



Wayne County, North Carolina

Board of Commissioners

February 6, 2024
224 E. Walnut Street
Courthouse 4th Floor
Goldsboro, NC 27530

MINUTES

8:00 A.M. AGENDA BRIEFING

During the scheduled briefing and prior to the regularly scheduled meeting, the Board of Commissioners held an advertised briefing session to discuss the items of business on the agenda.

The briefing began at 8:02 a.m. with Chairman Chris Gurley reviewing the agenda. The following adjustment was made:

- Remove the Presentation on 807 Nile Street from Special Presentations.

Finance Director Angie Boswell reviewed the budget amendments.

County Manager Chip Crumpler reviewed the GRUMA tax refund.

Planning Director Berry Gray reviewed the subdivision plat approval requests.

County Attorney E. B. Borden Parker reviewed the removal of property from the Wayne County Industrial and Business Park Covenants request.

County Manager Chip Crumpler reviewed the remainder of the agenda.

Members Present: Chairman Chris Gurley; Vice-Chairman George Wayne Aycock, Jr.; Barbara Aycock; Joe C. Daughtery; Freeman Hardison, Jr.; Antonio Williams.

Members Absent: Bevan Foster.

9:00 A.M. CALL TO ORDER - Chairman Chris Gurley

The Wayne County Board of Commissioners met on Tuesday, February 6, 2024, at 9:02 a.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, Goldsboro, North Carolina, after due notice thereof had been given.

Members present: Chairman Chris Gurley; Vice-Chairman George Wayne Aycock, Jr.; Barbara Aycock; Joe C. Daughtery; Bevan Foster; Freeman Hardison, Jr.; Antonio Williams.

Members absent: None

INVOCATION - Vice-Chairman George Wayne Aycock, Jr.

Vice-Chairman George Wayne Aycock, Jr., gave the invocation.

PLEDGE OF ALLEGIANCE - Commissioner Joe C. Daughtery

Commissioner Joe C. Daughtery led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

APPROVAL OF MINUTES

1. Motion to Approve January 16, 2024 Minutes.

Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved the January 16, 2024 minutes.

DISCUSSION/ADJUSTMENT OF AGENDA

2. Motion to Approve the February 6, 2024, (Adjusted) Agenda.

Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously approved the February 6, 2024, Adjusted Agenda. The following adjustment was made:

- Remove the Presentation on 807 Nile Street from Special Presentations.

SPECIAL PRESENTATIONS

3. Motion to Adopt Resolution #2024-7: A Resolution to Approve the Request to Name the Hwy. 117S Bridge over Country Club Road for the late Sgt. Matthew R. Fishman as presented by Sheriff Larry Pierce.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved to Adopt Resolution #2024-7: A Resolution to Approve the Request to Name the Hwy. 117S Bridge over Country Club Road for the late Sgt. Matthew R. Fishman, attached hereto as Attachment A, as presented by Sheriff Larry Pierce.

Mr. David Fishman, father of Sgt. Matthew R. Fishman, thanked the Board for its support and efforts to name the bridge for his son.

4. Motion to Approve 2024 Black History Month Proclamation as presented by Commissioner Freeman Hardison, Jr.

Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved the 2024 Black History Month Proclamation, attached hereto as Attachment B, as presented by Commissioner Freeman Hardison, Jr.

5. Motion to Adopt Resolution #2024-2: A Resolution Opposing a Homeowners' Insurance Rate Increase Requested by the North Carolina Rate Bureau, as presented by County Manager Chip Crumpler.

Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously approved to Adopt Resolution #2024-2: A Resolution Opposing a Homeowners' Insurance Rate Increase Requested by

the North Carolina Rate Bureau, attached hereto as Attachment C, as presented by County Manager Chip Crumpler.

APPOINTMENT COMMITTEE

6. Motion to Approve the Reappointments of Saralynn Vied and Luis Carrasquillo to the Latino Council.

Upon motion of Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointments of Saralynn Vied and Luis Carrasquillo to the Latino Council.

RECESS BOARD OF COMMISSIONERS MEETING

At 9:37 a.m., Chairman Chris Gurley recessed the Board of Commissioners Meeting.

CONVENE WAYNE COUNTY BOARD OF ADJUSTMENT

At 9:38 a.m., Chairman Chris Gurley convened the Wayne County Board of Adjustment.

9:30 A.M. PUBLIC HEARING

At 9:38 a.m., Chairman Chris Gurley opened the Wayne County Board of Adjustment Public Hearing regarding the Special Use Permit for Hackberry Solar Energy Facility.

7. Board of Adjustment Public Hearing to receive public comment on the Special Use Permit for Hackberry Solar Energy Facility. The Board may take action following the hearing.

Clerk to the Board Carol Bowden administered the oath to Planning Director Berry Gray. Mr. Gray reviewed the information presented on the solar energy facility, presented an email received protesting the facility, attached hereto as Attachment D, and answered questions from the board. Clerk to the Board Carol Bowden administered the oath to Kalyn Simmons, Timothy Fratta, Zack Hobbs, and Nick Kirkland, expert witnesses testifying for Hackberry Solar Energy Facility.

Ms. Simmons presented a packet of information on the project, attached hereto as Attachment E.

Mr. Timothy Fratta presented the fact findings, and answered questions from the board.

Mr. Zachary Hobbs, owner of Carolina Solar Services, Inc., provided expert testimony, attached hereto as Attachment F, and answered questions from the board.

Mr. Nick Kirkland of Kirkland Appraisals, provided expert testimony, attached hereto as Attachment G, and answered questions from the board.

Ms. Debbie Pennell was administered the oath by the clerk and spoke about her property in front of the proposed facility. She thanked the property owner for moving the project line further back and expressed her concerns for property values and long term effects.

Mr. Isaac Thomas Perkins, the project land owner, was administered the oath by the clerk, and answered questions from the board.

The Board of Adjustment's Public Hearing was closed.

Upon motion of Commissioner Antonio Williams, the Special Use Permit for Hackberry Solar Energy Facility was unanimously approved by the Board of Adjustment.

ADJOURN WAYNE COUNTY BOARD OF ADJUSTMENT

At 10:32 a.m., Chairman Chris Gurley adjourned the Wayne County Board of Adjustment.

RECONVENE WAYNE COUNTY BOARD OF COMMISSIONERS MEETING

At 10:32 a.m., Chairman Chris Gurley reconvened the Wayne County Board of Commissioners Meeting.

At 10:32 a.m., Chairman Chris Gurley recessed the Wayne County Board of Commissioners Meeting.

At 10:42 a.m., Chairman Chris Gurley reconvened the Wayne County Board of Commissioners Meeting.

UNFINISHED BUSINESS

8. Motion to approve the Asset Inventory Assessment Final Report for the Genoa Wastewater Collection System.

Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved the Asset Inventory Assessment Final Report for the Genoa Wastewater Collection System, attached hereto as Attachment H.

CONSENT AGENDA

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the Consent Agenda, detailed below.

9. Budget Amendments

#274-Facilities/#275-Health Dept./#276-OES/#277-Sheriff's Office/#280-Inspections/#283-Jetport/#284-Soil & Water/#285-Sheriff's Office/#286-Detention Center/#288-Sheriff's Office/#292-Sheriff's Office/#294-Finance/#295-Finance/#296-EMS/#297-Finance/#298-Literacy/#305-Tax Office-Tax Mapping/#306-Central Services/#307-911 Telecomm Unrestricted/#308-Sheriff's Office-Detention Center-School Resource Officers/#309-Jetport/#316-Sheriff's Office.

10. Motion to Approve a Refund to GRUMA Corporation by the Wayne County Tax Department.
Attached hereto as Attachment I.
11. Establish a Public Hearing on March 5, 2024 at 9:30 a.m. to receive public comments on amendments to Article VII of the Wayne County Code of Ordinances, related to Solar Energy Facilities, as well as the Wayne County Zoning Ordinance,

related to Wind Energy Facilities. The Board may take action following the hearing.

Attached hereto as Attachment J.

12. Motion to Approve the Preliminary Plat for Jackson Ridge Subdivision.

Attached hereto as Attachment K.

13. Motion to Approve the Final Plat for Garrett Wesley Fly Subdivision.

Attached hereto as Attachment L.

14. Motion to remove property from the Wayne County Industrial & Business Park Protective Covenants.

Attached hereto as Attachment M.

15. Motion to Adopt Resolution 2024-3: A Resolution Authorizing Wayne County to file a formal application for the NC Rural Center Building Reuse Grant Program for up to \$500,000 for business expansion related to Project 55.

Attached hereto as Attachment N.

16. Motion to Establish a Public Hearing on February 20, 2024, at 9:30 a.m., in the Commissioners Meeting Room, 4th Floor of the Courthouse Atrium, 224 E. Walnut Street, Goldsboro, NC, to allow public comments regarding a proposed economic development incentive grant of \$21,280.00 to Coker Feed Mill, Inc., to allow expansion of the existing facility located in Wayne County, NC, with an investment of \$1,798,000 from Coker Feed Mill.

Attached hereto as Attachment O.

17. Motion to Approve the Sale of Surplus Property at 125 and 412 S. Church Street, Mt. Olive, jointly owned with the Town of Mount Olive, as requested by the Town of Mount Olive.

Attached hereto as Attachment P.

18. Motion to Adopt Resolution #2024-4: A Resolution Declaring Surplus Real Property located at 811 N. Virginia Street, Goldsboro (PIN: 2690806050) to Community Technical Assistance, Inc. and Authorizing Its Sale.

Attached hereto as Attachment Q.

19. Motion to Adopt Resolution #2024-5: A Resolution Declaring Surplus Real Property located at 1007 N. John Street, Goldsboro (PIN: 3600009813) to Community Technical Assistance, Inc. and Authorizing Its Sale.

Attached hereto as Attachment R.

20. Motion to Adopt Resolution #2024-6: A Resolution Declaring Surplus Real Property located at 1310 N. Carolina Street, Goldsboro (PIN: 2690818722) to Community Technical Assistance, Inc. and Authorizing Its Sale.

Attached hereto as Attachment S.

21. Motion to Approve Work Authorization #5 for the Airfield Drainage Analysis, and appropriate budget amendment. Attached hereto as Attachment T.

PUBLIC COMMENTS

No one signed up for public comments.

COUNTY MANAGER'S REPORT

County Manager Chip Crumpler thanked the board for a successful budget and goals retreat, and thanked IT Director Giorgio Kristev, Director of Public Affairs Joel Gillie, Public Affairs Specialist Trentt Toms and System Administrator/Technical Services Supervisor for IT Justin Jones for their work in upgrading the Commissioners Meeting room.

BOARD OF COMMISSIONERS COMMITTEE REPORTS

Commissioner Bevan Foster discussed the tutoring program at the library and the help it is providing local children.

Commissioner Freeman Hardison, Jr., had no comment.

Commissioner Barbara Aycock shared upcoming events she planned to attend.

Vice-Chairman George Wayne Aycock, Jr., thanked the board for their hard work.

Commissioner Joe C. Daughtery discussed early voting and the primary.

Commissioner Antonio Williams thanked the board for a great budget and goals retreat, discussed an upcoming rail symposium in Warsaw, and read a prepared statement regarding an article in the *Wayne Week* publication.

Chairman Chris Gurley thanked the staff and board for a successful budget retreat. He thanked IT Director Giorgio Kristev, Director of Public Affairs Joel Gillie, Public Affairs Specialist Trentt Toms, and IT System Administrator and Technical Services Supervisor Justin Jones for their support in upgrading the Commissioners Room technology. He also thanked the family of Sgt. Matthew Family for attending the reading of the resolution.

CLOSED SESSION

At 8:26 a.m., upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously declared itself in closed session to discuss acquisition of property, and to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

At 8:48 a.m., Commissioner Bevan Foster joined the closed session.

At 8:54 a.m., upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously declared itself in regular session.

Members Present: Chairman Chris Gurley; Vice-Chairman George Wayne Aycock, Jr.; Barbara Aycock; Joe C. Daughtery; Bevan Foster; Freeman Hardison, Jr.; and Antonio Williams.

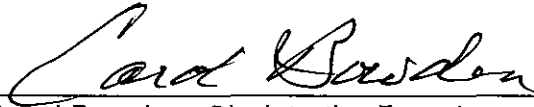
WORK SESSION

22. Presentation and Discussion on Wayne Executive Jetport Revenues and Expenditures 2018-2023 - as requested by Commissioner Bevan Foster.

Attached hereto as Attachment U.

ADJOURNMENT

At 11:50 a.m., Chairman Chris Gurley adjourned the meeting of the Wayne County Board of Commissioners.



Carol Bowden, Clerk to the Board

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2024-7: A RESOLUTION REQUESTING THE NAMING OF THE HIGHWAY 117S
BRIDGE OVER COUNTRY CLUB ROAD FOR THE LATE SGT. MATTHEW R. FISHMAN**

WHEREAS, pursuant to North Carolina General Statute 136-18 (8), the North Carolina Board of Transportation may name roads, bridges or ferries; and

WHEREAS, the Wayne County Board of Commissioners desires to honor the late Sgt. Matthew R. Fishman; and

WHEREAS, Sgt. Matthew R. Fishman dreamed, since his childhood, of becoming a law enforcement officer; and

WHEREAS, Sgt. Matthew R. Fishman began his dream serving the citizens of Mount Olive, North Carolina as a Police Officer, remaining as an auxiliary officer even after beginning his career with the Wayne County Sheriff's Office, serving on the Dive Team and as a K-9 handler since 2010; and

WHEREAS, Sgt. Matthew R. Fishman was shot in the line of duty on August 1, 2022, succumbing to his injuries on August 2, 2022; and

WHEREAS, Sgt. Matthew R. Fishman was a Christian man, a son to Pastor Dave and Stacy Fishman, a husband to Sarah, a father to Nolan and Kara, a brother to Michael and Monica, and Joshua and Amanda, an uncle to his many nieces and nephews, and a brother to his fellow law enforcement officers, as well as many first responders throughout Wayne County; and

WHEREAS, the family of Sgt. Matthew Fishman supports the request of the Wayne County Board of Commissioners to name the Highway 117 South Bridge over Country Club Road in his honor; and

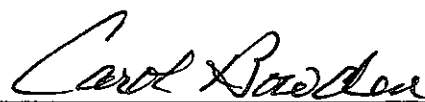
WHEREAS, the Wayne County Board of Commissioners understands the North Carolina Board of Transportation criteria to have a road, bridge or ferry named in honor of an individual, that individual must be living, or be deceased for a year or longer.

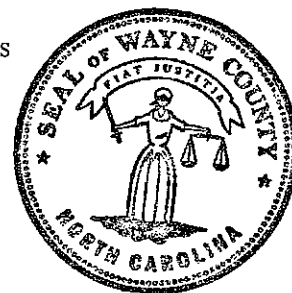
THEREFORE, BE IT RESOLVED that the Wayne County Board of Commissioners does hereby request the North Carolina Board of Transportation name the bridge on Highway 117S over Country Club Road, for the late Sgt. Matthew R. Fishman.

Adopted this the 6th day of February, 2024.


Chris Gurley, Chairman
Wayne County Board of Commissioners

Attest:


Carol Bowden
Clerk to the Board



NORTH CAROLINA

WAYNE COUNTY

2024 BLACK HISTORY MONTH PROCLAMATION

WHEREAS, much of Wayne County's honor, strength, and stature can be attributed to the diversity of cultures and traditions that are celebrated by the residents of this great county; and

WHEREAS, African Americans have played significant roles in the history of North Carolina's economic, cultural, spiritual, and political development while working tirelessly to maintain and promote their culture and history; and

WHEREAS, as a result of their determination, hard work, intelligence, and perseverance, African Americans have made valuable and lasting contributions to Wayne County and our state, achieving exceptional success in all aspects of society including business, education, politics, science, and the arts; and

WHEREAS, in 1976 Black History Month was formally adopted to honor and affirm the importance of Black History throughout our American experience, which goes back hundreds of years and includes some of the greatest, most advanced, and innovative societies in our history from which we can all draw inspiration; and

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

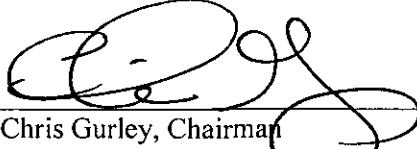
WHEREAS, during Black History Month all Americans are encouraged to reflect on past successes and challenges of African Americans and look to the future to continue to improve society so we live up to the ideals of freedom, equality, and justice.

NOW, THEREFORE, BE IT RESOLVED that the Wayne County Board of Commissioners does hereby proclaim February 2024 to be

BLACK HISTORY MONTH IN WAYNE COUNTY

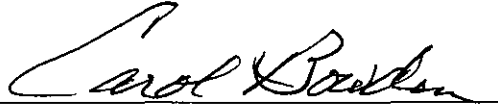
and encourages all citizens to join in honoring the many contributions made by African Americans throughout the area and to participate in the many educational events honoring the contributions of Black Americans.

This the 6th day of February, 2024.


Chris Gurley, Chairman
Wayne County Board of Commissioners



Attest:


Carol Bowden
Clerk to the Board

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2024-2: RESOLUTION OPPOSING A HOMEOWNERS' INSURANCE RATE INCREASE
REQUESTED BY THE NORTH CAROLINA RATE BUREAU**

WHEREAS, the N.C. Rate Bureau, a non-governmental entity created by the N.C. General Assembly, has filed for double-digit insurance rate increases with the N.C. Department of Insurance; and

WHEREAS, the requested insurance rate increases across the state, from 99.4% in beach areas in Brunswick, Carteret, and other coastal counties, to 57.8% in Wayne County, and even 20.5% in western counties such as Yancey and Catawba, which would become effective August 1, 2024, unless denied by N.C. Insurance Commissioner Mike Causey; and

WHEREAS, based upon an average cost of \$1,800 annually for insurance, the proposed increases could result in a \$1,040 increase for Wayne County homeowners and a startling doubling of costs for those on the coast; and

WHEREAS, for those homeowners with coverage through the N.C. Insurance Underwriters Association, N.C. law would impose an additional 15% surcharge, further burdening homeowners; and

WHEREAS, insurance carriers are actively discontinuing coverage in Wayne County, including an 88-year-old woman who had not filed a claim, nor experienced any hurricane or storm damage; and

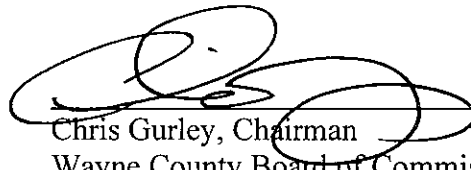
WHEREAS, the Wayne County Board of Commissioners supports the families and communities of Wayne County and all of eastern North Carolina, and believes such egregious insurance rate proposals harm families, endangers the protection of their properties, and places an unnecessary burden on homeowners across the state; and

WHEREAS, homeowners will be priced out of the market, or be penalized by being forced to raise their deductible levels in an attempt to offset the requested astronomical insurance premiums.

NOW, THEREFORE, BE IT RESOLVED, the Wayne County Board of Commissioners opposes the excessive insurance rate request and asks the N.C. Insurance Commissioner Mike Causey to deny any rate increase for 2024; and, be it further resolved, the Wayne County Board of Commissioners encourages its citizens to share their thoughts through the following methods:

1. Email public comments in opposition (include your name and full address) to the N.C. Department of Insurance by to 2024Homeowners@ncdoi.gov.
2. Submit written public comments (include your name and full address) by to Kimberly W. Pearce, Paralegal III, 1201 Mail Service Center, Raleigh, NC 27699-1201.

Adopted this the 6th day of February, 2024.



Chris Gurley, Chairman
Wayne County Board of Commissioners

Attest:



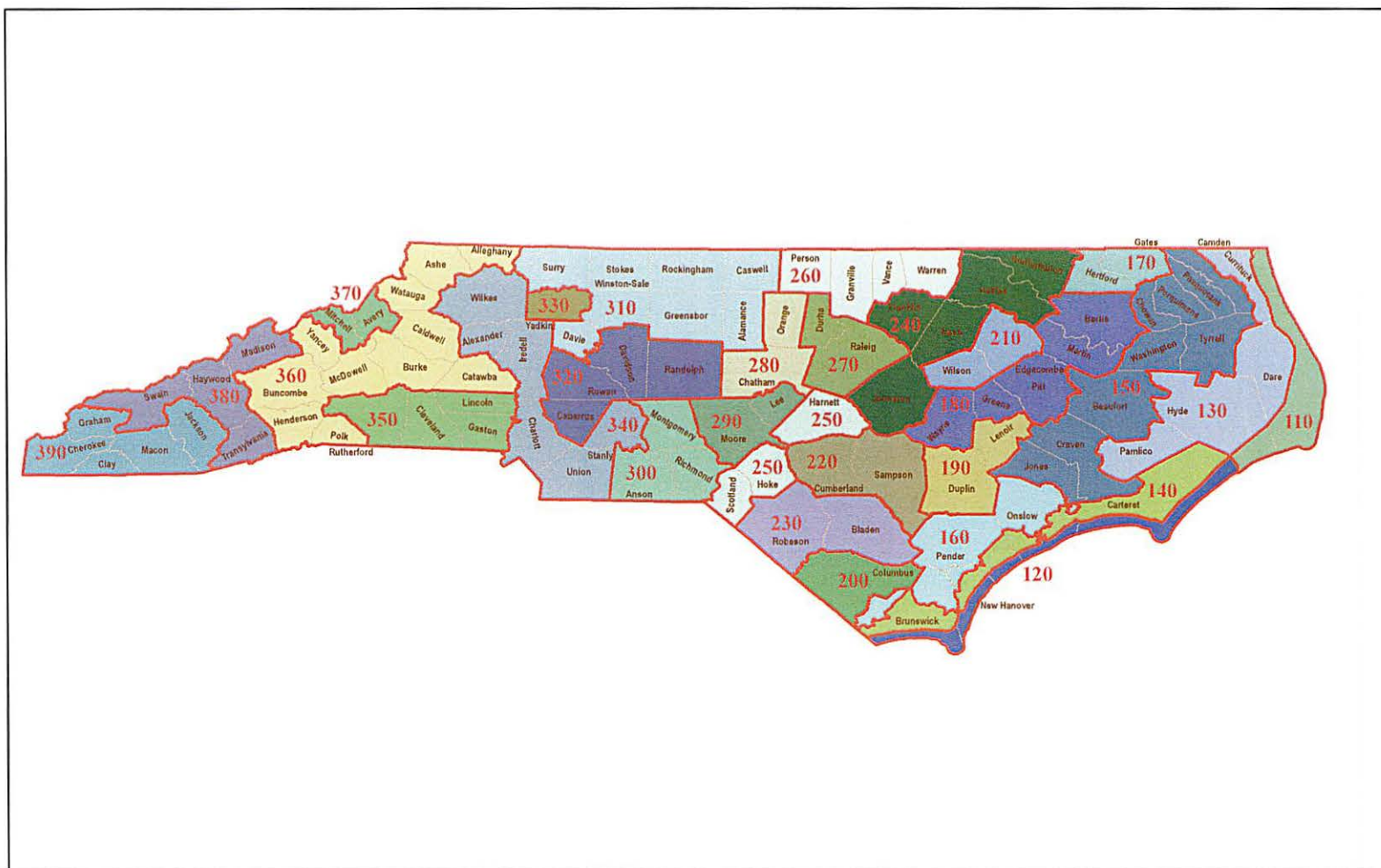
Carol Bowden
Clerk to the Board



2024 Proposed Homeowners Increase

TERRITORY	COUNTIES/CITIES LOCATED IN THIS TERRITORY	NCRB PROPOSED INCREASE
110	Beach areas in Currituck, Dare and Hyde Counties	45.1%
120	Beach areas in Brunswick, Carteret, New Hanover, Onslow and Pender Counties	99.4%
130	Coastal areas in Currituck, Dare, Hyde and Pamlico Counties	33.9%
140	Eastern Coastal areas of Brunswick, Carteret, New Hanover, Onslow & Pender Counties. Eastern Coastal area zip codes: 28403, 28404, 28405, 28406, 28407, 28408, 28409, 28410, 28411, 28412, 28422, 28428, 28443, 28445, 28459, 28460, 28461, 28462, 28467, 28468, 28469, 28470, 28480, 28511, 28516, 28520, 28524, 28528, 28531, 28532, 28533, 28539, 28553, 28557, 28570, 28577, 28579, 28581, 28584, 28589	71.4%
150	Coastal areas in Beaufort, Camden, Chowan, Craven, Jones, Pasquotank, Perquimans, Tyrell & Washington Counties	25.6%
160	Western Coastal areas of Brunswick, Carteret, New Hanover, Onslow & Pender Counties. Western Coastal area zip codes: 28401, 28402, 28420, 28421, 28425, 28429, 28435, 28436, 28447, 28448, 28451, 28452, 28454, 28456, 28457, 28466, 28478, 28479, 28518, 28521, 28540, 28541, 28542, 28543, 28544, 28545, 28546, 28547, 28555, 28574, 28582	43.0%
170	Gates and Hertford Counties	30.4%
180	Bertie, Greene, Martin, Pitt, and Wayne Counties	57.8%
190	Duplin and Lenoir Counties	71.3%
200	Columbus County	63.1%
210	Edgecombe and Wilson Counties	57.8%
220	Cumberland and Sampson Counties	45.5%
230	Bladen and Robeson Counties	56.1%
240	Franklin, Halifax, Johnston, Nash, and Northampton Counties	40.8%
250	Harnett, Hoke, and Scotland Counties	39.9%
260	Granville, Person, Vance, and Warren Counties	39.3%
270	Cities of Durham and Raleigh. Durham and Wake Counties	39.8%
280	Chatham and Orange Counties	25.1%
290	Lee and Moore Counties	28.4%
300	Anson, Montgomery, and Richmond Counties	26.1%
310	Cities of Greensboro and Winston-Salem. Alamance, Davie, Caswell, Forsyth, Guilford, Rockingham, Stokes, and Surry Counties	36.6%
320	Cabarrus, Davidson, Randolph and Rowan Counties	25.1%
330	Yadkin County	22.3%
340	City of Charlotte. Alexander, Iredell, Mecklenburg, Stanly, Wilkes and Union Counties	41.3%
350	Cleveland, Gaston Lincoln, and Rutherford Counties	27.8%
360	Alleghany, Ashe, Buncombe, Burke, Caldwell, Catawba, Henderson, McDowell, Polk, Watauga, and Yancey Counties	20.5%
370	Avery and Mitchell Counties	7.6%
380	Haywood, Madison, Swain, and Transylvania Counties	4.3%
390	Cherokee, Clay, Graham, Jackson, and Macon Counties	8.5%

Dwelling and Homeowner Territories Statewide



To whom it may concern,

Recently I was notified of a planned zoning change regarding a solar energy facility on Wayne county parcel number

2567792359. I own the property due north and abutting the property line and I feel this facility will have a significant negative impact on my ability to manage and/or develop my property. I am against this zoning change because I do not believe we should obstruct or interfere in any way real or potential with the operations of Seymour Johnson AFB .

