



Planning Department

Mark E. Helmer, AICP, CFM

Planning Director

June 3, 2025

Starlight Homes
C/O Bob Mishler
900 Ridgefield Drive, Suite 335
Raleigh, NC 27609

CONDITIONAL REZONING APPROVAL: CZ-1-25 - HERITAGE DOWNS – Located on the southeast side of South Harding Drive between Hwy. 70 East (North Spence Avenue) and West New Hope Road

Dear Starlight Homes/Mr. Mishler,

We are pleased to inform you that your request for Conditional Zoning for a proposed single-family detached neighborhood consisting of a maximum of 145 residential lots, to be located on the southeast side of South Harding Drive between Hwy. 70 East (North Spence Avenue) and West New Hope Road, Goldsboro, North Carolina, has been approved.

At their meeting on Monday, June 2, 2025, the Goldsboro City Council concurred with the recommendation of the Planning Commission and approved the above referenced request to rezone Tax Parcels 3519-87-3233(portion of)/3519-88-1157/3519-88-3223/3519-88-5239/3519-88-7367 from the Residential -12/Residential-9 Zoning District (R12/R9) to the Residential-6 Conditional Zoning District (R6CZ) for the purpose of a proposed single-family detached neighborhood consisting of a maximum of 145 residential lots.

This Conditional Zoning was approved with the following site-specific development plan conditions.

- 1) Side Building Setback: Reduced from 8 ft. to 5 ft.
- 2) Rear Building Setback: Reduced from 25 ft. to 20 ft.
- 3) Minimum lot size: Reduced from 6,000 sq. ft. to 3,900 sq. ft.
- 4) Minimum lot width: Reduced from 60 ft. to 39 ft.
- 5) Sidewalks will be provided on both sides of all proposed streets
- 6) Landscaped berm with increased landscaping on double frontage lots along South Harding Drive
- 7) One decorative subdivision signs constructed of robust materials such as stone or similar solid masonry material
- 8) Active open space in the form of a landscaped neighborhood park with playground equipment
- 9) Active open space with improved walking trails, UDO does not require walking trails
- 10) Safety fence around the retention pond.

This Conditional Zoning was approved with the following architectural standards.

- 11) Shutters or window trim shall be provided on the front façade on all homes
- 12) The front facades of all homes will feature a minimum of two (2) architectural features (from the following list): Horizontal siding, Board & Batten siding, Shake siding, Stone accent Brick accent or Balcony.
- 13) All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product applied to front and side elevations with right of way frontage.
- 14) Any cantilevered projection shall have cosmetic brackets, or shelf supports directly underneath them.
- 15) All windows within a street-facing facade utilizing siding materials shall either be set in full trim at least equivalent to 1-inch x 4-inch board or feature decorative sills and pediments.
- 16) All windows of a dwelling unit, except for accent windows and bay windows, shall feature a common muntin pattern, colonial pattern in half of each window.
- 17) All dwelling units shall have either a 2-car garage or a 1-car garage.
- 18) Garage doors shall have windows or decorative hardware.
- 19) A covered front porch is required for all dwelling units.
- 20) A minimum 6-feet deep outdoor patio shall be provided on all dwelling units.
- 21) All homes shall have a minimum 12-inch eaves on two sides.
- 22) All corner lot units shall have a minimum of one window, facing the public right-of-way.
- 23) 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.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Respectfully,



Mark E. Helmer
Planning Director