

# City of Goldsboro Planning Commission / Board of Adjustment Agenda for February 23, 2026

## The Commission

William Rose Jr. - Chairperson

Shirley Edwards- Vice Chairperson - Wayne County & ETJ Representative

Duke Cox

Kevin Woodard

Viola Figureoa

Glenn Barwick

Ronald Waters - Wayne County & ETJ Representative

## The Staff

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

Kenny Talton, MPA, Assistant Planning Services Manager

Holly Jones, MPA, Planning Executive Assistant

**AGENDA  
PLANNING COMMISSION  
FEBRUARY 23, 2026**

**The Planning Commission will hold their meeting on Monday, February 23, 2026 at 6:00 p.m.  
in the Large Conference room, 200 N. Center St, in the City Hall Annex.**

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Agenda**
- IV. Minutes – November 24, 2025 & February 4, 2026**
- V. Installation of New Member**
- VI. Board of Adjustment:**
  - I. BOA-04-25 – Variance – 108 Hilldale Lane** – Northeast side of Hilldale Lane, between Overbrook Road and North Hillcrest Drive – The applicant is requesting a variance of Section 5.3.2 Residential Districts of Goldsboro’s Unified Development Ordinance, to construct a 20.4 ft. x 28.6 ft. (583.44 sq. ft.) addition to serve as an open carport, that would extend into the side yard setbacks of the property. The proposed addition would encroach approximately 11.25 feet into the side setback. The Wayne County Tax Identification Number is 3519-14-5058. The property consists of approximately 30,056.4 sq. ft. or .69 acres.
- VII. Planning Commission Items:**
- VIII. Adjournment**

**MINUTES OF THE MEETING OF THE  
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT  
NOVEMBER 24, 2025**

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on November 24, 2025.

Present: Mr. William Rose, Chair, Presiding  
Ms. Shirley Edwards, Vice-Chair  
Ms. Viola Figueroa  
Mr. Kevin Brown  
Mr. Duke Cox (6:04 PM)

Also Present: April Choice, Development Services Director (6:06 PM)  
Mark Helmer, Planning Services Manager  
Holly Jones, Planning Executive Assistant

Absent: Mr. Ronald Waters  
Mr. Glen Barwick

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

**Adoption of the Agenda**

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

**Approval of Minutes**

Ms. Edwards made a motion to approve the minutes of the Regular Meeting of October 27, 2025. The motion was seconded by Ms. Figueroa and unanimously carried.

Mr. Cox arrived at 6:04 PM. Ms. Choice arrived at 6:06 PM.

**Planning Commission**

**Rezoning**

**RZ-5-25 Glenda Blanding (Residential-16 to Residential/Manufactured-RM9) – North side of Lexington Avenue between Forsyth Street and Wood Street.** The item was presented by 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.

Staff has distributed this proposed rezoning request to City Engineering and the Fire Marshall's Office only since this is a straight rezoning request. City water and sewer are available to serve the site. The property is not located in the City's Special Flood Hazard Area.

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

The Commission is asked to refer to the attached worksheet and review the consistency and inconsistency statements. Planning Commission shall vote to adopt one of these statements and form a recommendation for approval or denial that staff shall present to City Council at the January 5, 2026 meeting.

Mr. Cox asked for confirmation that the owner would have to come back for site approval when the property was developed. Mr. Helmer confirmed they would.

Mr. Rose asked if the underpinning could be mandated to be brick skirting. Mr. Helmer stated that they could not at this time; it would require a rewrite of the UDO. Mr. Rose asked that this and other foundation requirements be looked at for a change when the UDO is rewritten.

Mr. Brown made a motion to approve the consistency statement. The motion was seconded by Mr. Cox and unanimously carried.

**Member Term Expiration.** The item was presented by Holly Jones, Planning Executive Assistant.

Planning Commission Members are appointed to 3-year terms, and may serve 2 consecutive terms. When terms expire, members must vote to appoint new members and/or reappoint members to a second term.

At the September 29, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants. At the October 27, 2025 Planning Commission Meeting, members decided to postpone the recommendation to allow time to recruit more applicants.

Applications have been received for consideration to replace members with expiring terms. Kevin Brown is the only member with an expiring term. It is his second term, so a replacement is required.