Also there seems to be a lot of information that has not been readily available or forthcoming.

How long is the lease for this project? What is the plan for rehabilitating the property at the end of the lease? Where is the battery storage building going to be located? How dangerous are these batteries to to the neighbors?

How many people will be employed building the facility and how many will become permanent full time employees?

Will any trees be left or is this a clear cut operation?

Where is the environmental impact assessment?

How much wildlife, especially birds will be killed each year because of this facility?

What Native American remains or artifacts are found on the site?

I was told by a long time resident that there is a Native American burial ground close by the area.

How much will this facility raise property taxes in the area?

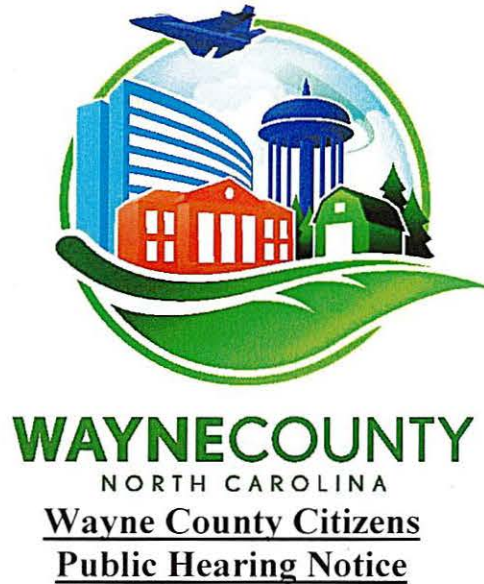
What do other local residents feel about the installation of this facility?

I am sure some of these questions have already been answered but since I only received notification a few days ago I feel like they must be asked again and answered.

I don't think this plant is a good idea and I don't think any zoning changes should be made to facilitate this project at this time!

Thank you for your consideration,

Sincerely, Stephen Perkins



The Wayne County Board of Adjustment will conduct a public hearing on Tuesday, February 6, 2024 to consider a Special Use Permit request. The hearing will be held during at 9:30 am in the Wayne County Commissioners Meeting Room, Wayne County Courthouse Annex, 224 East Walnut Street, Goldsboro, NC. The item to be discussed:

S-23-04 – Hackberry Solar Energy Facility. Based on Section 5B of the Wayne County Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities, Renewable Energy Services has requested a Special Use Permit for a solar energy facility in the airspace control surface area of Seymour Johnson AFB. The property is located in Brogden Township, $\frac{3}{4}$ of a mile west of Black Jack Church Road and is listed in the Wayne County Tax Office as Parcel Number 2567792359.

The public is invited to attend and speak at these hearings and/or submit any comments. Written comments before the meeting may be submitted to the Wayne County Planning Department, PO Box 227, Goldsboro, NC 27533 or berry.gray@waynegov.com. Questions may be directed to the Planning Department by calling 919-731-1650. Additional information and documentation related to the Special Use requests are on file with the Planning Department and are available for public inspection and review.

Carol Bowden
Clerk to the Board

MEMORANDUM

To: Wayne County Board of Adjustment

From: Berry Gray, Planning Director

Date: December 6, 2023

Re: Special Use Permit for Proposed Solar Energy Facility Located in the Airspace Control Surface Area for Seymour Johnson AFB

Item: Hackberry Solar

Parcel ID#: 2567792359

Property Owner: Isaac Thomas Perkins, Connie Hudson Perkins

Developer: Celtis Energy Advisors

Surveyor/Engineer: Kimley Horn

Brogden Township

Old Grantham Road

Background: The Wayne County Planning Board approved the site plan for Hackberry Solar Energy Facility at its December 2023 meeting. The site plan was reviewed by staff and has been determined to meet the minimum requirements of the Wayne County Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities.

Discussion: The proposed solar energy facility is a 1.99 MWac facility that will be located on 27 acres. The site is currently cleared woodland. It is located on Old Grantham Road $\frac{3}{4}$ of a mile west of Black Jack Church Road. The property is zoned Outer Horizontal Overlay District (OH). The site is located within the airspace control surface area for Seymour Johnson Air Force Base which requires Special Use approval by the Board of Adjustment. Surrounding land uses include a few residential lots, agriculture, vacant and wooded. The site plan meets the requirements as outlined in the Wayne County Ordinance Regulating Solar Energy Facilities for setbacks and fencing.

Seymour Johnson Air Force Base has reviewed the request and has no compatibility concerns as proposed.

The property is within the following service areas:

Fire –Thoroughfare

EMS – Station 3

Water Supply Watershed – Yes (Neuse River)

Voluntary Agriculture District – Within $\frac{1}{2}$ mile

Wetlands – Yes but excluded from built area

Board of Commissioners District – 4

Section 5B of the Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities in Wayne County, NC requires that solar facilities within the Airspace Control Surface Area be considered by the Wayne County Board of Adjustment as a Special Use.

Sections 54.1 and 54.2 of the Wayne County Zoning Ordinance, as it relates to special uses, states that permission may be granted for the establishment of special uses as shown in the district regulations if the Board of Adjustment finds from the evidence produced after a study of the complete records that:

- A. The proposed use does not affect adversely the general plans for physical development of the county and will not be contrary to the purposes stated in these regulations;
- B. The proposed use will not adversely affect the health and safety of the county residents and will not be detrimental to the use or development of adjacent properties or other neighborhood uses;
- C. The proposed use will not be affected adversely by existing uses, and will be placed on a lot of sufficient size to satisfy the space requirements of said use;
- D. The proposed use will not constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation; and
- E. The proposed use shall be subject to the minimum dimensional requirements of the district in which it is to be located, and shall conform to the off-street parking and loading regulations.

Additional Restrictions.

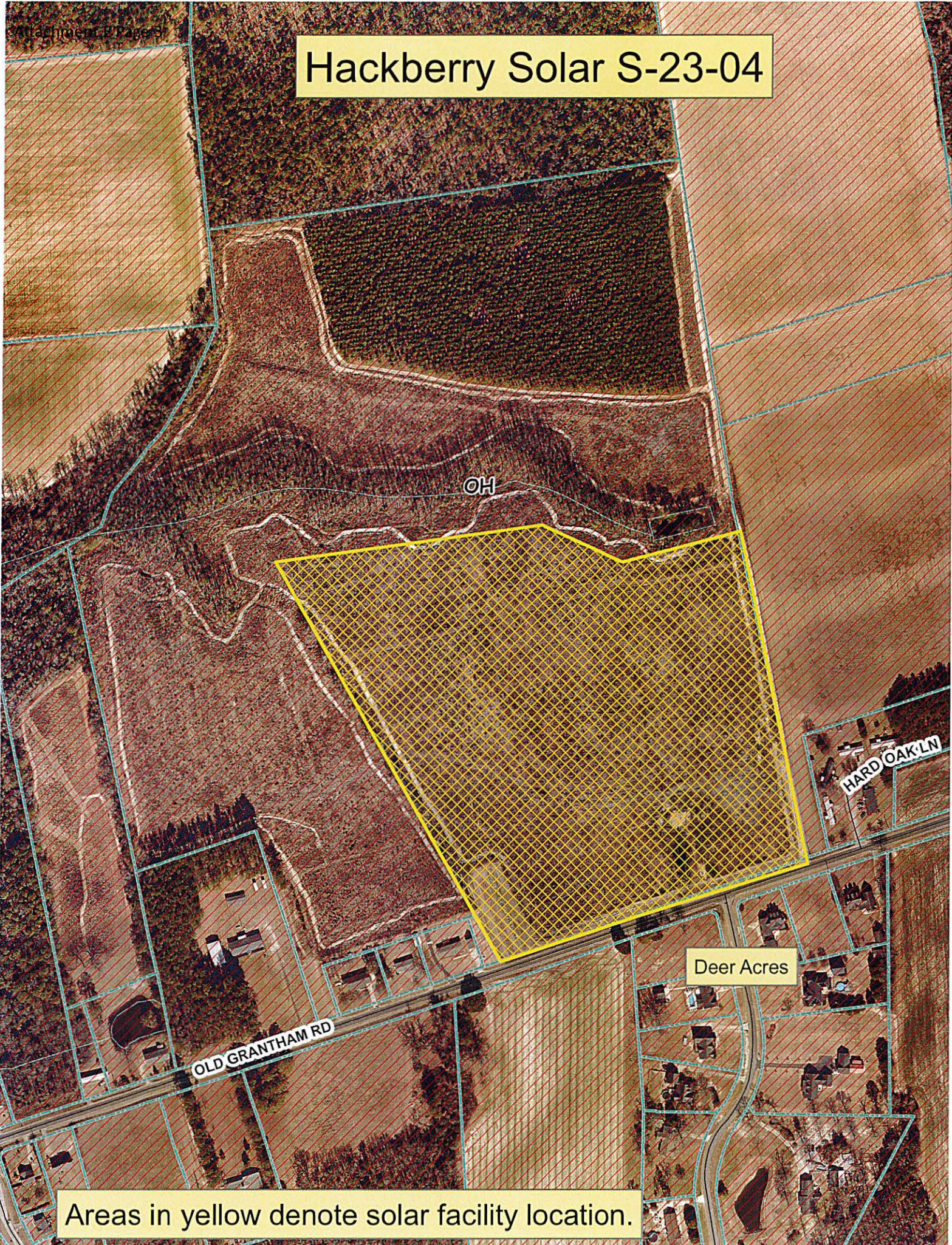
- A. The Board of Adjustment may issue a special use permit if its findings are favorable. As an additional safeguard, the board may impose or require as conditions such additional restrictions and standards as may be necessary to protect the health and safety of the community, and to protect the value and use of property in the general neighborhood.

Recommendation: The Wayne County Board of Adjustment should consider a Public Hearing to receive comments on the proposed Special Use Permit Request and then consider taking action on the Special Use request.

Supporting documents attached as evidence:

- Area Map
- Approved Site Plan
- Special Use Permit Application
- Findings of Fact Response
- Decommissioning Plan
- Comments from Seymour Johnson AFB

Hackberry Solar S-23-04



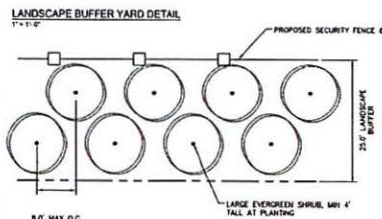
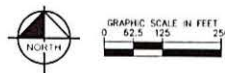
Areas in yellow denote solar facility location.



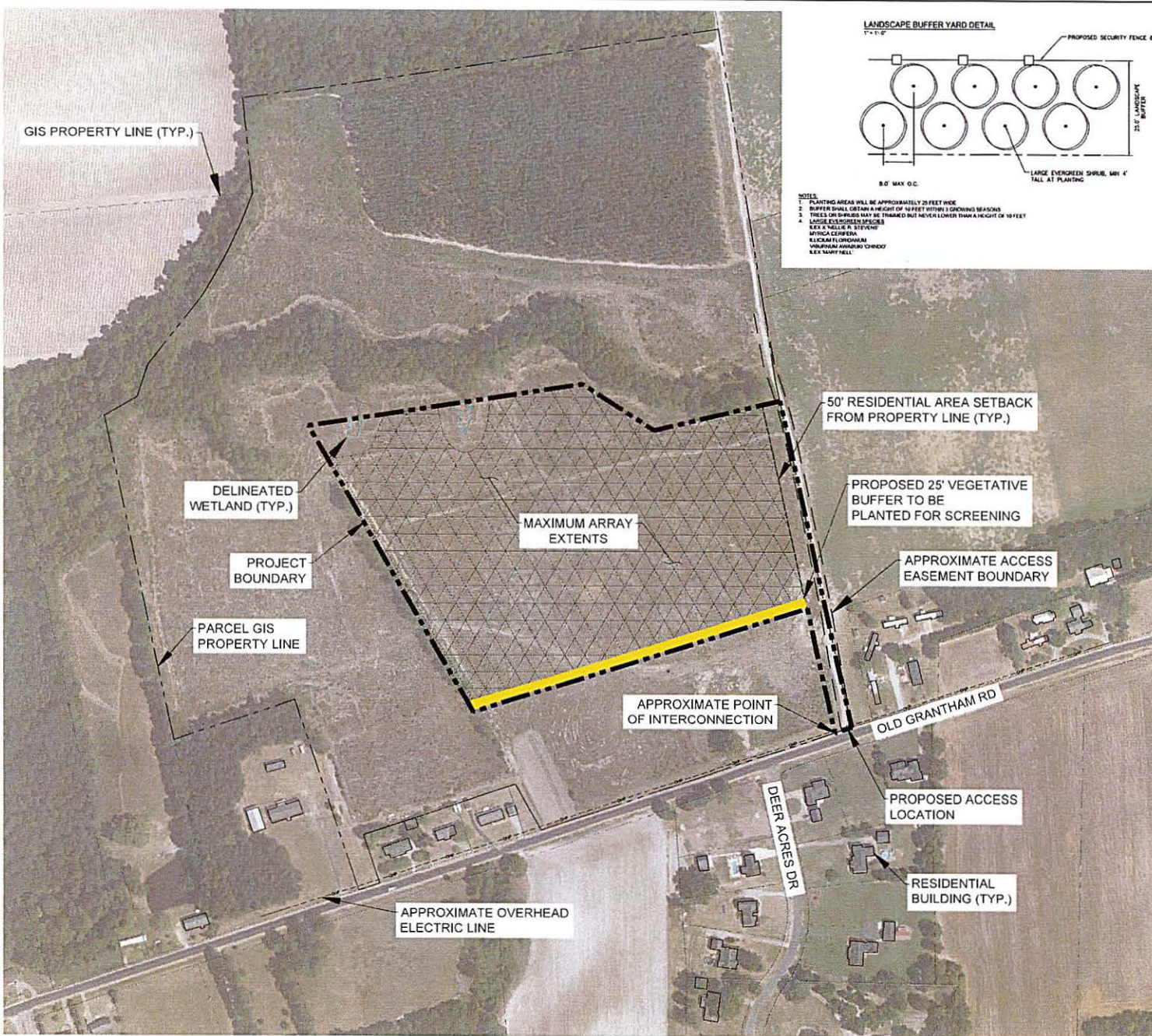
SITE DATA TABLE	
PROJECT AREA	18.31 +/- ACRES
PARCEL NO.	254778309
ZONING JURISDICTION	WAYNE COUNTY
CURRENT ZONING	OH (OUTER HORIZONTAL HEIGHT (DISTRICT))
ADJACENT PROPERTY ZONING	OH (OUTER HORIZONTAL HEIGHT (DISTRICT))
CURRENT LAND USE	WILSON TRAIL
PROPOSED LAND USE	SOLAR ENERGY
REQUIRED SETBACKS (DIST. SIZES)	PROPERTY LINE: 30' FROM PUBLIC ROW; 10' FROM RESIDENTIAL AREAS ADJACENT RESIDENTIAL: 100' FROM PRINCIPAL BUILDING
LANDSCAPE REQUIREMENTS (DIST. SIZES)	25' WHERE ADJOINING RESIDENTIAL AND ADJACING ROADSWAYS

LEGEND	
	PROJECT BOUNDARY
	PARCEL GIS PROPERTY LINE
	GIS PROPERTY LINE
	PROPERTY SETBACK
	APPROXIMATE 10' SETBACK FOR HIGH-VOLT TRANSMISSION LINE
	APPROXIMATE EASEMENT BOUNDARY
	DELINEATED WETLANDS
	MAXIMUM ARRAY EXTENTS
	PROPOSED VEGETATIVE BUFFER

- NOTES
1. PROJECT BOUNDARY SHOWN IS BASED ON FILES RECEIVED FROM THE NEARBY ADJACENT LAND OWNERS.
 2. PARCEL BOUNDARY SHOWN IS BASED ON PUBLICLY AVAILABLE NORTH CAROLINA GIS DATA AS OF 09/18/2023.
 3. ALL EXISTING TRANSMISSION LINES SHOWN ARE APPROXIMATE LOCATIONS BASED ON PUBLICLY AVAILABLE GIS DATA AS OF 09/18/2023.
 4. 100' VOLTAGE DROP LINE WORK IS BASED ON PUBLICLY AVAILABLE FEMA GIS DATA, AS OF 09/18/2023.
 5. SETBACKS AND WETLANDS ARE BASED ON LOCATIONS RECEIVED FROM CELLS IN THE PROJECT AREA ON 09/18/2023. AS OF 09/18/2023.
 6. THE LOCATION OF PROPOSED EQUIPMENT INCLUDING BUT NOT LIMITED TO ACCESS LOCATIONS, PILING, AND AN ARRAY TRACKING, ELECTRICAL EQUIPMENT VEHICLE TRAILER, AND ACCESS LOCATIONS, ETC. SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO WORK CONDITIONS DUE TO SITE CONSTRUCTION, ACCESS, PERMITTING REQUIREMENTS, DETAIL DESIGN, EQUIPMENT, AND/OR THE CONSTRUCTION.
 7. THIS PLAN IS PRELIMINARY AND WILL NOT BE RELEASED FOR CONSTRUCTION.
 8. THE POINT OF INTERCONNECTION IS APPROXIMATE AND MAY INCLUDE AN ELECTRICAL SUBSTATION.
 9. THE PROJECT SITE SHALL BE ENCLOSED BY A WARRIOR-RESISTANT SECURITY FENCE.
 10. ACCESS POINTS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON SURVEYED TOPOGRAPHY, UTILITIES, MOIST PERMITTING, OR ENVIRONMENTAL FEATURES.
 11. THE ON-SITE POWER LINE SHALL BE LOCATED UNDERGROUND.



- NOTES
1. PLANTING AREAS WILL BE APPROXIMATELY 25 FEET WIDE.
 2. BUFFER SHALL OBTAIN A HEIGHT OF 10 FEET WITHIN 1 GROWING SEASON.
 3. TREES OR SHRUBS MAY BE THINNED BUT NEVER LOWER THAN A HEIGHT OF 10 FEET.
 4. LANDSCAPE BUFFER SPECIES:
LEE & NELLE R. STEVEN
AFRICA CEREUS
ELEPHANT FLOUNDER
WINDMILL ANEMONE
LEE & NELLE R. STEVEN



Wayne County, North Carolina
Petition for Special Use Permit

Date 11/13/2023

Applicant Name: Hackberry Solar LLC Telephone (984) 439-5214
Address: 2544 Durham-Chapel Hill Boulevard, Durham, NC 27707

Property Owner Name: Isaac Thomas Perkins & Connie Hudson Perkins Telephone: (910) 284-3411
Address: P.O. Box 267, Rose Hill, NC 28458-0267

1. Property address or location: 1860 Old Grantham Road, Goldsboro, NC 27530 PIN: 2567792359

2. Zoning classification: Outer Horizontal Area (OH)

3. Requested special use permit: For the construction and operation of a 1.99 MW solar energy facility.

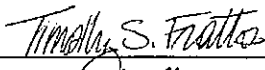
4. Property legal description (metes and bounds, or if subdivided, lot, block, subdivision plat book and page number): See attached.

5. Owner's intended use of the property in question if it is reclassified: Solar energy facility.

6. Explain in detail why you think this petition should be approved: See attached Findings of Fact narrative.

7. Name and addresses of owners whose property abuts the property in question: See attached list of adjacent property owners.

I certify that I, the applicant, have the consent of the owner and act on his behalf in applying for a Special Use Permit.

Date: 11/13/2023 Signature: 
Applicant

Report of the Zoning Enforcement Officer on the property in question: _____

Fee Paid \$ _____ Date _____

Date Public Hearing Scheduled _____ Time _____

Dates Public Hearing Advertised _____

Petition: Approved _____ Petition No. _____

Denied

Hackberry Solar LLC
Special Use Permit Application Attachment 1
Application Findings of Fact Narrative (Ordinance Art. V § 54.1)

Hackberry Solar LLC (“Hackberry”) is seeking a Special Use Permit (“SUP”) for a 1.99 MW_{AC} Solar Energy Facility which will include photovoltaic panels (or modules), access roads, fencing, racking, inverters, transformers, and related facilities and equipment (the “Facility”). The Facility, as designed, satisfies the five findings the Board of Adjustment considers when issuing SUPs, as outlined in Land Use Ordinance (“Ordinance”) Art. V § 54.1.

Finding 1: The proposed use does not affect adversely the general plans for physical development of the County and will not be contrary to the purposes stated in these regulations:

Wayne County (the “County”) enacted an Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities (the “Solar Ordinance”). The Facility will consist of approximately 5,400 First Solar single-axis tracking panels oriented north-south, and approximately 18 Sunny Tripower inverters. As reflected in the site plan, attached as Application Attachment 4, the Facility meets or exceeds all development standards specific to solar energy facilities set forth in the Solar Ordinance, specifically:

1. **Setbacks** (*Solar Ordinance § 5.D*): All improved areas, including disposal areas, shall be at least 60 feet from a public road and 25 feet from a fence line. Additionally, all improved areas shall be at least 100 feet from any residence or church, measured from the principal building in a non-residential area, and 50 feet from a residence or church, measured from the property line in a residential area. The Facility includes a 60-foot setback from the roadway and 50-foot setbacks from adjacent residential property lines.
2. **Access Roads and Storage Areas** (*Solar Ordinance § 5.E*): All access roads serving the Facility will be established on an access easement at least 30 feet in width.
3. **Fencing** (*Solar Ordinance § 3*): The Facility will be secured by a fence at least six feet in height.
4. **Buffers** (*Solar Ordinance § 5.F*): All solar energy facilities located in a residential area shall have a minimum landscape buffer of 25 feet. The buffer shall contain evergreen trees or bushes planted no more than eight feet apart and at least four feet tall at time of planting, and shall reach a height of ten feet within three growing seasons. The Facility will be screened by a buffer that meets the Solar Ordinance requirements.
5. **Glare and Emissions** (*Solar Ordinance § 7.F-G*): All solar energy facilities shall be designed and constructed to not produce light emissions or electrical emissions that would interfere with airport operations. The Facility will be constructed to comply with the glare and emissions requirements set forth in the Solar Ordinance.

The Facility is also in conformity with the Wayne County Comprehensive Plan (the “Plan”). The Plan states that it is designed to be used primarily for “managing growth and development and as a foundation for decisions on County facilities and services.” Plan pg. 2. The Plan also includes policies to further the County’s vision in various areas, including economic development, funding of County services, and agricultural preservation and growth management. The Facility will

further several of these goals, such as (1) Policy 2.1: diversifying the local economy and expanding industries; (2) Policy 2.9: encouraging a high quality of life for local residents; (3) Policy 3.1: promoting new development and contributing to the County tax base; and (4) Policy 4.1: preserving the rural and agricultural character of land in the County. The Facility will help support a thriving sustainable local economy, will contribute to the County tax base, and will generate clean energy which improves the County's environment and local residents' quality of life. Further, the Facility will preserve the land for agricultural use at the end of the life of the Facility or the land can then be used for a different type of development.

Finding 2: The proposed use **will not** adversely affect the health and safety of the County residents and **will not** be detrimental to the use or development of adjacent properties or other neighborhood uses:

The Facility is a low impact use that will not adversely affect the health and safety of County residents. The electric components will have an Underwriters Laboratories listing and the Facility will comply with the National Electric Code adopted at the time of construction. The Facility will meet all required conditions and specifications and will be built in compliance with the North Carolina Building Code. The Facility will not emit noxious fumes. The Facility will have nominal and only essential lighting and will generate minimal noise. The Facility will be surrounded by a security fence to prevent unauthorized access. Further, the Facility will not be detrimental to adjacent properties and other neighborhood uses. The Facility is in harmony with nearby rural residential and agricultural uses, having a lower visual profile than many improvements allowed or present in the area. The buffer and setbacks required by the Solar Ordinance are intended to ensure harmony with adjoining properties, and the proposed Facility meets or exceeds all buffer and setbacks requirements.

Finding 3: The proposed use **will not** be affected adversely by existing uses, and **will** be placed on a lot of sufficient size to satisfy the space requirements of said use:

The Facility is proposed in an area where the surrounding uses are rural residences or agricultural uses, which is typical of the areas in which solar facilities across the County and North Carolina are constructed. As such, the Facility will not be adversely affected by nearby existing uses. Additionally, the Facility will be constructed on an approximately 27 acre parcel of land that is under lease by Hackberry which is sufficient size for development of a 1.99 MW_{AC} solar energy facility.

Finding 4: The proposed use **will not** constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation:

The Facility will generate minimal traffic. The Institute of Transportation Engineers Trip Generation manual 11th Edition reports that the average single-family housing unit will produce an average of 9.52 trips on a weekday. During operation, the proposed Facility will generate far fewer daily trips than an average single-family home. The Facility will have only essential lighting and will generate minimal noise. Additionally, the Facility generates clean energy, producing no emissions or fumes, which is distributed into the local grid. The local generation of clean energy benefits the County.

Finding 5: The proposed use shall be subject to the minimum dimensional requirements of the district in which it is to be located and shall conform to the off-street parking and loading regulations:

The Facility will meet the minimum dimensional requirements of the underlying zoning district, and will not require off-street parking or loading docks.

**Hackberry Solar LLC
Decommissioning Plan
Application Attachment 7**

**Hackberry Solar Generation Facility, Utility Scale
Old Grantham Road, Goldsboro, NC**

As required by the Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities, as a condition of a Special Use Permit to construct the Hackberry Solar Generation Facility on Old Grantham Road, (the "Facility"), Hackberry Solar LLC submits this decommissioning plan.

Decommissioning will occur as a result of any of the following conditions:

1. The Facility ceases to produce energy on a continuous basis for 12 months, unless substantial evidence is provided to the Planning Director to maintain and reinstate the operation of the Facility; or
2. The owner of the Facility decides to cease producing power for sale or use, or the system is damaged and will not be repaired or replaced.

The owner of the Facility will perform the following to decommission the project:

1. Remove all non-utility owned equipment, conduits, structures, fencing, roads, solar panels and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas and access roads unless the owner of the leased real estate requests in writing for it to stay in place.
3. Restore the land to a condition reasonably similar to its condition before solar generation facility development, including replacement of topsoil removed or eroded.

Decommissioning shall be completed within 360 days of a determination by the Planning Director that the Facility has been abandoned unless the current responsible party with ownership interest in the Facility provides substantial evidence to the Planning Director of the intent to maintain and reinstate operation of the Facility.

The owner of the Facility will provide the Planning Director and the Wayne County Register of Deeds with an updated signed decommissioning plan within 30 days of change in the Facility owner.

This plan may be modified from time to time and a copy of any modified plans will be provided to the Planning Director, or his or her designee, and filed with the Wayne County

Register of Deeds by the party responsible for decommissioning.

