

---

Charles Gaylor, IV  
Mayor

Attested by:

---

Laura Getz  
City Clerk

**AMENDED ECONOMIC DEVELOPMENT AGREEMENT**

This AMENDED AGREEMENT is executed this \_\_\_\_\_ day of February 2026, by and between Alianza USA (Team Foods USA, Inc.), a Delaware corporation authorized to do business in the state of North Carolina having its principal office located in Durham County, North Carolina (hereinafter “Alianza USA”), and the City of Goldsboro, a political subdivision of the State of North Carolina, having its principal place of business at 200 N. Center Street, Goldsboro, NC 27530 (hereinafter the “City”).

**WITNESSETH:**

WHEREAS, Alianza USA (Team Foods USA, Inc.) desires to purchase facilities located in Goldsboro, Wayne County and install certain machinery and equipment, representing a total non-depreciated investment of at least Thirty-Six Million Four Hundred Thousand Dollars (\$36,400,000) in personal and real property, and to create at least sixteen (16) new jobs at these facilities on or before December 31, 2029, with incremental achievement goals starting December 31, 2024; and

WHEREAS, Alianza USA (Team Foods USA, Inc.) shall incur certain costs related to the purchase of these facilities, located at 505 Gateway Dr, Goldsboro, NC 27534 and for installation of these improvements; and

WHEREAS, the addition of these improvements will expand the local tax base through increased ad valorem tax value created as a consequence of capital investment in real property and machinery and equipment being brought into the City; and

WHEREAS, the City and County of Wayne (the “County”), a political subdivision of the State of North Carolina, wherein the City and the property are located, entered into an agreement dated May 21, 2024, wherein the City agreed to provide water and sewer services to the said location and further agreed not to require voluntary annexation of the property into the limits of the City for the provision of the same, and the County agreed to share equally with the City any ad valorem tax revenues collected from Alianza USA (Team Foods USA, Inc.) generated as a result of the improvements herein referenced; and

WHEREAS, in the agreement between the City and the County the City further agreed to enter into an economic incentive agreement with Alianza USA (Team Foods USA, Inc.) for the provision of a grant equal to the amount of the system development fees that would have otherwise been assessed for the provision, and thus expansion, of water and sewer services to the location of the property to serve Alianza USA (Team Foods USA, Inc.); and

WHEREAS, Alianza USA (Team Foods USA, Inc.) understands the rates it will pay for the said services are those applicable for those entities/commercial locations which are located outside of the corporate limits of the City; and

WHEREAS, the City recognizes that increased ad valorem tax revenues will be generated as a consequence of this business venture and investment, and that a grant by the City would be an incentive for such investment by Alianza USA (Team Foods USA, Inc.) by paying a portion of the costs of the investment, and that such incentives be designated as an “Economic Development Grant” to Alianza USA (Team Foods USA, Inc.) in the amount of Fifty-Seven Thousand Eight Hundred Forty-Three Dollars and NO/ 100 (\$57,843.00); and

WHEREAS, the parties hereto wish to reduce their understanding regarding the details of the Economic

Development Grant and Team Foods USA, Inc. performance to this Agreement.

NOW, THEREFORE, for the mutual considerations noted hereinafter, the sufficiency of which are hereby acknowledged, the parties do hereby contract and agree as follows:

**I. Economic Development Incentives**

Alianza USA (Team Foods USA, Inc.) will incur costs in purchasing facilities and adding machinery and equipment to such facilities, and the City will realize economic benefits due to the expansion of the ad valorem tax base. As an incentive for Alianza USA (Team Foods USA, Inc.) to invest in purchasing facilities, machinery, and equipment in accordance with NCGS 158-7.1, the City shall provide to Alianza USA (Team Foods USA, Inc.) the incentives set forth herein in accordance with the terms and conditions of this Agreement. The City shall provide an Economic Development Grant to Alianza USA (Team Foods USA, Inc.) with an estimated value of \$57,843.00 paid on behalf of Alianza USA (Team Foods USA, Inc.) at the time the system development fees will be incurred.

Alianza USA (Team Foods USA, Inc.) anticipates the creation of no less than 16 jobs and investing at least \$36,400,000 in connection with the construction of a new facility (e.g., real property, improvements, personal property, fixtures, and equipment). This facility will generate property tax revenues over the next 5 years in an amount sufficient to return to the City the amount of said grant and fees. Alianza USA (Team Foods USA, Inc.) agrees that over such five (5) year period of time from the date of this agreement it will make such investment and create at least such number of new jobs. If such investment is not made over said period of time, and at least such number of new jobs have not been created, then at the end of the five (5) year period (i.e. five years from the date of the agreement) then it shall repay to the City the amount of said grant in full.

**II. Utilities**

The City shall at its own expense provide for the relocation and upgrade of water and sewer utility services as required to adhere to requirements as specified by North Carolina Railroad not to exceed \$210,293.00.

**III. Representations**

The City represents and warrants that (a) it has the power and authority to bind themselves to the requirements of this Agreement and (b) this Agreement is executed under the authority granted to the City under North Carolina General Statutes 158-7.1, The Local Development Act of 1925, as amended.

No provision of this Agreement shall be construed or interpreted as creating a pledge of the faith and credit of the City within the meaning of any constitutional debt limitation. No provision of this Agreement shall be construed or interpreted neither as delegating governmental powers nor as a donation or a lending of the credit of the City within the meaning of the State Constitution. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of the City's moneys, nor shall any provision of the Agreement restrict to any extent prohibited by law, any action or right of action on the part of any future City governing body. To the extent of any conflict between this paragraph and any other provisions of this Agreement, this paragraph shall take priority.

**IV. Miscellaneous Provisions**

- A. Independent Agreement. This Agreement and the conditions hereof only relate to the provisions and grants from the County and City set forth herein and do not limit or affect other commitments made by the County and City, the State of North Carolina, or other entities.
- B. Governing Law. This Agreement has been drafted and shall be interpreted under the laws of the State of North Carolina and in the event any provision is found by a court of competent jurisdiction to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect. Exclusive venue for any dispute arising out of this Agreement shall be the General Court of Justice in Wayne County, North Carolina.
- C. Binding Agreement. The parties hereto acknowledge that this Agreement and the foregoing actions and grants each represent binding contractual agreements among the parties hereto and that Alianza USA (Team Foods USA, Inc.) is acting in reliance upon this Agreement and the provisions and grants provided herein in its decision as to whether it will expand its investment in Goldsboro/Wayne County, North Carolina.
- D. Assignment. This Agreement shall be assignable by Alianza USA (Team Foods USA, Inc.) to any entity that is controlled by controls or under common control with Alianza USA (Team Foods USA, Inc.) or in the case of a sale of substantially all of the operating assets of the facility, this Agreement may be assigned to the purchaser of the facility so long as the purchaser complies with this Agreement.
- E. Survival. The contractual commitments provided for herein and made by the parties hereto shall be deemed to continue into the future, survive, and remain binding upon future elected officials fully permitted under applicable law.
- F. Force Majeure. Alianza USA (Team Foods USA, Inc.) shall not assume any responsibility for any event or failure to act that is due to any cause in whole or in part that is beyond Alianza USA (Team Foods USA, Inc.) control, even if advised of same, foreseeable or in contemplation of the parties, including without limitation force majeure, the public enemy, fire, flood, earthquake, hurricane, strike or labor disputes, boycott, the inability to obtain raw materials, labor or transportation, the loss of any public or private supplied utilities, the regulations issued by any government or any of its agencies, acts of God, or any other cause similar or dissimilar to the foregoing.
- G. Notices. Any notice, request, instruction or delivery of document to be given hereunder by any party hereto to any other party shall be in writing and shall be deemed to have been given (a) upon delivery in person to such other party, (b) by facsimile or email transmission, (c) by United States mail, or (b) by overnight courier delivery, to the address of such party as set forth below or to such other address as such party shall furnish in writing to the party entitled to notice, and such notice shall be effective as of the date of transmission by the party providing notice:

If to the Alianza USA (Team Foods USA, Inc.), to:  
Alianza USA (Team Foods USA, Inc.)  
Attn: Juan Sebastian Niño

\_\_\_\_\_  
\_\_\_\_\_

If to the City to:  
City of Goldsboro  
City Manager  
PO Drawer A  
Goldsboro, NC 27533

E-mail: [jnino@alianzateam.com](mailto:jnino@alianzateam.com)

E-mail: [mlivingston@goldsboronc.gov](mailto:mlivingston@goldsboronc.gov)

with copies to:

Santiago Lizarralde-Méndez  
Carrera 11 No. 84 – 09, Torre Sur, Piso 4  
Bogotá, Colombia

with a copy to:

Ronald T. Lawrence, II, Esq.  
PO Box 1678  
Goldsboro, NC 27533  
[rlawrence@goldsboronclawyers.com](mailto:rlawrence@goldsboronclawyers.com)

N. Jackson Smith, Esq.  
Nelson Mullins Riley & Scarborough LLP  
151 Meeting Street, 6<sup>th</sup> Floor  
Charleston, South Carolina 29401  
Telephone: (843) 534-4309  
Email: [jack.smith@nelsonmullins.com](mailto:jack.smith@nelsonmullins.com)

H. Entire Agreement. This writing contains the entire agreement between the parties hereto and may be amended only by writing signed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

**CITY OF GOLDSBORO**

**Attest:**

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

\_\_\_\_\_  
Laura Getz  
City Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: \_\_\_\_\_  
Catherine F. Gwynn, Finance Director

**Alianza USA (Team Foods USA, Inc.)**

**Attest:**

By: \_\_\_\_\_

\_\_\_\_\_  
Secretary

Title: \_\_\_\_\_

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** Approval of Emergency Water & Sewer Repairs

**DEPARTMENT:** Engineering

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**BACKGROUND:**

Recent inspections of the City of Goldsboro's water and sanitary sewer mains revealed the need for emergency utility repairs at the following locations:

- Oak Brook Apartments, 700 N. Spence Avenue — Cave-in of an existing manhole on the City's 8-inch sanitary sewer main.
- Wayne Memorial Drive at New Hope Road — 16-inch water main leaking inside the casing.

The City's 8-inch sanitary sewer main at Oak Brook Apartments ties into an outfall line and traverses through the woods. This line is old and the manholes on this line are all made of brick. There is an existing manhole located directly beside an apartment building that is falling in. This manhole is 10 feet deep and will require a bypass to replace it.

On January 8, 2026, Public Utilities Department staff were called out to a water main break at Wayne Memorial Drive and New Hope Road. Piedmont Natural Gas has started on their utility relocation in the area for the NCDOT Wayne Memorial Drive widening project. The location that was uncovered by Piedmont on the 16-inch water main required repairs after a blowout at the bend. The 16-inch water main started leaking inside the 30-inch casing that crosses under Wayne Memorial Drive. Staff proposes pulling the existing pipe from inside the casing and replacing it with fusible high density polyethylene (HDPE) through the casing pipe. The fusible pipe will alleviate having joints inside the casing. This is a temporary fix until NCDOT widening project replaces all the pipe and casing.

**DISCUSSION:**

In accordance with General Statute 143-129(e)(2), cases of special emergency involving the health and safety of the people and their property are an exception to the formal bidding requirements.

Staff requested a quote from Ralph Hodge Construction Company, the current contractor for the emergency repair of McCall's Pump Station.

Ralph Hodge Construction Company will submit costs for the emergency utility replacement and repairs to be submitted to City Council at the February 2nd meeting. Funds for the emergency replacement and repairs will require a budget allocation for FY25-26 from the Utility Fund.

As of January 28, 2026, no formal quote has been received. The agenda item will be updated once the final quote has been received.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that Council adopt the attached resolution authorizing the Mayor and City Clerk to execute a contract with Ralph Hodge Construction Company for the emergency utility replacement and repairs at Oak Brook Apartments and Wayne Memorial Drive.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

- Jonathan Perry
- Sakeithia Reece
- Laura Getz
- Matthew Livingston

**RESOLUTION 2026 -**

**RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH RALPH HODGE CONSTRUCTION COMPANY FOR EMERGENCY WATER AND SEWER REPAIRS**

**WHEREAS**, the 8-inch sanitary sewer main at Oak Brook Apartments and the 16-inch water main on Wayne Memorial Drive at New Hope Road are owned and maintained by the City of Goldsboro; and

**WHEREAS**, the City Council of the City of Goldsboro recommends emergency replacement of the rapidly deteriorating manhole at Oak Brook Apartments and repairing the 16-inch water main on Wayne Memorial Drive at New Hope Road; and

**WHEREAS**, in accordance with GS 143-129(e)(2), cases of special emergency involving the health and safety of the people and their property are an exception of the formal bidding requirements; and

**WHEREAS**, Ralph Hodge Construction Company will submit costs for the emergency utility replacement and repairs to be submitted to City Council on February 2nd for the emergency utility replacement and repairs; and

**WHEREAS**, the City Council deems it in the best interest of the City of Goldsboro to enter into a contract with Ralph Hodge Construction Company for the emergency utility replacement and repairs;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that:

1) The Mayor and City Clerk are hereby authorized and directed to execute a contract with Ralph Hodge Construction Company for the emergency utility replacement and repairs.

This Resolution shall be in full force and effect from and after this 2nd day of February, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_

Laura Getz  
City Clerk

January 30, 2026

City of Goldsboro  
PO Drawer A  
Goldsboro, NC 27530

Attn: Mr. Jonathan Perry

**Ref: Memorial Drive Water Line  
Replacement**

Dear Mr. Perry:

We are pleased to provide the below price for the replacement of approximately 161.5 LF of 16" water main crossing Wayne Memorial Drive at New Hope Road. Our proposal assumes no casing spacers for the 18" HDPE that will be installed in the existing 30" bored casing. If performance and payment bonds are required, please add 1%.

We can perform the waterline replacement for the lump sum price of **\$91,550.00**.

**Exclusions:**

- Surveying
- Engineering
- Permits
- Engineering
- Easement Acquisition
- Compaction Testing
- Clearing
- Erosion Control
- Maintenance of Erosion Control
- Manhole Coatings

If you have any questions or concerns, please feel free to contact me at 252-237-3663.

Sincerely,



Ken Scholl  
Vice President  
Ralph Hodge Construction Company

January 30, 2026

City of Goldsboro  
PO Drawer A  
Goldsboro, NC 27530

Attn: Mr. Jonathan Perry

**Ref: Oakbrook Apartments Manhole  
Replacement**

Dear Mr. Perry:

We are pleased to provide the below price for the replacement of the existing 4' diameter manhole adjacent to Oakbrook Apartments. Our proposal includes an Armorock manhole, ring & cover, connection of existing services, and bypass pumping. If performance and payment bonds are required, please add 1%.

We can perform the manhole replacement for the lump sum price of **\$78,380.00**.

**Exclusions:**

- Surveying
- Engineering
- Permits
- Engineering
- Easement Acquisition
- Compaction Testing
- Clearing
- Erosion Control
- Maintenance of Erosion Control
- Manhole Coatings

If you have any questions or concerns, please feel free to contact me at 252-237-3663.

Sincerely,



Ken Scholl  
Vice President  
Ralph Hodge Construction Company

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

---

**TITLE:** Adoption of Business Development Plan and Framework

**DEPARTMENT:** Development Services

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**BACKGROUND:**

In April 2022, the North Carolina Department of Commerce – NC Main Street and Rural Planning Center conducted an economic assessment workshop with City staff and stakeholders. The workshop resulted in a document adopted by the City Council called the "City of Goldsboro Economic Development Assessment and Plan". The plan provided short-term actionable items to prepare the City for comprehensive economic development planning. In January 2025, a follow-up economic assessment forum was conducted. This group reviewed what actions have been taken since the 2022 report and identified gap work goals for economic and business development. One of the eight key recommendations included developing a comprehensive business development strategic plan.

At the August 18, 2025 meeting, City Council approved the development of a Business Development Framework Plan to be prepared by Creative Economic Development Consulting. The purpose of this plan is to establish clear action steps that will enable the Development Services Department to foster and sustain a business-friendly environment throughout the City.

On December 15, 2025, Chrystal Morphis of Creative Economic Development Consulting presented a draft of the plan. During the presentation the consultant indicated the final stage of the plan draft was to engage with members of council individually for their contribution.

**DISCUSSION:**

In the FY25-26 adopted budget, City Council approved \$20,000 for business development studies within the city. Building upon the recommendations of the 2022 Economic Development Assessment and Plan and the subsequent 2025 forum, the Development Services Department has identified a critical need to enhance its internal capacity to support and lead local economic development initiatives. This strategic shift will focus on cultivating a departmental culture geared toward proactive engagement and resource development. The plan aids in the Department's capacity to strengthen and assist new and existing Goldsboro businesses and commerce.

Creative Economic Development Consulting has been carrying out the proposed scope of services, project schedule, meeting with an assigned team, and submitting costs consistent with the approved budget since its August 2025 approval.

In preparing the business development framework plan, Creative Economic Development Consulting has engaged City staff, leadership, and targeted community stakeholders to inform its direction. The plan is scheduled for completion by the end of 2025, with City Council participation serving as the final stage of the process. A draft plan was presented to Council at

the December 15, 2025, by Chrystal Morphis of Creative Economic Development Consulting, providing an opportunity for review and comment prior to completion of the final document.

After engaging with one additional council member, the plan is now complete and ready for review and adoption.

**BUDGET RELATIONSHIP:**

The FY2025-26 budget supports this vision with a budgeted line-item in the City Manager’s office budget to bring in a third party for strategy development.

**STRATEGIC PLAN RELATIONSHIP:**

The Business Development Framework & Strategic Plan provides a foundation towards the City of Goldsboro Strategic Plan goal of a Strong and Diverse Economy.

**STAFF RECOMMENDATION:**

It was recommended that Council adopt the attached resolution approving the Business Development Framework and Plan to be acted upon by the Development Services Department.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

- Sakeithia Reece
- Laura Getz
- Matthew Livingston

**RESOLUTION 2026-**

**RESOLUTION ADOPTING THE BUSINESS DEVELOPMENT STRATEGIC PLAN AND FRAMEWORK**

**WHEREAS**, on August 18, 2025, City Council approved the engagement of Creative Economic Development Consulting to prepare a Business Development Strategic Plan & Framework to establish clear action steps for fostering and sustaining a business-friendly environment throughout the City of Goldsboro; and

**WHEREAS**, the FY 2025-26 adopted budget includes funding in the City Manager’s Office budget for business development studies and third-party strategic planning services to support this effort; and

**WHEREAS**, Creative Economic Development Consulting has performed the approved scope of services, project schedule, stakeholder engagement, and cost submissions consistent with the City Council’s authorization and approved budget; and

**WHEREAS**, the completed Business Development Strategic Plan & Framework provides a strategic foundation to enhance the Development Services Department’s internal capacity, promote proactive business engagement, and strengthen support for new and existing businesses within the City; and

**WHEREAS**, the Business Development Strategic Plan & Framework directly advances the City of Goldsboro Strategic Plan goal of fostering a Strong and Diverse Economy.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that the Mayor and City Clerk are hereby authorized and directed to adopt the Business Development Strategic Plan & Framework.

This Resolution shall be in full force and effect from and after February 9, 2026.

\_\_\_\_\_  
Charles Gaylor, IV  
Mayor

Attested by:

\_\_\_\_\_  
Laura Getz  
City Clerk



BE MORE DO MORE SEYMOUR

North Carolina

# Strategic Framework for Business Development Services

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### Strategic Framework for Business Development

**Goal: Build Capacity within the City to Support Business Development**

Strategy: Staff and resource the city to provide support to businesses and development allies.

Strategy: Facilitate a “business collaborative” to elevate Goldsboro’s allies and partners in business development.

**Goal: Ensure Goldsboro has space for businesses to start up and grow.**

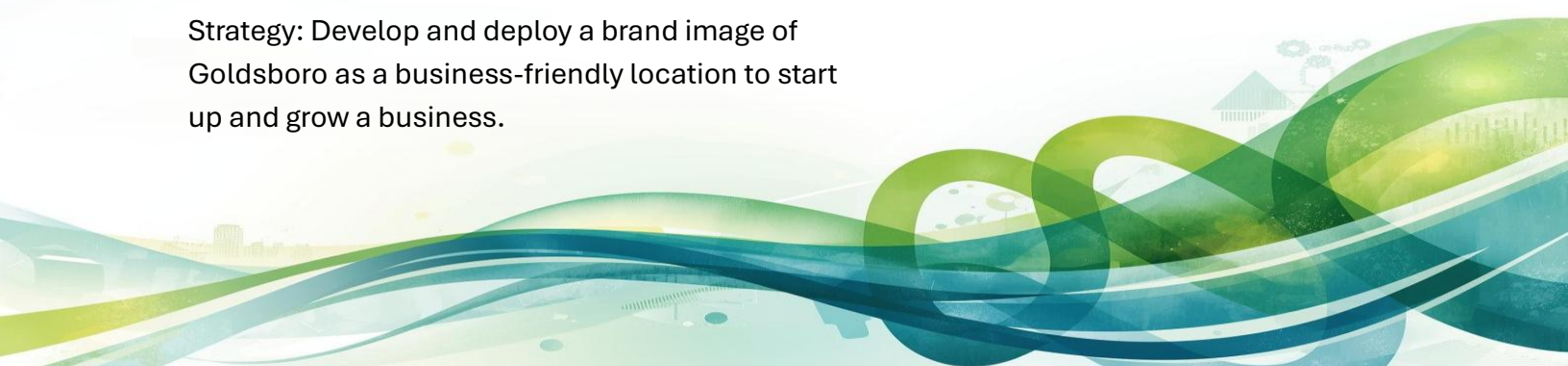
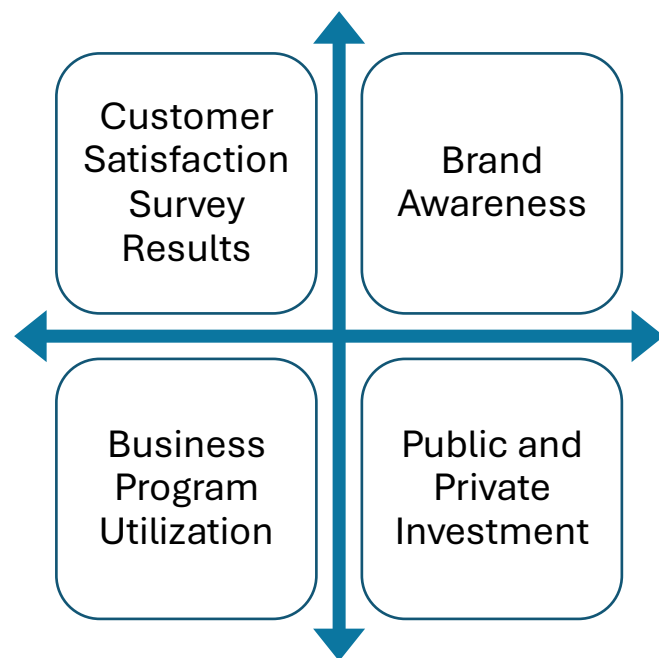
Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.

Strategy: Create space for businesses to start up and grow in the city.

Strategy: Use grants, incentives, and finance tools to encourage development in city.

**Goal: Promote Goldsboro as a choice location for business.**

Strategy: Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.



# Strategic Framework for Business Development Services

The City of Goldsboro's new Development Services Department streamlines all functions related to growth, investment, and land use, serving as a centralized hub for residents, businesses, and developers. The department coordinates planning, zoning, building inspections, permitting, code enforcement, and development review to ensure projects move efficiently from concept to completion. The goal of integrating these services under one umbrella is to enhance customer service, support responsible growth, and help shape a vibrant, well-planned future for Goldsboro. This strategic framework builds on that foundation by specifically addressing how the Development Services Department can be a catalyst for business growth.

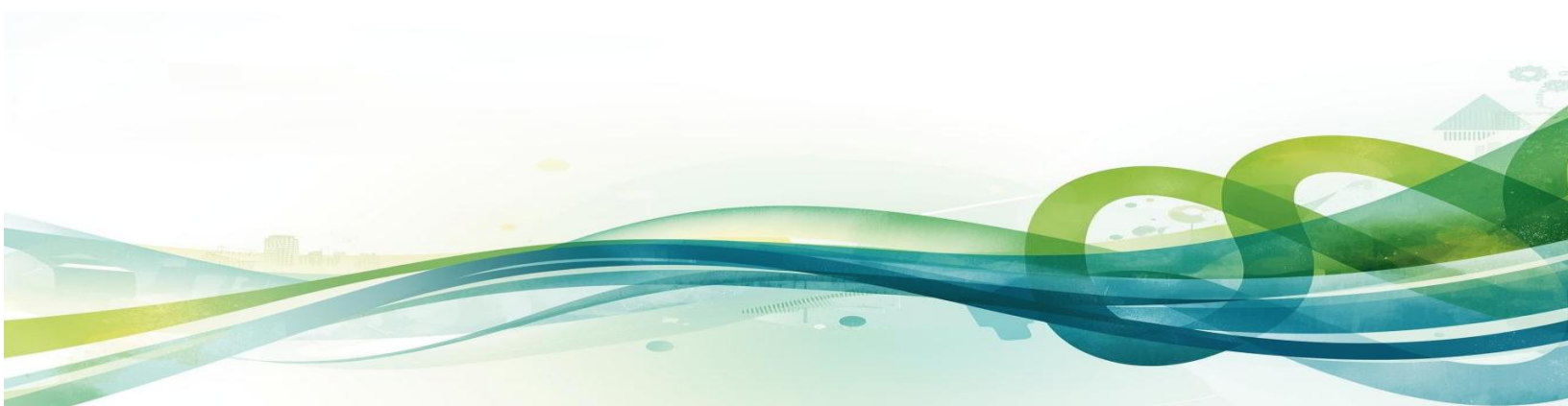
## Goal: Build Capacity within the City to Support Business Development

**Strategy:** Staff and resource the city to provide support to businesses and development allies.

### Action Steps:

- Designate an “assistant city manager of development” to oversee, guide, and be a key point of contact for the city’s business development and revitalization efforts. This position will oversee the business development efforts of the Development Services staff.
- The Director of Development Services will be the main liaison with business and execute this strategic framework plan.
  - Be the city’s liaison/ombudsman to assist businesses through the regulatory process, further streamlining the process and helping businesses navigate regulations and take advantage of support programs.
  - Engage with departments across city government to advocate for businesses and business development. Examples: be the voice of business in planning processes; provide policy review from the business perspective; and act as a conduit for communication between departments and businesses.
  - Convene the city’s business development allies to form coalitions to advance projects and initiatives that support a vibrant economy. An example is forming a coalition to develop an entrepreneurship hub (see below).
  - Lead development initiatives for the city by engaging with partners, allies, and private developers. This could include redevelopment of vacant and underutilized properties.
- Create a “business-forward” culture in the city, especially in departments that engage with businesses, developers, and development projects (planning, inspections, fire marshal, etc.). This could include:
  - Regular training / team training programs on customer service and engagement.
  - Visiting and learning from best-practice communities.

- Creating awards and recognition for departments and staff who practice a high level of customer service as evaluated by customer surveys. This could be in partnership with the chamber.
- Ensuring staff are connected to the meaningful outcomes of projects by participating in open houses and tours and sharing project success stories.
- Ensuring the development review process is rolled out with a positive, business-forward message.
- Utilize the Commission on Community Relations and Development, neighborhood task forces, and current council efforts to strengthen and build out a neighborhood engagement structure to increase engagement with neighborhoods. Review the work the Danville Regional Foundation is doing with [community councils](#) as a best-practice model. Establish goals such as:
  - Empowering neighborhoods to work toward a common vision for revitalization and investment.
  - Neighborhood engagement in city planning processes.
  - Neighborhood leaders participating in/serving on city commissions, committees, task forces, etc.
  - Identification and prioritization of catalyst projects and initiatives in neighborhoods so the city knows the neighborhood's priority projects. Examples are to support the development of "activity nodes" and amenity development in neighborhoods.
- Invest in systems, standard operating procedures, and technology to help the Development Services Department and new "assistant city manager of development" clearly communicate internally with departments and more efficiently and effectively with external audiences. This could include an external review by a peer, best-practice city and/or a local government consultant.



Strategy: Facilitate a “business collaborative” to elevate Goldsboro’s allies and partners in business development.

**Action Steps:**

- Facilitate quarterly or semi-annual meetings of the city’s allies and partners in community, business, tourism, downtown, workforce, and economic development to identify opportunities for collaboration, support needed, and resources that can be leveraged. One example is an annual calendar of events, programs, and marketing schedule to reduce duplication and encourage collaboration.
- Socialize the strategic plans and programs of work of collaborative members.
- Connect allies with talent and resources in the city that will advance their mission.



**Goal:** Ensure Goldsboro has space for businesses to start up and grow.

**Strategy:** Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.

**Action Steps:**

- Designate “revitalization corridors” in the city and target these areas for investment. These are commercial corridors that will benefit from increased public and private sector investment and can become hubs of economic growth. One example is the Slocumb Street corridor in the southern part of the city.
  - Target these corridors for infrastructure improvements such as road resurfacing, water and sewer upgrades, new parking, lighting, etc.
  - Develop streetscape plans to connect “revitalization corridors” to commercial hubs such as downtown. Examples are wayfinding signage and public art. This is important because businesses need to feel connected to the city’s economic center of downtown.
  - Invest in placemaking strategies such as venues for events, public art, and wayfinding.
  - Consider using special assessment or municipal service districts to raise funds to invest in and promote development opportunities in the districts.
  - See below about creating special investment incentives to attract private investment to the districts.
- Identify “activity nodes” in neighborhoods that can be small centers of economic activity (i.e., local markets, convenience stores, and small commercial businesses). This will support walkable retail and service amenities to neighborhoods and support neighborhood revitalization.
  - Incorporate the activity nodes into the comprehensive planning process.
  - Consider the activity nodes when planning for capital improvements.
  - Market the activity nodes to local entrepreneurs interested in starting up local, neighborhood-based businesses.



## Strategy: Create space for businesses to start up and grow in the city.

### Action Steps:

- Inventory vacant and underutilized properties across the city.
  - Prioritize an anchor property in each of the city’s “revitalization corridors” to promote to developers and target for public investments such as infrastructure improvements.
  - Promote the anchor properties to developers, existing businesses, and nonprofit development partners.
- Explore a partnership with Wayne Community College to develop an “entrepreneurship center” that could include an incubator, makerspace, and cowork space.

## Strategy: Use grants, incentives, and finance tools to encourage development in city.

### Action Steps:

- Consider repealing the business license, which generates very little revenue and can be a deterrent, and replacing it with a vacant and dilapidated building ordinance that encourages redevelopment and investment.
- Consider making the eligibility requirements for city incentives lower in “revitalization districts” to encourage more investment in these areas.
- Give priority in city incentive programs to businesses starting and growing in “revitalization districts” and “activity nodes.”
- Explore the following grants, incentives, and finance tools:
  - Vacant building reuse grant – this could be similar to the [state’s](#) program.
  - Appearance grant – The [City of Hickory’s Community Appearance Grant](#) program includes facades, landscaping, tree planting, and appearance improvements in the Urban Revitalization Area.
  - Rent Subsidy – The City of Wilson used to offer a rent subsidy for pedestrian-oriented businesses to jump start activity in downtown. A similar program could be used to jump start business activity in a “revitalization corridor.”
- Explore ways to invest in neighborhoods such as the [City of High Point Community-Based Initiatives Grant](#) which supports projects in targeted neighborhoods.