Staff is requesting the Planning Commission to review the applications, and choose a new member to serve on the Commission.

The board discussed the applications. Mr. Helmer advised that Edward Davis had listed his home address as the Hampton Inn Hotel he manages. He also informed the Commission that staff recommended Sandra Mueller. The board discussed further.

Mr. Cox made a motion to recommend Sandra Mueller as a first choice, and Edward Davis as a second choice. The motion was seconded by Ms. Figueroa. Mr. Cox and Ms. Figueroa voted in favor of the motion, Mr. Rose and Mr. Brown voted against the motion, Ms. Edwards abstained, and did not vote, however, pursuant to NCGS G.S. 160A-75, her vote would be considered an affirmative vote. The vote passed 3-2.

There being no further business, Mr. Brown made the motion to adjourn the meeting, and it was seconded by Ms. Edwards. The motion was unanimously carried, and the meeting adjourned at 6:36 p.m.

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William Rose  
Chair

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Holly Jones  
Planning Executive Assistant

**MINUTES OF THE SPECIAL CALLED MEETING OF THE  
GOLDSBORO PLANNING COMMISSION/BOARD OF ADJUSTMENT  
FEBRUARY 4, 2026**

The Planning Commission/Board of Adjustment of the City of Goldsboro, North Carolina, met in Regular Session in the Large Conference Room, City Hall Addition, 200 North Center Street, at 6:00 p.m. on February 23, 2026.

Present: Mr. William Rose, Chair, Presiding  
Ms. Viola Figueroa  
Mr. Duke Cox  
Mr. Glen Barwick

Also Present: Kenny Talton, Assistant Planning Services Manager  
Holly Jones, Planning Executive Assistant  
Jonathan Perry, Engineering Services Manager

Absent: Ms. Shirley Edwards, Vice-Chair  
Mr. Ronald Waters

Mr. Rose began the meeting at 6:36 p.m., once quorum was present.

**Planning Commission**

**Unified Development Ordinance Change Requests**

**UDO-01-26 – Unified Development Ordinance amendment to add Section 6.7 Erosion and Sediment Control.** The item was presented by Jonathan Perry, Engineering Services Manager.

The North Carolina State Department of Environmental Quality has asked that all MS4 take over delegation of construction site runoff controls to be in compliance with their MS4 permit.

The City of Goldsboro Engineering Department is establishing an Erosion and Sediment Control Program in accordance with the National Discharge Elimination System at the behest of the North Carolina Department of Environmental Quality's request for all municipalities within the Municipal Separate Storm Sewer System permitting to have all six control measures established for auditing purposes.

The purpose of this ordinance is to establish construction site runoff controls (control measure four) within our Municipal Separate Storm Sewer System Permit from the North Carolina Department of Environmental Quality.

The proposed amendment would include language that regulates certain land-disturbing activity to control accelerated erosion and sedimentation in order to prevent the pollution of water and other damage to lakes, watercourses, and other public and private property by sedimentation, and establishes procedures through which these purposes can be fulfilled.

Planning Staff recommends that the Planning Commission approve these ordinance changes to better the future of development in and around the city. If approved, the recommended changes will be taken to a public hearing at the March 2, 2026 City Council Meeting.

Mr. Rose asks how much the fee would be. Mr. Perry stated it would be the same fee structure that the DEQ uses, based on the acreage.

Mr. Cox asked if the taxpayers would be paying the fee. Mr. Perry stated it would be the developers and contractors that would pay the fee.

Mr. Cox asked what the six control measures are. Mr. Perry stated that he could not recall all of them, but the control measures include Good Housekeeping, Road Sedimentation Control, SEM Inspections, and Elicit Discharge.

Mr. Cox made a motion to approve recommendation of the amendment. The motion was seconded by Mr. Barwick and unanimously carried.

**UDO-02-26 Unified Development Ordinance amendment to add Section 6.8 Engineering Design Manual.** The item was presented by Jonathan Perry, Engineering Services Manager.

As development activity continues to grow within the jurisdiction, the need for consistent, high-quality engineering design standards has become increasingly important. 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. By establishing uniform expectations and technical requirements, the manual supports orderly development while protecting the municipality's infrastructure investments.

Planning Staff recommends that the Planning Commission approve these ordinance changes to better the future of development in and around the city. If approved, the recommended changes will be taken to a public hearing at the March 2, 2026 City Council Meeting.