[SIGNATURES ON THE FOLLOWING PAGE]

**Hackberry Solar LLC
Decommissioning Plan
Hackberry Solar Generation Facility, Utility Scale
Old Grantham Road, Goldsboro, NC**

Developer:

Hackberry Solar LLC,
a North Carolina limited liability company

By: Timothy S. Fratta

Print Name: Timothy Fratta

Its: Organizer

Landowner:

Isaac T. Perkins
Isaac Thomas Perkins

Connie H. Perkins
Connie Hudson Perkins



DEPARTMENT OF THE AIR FORCE
4TH FIGHTER WING (ACC)
SEYMOUR JOHNSON AIR FORCE BASE NC

DEC 07 2023

Mr. Brian W. Joyner, P.E.
Deputy Base Engineer
1095 Peterson Avenue
Seymour Johnson AFB NC 27531

Mr. Berry Gray, Planning Director
Wayne County Planning Department
134 North John Street
Goldsboro, NC 27530-3633

Dear Mr. Gray

On November 17, 2023, we received a request for comment regarding a Special Use Permit Application from Hackberry Solar LLC, for a proposed 27-acre solar project located at 1860 Old Grantham Road, Goldsboro, NC 27530 (PIN: 2567792359). The location of the subject solar farm is shown on the attached site plan provided to us (Attachment 1). Below is a summary of the three areas of concern as described in the Seymour Johnson AFB 2011 Air Installation Compatible Use Zone (AICUZ) report as related to the proposal.

- A. Airspace Control Surfaces (Hazards to Aircraft Flight Zone): The subject property is within the Outer Horizontal Surface.
- (1) Height – Structures or vegetation on the property is limited in height to 599 feet above mean sea level. The proposal is **compatible** with this protocol.
 - (2) Visual – The proposed development does not generate smoke, dust, steam or other visual interfering operations. The proposal is **compatible** with this protocol.
 - (3) Light Emissions – We reviewed the ForgeSolar Glare Analysis report that was created on October 10, 2023, and requested the proponent to complete minor revisions. After reviewing the updated report created on November 21, we have no objections to the subject proposal as presented in the revised ForgeSolar Glare Analysis report (Attachment 2). The proposal is **compatible** with this protocol.
 - (4) Bird/Wildlife Aircraft Strike Hazard (BASH) – Bird/Wildlife Aircraft Strike Hazard (BASH) – The proposed development does not create a BASH concern. The proposal is **compatible** with this protocol.

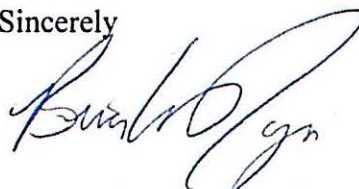
(5) Radio Frequency/Electromagnetic Interference (RF/EMI) – We do not anticipate the proposed development to create a RF/EMI concern with our aircraft operations. The proposal is **compatible** with this protocol.

B. Noise Due to Aircraft Operations: The subject property is not located in a Noise Zone and therefore is not applicable for this proposal.

C. Clear Zones and Accident Potential Zones: The subject property is not located in a Clear Zone or Accident Potential Zone and therefore is not applicable for this proposal.

We appreciate the opportunity to assess this request and comment on it. If additional information or clarification is required, please contact me at (919) 722-5142.

Sincerely

A handwritten signature in blue ink, appearing to read "Brian W. Joyner", with a stylized flourish at the end.

BRIAN W. JOYNER, P.E.

2 Attachments:

1. Solar Farm Site Plan
2. ForgeSolar Glare Analysis

Hackberry Solar LLC
Application Attachment 4

GIS PROPERTY LINE (TYP.)

DELINEATED
WETLAND (TYP.)

PROJECT
BOUNDARY

PARCEL GIS
PROPERTY LINE

MAXIMUM ARE
EXTENTS

50' RESIDENTIAL AREA SETBACK
FROM PROPERTY LINE (TYP.)

PROPOSED 25' VEGETATIVE
BUFFER TO BE
PLANTED FOR SCREENING

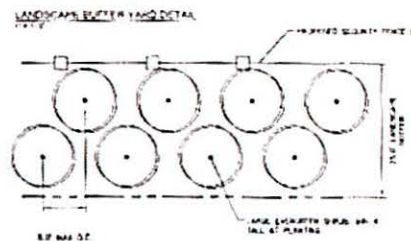
APPROXIMATE ACCESS
EASEMENT BOUNDARY

APPROXIMATE POINT
OF INTERCONNECTION

- APPROXIMATE OVERHEAD
ELECTRIC LINE

60' RIGHT OF WAY
SETBACK

**PROPOSED ACCESS
LOCATION**

RESIDENTIAL
BUILDING (TYP.)

1. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
2. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
3. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
4. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
5. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
6. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
7. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
8. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
9. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:
10. THE UNITED STATES OF AMERICA, by and through the undersigned, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Department of State:

SITE DATA TABLE	
PROJECT NAME	ST. ALBANS
PARCEL #	PARCEL 100
OWNER NAME	MR. J. L. BROWN
CITY/STATE	CHICAGO, ILL.
ADDRESS	1234 N. LAKE ST.
PHONE	312-555-1234
DATE	10/26/2023
BY	J. L. BROWN

[illegible]

NOTES

1. PROBLEM: what is the problem to be solved? (the PLANT has some PROBLEM. PLANT has some PROBLEM. PLANT has some PROBLEM.)
2. PURPOSE: what is the PURPOSE of the PLANT? (the PLANT is to produce some PRODUCT. PLANT is to produce some PRODUCT. PLANT is to produce some PRODUCT.)
3. PLANT: what is the PLANT? (the PLANT is a machine. PLANT is a machine. PLANT is a machine.)
4. INPUT: what is the INPUT to the PLANT? (the INPUT is some INPUT. INPUT is some INPUT. INPUT is some INPUT.)
5. OUTPUT: what is the OUTPUT of the PLANT? (the OUTPUT is some OUTPUT. OUTPUT is some OUTPUT. OUTPUT is some OUTPUT.)
6. CONTROL: what is the CONTROL of the PLANT? (the CONTROL is some CONTROL. CONTROL is some CONTROL. CONTROL is some CONTROL.)
7. MAINTENANCE: what is the MAINTENANCE of the PLANT? (the MAINTENANCE is some MAINTENANCE. MAINTENANCE is some MAINTENANCE. MAINTENANCE is some MAINTENANCE.)
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GRAPHIC SCALE IN FEET
0 625 125 250

FORGESOLAR GLARE ANALYSIS

Project: Hackberry Solar
Site configuration: 18 acre array - new tower loc

Created 10 Oct, 2023
Updated 21 Nov, 2023
Time-step 1 minute
Timezone offset UTC-5
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m²
Category 500 kW to 1 MW
Site ID 102688.17885

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

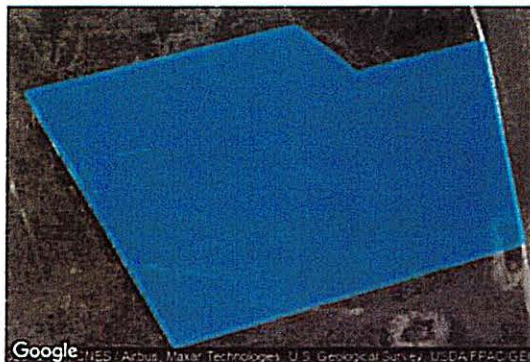
Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rwy 08 approach	0	0.0	0	0.0
Rwy 26 approach	0	0.0	0	0.0
Rwy 08	0	0.0	0	0.0
Rwy 26	0	0.0	0	0.0
1-ATCT	0	0.0	0	0.0

Component Data

PV Arrays

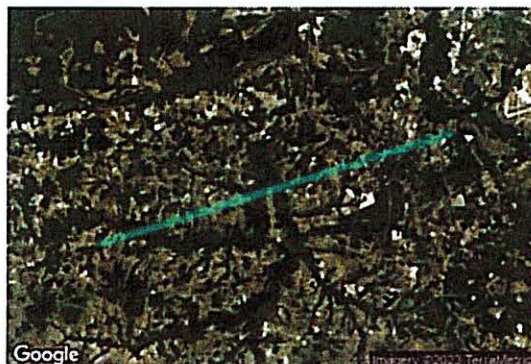
Name: PV array 1
 Axis tracking: Single-axis rotation
 Backtracking: Shade-slope
 Tracking axis orientation: 180.0°
 Max tracking angle: 60.0°
 Resting angle: 0.0°
 Ground Coverage Ratio: 0.5
 Rated power: -
 Panel material: Smooth glass with AR coating
 Reflectivity: Vary with sun
 Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.338964	-78.105155	167.10	5.00	172.10
2	35.339446	-78.102720	169.11	5.00	174.11
3	35.339104	-78.102173	177.28	5.00	182.28
4	35.339332	-78.101036	176.85	5.00	181.85
5	35.337861	-78.100660	182.50	5.00	187.50
6	35.337109	-78.103804	174.70	5.00	179.70

Route Receptors

Name: Rwy 08 approach
 Path type: One-way (toward increasing index)
 Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.275452	-78.213674	129.20	3866.00	3995.20
2	35.326238	-78.013398	65.08	686.00	751.08

Name: Rwy 26 approach
Path type: One-way (toward increasing index)
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	35.402132	-77.707772	113.69	3866.00	3979.69
2	35.352534	-77.907772	109.72	686.00	795.72

Flight Path Receptors

Name: Rwy 08
Description:
Threshold height: 50 ft
Direction: 73.0°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.334699	-77.979464	71.61	50.00	121.61
Two-mile	35.326246	-78.013396	65.05	609.99	675.04

Name: Rwy 26
Description:
Threshold height: 50 ft
Direction: 253.0°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°



Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	35.344091	-77.941733	107.73	50.00	157.73
Two-mile	35.352525	-77.907790	109.72	601.44	711.16

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
1-ATCT	1	35.344631	-77.963783	92.60	124.00

Map image of 1-ATCT



Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rwy 08 approach	0	0.0	0	0.0
Rwy 26 approach	0	0.0	0	0.0
Rwy 08	0	0.0	0	0.0
Rwy 26	0	0.0	0	0.0
1-ATCT	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Rwy 08 approach	0	0.0	0	0.0
Rwy 26 approach	0	0.0	0	0.0
Rwy 08	0	0.0	0	0.0
Rwy 26	0	0.0	0	0.0
1-ATCT	0	0.0	0	0.0

PV array 1 and Route: Rwy 08 approach

No glare found

PV array 1 and Route: Rwy 26 approach

No glare found

PV array 1 and FP: Rwy 08

No glare found

PV array 1 and FP: Rwy 26

No glare found

PV array 1 and 1-ATCT

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

Hackberry Solar

Special Use Permit Application for a Solar
Energy Facility

Wayne County Board of Adjustment

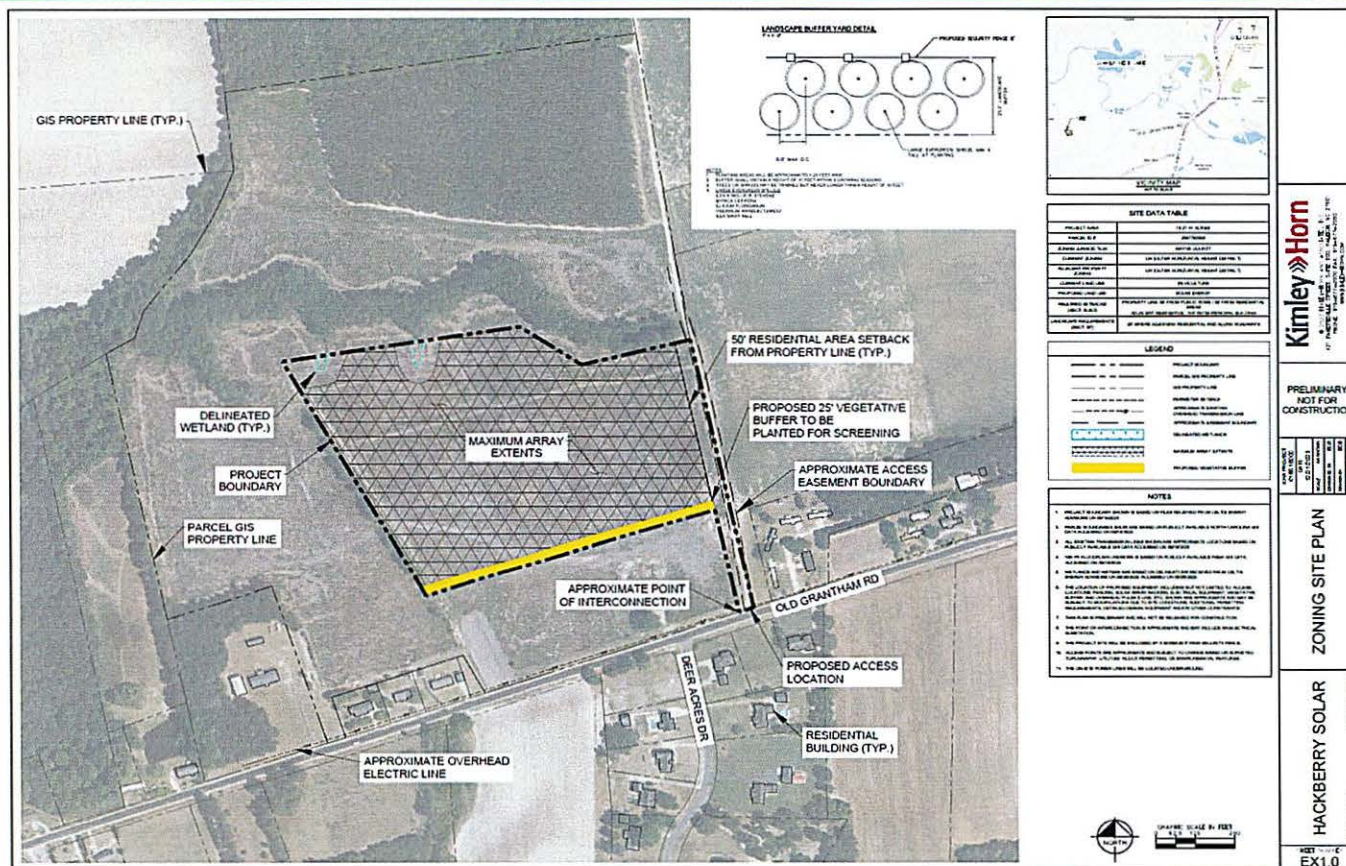
February 6th, 2024



Leading the Energy Transition

- The Celtis Energy Advisors team is experienced in renewable energy
- Specializes in solar site development
- Collaborates with various utilities and electric membership corporations

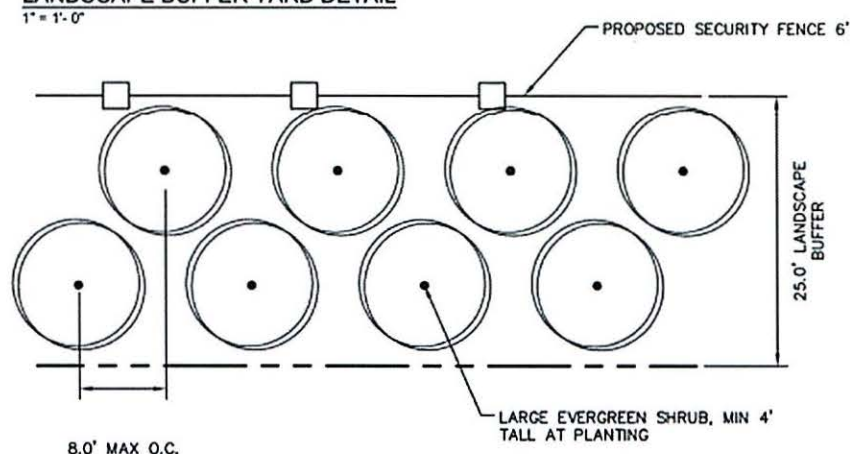
Site Plan



Landscape Buffer

- The Facility will be screened from the public right-of-way by a 25' wide vegetative buffer in conformance with Section 5.F of the Solar Ordinance.
- A vegetative buffer is not required between a solar energy facility and an industrial, agricultural, timber, or commercial use.
- The buffer will contain evergreen trees or bushes planted no more than eight feet apart and at least four feet tall at time of planting.
- The buffer will reach a height of ten feet within three growing seasons.

LANDSCAPE BUFFER YARD DETAIL



NOTES:

1. PLANTING AREAS WILL BE APPROXIMATELY 25 FEET WIDE
2. BUFFER SHALL OBTAIN A HEIGHT OF 10 FEET WITHIN 3 GROWING SEASONS
3. TREES OR SHRUBS MAY BE TRIMMED BUT NEVER LOWER THAN A HEIGHT OF 10 FEET
4. LARGE EVERGREEN SPECIES
 ILEX X 'NELLIE R. STEVENS'
 MYRTICA CERIFERA
 ILLICUM FLORIDANUM
 VIBURNUM AWABUKI 'CHINDO'
 ILEX 'MARY NELL'

Use-Specific Standards Review



Solar Ordinance Use-Specific Standards

- Hackberry Solar is designed **to meet or exceed** the use-specific standards required under the Solar Ordinance, as reflected on the site plan before the Board.
- The Solar Ordinance sets forth the following standards:
 - ***Setbacks*** (Solar Ordinance § 5.D) – All improved areas, including disposal areas, shall be at least 60 feet from a public road and 25 feet from a fence line. Additionally, all improved areas shall be at least 100 feet from any residence or church, measured from the principal building in a non-residential area, and 50 feet from a residence or church, measured from the property line in a residential area.

The Facility exceeds the required 60-foot setback from the roadway and has 50-foot setbacks from adjacent residential property lines.

Solar Ordinance Use-Specific Standards

- ***Access Roads and Storage Areas*** (*Solar Ordinance § 5.E*) – All access roads and storage areas shall be established on a 30' minimum easement to a public right of way.

All access roads serving the Facility will be established on an access easement at least 30 feet in width.

Solar Ordinance Use-Specific Standards

- **Buffers** (*Solar Ordinance § 5.F*) – All solar energy facilities located in a residential area shall have a minimum landscape buffer of 25 feet. The buffer shall contain evergreen trees or bushes planted no more than eight feet apart and at least four feet tall at time of planting, and shall reach a height of ten feet within three growing seasons. A vegetative buffer is not required between a solar energy facility and an industrial, agricultural, timber, or commercial use.

As shown in the landscape buffer rendering, the Facility will be screened by a buffer that meets the Solar Ordinance requirements.

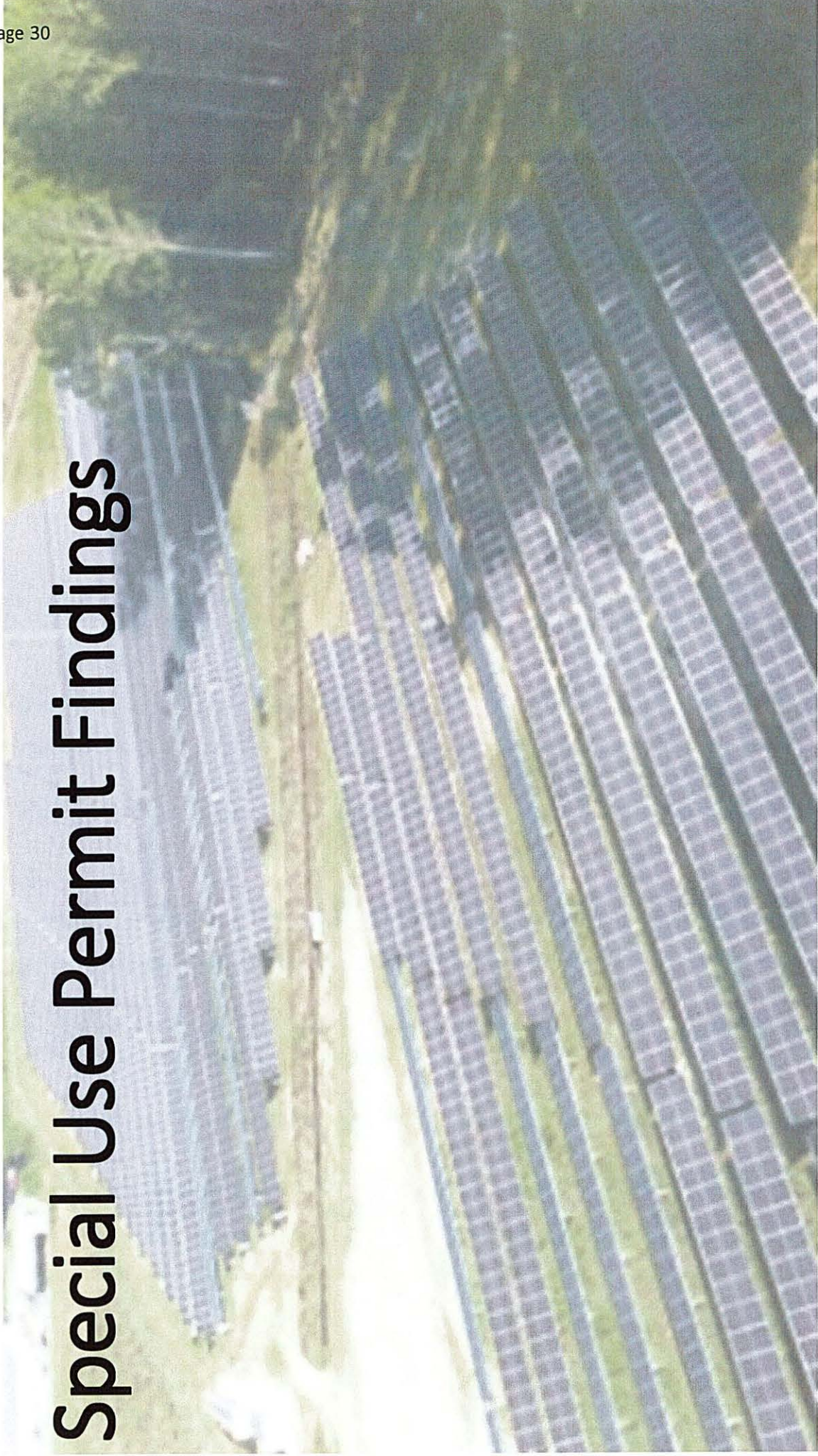
- **Glare and Emissions** (*Solar Ordinance § 7.F-G*) – All solar energy facilities shall be designed and constructed to not produce light emissions or electrical emissions that would interfere with airport operations.

The Facility will be constructed to comply with the glare and emissions requirements set forth in the Solar Ordinance.

Solar Ordinance Use-Specific Standards

- **Fencing** (*Solar Ordinance § 3; § 6*) – Solar energy facilities shall be fenced completely. The fence shall be designed to restrict unauthorized access and shall be a height of not less than six (6) feet from the ground.

The Facility will be secured by a fence at least six feet in height in conformance with the Solar Ordinance.



Special Use Permit Findings

Special Use Permit Findings

- The Facility:

- Does not affect adversely the general plans for physical development of the County and will not be contrary to the purposes stated in the regulations;
- Will not adversely affect the health and safety of the County residents and will not be detrimental to the use or development of adjacent properties or other neighborhood uses;
- Will not be affected adversely by existing uses, and will be placed on a lot of sufficient size to satisfy the space requirements of said use;
- Will not constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation; and
- Is subject to the minimum dimensional requirements of the district in which it is to be located and shall conform to the off-street parking and loading regulations.

Art. V § 54.1 – Special Use Permit Finding #1

- **The Facility does not affect adversely the general plans for physical development of the County and will not be contrary to the purposes stated in the regulations.**
 - The Facility meets or exceeds all development standards specific to solar energy facilities in accordance with the Solar Ordinance.
 - The Facility conforms with the County Comprehensive Plan.
 - The Facility will further several goals of the Comprehensive Plan by:
 - Supporting the local economy and contributing to the County tax base
 - Improving the quality of life for County residents by generating clean energy
 - Preserving the rural character of the land after decommissioning

Art. V § 54.1 – Special Use Permit Finding #2

- **The Facility will not adversely affect the health and safety of the County residents and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.**
 - The Facility is a low impact use that will not adversely affect the health and safety of County residents.
 - The electric components will have an Underwriters Laboratories listing and the Facility will comply with the National Electric Code adopted at the time of construction.
 - The Facility will not emit noxious fumes.
 - The Facility will be surrounded by a security fence to prevent unauthorized access.
 - *Testimony of Zack Hobbs, O&M Provider*

Art. V § 54.1 – Special Use Permit Finding #2

- **The Facility will not adversely affect the health and safety of the County residents and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.**
- The Facility will not be detrimental to adjacent properties and other neighborhood uses.
- The Facility is in harmony with nearby rural residential and agricultural uses having a lower visual profile than many improvements allowed or present in the area.
- The Facility meets or exceeds all buffer and setbacks requirements which are intended to ensure harmony with adjoining properties.
- *Testimony of Nick Kirkland, Appraiser*

Art. V § 54.1 – Special Use Permit Finding #3

- **The Facility will not be affected adversely by existing uses, and will be placed on a lot of sufficient size to satisfy the space requirements of said use.**
 - The Facility is surrounded by rural residences and agricultural uses, which is typical of the areas in which solar facilities across the County and North Carolina are constructed.
 - The Facility will be constructed on an approximately 19-acre parcel of land which is sufficient size for development of a 1.99 MW solar facility.

Art. V § 54.1 – Special Use Permit Finding #4

- **The Facility will not constitute a nuisance or hazard because of the number of persons who will use such a facility, the vehicular movement or the noise or fume generation.**
 - The Facility will cause minimal traffic.
 - The Facility will not require full-time staff on-site.
 - The Facility will have only essential lighting and will create minimal noise.
 - The Facility generates clean energy, producing no emissions or fumes, which is distributed into the local grid.
 - *Prior testimony of Zack Hobbs, O&M Provider*

Art. V § 54.1 – Special Use Permit Finding #5

- **The Facility is subject to the minimum dimensional requirements of the district in which it is to be located and shall conform to the off-street parking and loading regulations.**
 - The Facility will meet the minimum dimensional requirements of the underlying zoning district.
 - The Facility will not require off-street parking or loading docks.

Questions

Timothy Fratta
Celtis Energy Advisors

2544 Durham-Chapel Hill Blvd.
Durham, NC 27707

Timothy.Fratta@Celtis.Energy



STATE OF NORTH CAROLINA
COUNTY OF WAYNE

BEFORE THE WAYNE COUNTY
BOARD OF ADJUSTMENT

USE PERMIT APPLICATION
FOR HACKBERRY SOLAR, LLC

)
)

**AFFIDAVIT OF ZACHARY
THOMAS HOBBS**

NOW COMES the undersigned Affiant, who, being first duly sworn, deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.

2. I hold a Bachelor of Science degree in Paper Science and Engineering from North Carolina State University and a Master of Science degree in Renewable Energy Engineering from Appalachian State University.

3. I am the founder and CEO of Carolina Solar Services, Inc, a solar operations and maintenance provider. My company is responsible for the ongoing operation, monitoring, and maintenance of 106 solar power plants in North Carolina, South Carolina, Florida, and Oregon, with a total generating capacity of 417 MW. Prior to founding Carolina Solar Services, I worked as a solar developer with a company called Carolina Solar Energy.