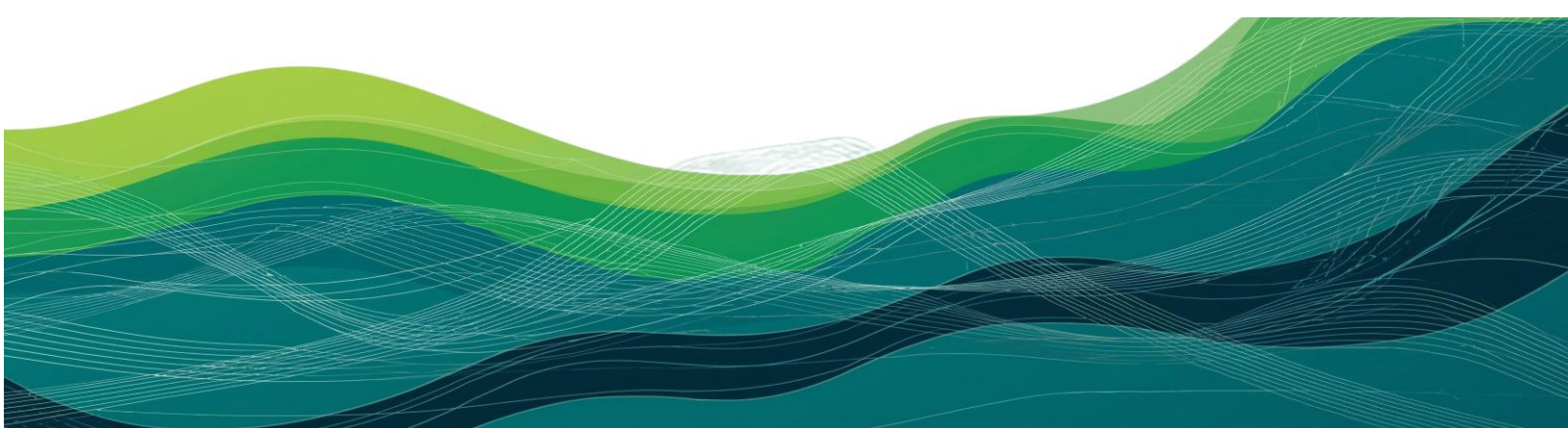


**Goal:** Promote Goldsboro as a choice location for business.

**Strategy:** Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.

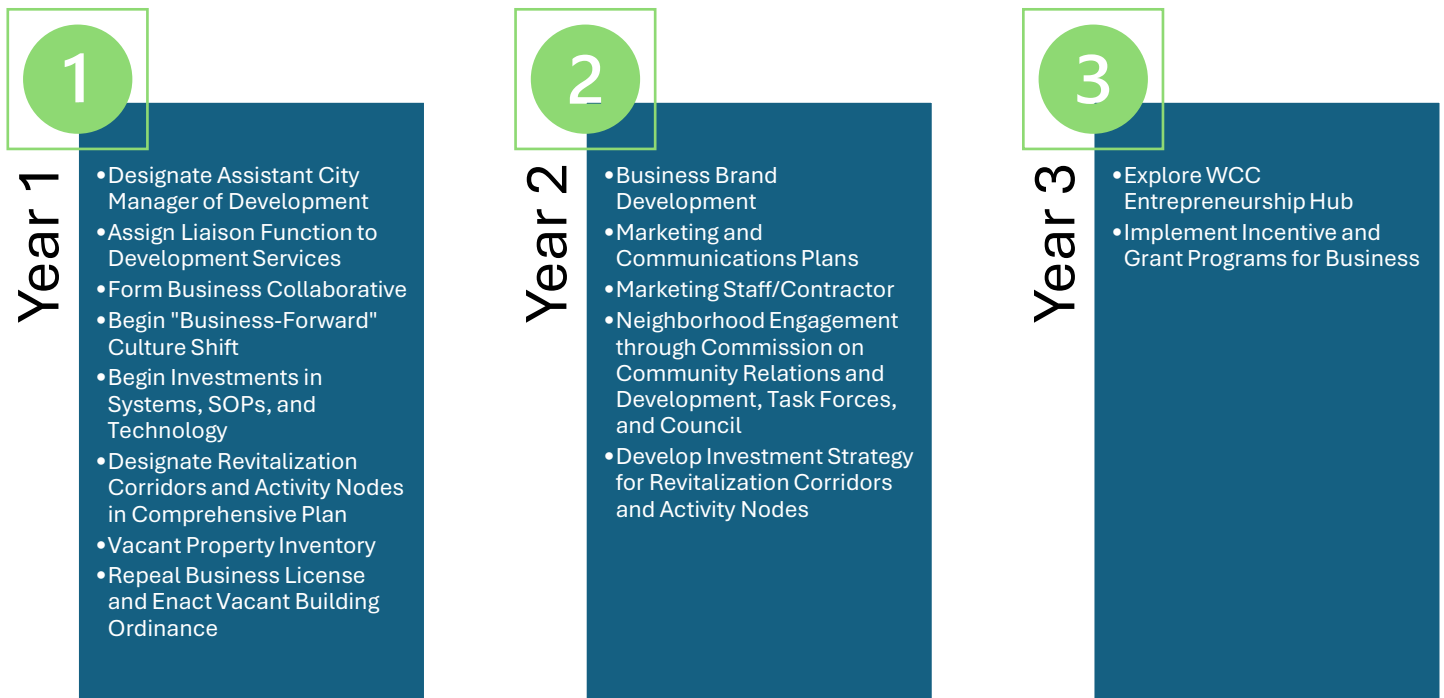
**Action Steps:**

- Work with a professional marketing firm to iterate on the “Be More, Do More, Seymour” tagline to create a tagline for Goldsboro’s business development efforts. It could be something like “Invest More, Grow More, Prosper More.”
- Create a marketing plan, which is different from a communications or public information plan, to promote the city for business development. It could include:
  - Revamped content on the city’s website, or a new external website, to make the site “business-forward.” The website currently does not “sell” Goldsboro as a business location. Consider including pages with information on Goldsboro’s assets and market opportunities, links to community and economic development agencies, list of support programs, etc.
  - Social media campaigns around National Small Business Week, National Entrepreneurship Week, Small Business Saturday, etc.
  - Electronic brochures on the city’s website showcasing the city’s assets and opportunities.
  - Toolkits for partners to participate in the city’s marketing plan – brand guideline, shared photo library, etc.
- Develop a communications strategy to position the city as business-friendly. Examples:
  - Toolkits on how to start a business in Goldsboro.
  - Step-by-step guides on how to access city resources such as incentives and grants.
  - Promote the city liaison/ombudsman for business development.
  - Call to action on the website such as “request a meeting” with Development Services.
- Create a marketing position within the city, or contract for marketing services, to implement marketing and communications plans. The city needs dedicated resources to promote the city to businesses and communicate the city’s assets and opportunities.
- Promote available space and development opportunities through special events with developers, on the website, and through partners.



## Implementation & Metrics

Tracking the implementation of a strategic plan is essential to turning vision into measurable progress. It provides a clear line of sight between goals, actions, and outcomes, ensuring that leaders understand what is working, what needs adjustment, and where resources should be focused. Regular monitoring builds accountability, keeps teams aligned, and prevents momentum from stalling as priorities compete for attention. By using data, milestones, and performance indicators, organizations can make informed decisions, report progress, and adapt to changing conditions.



### Measure for Success

- ✓ Customer (Business, Developers, Allies) Satisfaction Survey Results
- ✓ Brand Awareness
- ✓ Business Program Utilization (Incentives, Toolkits, Event Attendance)
- ✓ Public and Private Investment in Revitalization Corridors and Activity Nodes

## Partner Engagement

The consulting team interviewed the city’s partners in community, economic, business, and tourism development to learn how the city can support their work, gaps in business development that the city could fill, and areas of the city that would benefit from proactive business development policies.

- City of Goldsboro – Development Services, Administration
- Downtown Goldsboro Development Corporation-Economic Vitality Committee
- Goldsboro Builders Supply
- Launch Wayne
- Wayne Community College Small Business Center
- Wayne County Chamber of Commerce
- Wayne County Tourism Development Authority

## Study Sponsor and Consultant



Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

The City of Goldsboro employs 484 full-time personnel and provides numerous services to its residents. Recognized as a Top Ten City by *Money Magazine* in 1993, the City of Goldsboro takes great pride in providing quality and efficient services to the public. Recent projects include the completion of the final phase of the Center Street Streetscape Project, which transformed the city’s main street corridor, and the construction of the [Bryan Multi-Sports Complex](#). The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing and 916<sup>th</sup> Air Refueling Wing.



[Creative Economic Development Consulting](#) is a “go-to” consulting firm that helps communities develop unique approaches to economic development. The firm provides strategic planning, product development, organizational development, and economic impact analysis services to communities and companies.

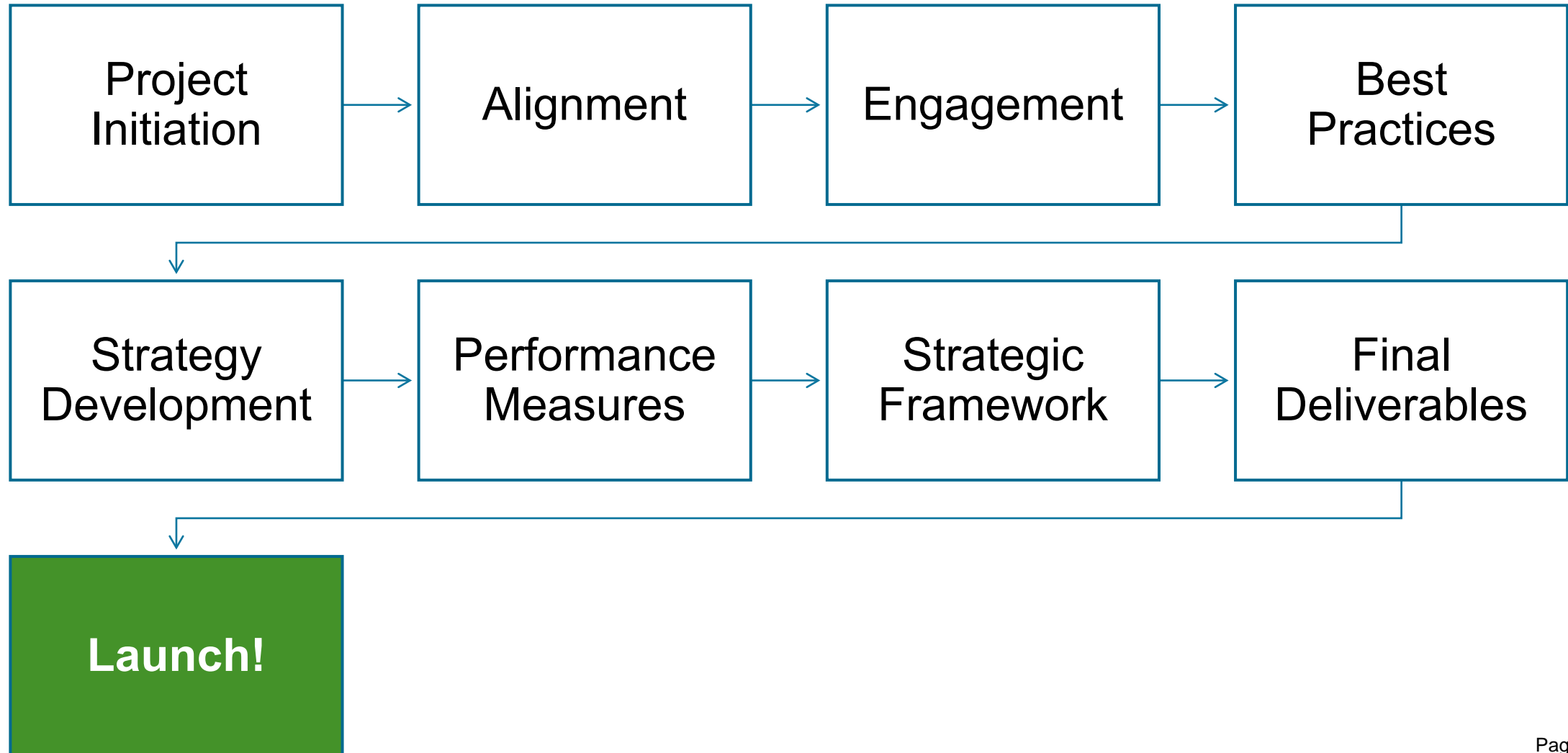
GOLDSBORO

BE MORE DO MORE SEYMOUR

Strategic Framework for  
Business Development  
Services

North Carolina

# Scope of Work / Approach





Invest More, Grow More, Prosper More

# Goals

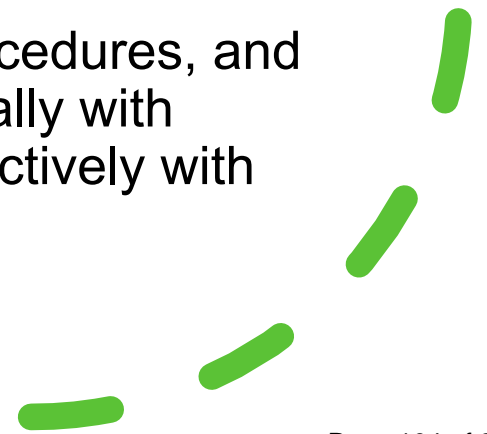
- Build Capacity within the City to Support Business Development.
- Ensure Goldsboro has space for businesses to start up and grow.
- Promote Goldsboro as a choice location for business.

# Goal: Build Capacity within the City to Support Business Development

**Strategy: Staff and resource the city to provide support to businesses and development allies.**

**Action Steps:**

- Designate an “assistant city manager of development” to oversee, guide, and be a key point of contact
- Director of Development Services as main liaison with business and execute this strategic framework
- Create a “business-forward” culture in the city
- Utilize the Commission on Community Relations and Development, neighborhood task forces, and current council efforts to build out a neighborhood engagement structure
- Invest in systems, standard operating procedures, and technology to clearly communicate internally with departments and more efficiently and effectively with external audiences



# Goal: Build Capacity within the City to Support Business Development

**Strategy: Facilitate a “business collaborative” to elevate Goldsboro’s allies and partners in business development.**

## **Action Steps:**

- Facilitate quarterly or semi-annual meetings of the city’s allies and partners in community, business, tourism, downtown, workforce, and economic development to identify opportunities for collaboration, support needed, and resources that can be leveraged
- Socialize the strategic plans and programs of work of collaborative members
- Connect allies with talent and resources in the city that will advance their mission

Goal:  
Ensure  
Goldsboro  
has space  
for  
businesses  
to start up  
and grow.

**Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.**

**Action Steps:**

- Designate “revitalization corridors” in the city and target these areas for investment
  - Target corridors for infrastructure improvements
  - Develop streetscape plans
  - Invest in placemaking strategies
  - Consider using special assessment or municipal service districts
- Identify “activity nodes” in neighborhoods that can be small centers of economic activity
  - Incorporate activity nodes into the comprehensive planning process
  - Consider the activity nodes when planning for capital improvements
  - Market the activity nodes



**Goal:**  
Ensure  
Goldsboro  
has space  
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businesses  
to start up  
and grow.

**Strategy: Create space for businesses to start up and grow in the city.**

**Action Steps:**

- Inventory vacant and underutilized properties across the city
  - Prioritize an anchor property in each of the city's "revitalization corridors"
  - Promote the anchor properties
- Explore partnership with Wayne Community College to develop an "entrepreneurship center"



Goal:  
Ensure  
Goldsboro  
has space  
for  
businesses  
to start up  
and grow.

**Strategy: Use grants, incentives, and finance tools to encourage development in city.**

**Action Steps:**

- Consider repealing the business license and replacing it with a dilapidated building ordinance or registry
- Consider making the eligibility requirements for city incentives lower in “revitalization districts”
- Give priority in city incentive programs to businesses starting and growing in “revitalization districts” and “activity nodes”
- Explore grants, incentives, and finance tools
- Explore ways to invest in neighborhoods



# Goal: Promote Goldsboro as a choice location for business.

**Strategy: Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.**

**Action Steps:**

- Create a tagline for Goldsboro’s business development efforts
- Create a marketing plan to promote the city for business development
  - Revamp content on the city’s website, or a new external website, to make the site “business-forward”
  - Social media campaigns
  - Electronic brochures showcasing the city’s assets and opportunities
  - Toolkits for partners to participate in the city’s marketing plan
- Develop a communications strategy to position the city as business-friendly.
  - Toolkits on how to start a business
  - Step-by-step guides on how to access city resources
  - Promote the city liaison/ombudsman
  - Call to action on the website such as “request a meeting” with Development Services.
- Create a marketing position within the city or contract for marketing services to implement marketing and communications plans
- Promote available space and development opportunities

# Implementation

1

Year 1

- Designate Assistant City Manager of Development
- Assign Liaison Function to Development Services
- Form Business Collaborative
- Begin "Business-Forward" Culture Shift
- Begin Investments in Systems, SOPs, and Technology
- Designate Revitalization Corridors and Activity Nodes in Comprehensive Plan
- Vacant Property Inventory
- Repeal Business License and Enact Vacant Building Ordinance

2

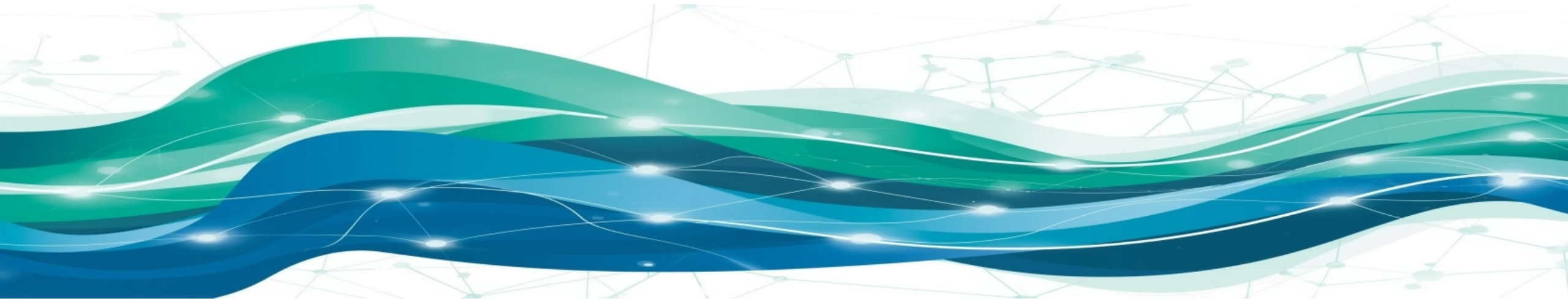
Year 2

- Business Brand Development
- Marketing and Communications Plans
- Marketing Staff/Contractor
- Neighborhood Engagement through Commission on Community Relations and Development, Task Forces, and Council
- Develop Investment Strategy for Revitalization Corridors and Activity Nodes

3

Year 3

- Explore WCC Entrepreneurship Hub
- Implement Incentive and Grant Programs for Business



# Metrics

- Customer (Business, Developers, Allies) Satisfaction Survey Results
- Brand Awareness
- Business Program Utilization (Incentives, Toolkits, Event Attendance)
- Public and Private Investment in Revitalization

### Strategic Framework for Business Development

**Goal: Build Capacity within the City to Support Business Development**

Strategy: Staff and resource the city to provide support to businesses and development allies.

Strategy: Facilitate a “business collaborative” to elevate Goldsboro’s allies and partners in business development.

**Goal: Ensure Goldsboro has space for businesses to start up and grow.**

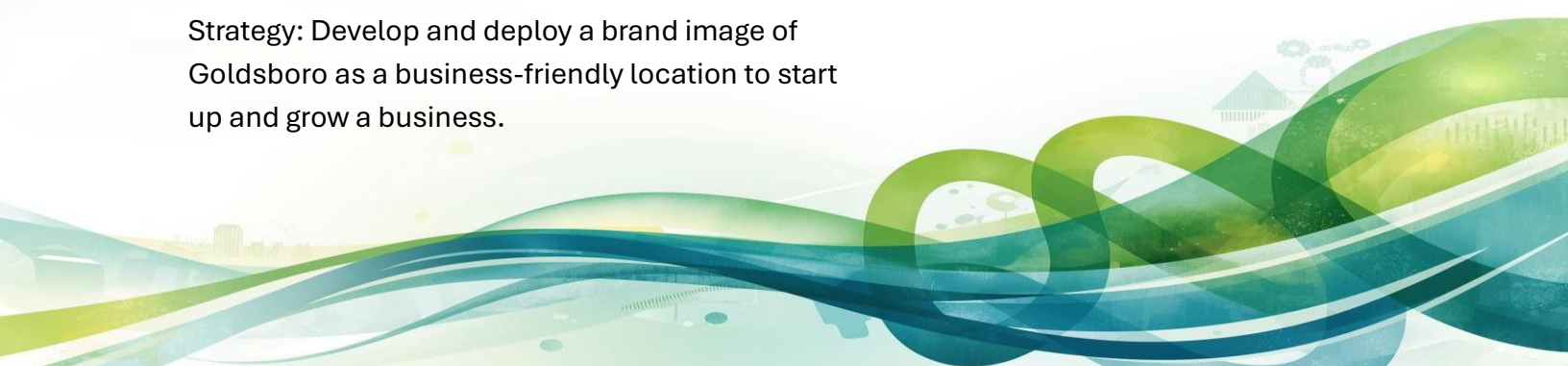
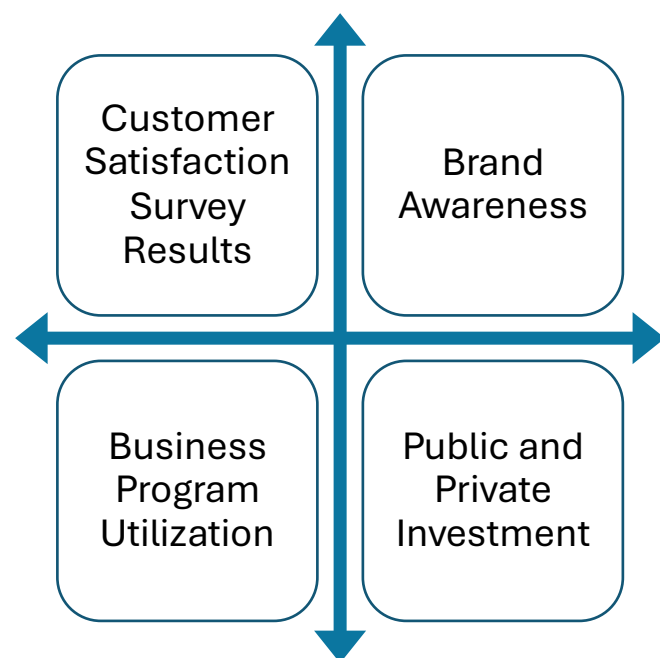
Strategy: Incorporate planning and designing space for businesses to start up and grow into city development plans, ordinances, and policies.

Strategy: Create space for businesses to start up and grow in the city.

Strategy: Use grants, incentives, and finance tools to encourage development in city.

**Goal: Promote Goldsboro as a choice location for business.**

Strategy: Develop and deploy a brand image of Goldsboro as a business-friendly location to start up and grow a business.



MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
JANUARY 5, 2026

**1. Call to Order – 5:30 P.M. – Council Chambers**

Mayor Gaylor called the meeting to order at 5:30 PM.

**1.1 Invocation and Pledge of Allegiance**

Father David Wyly, Police Chaplain provided the invocation. The Pledge of Allegiance followed.

**2. Roll Call**

Present: Mayor Charles Gaylor  
Mayor Pro Tem Beverly Weeks  
Councilwoman Hiawatha Jones  
Councilman Chris Boyette  
Councilwoman Jamie Taylor  
Councilwoman Brandi Matthews  
Councilman Roderick White

Also Present: Matthew Livingston, City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**3. Adoption of the Agenda**

Councilwoman Jones made a motion to adopt the agenda as presented. The motion was seconded by Councilwoman Taylor and unanimously approved.

**4. Recognitions and Presentations**

**4.1 Administering the Mayor Pro Tem Oath of Office**

Representative John Bell administered the oath of office for the appointment as Mayor Pro Tem of the City of Goldsboro to Beverly Weeks. Mayor Pro Tem Weeks was joined by her family for the ceremony.

**4.2 Retirement Resolution - Allen Anderson, Jr.**

Allen Anderson, Jr. retired on December 31, 2025, as Building Codes Administrator with more than 31 years of service with the City of Goldsboro. Allen began his career on November 30, 1994, as Building Codes Inspector II with the Inspections Department. On April 1, 2013, Allen was promoted to Building Codes Administrator, where he has served until his retirement. Allen has demonstrated exceptional dedication and efficiency in his service, earning the respect and admiration of his colleagues and the citizens of the City of Goldsboro. The Mayor and City Council of the City of Goldsboro are desirous, on behalf of themselves, City employees, and the citizens of the City of Goldsboro, of expressing to Allen Anderson, Jr., their deep appreciation and gratitude for the service rendered by him to the City over the years and express to Allen Anderson, Jr., our very best wishes for success, happiness, prosperity, and good health in his future endeavors.

This Resolution shall be incorporated into the official Minutes of the City of Goldsboro and shall be in full force and effect from and after this 5th day of January 2026.

Councilwoman Jones made a motion to adopt the retirement resolution as presented. The motion was seconded by Councilman Boyette and unanimously approved.

*RESOLUTION 2026 - 1 "RESOLUTION EXPRESSING APPRECIATION FOR SERVICES RENDERED BY ALLEN ANDERSON, JR., AS AN EMPLOYEE OF THE CITY OF GOLDSBORO FOR MORE THAN 31 YEARS"*

**5. Public Hearings**

**5.1 CZ-4-25 Tucker Trace (Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning) – South side of Tommy’s Road, between US Hwy. 117 North and Deans Lane**

The item was submitted and presented by Mark Helmer, Planning Services Manager.

ADDRESS: TBD  
 PARCEL: 3601-50-3388  
 OWNER: Marks Farms LLC  
 APPLICANT: Marks Farms LLC  
 c/o Mr. Matt Botzum



The applicant requests a change of zone from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a new mixed-use development consisting of 120 single-family detached residential lots and 4 commercial lots within the corporate limits of Goldsboro.

The Residential-6 Zoning District was established to accommodate both single and multifamily residential uses and to prohibit all activities of a commercial nature, except for certain home occupations. The minimum lot size is six thousand square feet for a detached single-family dwelling. The General Business Zoning District was established 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: 45.9 acres: Proposed as (R-6CZ)  
 10.5 acres: Proposed as (GB)

At their November 3, 2025 meeting, Council voted to continue the hearing to January 5, 2026.

**SURROUNDING ZONING**

Adjacent Zoning and Land Uses		
North	R16/RM9	Single-family detached
South	R16	Single-family detached
East	R16	Single-family detached
West	GB	Agriculture; woodlands

**LAND-USE PLAN:** The property is identified as within the Medium-Density, Mixed-Use I and Mixed-Use II land use category. Medium and High-Density Residential land uses have been designated for areas that have water or sewer service or where plans exist to extend water or sewer service. Although the requested Residential-6 Conditional Zoning District is not a corresponding zoning district in the Medium Density land use category, Goldsboro’s Comprehensive Land Use Plan encourages higher density development where City water and sewer services are available.

Mixed-Use I and II land use categories will allow a mixture of commercial uses some of which may or may not have an impact on or produce some conflict with adjacent lower density districts. Office and Institutional usage is recommended as a buffer/transition between lower and higher density land uses.

The applicant is requesting a change of zone for the subject property from the Highway Business/Residential-16 to Residential-6/General Business Conditional Zoning District to construct a residential subdivision consisting of 120 lots and 4 additional individual lots for commercial use.



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 Residential-6 and General Business Conditional Zoning Districts 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 Residential-6/General Business Conditional Zoning Districts, the deviations shall be identified on the concept plan for Council approval. Deviations are included in this staff report.

**Existing Land Use:** The majority of the site is vacant and used for agricultural-related purposes. An existing stream tracks near the northern and eastern property boundaries. This stream is flanked by a 50 ft. Neuse River Basin riparian buffer.

An existing 195 ft. in height cell tower is located on lot #126 which is at the northeast corner of the proposed subdivision and is served by a 30 ft. ingress/egress and utility easement off Deans Lane.

**Access:** The subdivision will be served by two points of access directly from W. Tommy's Road, which is a state-maintained street (SR 1571). According to NCDOT, no roadway improvements will be required for the proposed subdivision.



**Phasing Plan:** If approved, the proposed 120-lot residential subdivision will begin a 4-phase construction schedule with phase I to start in July of 2026.

- Phase I: Lots 1-5, 52-63, 88-121, 126-127
- Phase II: Lots 64-86
- Phase III: Lots 6-16, 45-51, 124, 128-129
- Phase IV: Lots 17-44

**Density:** 120 units/45.9 acres = 2.61 dwelling units/per acre

**Proposed Zoning:**

	R-6CZ:	GB:
Min. lot size:	5,400 sq. ft.	N/A
Min. lot width:	45 ft.	N/A
Min. front setback:	15ft.	20 ft.
Min. side setback:	5 ft.	15 ft.
Min. side corner setback:	10 ft.	15 ft.
Min. rear setback:	15 ft.	25 ft.
Max. building height:	2 stories	N/A

**Required Open Space:**

The proposed development will provide 18.9 acres of open space (20% of the gross site area). Open spaces will include both active (playgrounds, basketball court, mail kiosks and walking trails) and passive (stormwater green space and required buffer areas) spaces. All open spaces will be held in common ownership, for the perpetual benefit of residents of the development by a HOA (Homeowners Association).

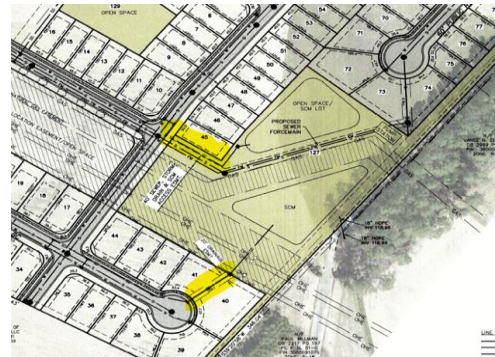


**Parking Requirements:**

- Residential: 2 per single-family household (120) = 240 spaces
- Commercial: TBD for commercial lots at time of development

**Engineering:** City water and sewer will be extended to the site by the developer from Commerce Drive directly west from the proposed subdivision.