Mr. Rose asked for further explanation of what the Design Manual is. Mr. Perry elaborated on the content of the Manual. He stated that one of the benefits will be a hard date that begins the one-year warranty, by taking the completion to Council for final approval.

Mr. Cox made a motion to approve recommendation of the amendment. The motion was seconded by Ms. Figueroa and unanimously carried.

**UDO-03-26 – Unified Development Ordinance amendment to remove the sidewalk fee in lieu money.** The item was presented by Jonathan Perry, Engineering Services Manager.

As development activity continues to grow within the jurisdiction, the need for consistent, high-quality engineering design standards has become increasingly important. Allowing for sidewalk fees in lieu is an obsolete practice that has resulted in gaps in the sidewalk network, limiting connectivity and safe pedestrian access throughout the community.

The fee-in-lieu of sidewalk provision is being removed to ensure that pedestrian infrastructure is constructed at the time of development rather than deferred. Requiring direct sidewalk installation ensures consistent implementation of the municipality's transportation and pedestrian plans. This change promotes walkability, enhances public safety, and protects long-term infrastructure planning goals.

Staff requests that the Planning Commission remove this item from consideration. If necessary the item will be brought back at a later time.

Mr. Cox asked if there was a lot of sidewalk work being done. Mr. Perry stated that Public Works was doing quite a bit.

Mr. Perry emphasized that this amendment had been requested because the fee charged was much less than the cost to build sidewalks. He stated that either the fee needed to be updated, or the fee in lieu needed to be struck from the UDO.

Ms. Figueroa made a motion to table the item to the next Planning Commission Meeting. The motion was seconded by Mr. Cox and unanimously carried.

There being no further business, Mr. Rose adjourned the meeting at 6:40 p.m.

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William Rose  
Chair

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Holly Jones  
Planning Executive Assistant

**CITY OF GOLDSBORO  
AGENDA MEMORANDUM  
FEBRUARY 23, 2026 PLANNING COMMISSION/BOARD OF ADJUSTMENT  
MEETING**

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**TITLE:** BOA-04-25 Robert Jeffreys; Variance Request- Section 5.3.2 Residential Districts of Goldsboro Unified Development Ordinance

**DEPARTMENT:** Planning

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**BACKGROUND:**

The property is located on the Northeast side of Hilldale Lane, between Overbrook Road and North Hillcrest Drive and addressed as 108 Hilldale Lane, Goldsboro, North Carolina. It is in the corporate limits of the City of Goldsboro. The property is zoned Residential (R-16). The Wayne County Tax Identification No. is 3519-14-5058. The property has a total frontage of 150 ft. along Hilldale Lane and a total area of approximately 30,056.4 sq. ft. or .69 acres.

The applicant is requesting a variance of Section 5.3.2 Residential Districts of Goldsboro’s Unified Development Ordinance. Specifically speaking, the applicant is requesting a variance of the requirement that no principal structure not otherwise regulated by Goldsboro’s Unified Development Ordinance shall be located within the required or established side setback or side yard of a single-family or two-family residentially developed property.

**Variances as stipulated in the North Carolina General Statutes Section 160A-388(d):**

“When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from conditions that are common to the neighborhood or the public, may not be basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

**DISCUSSION:**

The owner of the property is identified as Robert Alexander Jeffreys.

The applicant for the variance is the owner.

The subject property is located at 108 Hildale Lane, Goldsboro, North Carolina.

The subject property is located in the Residential-16 Zoning District.

The subject property is located within Goldsboro’s corporate limits.

The subject property is not in a Special Flood Hazard Area.

The applicant proposes constructing a 20.4 ft. x 28.6 ft. (583.44 sq. ft.) addition to serve as an open carport and as an addition to his existing 2,993 sq. ft. home.

The applicant proposes locating the attached open carport in the side yard of the residence.

According to the current city Unified Development Ordinance, the building side yard setback is 16 ft.

According to a survey submitted by the owner as part of the completed variance application, the proposed addition would encroach 11.25 ft. into the side yard of the principal residence.