4. In addition, I have provided maintenance and oversight of over 75 utility-scale solar facilities across North Carolina over the past several years.

5. I am appearing here as an independent consultant for the applicant, Hackberry Solar, LLC ("Hackberry"). The purpose of this affidavit is to address whether Hackberry will adversely affect the health and safety of the County residents and whether Hackberry will constitute a nuisance or hazard because of the number of persons who will use such facility, the vehicular movement or the noise or fume generation.

6. Hackberry proposes to construct a ground mounted solar facility on approximately 19 acres on a parcel of property located at 1860 Old Grantham Rd, Goldsboro, NC.

7. I have reviewed the proposed site plan, and I am generally familiar with the area.

8. Solar technology like that proposed for the project is not new; solar panels have been in operation for more than 40 years in the United States.

9. A solar facility is a passive use of land and these facilities are generally located in rural residential and agricultural areas across the state of North Carolina and other states. The area surrounding the proposed facility here in Wayne County is typical of the areas in which solar facilities are constructed across the United States.

10. The facility is designed to be surrounded by a fence and screened from the roadway by a 25-foot wide vegetative buffer.

11. Maintenance of vegetation at solar facility sites is primarily accomplished with non-chemical methods and may include the application of "over-the-counter" herbicides (e.g. Round Up). These herbicides are those used by individuals at their homes and on small and large farms and do not require special licenses or approvals to purchase.

12. A solar facility typically requires lower quantities of these products than agricultural operations given the ability to use non-chemical methods more effectively and weed suppression by establishment of year-round vegetative groundcover. Unlike agricultural operations, a solar facility does not use insecticides or fungicides.

13. The facility will be designed and built in compliance with the North Carolina Building Code, including complying with the applicable wind speed map.

14. Solar facilities like the one proposed here are environmentally friendly. They offset power production from existing generators and supply electrical power that is more environmentally friendly than typical existing generators while having little impact on the land and surrounding environment.

15. The facility will utilize First Solar, Inc. ("First Solar") photovoltaic ("PV") Series 6 panels. These panels have two layers of thin glass and an aluminum frame and are over 95% glass and aluminum by weight. The remainder is plastics, metals, and an extremely thin layer of semiconductor. In other words, the panels are largely composed of materials you come in contact with regularly, and are typical of building materials used in commercial and residential developments.

16. First Solar PV panels are solid-state devices with no liquids or vapors. First Solar PV panels contain a thin layer of cadmium telluride ("CdTe") semiconductor. CdTe is a stable compound, as it is insoluble in water, has a high melting point (1041°C), a high boiling point (1050°C), and a low evaporation rate.

17. Panels pass the EPA's toxic characteristic leaching procedure ("TCLP") test, which classifies them as non-hazardous waste and allows for disposal in landfills. This test shows that they do not pose a threat to health or ground water even if abandoned on the ground.

18. More importantly, solar panels may also be recycled, rather than put in a landfill, at the end of their useful life. First Solar has a take-back and recycling program for its panels which has been in commercial operation since 2005. There are also businesses in North Carolina that will take panels for recycling, and this market will surely grow as more panels reach their end of life in coming decades.

19. Solar panels are considered to be pervious surfaces, as any rainwater that hits them will roll off and be absorbed into the ground. The only impervious surfaces

associated with the project are the small areas where the racking is driven into the ground, the inverter and transformer equipment pads, and the interior driveways.

20. The facility will not produce any emissions and will not generate any noxious fumes or odors.

21. The facility will only have essential lighting and will produce minimal noise. At the fence line, ambient sound levels will be the same as they were prior to the facility being in operation.

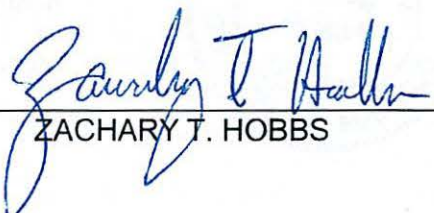
22. The facility will cause minimal traffic and will not require on-site employees.

23. Based on the above facts, it is my professional opinion that the proposed solar facility will not adversely affect the health and safety of the County residents.

24. Based on the above facts, it is my professional opinion that the proposed solar facility will not constitute a nuisance or hazard because of the number of persons who will use such facility, the vehicular movement or the noise or fume generation.

Further the Affiant Sayeth Not.

This the 5th day of February, 2024.


ZACHARY T. HOBBS

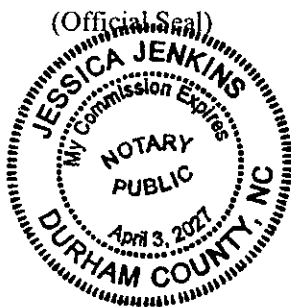
**G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT**

DURHAM County, North Carolina

I certify that the following person(s) personally appeared before me this day, ~~each~~
acknowledging to me that he ~~or she~~ signed the foregoing document:

ZACHARY THOMAS HOBBS
Name(s) of principal(s)

Date: 2/5/2024



[Signature]
Official Signature of Notary
JESSICA JENKINS, Notary Public
Notary's printed or typed name
My commission expires: 4/3/2027

OPTIONAL

This certificate is attached to a USE PERMIT APPLICATION, signed by ZACHARY THOMAS HOBBS
Title/Type of Document Name of Principal Signer(s)

on 2/5/2024, and includes 3 pages.
Date # of pages

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

BEFORE THE WAYNE COUNTY
BOARD OF ADJUSTMENT

SPECIAL USE)
PERMIT APPLICATION)
FOR HACKBERRY SOLAR, LLC)

**AFFIDAVIT OF
NICHOLAS D. KIRKLAND**

NOW COMES the undersigned Affiant, who, being first duly sworn, deposes and says:

1. I am over eighteen (18) years of age and competent to testify to the matters set forth in this Affidavit.

2. I am a licensed North Carolina real estate appraiser, actively practicing in North Carolina for 3 years.

3. I was engaged by Hackberry Solar, LLC ("Hackberry Solar") to conduct an analysis to determine the impact of the proposed Hackberry Solar facility on the value of adjoining properties and to provide evidence as to whether the proposed use will be detrimental to the use or development of adjacent properties or other neighborhood uses.

4. A copy of my report, including my qualifications, is attached to this Affidavit as **Exhibit A**.

5. The solar facility will consist of single-axis tracker solar panels that will be less than twenty five feet (25') in height, much lower than a typical house, and will be secured by a chain link fence.

6. The area surrounding the site of the proposed solar facility is largely rural residential and agricultural.

7. The proposed solar facility will not be staffed daily, and therefore, the facility will not generate traffic.

8. The applicant has proposed a landscape buffer for the solar facility which meets or exceeds the requirements under the County's Solar Ordinance. My conclusions on the impact of the facility are based on the proposed landscape buffer as part of the facility construction.

9. I conducted a detailed study of the adjoining properties for Hackberry Solar and of the properties surrounding other solar facilities in North Carolina and similar markets, and concluded that the location in which the Hackberry Solar facility is proposed is similar to the location that a majority of solar facilities across the State are constructed and operated.

10. I conducted a series of matched pair analyses. A matched pair analysis considers sales of two similar properties where there is only one difference between the

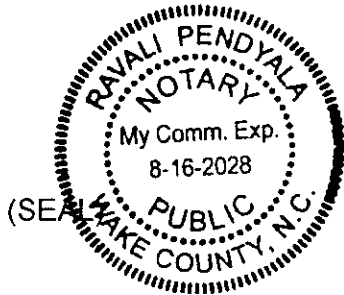
ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Nicholas D. Kirkland.

Date: January 30th, 2024



Ravali Pendyala
[Notary's signature as name appears on seal]

RAVALI PENDYALA, Notary Public
[Notary's printed name as name appears on seal]

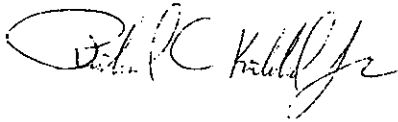
My commission expires: 08/16/2028

EXHIBIT A

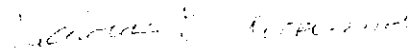
Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will not be detrimental to the use or development of adjacent properties or other neighborhood uses. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is no traffic.

If you have any questions please call me any time.

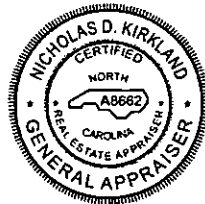
Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Nicholas D. Kirkland
State Certified General Appraiser



Min 290

Site Plan

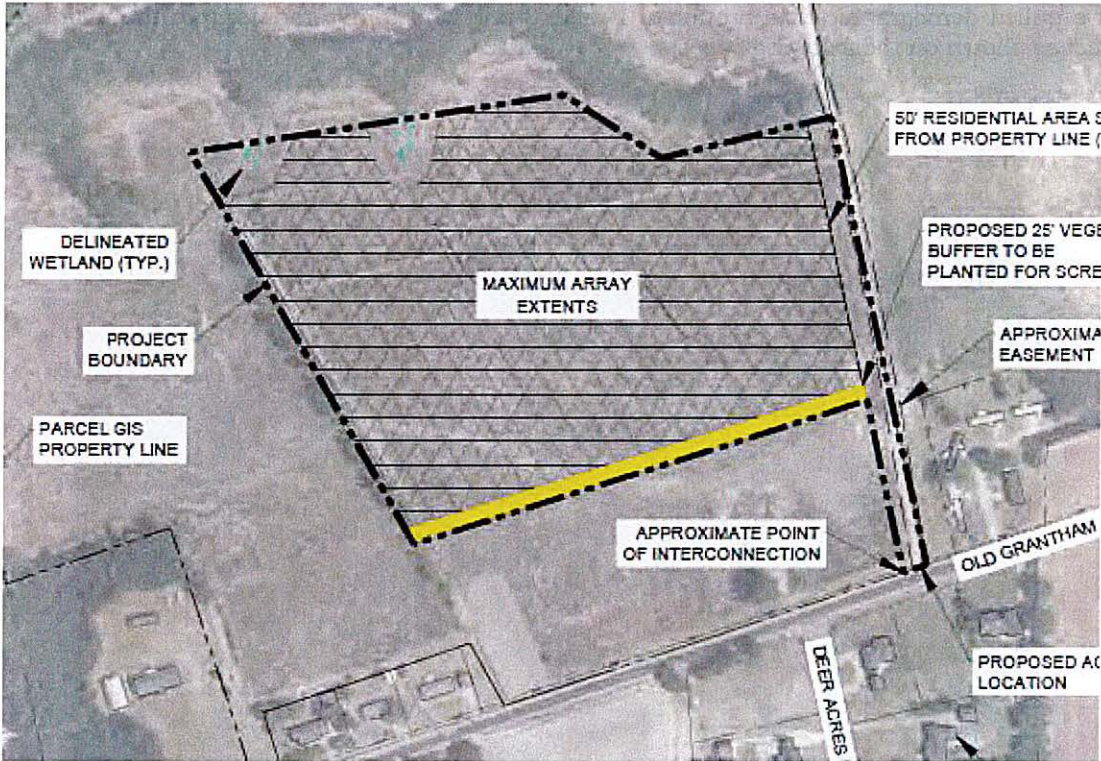


EXHIBIT A

8



esri

Housing Profile

27530
27530, Goldsboro, North Carolina
Ring: 1 mile radius

Prepared by Esri

Date: 12/18/2023

Longitude: -79.10273

Population

2020 Total Population	551
2023 Total Population	530
2028 Total Population	516
2023-2028 Annual Rate	-0.53%

Households

2023 Median Household Income	\$50,926
2028 Median Household Income	\$54,971
2023-2028 Annual Rate	1.54%

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	285	100.0%	280	100.0%	275	100.0%
Occupied	248	87.0%	239	85.4%	235	85.5%
Owner	167	58.6%	162	57.9%	163	59.3%
Renter	81	28.4%	77	27.5%	72	26.2%
Vacant	44	15.4%	41	14.6%	40	14.5%

Owner Occupied Housing Units by Value

	2023		2028	
	Number	Percent	Number	Percent
Total	161	100.0%	162	100.0%
<\$50,000	13	8.1%	8	4.9%
\$50,000-\$99,999	57	35.4%	24	14.8%
\$100,000-\$149,999	33	20.5%	40	24.7%
\$150,000-\$199,999	11	6.8%	11	6.8%
\$200,000-\$249,999	1	0.6%	3	1.9%
\$250,000-\$299,999	14	8.7%	15	9.3%
\$300,000-\$399,999	23	14.3%	42	25.9%
\$400,000-\$499,999	1	0.6%	3	1.9%
\$500,000-\$749,999	8	5.0%	16	9.9%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$115,909		\$190,909	
Average Value	\$175,311		\$245,525	

Census 2020 Housing Units

	Number	Percent
Total	285	100.0%
Housing Units In Urbanized Areas	103	36.1%
Rural Housing Units	182	63.9%

Census 2020 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	167	100.0%
Owned with a Mortgage/Loan	96	57.5%
Owned Free and Clear	71	42.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

December 18, 2023

© 2023 Esri

Page 1 of 1

EXHIBIT A

10



Housing Profile

27530
27530, Goldsboro, North Carolina
Ring: 5 mile radius

Prepared by Esri

Latitude: 35.20850

Longitude: -76.10373

Population		Households	
2020 Total Population	12,647	2023 Median Household Income	\$48,350
2023 Total Population	12,268	2028 Median Household Income	\$55,813
2028 Total Population	11,936	2023-2028 Annual Rate	2.91%
2023-2028 Annual Rate	-0.55%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	5,331	100.0%	5,239	100.0%	5,136	100.0%
Occupied	4,615	86.6%	4,509	86.1%	4,424	86.1%
Owner	3,129	58.7%	3,167	60.5%	3,167	61.7%
Renter	1,486	27.9%	1,342	25.6%	1,257	24.5%
Vacant	708	13.3%	730	13.9%	713	13.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	3,167	100.0%	3,168	100.0%
<\$50,000	333	10.5%	206	6.5%
\$50,000-\$99,999	730	23.1%	266	8.4%
\$100,000-\$149,999	374	11.8%	270	8.5%
\$150,000-\$199,999	462	14.6%	423	13.4%
\$200,000-\$249,999	318	10.0%	363	11.5%
\$250,000-\$299,999	286	9.0%	394	12.4%
\$300,000-\$399,999	531	16.8%	975	30.8%
\$400,000-\$499,999	43	1.4%	78	2.5%
\$500,000-\$749,999	82	2.6%	185	5.8%
\$750,000-\$999,999	4	0.1%	4	0.1%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	4	0.1%	4	0.1%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$165,855		\$257,107	
Average Value	\$191,925		\$260,535	

Census 2020 Housing Units	Number	Percent
Total	5,331	100.0%
Housing Units In Urbanized Areas	2,406	45.1%
Rural Housing Units	2,925	54.9%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,128	100.0%
Owned with a Mortgage/Loan	1,810	57.9%
Owned Free and Clear	1,318	42.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

December 18, 2023

- 4) Environmental. Solar farms do not produce toxic or hazardous waste. Grass is maintained underneath the panels so there is minimal impervious surface area.
- 5) Appearance/Viewshed. Solar farms are generally required to provide significant setbacks and landscaping buffers to address potential concerns. Furthermore, any consideration of appearance of viewshed impacts has to be considered in comparison with currently allowed uses on that site. For example if a residential subdivision is already an allowed use, the question becomes in what way does the appearance impact adjoining property owners above and beyond the appearance of that allowed subdivision or other similar allowed uses.
- 6) Other factors. I have observed and studied many solar farms and have never observed any characteristic about such facilities that prevents or impedes neighbors from fully using their homes or farms or businesses for the use intended.

Market Imperfection

Throughout this analysis, I have specifically considered the influence of market imperfection on data analysis. Market imperfection is the term that refers to the fact that unlike a can of soup at the supermarket or in your online shopping cart, real estate cannot be comparison shopped for the best price and purchased at the best price for that same identical product. Real estate products are always similar and never identical. Even two adjacent lots that are identical in almost every way, have a slight difference in location. Once those lots are developed with homes, the number of differences begin to multiply, whether it is size of the home, landscaping, layout, age of interior upfit, quality of interior upfit, quality of maintenance and so on.

Neoclassical economics indicates a perfectly competitive market as having the following: A large number of buyers and sellers (no one person dominates the market), no barriers or transaction costs, homogeneous product, and perfect information about the product and pricing. Real estate is clearly not homogeneous. The number of buyers and sellers for a particular product in a particular location is limited by geography, financing, and the limited time period within a property is listed. There are significant barriers that limit the liquidity in terms of time, costs and financing. Finally, information on real estate is often incomplete or partial – especially at the time that offers are made and prices set, which is prior to appraisals and home inspections. So real estate is very imperfect based on this definition and the impact of this are readily apparent in the real estate market.

What appear to be near-identical homes that are in the same subdivision will often sell with slight variations in price. When multiple appraisers approach the same property, there is often a slight variation among all of those conclusions of value, due to differences in comparables used or analysis of those comparables. This is common and happens all of the time. In fact, within each appraisal, after making adjustments to the comparables, the appraiser will typically have a range of values that are supported that often vary more than +/-5% from the median or average adjusted value.

Based on this understanding of market imperfection, it is important to note that very minor differences in value within an impact study do not necessarily indicate either a negative or positive impact. When the impacts measured fall within that +/-5%, I consider this to be within typical market variation/imperfection. Therefore it may be that there is a negative or positive impact identified if the impact is within that range, but given that it is indistinguishable from what amounts to the background noise or static within the real estate data, I do not consider indications of +/-5% to support a finding of a negative or positive impact.

Impacts greater than that range are however, considered to be strong indications of impacts that fall outside of typical market imperfection. I have used this as a guideline while considering the impacts identified within this report.

III. Research on Solar Farms

A. *Appraisal Market Studies*

I have also considered a number of impact studies completed by other appraisers as detailed below.

CohnReznick – Property Value Impact Study: Adjacent Property Values Solar Impact Study: A Study of Eight Existing Solar Facilities

Patricia McGarr, MAI, CRE, FRICS, CRA and Andrew R. Lines, MAI with CohnReznick completed an impact study for a proposed solar farm in Cheboygan County, Michigan completed on June 10, 2020. I am familiar with this study as well as a number of similar such studies completed by CohnReznick. I have not included all of these studies but I submit this one as representative of those studies.

This study addresses impacts on value from eight different solar farms in Michigan, Minnesota, Indiana, Illinois, Virginia and North Carolina. These solar farms are 19.6 MW, 100 MW, 11.9 MW, 23 MW, 71 MW, 61 MW, 40 MW, and 19 MW for a range from 11.9 MW to 100 MW with an average of 31 MW and a median of 31.5 MW. They analyzed a total of 24 adjoining property sales in the Test Area and 81 comparable sales in the Control Area over a five-year period.

The conclusion of this study is that there is no evidence of any negative impact on adjoining property values based on sales prices, conditions of sales, overall marketability, potential for new development or rate of appreciation.

Christian P. Kaila & Associates – Property Impact Analysis – Proposed Solar Power Plant Guthrie Road, Stuarts Draft, Augusta County, Virginia

Christian P. Kaila, MAI, SRA and George J. Finley, MAI developed an impact study as referenced above dated June 16, 2020. This was for a proposed 83 MW facility on 886 acres.

Mr. Kaila interviewed appraisers who had conducted studies and reviewed university studies and discussed the comparable impacts of other development that was allowed in the area for a comparative analysis of other impacts that could impact viewshed based on existing allowed uses for the site. He also discussed in detail the various other impacts that could cause a negative impact and how solar farms do not have such characteristics.

Mr. Kaila also interviewed county planners and real estate assessors in eight different Virginia counties with none of the assessor's identifying any negative impacts observed for existing solar projects.

Mr. Kaila concludes on a finding of no impact on property values adjoining the indicated solar farm.

Fred Beck, MAI, CCIM – Impact Analysis in Lincoln County, North Carolina, 2013

Mr. Fred Beck, MAI, CCIM completed an impact analysis in 2013 for a proposed solar farm that concluded on a negative impact on value. That report relied on a single cancelled contract for an adjoining parcel where the contracted buyers indicated that the solar farm was the reason for the cancellation. It also relied on the activities of an assessment impact that was applied in a nearby county.

This study was completed by the Chisago County Minnesota Assessor's Office on property prices adjacent to and in close vicinity of a 1,000-acre North Star solar farm in Minnesota. The study concluded that the North Star solar farm had "no adverse impact" on property values. Mr. Keefe further stated that, "It seems conclusive that valuation has not suffered."

Tim Connelly, MAI – Solar Impact Study of Proposed Solar Facility, New Mexico, 2023

This study is a detailed review of an Impact Study completed by Kirkland Appraisals, LLC for Rancho Viejo Solar. It goes through all of the analysis and confirms the applicability and reliability of the methods and conclusions. Mr. Connelly, MAI concurs that "the proposed solar project will not have a negative impact on market value, marketability, or enjoyment of property in the immediate vicinity of the proposed project."

Donald Fisher, ARA, 2021

Donald Fisher has completed a number of studies on solar farms and was quoted in February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of those studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."

Jennifer N. Pitts, MAI - Study of Residential Market Trends Surrounding Six Utility-Scale Solar Projects in Texas, 2023

This study was completed by Real Property Analytics with Ms. Pitts along with Erin M. Kiella, PhD, and Chris Yost-Bremm, PhD. This analysis considered these solar farms through different stages of the market from announcement of the project, during construction, and after construction. They found no indication of a negative impact on sales price, the ratio of sales price to listing price, or the number of Days on Market. They also researched individual sales and interviewed local brokers who confirmed that market participants were knowledgeable of the solar projects and did not result in a negative impact on sales price or marketing time.

Conclusion of Impact Studies

Of the ten studies noted eight included actual sales data to derive an opinion of no impact on value. The two studies to conclude on a negative impact includes the Fred Beck study based on no actual sales data, and he has since indicated that with landscaping screens he would not conclude on a negative impact. The other study by Mary Clay shows improper adjustments for time, a lack of confirmation of sales comparables, and exclusion of data that does not support her initial position.

I have relied on these studies as additional support for the findings in this impact analysis.

B. Articles

I have also considered a number of articles on this subject as well as conclusions and analysis as noted below.

Farm Journal Guest Editor, March 22, 2021 – Solar's Impact on Rural Property Values

Andy Ames, ASFMRA (American Society of Farm Managers and Rural Appraisers) published this article that includes a discussion of his survey of appraisers and studies on the question of property value related to solar farms. He discusses the university studies that I have cited as well as Patricia McGarr, MAI.

He also discusses the findings of Donald A. Fisher, ARA, who served six years at the Chair of the ASFMRA's National Appraisal Review Committee. He is also the Executive Vice President of the CNY

I have additional commentary from other states including New Jersey and Michigan that provide the same conclusion.

IV. University Studies

I have also considered the following studies completed by four different universities related to solar farms and impacts on property values.

A. University of Texas at Austin, May 2018

An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations

This study considers solar farms from two angles. First it looks at where solar farms are being located and concludes that they are being located primarily in low density residential areas where there are fewer homes than in urban or suburban areas.

The second part is more applicable in that they conducted a survey of appraisers/assessors on their opinions of the possible impacts of proximity to a solar farm. They consider the question in terms of size of the adjoining solar farm and how close the adjoining home is to the solar farm. I am very familiar with this part of the study as I was interviewed by the researchers multiple times as they were developing this. One very important question that they ask within the survey is very illustrative. They asked if the appraiser being surveyed had ever appraised a property next to a solar farm. There is a very noticeable divide in the answers provided by appraisers who have experience appraising property next to a solar farm versus appraisers who self-identify as having no experience or knowledge related to that use.

On Page 16 of that study they have a chart showing the responses from appraisers related to proximity to a facility and size of the facility, but they separate the answers as shown below with appraisers with experience in appraising properties next to a solar farm shown in blue and those inexperienced shown in brown. Even within 100 feet of a 102 MW facility the response from experienced appraisers were -5% at most on impact. While inexperienced appraisers came up with significantly higher impacts. This chart clearly shows that an uninformed response widely diverges from the sales data available on this subject.

They further tested the robustness of that finding and even in areas up to 2,000 population per square mile they found no statistically significant data to suggest a negative impact. They have not specifically defined a point at which they found negative impacts to begin, as the sensitivity study stopped checking at the 2,000-population dataset.

Where they did find negative impacts was in high population density areas that was largely a factor of running the study in Massachusetts and Rhode Island which the study specifically cites as being the 2nd and 3rd most population dense states in the USA. Mr. Lang in conversation as well as in recorded presentations has indicated that the impact in these heavily populated areas may reflect a loss in value due to the scarce greenery in those areas and not specifically related to the solar farm itself. In other words, any development of that site might have a similar impact on property value.

Based on this study I have checked the population for the Brogden Township of Wayne County. This township has a population of 19,414 people for 2023 based on hometownlocator.com and a total area of 80.89 square miles for an indication population density of 240 people per square mile. This is well below the threshold of 2,000 people per square mile indicated by the Rhode Island Study for a finding of no impact on property value.

I therefore conclude that the Rhode Island Study supports the indication of no impact on adjoining properties for the proposed solar farm project.