**Storm Water Plan:** Surface or underground storm drainage facilities are proposed for all streets, driveways and parking/loading areas. Proposed stormwater control ponds have been identified throughout the subdivision per the city’s UDO and state regulations. All will be accessed by utility easements granted to the City of Goldsboro for inspection purposes by Engineering staff.



**Proposed public/private infrastructure:**

- Roadways: 5,680 +/- linear ft. (Public)
- Water mains: 6,860 +/- linear ft. (Public)
- Sewer mains: 5,600 +/- linear ft. (Public)
- Sidewalks: 3,200 linear ft. (Public)
- Trails: 2,632 linear ft. (Private)

**Streets:** The developer will be responsible for the construction of 60 ft. wide streets with pavement widths of 31 ft. back-to-back in accordance with City standards.

**Sidewalks:** 4 ft. wide internal handicap accessible sidewalks will be provided on one side of the streets connecting residential dwellings to other destinations such as active and passive open spaces to include playgrounds, mail kiosks and other site amenities.

**Street signs and lighting:** Street signs and lighting will be provided for the subdivision in accordance with City standards.

**Utilities:** All utilities will be required to be installed underground.

**Interconnectivity:** Interconnectivity has been identified along the eastern and southern property boundaries.

**Subdivision signage:** Two (2) monument signs are proposed and located at the entrance of the subdivision. Signs will be required to be located on private property, as well as not be located within sight triangles obstructing views of the motoring public.



**Landscaping:** The applicant has submitted a landscape plan that meets and exceeds the City’s landscape ordinance. A 15 ft. wide Type B landscape buffer will surround the entire development. Each residential lot will have one large tree installed in the front yard and any side lot abutting another street. A 20 ft. wide Type C landscape buffer yard and a 6 ft. in height privacy fence will be provided between the commercial lots and the residential subdivision. Street trees will be provided along Alexandra Road to Ally Lynn Way to serve as an aesthetic buffer for residents located along Nashview Drive. Lastly, a landscape median will be provided along Terrence Trail, the main entrance to the new subdivision.

**Architectural Standards:** Building elevations have been submitted by the applicant.

Each dwelling unit will be built in accordance with the North Carolina State Building Code. Proposed home plans to include the Chadwick, Davidson, Madison, Morgan, Clayton, and the Oakley.

Sagecroft | Hanover Collection  
THE CHADWICK



Sagecroft | Hanover Collection  
THE DAVIDSON



Maple Ridge | Crown Collection  
THE MADISON



Saddle Ridge | Crown Collection  
THE MORGAN



Annandale | Summit Collection  
THE CLAYTON III



Triple Crown | Hanover Collection  
THE OAKLEY II



**TRC REVIEW**

If the rezoning is approved, the development proposal will require a TRC review. Site plan approval will be required before improvements can be authorized for the site and building permits are issued.

**CONDITIONS OF REZONING:**

The applicant has proposed the following as CONDITIONS for the requested Residential-6 Conditional Zoning District approval:

Architectural Standards:

1. Building height 2-stories, maximum.
2. Shutters or window trim shall be provided on the front façade on all homes.
3. The front facades of all homes will feature a minimum two (2) architectural features (from the following list):
  - a. Horizontal siding
  - b. Board & Batten siding
  - c. Shake siding
  - d. Stone accent
  - e. Brick accent
  - f. Balcony
  - g. Columns
  - h. Covered porch entry
4. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage.
5. Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
6. All windows within a street facing facade utilizing siding materials shall either be set in full 4" trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
7. All windows of a dwelling unit, except for accent windows, picture windows, transoms, and bay windows, shall feature a common muntin pattern colonial pattern in half of each window.
8. All dwelling units shall have either a 2-car garage or a 1-car garage.
9. Garage doors shall have windows or decorative hardware.
10. A covered front porch is required for all dwelling units.
11. A minimum 6-foot deep outdoor patio shall be provided on all dwelling units.
12. All homes shall have minimum 12-inch eaves on two sides.
13. All corner lot units shall have a minimum of one window, facing the public right-of-way.
14. To ensure visual variety and maintain aesthetic appeal, no home will feature the same exterior siding and trim color combination as a house directly adjacent or directly across the street from it.

Staff is recommending approval of the conditional rezoning request since the proposed zoning and land use is compatible with the Comprehensive Land Use Plan and Land Use Plan Map. In addition, the City of Goldsboro will be able to provide sufficient public safety and meet transportation and utility demands for the subject property while maintaining sufficient levels of service to existing developments.

Staff believe that the proposed rezoning will not impair or injure the health, safety, and general welfare of the public. Lastly, the proposed conditional zoning and land use request will address Goldsboro's housing shortage, offering increased housing options and affordability while providing economic, social, and environmental benefits that enhance residents and their quality of life.

At their meeting on September 29, 2025, the Planning Commission voted to adopt the consistency statement and approve staff's recommendation.

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the consistency statement to approve, deny, or table the request to a future date.

The Applicant has requested the public hearing be postponed until the February 2, 2026 City Council meeting.

Mayor Gaylor shared a letter was submitted to Council by Henry Smith. The letter has been added as an attachment to the agenda packet.

Mayor Gaylor opened the public hearing. No one spoke.

Mayor Gaylor shared that the applicant has requested another 30-day continuance. The public hearing remained opened.

Mayor Pro Tem Weeks made a motion to approve the request for continuing the item until the meeting until February 2. The motion was seconded by Councilwoman Jones and unanimously approved.

**5.2 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 submitted and presented by Mark Helmer, 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.

**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.

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.

At their meeting on November 24, 2025, the Planning Commission voted to adopt the consistency statement and approve staff's recommendation.

City Council is requested to review the petition for rezoning, conduct a public hearing, and make a decision in accordance with the consistency statement to approve, deny, or table the request to a future date.

Mr. Helmer shared that he received an email from Ms. Blanding requesting that the request to rezone the property be removed from consideration.

Mayor Gaylor opened the public hearing. No one spoke, and the public hearing was closed.

Councilwoman Taylor made a motion to approve the request to remove the item for the consideration of Council. The motion was seconded by Mayor Pro Tem Weeks and unanimously approved.

### **5.3 SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce Drive and Tommy's Road**

The item was submitted by Mark Helmer, Planning Services Manager and presented by Kenny Talton, Assistant Planning Services Manager, after being properly sworn in.

City Attorney Lawrence reminded Council the only evidence to be considered is the evidence presented during the meeting today. He also shared other requirements for the consideration of evidence.

The applicant has requested a Special Use Permit for the establishment of a bar.

ADDRESS: 2606 N. William St.

PARCEL: 3600483976 (Portion of)

PROPERTY OWNER: Andrews Farms of Wayne Co. Inc.

APPLICANT: Paul T. Williams

The proposed Place of Entertainment with ABC permit is located in the General Business Zoning District. Goldsboro City Council recently approved a change of zone for a portion of the subject property to General Business on December 1, 2025.

The General Business Zoning District is established 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.

According to the City's Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.
2. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment.

3. No establishment shall be located within one hundred and fifty feet of any other such establishment.
4. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

The space proposed for use as a bar was formerly occupied as a convenience store with fuel sales.

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.

According to the applicant's submitted floor plan, the proposed bar will consist of three pool tables, seating for approximately 35 people, restrooms, and a storage area.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code.

Lastly, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 12:00 PM – 2:00 AM

Employees: 6

Due to the nature of this proposal, TRC was not asked to review.

Mr. Talton shared that if the special use permit is approved, it will have to be annexed into the City of Goldsboro before any upfit or development approvals can take place.

Mr. Talton shared that the Planning staff has received the application for annexation and will come before council in the upcoming months.

Mr. Talton shared that Planning staff have reviewed the request in accordance with the city's UDO and Comprehensive Land Use Plan and have no objections to the proposed use.

City Council is requested to review the special use petition, conduct a Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the worksheet for the four findings to be voted on and staff comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition.

Mayor Gaylor invited the applicant to speak. The applicant, Paul Williams, spoke after being properly sworn in:

1. Paul Williams shared the following: I've been in Goldsboro since 2002. I opened the establishment I'm in now in 2011. I've got a lot of pool players that's been trying to find more places to go to. So, that's why I'm trying to open another business up. I have another business too that I opened up in 2018, but it's so small you can't do nothing with it. So, that's why I'm trying to get another business opened up.

Mayor Gaylor: Will you be having food?

Paul Williams: I'm trying to stick with just air fryers, hot dogs, and pizzas.

Mayor Gaylor opened the public hearing. No one spoke, and the public hearing was closed.

Councilwoman Matthews asked about the location of the property. Mr. Talton described the location.

Councilman Boyette shared that the new development (Tucker Trace) will not be subject to spacing requirements due to the 4 lane highway.

Mayor Pro Tem Weeks asked if the kids play area on Commerce Drive has space restrictions with the new proposal. Mr. Talton shared he did not see any stipulations at this time.

Councilman Boyette made a motion that the request would not endanger the public health or safety. The motion failed due to the lack of a second.

Councilwoman Jones shared she would like to table this item because she has concerns about the children. Councilman Boyette seconded the motion. Mayor Gaylor restated the motion to read the following: table item 5.3 SU-7-25 until the first meeting in February. The motion passed unanimously.

City Attorney Lawrence stated that any questions need to be answered in the meeting, and not directly to staff.

#### **5.4 SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection**

The item was submitted by Mark Helmer, Planning Services Manager and presented by Kenny Talton, Assistant Planning Services Manager, after being properly sworn in.

ADDRESS: 1515 East Ash Street

PARCEL: 3509-64-1683

PROPERTY OWNER: One Hour Cleaners and Laundry c/o Brian Foster

APPLICANT: Maeen Abdo Alashwal

The applicant requests a Special Use Permit to operate a Convenience/Grocery Store with no fuel sales located in the Neighborhood Business (NB) Zoning District.

The proposed convenience store without fuel sales is located in the Neighborhood Zoning District. The Neighborhood Business Zoning District is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

According to the City's Unified Development Code, convenience stores with or without fuel gas sales are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

The space proposed for use as a convenience store was formerly occupied as a dry-cleaning business known as Terry's One-Hour Cleaners.

The City's Land Use Plan locates this parcel within the Office and Institutional land use designation. Office/Institutional land uses (including High Density Residential) have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. In addition, Office/Institutional/High Density Residential land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.

According to the applicant's submitted floor plan, the proposed convenience store will provide drive-thru services and shall consist of aisles, multi-level counters and shelves, coolers and refrigerators all utilized for product display and sales. Storage areas and employee restrooms will be provided.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code. In addition, a building permit and final inspection will

be required for the upfit of the existing facility to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 24 hours/7 days a week  
Employees: 2

**TRC REVIEW:**

Due to the nature of this proposal, the City Technical Review Committee was not asked to review.

**STAFF COMMENT:**

The City's Comprehensive Land Use Plan identifies the subject property's land use designation as Office and Institutional. Properties in the vicinity and adjacent to the subject property are predominantly located in the Office/Institutional and Residential Zoning Districts. Businesses include financial services, beauty salons, real estate, property management and insurance services. The proposed use is not compatible with existing land uses and development patterns along E. Ash Street and the proposed use is inconsistent with the City's Comprehensive Land Use Plan. Therefore, Planning staff is recommending denial of the proposed special use permit for the proposed convenience store at this location.

**REQUIRED ACTION:**

City Council is requested to review the special use petition, conduct a Public Hearing, enter deliberation, and vote on each of the four findings to determine whether the Special Use Permit shall be issued. See the worksheet for the four findings to be voted on and staff comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval if Council is able to conclude that evidence exists in the record to support the condition.

Mr. Talton described the zoning uses of the surrounding properties. He shared a map of the proposed site plan and stated that if it were to be approved, we would consider this site as meeting our UDO.

Councilwoman Matthews asked if there was a product list available. She asked if this would be a place to get vapes and THC and all the other items 24 hours a day.

Mr. Talton stated the following: we do not have an inventory list. We have been provided with information where the floor space would not consist of 25% or more vape sales. For that reason alone, it does not qualify as a having to meet the distance separation requirements from another vape store.

Councilwoman Matthews asked what are the operation hours of the store next door.

Councilwoman Taylor asked if the applicant has any other business they are running in the city.

Mr. Talton stated I'm not aware of that. I know that there is a connection to the Kings convenience store directly across the street.

Councilman Boyette asked if it is appropriate to ask staff whether or not the applicant or the connected business is in good standing with the city. Mr. Talton stated he could not answer that question without conferring with the police department.

City Attorney Lawrence stated the following: if that's what you mean by good standing, that's up for debate as to what that might mean. Whether that's a zoning issue or code enforcement issue, law enforcement issue, it brings a lot of different things under that umbrella.

Councilwoman Taylor stated the following: you said that we would need to ask Chief West the question about crime, but what about with the city.

Mr. Talton stated: As far as any violations within the planning department, I'm not aware of any violations currently on site or across the street at King's convenience store.

Mayor Pro Tem Weeks asked if the parking is conducive to what the applicant is asking for.

Mr. Talton shared it is.

Councilman Boyette shared the brief is not consistent with what is in the area.

Mr. Talton shared the following: in the presentation you'll notice we brought up that it was predominantly surrounded by office and institutional uses. This use is not compatible with the surrounding uses around the proposed convenience store. There is a store directly across the street. It is also neighborhood business. But if you look to the right of the existing store, convenience store of Kings, there's a church, going eastward. To the rear of the facility, you'll find another neighborhood business zoning district. I don't know that it's being used as such. I want to say it's being used right now for residential. We need to clarify that. But those were some of the reasons that we decided it was incompatible. With regards to the land use plan, a lot of times office and institutional uses serve as a transitional district between higher intensity uses and residential uses. This is something that is spelled out in our land use plan that the city should look at monitoring and enforcing when it comes to development of plans and of businesses locating within that district. When it comes to the actual land use map, if you look at the land use map, you'll see that it is office and institutional predominantly in that corridor. And that is something that is the proposed use again as being a neighborhood business is not in accordance with the map. So we based our decision on our facts, based off the map itself, the plan, the comprehensive plan, and the UDO, what the current zoning. We have no personal preference whatsoever, we're just listing what we believe are the facts of the case on behalf of the planning department as to the statements that were been made.

Mayor Gaylor invited the applicant to speak.

The applicant, Maeen Abdo Alashwal, was not able to speak due to limited English. Mr. Ash Morshed spoke on his behalf and shared the following after being properly affirmed.

Mr. Morshed stated the following: I bought the two convenience stores that's owned to my family. And so the difference between the two convenience stores, that one has got alcohol, this one doesn't. That one doesn't have a drive-thru, this one it does. About the traffic to the parking lot, we ran like a small traffic and it was perfect. No THC products, no vapes, nothing will harm the community as well.

Mayor Gaylor: Two questions that I remember hearing. One was do you know the store next door, is that one also 24 hours.

Mr. Morshed: I think it opens around 8:00, closes around 11:00, 12. I'm not sure. It's not 24 hours.

Mayor Gaylor: Do you mind elaborating a little bit on the product mix for the proposed store?

Mr. Morshed: The product is going to be drinks, chips, snacks, cans, groceries. But it's no alcohol at all.

Councilwoman Matthews: I just did a quick Google search, and it says that Kings Discount Daily, would that be it? The one across the street? It closes at 1:00 a.m. Is that accurate?

Mr. Moshed: I don't think so. I believe they close the latest 12:00 or 11:00. I'm not sure though.

Councilwoman Taylor: How are you related to the person that owns Kings?

Mr. Morshed: We are family. Yeah, cousins.

Councilwoman Taylor: Are any of them here for you to ask what time you actually close?

Mr. Morshed: So, my cousin, he owns the King's Daily, he's in Wilson running his other gas station. He owns a gas station in Greenville and one in Wilson. And I lease from his father in Farmville.

Mayor Gaylor: I don't know that we've gotten conclusive evidence of the actual hours of operation other than we can other than definitively saying it's not 24 hours. So, the hours of operation to the best of your knowledge, stating on behalf of the applicant, is Kings Deli and Grocery, is it a 24-hour store?

Mr. Morshed: No, it's not 24 hours. Okay.

Mr. Morshed conversed with the applicant in the audience and came back to the podium and stated the following: let me correct the King's hours. It's from 8:00 a.m. to 1:00 a.m.

Mayor Gaylor opened the public hearing. The following citizens spoke:

1. Phyllis Merritt-James stated the following: we're in dire need of someone with a gas station there instead of having duplicity across the street. I know there's a lot of people that from 1 to 7, nothing happens good after 1:00 in the morning anyway. If they're hungry and want to get something, they should be able to get to that store that's already established across there. But ideally, it would be great if we have a gas station because we don't have anything in that area doing the cut through.

2. Chris Cox stated the following: I represent the landowners of the property across the street, Mrs. Mooring and Mr. Gurley. It's the vacant property now and it used to be the daycare there but they got it cleaned up after a hurricane blew an oak tree through it. We've had it for sale for some time now. We could have sold it a hundred times if it had been zoned for a similar type of use as these gentlemen are trying to do here. As you can see, the corridor here is all office and institutional. The only reason that King's convenience store is there is because the convenience store was there prior to the land use plan, that is the case for the dry cleaners as well. Mrs. Mooring thinks that if you do choose to change to a retail type use, she would be expecting the same and so would a lot of other people along this corridor.

No one else spoke, and the public hearing was closed.

Mr. Talton shared the following comments: I wanted to bring up something that I had to be careful with, with regards to the property. The map right now showed Kings Convenience Store. I know that the applicant had applied for ABC at the store, and we have internal affairs, our officer with Goldsboro PD that had actually looked at the site for new ABC permits to be issued. The officer in charge of making those recommendations on the local opinion form that we have to approve before ABC can be issued, he gave his recommendation. The recommendation, I want to say at this time, I believe looked at the property and its history in the past, not at the applicant. Because of the officer who has provided that information, I do recall their having an ABC permit, a new permit application that if I'm not mistaken was actually approved. But because this officer may be looking at this meeting tonight, I wanted to let him know for the record, that I'm sharing that information with you, but it shouldn't at this point in time. I don't want to give any bearing on this proposal. And at the same time, the only other thing I wanted to say, with regards to property just north of the facility, I believe it's the old Edgewood School. I believe the city of Goldsboro is under a lease for parks and recreation to utilize that facility for some of their program services. And going back to the land use plan, the applicant spoke of I believe it was no alcohol. Is that right? Or was that stated on the record that there would not be alcohol? The only other question I would ask is are there going to be any cigarettes or tobacco sales because land use plan was pretty specific about that these types of facilities would be discouraged around youth-centered facilities. Even though it's maybe just a stone throw from it, it's something that we used to consider. So, that was a consideration as well. But again, there's a lot of issues that we have to be particular about and we can't assume anything. We have to base everything off of facts, factual testimony.

Councilman White asked if the store would carry tobacco products.

The applicant came back to the podium to clarify. He stated that they would sell 25% tobacco.

Councilwoman Matthews stated there is a mobile gas station, if I'm not mistaken, it used to be 24 hours. I'm not sure if it still is. So there is that convenience there within that proximity too.

Mayor Pro Tem Weeks asked about the proximity of the proposed business to the church.

Mr. Talton shared the location of the church and the residential properties.

Councilwoman Matthews made a motion to table the vote on Item SU-9-25 to the February 2 Council meeting. The motion was seconded by Councilwoman Taylor and unanimously approved.

Attorney Lawrence stated the following: I just remind Council that between now and February 2nd with regards to the last two items, these are both special use permits, no independent investigation, no talking to people, that sort of thing. Only considering the evidence presented here.

## **6. Public Comment Period**

Mayor Gaylor opened the public comment period. The following citizens spoke:

1. Rodney Robinson shared comments and concerns regarding gun violence in Goldsboro. (Full comments are available on YouTube at 1:13.)

2. Nichole Dixon shared comments and concerns regarding gun violence in Goldsboro. (Full comments are available on YouTube at 1:16.)

No one else spoke and the public comment period was closed.

## **7. Consent Agenda**

*Approved as Recommended.* City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and vote. Mayor Pro Tem Weeks moved the items on the Consent Agenda, Items 7.1 -7.3 be approved. The motion was seconded by Councilwoman Jones and an electronic vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

### **7.1 Second Revision to the Wayne County United Soccer Club Agreement**

The item was submitted by Felicia Brown, Parks and Recreation Director.

The City of Goldsboro had an agreement with Wayne County United Soccer Club (WCUSC), a North Carolina not-for-profit corporation, that expired December 21, 2024. This agreement was formed in 2019 and allowed Wayne County United Soccer Club to make use of City fields for their practices and games, including the Bryan Multi-Sports Complex. In lieu of payment for City field usage, Wayne County United Soccer Club exchanged volunteer hours. Since entering into the agreement with the City of Goldsboro, Wayne County United Soccer Club's program has grown.

With access to the City's fields, Wayne County United Soccer Club has been able to have tournaments and assist with the City's sports tourism efforts. Wayne County United Soccer Club is interested in entering into another agreement with the City of Goldsboro for access to the fields at our Bryan Multi-Sports Complex. At their June 2, 2025 meeting, City Council approved for us to move forward with a new agreement with Wayne County United Soccer Club.

The expired agreement served its purpose. Our commitment to sports tourism remains. Instead of providing volunteer hours, the new agreement charges a flat fee for Wayne County United Soccer Club to have access to our fields, including our Bryan Multi-Sports Complex. The new agreement provides primary access of Field #1 when one of our synthetic fields is not available at our Bryan Multi-Sports Complex for Wayne County United Soccer Club. Additionally, upon

written approval from the Director of Parks and Recreation, Wayne County United Soccer Club will be allowed to place a small storage facility at our Bryan Multi-Sports Complex to store their equipment. In the new agreement, Wayne County United Soccer Club will pay an annual fee of \$10,500. The amount to be paid to the City of Goldsboro will increase by 2.5% each year for the inflationary factor. The annual fee can also be split into two (2) equal payments - one payment due by January 15th and one payment due by July 15th. A revision to the previously adopted agreement is the date this agreement takes effect.

It was recommended that Council adopt the following entitled resolution, authorizing the Mayor and City Clerk to enter into an agreement with the Wayne County United Soccer Club for a 5-year term that includes an annual fee of \$10,500 being paid to the City of Goldsboro for field usage access. The term of this agreement will be from January 1, 2026 through December 31, 2030. Additionally, the payment will increase by 2.5% each year for the inflationary factor. The option for either organization to cancel the agreement with 180 days' written notice will be included in the agreement. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

*RESOLUTION 2026-2 "A RESOLUTION REVISING THE AGREEMENT WITH WAYNE COUNTY UNITED SOCCER CLUB"*

## **7.2 Municipal Agreement with the NC Department of Transportation for Inspection of Bridges on the Municipal Street System**

The item was submitted by Jonanthan Perry, Engineering Services Manager.

The National Bridge Inspection Standards (NBIS) requires that all structures defined as bridges located on public roads must be inspected on a cycle, not to exceed twenty-four (24) months. The bridges on the municipal street system in Goldsboro were last inspected in 2024 and are due to be reinspected in 2026.

Goldsboro's City bridges are as follows:

- Best Street over Long Branch
- Harris Street over Long Branch
- Berry Street over Long Branch
- Wayne Avenue over Big Ditch
- Retha Street over Big Ditch
- Slocumb Street over Stoney Creek

The NC Department of Transportation informed staff that NCDOT is going to cover the 20% share normally paid by municipalities for this inspection cycle, as detailed in the attached municipal agreement (please see Page 2, No. 6).

No bridge inspections can be performed until a municipal agreement is properly executed by both the City and NCDOT.

The City of Goldsboro does not have a licensed Bridge Inspector. The Engineering Department's FY25-26 budget includes \$4,000 for the 20% cost normally paid by municipalities for bridge inspections. Upon completion of inspection and analysis, staff does not anticipate any additional charges, subject to compliance with all applicable federal policy and procedural rules and regulations.

It was recommended that the City Council adopt the following entitled resolution authoring the Mayor and City Clerk to sign a municipal agreement with the NC Department of Transportation for the inspection of bridges on the municipal street system. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

*RESOLUTION 2026- 3 "RESOLUTION AUTHORIZING A MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INSPECTION OF BRIDGES ON THE MUNICIPAL STREET SYSTEM"*

### **7.3 Approval of Meeting Minutes of the Goldsboro City Council Meeting held December 15, 2025**

The draft minutes of the Regular Meeting of December 15, 2025, were presented for approval. *Consent Agenda Approval. Weeks/Jones (7 Ayes)*

## **8. Old Business**

### **8.1 Advisory Boards and Commissions Appointments**

The item was submitted and presented by Laura Getz, City Clerk.

There are currently several vacancies on Advisory Boards and Commissions. Citizen involvement is vital to the performance of City government. It is necessary that additional appointments be made in an effort to fill these vacancies.

Recommendations for appointments were requested from the respective Boards and Commissions. Applications were also solicited from the public at large. It is also customary for the City of Goldsboro to express its appreciation by Resolution to those members whose terms have expired, who have moved, or have resigned.

Staff recommended that Council adopt the following entitled Resolutions appointing members to Advisory Boards and Commissions in the City of Goldsboro and commending those individuals whose terms have expired, who have moved, or have resigned.

Once these appointments have been approved, there will be one vacant seat on the Recreation Advisory Commission and three vacant seats on the Mayor's Committee for Persons with Disabilities.

Councilman Boyette shared he has spoken to the chair of the Planning Commission and the Planning Commission recommends the citizen listed on the resolution.

Mayor Pro Tem Weeks made a motion to adopt the resolution commending individuals who have served. The motion was seconded by Councilwoman Taylor and unanimously approved.

*RESOLUTION 2026-4 "RESOLUTION COMMENDING INDIVIDUALS WHO HAVE SERVED ON ADVISORY BOARDS AND COMMISSIONS OF THE CITY OF GOLDSBORO"*

Councilman Boyette made a motion to adopt the resolution appointing members to advisory boards. The motion was seconded by Councilwoman Taylor and unanimously approved.

*RESOLUTION 2026-5 "RESOLUTION APPOINTING MEMBERS TO ADVISORY BOARDS AND COMMISSIONS"*

## **9. New Business**

### **9.1 Presentation of the Capital Improvement Plan and the City's Financial Position**

Ted Cole with Davenport presented the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit A* in the minutes.

Highlights of the presentation included: Credit Overview, General Fund Operations and Fund Balance, Existing Tax Supported Debt Profile, FY 2026 CIP Budget, and the Capital Improvement Plan Overview.

City staff included the information below in the agenda packet:

In order to provide additional perspective on the City's financial position, Davenport has compiled Discussion materials for Credit Rating Overview, General Fund Operations and Fund Balance, Existing Tax Supported Debt Profile, FY 2026 CIP Budget and Capital Improvement Plan Overview. The City is in the process of updating its Capital Improvement Plan ("CIP"). As

a long-range plan, the CIP reflects the City's policy regarding long-range physical and economic development. By providing a planned schedule of public improvements, the CIP outlines present and future public needs and priorities.

The Fiscal Policy Guidelines for the City of Goldsboro that was adopted April 19, 2010; adopted UF Revision on February 15, 2012, city staff recommends revising the proposed GF Fund Balance Policy and Proposed UF Liquidity Policy. City staff and consultants have designed metrics to track and measure the outcomes for General Fund Balance, Utility Fund Liquidity, and City Bond Rating. These Finance Department metrics demonstrate the city's commitment to achieving the Council's goals.

City staff, working with Davenport, continues to track and measure outcomes related to the City's financial position: General Fund balance, Utility Fund Liquidity, and City Bond Rating. Each metric has clearly defined Targets, Organizational Effects, Target Data, and Significance to support the City Council's goals.

Mayor Gaylor asked questions about the Debt Affordability Analysis.

City Manager Livingston shared the budget committee and staff will meet regarding the information and bring a recommendation to Council at the retreat.

## **9.2 Presentation and Update of MS4 Stormwater Permit Program Update**

The item was submitted by Jonathan Perry, Engineering Services Manager.

Bobbi Barnes, Stormwater Administrator, presented the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit B* in the minutes.

The National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) is a mandate from the Clean Water Act (CWA) of 1972 and is delegated to North Carolina Environmental Quality. The North Carolina Department of Environmental Quality (NCDEQ) then issues a permit to municipalities that meet the criteria allowing for stormwater discharge into surface waters. The purpose is to mitigate pollution from entering surface waters protecting both the environment and human health.

The Municipal Separate Storm Sewer System has six (6) minimum criteria that must be met each year by the City of Goldsboro to stay in compliance. Public education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site runoff controls, post-construction site runoff controls, pollution prevention and good housekeeping. Currently, the State has taken responsibility for the construction site runoff controls but has asked each MS4 to start their own program in order to be properly audited. Engineering is currently working with the NCDEQ and the Sedimentation Control Commission (SCC) to gain delegation for a local construction site runoff program.

This is a stormwater projection for 2026 with no recommendations presented at this time.

Mayor Gaylor asked that Engineering work with code enforcement to review ordinances to make sure they are collaborative.

## **9.3 Consideration of 4-Way Traffic Control for Walnut Street at Claiborne Street**

The item was submitted and presented by Jonathan Perry, Engineering Services Manager.

The City of Goldsboro received a request to evaluate traffic control at the intersection of Walnut Street and Claiborne Street. A site visit was made by staff on December 2nd. This evaluation is based on the guidelines adopted by the City Council on November 17, 2025. Resolution 2025-98 sets forth guidelines for All-Way Stop Control within the city limits. The intersection of Walnut Street and Claiborne Street does not meet the criteria for five or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.

In accordance with the approved guidelines adopted by the City Council, a minimum sight distance of 50 feet shall be provided and maintained at all approaches. Based on the intersection evaluation and the measurements taken at this intersection, staff has determined that the intersection of Walnut Street and Claiborne Street warrants 4-way stop control based on conflicting sight distance and maintaining vehicle safety.

It was recommended that the City Council adopt the following entitled Ordinance establishing 4-way traffic control for Walnut Street at Claiborne Street.

Councilman Boyette shared comments regarding the proposed item and asked about the traffic at the intersection at Best and Walnut Streets.

Councilwoman Taylor shared traffic concerns regarding Clingman Street near the new social services building.

Mr. Perry shared comments regarding the current criteria.

Mayor Gaylor shared that there are other residential areas in the city that need to be evaluated.

Councilman Boyette made a motion to adopt the ordinance as presented. The motion was seconded by Councilwoman Jones and unanimously approved.

*ORDINANCE 2026 -1 "AN ORDINANCE ESTABLISHING 4-WAY STOP CONTROL FOR WALNUT STREET AT CLAIBORNE STREET"*

## **10. City Manager's Report**

City Manager Livingston wished everyone a Happy New Year. He shared that he appreciated the support that the Council has given staff throughout the year and staff is working on the retreat agenda for Council review. He also shared that information has been sent to the department heads regarding the budget process, and we will have a budget discussion at the retreat. He shared that the Choice Neighborhood Pocket Park is underway and should be wrapped up in the next couple of weeks and that the all-accessible park at North End looks nice, and we will be having ribbon cuttings for these projects.