The home and lot are in an R-16 (Residential) zoning district. Setbacks for the Residential (R-16) zoning district are as follows:

R-16 Residential Zoning District	
Front	40 ft.
Rear	25
Side	16 ft.
Corner Side	32 ft.
Minimum Lot width (Frontage)	100 ft.
Minimum Lot Area	16,000 ft.

**FINDING OF FACT:**

Planning staff make the following Finding of Fact as it relates to the variance request and Section 160A-388(d):

- (1) “Unnecessary hardship would result from the strict application of the ordinance.

**Finding:** Applicant will suffer unnecessary hardship from strict application of the ordinance. The existing residential structure offers insufficient setback distances to make reasonable use of the property. Although sufficient acreage is available for the addition to be built on the western side of the home, it would not be practical or reasonable for the intended use of the property.

- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

**Finding:** The hardship results from conditions that are peculiar to the property. Subject

property is in an older subdivision developed prior to the adoption of City zoning regulations.

(3) The hardship did not result from actions taken by the applicant or the property owner.

**Finding:** The hardship does not result from actions taken by the property owner.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.”

**Finding:** The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

**BUDGET RELATIONSHIP:**

N/A

**STRATEGIC PLAN RELATIONSHIP:**

N/A

**STAFF RECOMMENDATION:**

Planning staff believe that the proposal would be in character with existing structures within the neighborhood. In addition, staff believe that the variance will not adversely affect neighboring property values. Lastly, staff believe that granting of the variance will not create safety concerns for residents of the neighborhood.

**CONCLUSIONS**

Based on the above findings, the City of Goldsboro’s Board of Adjustment concludes the following:

(1) Unnecessary hardship would result from the strict application of the ordinance.

Approve\_\_\_ Deny\_\_\_

(2) The hardship results from conditions that are peculiar to the property.

Approve\_\_\_ Deny\_\_\_

(3) The hardship did not result from actions taken by the applicant or the property owner.

Approve\_\_\_ Deny\_\_\_

(4) The requested variances are consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Approve\_\_\_ Deny\_\_\_

**\*NOTE: BEFORE GRANTING A VARIANCE, THE BOARD MUST TAKE A SEPARATE VOTE TO AFFIRM BY A (4/5) FOUR-FIFTHS MAJORITY ON EACH OF THE FOUR REQUIRED FINDINGS STATED ABOVE.**

**A MOTION TO DENY A VARIANCE MAY BE MADE ON THE BASIS THAT ANY ONE OR MORE OF THE FOUR CRITERIA STATED ABOVE ARE NOT SATISFIED.**

**SUCH A MOTION SHALL INCLUDE A STATEMENT OF THE SPECIFIC REASONS OR FINDINGS OF FACT THAT SUPPORT IT. THIS MOTION IS ADOPTED AS THE BOARD'S DECISION IF SUPPORTED BY A SIMPLE MAJORITY OF THE BOARD'S MEMBERSHIP.**

**MANAGER'S RECOMMENDATION:**

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**APPROVERS**

Kenny Talton  
Mark Helmer

**VARIANCE REQUEST APPLICATION  
 (BOARD OF ADJUSTMENT REVIEW)**

Zoning District: **R-16** Parcel Identification Number: **3519145058**

Type of Request:  Variance  Appeal Reasonable Accommodation?  Yes  No

Property Address: **108 HILDALE LANE, GOLDSBORO, NC 27534**

Applicant Name\*: **ROBERT ALEXANDER JEFFREYS**

Email: \_\_\_\_\_ Phone: [REDACTED]

Total Acreage: 0.689 ACRE Frontage: 150 FT Depth: 200 FT

UDO provision, regulation or policy: \_\_\_\_\_

*If requesting Reasonable Accommodation fill out the following:*

Explanation of why reasonable accommodation is necessary to make specific property available for the individual:  
 (The basis for the claim that the applicant is considered disabled or handicapped under federal law.)

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**DEVELOPER INFORMATION**

Company Name \_\_\_\_\_ Contact Name **ROBERT ALEXANDER JEFFREYS**

Address **3102 CASHWELL DRIVE UNIT 52, GOLDSBORO, NORTH CAROLINA 27534**

Phone [REDACTED] Email [REDACTED]

**CONSULTANTING/ENGINEERING FIRM**

Company Name **BR KORNEGAY INC.** Contact Name **TERRY BEASLEY**

Address **300 EAST WALNUT STREET, GOLDSBORO, N.C. 27530**

Phone [REDACTED] Email [REDACTED]

## WRITTEN DESCRIPTION AND REASON FOR REQUEST

Describe all proposed changes to the property, including materials to be used, and make a case for the variance.  
Use additional pages, if necessary.