Township Of Brogden Data & Demographics (As of July 1, 2023)

POPULATION		HOUSING	
Total Population	19,414 (100%)	Total HU (Housing Units)	8,858 (100%)
Population in Households	18,883 (97.3%)	Owner Occupied HU	5,116 (57.8%)
Population in Families	15,337 (79.0%)	Renter Occupied HU	2,450 (27.7%)
Population in Group Quarters ¹	531 (2.7%)	Vacant Housing Units	1,292 (14.6%)
Population Density	240	Median Home Value	\$126,587
Diversity Index ²	79	Average Home Value	\$165,730
		Housing Affordability Index ³	136

INCOME		HOUSEHOLDS	
Median Household Income	\$42,168	Total Households	7,566
Average Household Income	\$61,284	Average Household Size	2.5000000000
% of Income for Mortgage ⁴	18%	Family Households	4,920
Per Capita Income	\$23,934	Average Family Size	3
Wealth Index ⁵	44		

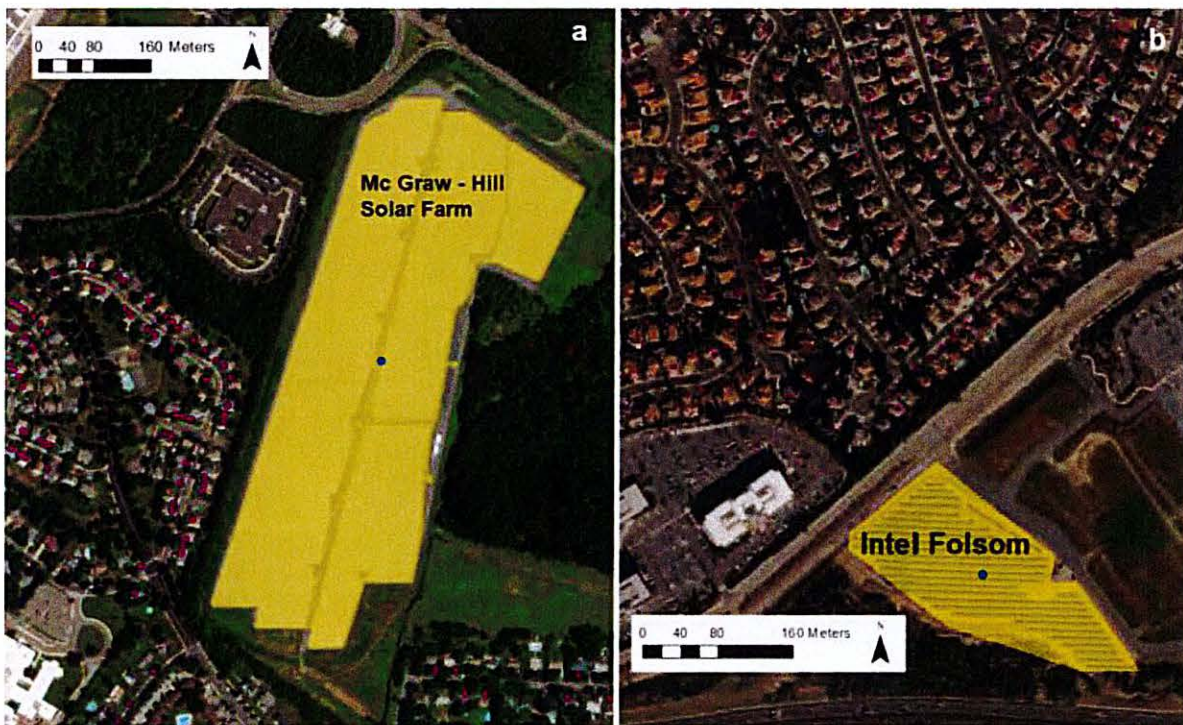
C. Georgia Institute of Technology, October 2020 Utility-Scale Solar Farms and Agricultural Land Values

This study was completed by Nino Abashidze as Post-Doctoral Research Associate of Health Economics and Analytics Lab (HEAL), School of Economics, Georgia Institute of Technology. This research was started at North Carolina State University and analyzes properties near 451 utility-scale ground-mount solar installations in NC that generate at least 1 MW of electric power. A total of 1,676 land sales within 5-miles of solar farms were considered in the analysis.

E. Lawrence Berkeley National Lab, March 2023

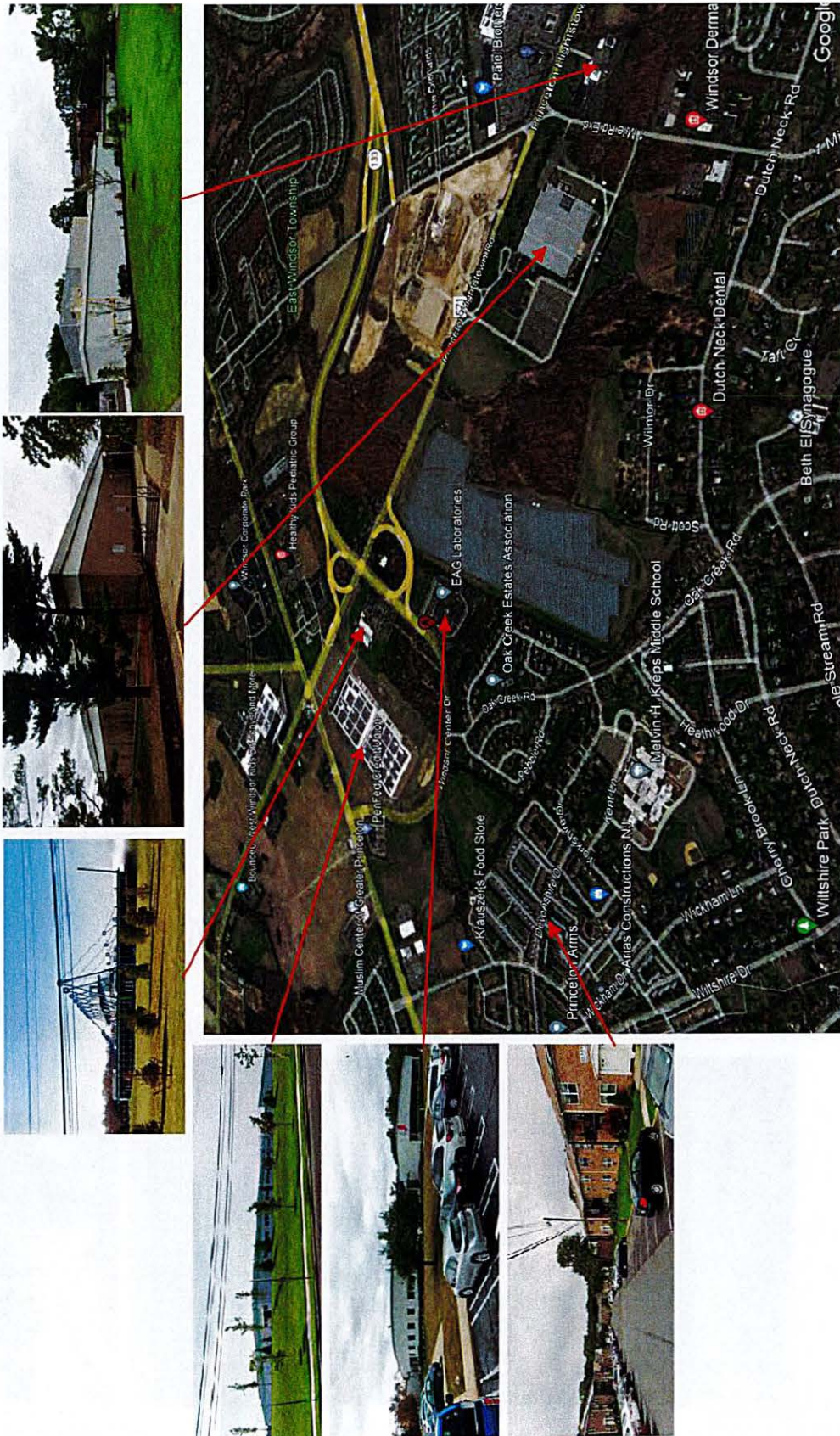
Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states

This study was completed by researchers including Salma Elmallah, Ben Hoen, K. Sydney Fujita, Dana Robson, and Eric Brunner. This analysis considers home sales before and after solar farms were installed within a 1 mile radius and compared them to home sales before and after the solar farms at a 2-4 mile radius. The conclusion found a 1.5% impact within 1 mile of a solar farm as compared to homes 2-4 miles from solar farms. This is the largest study of this kind on solar and addresses a number of issues, but also does not address a number of items that could potentially skew these results. First of all, the study found no impact in the three states with the most solar farm activity and only found impacts in smaller sets of data. The data does not in any way discuss actual visibility of solar farms or address existing vegetation screens. This lack of addressing this is highlighted by the fact that they suggest in the abstract that vegetative shading may be needed to address possible impacts. Another notable issue is the fact that they do not address other possible impacts within the radii being considered. This lack of consideration is well illustrated within the study on Figure A.1 where they show satellite images of McGraw Hill Solar Farm in NJ and Intel Folsom in CA. The Folsom image clearly shows large highways separating the solar farm from nearby housing, but with tower office buildings located closer to the housing being considered. In no place do they address the presence of these towers that essentially block those homes from the solar farm in some places. An excerpt of Fig. A.1. is shown below.

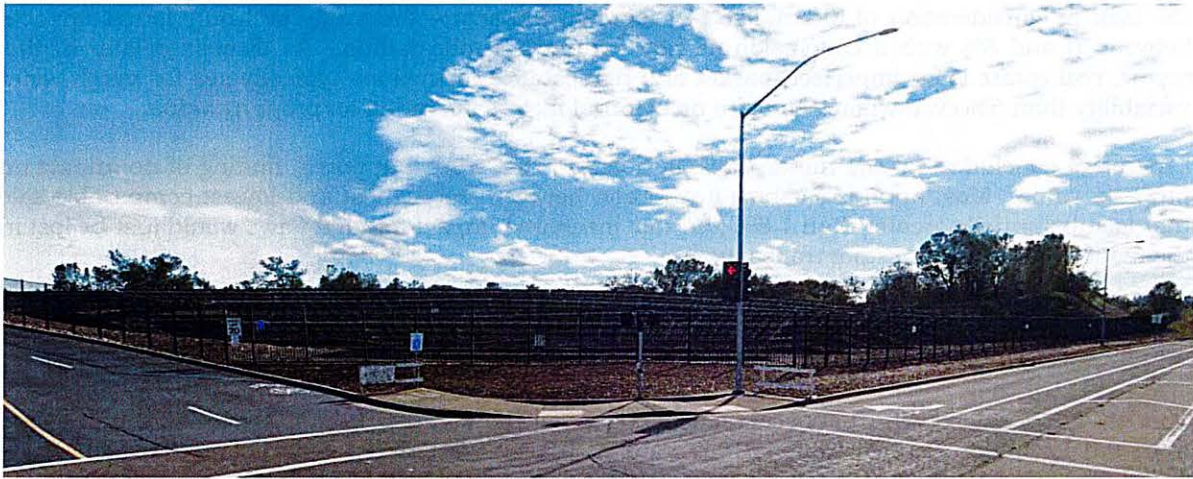


For each of these locations, I have panned out a little further on Google Earth to show the areas illustrated to more accurately reflect the general area. For the McGraw Hill Solar Farm you can see there is a large distribution warehouse to the west along with a large offices and other industrial uses. Further to the west is a large/older apartment complex (Princeton Arms). To the east there are more large industrial buildings. However, it is even more notable that 1.67 miles away to the west is Cranbury Golf Club. Given how this analysis was set up, these homes around the industrial buildings are being compared to homes within this country club to help establish impacts from the

EXHIBIT A



On the Intel Folsom map I have shown the images of two of the Intel Campus buildings, but there are roughly 8 such buildings on that site with additional solar panels installed in the parking lot as shown in that image. I included two photos that show the nearby housing having clear and close views of adjoining office parking lots. This illustrates that the homes in that 1 mile radius are significantly more impacted by the adjoining office buildings than a solar farm located distantly that are not within the viewshed of those homes. Also, this solar farm is located on land adjoining the Intel Campus on a tract that is zoned M-1 PD, which is a Light Industrial/Manufacturing zoning. Furthermore, the street view at the solar farm shows not only the divided four-lane highway that separates the office buildings and homes from the solar farm, but also shows that there is no landscaping buffer at this location. All of these factors are ignored by this study. Below is another image of the Folsom Solar at the corner of Iron Point Road and Intel West Driveway which shows just how close and how unscreened this project is.



Compare that image from the McGraw Hill Street view facing south from County Rte 571. There is a distant view and much of the project is hidden by a mix of berms and landscaping. The analysis makes no distinction between these projects.



The third issue with this study is that it identifies impacts following development in areas where they note that "more adverse home price impacts might be found where LSPVPS (large-scale

V. Assessor Surveys

I have attempted to contact all of the assessor departments in North Carolina to determine how local assessors are handling solar farms and adjoining property values. I have spoken personally with a number of assessors, but much of this data was obtained via email. I have 39 counties in NC that have both responded to these questions on property value and also have solar farms in that county. I have excluded responses from assessors from counties where there are no current solar farms.

As can be seen in the chart below, of the 39 responses all of the responses have indicated that they make no adjustment to properties adjoining solar farms. Several assessors indicated that it would require an adjoining property owner to appeal their property value with data showing a negative impact before they would make any adjustment and to date they have not had that happen.

NC Assessor Survey on Solar Farm Property Value Impacts

County	Assessor's Name	Number of Farms	Change in Adjacent Property Value
Alexander	Doug Fox	3	No
Buncombe	Lisa Kirbo	1	No
Burke	Daniel Isenhour	3, 2 on 1 parcel, 1 on 3 parcels	No
Cabarrus	Justin	less than 10, more in the works	No
Caldwell	Monty Woods	3 small	No, but will look at data in 2025
Catawba	Lori Ray	14	No
Chatham	Jenny Williams	13	No
Cherokee	Kathy Killian	9	No
Chowan	Melissa Radke	3, 1 almost operational	No
Clay	Bonnie L. Lyvers	1	No
Davidson	Libby	1	No
Duplin	Gary Rose	34, 2 more in planning	No
Franklin	Marion Cascone	11	No
Gaston	Traci Hovis	3	No
Gates	Chris Hill	3	No
Granville	Jenny Griffin	8	No
Halifax	C. Shane Lynch	Multiple	No
Hoke	Mandi Davis	4	No
Hyde	Donnie Shumate	1 to supplement egg processing plant	No
Iredell	Wes Long	2, 3 others approved	No
Lee	Lisa Faulkner	8	No
Lincoln	Susan Sain	2	No
Moore	Michael Howery	10	No
New Hanover	Rhonda Garner	35	No
Orange	Chad Phillip	2 or 7 depending on breakdown	No
Pender	Kayla Bolick Futrell	6	No
Person	Russell Jones	9	No
Pitt	Russell D. Hill	8, 1 in planning	No
Randolph	Mark Frick	19	No
Rockingham	Mark C McClintock	6	No
Rutherford	Kim Aldridge	20	No
Sampson	Jim Johnson	9, 1 in construction	No
Scotland	James Brown	15, 1 in process	No
Stokes	Richard Brim	2	No
Surry	Penny Harrison	4, 2 more in process	No
Union	Robin E. Merry	6	No
Vance	Cathy E. Renn	13	No
Warren	John Preston	7	No
Wayne	Alan Lumpkin	32	No
Wilson	William (Witt) Putney	~16	No, mass appraisal standards applied

Responses: 39

Negative Impact on Adjoining Value = Yes: 0

Negative Impact on Adjoining Value = No: 39

I have been working on a survey of Assessors in multiple states regarding property values related to solar farms and whether or not the local assessors have found any data to support any changes to value on property adjoining solar farms. In this process I have contacted every assessor's office by

EXHIBIT A

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VI. Solar Farms Identified in Wayne and Adjoining Counties

Solar #	Name	County	City	Output (MW)	Total Acres	Used Acres	Avg. Dist to home	Closest Home	Adjoining Use by Acre			
									Res	Agri	Agri/Res	Com
1	Goldsboro	Wayne	Goldsboro	6.65	38	38			35%	23%	0%	42%
23	Freemont	Wayne	Freemont	5	55.26	55.26			0%	100%	0%	0%
34	Elizabeth	Johnston	Smithfield	4	34.85	34.85			12%	81%	0%	7%
35	Nitro	Johnston	Smithfield	5	84.5	26.63			1%	82%	17%	0%
40	Sampson		Roseboro	2	49.21	14.32			5%	95%	0%	0%
42	Bizzell 1	Johnston	Selma		82.38	55.06	549	159	8%	52%	40%	0%
43	Bizzell 2	Johnston	Selma		103.01	39.63	232	67	27%	71%	0%	2%
45	Candace	Johnston	Princeton		54	54	642	460	24%	76%	0%	0%
46	Happy	Johnston	Benson		44.344	44.344	1,194	1,130	1%	57%	42%	0%
47	Murdock	Johnston	Clayton		31.882	31.882	374	268	0%	46%	53%	1%
49	Princeton 2	Johnston	Princeton		53.539	32.149	493	139	25%	0%	75%	0%
51	Red Toad Cleveland	Johnston	Smithfield	1.99	161.23	15	123	80	1%	99%	0%	0%
53	Buffalo	Johnston	Selma		49.23	15	N/A	N/A	30%	0%	0%	70%
54	Landmark	Johnston	Willow Springs		24.71	24.71	293	176	6%	51%	43%	0%
59	Longleaf	Johnston	Smithfield		158		1,124	125	3%	70%	27%	0%
60	Piper	Johnston	Princeton		73		350	190	4%	89%	7%	0%
61	Sadie	Johnston	Princeton		109		536	250	1%	8%	91%	0%
62	Signature	Johnston	Princeton		69.038		580	580	7%	93%	0%	0%
63	Wellons	Johnston	Smithfield		99.26		3,150	3,150	1%	4%	95%	0%
64	Lynch	Johnston	Selma		125.39	15	2,626	165	8%	85%	7%	0%
65	Stevens Chapel	Johnston	Smithfield		54.009	15	1,421	110	5%	3%	92%	0%
66	5840 Buffalo	Johnston	Selma		40.47	15	637	220	1%	26%	73%	0%
67	Langdon	Johnston	Four Oaks		32.12		239	90	30%	70%	0%	0%
72	Vinson	Johnston	Clayton		44.46		566	148	12%	88%	0%	0%
73	7807 Buffalo	Johnston	Selma		750.9		273	266	2%	98%	0%	0%
101	Narencio	Johnston	Smithfield		241.74	34.85	1,875	380	20%	77%	3%	0%
106	Scarlett	Lenoir	La Grange		17.03	17.03	1,041	530	7%	93%	0%	0%
122	Church Rd	Johnston	Angier	4.998	43.37	26	724	240	48%	52%	0%	0%
123	Page South	Johnston	Willow Springs		19.373		394	200	57%	43%	0%	0%
144	Highwater II	Wayne	Goldsboro		48.3		N/A	N/A	23%	77%	0%	0%
149	Mule Farm	Johnston	Benson	2	20.48	19	152	55	89%	0%	0%	11%
150	Rosewood	Wayne	Goldsboro	1.99	27.53		448	100	10%	80%	10%	0%
152	Goldsboro Esa	Wayne	Goldsboro	4.996	42.99	32	321	180	24%	11%	0%	65%
162	Four Oaks	Johnston	Four Oaks	2	41.84		922	790	2%	71%	27%	0%
168	Wilfork	Wayne	Goldsboro	5	39.4		288	250	4%	96%	0%	0%
169	Icarus	Wayne	La Grange	3	27		293	225	2%	98%	0%	0%
170	Robin	Wayne	Dudley	5	112.89		1,120	445	13%	50%	37%	0%
188	Benson	Johnston	Benson	4.996	32.098		506	255	15%	85%	0%	0%
194	Mt. Olive I	Wayne	Mt. Olive	6.8	129.57		1,119	110	13%	72%	12%	2%
195	Mt. Olive II	Wayne	Mt. Olive	6.65	55.69		319	215	20%	60%	20%	0%
196	S Elm City	Wilson	Elm City		38.41	33.93	167	113	22%	78%	0%	0%
197	E Elm City	Wilson	Elm City		39.79	35.79	262	101	94%	0%	0%	6%
199	Mooring 2	Lenoir	La Grange	5	97.21	25.07	575	575	7%	93%	0%	0%
209	Canon	Johnston	Smithfield	5	101.64	27.37	1,146	215	4%	41%	55%	0%
213	Banner	Johnston	Benson		51.92		1,380	440	3%	51%	46%	0%
218	Wendell	Johnston	Wendell	5	75.06		593	215	19%	67%	14%	0%
230	Thanksgiving Fire	Johnston	Zebulon	1.999	20.3		354	175	19%	81%	0%	0%
256	Jordan & C	Sampson	Faison	1.5	95.05		319	185	1%	99%	0%	0%
296	Lane	Wayne	Goldsboro		168.92	30	2,513	1,985	2%	95%	3%	0%
340	Timothy	Sampson	Dunn	0.48	26.83		694	485	9%	90%	0%	1%
344	Belafonte	Duplin	Calypso	3.4	122.55		1,285	1,285	0%	69%	30%	1%
355	Cookstown	Wayne	Goldsboro	5	62.75	37.1	453	145	35%	44%	21%	0%
368	Warsaw	Duplin	Warsaw	87.5	585.97	499	526	130	11%	66%	21%	3%
376	Suncaster	Wayne	Pikeville	5	65.5	39	332	120	15%	85%	0%	0%
377	Ransom	Sampson	Clinton	5	41.52	36	233	185	13%	78%	9%	0%
387	Williams	Johnston	Newton Grove	5	29.33	29.33	393	335	13%	87%	0%	0%
397	McCullen	Sampson	Clinton		53.1	51	225	105	40%	0%	60%	0%
456	Eros	Duplin	Calypso		80.4	31.9	-	-	0%	100%	0%	0%
485	McGrigor	Sampson	Clinton	5	40.99	32.49	315	150	38%	9%	0%	53%
499	Summitt	Wayne	Mt Olive	3	59.67	16.79	761	270	8%	49%	44%	0%
512	Harrison-Van Buren	Sampson	Roseboro	7	200	65.5	1,015	175	7%	84%	9%	0%
515	Truman(NC)	Johnston	Wendell	5	123.27	40.64	1,122	915	19%	28%	53%	0%
553	Overman	Wayne	Goldsboro		242.99	66.6	1,255	580	7%	76%	0%	17%
554	Faraday	Sampson	Dunn	2	136.1	16.08	1,610	450	2%	79%	19%	0%
578	Brick City	Duplin	Wallace	5	47.8	26.5	120	70	26%	21%	0%	53%
587	Ramp	Wayne	Goldsboro	2	15.23	15.23	327	275	100%	0%	0%	0%
588	Wedge	Wayne	Goldsboro	5	32.68	32.68	2,000	2,000	40%	36%	25%	0%
614	HCE Johnston I	Johnston	Willow Springs	2.6	31.54	13.29	485	335	15%	82%	0%	3%
632	Solar Lee	Wayne	Mount Olive	5	38.06	27	250	88	28%	60%	12%	0%
646	Grifton	Lenoir	Grifton	5	101.51	41.3	1,023	460	5%	59%	35%	1%

VII. Market Analysis of the Impact on Value from Solar Farms

I have researched hundreds of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This research has primarily been in North Carolina, but I have also conducted market impact analyses in Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, California, Missouri, Florida, Montana, Georgia, Louisiana, and New Jersey.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property on the previous page. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Scope of Research section of this report.

I also consider whether the properties adjoining a solar farm in one location have characteristics similar to the properties abutting or adjoining the proposed site so that I can make an assessment of market impact on each proposed site. Notably, in most cases solar farms are placed in areas very similar to the site in question, which is surrounded by low density residential and agricultural uses. In my over 900 studies, I have found a striking repetition of that same typical adjoining use mix in over 90% of the solar farms I have looked at. Matched pair results in multiple states are strikingly similar, and all indicate that solar farms – which generate very little traffic, and do not generate noise, dust or have other harmful effects – do not negatively impact the value of adjoining or abutting properties.

On the following pages I have considered matched pair data specific to Wayne County and adjoining counties. After that I consider solar farm data throughout North Carolina, which repeats some data from the first set.

The first three comparables noted are in Wayne County.

In the next section I have considered matched pair data throughout the Southeast of the United States as being the most similar states that would most readily compare to North Carolina. This includes data from Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia and Maryland. I focused on projects of 5 MW and larger though I have significant supplemental data on solar farms just smaller than that in North Carolina that show similar results. This data is available in my files.

The primary reason I have focused on 5 MW and larger is that 5 MW is the most common size of a solar farm in NC and these larger projects have more data to show as well as more adjoining uses that may have sold. This substantially increases the amount of potential data that can be considered. Furthermore, the general expectation is that if a larger project has no negative impacts on property values, then smaller projects would have less cause for a negative impact. The data supports this expectation as outlined on Page 12 of this report.

I have significant supplemental data on solar farms smaller than 5 MW in North Carolina that show similar results. This data is available in my files.

I have additional supporting information from other states in my files that show a consistent pattern across the United States, but again, I have focused on the Southeast in this analysis.

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	Americana SqFt. 3,194 Bed / Bath 3 / 3.5	Price: \$237,900 View Now »		Washington SqFt. 3,292 Bed / Bath 4 / 3.5	Price: \$244,900 View Now »
	Presidential SqFt. 3,400 Bed / Bath 5 / 3.5	Price: \$247,900 View Now »		Kennedy SqFt. 3,494 Bed / Bath 5 / 3	Price: \$249,900 View Now »
	Virginia SqFt. 3,449 Bed / Bath 5 / 3	Price: \$259,900 View Now »			

The homes adjoining the solar farm are considered to have a light landscaping screen as it is a narrow row of existing pine trees supplemented with evergreen plantings.

EXHIBIT A

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price /SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average size for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

I have also considered four more recent resales of homes in this community as shown on the following page. These comparable sales adjoin the solar farm at distances ranging from 315 to 400 feet. The matched pairs show a range from -9% to +6%. The range of the average difference is -2% to +1% with an average of 0% and a median of +0.5%. These comparable sales support a finding of no impact on property value.

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I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of annualized appreciation has been compared to the Federal Housing Finance Administration Home Price Index (FHFA HPI) for Goldsboro over the same time period. There are slight discrepancies given that the HPI is by quarter and especially in the 2021/2022 time period that could amount to as much as a 5 month difference which had significant variation in value in that time period. The appreciation rates in the non-2021/2022 time period are considered more reliable due to the atypical market in that time frame.

The average and median appreciation rates for the homes adjoining the solar farm are all higher than the FHFA HPI measured specifically for Goldsboro.

Furthermore, the home sale shown below at 2402 Granville Drive originally sold prior to the solar farm being announced or built. This Sale/Resale analysis not only shows no negative impact on the appreciation, but also shows no negative impact due to the solar farm being built at this location as the original 2012 sale was prior to any knowledge of a solar farm to adjoin this home.

Sale/Resale Appreciation										
	Address	Initial Sale Date	Initial Sale Price	2nd Sale Date	2nd Sale Price	Year Diff.	\$ Apprec.	% Apprec.	Annual Apprec.	FHFA HPI
1	103 Granville	Apr-13	\$245,000	Jul-18	\$265,000	5.32	\$20,000	8.16%	1.53%	0.56%
2	105 Erin	Jul-14	\$250,000	Jun-17	\$280,000	2.97	\$30,000	12.00%	4.04%	-0.34%
3	2312 Granville	Dec-13	\$255,000	May-15	\$262,000	1.41	\$7,000	2.75%	1.95%	-2.84%
4	2312 Granville	May-15	\$262,000	May-18	\$284,900	3	\$22,900	8.74%	2.91%	2.33%
5	2310 Granville	Aug-13	\$250,000	May-19	\$280,000	5.79	\$30,000	12.00%	2.07%	1.04%
6	2308 Granville	Sep-13	\$260,000	Nov-15	\$267,500	2.2	\$7,500	2.88%	1.31%	-0.91%
7	2304 Granville	Sep-12	\$198,000	Jun-17	\$225,000	4.75	\$27,000	13.64%	2.87%	-0.63%
8	102 Erin	Aug-14	\$253,000	Nov-16	\$270,000	2.25	\$17,000	6.72%	2.99%	1.33%
9	104 Erin	Jun-17	\$280,000	May-22	\$392,900	5.04	\$112,900	40.32%	8.00%	11.70%
10	2312 Granville	May-18	\$284,900	Sep-21	\$357,000	3.49	\$72,100	25.31%	7.26%	6.31%
11	2308 Granville	Nov-15	\$267,500	Apr-21	\$345,000	5.52	\$77,500	28.97%	5.25%	3.62%
12	2304 Granville	Jun-17	\$225,000	Apr-22	\$330,000	5.02	\$105,000	46.67%	9.29%	11.74%
13	2402 Granville	Dec-12	\$240,000	Jul-22	\$410,000	9.83	\$170,000	70.83%	7.21%	5.60%
								Avg	4.36%	3.04%
								Median	2.99%	1.33%

EXHIBIT A

Cookstown Solar Farm

Address	Initial Sale		Second Sale		FHFA	\$	%
	Date	Price	Date	Price	HPI Value	Diff.	Diff.
1 411 N Cottonwood	6/30/2015	\$154,000	7/2/2020	\$182,000	\$172,000	\$10,000	5.81%
2 411 N Cottonwood	6/30/2015	\$154,000	10/31/2022	\$280,000	\$244,000	\$36,000	14.75%
3 411 N Cottonwood	7/2/2020	\$182,000	10/31/2022	\$280,000	\$259,000	\$21,000	8.11%
					Average		9.56%
					Median		8.11%
					High		14.75%
					Low		5.81%

This data shows that in every instance, the home adjoining the solar farm outperformed the expectation and this data strongly suggests a positive relationship between the solar farm and the adjoining home value.