## **11. Mayor and Councilmembers' Comments**

Councilwoman Jones shared information about the property tax relief applications for the elderly that are available at the tax office and churches in her district. She shared Mayor Gaylor, Councilman Boyette, and she went to North Drive to look at the Community Supporting Schools program. She shared that it is difficult to see our children being killed and that it impacted the entire community. She asked that the home, community and church work together. She also asked that the city inform the community of what is going on that the youth can be involved in. She also congratulated Mayor Pro Tem Weeks and thanked Ms. Josephine for helping her get the lighting on Neil Street. She also thanked the staff.

Councilman Boyette shared he echoed Councilwoman Jones' comments, congratulated Mayor Pro Tem Weeks, congratulated city employees that received service awards recently and thanked all city employees.

Councilwoman Taylor shared that she echoed Councilwoman Jones' comments and shared that the police department has a community support division that participates in neighborhood watches. She shared her heart goes out to the family that lost their child and to everyone who has lost someone. She shared that we need to do more in the community to get the people and children to get to know our officers. She would also like to see us look out for each other and join together. She asked that people speak up. She congratulated Mayor Pro Tem Weeks and shared that she is glad we are getting the all-way stop signs.

Mayor Pro Tem Weeks shared she loved how councilmember comments focused on the positives. She honored two churches in her district, Goldsboro Worship Center and Deeper Life Church Ministries, and they did a phenomenal job bringing us all together. She thanked the Goldsboro Alumni Chapter of the Delta Sigma Theta Sorority for giving food and resources to

the unhoused community. She shared that the sorority is having an AIDS, HIV and Mental Health webinar on January 29th and more information is available at their website. She thanked the Commission on Community Relations and Development and is looking forward to the Martin Luther King Jr. Luncheon on January 19th. She also shared that Councilwoman Jones has served the city with excellence.

Councilwoman Matthews thanked the two citizens that spoke during the public comment period. She asked the Council to consider mini-retreats or having two retreats each year, that it is a heavy lift for staff, citizens and the Council to have a two-day retreat.

Councilman White shared that he prays that everyone had a good holiday and new year. He shared that he attended the recent funeral of Lee Lee, and shared comments regarding our youth. He shared that everybody needs to be moving forward, and we need to support the organizations that are doing the work. He commended Mr. Robinson. He shared concerns regarding leaf and limb pick-up issues in District 6. He also shared safety issues on the greenway at New Hope Road and Cuyler Best Road by the gas station being built.

Mayor Gaylor shared the financial status with the city is trending strong, development is moving, and we have strong indicators, but none of that matters if citizens aren't getting the services they need. He shared that he wants the city to look at what equipment for additional surveillance tools we can add, and what we want to add to parks and recreation programming that can help prevent some of these things. He also thanked the organizations that have done so much work to improve the city. He also shared do not lose faith, do not give up and do not stop trying.

Detailed comments from the Mayor and Council are available on YouTube.

## 12. Adjournment

Councilman Boyette made a motion to adjourn. The motion was seconded by Councilwoman Jones and unanimously approved.

There being no further business, Mayor Gaylor adjourned the meeting at 8:17 p.m.

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Charles Gaylor, IV  
Mayor

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Laura Getz  
City Clerk





FY 2027-2032 Proposed General Fund CIP by Project  
General Fund - Funding Level A Only

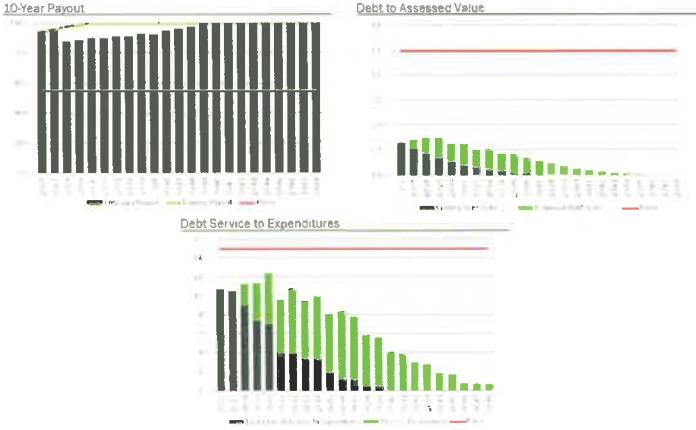


Item #	Item Name	Category	2027	2028	2029	2030	2031	2032	FY 27-32 Total
1	Fire Truck Replacement	Heavy Equipment (E)	165,000						165,000
2	Fire Truck Replacement	Heavy Equipment (E)	165,000						165,000
3	Computer Replacement Plan	Information (F)					40,000		40,000
4	Joint Rail Safety Camera	Information (F)						600,000	600,000
5	Police Truck Replacement (Police)	Vehicle (E)	765,000						765,000
6	Police Truck Replacement (Police)	Vehicle (E)		765,000					765,000
7	Police Truck Replacement (Police)	Vehicle (E)			765,000				765,000
8	Front Loader Backhoe Truck	Heavy Equipment (E)	410,000						410,000
9	Annual Street Sweeping Project	Street (D)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
10	Annual Street Sweeping Project	Street (D)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
11	Annual Street Sweeping Project	Street (D)							4,000,000
12	Total CIP by Funding Level		3,320,000	3,965,000	3,965,000	3,200,000	3,800,000	3,200,000	23,415,000

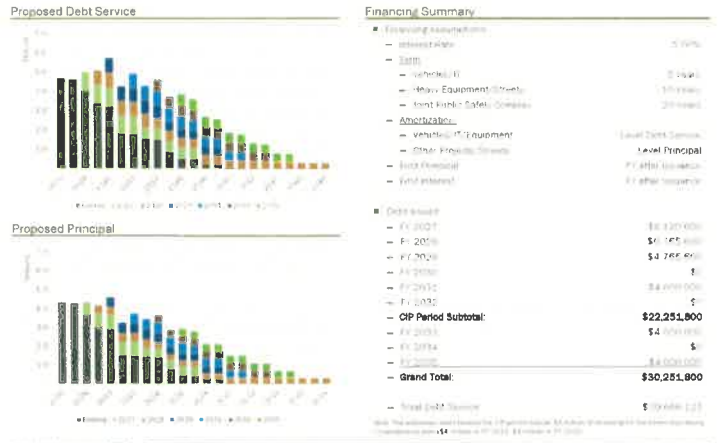
In addition to Funding Level A, the City has \$2,200,000 of Funding Level B projects and \$2,000,000 of Funding Level C projects. Funding Level B projects are \$2,200,000 and Funding Level C projects are \$2,000,000. Total CIP by Funding Level A, B, and C is \$27,615,000.



Key Debt Ratios  
General Fund Projects | Funding Level A



Proposed Debt Service  
General Fund Projects | Funding Level A



Debt Affordability Analysis  
Existing and Proposed City Capital | Funding Level A



Year	Debt Service	Debt to Assessed Value	Debt Service to Expenditures
2027	\$3,320,000	8.5%	9.5%
2028	\$3,965,000	9.5%	10.5%
2029	\$3,965,000	9.5%	10.5%
2030	\$3,200,000	8.5%	9.5%
2031	\$3,800,000	9.5%	10.5%
2032	\$3,200,000	8.5%	9.5%
2033	\$3,200,000	8.5%	9.5%
2034	\$3,200,000	8.5%	9.5%
2035	\$3,200,000	8.5%	9.5%
2036	\$3,200,000	8.5%	9.5%



Observations and Next Steps



- The City has managed itself well in recent years and has re-established a healthy fund balance position. The City may consider revisiting its fund balance policy, providing an opportunity to utilize some fund balance towards the Capital Plan. Based on FY 2025 unaudited figures, the City could consider using \$4.9 million - \$9.9 million of General Fund Balance to supplement the capital plan, based on revised target levels of 30 - 40% of expenditures.
- The City has developed a comprehensive capital planning process to rank / prioritize capital projects. The current proposed FY 2027 - 2032 General Fund CIP totals \$52,060,560, including:
  - Funding Level A - \$29,451,800
  - Funding Level B - \$22,023,760
  - Funding Level C - \$585,000
- Based on the current recurring revenues available for the Capital Plan, a shortfall of \$7,159,631 of revenue has been identified for only the Funding Level A projects. The City would need to either defer projects, utilize existing fund balance, increase revenues, and/or reduce expenditures for some combination thereof to fully fund these top ranked projects.
- Funding Level B projects in the current CIP priorities include rolling stock and heavy equipment typically funded annually. Additional resources over and above the amount described above for funding level A would be required to fund some or all of these projects.
- City staff will continue to review the proposed CIP and funding level categorizations / funding strategies as part of the FY 2027 Budget process.



Appendix A  
General Fund Proposed Capital Improvement Plan Detail



Proposed Capital Improvement Plan Detail  
General Fund Only | Funding Level A, B and C



Item #	Item Name	Category	2027	2028	2029	2030	2031	2032	FY 27-32 Total
1	Fire Truck Replacement	Heavy Equipment (E)	165,000						165,000
2	Fire Truck Replacement	Heavy Equipment (E)	165,000						165,000
3	Computer Replacement Plan	Information (F)					40,000		40,000
4	Joint Rail Safety Camera	Information (F)						600,000	600,000
5	Police Truck Replacement (Police)	Vehicle (E)	765,000						765,000
6	Police Truck Replacement (Police)	Vehicle (E)		765,000					765,000
7	Police Truck Replacement (Police)	Vehicle (E)			765,000				765,000
8	Front Loader Backhoe Truck	Heavy Equipment (E)	410,000						410,000
9	Annual Street Sweeping Project	Street (D)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
10	Annual Street Sweeping Project	Street (D)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
11	Annual Street Sweeping Project	Street (D)							4,000,000
12	Total CIP by Funding Level		3,320,000	3,965,000	3,965,000	3,200,000	3,800,000	3,200,000	23,415,000



Proposed Capital Improvement Plan Detail  
General Fund Only | Funding Level A, B and C



Item #	Item Name	Category	2027	2028	2029	2030	2031	2032	FY 27-32 Total
13	Police Truck Replacement (Police)	Vehicle (E)							765,000
14	Police Truck Replacement (Police)	Vehicle (E)							765,000
15	Police Truck Replacement (Police)	Vehicle (E)							765,000
16	Police Truck Replacement (Police)	Vehicle (E)							765,000
17	Police Truck Replacement (Police)	Vehicle (E)							765,000
18	Police Truck Replacement (Police)	Vehicle (E)							765,000
19	Police Truck Replacement (Police)	Vehicle (E)							765,000
20	Police Truck Replacement (Police)	Vehicle (E)							765,000
21	Police Truck Replacement (Police)	Vehicle (E)							765,000
22	Police Truck Replacement (Police)	Vehicle (E)							765,000
23	Police Truck Replacement (Police)	Vehicle (E)							765,000
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98	Police Truck Replacement (Police)	Vehicle (E)							765,000
99	Police Truck Replacement (Police)	Vehicle (E)							765,000
100	Police Truck Replacement (Police)	Vehicle (E)							765,000











Introduction to National Discharge Elimination System Municipal Separate Storm Sewer System (MS4) Update and 2026 work projection

▶ Bobbi Barnes  
 ▶ Stormwater Administrator



www.goldsboronc.gov

▶ January 5, 2026

**Introduction:**

The National Discharge Elimination System Municipal Separate Storm Sewer System (MS4) is a mandate from the Clean Water Act and the North Carolina Department of Environmental Quality (DEQ). There are six measures that must be met each year by the City of Goldsboro. The Storm Water Management Plan is our operating manual for the MS4. We will be updating our Stormwater Management Plan (SWMP) in 2026.

1. Public Education and Outreach
2. Public Involvement and Participation
3. Illicit Discharge Detection Elimination
4. Construction Site Runoff Control
5. Post-Construction Site Runoff Controls
6. Pollution Prevention and Good housekeeping for Municipal Operations



**1. Public Education**

Public education requires each MS4 to develop a Public Education Action Plan for our Stormwater Management Plan with the purpose of educating the public on stormwater pollution prevention tailored to specific audiences.

Goldsboro is part of the Clean Water Education Partnership Central Pines Region.

Engaging in community events to educate the public about stormwater pollution prevention practices.



Preconstruction meetings with developers to provide information for erosion and sediment control and nitrogen reduction.

Pollutants	Source	Landuse Types	Target Audience	Education Methods
Nitrogen	Fertilizer Septic Sewer Leaks New Developments	Residential Commercial Industrial	Homeowners Businesses Public Works Landscapers Developers	New homeowner packets Pre construction Meeting
Petroleum	Oil/Gas Spills	Auto care facilities Fuel Station	General Public Businesses City Employees	Pamphlets In person education Classes for employees
Fecal Indicators/ Bacteria	Sanitary sewer leaks Pet waste	All	General Public Businesses City Employees	Media sources Pamphlets
Chemical	Industrial discharge Power washing Pesticide herbicide	Commercial Industry	General Public Businesses	Classes for employees Pamphlets Community events
Detergents	Car Washing Greywater discharges	All	Homeowners Businesses Landscapers	Pamphlets Community events
Litter	Trash	All	Home owners school age children businesses	Classroom Pamphlets Community events
Sediment	New Developments	Land development Landscaping	Developers Landscapers	Preconstruction meetings Community events In person Pamphlets



**2. Public Participation**

- Public participation/Involvement in program developments to include the stormwater management plan through public hearings and comments.
- Formation of an appointed Watershed Stakeholders Committee.
- Hold public hearing for adoption of Erosion and Sediment Control ordinance.
- Requesting public participation in the Creek Week from the Clean Water Educational Partnership.



**Creek Week March 14-21:**

- Creek Week is held every year for one week.
- Volunteers go out into the creeks and remove debris.
- Helps keep the watershed clean.
- Improve water quality/Safeguard drinking water.
- Protect Wildlife/Restore natural habitat.
- Helps reduce obstructions within stormwater control infrastructures.

**3. Illicit Discharge Detection and Elimination**

- No person shall cause or allow the discharge, emission, disposal, pouring, or pumping directly or indirectly to any stormwater conveyance, the waters of the State, or upon the land in such proximity to the same any fluid, solid, gas, or other substance, other than stormwater.
- Spills or leaks of polluting substances discharged to, or having the potential to be indirectly transported to the stormwater conveyance system, shall be contained, controlled, collected, and removed promptly. All affected areas shall be restored to their preexisting condition.
- We will be providing educational information via pamphlets, City of Goldsboro website, community events, direct communication with businesses.
- Updating Illicit Discharge Control Ordinance.

**4. Construction Site Runoff Control**

- Construction site runoff is polluted storm water that runs over disturbed land picking up harmful sediment and chemicals that discharges into rivers and streams.
- Developing, implementing and enforcing a program to reduce pollutants in stormwater runoff within the MS4 from construction activities to include erosion and sediment control, construction waste, chemicals, and litter.
- Establishing an Erosion and Sediment Control Ordinance per DEQ directive.
- Provide information to Construction Site Operators of Stormwater Control Measures to reduce erosion and prevent sedimentation.




## Erosion and Sediment Control Ordinance

Draft from the model ordinance is finished and includes any site over .5 acres will need an Erosion and Sediment Control plan review and permit. After local ESC plan approval, a NCG01 can be requested from the DEQ

Anything under .5 acres will need to receive a land disturbance permit previously called a grading permit.

In January 2026, the Erosion and Sediment Control draft Ordinance (ESC) will be sent to DEQ for review.

In February 2026, the ESC draft ordinance will be sent to the Sedimentation Control Commission (SCC) for informal review and feedback.

Before the May 7<sup>th</sup>, 2026, Sedimentation Control Commission meeting the final ESC ordinance must be passed by City Council for us to be granted delegation.

The effective date for the ESC ordinance is July 1, 2026.



## 5. Post-Construction Runoff Control

Developing, implementing and enforcing a program to address discharge of post-construction stormwater runoff from new developments and redevelopments.

We have a yearly inspection for all Storm Water Control Measure to ensure they are functioning properly.



## 6. Pollution Prevention/Good housekeeping

- Developing and Implementing an operation and maintenance program with the goal of preventing and reducing the pollutant runoff from municipal operations.
- Yearly staff training on pollution prevention, chemical use, spills and illicit discharges.
- Municipal good housekeeping measures includes street sweeping, catch basin cleaning and stormwater control measures maintenance.
- City wide good housekeeping measures include ensuring leaf/pine straw piles are not piled on stormwater inlets, or blown into open ditches, picking up litter and ensuring any SCM are properly maintained to reduce flooding.



## Current projects

We are updating Central Improvement Projects to include stormwater infrastructure repair projects.

Updating Stormwater Management Plan.

Updating current ordinances:

- Illegal Discharge Control 6.6
- Watershed Review Board 8.7
- Administration Staff (watershed administration) 8.4.2.2

Creating a local Erosion and Sediment Control Program.

In the process of update zoning ordinance to add safety fencing around new retention ponds depending on depth and proximity.



[www.goldsboronc.gov](http://www.goldsboronc.gov)



Questions?

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL  
JANUARY 20, 2026

**1. Call to Order – 5:30 P.M. – Council Chambers**

Mayor Gaylor called the meeting to order at 5:30 PM.

**1.1 Invocation and Pledge of Allegiance**

Archbishop Anthony Slater, Fire Chaplain provided the invocation. The Pledge of Allegiance followed.

**2. Roll Call**

Present: Mayor Charles Gaylor  
Mayor Pro Tem Beverly Weeks  
Councilwoman Hiawatha Jones  
Councilman Chris Boyette  
Councilwoman Jamie Taylor  
Councilwoman Brandi Matthews

Absent: Councilman Roderick White

Also Present: Matthew Livingston, City Manager  
Ron Lawrence, City Attorney  
Laura Getz, City Clerk

**3. Adoption of the Agenda**

Mayor Pro Tem Weeks made a motion to adopt the agenda as presented. The motion was seconded by Councilwoman Jones and unanimously approved. Council adopted the agenda.

**4. Recognitions and Presentations**

**4.1 Community Policing Update**

Major Canady, Officer Schultz, and Corporal Artis presented the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit A* in the minutes.

Council shared comments and questions regarding the presentation.

Corporal Artis shared that they are working with community watch groups and downtown merchants and thanked council and the community for their support.

**5. Public Comment Period**

Mayor Gaylor opened the public comment period. The following citizen spoke:

1. Glenn Barwick shared the police have done a good job on Center Street and shared concerns regarding the lights on the fountain. (Full comments are available on YouTube at 35:58.)

No one else spoke and the public comment period was closed.

**6. Consent Agenda**

*Approved as Recommended.* City Manager Matt Livingston presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and vote. Councilman Boyette moved the items on the Consent Agenda, Items 6.1 - 6.3 be approved. The motion was seconded by Mayor

Pro Tem Weeks and an electronic vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

**6.1 Donation of Personal Property to 501(C) Non-Profit, Wayne County Fireman’s Association**

The item was submitted by Ron Stempien, Fire Chief.

The City of Goldsboro owns fire-fighting equipment that is surplus, and no longer needed by the city. This firefighting equipment consists of 1 ¾” Fire Hose that is a standard double jacket high pressure fire hose. History has shown that there is little to no monetary value ever received by these items when sold at public auctions due to the fact that their use is not as common in today’s fire service. We have replaced this dated hose with a new low pressure fire hose and seek to donate this older hose to the Wayne County Fireman’s Association.

The Wayne County Fireman’s Association will then distribute it to all the county's volunteer agencies for use. General Statute 160A-280 establishes that a city may donate to a nonprofit organization that is incorporated by (i) the United States, (ii) the District of Columbia, or (iii) one of the United States, any personal property, including supplies, materials, and equipment that the governing board deems to be surplus, obsolete or unused.

It was recommended that Council adopt the following entitled resolution authorizing the donation of surplus fire-fighting equipment to the 501(C) non-profit, Wayne County Fireman’s Association. *Consent Agenda Approval. Boyette/Weeks (6 Ayes)*

*RESOLUTION 2026 - 6 "A RESOLUTION APPROVING DONATION OF PERSONAL PROPERTY TO 501(C) NON-PROFIT, WAYNE COUNTY FIREMAN'S ASSOCIATION"*

**6.2 FY26 Operating Budget Amendment**

The item was submitted by Catherine Gwynn, Finance Director.

Council adopted the FY25-26 annual operating budget on June 16, 2025.

**Mayor & Council (1012) and Community Relations (1017) General Fund**

In November, Council inquired about funding for the Dr. Martin Luther King, Jr. funding by the General Fund. Amounts were budgeted in the Mayor and Council and Community Relations budget, and the Manager’s office requested that these amounts be moved to the special revenue fund where the event expenses are incurred, (G1108) Community Relations Special Revenue Fund. There is a total of \$5,000 budgeted in the respective budgets that will be reduced in order to fund a transfer from the General Fund to the (G1108) Community Relations Special Revenue Fund.

**Information Technology (1030) General Fund**

The City received a grant from the NC Department of Public Safety Emergency Management for the State and Local Cybersecurity Grant Program. The department budgeted the match portion (25%) in the operating budget that was adopted by Council, but the grant portion (75%) has not yet been appropriated. It is necessary to appropriate the expenditures in the amount of \$58,275.00, and this will be funded with state grant revenue.

**Debt (8111) General Fund**

Staff is preparing to seek proposals from interested financing institutions and to prepare debt issuance approval for the Local Government Commission for capital outlay approved in the FY26 budget. It is necessary to add the estimated loan fees of \$28,000.00 for General Fund for budgetary purposes.

The City entered into a 3 year software subscription renewal agreement with Soundthinking for the Shotspotter service. The renewal is subject to GASB 96 SBITA provisions. A portion of the amendment was presented at the 8/18/25 meeting. This entry corrects the original entry presented at the 8/18/25 meeting.

The City entered into a 3 year software subscription agreement with LeadsOnline for the NIBIN (National Integrated Ballistic Information Network) service. The agreement is subject to GASB 96 SBITA provisions. A portion of the amendment was presented at the 8/18/25 meeting. This entry corrects the original entry presented at the 8/18/25 meeting.

The City entered into a 3 year software subscription agreement with Thinkgard which provides the IT department with an online platform to track, document, and manage compliance and cybersecurity responsibilities. The agreement is subject to GASB 96 SBITA provisions. It is necessary to appropriate expenditures and revenues related to the 3 year agreement for budgetary purposes.

**Transfers (8101) General Fund**

At the November 17, 2025 meeting, Council authorized the purchase of a new fire pumper truck to replace the truck that was destroyed by fire in July. The purchase is funded with insurance proceeds of \$585,000 and the balance from the General fund in the amount of \$353,518.00. This will be funded with an appropriation of fund balance in the General Fund.

**General Fund Appropriated Fund Balance Analysis**

<b>Date</b>	<b>Description</b>	<b>Adopted</b>
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	836,811.73
8/18/2025	GASB 96 Subscriptions Appropriations	560,000.00
11/3/2025	Transfer FY25 Powell Bill Reserve to new (G1112) Powell Bill Street Pavement Preservation Program	190,991.88
11/3/2025	Remove Powell Bill Remaining Estimated Revenue from General Fund	3,575.00
	<b>Current Year Appropriations</b>	<u>\$ 1,591,378.61</u>
1/20/2026	Transfer to Fire Equipment Capital Project Fund for new pumper truck to replace one destroyed in fire in July	\$ 353,518.00
1/20/2026	GASB96 Thinkgard Cybersecurity Monitoring (3 Year contract)	600.00
	<b>Proposed</b>	\$ 354,118.00
	<b>Current Year with Proposed</b>	<u>\$ 1,945,496.61</u>

**Utility Capital Expense (4178) Utility Fund**

At the October 20, 2025 meeting, Council approved the execution of a contract with A.C. Shultes of Carolina, Inc. for \$1,151,929.00. The project was initially estimated at \$650,000.00 and additional funding is available from another project within the Utility Capital Expense division that will come in under budget. The remainder to be funded is \$167,000. This will be funded with an appropriation of Utility Fund fund balance.

**Transfers (8101) Utility Fund**

At the December 15, 2025 meeting, Council approved the execution of a contract with Crowder Construction Company and Hazen and Sawyer Engineering for the Basis of Design Report which is the next phase of the Water Reclamation Facility Expansion in the amount of \$1,880,654.70. A transfer from the Utility Fund to the Water Reclamation Expansion Project FY in the amount of \$1,900,000.00 is recommended and will be funded with an appropriation of Utility Fund fund balance.

**Utility Fund Appropriated Fund Balance Analysis**

<b>Date</b>	<b>Description</b>	<b>Adopted</b>
6/16/2025	Ord 2025-30 FY25-26 Adopted Budget	\$ -
8/4/2025	Purchase Order Rollover FY25 to FY26	7,848,597.49
11/3/2025	Appropriation W1113 2" Galvanized Water Lines	400.00
	<b>Current Year Appropriations</b>	<u>\$ 7,848,997.49</u>
1/20/2026	Transfer for sewer flow meter project with A.C. Shultes	\$ 167,000.00
1/20/2026	Transfer to WRF Expansion capital project fund	\$ 1,900,000.00
	<b>Proposed</b>	\$ 2,067,000.00
	<b>Current Year with Proposed</b>	<u>\$ 9,915,997.49</u>

### **Travel & Tourism (9077) Utility Fund**

The City received reimbursement from the NC Tennis Association on October 28, 2025 for the player's tournament gift in the amount of \$3,953.69. It is necessary to appropriate expenditures related to the player's gift and this will be funded with local grants, donations, and sponsorship revenues.

### **401K Contribution - Clarification**

The employer 401(k) contribution rate was increased from 4% to 5%, effective with the first full pay period (BW15) beginning July 9, 2025. This change was included in the Manager's Recommended Budget and carried forward into the Adopted FY25-26 Budget, and the associated costs were fully incorporated into the budget totals approved by Council.

During preparation of the budget ordinance, explicit narrative language documenting this change was inadvertently omitted. This budget amendment adds clarifying language to the ordinance to accurately reflect the contribution rate already approved and funded. There is no additional fiscal impact associated with this amendment.

It was recommended that Council adopt the following entitled ordinance to amend the FY25-26 Operating Budget for the General Fund, Utility Fund and Occupancy Tax Fund. *Consent Agenda Approval. Boyette/Weeks (6 Ayes)*

*ORDINANCE 2026 - 2 "AN ORDINANCE AMENDING THE BUDGET ORDINANCE OF THE CITY OF GOLDSBORO FOR THE 2025-26 FISCAL YEAR"*

## **6.3 Departmental Monthly Reports**

The Departmental Monthly Reports for December 2025 were presented as information. *Consent Agenda Approval. Boyette/Weeks (6 Ayes)*

## **7. Old Business**

### **7.1 Saving Union Station Update**

Julie Metz with Saving Union Station acknowledged the Saving Union Station (SUS) team: Doug McGrath, Mark Metzler and John Peacock. She also thanked David Perry, and Adrian and Selena Worrell. Mrs. Metz shared the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit B* in the minutes.

Mrs. Metz shared that SUS has secured the \$750,000 commitment and that the county voted unanimously today to support their \$375,000 commitment. Mrs. Metz shared information regarding the donations received.

Mayor Gaylor thanked Mrs. Metz, the SUS group, and the county.

Mayor Pro Tem Weeks thanked Mrs. Metz for her commitment to the project and Goldsboro.

### **7.2 Presentation of 2025 City of Goldsboro Resident Survey Findings by ETC Institute**

City Manager Livingston introduced the agenda item and the consultant, Derek Harvey with ETC Institute.

Mr. Harvey shared the PowerPoint presentation attached as part of the agenda packet and included as *Exhibit C* in the minutes.

The full report is attached in the agenda packet and some of the highlights include the following:

There were 562 surveys collected and at least 79 responses received from each council district.

The areas of perception that had the highest ratings were the overall quality of downtown

Goldsboro (64%), the overall quality of life in Goldsboro (49%), and Goldsboro as a place to live (47%). The lowest rated perceptions were Goldsboro as a place to work (31%), and the overall value you receive for your City tax dollars and fees (22%).

The highest levels of satisfaction with major services provided by the City of Goldsboro were the overall quality of fire services (80%), the overall quality of customer service you receive from City employees (55%), and the overall quality of police services (54%). The lowest levels of satisfaction were the overall enforcement of City codes and ordinances (27%), the overall management and planning of growth and development (25%), and the overall maintenance of City streets and sidewalks (21%).

Mayor Gaylor, Mayor Pro Tem Weeks, Councilman Boyette and Councilwoman Jones shared comments regarding the survey. Deputy City Manager Arnold thanked Council for their support of the survey and thanked LaToya Henry and Octavius Murphy for their work with the survey.

## **9. City Manager's Report**

City Manager Livingston shared information regarding the Council retreat. He also shared the Budget Committee will meet this week; city staff is in the middle of a website redesign, and he had a meeting with Bob Taylor with the state, discussing the Eureka agreement. He also shared that on February 11th, we're going to have a base partnership meeting to talk about some of the opportunities for expanding our interlocal service agreements.

## **10. Mayor and Councilmembers' Comments**

Councilwoman Matthews shared the following announcement for District 4 residents. She thanked everyone who's been joining her on Thursdays for Thursday Talk Time. She shared that they are kicking off this year with their conference call on Thursday, January 29th at 6:00 p.m. The details and the call-in numbers will be provided on her councilwoman page. She shared that everyone is invited to come, but it's usually specific for District 4 and focused on what they have going on in the district.

Mayor Pro Tem Weeks shared the Martin Luther King Jr. event held yesterday was amazing. She shared a quote from Dr. Martin Luther King Jr. She thanked everyone who presented and worked on the citizen survey.

Councilwoman Taylor shared that they had a lovely time at the Martin Luther King Jr. event and if anyone knows of any meetings for people that have lost children or loved ones, to let her know.

Councilman Boyette shared that he attended the wall-raising at McNair Heights; he also attended the Chamber Annual Dinner and congratulated the award winners; he stated the MLK event was phenomenal; he shared that he did a tour of the Alianza plant in Park East today; and he also congratulated Chief Stempien on 30 years of service, congratulated Deputy Police Chief Adams and Major Stein on their promotions.

Councilwoman Jones shared that she is excited about the success of Union Station. She thanked everyone that organized and participated in the Martin Luther King Jr. event yesterday. She also thanked Council members.

Mayor Gaylor shared comments regarding the Chamber Annual Dinner event and congratulated the award winners. He shared the Martin Luther King, Jr. event was a phenomenal event and thanked the speakers. He also congratulated Chief Stempien on 30 years of service and thanked him for his service.

Detailed comments from the Mayor and Council are available on YouTube.

## **11. Closed Session**

Mayor Pro Tem Weeks made a motion to go into closed session to discuss potential litigation, personnel and economic development. The motion was seconded by Councilwoman Taylor and unanimously approved.

**12. Adjournment**

Mayor Pro Tem Weeks made a motion to adjourn. The motion was seconded by Councilwoman Taylor and unanimously approved.