NEED TO CHANGE THE SIDE SETBACK FROM 16 FEET TO 6.75 FEET IN ORDER FOR THE  
PROPOSED 28' X 28' GARAGE TO MEET SETBACK REQUIREMENTS

Before the Commission meeting, the owners of properties located in proximity to the request will be sent a letter as their notification of the hearing. Staff will visit the site and post a public hearing of notification sign.

Applicants are required to attend the meeting to present their application and answer questions or the Commission may continue the application until the next scheduled meeting. If you cannot appear in person at the commission meeting, you may appoint a duly authorized agent. All application fees must be paid at the time the application is submitted.

## APPLICANT ACKNOWLEDGEMENT

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

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

### SIGNATURE REQUIRED

ROBERT ALEXANDER JEFFREYS

*Robert A. Jeffreys*

11-5-2025

Applicant - Printed

Applicant Signature

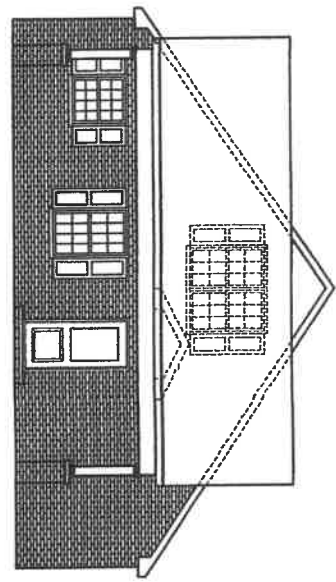
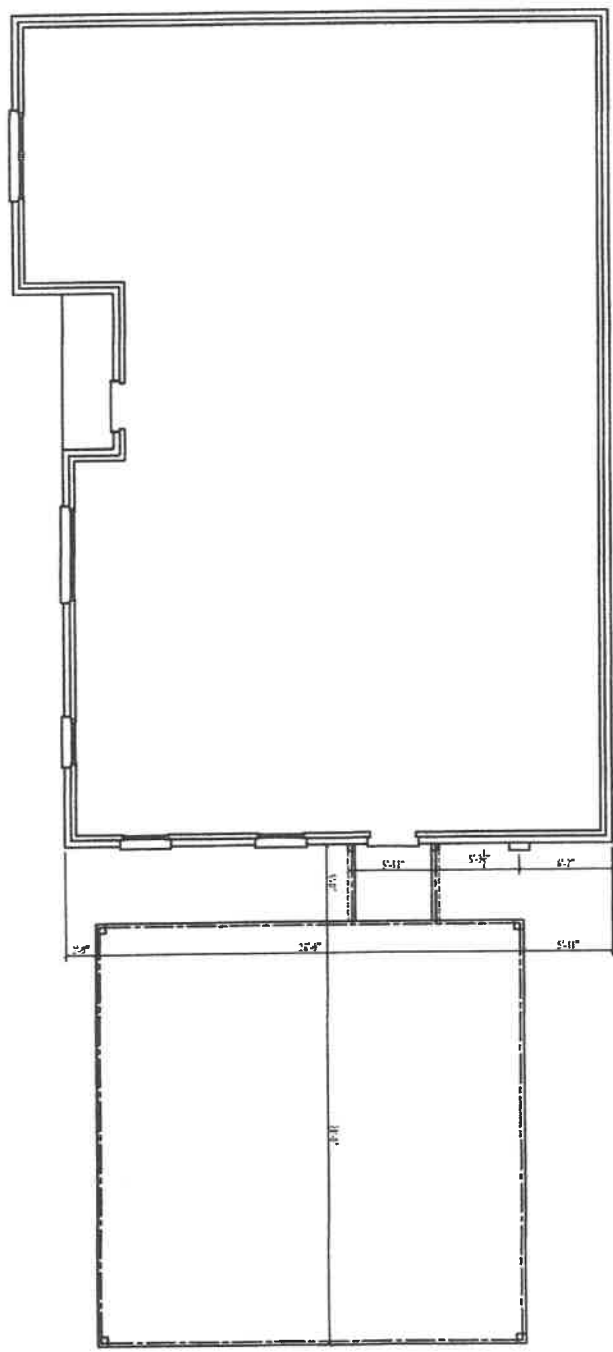
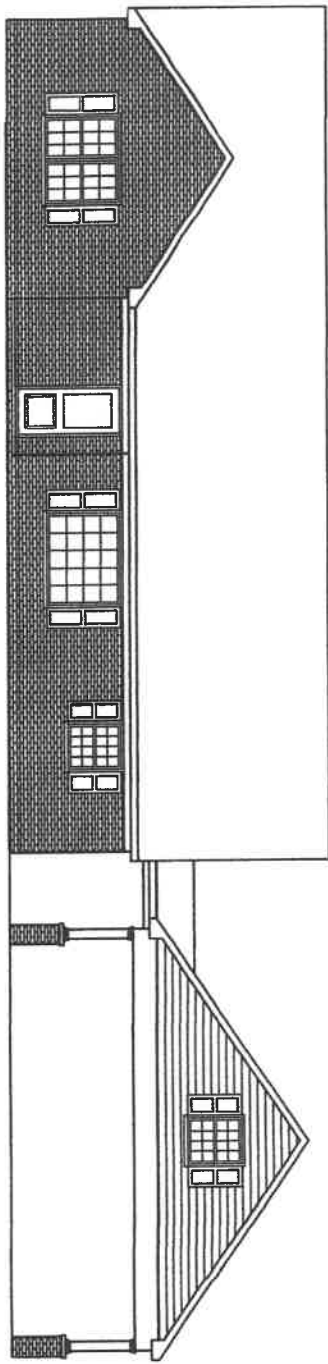
Date