4. Matched Pair – Gastonia Solar Center, Gastonia, Gaston County, NC



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5. Matched Pair – Summit/Ranchlands Solar, Moyock, Currituck County, NC

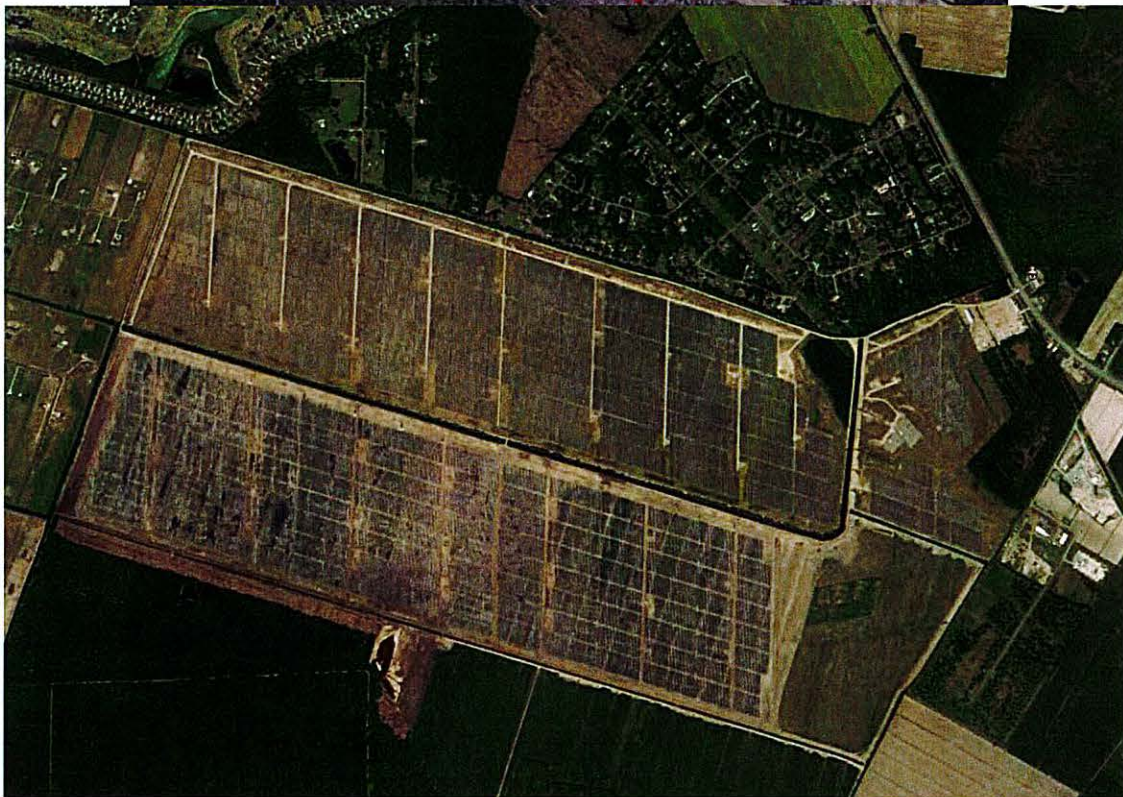
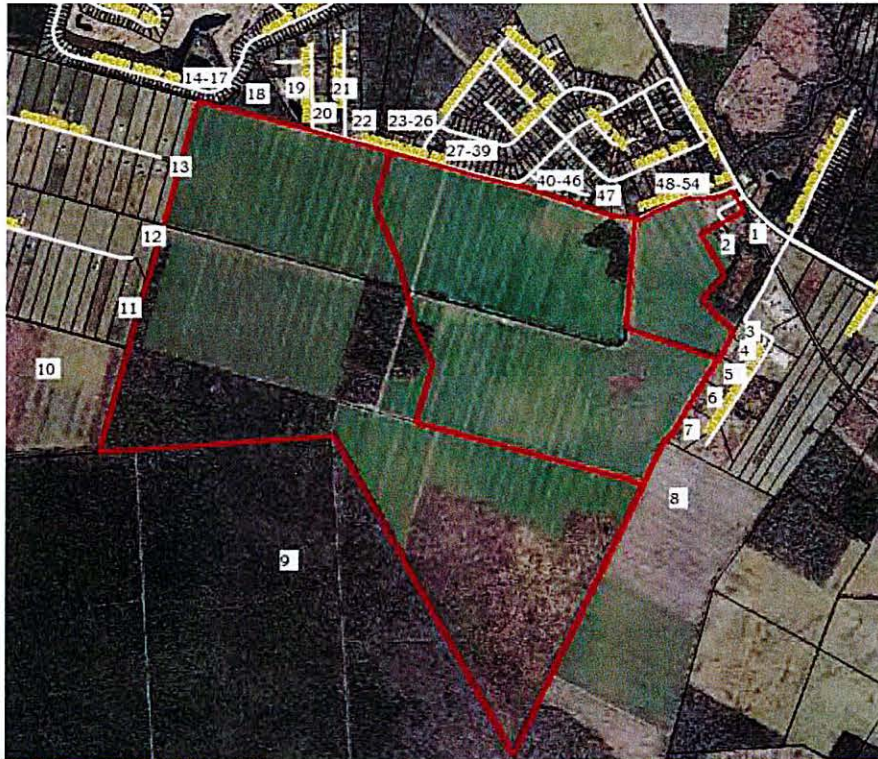


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Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
29	Adjoins	164 Ranchland	1.01	4/30/2019	\$169,000	1999	2,052	\$82.36	4/2	Gar	MFG		440
	Not	150 Pinto	0.94	3/27/2018	\$168,000	2017	1,920	\$87.50	4/2	Drive	MFG		
	Not	105 Longhorn	1.90	10/10/2017	\$184,500	2002	1,944	\$94.91	3/2	Drive	MFG		
	Not	112 Pinto	1.00	7/27/2018	\$180,000	2002	1,836	\$98.04	3/2	Drive	MFG	Fenced	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	164 Ranchland								\$169,000		-10%
Not	150 Pinto	\$5,649		-\$21,168	\$8,085			\$5,000	\$165,566	2%	
Not	105 Longhorn	\$8,816	-\$10,000	-\$3,875	\$7,175			\$5,000	\$191,616	-13%	
Not	112 Pinto	\$4,202		-\$3,780	\$14,824			\$5,000	\$200,245	-18%	

Adjoining Residential Sales After Solar Farm Built

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Adjoins	358 Oxford	10.03	9/16/2019	\$478,000	2008	2,726	\$175.35	3/3	2 Gar	Ranch		635
	Not	276 Summit	10.01	12/20/2017	\$355,000	2006	1,985	\$178.84	3/2	2 Gar	Ranch		
	Not	176 Providence	6.19	5/6/2019	\$425,000	1990	2,549	\$166.73	3/3	4 Gar	Ranch	Brick	
	Not	1601 B Caratoke	12.20	9/26/2019	\$440,000	2016	3,100	\$141.94	4/3.5	5 Gar	Ranch	Pool	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	358 Oxford								\$478,000		5%
Not	276 Summit	\$18,996		\$3,550	\$106,017	\$10,000			\$493,564	-3%	
Not	176 Providence	\$4,763		\$38,250	\$23,609		-\$10,000	-\$25,000	\$456,623	4%	
Not	1601 B Caratoke	-\$371	\$50,000	-\$17,600	-\$42,467	-\$5,000	-\$10,000		\$414,562	13%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
	Nearby	343 Oxford	10.01	3/9/2017	\$490,000	2016	3,753	\$130.56	3/3	2 Gar	1.5 Story	Pool	970
	Not	287 Oxford	10.01	9/4/2017	\$600,000	2013	4,341	\$138.22	5/4.5	8-Gar	1.5 Story	Pool	
	Not	301 Oxford	10.00	4/23/2018	\$434,000	2013	3,393	\$127.91	5/3	2 Gar	1.5 Story		
	Not	218 Oxford	10.01	4/4/2017	\$525,000	2006	4,215	\$124.56	4/3	4 Gar	1.5 Story	VG Barn	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	343 Oxford								\$490,000		3%
Not	287 Oxford	-\$9,051		\$9,000	-\$65,017	-\$15,000	-\$25,000		\$494,932	-1%	
Not	301 Oxford	-\$14,995	-\$10,000	\$6,510	\$36,838				\$452,353	8%	
Not	218 Oxford	-\$1,150		\$26,250	-\$46,036		-\$10,000	-\$10,000	\$484,064	1%	

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This project is located in rural Nash County on Winters Road with a 5 MW facility that was built in 2016 on 50 acres. A local builder acquired parcels 9 and 10 following construction as shown below at rates comparable to other tracts in the area. They then built a custom home for an owner and sold that at a price similar to other nearby homes as shown in the matched pair data below. The retained woods provide a heavy landscaped buffer for this homesite.

Adjoining Land Sales After Solar Farm Completed

#	Solar Farm	TAX ID	Grantor	Grantee	Address	Acres	Date Sold	Sales Price	\$/AC	Other
9 & 10	Adjoins	316003	Cozart	Kingsmill	9162 Winters	13.22	7/21/2016	\$70,000	\$5,295	
		& 316004								
	Not	6056	Billingsly		427 Young	41	10/21/2016	\$164,000	\$4,000	
	Not	33211	Fulcher	Weikel	10533 Cone	23.46	7/18/2017	\$137,000	\$5,840	Doublewide, structures
	Not	106807	Perry	Gardner	Claude Lewis	11.22	8/10/2017	\$79,000	\$7,041	Gravel drive for sub, cleared
	Not	3437	Vaughan	N/A	11354 Old Lewis Sch	18.73	Listing	\$79,900	\$4,266	Small cemetery, wooded

Adjoining Sales Adjusted

Time	Acres	Location	Other	Adj \$/Ac	% Diff
				\$5,295	
\$0	\$400	\$0	\$0	\$4,400	17%
-\$292	\$292	\$0	-\$500	\$5,340	-1%
-\$352	\$0	\$0	-\$1,000	\$5,689	-7%
-\$213	\$0	\$0	\$213	\$4,266	19%
Average					7%

Adjoining Residential Sales After Solar Farm Completed

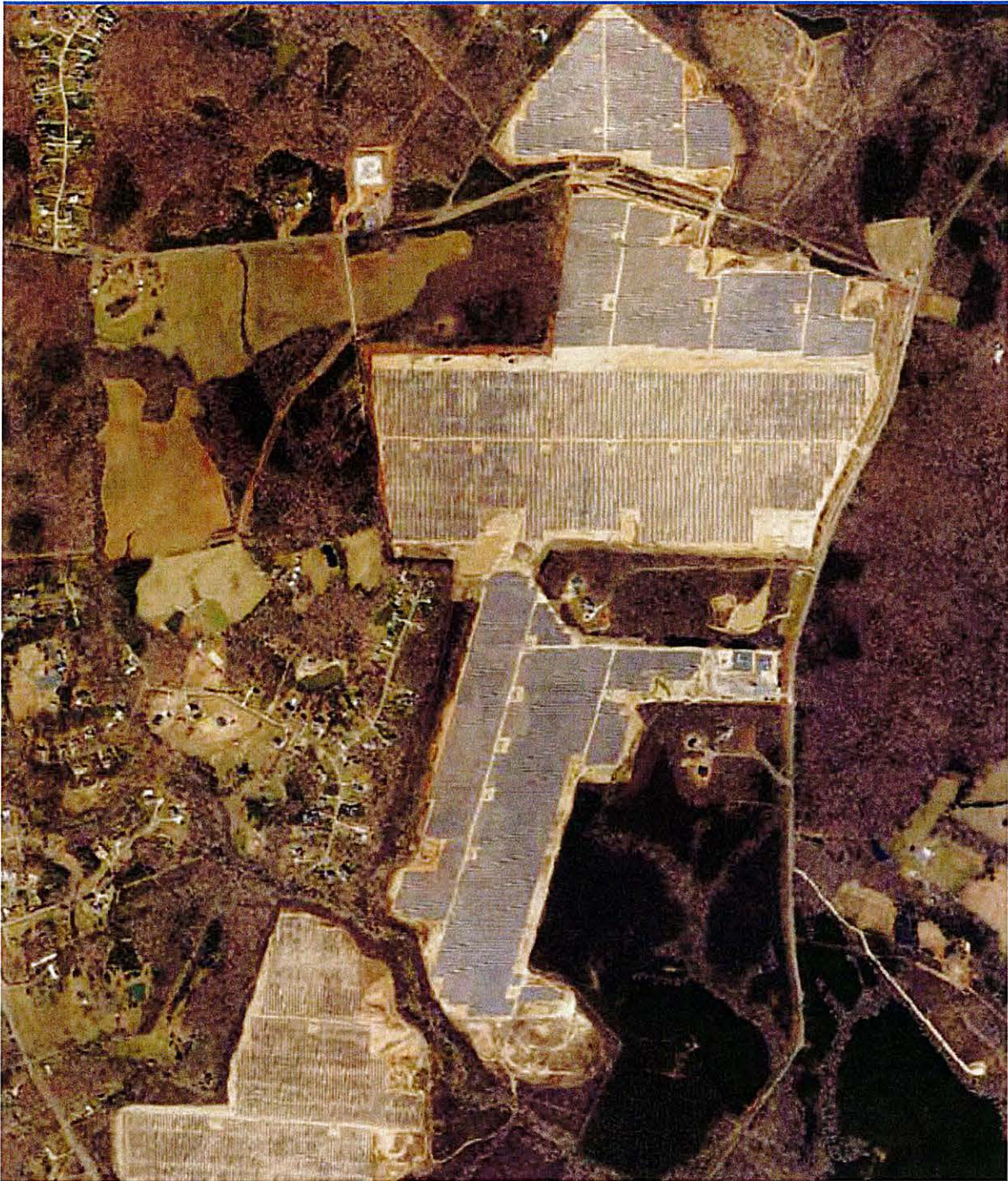
#	Solar Farm	n	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Other
9 & 10	Adjoins	ix	9162 Winters	13.22	1/5/2017	\$255,000	2016	1,616	\$157.80	3/2	Ranch	1296 sf wrkshp
	Not	iv	7352 Red Fox	0.93	6/30/2016	\$176,000	2010	1,529	\$115.11	3/2	2-story	

Adjoining Sales Adjusted

Time	Acres	YB	GLA	Style	Other	Total	% Diff
						\$255,000	
\$0	\$44,000	\$7,392	\$5,007	\$5,000	\$15,000	\$252,399	1%

The comparables for the land show either a significant positive relationship or a mild negative relationship to having and adjoining solar farm, but when averaged together they show no negative impact. The wild divergence is due to the difficulty in comping out this tract of land and the wide variety of comparables used. The two comparables that show mild negative influences include a property that was partly developed as a residential subdivision and the other included a doublewide with some value and accessory agricultural structures. The tax assessed value on the improvements were valued at \$60,000. So both of those comparables have some limitations for comparison. The two that show significant enhancement due to adjacency includes a property with a cemetery located in the middle and the other is a tract almost twice as large. Still that larger tract after adjustment provides the best matched pair as it required the least adjustment. I therefore conclude that there is no negative impact due to adjacency to the solar farm shown by this matched pair.

7. Matched Pair – McBride Place Solar Farm, Midland, Cabarrus County, NC



This project is located on Mount Pleasant Road, Midland, North Carolina. The property is on 627 acres on an assemblage of 974.59 acres. The solar farm was approved in early 2017 for a 74.9 MW facility.

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Adjoining Residential Sales After Solar Farm Built

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	5811 Kristi	3.74	3/31/2020	\$530,000	2018	3,858	\$137.38	5/3.5	2 Gar	2-story	Cement Ext
Not	3915 Tania	1.68	12/9/2019	\$495,000	2007	3,919	\$126.31	3/3.5	2 Gar	2-story	3Det Gar
Not	6782 Manatee	1.33	3/8/2020	\$460,000	1998	3,776	\$121.82	4/2/2h	2 Gar	2-story	Water
Not	314 Old Hickory	1.24	9/20/2019	\$492,500	2017	3,903	\$126.18	6/4.5	2 Gar	2-story	

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	5811 Kristi								\$530,000		5%
Not	3915 Tania	\$6,285		\$27,225	-\$3,852		-\$20,000		\$504,657	5%	
Not	6782 Manatee	\$1,189		\$46,000	\$4,995	\$5,000			\$517,183	2%	
Not	314 Old Hickory	\$10,680		\$2,463	-\$2,839	-\$10,000			\$492,803	7%	

After adjusting the comparables, I found that the average adjusted value shows a slight increase in value for the subject property adjoining a solar farm. As in the other cases, this is a mild positive impact on value but within the typical range of real estate transactions.

I also looked at 5833 Kristi Lane that sold on 9/14/2020 for \$625,000. This home is 470 feet from the closest panel.

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Nearby	5833 Kristi	4.05	9/14/2020	\$625,000	2008	4,373	\$142.92	5/4	3-Car	2-Brick	
Not	4055 Dakeita	4.90	12/30/2020	\$629,000	2005	4,427	\$142.08	4/4	4-Car	2-Brick	4DetGar/Stable
Not	9615 Bales	2.16	6/30/2020	\$620,000	2007	4,139	\$149.79	4/5	3-Car	2-Stone	2DetGar
Not	9522 Bales	1.47	6/18/2020	\$600,000	2007	4,014	\$149.48	4/4.5	3-Car	2-Stone	

Adjoining Sales Adjusted

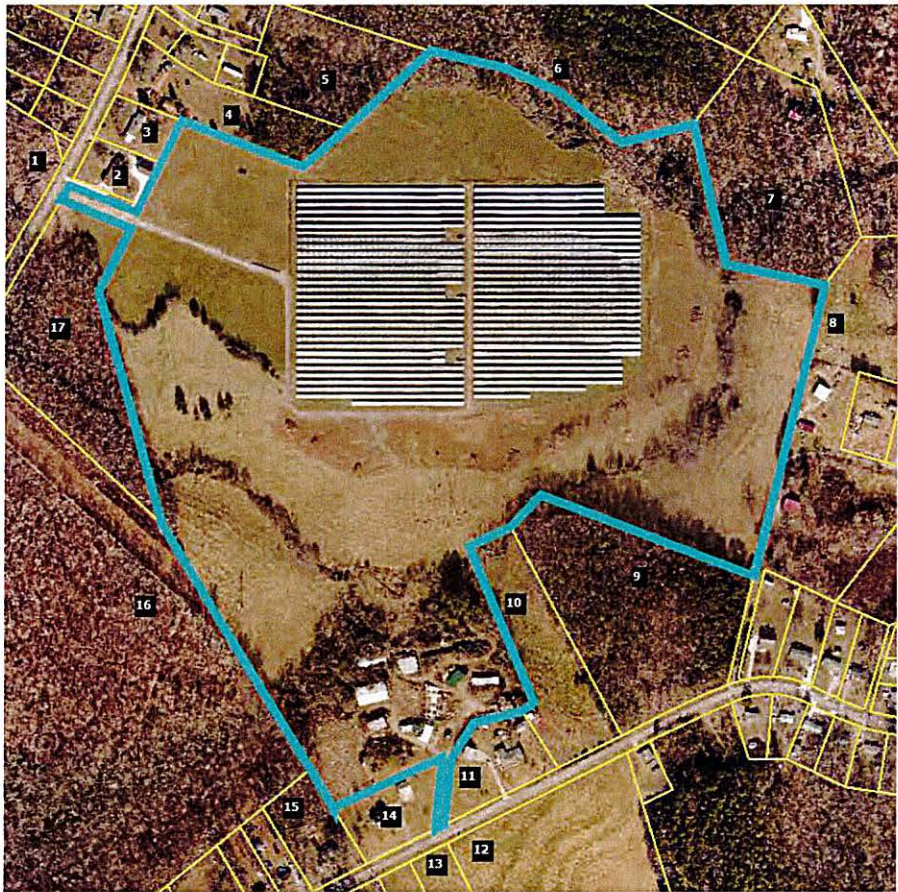
Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
5833 Kristi								\$625,000			470
4055 Dakeita	-\$9,220		\$5,661	-\$6,138		-\$25,000		\$594,303	5%		
9615 Bales	\$6,455		\$1,860	\$28,042	-\$10,000	-\$15,000		\$631,356	-1%		
9522 Bales	\$7,233		\$1,800	\$42,930	-\$5,000			\$646,963	-4%		
										0%	

The average difference is 0% impact and the differences are all within a close range with this set of comparables and supports a finding of no impact on property value.

I have also looked at 4504 Chanel Court. This home sold on January 1, 2020 for \$393,500 for this 3,010 square foot home built in 2004 with 3 bedrooms, 3.5 bathrooms, and a 3-car garage. This home includes a full partially finished basement that significantly complicates comparing this to other sales. This home previously sold on January 23, 2017 for \$399,000. This was during the time that the solar farm was a known factor as the solar farm was approved in early 2017 and public discussions had already commenced. I spoke with Rachelle Killman with Real Estate Realty, LLC the buyer's agent for this transaction and she indicated that the solar farm was not a factor or consideration for the buyer. She noted that you could see the panels sort of through the trees, but it wasn't a concern for the buyer. She was not familiar with the earlier 2017 sale, but indicated that it was likely too high. This again goes back to the partially finished basement issue. The basement has a fireplace, and an installed 3/4 bathroom but otherwise bare studs and concrete floors with different buyers assigning varying value to that partly finished space. I also reached out to Don Gomez with Don Anthony Realty, LLC as he was the listing agent.

I also looked at the recent sale of 4599 Chanel Court. This home is within 310 feet of solar panels but notably does not have a good landscaping screen in place as shown in the photo below. The plantings appear to be less than 3-feet in height and only a narrow, limited screen of existing hardwoods were kept. The photograph is from the listing.

8. **Matched Pair – Mariposa Solar, Gaston County, NC**



This project is a 5 MW facility located on 35.80 acres out of a parent tract of 87.61 acres at 517 Blacksnake Road, Stanley that was built in 2016.

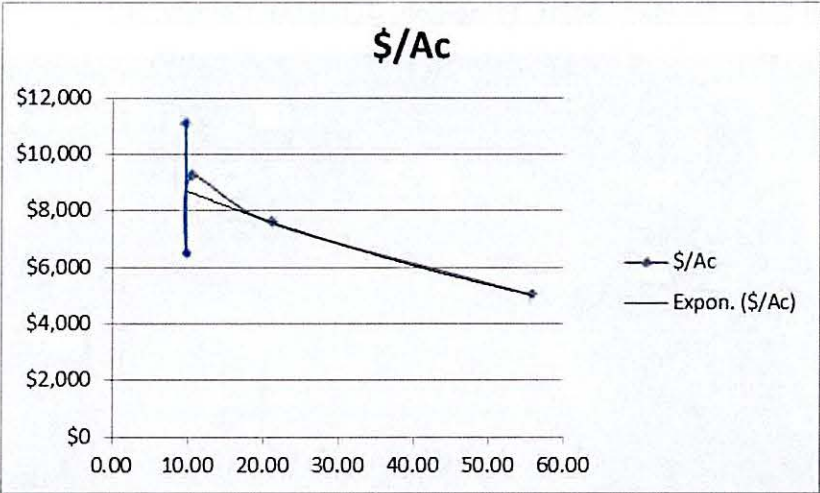
I have considered a number of recent sales around this facility as shown below.

The first is identified in the map above as Parcel 1, which is 215 Mariposa Road. This is an older dwelling on large acreage with only one bathroom. I’ve compared it to similar nearby homes as shown below. The landscaping buffer for this home is considered light.

Adjoining Residential Sales After Solar Farm Approved

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	215 Mariposa	17.74	12/12/2017	\$249,000	1958	1,551	\$160.54	3/1	Garage	Br/Rnch
Not	249 Mariposa	0.48	3/1/2019	\$153,000	1974	1,792	\$85.38	4/2	Garage	Br/Rnch
Not	110 Airport	0.83	5/10/2016	\$166,000	1962	2,165	\$76.67	3/2	Crprt	Br/Rnch
Not	1249 Blacksnake	5.01	9/20/2018	\$242,500	1980	2,156	\$112.48	3/2	Drive	1.5
Not	1201 Abernathy	27.00	5/3/2018	\$390,000	1970	2,190	\$178.08	3/2	Crprt	Br/Rnch

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Finally, I have considered the recent sale of Parcel 17 that sold as vacant land. I was unable to find good land sales in the same 7-acre range, so I have considered sales of larger and smaller acreage. I adjusted each of those land sales for time. I then applied the price per acre to a trendline to show where the expected price per acre would be for 7 acres. As can be seen in the chart below, this lines up with the trendline running right through the purchase price for the subject property. I therefore conclude that there is no impact on Parcel 13 due to proximity to the solar farm. I note that this property was improved with a 3,196 square foot ranch built in 2018 following the land purchase, which shows that development near the solar farm was unimpeded.