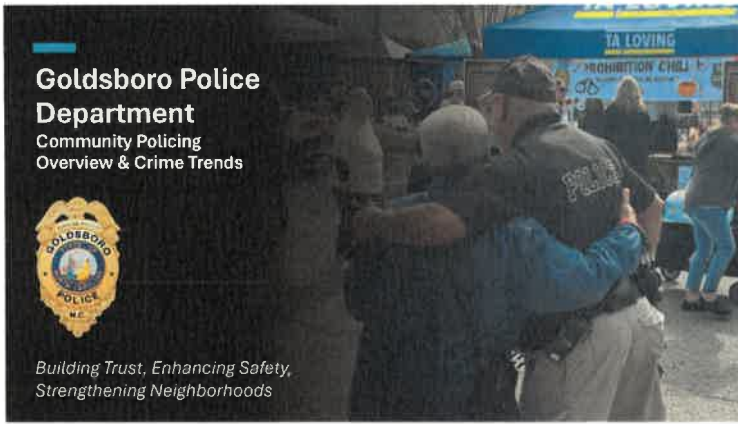
There being no further business, Mayor Gaylor adjourned the meeting at 7:55 p.m.

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Charles Gaylor, IV  
Mayor

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Laura Getz  
City Clerk



### Purpose

- Provide a high-level overview of community policing efforts over the past year.
- Highlight engagement, prevention, and quality-of-life initiatives.
- Demonstrate alignment with City priorities.
- Provide year-over-year crime trends for context



Community policing remains a core strategy for building trust and improving public safety.

### Community Policing Overview

#### Community Policing at GPD

- Community policing at GPD is a department-wide strategy emphasizing partnership, prevention, and proactive problem-solving
- Emphasizes proactive engagement with residents, businesses, and stakeholders.
- Shared responsibility between officers and the community.
- Integrated across patrol, investigations, and specialized units.



### Key Programs & Initiatives

#### Major Community Policing Efforts

- Community Police Services Division outreach.
- Youth-focused initiatives (e.g., Shop with a Cop, school engagement, PAL program).
- Neighborhood problem-solving and officer visibility.
- Faith-based and business partnerships.
- Special events and demonstrations (e.g., K-9, safety education).



### Community Engagement

#### Community Engagement Highlights

- Participation in community and neighborhood meetings
- Attendance at citywide and neighborhood events
- School visits and youth-focused initiatives
- Collaboration with social services and volunteers
- Informal engagement through officer visibility



### Engagement across all age groups, neighborhoods, and community sectors

The Goldsboro Police Department's Community Police services Division participated in **eighty-six (86)** events during 2025. An average of seven (7) events per month. Some of the events include:

- ❖ Neighborhood Watch Program Meetings
- ❖ Goldsboro Housing Authority Bingo w/ a Cop
- ❖ Coffee with a Cop (various locations)
- ❖ Chamber of Commerce Junior Leadership Program Presentation
- ❖ Golden Agers Club Scam Awareness Presentation
- ❖ Senior Games Health and Wellness Expo with a Medicine Drop
- ❖ Wayne County Chamber of Commerce Career Job Expo Fair
- ❖ Spring Creek High School Career/Trades Day

### Engagement across all age groups, neighborhoods, and community sectors

- ❖ Old Navy Annual Safety Event
- ❖ Walmart Annual Safety Event
- ❖ SJAFB Safety Presentation
- ❖ Greenleaf Church Safety Presentation
- ❖ St. James Church Safety Presentation
- ❖ Partnership for Children of Wayne County (Touch-a-Truck)
- ❖ Dillard Charter Academy COPS Fun Day Event
- ❖ EWMS COPS Fun Day Event
- ❖ COPS Movie Night at the HUB
- ❖ CPSD Provided Music and Snacks for Sprinkler Fun Days at the HUB

### Community Engagement Snapshot

#### Shop w/ a Cop

In, 2025 we took **50** kids from our Wayne County Public Schools shopping. Our biggest Shop w/ a Cop Event ever!



## Community Engagement Snapshot

### Back to School

Participated and fundraised for the 1<sup>st</sup> African Baptist Church Back to School Bash and the HACG / W.A. Foster Center Back to School Event.



### National Night Out

Moved the event to October to accommodate more citizens. 2025's event saw an increase in turnout and vendor participation.



## Community Engagement Snapshot

### Special Olympics of NC

Community Police Services Division participated in several events to include the Wayne County Winter Games Bowling Tournament and a Jeep Show & Shine Event. Altogether, CPSD raised \$12,509.52 in 2025 for Special Olympics.



## Quality-of-Life & Prevention Strategies

- ❖ Focus on blight, nuisance, and neighborhood concerns
- ❖ Directed patrols in problem areas
- ❖ Increased officer visibility
- ❖ Proactive response to recurring issues
- ❖ Prevention-first approach when appropriate

### Technology Support

- ❖ Technology Supporting Community Policing
- ❖ Data-driven patrol and deployment decisions
- ❖ Enhanced communication and information sharing
- ❖ Tools that support prevention and response
- ❖ Technology supports data-driven deployment, improves responsiveness to recurring quality-of-life issues, and enhances prevention efforts while maintaining direct community interaction



## Outcomes & Success

- ❖ Improved quality of life for residents
- ❖ Reduced crime and disorder
- ❖ Efficient use of limited public safety resources
- ❖ Strengthened community trust and partnerships



## Alignment with City Goals



## Crime Trends

### Part I Crimes – Three-Year Trend

- Total Part I crimes peaked in 2023 but began to decline leading into 2024.
- There was a significant reduction in 2025, with Part I crimes **decreasing 28%** from 2024 to 2025.

Crime	2023	2024	2025
Homicide	10	14	8
Rape	8	10	12
Robbery	48	61	49
Agg. Assault	249	195	185
B&E	300	318	247
Larceny	1,592	1,541	1,038
MV Theft	173	114	86
Arson	6	6	1
<b>Total</b>	<b>2,388</b>	<b>2,259</b>	<b>1,638</b>

## Crime Trends

### Part I Crimes – Three-Year Trend

Crime	2024	2025	Percent Change
Homicide	14	8	-43%
Rape	10	12	+20%
Robbery	61	49	-20%
Agg. Assault	195	185	0%
B&E	318	247	-22%
Larceny	1,541	1,038	-33%
MV Theft	114	86	-25%
Arson	6	1	-83%
<b>Total</b>	<b>2,259</b>	<b>1,638</b>	<b>-28%</b>

■ - Violent Crime   ■ - Property Crime

This reduction occurred while maintaining proactive community engagement efforts and despite ongoing staffing challenges.

## Closing

### Key Takeaways

- Community policing remains a core strategy
- Engagement and prevention are producing results
- Partnerships strengthen public safety efforts
- GPD remains committed to serving the community





Saving Union Station Day – June 4, 2024

## Goldsboro Union Station Updates

January 20, 2026



October 2023 to October 2025



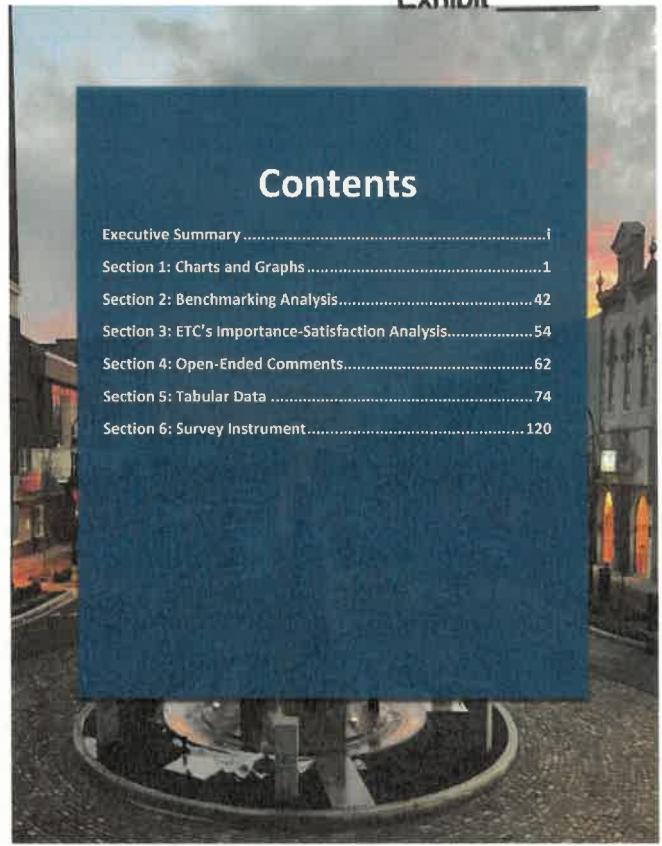
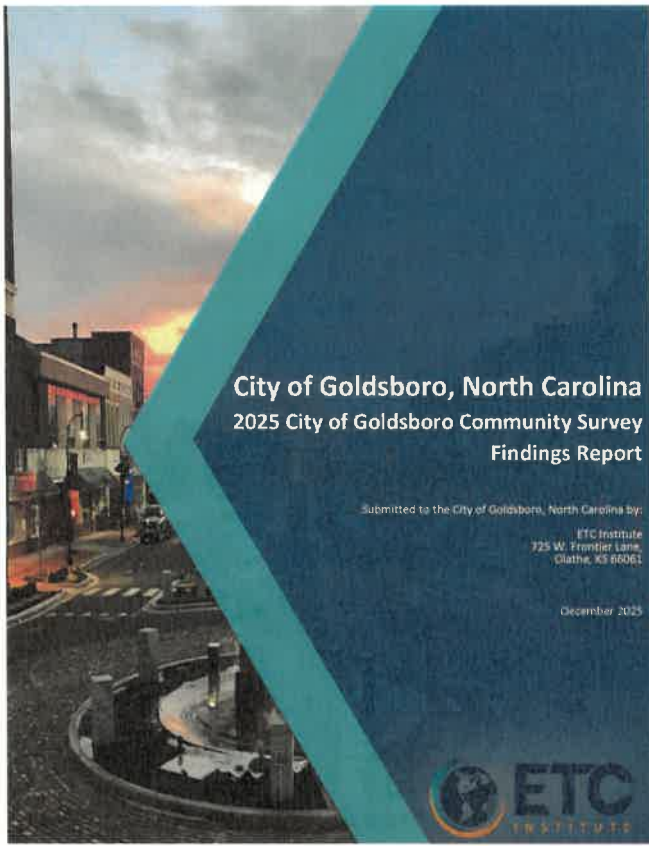
**Start**



### Saving Union Station



<b>BUDGET:</b>	<b>\$1,500,000</b>
City of Goldsboro:	\$375,000
County of Wayne:	\$375,000 <i>Contingent Commitment</i>
	<u>\$750,000</u>
<u>SUS Commitment</u>	<u>\$750,000</u>
SUS RDED Grant:	\$612,500
DGDC Grant Match:	\$37,500
Donations:	



**2025 City of Goldsboro Community Survey Executive Summary**

**Purpose**  
 In October and November of 2025, ETC Institute conducted a community survey on behalf of the City of Goldsboro. The primary goal of the survey was to collect resident feedback on City programs and services. Insights gathered from the survey will help guide efforts to enhance service delivery, address community challenges, and support resource allocation. This is the first community survey administered by the City of Goldsboro as part of ongoing strategic planning efforts.

**Methodology**  
 A six-page survey, accompanied by a cover letter and a postage-paid return envelope, was mailed to a randomly selected sample of households in Goldsboro. The cover letter outlined the survey's purpose and encouraged recipients to complete and return it by mail or participate online. To ensure accessibility, residents were also given the option to complete the survey in Spanish or Haitian-Creole, either online or by phone. At the conclusion of the online survey, respondents were asked to provide their home address. This step was necessary to verify that only individuals from the original random sample were included in the final dataset. ETC Institute cross-referenced these addresses with the sample list to confirm eligibility. Responses without a matching address were separated from the main database to maintain the integrity of the sample. To further boost participation, ETC Institute conducted follow-up outreach to sampled households and promoted the survey through targeted social media advertisements on platforms such as Facebook and Instagram.

The goal of the survey was to obtain at least 400 completed surveys, including a minimum of 65 responses from each council district. This goal was exceeded, with 526 residents completing the survey and at least 79 responses received from each council district. Results for the overall sample of 526 residents are statistically reliable, with a precision of 44.24% at the 95% confidence level.

**Notes on Reporting:**  
 The combination of top two box responses such as "very satisfied" or "satisfied" has been used to represent results for the purpose of this executive summary and throughout this report.

The percentage of "don't know" responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Goldsboro with the results from other communities in ETC Institute's *DirectionFinder*® database. Since the number of "don't know" responses often reflect the utilization and awareness of City services, the percentage of "don't know" responses have been provided in the tabular data section of this report.

- This report contains:**
- An executive summary of the methodology and major findings.
  - Charts showing the overall results for most questions on the survey.
  - Benchmarking data that show how the results for Goldsboro compared to other communities.
  - ETC's Importance-Satisfaction analysis to determine City priorities.
  - Open-ended comments from the survey.
  - Tables that show the results of the random sample for each question on the survey.
  - A copy of the survey instrument.

**Executive Summary**

**2025 City of Goldsboro Community Survey Executive Summary**

**Overview**

**Ratings and Perceptions of Goldsboro**  
 Perceptions play a pivotal role in shaping overall satisfaction within a community. How individuals perceive various aspects of their community, including safety, amenities, and services, significantly influences their overall happiness and contentment with where they live. The areas of perception that had the highest ratings in Goldsboro were the overall quality of downtown in Goldsboro (64%), the overall quality of life in Goldsboro (49%), and Goldsboro as a place to live (47%). The lowest rated perceptions were Goldsboro as a place to work (31%), and overall value you receive for your City tax dollars and fees (22%).

**Overall Quality of Major Services**  
 The highest levels of satisfaction with major services provided by the City of Goldsboro were the overall quality of fire services (80%), the overall quality of customer service you receive from City employees (55%), and the overall quality of police services (54%). The lowest levels of satisfaction were the overall enforcement of City codes and ordinances (27%), the overall management and planning of growth and development (25%), and the overall maintenance of City streets and sidewalks (21%). Immediately following the overall satisfaction ratings, residents were asked to identify the four most important major services for the City of Goldsboro to emphasize over the next two years. Residents identified the following priorities: (1) overall maintenance of City streets and sidewalks, (2) overall management and planning of growth and development, (3) overall management of traffic, and (4) overall quality of police services.

ETC Institute's Importance-Satisfaction Analysis (Section 3) evaluates both the importance and satisfaction ratings for each major service and establishes priority rankings. For major services, the analysis identified two very high priority areas: (1) overall maintenance of City streets and sidewalks and (2) overall management and planning of growth and development. Focusing investments and improvements in these areas will have the greatest impact on resident satisfaction and perceptions of major services in Goldsboro.

**Public Safety Perceptions**  
 Residents were asked to rate how safe they feel in various areas of Goldsboro. The highest perceived safety was reported in residents' neighborhoods during the day (74%). Perceived safety declined at night, with only 50% of residents indicating they feel safe in their neighborhood after dark. Overall, just 35% of residents reported feeling "very safe" or "safe" in Goldsboro.

**Public Safety Services**  
 Residents expressed the highest levels of satisfaction with fire services related to the Fire Department's response time to emergencies (85%), overall effectiveness of the Goldsboro Fire Department (82%), and visibility in the community (71%). Satisfaction with police services was lower, with the highest ratings given to response time to emergencies (53%), overall effectiveness of the Goldsboro Police Department (53%), and overall competency of agency personnel (50%).

When asked to identify public safety priorities for the next two years, residents indicated the City should place the greatest emphasis on efforts to prevent crime, increased visibility of police in neighborhoods, and the overall effectiveness of the Goldsboro Police Department.

ETC Institute's Importance-Satisfaction Analysis identified three very high priority public safety items: the City's efforts to prevent crime, visibility of police in neighborhoods, and visibility of police in retail areas.

- Only 18% of respondents indicated that they have been a victim of crime in Goldsboro in the last 12 months. 75% indicated that they reported the crime to the police.

**2025 City of Goldsboro Community Survey Executive Summary**

**City Maintenance**

The highest levels of satisfaction with City maintenance were the maintenance of street signs (43%), mowing and trimming along City streets and other public areas (42%), and the overall cleanliness of City streets and other public areas (32%). The lowest level of satisfaction was with the overall maintenance of City streets (22%).

The City maintenance services that residents indicated should receive the most emphasis over the next two years were the overall maintenance of City streets, the overall appearance of Goldsboro, and the overall cleanliness of City streets and other public areas.

All three of the items that residents indicated should receive the most emphasis by the City over the next two years received very high priority ratings according to ETC's Importance-Satisfaction analysis along with adequacy of street lighting and City efforts to mitigate drainage and flooding.

**Parks and Recreation**  
 The highest levels of satisfaction with parks and recreation were City special events (47%), maintenance of City parks (47%), and quality of outdoor athletic fields (44%). The parks and recreation items that residents indicated should receive the most emphasis over the next two years were the number of walking and biking trails, youth programs, and the maintenance of City parks.

ETC Institute's Importance-Satisfaction Analysis identified two very high priority parks and recreation items: the number of walking and biking trails, and the City's youth programs.

- 77% of residents indicated that someone in their household has used or attended a Goldsboro park, recreation facility, or recreation program in the last 12 months.

**Communication**  
 Nearly half of residents (49%) reported contacting the City within the past 12 months. Among those residents, the most frequently contacted departments were Public Utilities (38%) and Public Works (33%). Overall, 72% of residents indicated it was "very easy" or "somewhat easy" to reach the appropriate City staff, and 54% rated their overall experience as "excellent" or "good."

The highest levels of satisfaction with communication items were the usefulness for the City's website (40%), your local government's use of social media (38%), and the availability of information about local governmental services and activities (36%). The communication items that residents indicated should receive the most emphasis over the next two years were efforts by local government to keep you informed about local issues, the availability of information about local governmental services and activities, and the level of public involvement in local decision making.

All three of the items that residents indicated should receive the most emphasis by the City over the next two years received very high priority ratings according to ETC's Importance-Satisfaction analysis along with timeliness of information provided by your local government.

- Residents currently get information about the City of Goldsboro from word of mouth from friends and family, City social media, and online search.
- However, residents would prefer to get information about the City from City social media, City website, and regional news, radio, newspaper, and magazines.

# 2025 City of Goldsboro Community Survey Executive Summary

## Council Priorities

One of the final survey questions asked residents to identify the three Goldsboro City Council priorities they believe should receive the greatest emphasis over the next two years. The top priorities identified by residents were violent crime and gangs (72.8%), unsheltered/homelessness (52.3%), and public safety and general fund equipment and capital infrastructure needs (44.7%). Other notable priorities included job creation and economic development (42.0%), affordable housing (32.7%), and community appearance and blight (27.3%). Fewer residents identified WWTP plant expansion and water/sewer infrastructure as a top three priority (13.9%).

## Additional Findings

- The transportation items that received the highest satisfaction ratings were ease of travel from home to work (54%), and ease of travel from home to school (52%).
- Over a third (67%) of respondents were satisfied with trash and garbage collection services.
- All the areas assessed under code enforcement received satisfaction ratings below 30%.
- Only 8% of respondents have applied for planning and development permits in the past 12 months.

## Summary

Results from the 2025 City of Goldsboro community survey indicate mixed perceptions of the City's quality of life and services. While residents rated the quality of downtown and overall quality of life relatively higher, perceptions related to value for City taxes, Goldsboro as a place to work, and overall safety were notably lower. Satisfaction with major services varied, with fire services receiving the strongest ratings, while maintenance of City streets, growth and development planning, and code enforcement received the lowest ratings.

Across multiple sections of the survey, residents consistently identified infrastructure maintenance, public safety, communication, and growth management as top priorities for the City over the next two years. ETC Institute's Importance-Satisfaction Analysis reinforced these findings, identifying very high priority opportunities related to street maintenance, growth and development, crime prevention, police visibility, City maintenance, parks and recreation amenities, and communication efforts. These findings highlight several areas where focused investments and service improvements may help address resident concerns and improve overall perceptions of the City.

Moving forward, the City of Goldsboro can use the results of the 2025 Community Survey as a resource to inform ongoing discussions, planning efforts, and future investments. The findings provide insight into the services and issues residents consider most important, while also identifying opportunities to build on existing strengths. As the City continues to evaluate priorities and allocate resources, these results can serve as a baseline for tracking progress over time and supporting alignment between City initiatives and resident expectations.

# 1 Charts and Graphs

ETC Institute (2025)

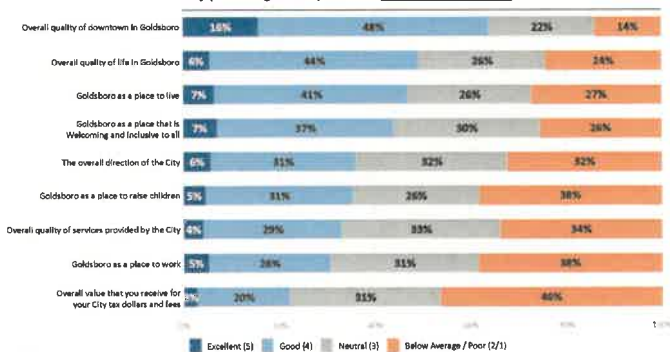
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ETC Institute (2025)

2025 City of Goldsboro Community Survey Findings Report

## Q1. Quality Of Life

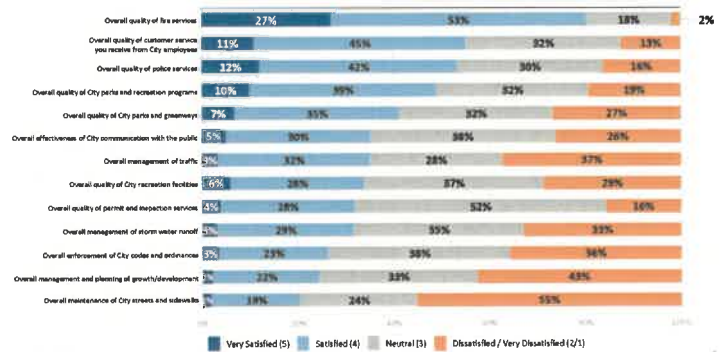
by percentage of respondents (excluding don't know)



2025 City of Goldsboro Community Survey Findings Report

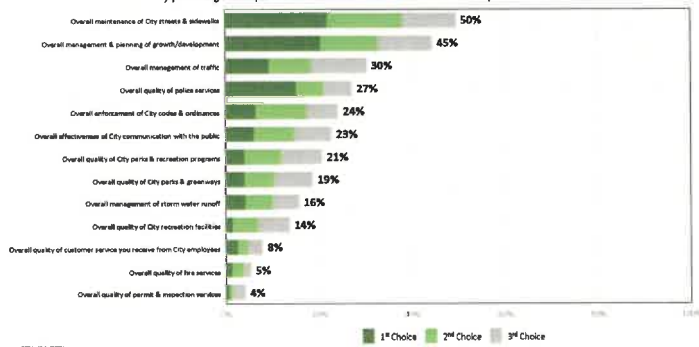
## Q2. Satisfaction With Major Services

by percentage of respondents (excluding don't know)



## Q3. Major Services You Think Should Receive The Most Emphasis From City Leaders Over The Next Two Years?

by percentage of respondents who selected the item as one of their top three choices



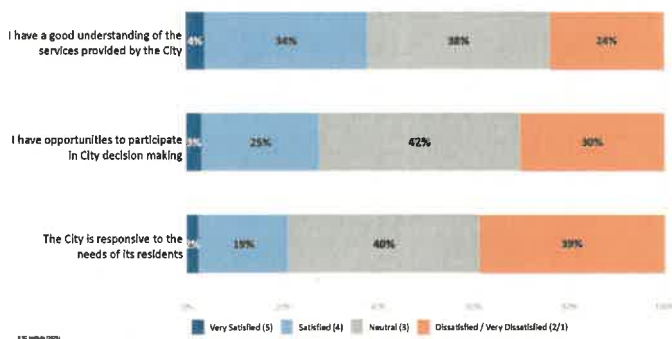
## Q4. Satisfaction With City Leadership

by percentage of respondents (excluding don't know)



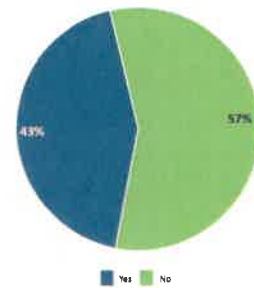
### Q5. Perceptions Of City Leadership

by percentage of respondents (excluding don't know)



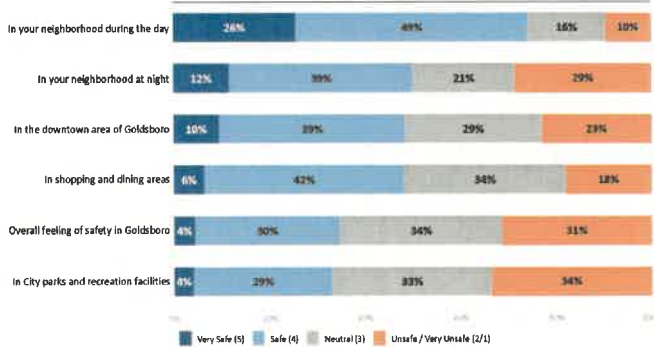
### Q6. Within The Past Two Years, Have You Provided Input To The City Through Email, Mail, Telephone, Surveys Other Than This One, Official City Of Goldsboro Social Media Accounts, At Public Meetings Or Other Methods?

by percentage of respondents (excluding don't know)



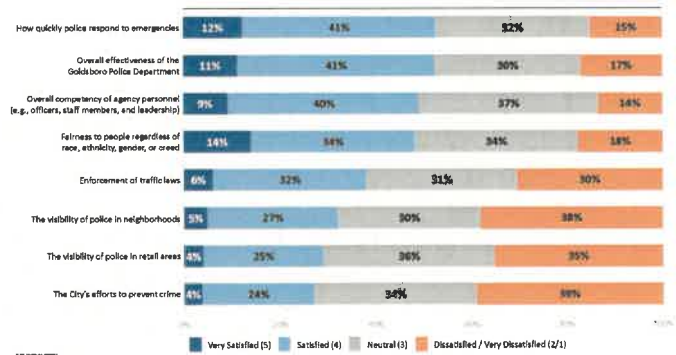
### Q7. Perceptions Of Safety

by percentage of respondents (excluding don't know)



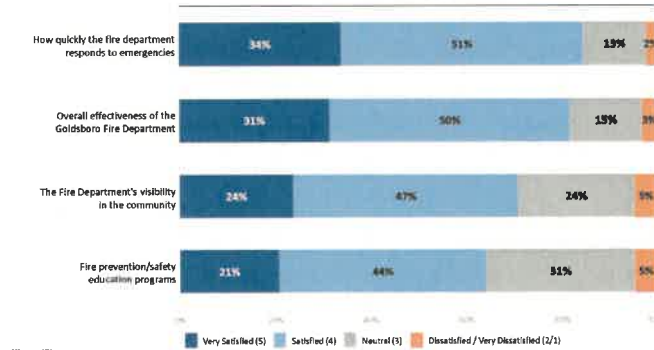
### Q8. Satisfaction With Police Services

by percentage of respondents (excluding don't know)



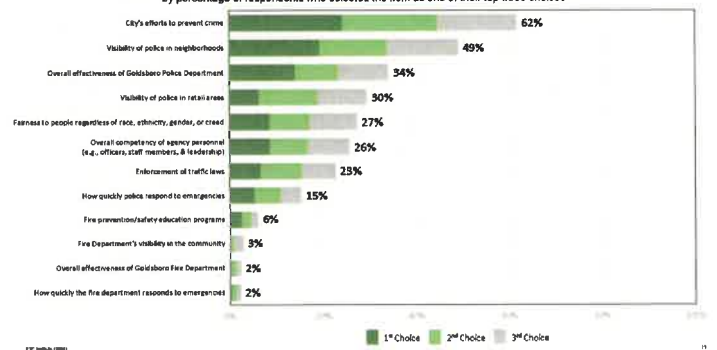
### Q8. Satisfaction With Fire Services

by percentage of respondents (excluding don't know)

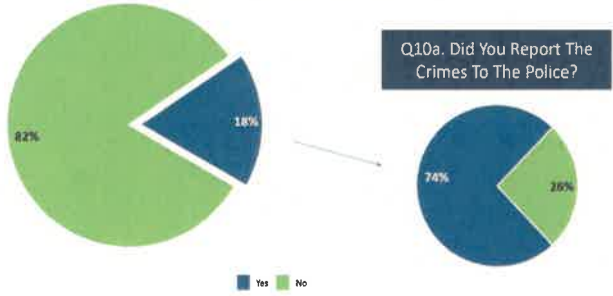


### Q9. Public Safety Services You Think Should Receive The Most Emphasis From City Leaders Over The Next Two Years?

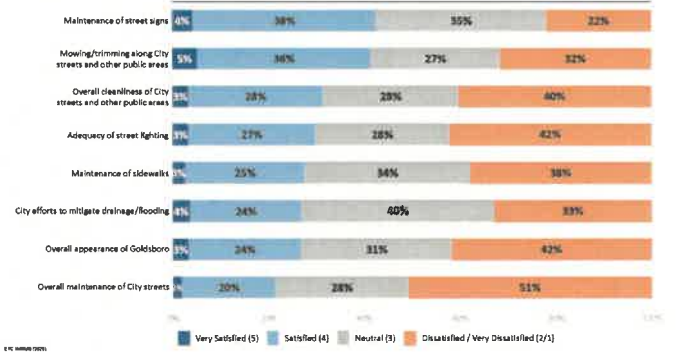
by percentage of respondents who selected the item as one of their top three choices



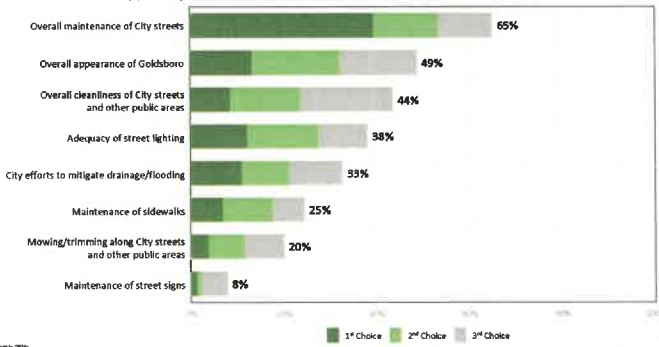
**Q10. In The Last 12 Months, Have You Or Anyone In Your Household Been A Victim Of Any Crime In Goldsboro?**  
by percentage of respondents (excluding don't know)