**\*If the applicant is not the owner, he/she must be authorized by the owner to commit to changes proposed by the Commission.**

**Be sure to submit an Owner's Authorization Form.**

Application Fee: - \$ 400 (Includes advertisement fee) Fee Type:  Cash  Check # 3137  Credit Card

Application Number: BoA-4-25 Date processed: 11/13/25 Initials: HJ



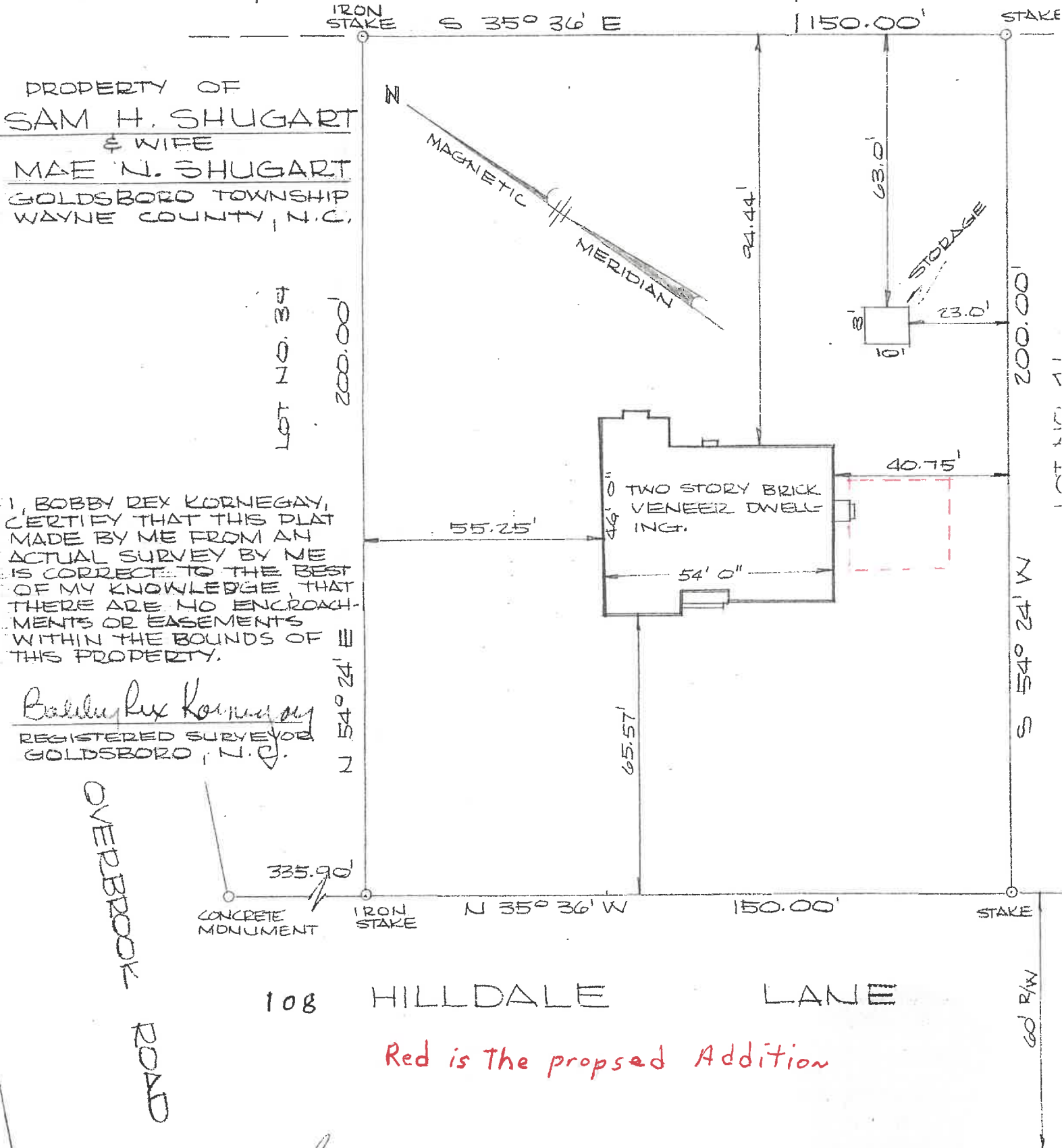
LOT NO. 40 & ONE-HALF  
OF LOT NO. 41 OF