Adjoining Residential Land Sales After Solar Farm Approved						Adjoining Sales Adjusted		
Solar	Tax/Street	Acres	Date Sold	Sales Price	\$/Ac	Time	Location	\$/Ac
Adjoins	227039/Mariposa	6.86	12/6/2017	\$66,500	\$9,694			\$9,694
Not	227852/Abernathy	10.57	5/9/2018	\$97,000	\$9,177	-\$116		\$9,061
Not	17443/Legion	9.87	9/7/2018	\$64,000	\$6,484	-\$147		\$6,338
Not	177322/Robinson	5.23	5/12/2017	\$66,500	\$12,715	\$217	-\$1,272	\$11,661
Not	203386/Carousel	2.99	7/13/2018	\$43,500	\$14,548	-\$262	-\$1,455	\$12,832

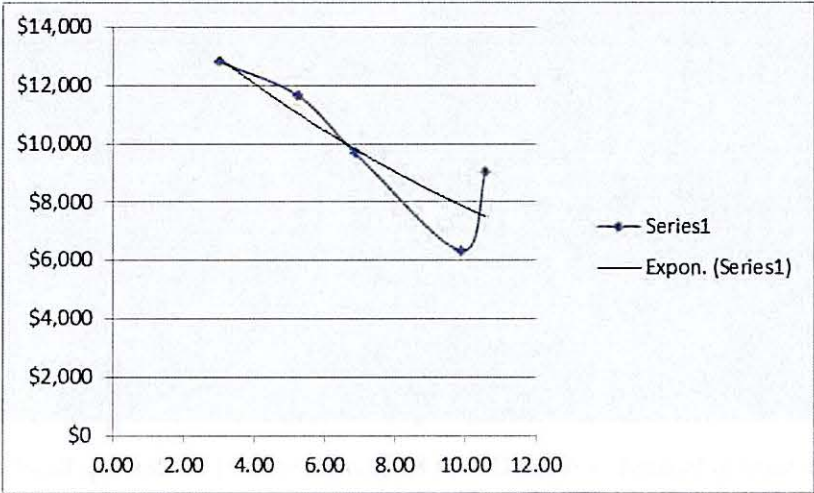


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I identified three adjoining sales to this tract after development of the solar farm with frontage on US 70. I did not attempt to analyze those sales as they have exposure to an adjacent highway and railroad track. Those homes are therefore problematic for a matched pair analysis unless I have similar homes fronting on a similar corridor.

I did consider a land sale and a home sale on adjoining parcels without those complications.

The lot at 499 Herring Road sold to Paradise Homes of Johnston County of NC, Inc. for \$30,000 in May 2017 and a modular home was placed there and sold to Karen and Jason Toole on September 29, 2017. I considered the lot sale first as shown below and then the home sale that followed. The landscaping buffer relative to this parcel is considered medium.

Adjoining Land Sales After Solar Farm Approved						Adjoining Sales Adjusted					
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Other	Time	Site	Other	Total	% Diff
16	Adjoins	499 Herring	2.03	5/1/2017	\$30,000					\$30,000	
	Not	37 Becky	0.87	7/23/2019	\$24,500	Sub/Pwr	-\$1,679	\$4,900		\$27,721	8%
	Not	5858 Bizzell	0.88	8/17/2016	\$18,000		\$390	\$3,600		\$21,990	27%
	Not	488 Herring	2.13	12/20/2016	\$35,000		\$389			\$35,389	-18%
Average											5%

Following the land purchase, the modular home was placed on the site and sold. I have compared this modular home to the following sales to determine if the solar farm had any impact on the purchase price.

Adjoining Residential Sales After Solar Farm Approved												
Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
16	Adjoins	499 Herring	2.03	9/27/2017	\$215,000	2017	2,356	\$91.26	4/3	Drive	Modular	
	Not	678 WC	6.32	3/8/2019	\$226,000	1995	1,848	\$122.29	3/2.5	Det Gar	Mobile	Ag bldgs
	Not	1810 Bay V	8.70	3/26/2018	\$170,000	2003	2,356	\$72.16	3/2	Drive	Mobile	Ag bldgs
	Not	1795 Bay V	1.78	12/1/2017	\$194,000	2017	1,982	\$97.88	4/3	Drive	Modular	

Adjoining Residential Sales After Adjoining Sales Adjusted												
Parcel	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff Distance
16	Adjoins	499 Herring								\$215,000		488
	Not	678 WC	-\$10,037	-\$25,000	\$24,860	\$37,275	-\$5,000	-\$7,500	-\$20,000	\$220,599	-3%	
	Not	1810 Bay V	-\$2,579	-\$20,000	\$11,900	\$0				\$159,321	26%	
	Not	1795 Bay V	-\$1,063		\$0	\$21,964				\$214,902	0%	
											8%	

The best comparable is 1795 Bay Valley as it required the least adjustment and was therefore most similar, which shows a 0% impact. This signifies no impact related to the solar farm.

The range of impact identified by these matched pairs ranges are therefore -3% to +26% with an average of +8% for the home and an average of +4% for the lot, though the best indicator for the lot shows a \$5,000 difference in the lot value due to the proximity to the solar farm or a -12% impact.

11. Matched Pair – Innovative Solar 42, County Line Rd, Fayetteville, Cumberland County, NC



12. Matched Pair – Sunfish Farm, Keenebec Rd, Willow Spring, Wake County, NC

This project was built in 2015 and located on 49.6 acres (with an inset 11.25-acre parcel) for a 6.4 MW project with the closest home at 135 feet with an average distance of 105 feet.

I considered the 2017 sale identified on the map above, which is 205 feet away from the closest panel. The matched pairs for each of these are shown below followed by a more recent map showing the panels at this site. The average difference in the three comparables and the subject property is +3% after adjusting for differences in the sales date, year built, gross living area, and other minor differences. This data is supported by the comments from the broker Brian Schroepfer with Keller Williams that the solar farm had no impact on the purchase price. The landscaping screen is considered light.

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
	Adjoins	7513 Glen Willow	0.79	9/1/2017	\$185,000	1989	1,492	\$123.99	3/2	Gar	BR/Rnch
	Not	2968 Tram	0.69	7/17/2017	\$155,000	1984	1,323	\$117.16	3/2	Drive	BR/Rnch
	Not	205 Pine Burr	0.97	12/29/2017	\$191,000	1991	1,593	\$119.90	3/2.5	Drive	BR/Rnch
	Not	1217 Old Honeycutt	1.00	12/15/2017	\$176,000	1978	1,558	\$112.97	3/2.5	2Carprt	VY/Rnch

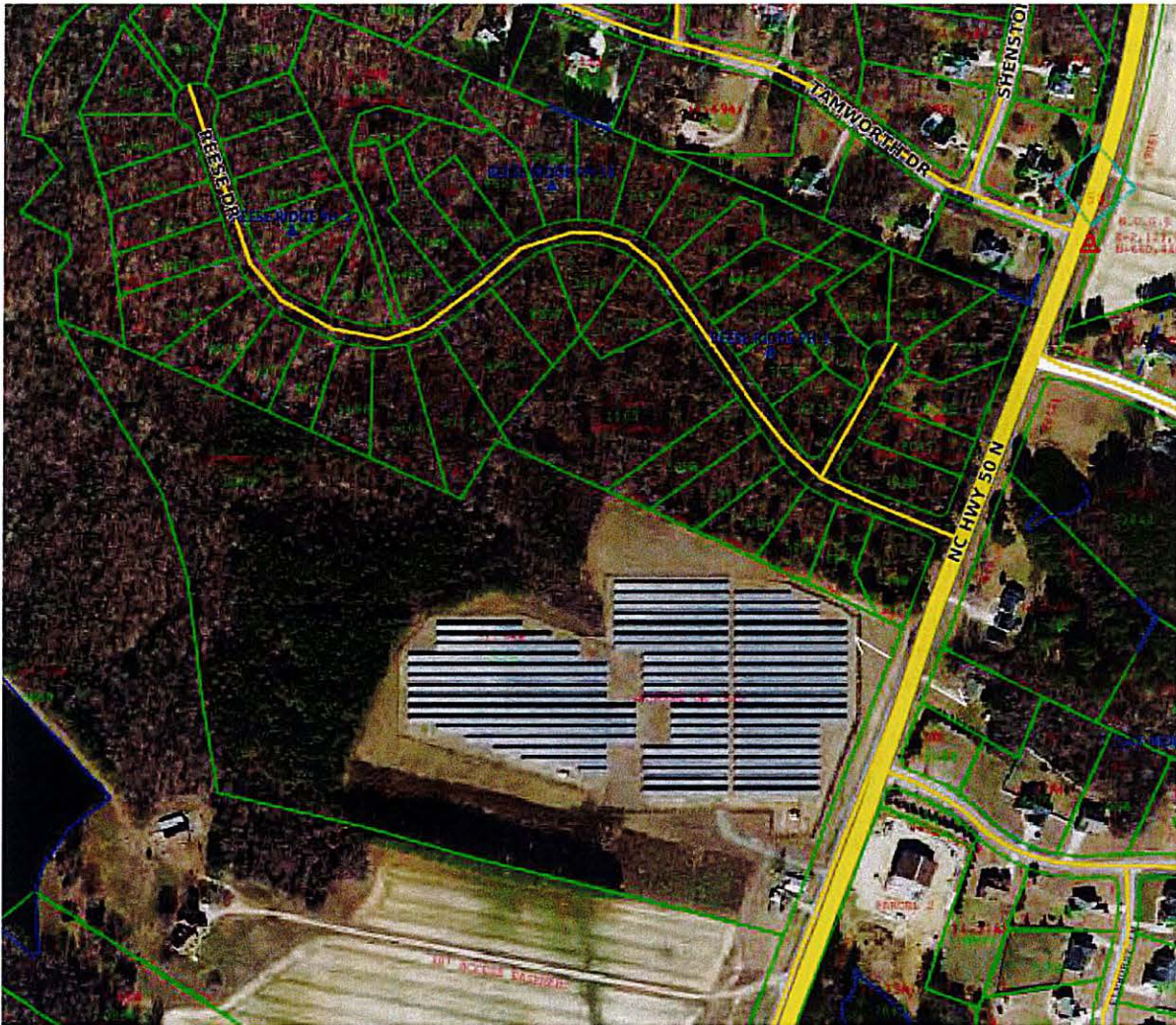
Adjustments

Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff
Adjoins	7513 Glen Willow								\$185,000		
Not	2968 Tram	\$601		\$3,875	\$15,840		\$10,000		\$185,316	0%	
Not	205 Pine Burr	-\$1,915		-\$1,910	-\$9,688	-\$5,000			\$172,487	7%	
Not	1217 Old Honeycutt	-\$1,557		\$9,680	-\$5,965	-\$5,000		\$5,280	\$178,438	4%	

3%

14. Matched Pair – Grandy Solar, Grandy, Currituck County, NC



15. Matched Pair – HCE Johnston I, LLC, Benson, NC

This 2.6 MW project was built in 2015 and located on 30.55 acres.

There is a new subdivision that was developed in 2019 just north of this solar farm called Reese's Ridge. This location is near the McGees Crossroads near Mount Pleasant Road. As can be seen in the map below, the adjoining land to the north of this solar farm was purchased in 2017 and subdivided as Reese Ridge with 0.49 to 0.53 acre lots. Most of the trees on this site were cleared as part of the development with a single row of pine trees retained as a buffer along the solar farm. The first six lots on the south side of Reese Drive are around 115 feet from the center point in the lot to the nearest solar farm panel. This tract of land was purchased on September 7, 2017 for \$925,000 for 42.388 acres, or \$21,822 per acre.

The proposed homes will be custom homes starting at \$330,000. County water is available and the homes will use individual septic tanks. I spoke with Amanda with The Rodney Carroll Team who is marketing the homes and she indicated that 7 custom home builders had a lottery to purchase all of the lots.

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Conclusion – NC Data

Matched Pair Summary					Adj. Uses By Acreage					1 mile Radius (2020-2023 Data)			
	Name	City	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	38	5.00	2	38%	23%	0%	39%	1,523	\$37,358	\$148,375	Light
2	Cookstown	Goldsboro	58	5.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Light
3	Solar Lee	Mt Olive	38	4.90	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Light
4	Gaston SC	Gastonia	35	5.00	48	33%	23%	0%	44%	4,689	\$35,057	\$126,562	Light
5	Summit	Moyock	2034	80.00	4	4%	94%	0%	2%	382	\$79,114	\$281,731	Light
6	Tracy	Bailey	50	5.00	10	29%	71%	0%	0%	312	\$43,940	\$99,219	Heavy
7	McBride	Midland	627	75.00	140	12%	78%	10%	0%	398	\$63,678	\$256,306	Lt to Med
8	Mariposa	Stanley	36	5.00	96	48%	52%	0%	0%	1,716	\$36,439	\$137,884	Light
9	Candace	Princeton	54	5.00	22	76%	0%	24%	0%	448	\$51,002	\$107,171	Medium
10	Innov 46	Hope Mills	532	78.50	0	17%	0%	83%	0%	2,247	\$58,688	\$183,435	Light
11	Innov 42	Fayetteville	414	71.00	0	41%	0%	59%	0%	568	\$60,037	\$276,347	Light
12	Sunfish	Willow Spring	50	6.40	30	35%	30%	35%	0%	1,515	\$63,652	\$253,138	Light
13	Camden Dam	Camden	50	5.00	0	17%	11%	72%	0%	403	\$84,426	\$230,288	Light
14	Grandy	Grandy	121	20.00	10	55%	0%	24%	21%	949	\$50,355	\$231,408	Light
15	HCE Johnston	Benson	30	2.60	0	55%	45%	0%	0%	1,169	\$65,482	\$252,544	Light
Average			278	24.89	28	35%	33%	24%	8%	1255	\$56,094	\$198,801	
Median			50	5.00	10	35%	23%	10%	0%	949	\$58,688	\$230,288	
High			2,034	80.00	140	76%	94%	83%	44%	4,689	\$84,426	\$281,731	
Low			30	2.60	0	4%	0%	0%	0%	312	\$35,057	\$99,219	

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in farm more urban areas. The median income for the population within 1 mile of a solar farm is \$58,688 with a median housing unit value of \$230,288. Most of the comparables are under \$300,000 in the home price, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for the southeast as shown later in this report.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 37 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +2% and median of +2%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +2% to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

While the range is seemingly wide, the graph below clearly shows that the vast majority of the data falls between 0% and +5%. There were only 2 indicators showing an impact below zero and they were -1% and -10%. The other thirty results ranged from zero to +10%.

I therefore conclude that these matched pairs support a finding of no impact on value at the subject property for the proposed project, which as proposed will include a landscaped buffer to screen adjoining residential properties.

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B. Southeastern USA Data – Over 5 MW

I have also considered a number of projects throughout the southeast which includes a number of solar farms much larger than those considered in just North Carolina. I have shown the results below. The full write-ups similar to the NC write-ups are available in my files.

Conclusion – Southeast Over 5 MW**Southeast USA Over 5 MW****Matched Pair Summary**

						Adj. Uses By Acreage					1 mile Radius (2010-2020 Data)			
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Pop.	Med. Income	Avg. Housing Unit	Veg. Buffer
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375	Light
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746	Lt to Med
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000	Light
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562	Light
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731	Light
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219	Heavy
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667	Heavy
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306	Lt to Med
9	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884	Light
10	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453	Light
11	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922	Medium
12	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171	Medium
13	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076	Light
14	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435	Light
15	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347	Light
16	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138	Light
17	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208	Light
18	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288	Light
19	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408	Light
20	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939	Light
21	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320	Lt to Med
22	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571	Light
23	Spotsylvania	Paytes	VA	3,500	617.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333	Md to Hvy
Average				485	57.04	38	24%	48%	22%	6%	923	\$63,955	\$237,700	
Median				234	20.00	20	17%	59%	11%	0%	467	\$60,037	\$231,408	
High				3,500	617.00	160	76%	98%	94%	44%	4,689	\$120,861	\$483,333	
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$99,219	

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, but with several outliers showing solar farms in far more urban areas. The median income for the population within 1 mile of a solar farm is \$60,037 with a median housing unit value of \$231,408. Most of the comparables are under \$300,000 in home price, with \$483,333 being the high end of the set, though I have matched pairs in multiple states over \$1,000,000 adjoining solar farms. The adjoining uses show that residential and agricultural uses are the predominant adjoining uses. These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural and similar to the solar farm breakdown shown for NC and adjoining states as well as the proposed subject property.

Based on the similarity of adjoining uses and demographic data between these sites and the subject property, I consider it reasonable to compare these sites to the subject property.

I have pulled 56 matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -10% to +10% with an average of +1% and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this +1 to rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

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C. Summary of National Data on Solar Farms

I have worked in 24 states related to solar farms and I have been tracking matched pairs in most of those states. On the following pages I provide a brief summary of those findings showing 36 solar farms over 5 MW studied with each one providing matched pair data supporting the findings of this report.

As noted earlier I focus on 5 MW and larger projects as they are more prevalent and provide more data to research. I have data nationally on 2 MW projects such as Crittenden, KY that has multiple houses adjoining a solar farm that support a finding of no impact on property value. These and other examples are available in my files, but as discussed earlier in the report the consistency of data across project sizes shows no variation and makes comparison of data from 5 MW projects to 2 MW projects reliable. Furthermore, general expectations that no impact at a larger project would indicate no impact for a smaller project are supported by not just the data, but also common sense.

The solar farms summary is shown below with a summary of the matched pair data shown on the following page.

Matched Pair Summary						Adj. Uses By Acreage					1 mile Radius (2020 Data)		
	Name	City	State	Acres	MW	Topo Shift	Res	Ag	Ag/Res	Com/Ind	Population	Med. Income	Avg. Housing Unit
1	AM Best	Goldsboro	NC	38	5.00	2	38%	0%	23%	39%	1,523	\$37,358	\$148,375
2	Mulberry	Selmer	TN	160	5.00	60	13%	73%	10%	3%	467	\$40,936	\$171,746
3	Leonard	Hughesville	MD	47	5.00	20	18%	75%	0%	6%	525	\$106,550	\$350,000
4	Gastonia SC	Gastonia	NC	35	5.00	48	33%	0%	23%	44%	4,689	\$35,057	\$126,562
5	Summit	Moyock	NC	2,034	80.00	4	4%	0%	94%	2%	382	\$79,114	\$281,731
6	Tracy	Bailey	NC	50	5.00	10	29%	0%	71%	0%	312	\$43,940	\$99,219
7	Manatee	Parrish	FL	1,180	75.00	20	2%	97%	1%	0%	48	\$75,000	\$291,667
8	McBride	Midland	NC	627	75.00	140	12%	10%	78%	0%	398	\$63,678	\$256,306
9	Grand Ridge	Streator	IL	160	20.00	1	8%	87%	5%	0%	96	\$70,158	\$187,037
10	Dominion	Indianapolis	IN	134	8.60	20	3%	97%	0%	0%	3,774	\$61,115	\$167,515
11	Mariposa	Stanley	NC	36	5.00	96	48%	0%	52%	0%	1,716	\$36,439	\$137,884
12	Clarke Cnty	White Post	VA	234	20.00	70	14%	39%	46%	1%	578	\$81,022	\$374,453
13	Flemington	Flemington	NJ	120	9.36	N/A	13%	50%	28%	8%	3,477	\$105,714	\$444,696
14	Frenchtown	Frenchtown	NJ	139	7.90	N/A	37%	35%	29%	0%	457	\$111,562	\$515,399
15	McGraw	East Windsor	NJ	95	14.00	N/A	27%	44%	0%	29%	7,684	\$78,417	\$362,428
16	Tinton Falls	Tinton Falls	NJ	100	16.00	N/A	98%	0%	0%	2%	4,667	\$92,346	\$343,492
17	Simon	Social Circle	GA	237	30.00	71	1%	63%	36%	0%	203	\$76,155	\$269,922
18	Candace	Princeton	NC	54	5.00	22	76%	24%	0%	0%	448	\$51,002	\$107,171
19	Walker	Barhamsville	VA	485	20.00	N/A	12%	68%	20%	0%	203	\$80,773	\$320,076
20	Innov 46	Hope Mills	NC	532	78.50	0	17%	83%	0%	0%	2,247	\$58,688	\$183,435
21	Innov 42	Fayetteville	NC	414	71.00	0	41%	59%	0%	0%	568	\$60,037	\$276,347
22	Demille	Lapeer	MI	160	28.40	10	10%	68%	0%	22%	2,010	\$47,208	\$187,214
23	Turrill	Lapeer	MI	230	19.60	10	75%	59%	0%	25%	2,390	\$46,839	\$110,361
24	Sunfish	Willow Spring	NC	50	6.40	30	35%	35%	30%	0%	1,515	\$63,652	\$253,138
25	Picture Rocks	Tucson	AZ	182	20.00	N/A	6%	88%	6%	0%	102	\$81,081	\$280,172
26	Avra Valley	Tucson	AZ	246	25.00	N/A	3%	94%	3%	0%	85	\$80,997	\$292,308
27	Sappony	Stony Crk	VA	322	20.00	N/A	2%	98%	0%	0%	74	\$51,410	\$155,208
28	Camden Dam	Camden	NC	50	5.00	0	17%	72%	11%	0%	403	\$84,426	\$230,288
29	Grandy	Grandy	NC	121	20.00	10	55%	24%	0%	21%	949	\$50,355	\$231,408
30	Champion	Pelion	SC	100	10.00	N/A	4%	70%	8%	18%	1,336	\$46,867	\$171,939
31	Eddy II	Eddy	TX	93	10.00	N/A	15%	25%	58%	2%	551	\$59,627	\$139,088
32	Somerset	Somerset	TX	128	10.60	N/A	5%	95%	0%	0%	1,293	\$41,574	\$135,490
33	DG Amp Piqua	Piqua	OH	86	12.60	2	26%	16%	58%	0%	6,735	\$38,919	\$96,555
34	Barefoot Bay	Barefoot Bay	FL	504	74.50	0	11%	87%	0%	3%	2,446	\$36,737	\$143,320
35	Miami-Dade	Miami	FL	347	74.50	0	26%	74%	0%	0%	127	\$90,909	\$403,571
36	Spotsylvania	Paytes	VA	3,500	500.00	160	37%	52%	11%	0%	74	\$120,861	\$483,333
Average				362	38.80	32	24%	52%	19%	6%	1,515	\$66,292	\$242,468
Median				150	17.80	10	16%	59%	7%	0%	560	\$62,384	\$230,848
High				3,500	500.00	160	98%	98%	94%	44%	7,684	\$120,861	\$515,399
Low				35	5.00	0	1%	0%	0%	0%	48	\$35,057	\$96,555

VIII. Scope of Research

I have researched over 1,000 solar farms and sites on which solar farms are existing and proposed in North Carolina, Virginia, Illinois, Tennessee, Kentucky as well as other states to determine what uses are typically found in proximity with a solar farm. The data I have collected and provide in this report strongly supports the assertion that solar farms are having no negative consequences on adjoining agricultural and residential values.

Beyond these references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

Percentage By Adjoining Acreage									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	19%	53%	20%	2%	6%	887	344	91%	8%
Median	11%	56%	11%	0%	0%	708	218	100%	0%
High	100%	100%	100%	93%	98%	5,210	4,670	100%	98%
Low	0%	0%	0%	0%	0%	90	25	0%	0%
Res = Residential, Ag = Agriculture, Com = Commercial									
Total Solar Farms Considered: 705									

I have also included a breakdown of each solar farm by number of adjoining parcels to the solar farm rather than based on adjoining acreage. Using both factors provide a more complete picture of the neighboring properties.

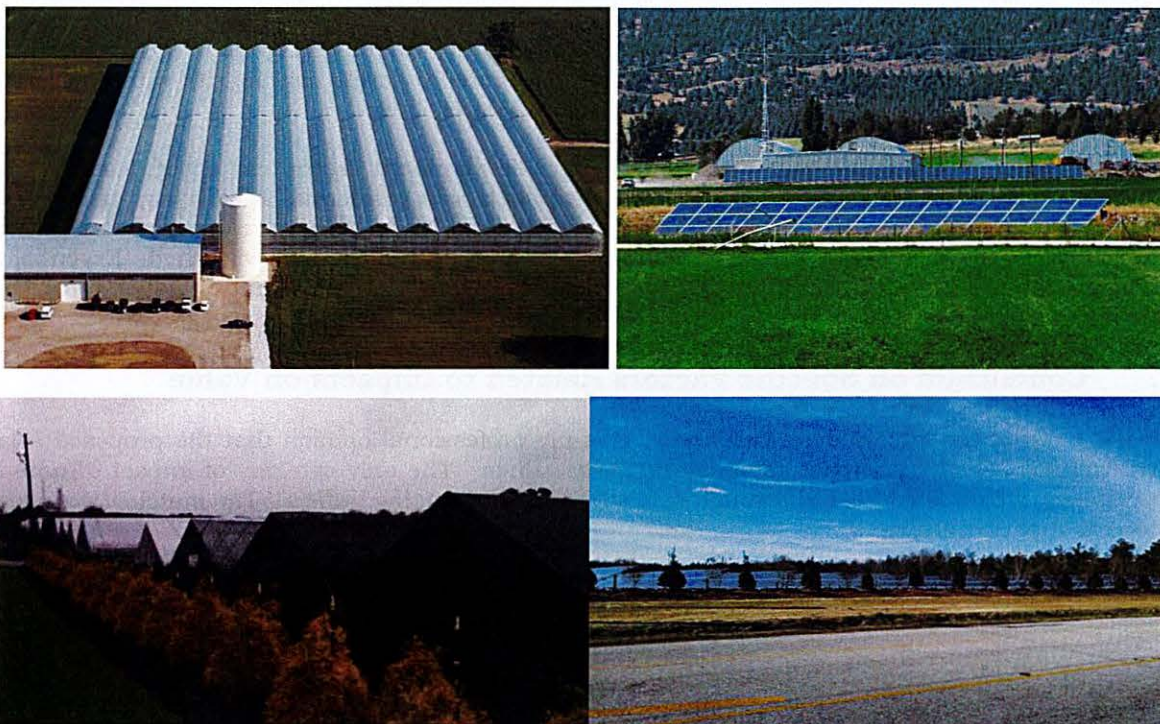
Percentage By Number of Parcels Adjoining									
	Res	Ag	Res/AG	Comm	Ind	Avg Home	Closest Home	All Res Uses	All Comm Uses
Average	61%	24%	9%	2%	4%	887	344	93%	6%
Median	65%	19%	5%	0%	0%	708	218	100%	0%
High	100%	100%	100%	60%	78%	5,210	4,670	105%	78%
Low	0%	0%	0%	0%	0%	90	25	0%	0%
Res = Residential, Ag = Agriculture, Com = Commercial									
Total Solar Farms Considered: 705									

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential or residential/agricultural use.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

I note that larger solar farms using fixed or tracking panels are a passive use of the land that is in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The solar panels are all less than 15 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single-story residential dwelling. Were the subject property developed with single family housing, that development would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels.

Whenever you consider the impact of a proposed project on viewshed or what the adjoining owners may see from their property, it is important to distinguish whether or not they have a protected viewshed or not. Enhancements for scenic vistas are often measured when considering properties that adjoin preserved open space and parks. However, adjoining land with a preferred view today conveys no guarantee that the property will continue in the current use. Any consideration of the impact of the appearance requires a consideration of the wide variety of other uses a property already has the right to be put to, which for solar farms often includes subdivision development, agricultural business buildings such as poultry, or large greenhouses and the like.