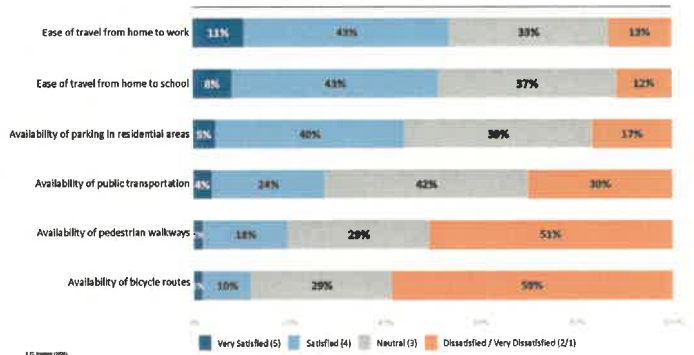
**Q11. Satisfaction With City Maintenance**  
by percentage of respondents (excluding don't know)



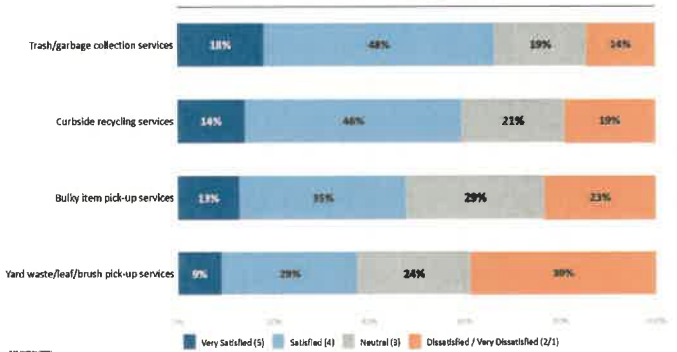
**Q12. City Maintenance Services You Think Should Receive The Most Emphasis From City Leaders Over The Next Two Years?**  
by percentage of respondents who selected the item as one of their top three choices



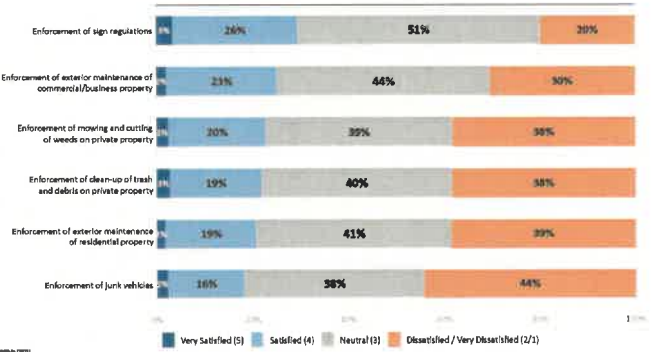
**Q13. Satisfaction With Transportation**  
by percentage of respondents (excluding don't know)



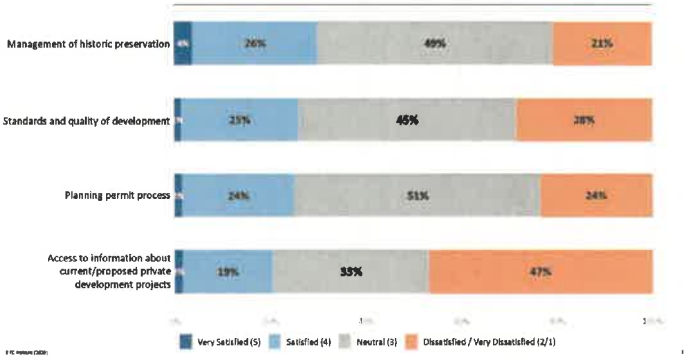
**Q14. Satisfaction With Solid Waste Collection**  
by percentage of respondents (excluding don't know)



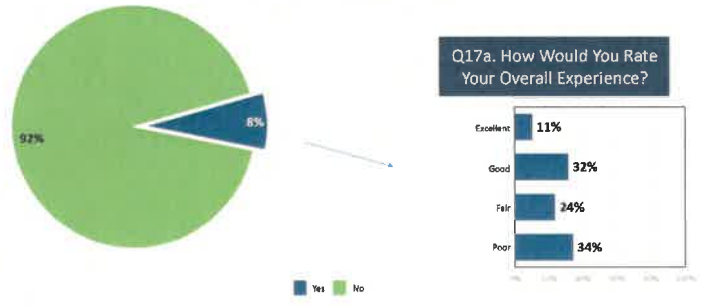
**Q15. Satisfaction With Code Enforcement**  
by percentage of respondents (excluding don't know)



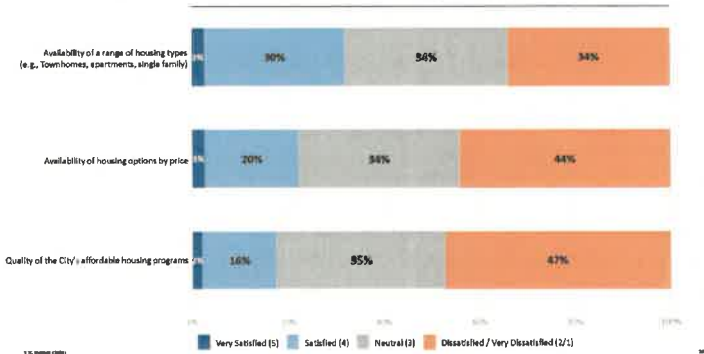
**Q16. Satisfaction With Development Services**  
by percentage of respondents (excluding don't know)



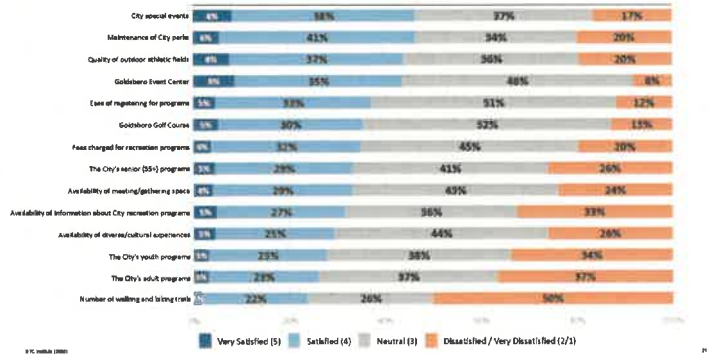
**Q17. Have You Applied For Any Planning Or Development Permits In The Last 12 Months?**  
by percentage of respondents (excluding don't know)



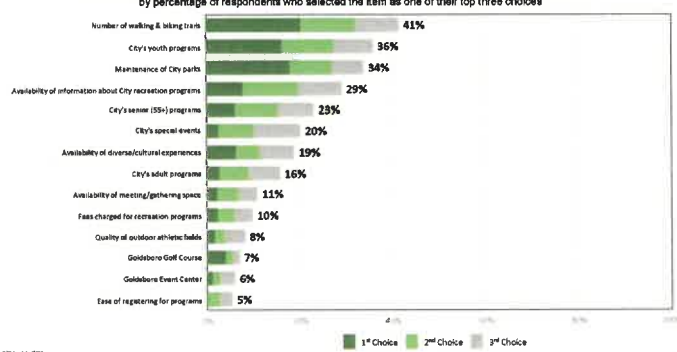
**Q18. Satisfaction With Housing**  
by percentage of respondents (excluding don't know)



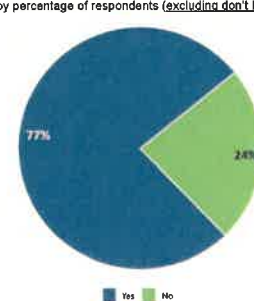
**Q19. Satisfaction With Parks And Recreation**  
by percentage of respondents (excluding don't know)



**Q20. Parks And Recreation Services You Think Should Receive The Most Emphasis From City Leaders Over The Next Two Years?**  
by percentage of respondents who selected the item as one of their top three choices

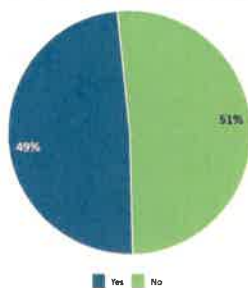


**Q21. Has Anyone In Your Household Used Or Attended A Goldsboro Park, Recreation Facility, Or Recreation Program During The Last 12 Months?**  
by percentage of respondents (excluding don't know)



### Q22. Have You Interacted With (Called, Visited Online Or In Person) The City With A Question, Problem, Or Complaint During The Past Year?

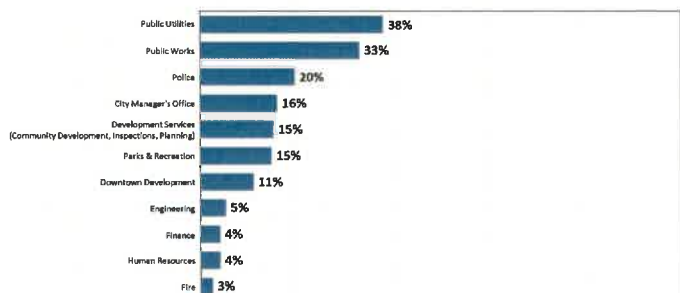
by percentage of respondents (excluding don't know)



17

### Q22a. What Department(s) Did You Contact?

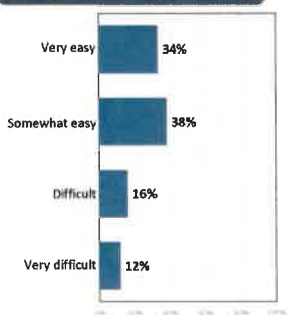
by percentage of respondents who have interacted with the City



18

### Q22b. How Easy Was It To Contact The Person You Needed To Reach?

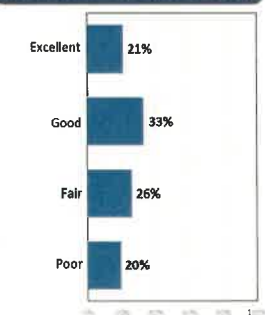
by percentage of respondents who have interacted with the City



19

### Q22c. How Would You Rate Your Overall Experience?

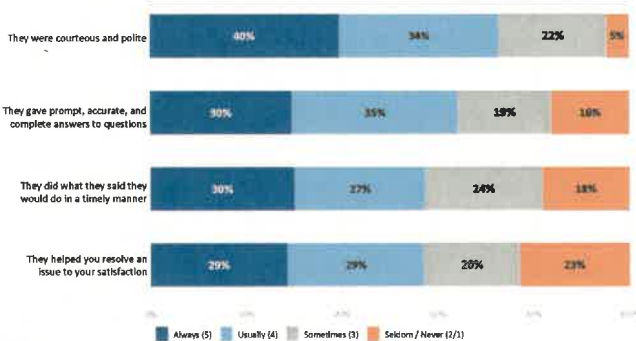
by percentage of respondents who have interacted with the City



20

### Q22d. For Each Item, Please Rate How Often The Employees You Have Contacted During The Past Year Have Displayed The Behavior Described

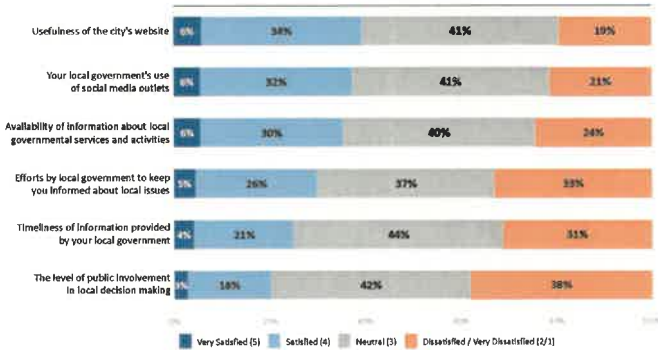
by percentage of respondents who have interacted with the City



21

### Q23. Satisfaction With Communication

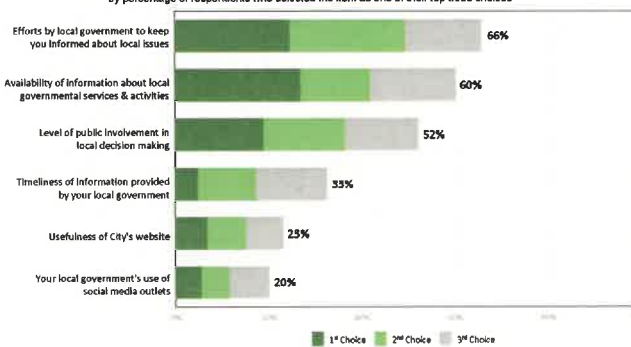
by percentage of respondents (excluding don't know)



22

### Q24. Communication Services You Think Should Receive The Most Emphasis From City Leaders Over The Next Two Years?

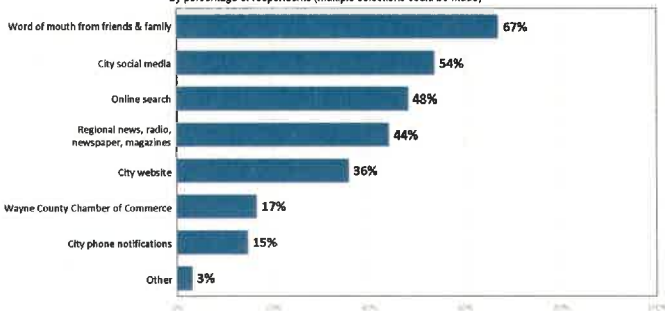
by percentage of respondents who selected the item as one of their top three choices



23

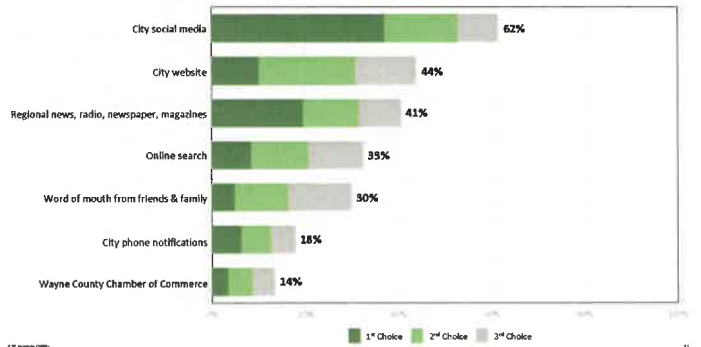
**Q25. All The Ways You Learn About Goldsboro Programs, News, Activities, And Events.**

by percentage of respondents (multiple selections could be made)



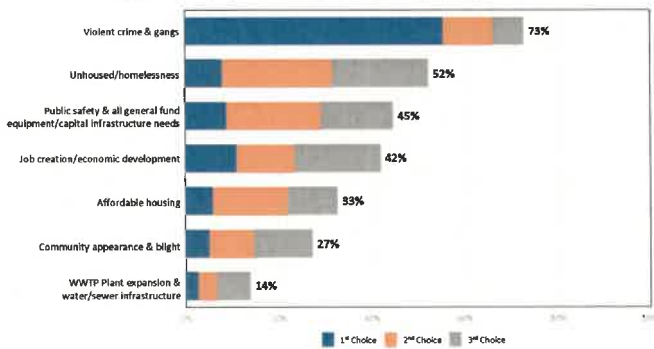
**Q26. Which Three Of The Sources From The List In Question 25 Do You Most Prefer To Use To Learn About Town News, Events, Programs, Or Activities?**

by percentage of respondents who selected the item as one of their top three choices



**Q27. Council Priorities. Which Three Of The Priorities Listed Below Do You Think Should Be The Top Priorities For City Council Over The Next Two Years?**

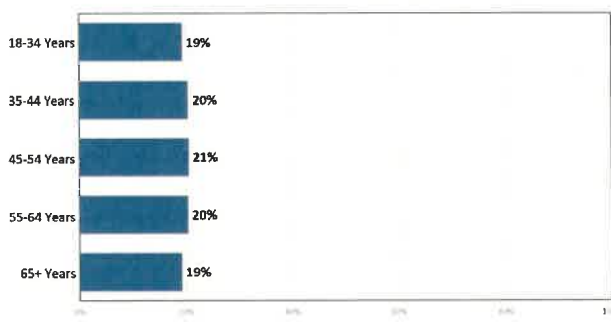
by percentage of respondents who selected the item as one of their top three choices



**Demographics**

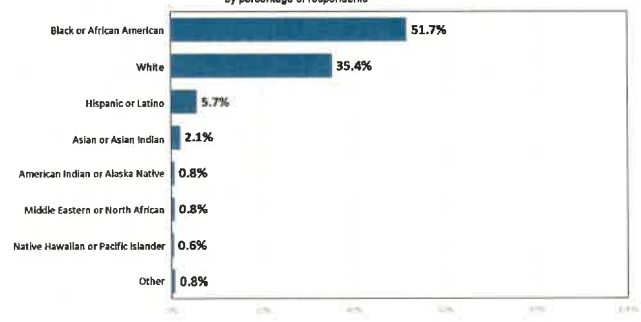
**Q28. What Is Your Age?**

by percentage of respondents (excluding "not provided")



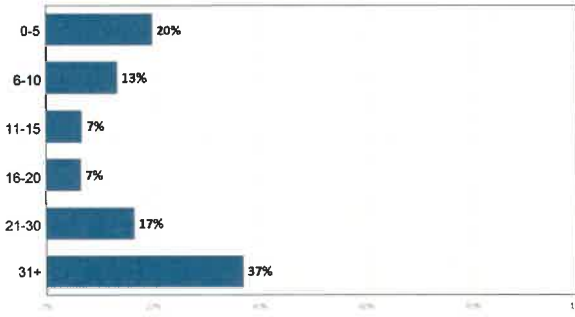
**Q29. Which Of The Following Best Describes Your Race/Ethnicity?**

by percentage of respondents



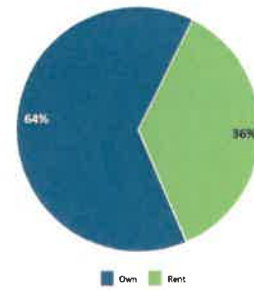
Q30. Approximately How Many Years Have You Lived In The City?

by percentage of respondents (excluding "not provided")



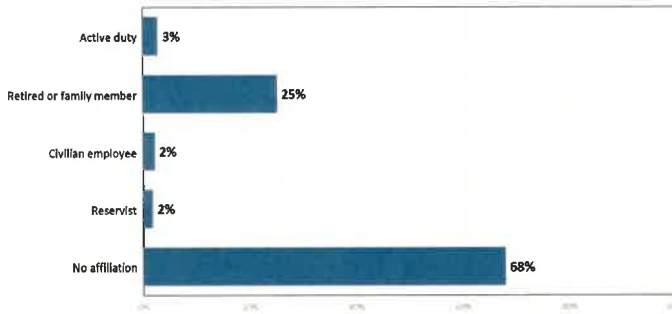
Q31. Do You Own Or Rent Your Current Residence?

by percentage of respondents (excluding "not provided")



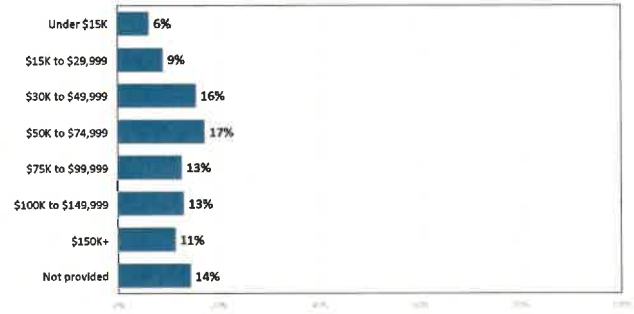
Q32. Are You Affiliated With Seymour Johnson Air Force Base?

by percentage of respondents (excluding "not provided")



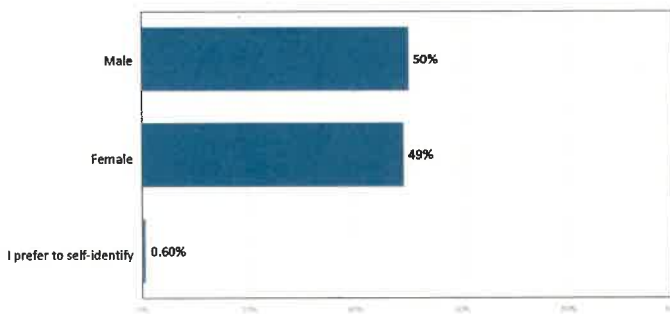
Q33. Would You Say Your Total Annual Household Income Is...

by percentage of respondents



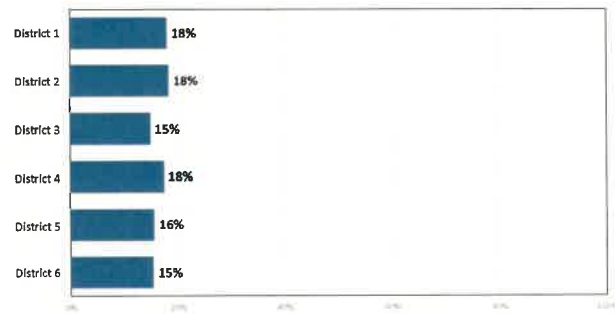
Q34. Your Gender:

by percentage of respondents (excluding "not provided")



District:

by percentage of respondents



**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

---

**TITLE:** SU-7-25 Bar (POE with ABC) – West side of US 117N between Carolina Commerce Drive and Tommy’s Road

**DEPARTMENT:** Planning

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**BACKGROUND:**

The applicant has requested a Special Use Permit for the establishment of a bar.

**ADDRESS:** 2606 N. William St.

**PARCEL:** 3600483976 (Portion of)

**PROPERTY OWNER:** Andrews Farms of Wayne Co. Inc.

**APPLICANT:** Paul T. Williams

The proposed Place of Entertainment with ABC permit is located in the General Business Zoning District. Goldsboro City Council recently approved a change of zone for a portion of the subject property to General Business on December 1, 2025.

At their January 5, 2026 meeting, Council voted to continue the hearing to February 2, 2026.

The General Business Zoning District is established 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.

According to the City’s Unified Development Code, Places of Entertainment w/ ABC are permitted only after obtaining a Special Use Permit from Goldsboro City Council. In addition, the following are approval criteria for the proposed use:

1. No establishment shall be located within two hundred feet of any residentially zoned or developed property, church or school.
2. Where the proposed establishment is separated from residentially zoned or developed property by a four-lane highway, the two hundred foot separation shall only apply to the properties along the sides and rear of the establishment.
3. No establishment shall be located within one hundred and fifty feet of any other such establishment.
4. Outdoor activities associated with a place of entertainment must specifically be approved as part of any associated review and approval process. At the time of review, the

reviewing body may impose conditions on outdoor activities as necessary to protect the public health, safety and welfare.

The space proposed for use as a bar was formerly occupied as a convenience store with fuel sales.

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.

**DISCUSSION:**

According to the applicant's submitted floor plan, the proposed bar will consist of three pool tables, seating for approximately 35 people, restrooms, and a storage area.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code.

Lastly, a building permit and final inspection will be required for the upfit of the existing tenant space to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 12:00 PM – 2:00 AM

Employees: 6

**TRC REVIEW:**

Due to the nature of this proposal, TRC was not asked to review.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

None.

**REQUESTED ACTION:**

City Council is requested to review the special use petition, conduct a Public Hearing, enter deliberation, and vote on each of the four findings in order to determine whether or not the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval as long as Council is able to conclude that evidence exists in the record to support the condition.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mark Helmer

Sakeithia Reece

Laura Getz

Matthew Livingston

**CITY COUNCIL WORK SHEET**  
**SU-7-25 PAUL WILLIAMS**  
**2606 N. WILLIAM ST.**  
**PLACE OF ENTERTAINMENT (BAR) WITH ABC PERMIT**

Staff comments in red.

1. The proposal is to establish a Place of Entertainment with ABC permits. Specifically, the proposal is for the establishment of a bar.
  - This use would not pose any immediate threat to public health or safety.
  - Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
  - Discuss conditions, if any that Council might impose in order to make this finding.
  - For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
  - Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger the public health or safety**

2. There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.
  - Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
  - Consider aspects of the proposed use of development that make it a public necessity. (*Note: most private applications for a special use permit will not rise to the level of a “public necessity”*)
  - Discuss conditions, if any, that Council might impose to make this a finding.
  - For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
  - Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. The proposed use will be located in the General Business District Zoning District. The proposed use of a Place of Entertainment with ABC permit would be in harmony with this zoning district.

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_\_ Yes, the use will be in harmony with existing development and uses within the area in which it is located

\_\_\_\_ No, the use will not be in harmony with existing development and uses within the area in which it is located

4. The Land Use Plan shows the property as being in the Mixed-Use II land use designation. The proposed use will not serve as a detriment to this designation, and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_\_ Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan

\_\_\_\_ No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan





Planning Department  
200 North Center Street  
Goldsboro, NC 27530  
(919) 580-4313

**CITY OF GOLDSBORO  
OWNER'S AUTHORIZATION**

**IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:**

Please check the applicable box(es):

- Rezoning
- Site Plan
- Board of Adjustment - Variance
- Subdivision
- Special Use Permit
- Home Occupation Permits

**This authorization must be completed and submitted at time of application. I/(WE)**

Andrews Farms of Wayne County, Inc. do(es) hereby certify that I/(WE)  
(Name of owner(s) of subject property)

**am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:**

Paul Williams to submit an application  
(Name of Company and Authorized Representative)

to the City of Goldsboro, NC for My/(OUR) property as listed below.

Wayne County Parcel Identification Number(s):  
3600394348 + 3600483976

Property Address:  
2606 N. William Street

W. E. Bud Andrews  
Property Owner – Print President

DocuSigned by:  
W. E. Bud Andrews 06/25/2025  
102101E489D34FD...  
Property Owner Signature Date

**NOTARY STATEMENT**

Sworn to and subscribed before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public in and for the State of \_\_\_\_\_, County of \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that

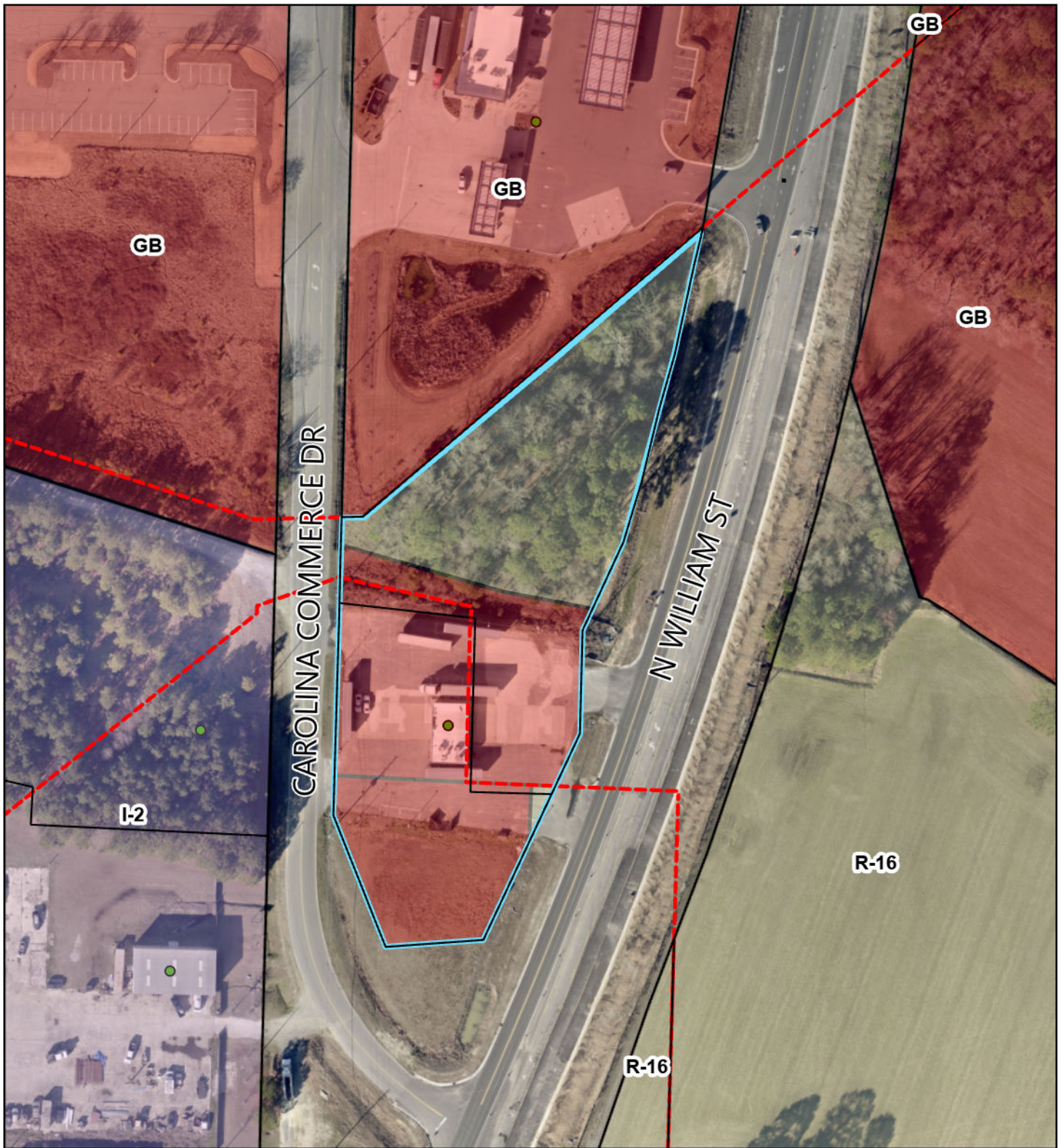
\_\_\_\_\_ (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Official Signature of Notary

\_\_\_\_\_  
Notary printed or typed name

SEAL

My commission expires: \_\_\_\_\_



Case Number: SUP-07-25  
 Request: Place of Entertainment (ABC)  
 Owner: Paul Tracy William  
 2606 North William Street  
 PIN# 3600-39-4348 & 3600-48-3976



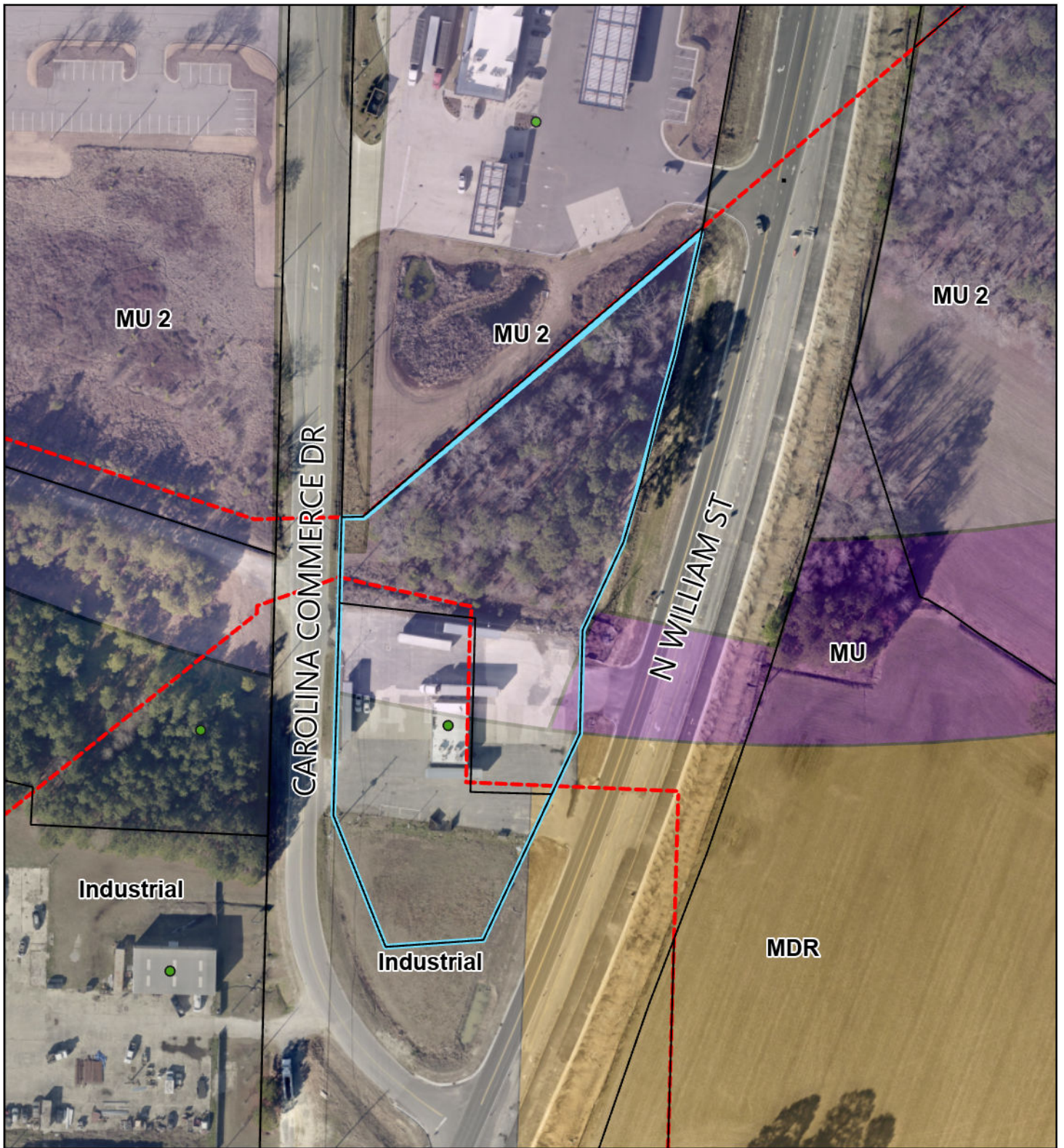
**Zoning**  
 AB  
 AG  
 CBD  
 GB  
 HB

I-1  
 I-2  
 IBP-1  
 NB  
 O&I-I  
 O&I-II  
 O-R

**Legend**

R-12  
 R-12SF  
 R-16  
 R-20  
 R-20A  
 R-40  
 R-6

R-9  
 R-9SF  
 RM-8  
 RM-9  
 SC  
 Property Lines selection 1



Case Number: SUP-07-25  
 Request: Place of Entertainment (ABC)  
 Owner: Paul Tracy William  
 2606 North William Street  
 PIN# 3600-39-4348 & 3600-48-3976



**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
- Property Lines selection 1

**PLANNING DEPARTMENT**

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

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 5, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).