LOT NO. 31

LOT NO. 30

# PINE HILLS ESTATES

MAP BOOK 7 - PAGE 40 & MAP BOOK 6 - PAGE 138



PROPERTY OF  
SAM H. SHUGART  
 & WIFE  
MAE N. SHUGART  
 GOLDSBORO TOWNSHIP  
 WAYNE COUNTY, N.C.

LOT NO. 31  
 200.00'

I, BOBBY DEX KORNEGAY,  
 CERTIFY THAT THIS PLAT  
 MADE BY ME FROM AN  
 ACTUAL SURVEY BY ME  
 IS CORRECT TO THE BEST  
 OF MY KNOWLEDGE THAT  
 THERE ARE NO ENCROACH-  
 MENTS OR EASEMENTS  
 WITHIN THE BOUNDS OF  
 THIS PROPERTY.

*Bobby Dex Kornegay*  
 REGISTERED SURVEYOR  
 GOLDSBORO, N.C.

OVERBROOK  
 ROAD

108 HILLDALE LANE

*Red is the proposed Addition*

SCALE 1" = 30'

OCTOBER 1, 1963



**Case Number: BOA-04-25**  
**Request: Variance from side yard setback**  
**Owner: Robert Alexander Jeffreys**  
**Location: 108 Hilldale Lane**  
**PIN#: 3519-14-5058**

**Legend**

**Future Land Use**

- Commercial
- Office and Institutional
- Industrial
- Conservation

**Mixed Use**

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

**Residential**

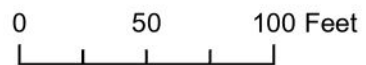
- High Density Residential

- Medium Density Residential
- Low Density Residential
- Rural Residential/ Agriculture





**Case Number: BOA-04-25**  
**Request: Variance from side yard setback**  
**Owner: Robert Alexander Jeffreys**  
**Location: 108 Hilldale Lane**  
**PIN#: 3519-14-5058**