Adjacent Property Owners of  
SUP-07-25

PIN	Owner	Address	City	State	Zip Code
3600395938	CIRCLE K STORES INC	PROPERTY TAX DC17	PHOENIX	AZ	85072
3600490841	TUCKER TRACE MCG COMMERCIAL LLC	PO BOX 1417	WENDELL	NC	27591-1417
3600380853	LOVING T A & CO	BOX 919	GOLDSBORO	NC	27533-0919
3600394348	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600394348	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600483976	ANDREWS FARMS OF WAYNE CO INC	8424 OLD WELL LN	RALEIGH	NC	27615-2942
3600390177	PERSON JAMES H JR	1701 N WILLIAM ST	GOLDSBORO	NC	27530-1643
3601306133	PGP GOLDSBORO COMMERCE LLC	PO BOX 17119	CHAPEL HILL	NC	27516-7119
3600392433	NORTH CAROLINA WAREHOUSING LLC	2815 CAROLINA COMMERCE DR STE 2A	GOLDSBORO	NC	27530-5556
3600392433	NORTH CAROLINA WAREHOUSING LLC	2815 CAROLINA COMMERCE DR STE 2A	GOLDSBORO	NC	27530-5556
	Paul Tracy Williams	1406 Crepe Myrtle Street	Goldsboro	NC	27530
	Andrews Farms of Wayne County, INC.	PO Box 3	Smithfield	NC	27577



PLANNING DEPARTMENT

Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-07-25, were notified by first class mail on 12-12-25.

Mark E. Helmer

Signature

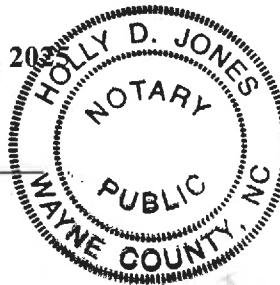
Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

12th day of December, 2025

Holly D Jones

Notary Public Name



My Commission expires on July 29, 2026 (Seal)

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

---

**TITLE:** SU-9-25 Convenience Store with no fuel sales – 1515 East Ash Street – Northwest corner of N. Jefferson St. and E. Ash St. intersection

**DEPARTMENT:** Planning

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**BACKGROUND:**

**ADDRESS:** 1515 East Ash Street

**PARCEL:** 3509-64-1683

**PROPERTY OWNER:** One Hour Cleaners and Laundry c/o Brian Foster

**APPLICANT:** Maeen Abdo Alashwal

The applicant requests a Special Use Permit to operate a Convenience/Grocery Store with no fuel sales located in the Neighborhood Business (NB) Zoning District.

The proposed convenience store with fuel gas sales is located in the Neighborhood Zoning District. The Neighborhood Business Zoning District is established to provide the services and commercial development needed to serve primarily the adjoining neighborhoods. The district is intended to promote the development of small pedestrian oriented establishments whose character and use is compatible with nearby residential neighborhoods. The maximum building gross area is twenty-four thousand square feet.

According to the City’s Unified Development Code, convenience stores with or without fuel gas sales are permitted only after obtaining a Special Use Permit from Goldsboro City Council.

The space proposed for use as a convenience store was formerly occupied as a dry-cleaning business known as Terry’s One-Hour Cleaners.

The City’s Land Use Plan locates this parcel within the Office and Institutional land use designation. Office/Institutional land uses (including High Density Residential) have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. In addition, Office/Institutional/High Density Residential land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.

**DISCUSSION:**

According to the applicant’s submitted floor plan, the proposed convenience store will provide drive-thru services and shall consist of aisles, multi-level counters and shelves, coolers and

refrigerators all utilized for product display and sales. Storage areas and employee restrooms will be provided.

If the special use permit is approved, the site will be required to meet the development regulations of the City's Unified Development Code. In addition, a building permit and final inspection will be required for the upfit of the existing facility to ensure that all life and safety codes have been satisfied before occupying the facility.

Days/Hours of Operation: Monday-Sunday; 24 hours/7 days a week  
Employees: 2

**TRC REVIEW:**

Due to the nature of this proposal, the City Technical Review Committee was not asked to review.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

**STAFF COMMENT:**

The City's Comprehensive Land Use Plan identifies the subject property's land use designation as Office and Institutional. Properties in the vicinity and adjacent to the subject property are predominantly located in the Office/Institutional and Residential Zoning Districts. Businesses include financial services, beauty salons, real estate, property management and insurance services. The proposed use is not compatible with existing land uses and development patterns along E. Ash Street and the proposed use is inconsistent with the City's Comprehensive Land Use Plan. Therefore, Planning staff is recommending denial of the proposed special use permit for the proposed convenience store at this location.

**REQUIRED ACTION:**

At their January 5, 2026 meeting, Council voted to continue the vote until the February 2, 2026 Council Meeting.

City Council is requested to review the special use petition, enter deliberation, and vote on each of the four findings to determine whether the Special Use Permit shall be issued. See the attached worksheet for the four findings to be voted on and staffs comments related to each finding. Council does have the ability to continue the hearing or place conditions upon its approval if Council is able to conclude that evidence exists in the record to support the condition.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mark Helmer

Sakeithia Reece  
Laura Getz  
Matthew Livingston

**CITY COUNCIL WORK SHEET  
SU-9-25 MAEEN ABDO ALASHWAL  
1515 E. ASH STREET  
CONVENIENCE STORE W/OUT FUEL GAS SALES**

Staff comments in red.

1. **The proposal is to establish a convenience store without fuel gas sales.**

- This use would not pose any immediate threat to public health or safety.
- Consider aspects of the proposed use or development that may have a negative impact on public health and safety.
- Discuss conditions, if any that Council might impose in order to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect public health and safety.
- Consider any conditions to be applied to the application.

**Yes, the use will not materially endanger the public health or safety**

**No, the use will materially endanger the public health or safety**

2. **There was no evidence presented with the application that indicates the use will injure the beneficial use of adjoining or abutting property.**

- Consider aspects of the proposed use or development that may have a negative impact on the value of adjoining properties.
- Consider aspects of the proposed use of development that make it a public necessity. (*Note: most private applications for a special use permit will not rise to the level of a “public necessity”*)
- Discuss conditions, if any, that Council might impose to make this a finding.
- For each condition imposed, if any, state the reason the condition is necessary to protect the beneficial use of adjoining or abutting properties.
- Consider any conditions to be applied to the application.

**Yes, the use will not substantially injure the beneficial use of adjoining or abutting property**

**No, the use will substantially injure the beneficial use of adjoining or abutting property**

3. The proposed use will be located in the Neighborhood Business District Zoning District. The proposed use of a convenience store without fuel gas sales would be in harmony with this zoning district.

- Consider aspects of the proposed use or development that may have a negative impact on the nature or character of the surrounding community.
- Consider whether the proposed use or development is in general conformity with the Unified Development Ordinance.
- Discuss conditions, if any, that Council might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure harmony with existing development and uses of the surrounding area.
- Consider any conditions to be applied to the application.

\_\_\_\_\_ **Yes, the use will be in harmony with existing development and uses within the area in which it is located**

\_\_\_\_\_ **No, the use will not be in harmony with existing development and uses within the area in which it is located**

4. The Land Use Plan shows the property as being in the Office and Institutional land use designation. The proposed use will not serve as a detriment to this designation, and this use supports goals identified in the City of Goldsboro Comprehensive Land Use Plan.

- Consider whether the proposed use or development is in general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Discuss conditions, if any, that the Board might impose to make this finding.
- For each condition imposed, if any, state the reason the condition is necessary to ensure general conformity with the City of Goldsboro Comprehensive Land Use Plan.
- Consider any conditions to be applied to the application.

\_\_\_\_\_ **Yes, the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

\_\_\_\_\_ **No, the use will not be in general conformity with the City of Goldsboro Comprehensive Land Use Plan**

Application Fee: \$400 (Includes advertisement fee)

Received Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SPECIAL USE PERMIT APPLICATION**

For Office Use Only:

Application Number: su-9-25 Date processed: 8/29/25  
 Fee Type:  Cash  Check # \_\_\_\_\_  Credit Card Initials: HJ

**Applicant Acknowledgement:**

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](http://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 Special Use intends to operate. See attached sheet for common things expected on site plan.

Applicant Signature: Maeen Alashwal

Application is hereby made to the City Council of the City of Goldsboro for a Special Use Permit (Complete the following information):

Property Address: 1515 E Ash Street Goldsboro, N.C. 27536  
 Proposed Use: Convenience Store  
 Number of Employees/Shift: 2 Days/Hours of Operation: 24/7  
 Outdoor Storage:  Yes  No Storage Type: indoor back room  
 Total Acreage: .22 Frontage: 124.5' Depth: 174.24'  
 Wayne Co. Pin #: 3509641683 Current Zoning: NB

All businesses that operate within the city limits of Goldsboro must have a Business Registration certificate prior to opening a business. Please contact the City of Goldsboro Inspections Department at 919-580-4385 for all necessary permits, including ABC Permits, prior to operation or opening to the public.

Applicant (Print): Maeen Abdo Alashwal  
 Applicant Address: 215 W Lockhaven Dr City, State, Zip: \_\_\_\_\_  
 Applicant Phone: 2524813457 Applicant Email: maeenalashwal@gmail  
 Owner (Print): Brian Foster  
 Owner Address: 100 E. Mulberry St City, State, Zip: Goldsboro NC 27530  
 Owner Phone: 919.920.4792 Owner Email: frank-brian.foster@gmail

(If owner differs from applicant a Owners Authorization Form is required upon submission)

**SIGNATURE REQUIRED**

Maeen Alashwal Applicant - Printed  
Maeen Alashwal Applicant Signature  
8.29.2025 Date

**CITY OF GOLDSBORO  
OWNER'S AUTHORIZATION**

**IF the owner(s) of this subject property are giving authorization for someone else to apply for an application with the City of Goldsboro, for any of the following City of Goldsboro applications:**

Please check the applicable box(es):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan          | <input type="checkbox"/> Board of Adjustment - Variance |
| <input type="checkbox"/> Subdivision         | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Home Occupation Permits        |

**This authorization must be completed and submitted at time of application. I/(WE)**

Brian Foster, One Hour Cleaners INC do(es) hereby certify that I/(WE)  
(Name of owner(s) of subject property)

**am/(are) the Owners of the property legally described below and hereby certify that I/(WE) have given authorization to the following person and/or corporation:**

\_\_\_\_\_ to submit an application  
(Name of Company and Authorized Representative)

**to the City of Goldsboro, NC for My/(OUR) property as listed below.**

**Wayne County Parcel Identification Number(s):**

**Property Address:**

\_\_\_\_\_  
\_\_\_\_\_

1515 E. Ash St  
Goldsboro NC 27530

Frank Brian Foster  
Property Owner – Print

[Signature]  
Property Owner Signature      Date

**NOTARY STATEMENT**

Sworn to and subscribed before me the 19<sup>th</sup> day of August, 2025

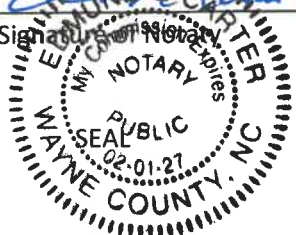
Notary Public in and for the State of NC, County of Wayne

I, Edmund E. Carter, Notary Public, do hereby certify that

Frank Brian Foster (name of individual(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 19<sup>th</sup> day of Aug, 2025.

[Signature]  
Official Signature

Edmund E. Carter  
Notary printed or typed name



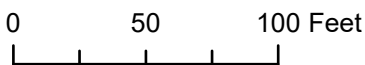
My commission expires: 2.1.27



Case Number: SUP-09-25  
 Request: Convenience Store  
 Owner: Brian Foster  
 1515 East Ash Street  
 PIN# 3509-64-1683

**Legend**

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





**Case Number: SUP-09-25**  
**Request: Convenience Store**  
**Owner: Brian Foster**  
**1515 East Ash Street**  
**PIN# 3509-64-1683**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

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

**Residential**

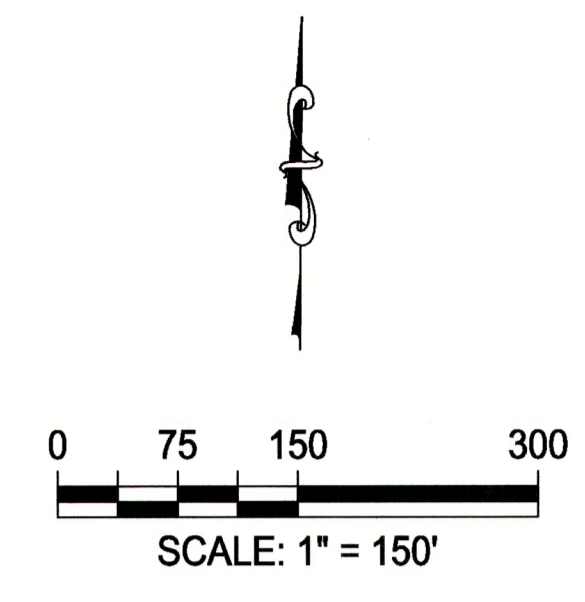
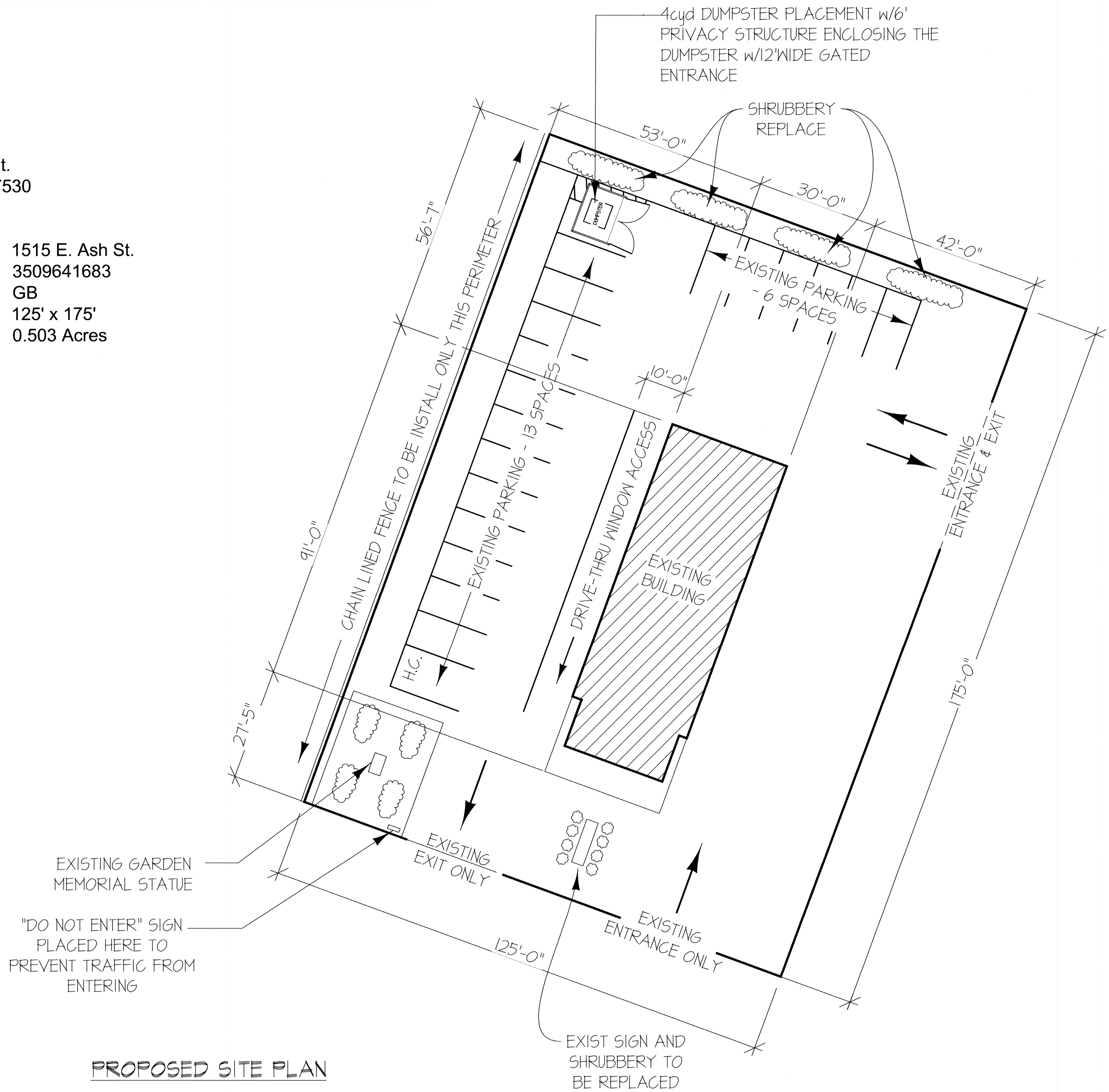
- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture
- Property Lines selection 1



**OWNER:**  
 Brian Foster  
 100 E. Mulberry St.  
 Goldsboro, NC 27530

**Lot Data:**  
 Property Address: 1515 E. Ash St.  
 Parcel ID (PIN) 3509641683  
 Zoning: GB  
 Size: 125' x 175'  
 0.503 Acres



**PROPOSED SITE PLAN**

**RECEIVED**  
 CITY OF GOLDSBORO  
 PLANNING DEPARTMENT  
 DATE: 11/6/25

CUSTOM DESIGNED ROOF AND PORCH FOR:  
**KING'S DRIVE THRU GROCERY**  
 1515 Ash Street  
 Goldsboro, North Carolina 27534

**OLIVER DESIGN GROUP, LLC**  
 102 Whitfield Drive, Ste 222  
 Goldsboro, North Carolina 27530  
 (919) 344-7012

REVISIONS

DRAWN BY: J. O.  
 CHKD BY:  
 DATE: 10-20-25  
 FILE NAME:  
 SHEET NO.

**PLANNING DEPARTMENT**

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

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**Notice Of Public Hearings**

Notice is hereby given that the City Council of the City of Goldsboro will conduct public hearings during the course of their open meeting which starts at 5:30 P.M. on Monday, January 5, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider the following requests.

**CZ-04-25 Tucker Trace:** The applicant is requesting to rezone one tract of land totaling approximately 53.76 acres from a Highway Business (HB) and Residential-16 (R-16) to Residential-6 (R-6) and General Business Conditional Zoning (GB-CZ) for the construction of a 120-lot single-family detached residential subdivision and 3 commercial lots. The property considered for zoning reclassification is located on the south side of Tommy's Road, approximately 369 feet east of the intersection with US Hwy. 117 North. The property is further identified as Wayne Co. Pin# 3601-50-3388.

**RZ-05-25 Glenda Blanding:** The applicant is requesting to rezone one tract of land totaling approximately 15,000 square feet from a Residential 16 (R-16) zoning district to a Residential Manufactured Home (RM-9) zoning district for the placement of a manufactured home. The property considered for zoning reclassification is located on the north side of Lexington Avenue, approximately 330 feet southeast of its intersection with Forsyth Street. The property is further identified as Wayne Co. Pin# 3529-73-2987.

**SU-07-25 Paul Tracy Williams:** The applicant is requesting a special use permit to allow for a place of entertainment with ABC permits on properties located within a General Business (GB) zoning district. The properties considered for approval are located on north side of the intersection of Carolina Commerce Drive and North William Street and further identified as Wayne County Pin# 3600-39-4348 and 3600-48-3976.

**SU-09-25 Maeen Abdo Alashwal:** The applicant is requesting a special use permit to allow for a convenience store on property located within a Neighborhood Business (NB) zoning district. The property considered for approval is located on the northwest side of the intersection of East Ash Street and North Jefferson Street and further identified as Wayne Co. Pin# 3509-64-1683.

All interested persons are encouraged to attend. To accommodate 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](http://www.goldsboronc.gov).

Publish on 12/21/2025  
Publish on 12/28/2025

Adjacent Property Owners of  
SUP-09-25

PIN	Owner	Address	City	State	Zip Code
3509549464	BAP PARTNERS LLC	PO BOX P	GOLDSBORO	NC	27533-9715
3509643555	WOOTEN OIL AND FUEL COMPANY	PO BOX 10907	GOLDSBORO	NC	27532-0907
3509643674	WOOTEN DEVELOPMENT COMPANY	504 N SPENCE AVE	GOLDSBORO	NC	27534-4203
3509643322	HUMPHRIES TARA LYNN	107 N ANDREWS AVE	GOLDSBORO	NC	27530-5217
3509641339	MOORING SANDRA GURLEY TRUSTEE	203 CASSEDALE DR	GOLDSBORO	NC	27534-9410
3509641895	HALLOW GEORGE JEFFERY	610 BEECH ST	GOLDSBORO	NC	27530-2825
3509641683	ONE HOUR CLEANERS & LAUNDRY OF	WILSON INC	GOLDSBORO	NC	27534-4525
3509641837	10:13 PROPERTIES LLC	2600 E 5TH ST	CHARLOTTE	NC	28204-4343
3509644716	WALLS CHERRY	306 N JEFFERSON AVE	GOLDSBORO	NC	27530-4039
3509642863	MAYO RONNIE STEVE JR & W CHRIS	403 WOODCROFT DR	GOLDSBORO	NC	27534-7896
3509643699	CARDONE GENE	101 FAIRWAY DR	GOLDSBORO	NC	27534-8157
3509640696	ONE HOUR CLEANERS	3112 East Ash Street	GOLDSBORO	NC	27534-4525
3509641767	PARAMOUNT ENTERPRISES	227 E WALNUT ST	GOLDSBORO	NC	27530-4834
3509640648	ONE HOUR CLEANERS	3112 East Ash Street	GOLDSBORO	NC	27534-4525
	Maeen Abdo Alashwal	215 West Lockhaven Drive	Goldsboro	NC	27534
	Brain Foster	100 East Mulberry Street	Goldsboro	NC	27530



PLANNING DEPARTMENT  
Mark E. Helmer, AICP, Planning Services Manager

ADJOINING PROPERTY OWNERS CERTIFICATION

I, Mark E. Helmer, hereby certify that the property owner and adjacent property owners of the following petition, SU-09-25, were notified by first class mail on 12-12-25.

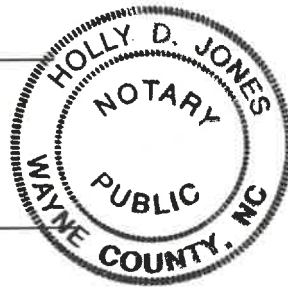
Mark E. Helmer  
Signature

Wayne County, North Carolina

I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

12<sup>th</sup> day of December, 2025

Holly D Jones  
Notary Public Name



My Commission expires on July 29, 2026  
(Seal)

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** Discussion Regarding Amending Chapter 91, Animals, of the Code of Ordinances of the City of Goldsboro

**DEPARTMENT:** Police

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**BACKGROUND:**

City of Goldsboro Code of Ordinances Chapter 91. Animals. contains rules and regulations regarding animals within the City.

**DISCUSSION:**

Staff feels it necessary to update the language in Chapter 91 to clarify and update the ordinance.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that Council review the attached ordinance and share any recommended changes necessary. Staff will bring the ordinance back to the March 2, 2026 Council meeting for adoption.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mike West  
Sakeithia Reece  
Laura Getz  
Matthew Livingston

**ORDINANCE 2026-**

**AN ORDINANCE AMENDING CHAPTER 91 ENTITLED “ANIMALS” OF THE CODE OF ORDINANCES OF THE CITY OF GOLDSBORO, NORTH CAROLINA**

**WHEREAS**, the City of Goldsboro Code of Ordinances Chapter 91 contains various rules related to the health and safety of citizens and animals in the City; and

**WHEREAS**, Chapter 91 entitled "Animals" sets forth the rules and regulations regarding animals within the City; and

**WHEREAS**, city staff recommends Council update Chapter 91 entitled "Animals" as outlined in the proposed ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that Chapter 91 of General Regulations is hereby amended as follows:

§ 91.15 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ANIMAL.** Any living non-human creature, domestic or wild, including ~~bill~~ **but** not limited to, cats and dogs.

**AT LARGE.** Off the premises of the owner or other person consenting thereto, ~~when neither muzzled, nor~~ **and not** under the control of the owner or other person accompanying the animal by means of a leash ~~of some type,~~ **or other physical restraint** not exceeding six feet in length, or within a private vehicle, without the consent of the operator thereof.

**CAT.** Any member of the feline family, male or female.

**DOG.** Any dog, male or female, over the age of three months.

**FERAL.** ~~Not domesticated or having escaped from domestication and become wild.~~ **Having reverted from domesticated to a wild state or not socialized to human contact.**

**OWNER.** Any person owning, keeping or harboring an animal, and for the purpose thereof the head of a household shall be deemed to be the owner in respect to any animal owned, kept or harbored by any person residing in such household and kept on the premises. **“Owner” also includes any person, firm, corporation, organization, or association possessing, harboring, keeping, having custody of, or exercising control over any animal for 14 consecutive days or more.**

**TETHERING.** Tying out or fastening an animal outdoors on a rope, chain or other line for restraining an animal. The term does not mean the restraint of an animal on an attended leash. **Tethering does not include supervised walking on a handheld leash and shall be in accordance with requirements set forth in § 91.25 (Tethering of Animals).**

**VICIOUS ANIMAL.** ~~Any animal that has bitten one or more persons, or one in which a propensity to attack human beings exists, and such propensity is known or ought to reasonably be known to the owner.~~ **Any animal that, without provocation, attacks, attempts to attack, or displays unprovoked aggressive behavior that would cause a reasonable person to fear injury or death. “Vicious animal” also includes any animal previously declared dangerous or potentially dangerous that reoffends or whose owner fails to comply with required control measures.**

**DANGEROUS ANIMAL.** Any animal that, without provocation, has killed or inflicted

severe injury on a person; or has been determined by the Animal Control Officer to have engaged in behavior that a reasonable person would believe poses a serious and unjustified threat of physical injury or death to a person or another domestic animal; or has been previously declared potentially dangerous and continues to exhibit aggressive or threatening behavior.

**POTENTIALLY DANGEROUS ANIMAL.** Any animal that, when unprovoked, inflicts a bite on a person or domestic animal causing minor injury or bruising; approaches or chases a person or domestic animal in a menacing manner while off the owner's property; or has known history of aggressive behavior that would cause a reasonable person to believe the animal poses a threat to public safety.

**TRAP-NEUTER-RETURN.** The process of humanely trapping, sterilizing, vaccinating for rabies, ~~ear-tipping~~, **ear-tipping**, and returning community cats to their original location.

#### § 91.16 LIMITATION ON NUMBER ALLOWED.

~~It shall be unlawful for any owner to keep more than three dogs within the city. It shall be unlawful for any owner, household, or property to keep, harbor, or maintain more than three (3) dogs over the age of four (4) months at any single residence or premises within the city limits, except as otherwise permitted. Exceptions may be granted for licensed kennels, veterinary hospitals, or approved rescue or foster homes operating in compliance with city zoning ordinances and animal welfare standards.~~

#### § 91.17 KEEPING VICIOUS ANIMALS OR DANGEROUS ANIMALS PROHIBITED.

~~It shall be unlawful for any owner to keep any vicious animal within the city. It shall be unlawful for any owner to keep, harbor, or maintain any animal declared vicious, dangerous, or potentially dangerous within the city limits, except in full compliance with restrictions, confinement requirements, or control measures imposed by the Animal Control Officer pursuant to this chapter or applicable state law.~~

Upon determination by the Animal Control Officer that an animal poses an immediate threat to public safety, the animal may be impounded pending investigation and hearing in accordance with

Statutory reference:

Dangerous animals, see G.S. § 160A-187

Dangerous dogs, see G.S. §§ 67-4.1 et seq.

#### § 91.18 ANIMALS RUNNING AT LARGE PROHIBITED.

~~(A) Prohibition. It shall be unlawful for any owner to allow any animal of his to run at large within the city. It shall be unlawful for any owner to permit any animal under their ownership, custody, or control to run at large within the city. An animal shall be deemed at large when it is off the property of its owner and not under restraint by leash, cord, or other physical control, or otherwise confined as required by this chapter.~~

(B) Confinement requirements.

~~(1) Whenever possible, animals shall be confined to the rear yards of residences and/or businesses. Animals shall be confined to the owner's property by means of a secure fence, enclosure, or physical restraint sufficient to prevent escape and to protect the public. Whenever possible, confinement areas should be located within rear or side yards or residences and/or businesses.~~

~~(2) At no time will an animal be tied, penned, confined, nor will a house for the animal be placed in the side area located between residences and/or businesses. Animals shall not be tethered, penned, or confined, nor shall an animal shelter, kennel, or house be placed in a manner that causes a nuisance to adjacent property owners. Animal housing pens shall not be located in the front yard or within the side yard area between adjoining residences or businesses.~~

~~(3) Houses for animals shall be considered as an accessory building, and the placement~~

of such must conform with the city's regulations. The placement of such a house shall be limited to solely the rear yard, and must meet the setback requirements for accessory buildings as delineated in Chapter 153. Animal shelters, pens, and runs shall be considered accessory structures and must comply with applicable zoning and setback requirements as outlined in Chapter 153. Placement shall be limited to the rear yard unless otherwise approved by the city's zoning administrator.

(4) ~~Where lot size permits, animal pens and houses will be a minimum of 35 feet from a neighbor's residential dwelling and/or business, and at no time shall an animal pen or house be placed in the rear yard within 15 feet of a neighbor's residential dwelling and/or business.~~ Where lot size permits, any animal pen, kennel, or shelter shall be located no closer than 35 feet from a neighboring residence or business, and in no case shall such structure be within 15 feet of a property line adjoining a neighboring residence or business.

(C) ~~Exception. This section shall not apply to cats that are participating in the Trap-Neuter-Return Program.~~ This section shall apply to community cats that are part of an approved Trap-Neuter-Return (TNR) program operating under the supervision of the city or its authorized agent.

#### § 91.19 FEMALE ANIMALS IN HEAT.

~~It shall be unlawful for the owner of any female animal that is in estrus to keep the same within the city during that period, except when confined to the premises of the owner, or of another person with such person's consent.~~ It shall be unlawful for the owner or custodian of any female animal in heat (estrus) to permit the animal to be off the owner's premises unless under restraint or within a secure enclosure that prevents contact with male animals. During this period, such animals shall be confined in a manner that prevents attraction or access by other animals and eliminates nuisances to neighboring properties. Any person breeding a female of more than once a year for the purpose of selling the resulting offspring will be considered as operating a business, and will be subject to the regulatory provisions of the city zoning ordinance (Chapter 153). Any person who breeds a female animal more than once in a twelve-month period for the purpose of selling or transferring offspring shall be considered to be operating a commercial breeding activity and shall comply with the applicable city zoning, licensing, and inspection requirements set forth in Chapter 153. In addition, for those individuals possessing three female dogs, it shall be permissible to breed only one female during any 12-month period. Owners possessing three (3) or more female dogs shall not breed more than one (1) female within any twelve-month period, unless specifically licensed or permitted under the city's animal control or zoning provisions.

#### § 91.20 PUBLIC NUISANCES.

~~The following acts of an animal or group of animals are declared public nuisances:~~ The following acts or behaviors of any animal or group of animals are hereby declared to constitute a public nuisance within the city:

(A) ~~Frequent, habitual howling, yelping, barking, fighting or making of other noises that disturb the neighborhood;~~ Frequent, habitual, or continuous howling, yelping, barking, fighting, or other noise-making by any animal that disturbs or interferes with the reasonable peace, comfort, or repose of persons in the surrounding area.

(B) ~~Chasing, snapping at or attacking a pedestrian, bicycle rider or vehicles;~~ Chasing, charging at, snapping at, or attacking a pedestrian, bicyclist, motorist, or other animal, whether or not physical contact occurs.

(C) ~~Turning over garbage contents, damaging gardens, flowers or vegetables;~~ Tearing into or scattering garbage, overturning refuse containers, or damaging gardens, lawns, landscaping, or other private or public property.

(D) ~~Running at large while in heat;~~ Running at large, including any female animal in heat that is not properly confined or restrained.

(E) ~~By virtue of the number or type is offensive or dangerous to the public health, safety~~

~~or welfare;~~ or By virtue of the number, species, or condition of the animal(s), creating offensive odors, unsanitary conditions, or otherwise posing a threat to public health, safety, or welfare.

(F) ~~Any act, noise or condition created that is offensive to people or destructive of real or personal property.~~ Any act, omission, or condition involving an animal that unreasonably annoys, endangers, or offends the public, or causes damage to real or personal property.

#### § 91.21 ANIMAL CONTROL OFFICER.

(A) ~~For the purpose of enforcing the provisions of this chapter, and of any other ordinances or regulations pertaining to the keeping and controlling of animals or fowl enacted under the authority of the charter of the city or general law, the position of Animal Control Officer(s) shall be created.~~ For the purpose of enforcing the provisions of this chapter and any other ordinances or regulations relating to the keeping, treatment, or control of animals, the position of Animal Control Officer is hereby established. ~~The City Manager shall appoint a person or persons to act in this capacity. The City Manager, or designee, shall appoint one or more qualified persons to serve in this capacity, under the administrative direction of the Chief of Police or such department designated by the City Manager. The compensation received by the Animal Control Officer(s) shall be designated in the city's pay plan, and his general duties shall be delineated in the city's position classification plan.~~ Compensation for Animal Control Officer(s) shall be established in the city's pay plan, and duties shall be defined in the city's position classification plan and departmental policies. Such person or persons appointed shall have the specific duties, uniform and headquarters designated and assigned by the Chief of Police. Animal Control Officers shall perform their duties in accordance with departmental policies and procedures, and shall wear uniforms and operate vehicles or equipment as designated by the Chief of Police or designee.

(B) ~~The provisions outlined in this chapter shall not preclude the designation of an outside agency to provide the services of Animal Control Officer within the city. In such cases, the provisions in this chapter shall apply to the agency whosoever handles animal control for the city.~~ The provisions of this chapter shall not preclude the city from contracting with or designating an outside agency to perform animal control services. In such cases, the provisions of this chapter shall apply to the agency or contractor providing those services on behalf of the city.

#### § 91.22 RABIES.

~~Whenever any animal is suspected, or has shown any symptoms, of having rabies, or has been bitten by any animal showing such symptoms, or has bitten any persons, the owner of the animal shall immediately confine the animal to his premises in such a manner that it could not bite any other animal or person, and immediately notify the Chief of Police or Animal Control Officer of the city of the circumstances and action, and shall keep such animal confined in a manner, in such place and for such time and treatment as the Animal Control Officer may direct. If the Animal Control Officer deems it necessary or expedient, or the owner so desires, a licensed veterinarian may be called in, at the owner's expense, for the purpose of diagnosis and treatment, and in which case the veterinarian is satisfied that the animal has rabies, the Chief of Police or Animal Control Officer shall cause the animal to be humanely killed forthwith.~~

(A) Whenever any animal is suspected of having rabies, exhibits symptoms consistent with rabies, or has bitten or otherwise exposed any person or animal, the owner or custodian shall immediately confine the animal and notify the Animal Control Officer or Chief of Police.

(B) The animal shall be confined or quarantined as directed by the Animal Control Officer for observation and evaluation in accordance with North Carolina General Statutes §§ 130A-184 et seq. and the rules of the North Carolina Department of Health and Human Services. The period and conditions of confinement shall be determined by the Animal

Control Officer or the local health director.

(C) If deemed necessary by the Animal Control Officer or the local health director, a licensed veterinarian may be required to examine the animal at the owner's expense. If the animal is determined or confirmed to be rabid, the Animal Control Officer shall ensure the animal is humanely euthanized in accordance with state law.

(D) All persons with knowledge of an animal bite or suspects rabies exposure shall report such incident to the Animal Control Officer or Wayne County Health Department.

Statutory reference:

For provisions regulating rabies, see G.S. §§ 130A-184 et seq.

#### § 91.23 WHEN CERTAIN ANIMALS ARE REQUIRED TO BE CAPTURED OR DESTROYED.

~~Whenever an Animal Control Officer(s) or other employee or agent of the city discovers any animal running at large or in other violation of the provisions of this subchapter, the Animal Control Officer(s) shall be notified, and shall capture the animal and impound it in the city animal pound.~~ Whenever an Animal Control Officer or other authorized city employee discovers any animal running at large or otherwise in violation of this chapter, the Animal Control Officer shall be notified and shall take appropriate action to safely capture and impound the animal in accordance with departmental procedures. However, if the animal shows any symptoms, or is reasonably suspected, of having rabies, or appears of such vicious nature as to make it reasonably appear that such animal at the time constitutes a menace to the safety of the one seeking to capture it or any other person, then the Animal Control Officer may shoot, or otherwise kill the same on the spot, in as humane a manner as practical, and with due regard to the safety of others. If an animal exhibits symptoms of rabies, or behaves in a manner that presents an immediate and serious threat to the safety of any person, animal, or officer, the Animal Control Officer or law enforcement officer is authorized to use the level of force reasonably necessary to protect life and ensure public safety. Any use of deadly force shall be limited to situations where capture is not feasible, and the threat is imminent, and shall be conducted in a humane manner consistent with departmental policy and state law. If the animal is able to escape all capture attempts, the Animal Control Officer(s) shall employ a tranquilizer gun to catch the animal. When safe and practical, tranquilizer equipment or other humane capture methods shall be used to restrain or subdue animals that cannot be safely captured by conventional means. The Animal Control Officer shall receive formal training in the operation of such a weapon, and shall make all necessary preparations to reduce the possibility of injury to the animal, and with due regard to the safety of other persons. All Animal Control Officers authorized to use tranquilizer or capture equipment shall receive appropriate training and certification in its safe and humane use. Officers shall take all reasonable precautions to minimize injury to both the animal and the public during capture operations.

#### § 91.24 OBSTRUCTION OR INTERFERENCE WITH IMPOUNDMENT PROCEDURES.

(A) ~~It shall be unlawful for any person to obstruct or interfere in any manner with the impoundment of any animal found to be in violation with the provisions of this subchapter.~~ It shall be unlawful for any person to obstruct, hinder, resist, or interfere in any way with an Animal Control Officer, police officer, or other authorized employee of the city who is lawfully attempting to capture, seize or impound an animal in violation of this chapter. In addition, it shall be unlawful for any person to release or attempt to release any animal that has been impounded. It shall also be unlawful for any person to remove, release, or attempt to remove or release any animal that has been lawfully impounded by the city without proper authorization.

(B) ~~It is a defense to prosecution under this section that the interference alleged consisted of speech only.~~ It shall not be considered interference under this section if the conduct alleged consists solely of verbal expression and does not include any physical act or obstruction.

This Ordinance shall be in full force and effect from and after February 9, 2026.

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Charles Gaylor, IV  
Mayor

Attested by:

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Laura Getz  
City Clerk

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** Discussion Regarding Amending Chapter 95, Noise, of the Code of Ordinances of the City of Goldsboro

**DEPARTMENT:** Police

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**BACKGROUND:**

City of Goldsboro Code of Ordinances Chapter 95, Noise, contains rules and regulations regarding noise regulations within the City.

**DISCUSSION:**

Staff feels it necessary to update and add to the language in Chapter 95 to clarify and update the ordinance.

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that Council review the attached ordinance and share any recommended changes necessary. Staff will bring the ordinance back to the March 2, 2026 Council meeting for adoption.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Mike West  
Sakeithia Reece  
Laura Getz  
Matthew Livingston

**ORDINANCE 2026-**

**AN ORDINANCE AMENDING CHAPTER 95 ENTITLED “NOISE” OF THE CODE OF ORDINANCES OF THE CITY OF GOLDSBORO, NORTH CAROLINA**

**WHEREAS**, the City of Goldsboro Code of Ordinances Chapter 95 contains various rules related to the health and safety of citizens in the City; and

**WHEREAS**, Chapter 95 entitled "Noise" sets forth the rules and regulations regarding noise within the City; and

**WHEREAS**, city staff recommends Council update Chapter 95 entitled "Noise" as outlined in the proposed ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Goldsboro, North Carolina, that Chapter 91 of General Regulations is hereby amended as follows:

**§ 95.01 LOUD AND RAUCOUS NOISES PROHIBITED.**

It shall be unlawful for any person to willfully ~~make, continue or cause to be made or continued~~ **create or allow** any loud and raucous noise, ~~which term shall mean any sound which, because of its volume level, duration and character, annoys, disturbs, injures or endangers the comfort, health, peace or safety of reasonable persons of ordinary sensibilities within the limits of the city.~~ **that, due to its volume, duration, or character, unreasonably disturbs the peace, comfort, or safety of others within the city.** The term includes the kinds of noise generated ~~by the activities enumerated in §§ 95.02 and 95.03.~~ **-as outlined in related sections of this chapter.** The term shall be limited to loud and raucous noise heard from the public streets, in any public park, in any school or public building or upon the grounds thereof while in use, in any church or hospital or upon the grounds thereof while in use, in any parking lot open to members of the public as invitees or licensees, in any occupied business unit which is not the source of the noise or upon the parking lot or grounds thereof, or in any occupied residential unit which is not the source of the noise or upon the grounds thereof, and in any event from a location not less than 50 feet from the source of the noise, measured in a straight line from the ~~radio, loudspeaker, boombox, motor, horn or other noise source.~~ source of the sound.

**§ 95.02 ENUMERATION OF SPECIFIC NOISES WHICH ARE PROHIBITED.**

The following acts are specifically declared to be loud and raucous noises in violation of this code, ~~but such enumeration shall not be deemed to be exclusive:~~ **and are provided as examples only:**

(A) The playing of any ~~radio-tape player, boombox, phonographs~~ or other musical instruments or other mechanical sound-making device in such a manner or with such

volume as to annoy or disturb the quiet, comfort or repose of any reasonable person of ordinary sensibility. **of normal sensitivity.**

(B) The sounding of any horn or signal device on any motor vehicle, motorcycle, bus or other vehicle while not in motion, except as a danger signal, or if in motion, only as a warning signal as required by law or as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; ~~the creation by means of any such signal device of any unreasonably loud or harsh sound; and the sounding of such device for an unnecessary and unreasonable period of time.~~ **or the unnecessary or repeated sounding of any such device.**

(C) The use of any gong or siren upon any motor vehicle other than police vehicles, fire vehicles, ambulances or other emergency vehicle.

(D) The use of any motor vehicle, motorcycle or other vehicle so out of repair, so loaded, or in such manner as to create ~~unnecessary~~ grating, grinding, rattling, or other noise.

(E) The blowing of any steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work or as a warning of danger, and the blowing of any steam whistle attached to any stationary boiler at any time in an unnecessary long, loud, or shrill manner. **in an unnecessarily loud, prolonged, or shrill manner.**

(F) The discharge into the open air of the exhaust of any stationary internal combustion engine, or motor vehicle engine, except through a muffler or other device which will effectively prevent loud or explosive noises ~~therefrom.~~ **from occurring.**

(G) The creation of any loud and raucous on any street adjacent to any school, college, church, hospital, or court of law ~~while the same is in session,~~ **in use or in session,** which unreasonably interferes with the working of such institutions.

(H) The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale or display of merchandise, ~~except by permit from the police department.~~ **unless authorized by permit.**

(I) The use, ~~in an offensive manner,~~ of any mechanical loudspeakers or amplifiers on trucks or other moving vehicles for advertising or other purposes.

(J) ~~The creation of any loud and raucous noise by the operation of an airplane over the city by stunting, diving or otherwise operating an airplane for the purpose of advertising or otherwise.~~ **The operation of any aircraft within or over the city in a manner that intentionally produces loud, raucous, or disturbing noise for advertising, exhibition, or entertainment purposes is prohibited, except when such operation is conducted under authorization or regulation of the Federal Aviation Administration (FAA) or the United States Armed Forces, including officially sanctioned military air shows or ceremonial flyovers.-**

(K) The playing of any ~~radio, tape player, boombox, phonograph~~ or other musical instrument or other mechanical sound-making device by a pedestrian on the public streets or sidewalks in such a manner or with such volume as to annoy or disturb the quiet, comfort or repose of any reasonable person of ordinary sensibility. **of normal sensitivity.**

### § 95.03 OPERATION OF ANY RADIOS, BOOMBOXES OR OTHER MECHANICAL SOUND MAKING DEVICES OR INSTRUMENTS IN VEHICLES; EXCEPTIONS.

(A) It shall be unlawful for any person operating or occupying a motor vehicle on a street or highway within the limits of the city to operate or amplify the sound produced by a radio, ~~tape player~~, boombox, or other mechanical sound-making device or instrument from within the motor vehicle so that the sound is:

(1) Plainly audible at a distance of ~~100~~ 50 feet or more from the motor vehicle; or

(2) Louder than necessary for the convenient hearing by persons inside the motor vehicle **and in such a manner that unreasonably disturbs persons in adjoining areas, including in areas adjoining churches, schools, or hospitals.**

(B) ~~The provisions of this section shall not apply to any law enforcement motor vehicle equipped with any communications device necessary in the performance of law enforcement duties or to any emergency vehicle equipped with any communication device necessary in the performance of any emergency procedures.~~ **do not apply to law-enforcement or emergency vehicles when using communication devices in the course of their official duties.**

(C) ~~Provisions of this section do not apply to motor vehicles used for business or political purposes, which in the normal course conducting such business use sound-making devices and have obtained the proper permit from the police department. This section does not apply to vehicles used for business or political purposes when operated in the normal course of such activity and when properly permitted by the police department. The provisions of this subsection shall not be deemed to prevent the city, with respect to streets and highways under its jurisdiction and within the reasonable exercise of its police power, from regulating the time and manner in which such business or political activity may be operated. Nothing in this subsection limits the city's authority to regulate the time, place, and manner in which such business or political activities may occur.~~

### § 95.04 LIMITED EXCEPTIONS.

Limited exceptions ~~from~~ **to** this chapter:

(A) Sound coming from scheduled outdoor athletic events, community concerts, theatrical events, practice sessions or performances of bands and community fairs ~~that are sponsored or sanctioned by the city;~~ **authorized, sponsored, or permitted by the city.**

(B) Noise from ~~noisemakers on holidays or fireworks on holidays or at other times allowed under a pyrotechnics permit issued pursuant to G.S. §§ 14-410 through 14-415; and~~ **, or any successor statute.**

(C) Noise resulting from parades, lawful picketing, or other public demonstration protected by the U.S. Constitution ~~or federal law, or for which a local permit has been granted by the city, provided such activity is of temporary duration lasting no longer than two hours during any 24-hour period.~~ **or other applicable law, provided that a local permit has been issued by the city and the activity is of a temporary nature no more than two**

hours within and 24-hour period.

#### **§ 95.05 APPLICABILITY TO EVENTS AND ACTIVITIES.**

(A) This chapter applies to all persons, organizations, or entities, including those conducting activities or events on private or public property, whose noise or sound extends beyond the property boundary or is plainly audible in any public area.

(B) Except as otherwise provided in § 95.04, this chapter applies equally to community, public, and private events, including but not limited to concerts, festivals, social gatherings, religious services, and business operations, when such activities generate noise that unreasonably disturbs the peace, comfort, or repose of others.

(C) Events or activities authorized, sponsored, or permitted by the City of Goldsboro, including city-sanctioned community festivals, parades, athletic events, or other official programs, are exempt under § 95.04(A).

(D) Private events held on private property that are not permitted, sanctioned, or sponsored by the City of Goldsboro remain subject to this chapter and may be enforced as provided in § 95.07.

(E) Nothing in this section shall be construed to limit the city's authority to establish reasonable conditions, hours, or sound limits as part of any special event or noise permit issued under § 95.06.

#### **§ 95.06 NOISE AND SPECIAL EVENT PERMITS.**

(A) Permit Required. Any person, business, or organization that intends to conduct an activity or event that may reasonably exceed the sound limits or restrictions set forth in this chapter shall first obtain a Noise or Special Event Permit from the City of Goldsboro.

(B) Application. Applications shall be submitted at least ten (10) business days prior to the proposed event, including applicant details, location, dates, times, and equipment information.

(C) Review and Approval. The City Manager or designee may issue permits subject to conditions designed to protect public peace and safety, including limits on hours, sound levels, or orientation of speakers.

(D) Denial or Revocation. Permits may be denied or revoked for non-compliance, safety concerns, or violations of law.

(E) Enforcement. Events under an approved permit shall not be considered in violation unless they exceed the specific terms or sound limits of the permit.

(F) Appeal. Denials or revocations may be appealed in writing to the City Manager within five (5) business days.

(G) Unforeseen Delays and Grace Period.

(1) Events or activities operating under an approved permit or city sanction that experience unforeseen delays due to weather, technical malfunction, public safety

considerations, or other legitimate causes may exceed the permitted hours by up to thirty (30) minutes without penalty, provided sound levels do not increase above normal operating levels.

(2) Any extension beyond thirty (30) minutes shall require immediate notification and approval from the City Manager or designee.

(3) This grace period shall not be construed as authorization for any event to schedule or routinely extend beyond permitted hours, and repeated use of the grace period may result in denial of future permits or modification of permit conditions.

### **§ 95.07 ENFORCEMENT AND PENALTIES.**

(A) Authority to Enforce. The provisions of this chapter shall be enforced by the Goldsboro Police Department, the City Code Enforcement Division, or any other city official designated by the City Manager.

(B) Investigation and Notice. Officers may issue warnings or citations based on observation or credible evidence.

(C) Civil Penalty. Violations may result in a civil penalty of up to \$250 per occurrence, with each hour constituting a separate offense.

(D) Criminal Penalty. Violations may also be prosecuted as a misdemeanor under G.S. 14-4.

(E) Abatement and Seizure Authority. Officers may require immediate abatement or temporary disconnection of equipment causing the violation.

(F) Enforcement Discretion. Enforcement shall consider time, place, manner, and intent.

(G) Coordination with Permits. Persons operating under valid permits in compliance with their conditions shall not be deemed in violation.

### **§ 95.08 APPEALS AND ADMINISTRATIVE REVIEW.**

(A) Right to Appeal. Any person receiving a civil citation, notice of violation, or permit denial or revocation under this chapter shall have the right to appeal such action in accordance with this section.

(B) Filing of Appeal. Appeals must be submitted in writing to the City Manager or designee within five (5) business days after receipt of the citation or decision, stating the specific grounds for appeal.

(C) Administrative Review. The City Manager or designee shall review the matter, may consider written or oral evidence, and shall issue a written decision within ten (10) business days.

(D) Final Decision. The decision of the City Manager or designee shall constitute the final administrative determination of the city. Judicial review may be sought pursuant to applicable North Carolina law.

(E) Effect on Enforcement. Filing an appeal shall not automatically stay enforcement; however, the City Manager or designee may stay enforcement when warranted.

#### **§ 95.09 SEVERABILITY AND EFFECTIVE DATE.**

(A) Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this chapter is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

(B) Conflicts with Other Laws. In the event of a conflict between this chapter and any other ordinance or regulation of the City of Goldsboro, the more restrictive provision shall apply unless otherwise required by law.

(C) Effective Date. This chapter, as amended, shall become effective immediately upon adoption by the City Council of the City of Goldsboro and shall apply to all conduct occurring thereafter.

#### **§ 95.10 MUSICAL REHEARSALS AND PUBLIC PERFORMANCES.**

(A) Purpose. The purpose of this section is to preserve the peace and comfort of public spaces while supporting organized musical and cultural expression.

(B) Prohibited Activity. It shall be unlawful for any person or group to conduct a musical rehearsal, drumline practice, marching band performance, or other amplified or percussive activity in any public street, park, sidewalk, or other public place within the city unless authorized, permitted, or sanctioned by the City of Goldsboro or the Wayne County Public Schools.

(C) Hours of Restriction. Rehearsals or performances not part of an official school, city, or permitted event shall only occur between 9:00 a.m. and 7:00 p.m., unless otherwise authorized by a permit under § 95.06.

(D) Distance and Sound Limitation. Sound produced under this section shall not be plainly audible beyond one hundred (100) feet from its source unless authorized by permit.

(E) Spontaneous or Incidental Performances. Brief or incidental musical expression not plainly audible beyond fifty (50) feet or not unreasonably disturbing to others is exempt.

(F) Enforcement. Violations may be enforced under § 95.07, and equipment used in violation may be temporarily disconnected or abated to restore public peace.

#### **§ 95.11 CONSTRUCTION, MAINTENANCE, AND LANDSCAPING NOISE.**

(A) Purpose. To limit construction and mechanical equipment noise during nighttime hours while allowing essential operations and emergencies.

(B) Prohibited Hours. No construction, demolition, repair, grading, or site-preparation work generating loud or raucous noise shall occur between 9:00 p.m. and 7:00 a.m. on weekdays or between 8:00 p.m. and 8:00 a.m. on weekends or city-recognized holidays,

except as otherwise provided.

(C) Exceptions. Emergency work, public-utility or city-contracted projects, permitted work, and ordinary homeowner maintenance between 7:00 a.m. and 9:00 p.m. that does not unreasonably disturb neighbors.

(D) Extended-Hour Authorization. The City Manager or designee may approve extended or overnight work hours upon written request showing good cause.

(E) Enforcement. Violations shall be subject to penalties under § 95.07; each day's continuation constitutes a separate offense.

### **§ 95.12 COMMERCIAL ESTABLISHMENTS WITH OUTDOOR MUSIC OR ENTERTAINMENT.**

(A) Purpose. To regulate outdoor amplified music and entertainment associated with commercial establishments, promoting a lively but orderly downtown environment.

(B) Applicability. Applies to any bar, restaurant, club, venue, or establishment operating or permitting outdoor amplified sound.

(C) Hours of Operation. Outdoor amplified sound permitted 10:00 a.m.–10:00 p.m. Sunday–Thursday and 10:00 a.m.–11:00 p.m. Friday–Saturday, unless extended by permit.

(D) Sound Limitation. Sound shall not be plainly audible beyond one hundred (100) feet from the property line.

(E) Permits for Extended Hours. Extended hours may be approved for special events under § 95.06, limited to six (6) per establishment annually unless otherwise approved by Council.

(F) Responsibility of Proprietors. Owners/operators are responsible for compliance; repeated violations may result in suspension of outdoor sound privileges or denial of permits.

(G) Enforcement. Enforced pursuant to § 95.07; chronic violations may trigger business-license review.

### **§ 95.13 ENTERTAINMENT DISTRICT DESIGNATION AND STANDARDS.**

(A) Purpose. To allow City Council to designate areas encouraging outdoor entertainment under controlled conditions balancing community enjoyment with neighborhood livability.

(B) Designation. Council may designate an Entertainment District by resolution defining boundaries, conditions, and enforcement protocols.

(C) Permitted Activities. Within a district, outdoor live music and performances may occur without individual permits during approved hours set by Council.

(D) Hours of Operation. Unless otherwise specified, amplified sound permitted 10:00 a.m.–11:30 p.m. Sunday–Thursday and 10:00 a.m.–12:00 a.m. Friday–Saturday; longer

hours require prior authorization.

(E) Sound Limitation. Sound shall not be plainly audible beyond two hundred (200) feet from the property line unless otherwise specified; mitigation measures may be required.

(F) Revocation or Modification. Council may amend or revoke a district by resolution after public notice and opportunity for comment.

(G) Enforcement. Violations enforced under § 95.07; repeated violations may result in suspension of privileges.

#### **§ 95.14 RESIDENTIAL NOISE AND QUIET HOURS.**

(A) Purpose. To preserve the peace of residential neighborhoods during evening and nighttime hours.

(B) Prohibited Conduct. Unreasonable noise on private property that interferes with the peace or comfort of others is prohibited, including:

(a) Amplified music or sound systems used outdoors or in open garages;

(b) Excessive yelling, shouting, or singing after quiet hours;

(c) Vehicle stereos or speakers plainly audible beyond fifty (50) feet while parked;

(d) Repetitive or prolonged noise from animals, equipment, or instruments disturbing neighboring properties.

(C) Quiet Hours. Quiet hours are 10:00 p.m.–7:00 a.m. Sunday–Thursday and 11:00 p.m.–8:00 a.m. Friday, Saturday, and holidays. Noise plainly audible across a property line or beyond fifty (50) feet during these times constitutes prima facie evidence of violation.

(D) Exceptions. Authorized permitted events, emergency work, and reasonable daytime residential activity are exempt.

(E) Enforcement. Violations may be enforced through warning, citation, or other remedies under § 95.07; chronic violations may lead to escalating penalties or nuisance abatement.

This Ordinance shall be in full force and effect from and after February 9, 2026.

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Charles Gaylor, IV  
Mayor

Attested by:

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Laura Getz  
City Clerk

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 9, 2026 CITY COUNCIL MEETING**

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**TITLE:** Discussion Regarding Establishing Article 6.8 Engineering Design Manual in the Unified Development Code (UDO)

**DEPARTMENT:** Engineering

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**BACKGROUND:**

The Planning Commission will review amendments to sections of the UDO at their February 23, 2026 meeting. The Planning Commission's recommendation will be presented by the Engineering Department at the March 2nd City Council meeting. The amendment will establish the following section:

- Article 6 Supplemental Regulations, Establishing Article 6.8 Engineering Design Manual

**DISCUSSION:**

Article 6, Supplemental Regulations, establishes Article 6.8, Engineering Design Manual. The Engineering Design Manual has been developed to provide clear guidance for developers, engineers, and contractors regarding required design criteria, construction standards, and submittal procedures for public infrastructure improvements. This manual helps ensure that all projects are designed and constructed in a manner that promotes public safety, long-term durability, regulatory compliance, and efficient review and approval processes.

The attached Notice of Public Hearing would schedule March 2, 2026, as the date for the public hearing on the proposed amendments to the Unified Development Code (UDO).

**BUDGET RELATIONSHIP:**

**STRATEGIC PLAN RELATIONSHIP:**

**STAFF RECOMMENDATION:**

It is recommended that the City Council review the proposed amendments to the Unified Development Code in preparation of the Public Hearing on March 2, 2026.

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Jonathan Perry  
Sakeithia Reece  
Laura Getz  
Matthew Livingston  
Kelly Arnold



**ENGINEERING DEPARTMENT**  
**Jonathan Perry**  
**Engineering Services Manager**

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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 5:30 P.M. on Monday, March 2, 2026, in the City Hall Council Chambers located at 214 North Center Street to consider establishing the following Article under Article 6 Supplemental Regulations of the Unified Development Code (UDO):

- Article 6.8 Engineering Design Manual has been developed to provide clear guidance for developers, engineers, and contractors regarding required design criteria, construction standards, and submittal procedures for public infrastructure improvements.

All interested persons are encouraged to attend. To accommodate 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 Engineering Department at (919) 580-4317.

Run legal ad on February 15, 2026

Wayne Weekly