- Zoning**
- AB
  - AG
  - CBD
  - GB
  - HB
  - I-1
  - I-2

- Legend**
- 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

Adjacent Property Owners of  
BOA-04-25

PIN	OWNER	STREET	City	STATE	ZIP CODE
3519146320	SASSER PATRICK HENRY JR	111 PINERIDGE LANE	GOLDSBORO	NC	27534-4313
3519144179	BEST BILLYE C	106 HILLDALE LN	GOLDSBORO	NC	27534-4308
3519148035	PARKER JAMES CANADY	117 PINERIDGE LN	GOLDSBORO	NC	27534-4313
3519144216	KINSEY JOHN E JR & W REBECCA B	122 N JAMES ST	GOLDSBORO	NC	27530-3629
3519147155	PAPARAZO PATRICIA B	115 PINE RIDGE LANE	GOLDSBORO	NC	27534-4313
3519145368	CRAWFORD LEONARD EUGENE JR	109 PINERIDGE LN	GOLDSBORO	NC	27534-4313
3519134865	DANIELS JEREMIAH J	111 HILLDALE LN	GOLDSBORO	NC	27534-4307
3519137817	JONES MICHAEL MORRIE	114 HILLDALE LN	GOLDSBORO	NC	27534-4308
3519136937	BOURGEOIS ERIC CHRISTIAN	110 HILLDALE LN	GOLDSBORO	NC	27534-4308
3519146292	BRYAN STEVEN PAUL & W KITTY B	113 PINERIDGE LANE	GOLDSBORO	NC	27534-4313
3519145058	JEFFREYS ROBERT ALEXANDER	3102 CASHWELL DR	GOLDSBORO	NC	27534-4460
3519133913	COMPTON JOHN W III	108 OVERBROOK RD	GOLDSBORO	NC	27534-4310



## PLANNING DEPARTMENT

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

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### **Notice Of Public Hearing**

Notice is hereby given that the Board of Adjustment of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 6:00 P.M. on Monday, January 26, 2026, in the Large Conference Room, City Hall Addition, located at 200 North Center Street to consider the following request.

**BOA-04-25 Robert Alexander Jeffreys - Variance:** The applicant is requesting a variance from City of Goldsboro Unified Development Ordinance, Section 5.3.2, Residential Districts, to allow for a 9.25-foot reduction to the required 16-foot side yard building setback for the construction an attached addition to an existing single-family dwelling. The property considered for approval is located on the east side of Hilldale Lane approximately 600 feet northwest of its intersection with North Hillcrest Drive. The property is further identified as Wayne Co. Pin# 3519-14-5058.

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, BOA-04-25, were notified by first class mail on 01-15-26.

*Mark E. Helmer*

Signature

Wayne County, North Carolina

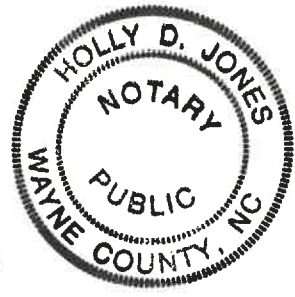
I, Holly D Jones, Notary Public for Wayne County and State of North Carolina do hereby certify that Mark E. Helmer personally appeared before me on this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the

15 day of January, 2026

*Holly D Jones*

Notary Public Name

My Commission expires on July 29, 2026  
(Seal)





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, BOA-04-25, were notified by first class mail on 02-10-26.

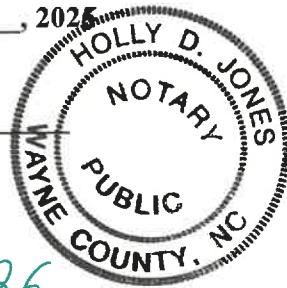
Mark E. Helmer  
Signature

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

9<sup>th</sup> day of February, 2025

Holly D Jones  
Notary Public Name



My Commission expires on July 29, 2026  
(Seal)



## PLANNING DEPARTMENT

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

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### **Notice Of Public Hearing**

Notice is hereby given that the Board of Adjustment of the City of Goldsboro will conduct a public hearing during the course of their open meeting which starts at 6:00 P.M. on Monday, February 23, 2026, in the Large Conference Room, City Hall Addition, located at 200 North Center Street to consider the following request.

**BOA-04-25 Robert Alexander Jeffreys - Variance:** The applicant is requesting a variance from City of Goldsboro Unified Development Ordinance, Section 5.3.2, Residential Districts, to allow for a 9.25-foot reduction to the required 16-foot side yard building setback for the construction an attached addition to an existing single-family dwelling. The property considered for approval is located on the east side of Hilldale Lane approximately 600 feet northwest of its intersection with North Hillcrest Drive. The property is further identified as Wayne Co. Pin# 3519-14-5058.

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).