Dr. Randall Bell, MAI, PhD, and author of the book **Real Estate Damages**, Third Edition, on Page 146 "Views of bodies of water, city lights, natural settings, parks, golf courses, and other amenities are considered desirable features, particularly for residential properties." Dr. Bell continues on Page 147 that "View amenities may or may not be protected by law or regulation. It is sometimes argued that views have value only if they are protected by a view easement, a zoning ordinance, or

X. Conclusion

The matched pair analysis shows no negative impact in home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all support a finding of no impact on property value.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial injury to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved adjoining agricultural uses, schools, churches, and residential developments.

I have found no difference in the mix of adjoining uses or proximity to adjoining homes based on the size of a solar farm and I have found no significant difference in the matched pair data adjoining larger solar farms versus smaller solar farms. The data in the Southeast is consistent with the larger set of data that I have nationally, as is the more specific data located in and around North Carolina.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will not be detrimental to the use or development of adjacent properties or other neighborhood uses. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it is quiet, and there is no traffic.

I also specifically cite examples such as Reese's Ridge where the land adjoining a solar farm was purchased for development with no impact on the raw land price. That land was developed with subdivision lots with all lots selling at market rates showing no impact on lot prices. The homes built in the subdivision were sold on the open market with no impact on the homes adjoining the solar farm including one of the largest homes in the subdivision that sold with no impact at 105 feet from the closest panel to the closest portion of the house. This strongly illustrates that there was no detrimental impact on the development of the adjacent properties.



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Professional Experience

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

Professional Affiliations

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
KY State Certified General Appraiser # 5522	
TN State Certified General Appraiser # 6240	
FL State Certified General Appraiser # RZ3950	
GA State Certified General Appraiser # 321885	
MI State Certified General Appraiser # 1201076620	
PA State Certified General Appraiser # GA004598	
OH State Certified General Appraiser # 2021008689	
IN State Certified General Appraiser # CG42100052	
IL State Certified General Appraiser # 553.002633	
LA State Certified General Appraiser # APR.05049-CGA	

Education

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
--	------

Continuing Education

Appraisal of Industrial and Flex Buildings	2023
Commercial Land Valuation	2023
Fair Housing, Bias and Discrimination	2023
Pennsylvania State Mandated Law for Appraisers	2023
What NOT to Do (NCDOT Course)	2023
The Income Approach – A Scope of Work Decision	2023
Valuation of Residential Solar	2022
Introduction to Commercial Appraisal Review	2022
Residential Property Measurement and ANSI	2022
Business Practices and Ethics	2022
Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Florida Appraisal Laws and Regulations	2020
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020

EXHIBIT A

Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

EXHIBIT A

84

Fundamental Concepts of Analysis	2017
The Cost Approach	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Uniform Standards of Professional Appraisal Practice	2015
Residential Market Analysis & Highest & Best Use	2015
Basic Appraisal Procedures	2015
Basic Appraisal Principles	2015

NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2024- 8 : A RESOLUTION APPROVING THE SEWER SYSTEM
ASSET INVENTORY AND ASSESSMENT FINAL REPORT**

WHEREAS, the County of Wayne has need for and intends to study the regionalization of sewer systems throughout Wayne County; and

WHEREAS, the County of Wayne recognizes the need for and advantage of maintaining adequate short-term and long-term planning for asset management and capital improvements to the sewer system on an annual basis; and

WHEREAS, the County of Wayne applied for and received a grant from the North Carolina Division of Water Infrastructure to prepare a sewer Asset Inventory and Assessment study; and

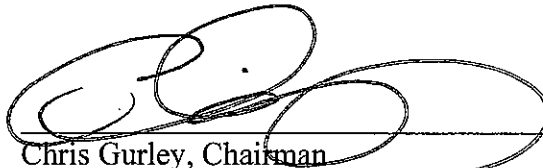
WHEREAS, the County of Wayne has completed a sewer Asset Inventory and Assessment study in accordance with the North Carolina Division of Water Infrastructure recommended guidelines and grant conditions; and

WHEREAS, the implementation of the sewer Asset Inventory and Assessment final report requires approval by the Wayne County Board of Commissioners.

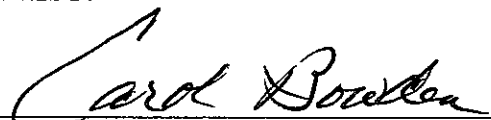
NOW THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

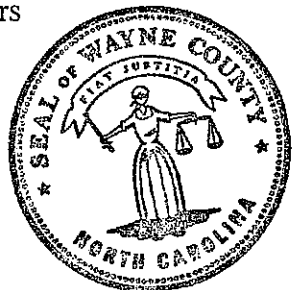
1. The Wayne County Board of Commissioners approves the Asset Inventory and Assessment Project.
2. The Wayne County Manager is hereby authorized to execute the necessary documents which may be required by the North Carolina Division of water Infrastructure.

Adopted this the 6th day of February, 2024.


Chris Gurley, Chairman
Wayne County Board of Commissioners

ATTEST:


Carol Bowden, Clerk to the Board



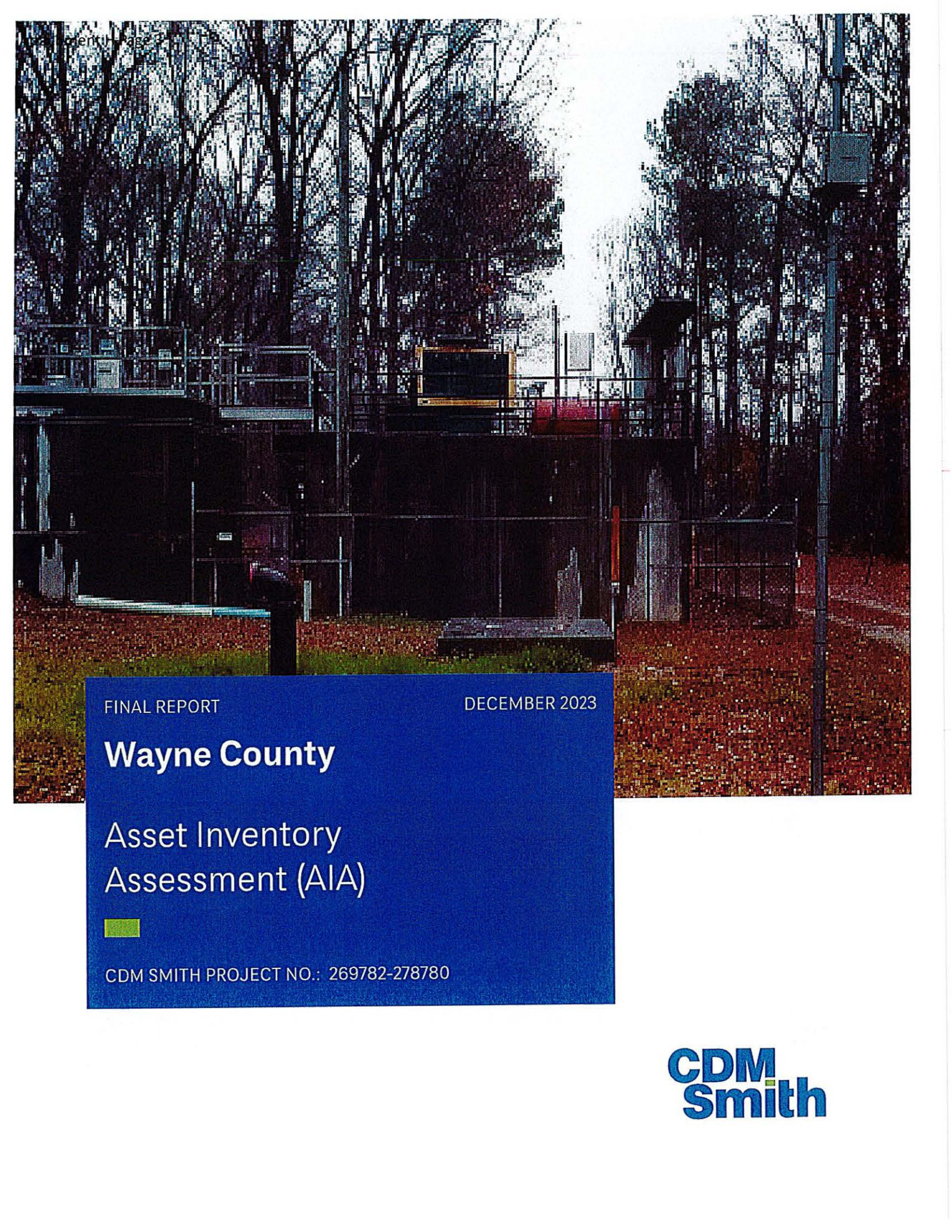
CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting as the Clerk of the Wayne County Board of Commissioners does hereby certify:

That the above/attached resolution is a true and correct copy of the resolution authorizing the approval of the Wayne County sewer Asset Management Plan, as regularly adopted at a legally convened meeting of the Wayne County Board of Commissioners duly held on February 6, 2024; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of February, 2024.

Carol Bowden, Clerk to the Board



FINAL REPORT

DECEMBER 2023

Wayne County

Asset Inventory Assessment (AIA)



CDM SMITH PROJECT NO.: 269782-278780

**CDM
Smith**

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- Appendix D – Linear Asset Inventory Summary and Life Cycle
- Appendix E – O&M Task List
- Appendix F – Cost Estimate Detail and Cash Flow Detail

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Executive Summary

Project Background

North Carolina Session Law 2020-79 (SL 2020-79) entitled "An Act to Improve Viability of the Water and Wastewater Systems of Certain Units of Local Government..." was enacted July 1, 2020. SL 2020-79 directs the State Water Infrastructure Authority (Authority) and the Local Government Commission (LGC) to establish an assessment and review process to identify distressed water and wastewater systems across the state. Once identified as a distressed system, the local government unit is required to undertake a number of actions, one of which is to conduct an infrastructure asset assessment. Although Wayne County is not a distressed utility, a wastewater Asset Inventory Assessment (AIA) grant was awarded to evaluate Wayne County's wastewater collection system assets as they relate to potential regionalization and based the commitment to identify long-term solutions for providing service to residents and businesses in the County.

Wayne County consists of 553.9 square miles and has a population of 117,333 according to recent United States Census Data. While there are many wastewater utilities within the county, Wayne County does own and operate a small collection system under DWQ permit number WQCS00211. Wayne County refers to its collection system as the Genoa Collection System. The Genoa system collects wastewater from its customers and the collection system owned and operated by the Southern Wayne Sanitary District. The Genoa system then conveys wastewater from both utilities to the City of Goldsboro's Water Reclamation Facility. A map showing the Genoa Collection System's location is provided in Figures 1 and 2 in **Appendix A**. The maps differentiate sewers owned by Wayne County (shown in green) from those owned by the Southern Wayne Sanitary District (shown in gray). Southern Wayne Sanitary District's collection system is not included as part of this AIA.

In 2019, Wayne County developed a GIS map of its wastewater system and preformed CCTV inspections, manhole inspections, and smoke testing of the gravity sewer portion of the collection system. This grant was used to build upon that work to assess the sewer system. Thus, the results of the 2019 investigations are being combined with recent visual observations of applicable assets to identify rehabilitation/replacement needs, and subsequently develop a Capital Improvement Plan (CIP) and operations and maintenance (O&M) plan that will support a regional effort.

Findings

CDM Smith conducted an asset inventory assessment of the Genoa Collection System (as discussed above) to determine the general system condition and criticality of the relevant assets. Using the condition and criticality, a risk score was created to manage and prioritize future capital improvement projects as well as provide O&M planning to improve the relevant system assets. A summary the system assessment follows:

- Approximately 45% of the gravity sewer pipes were rated in poor to very poor condition.

Executive Summary •

- Approximately 17% of the gravity sewer pipe was given a high criticality rating. These sewers are located under a railroad, major road, or stream.
- Approximately 56% of the gravity sewer pipes have a medium risk.
- Approximately 5% of the sewer manholes were rated in poor to very poor condition. The majority of the manholes were rated in fair condition.
- Approximately 24% of the manholes were given a high criticality rating due to the pipes on either side having a high criticality.
- All pump stations are in good to fair condition. Some improvements are, however, recommended and include electrical upgrades, revisions for electrical code compliance and miscellaneous improvements. They are presented in Section 3.
- The Genoa Pump Station is the most critical pump station as it captures all wastewater and sends the wastewater to Goldsboro's wastewater treatment plant.
- The existing force mains have significant useful life remaining and, subsequently, have a lower risk due to their age and smaller diameter.
- The Genoa Pump Station force main that sends wastewater to Goldsboro's wastewater treatment plant is the most critical and is installed under a stream and next to the Neuse River.
- The proposed CIP presented in Section 6 includes six rehabilitation or replacement projects (or approximately \$3,350,000 of capital improvement needs) and approximately \$20-30,000 of annual O&M needs.

Section 1

Project Background and Objectives

1.1 Project Background

North Carolina Session Law 2020-79 (SL 2020-79) entitled “An Act to Improve Viability of the Water and Wastewater Systems of Certain Units of Local Government...” was enacted July 1, 2020. SL 2020-79 directs the State Water Infrastructure Authority (Authority) and the Local Government Commission (LGC) to establish an assessment and review process to identify distressed water and wastewater systems across the state. Once identified as a distressed system, the local government unit is required to undertake a number of actions, one of which is to conduct an infrastructure asset assessment. Although Wayne County is not a distressed utility, a wastewater Asset Inventory Assessment (AIA) grant was awarded to evaluate Wayne County’s wastewater collection system assets as they relate to potential regionalization and based the commitment to identify long-term solutions for providing service to residents and businesses in the County.

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In 2019, Wayne County developed a GIS map of its wastewater system and preformed CCTV inspections, manhole inspections, and smoke testing of the gravity sewer portion of the collection system. This grant was used to build upon that work to assess the sewer system. Thus, the results of the 2019 investigations are being combined with recent visual observations of applicable assets to identify rehabilitation/replacement needs, and subsequently develop a Capital Improvement Plan (CIP) and operations and maintenance (O&M) plan that will support a regional effort.

Section 1 • Project Background and Objectives

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Section 2

Asset Inventory

2.1 System Overview

The Genoa collection system consists of five pump stations. The current average daily flow pumped by each station was provided by the County and is summarized in **Table 2-1**. The County indicated that the capacity is based upon the average daily flow that occurred in one month.

Table 2-1. Average Gallons per Day

Pump Station Number	Pump Station Name	Average Gallons per Day (GPD)
1	Genoa	156,500
2	Hwy 17 South	69,500
3	Landfill	11,100
4	Grantham Middle	3,300
5	Grantham Elementary	1,050

The Genoa collection system's GIS, which was developed in 2019, was used to evaluate assets for this AIA. The gravity sewer owned and operated by Wayne County consists of approximately 15,900 LF of gravity sewer with 58 manholes. The five sewage pump stations include approximately 61,500 LF of force main. The gravity sewer pipe sizes range from 8 to 18 inches and consist of vitrified clay (VCP), ABS-truss, polyvinyl chloride (PVC), fiberglass pipe (RPM), concrete pipe (CP), and ductile iron (DIP). The force main pipe sizes range from 4 to 12 inches and consist of high density polyethylene (HDPE) and PVC. **Tables 2-2 and 2-3** provide a summary of pipe diameter and material for gravity mains and force mains. Manholes in the collection system have a 4 foot inside diameter and are brick, reinforced concrete, or non-reinforced concrete. **Table 2-4** provides a summary of the manhole inside diameters and material. Assets owned and operated by the Southern Wayne Sanitary District were not included in this AIA.

Table 2-2. Summary of Gravity Sewer Length by Pipe Material and Diameter

Gravity Sewer Length by Pipe Material and Diameter							
Diameter (inch)	Material						Total
	CP	DIP	PVC	RPM	VCP	ABS-TRUSS	
6			772				772
8			3,941	231	2,167		6,339
10					362		362
12					2,598	1,472	4,070
15	2,766	204					2,969
18	1,324						1,324
Total	4,089	204	4,713	231	5,127	1,472	15,836

Length shown is by liner foot

Section 2 • Asset Inventory

Table 2-3. Summary of Force Main Length by Pipe Material and Diameter

Force Main Length by Pipe Material and Diameter			
	Material		
Diameter (inches)	PVC	HDPE	Total
4	5,498	109	5,607
6	22,878		22,878
8	29,466	1,267	30,732
12	2,216		2,216
Total	60,058	1,375	61,433

Length shown is by liner foot.

Table 2-4. Summary of Manholes by Material and Diameter

Manholes by Material and Diameter					
	Material				
Diameter (feet)	Brick	Reinforced Concrete	Non-Reinforced Concrete	Unknown	Total
4	3	50	3	2	2
Total	3	50	3	2	58

Section 3

Condition and Criticality Assessment

3.1 Condition Assessment Overview

On December 15, 2022, CDM Smith visited Wayne County to interview County staff and visit each of the five pump stations. The interview provided an understanding of system operation, operating challenges, age, rehabilitation performed to date, facility performance, maintenance procedures and activities, staffing, and staff assessment of system condition. A detailed summary of the interview is included in **Appendix B**.

When assessing assets, they were assigned a rating number that identifies the asset's condition. As discussed later in this section, the National Association of Sewer Service Companies (NASSCO) rating system was used for gravity sewers and manholes. Regardless of whether linear or vertical asset, a rating of 1 through 5 was, however, used, with level 1 indicating the asset being in good condition and a 5 indicating the asset being in very poor condition. **Table 3-1** provides definitions for each condition rating level for both vertical and linear assets.

Table 3-1. Condition Rating Definitions for Vertical/Linear Assets

Condition Rating Level	Condition Description	Estimated % Remaining Useful Life
1	Very good, New or Nearly New. Receiving normal preventive maintenance. No Defects.	>95%
2	Good. Minor Wear. Normal preventive maintenance, minor corrective maintenance needed. Level 1 or Level 2 Coded Defects.	<75%
3	Fair, Major wear impacting the level of service. Normal preventive maintenance, major corrective maintenance needed. Level 2 and 3 Coded Defects	<50%
4	Poor. Unable to meet the level of service performance requirements. Major Rehabilitation/Replacement needed in the next 1-5 years. Level 4 Defects.	<15%
5	Very Poor, Requires complete rehabilitation or replacement. Failed. Complete rehab or replacement needed immediately or within the next year. Severe Defects (Level 4 or 5).	<5%

Section 3 • Condition and Criticality Assessment

3.1.1 Vertical Asset Condition Ratings

Major components of each pump station were visually assessed during the site visit, and an overall condition of each pump station was established. No physical testing of equipment was performed. Appendix B includes general information pertaining to each station, photographs, and a summary of observations.

The following provides a brief summary of items of concern.

1. Genoa Pump Station
 - a. Replace generator and automatic transfer switch.
 - b. Replace upper slide rail brackets.
 - c. Continue with plan to repair mechanical screen.
 - d. Remove the red diesel fuel tank from the pump station site and more specifically from the top of the wet well because it does not have secondary containment.
 - e. Perform electrical improvements for compliance with the National Fire Protection Act (NFPA) 820 Standard for Fire Protection in Wastewater Treatment and Collection Facilities, 2016 edition, as identified in Appendix B.
2. Highway 117 Pump Station
 - a. Add a flow meter.
 - b. Perform electrical improvements for compliance with NFPA 820, as identified in Appendix B.
3. Landfill Pump Station
 - a. Add vent pipe to wet well.
 - b. Perform electrical improvements for compliance with NFPA 820, as identified in Appendix B.
4. Grantham Middle Pump Station
 - a. Replace rusting galvanized steel lifting chain with stainless steel lifting chain
 - b. Add bypass pump connection to force main.
 - c. Perform electrical improvements for compliance with NFPA 820, as identified in Appendix B.
5. Grantham Elementary Pump Station
 - a. Add bypass pump connection to force main.
 - b. Perform electrical improvements for compliance with NFPA 820, as identified in Appendix B.

3.1.2 Linear Asset Condition Ratings

The condition assessment of linear assets was based upon CCTV inspections, manhole inspections, and smoke testing performed by Wayne County in 2019. Approximately 14,550 linear feet of sewer and 58 manholes were inspected as part of that effort. A few pipes were not completely inspected due to either high water levels or an access issue.

3.1.2.1 Pipe Rating System

NASSCO's Pipeline Assessment Certification Program (PACP) was utilized to assign a standard set of CCTV codes for each identified pipe defect. PACP coding provides standardization and consistency in the way pipe condition is documented and how CCTV data is managed. This process provides data on the locations, types and quantities of pipe defects that can be used to identify and prioritize pipe sections for rehabilitation.

PACP standards categorize the defect as either structural or O&M. The structural defects indicate physical defects where the pipe is either damaged or has started to degrade. The O&M defects typically describe either various types of foreign objects that impact the operation of sewers (e.g.: debris, roots, etc.) or infiltration entering the sewer. The pipe's overall condition rating is based on the maximum value of the structural level defects and the O&M level defects. If a pipe was unable to be inspected due to either high water levels or an access issue, the condition rating was assigned based off the estimated percentage of remaining useful life. The pipe's estimated percentage of remaining useful life was calculated using pipe age, material, and life cycle.

The force mains were not inspected in 2019. Since the force mains were not inspected, their estimated percentage of useful life was used to determine their condition rating.

3.1.2.2 Manhole Rating System

NASSCO's Manhole Assessment Certification Program (MACP) was used to establish the manhole's overall condition. Following MACP procedures, each manhole defect was assigned a code. The manhole's overall condition rating is based on the highest defect value observed. The County provided manhole inspection data, which includes the following:

- Manhole identification number (facility ID)
- Invert depths of all connecting pipes
- Physical condition (frame and cover, walls, bench, invert, etc.)
- Material types (manholes and pipes)
- Infiltration/inflow (I/I) entry points
- Defects found during inspection.

3.1.2.3 Smoke Testing

Smoke testing was conducted on the Genoa Collection System in November of 2019. Defects found during smoke testing were recorded and photos taken to identify each defect.

3.1.3 Vertical Asset Condition Findings

Major components of each pump station were given a condition rating. A list of each major component's condition rating is provided in **Appendix C**. Based on the totality of condition ratings, each pump station was given an overall condition rating. **Figure 3-1** provides a summary of the overall condition rating for the five pump stations. Four pump stations received a level 2 rating. The Genoa Pump Station received a level 3.

PUMP STATION CONDITION RATINGS

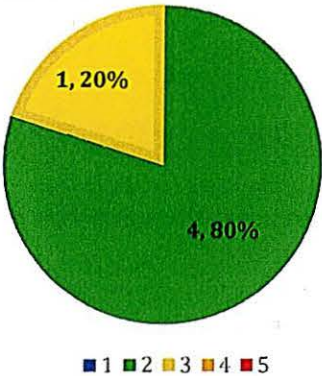


Figure 3-1. Pump Station Condition Ratings

3.1.4 Linear Asset Condition Findings

CCTV inspection identified multiple defects in the pipes. The most common defects included broken pipe, cracks, deposits attached grease, infiltration (drippers, gushers, etc.), joint offsets, and roots. A list of the pipes and their condition ratings and life cycle values used to calculate the estimated percentage of useful life are included in **Appendix D**. **Figure 3-2** below summarizes the total number of pipes categorized by overall condition rating and the overall percentage of the system. Maps of the condition ratings are shown in Figures 3 and 3A in Appendix A.

GRAVITY SEWER CONDITION RATINGS

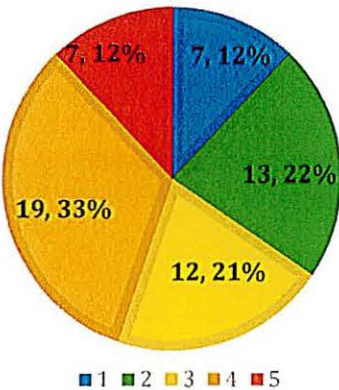


Figure 3-2. Gravity Sewer Condition Ratings

Force mains were given a condition rating based upon the estimated percentage of useful life remaining life. All force mains scored a condition of rating of two.

Manhole inspections identified multiple defects. The most common defect noted was a corroded frame. A list of the manholes and their condition ratings are included in Appendix D. **Figure 3-3** below summarizes the total number of manholes categorized by overall condition rating. Maps of the condition ratings are shown in Figures 3 and 3A in Appendix A.

MANHOLE CONDITION RATINGS

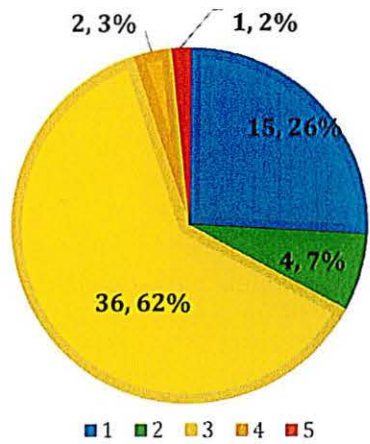


Figure 3-3. Manhole Condition Ratings

Smoke testing revealed several manholes where smoke was emanating from around the frame and cover, indicating a potential inflow source. As a result of the smoke testing, Wayne County installed new frames and covers with bolted, watertight lids. Manholes with below-grade frame and covers were raised. Manholes with new frames and covers are noted in the Asset Inventory table in Appendix D. Wayne County indicated that manholes located on Woodland Drive are currently being rehabilitated.

3.2 Criticality Assessment Overview

Criticality ratings for assets establish the consequence of failure to achieve a certain level of service. Redundancy needs are also considered to ensure backup equipment is available per NC DEQ. For collection system assets, criticality (or consequence of failure) is used along with the condition (or likelihood of failure) discussed in Section 3.1 to determine if the station can operate sufficiently, preventing overflows or adverse impacts while maintaining permit compliance. Safety related impacts are also considered to ensure work practices allow for a safe work environment. **Table 3-2** presents the definition of the criticality rating levels for the vertical assets.

Section 3 • Condition and Criticality Assessment

Table 3-2. Criticality Rating Definitions for Vertical Assets

Criticality Rating Level	Criticality Description
1	Equipment not necessary. No related safety or security issues. No environmental or permit impacts.
2	Equipment needed but has full redundancy. Minor or no safety or security risk. Minor environment or permit impacts.
3	Equipment is needed with partial redundancy. Moderate safety or security risk. Moderate environmental or permit impacts.
4	Equipment is required with insufficient backup available. Significant safety or security risk. Significant environmental or permit compliance impact.
5	Equipment is required with no backup available. Major safety issues or security risk. Major environmental or permit compliance impact.

The criticality rating for the linear assets was developed based on four consequence of failure factors. These factors include diameter, access, transportation/environmental, and customer impact. **Table 3-3** includes descriptions of factors and ratings used in the analysis for gravity sewer and force mains. Manhole criticality ratings were determined by taking the maximum criticality rating of the pipes connecting to the manhole.

Table 3-3. Gravity and Force Main Criticality Factors

Factor	Asset Type	1	2	3	4	5
Diameter	Gravity	<= 4"	6-8"	10-12"	15-18"	>18"
	Force Main	<= 4"	4-6"	8"	N/A	N/A
Access	Gravity	Easy Access	N/A	Medium Access	N/A	Difficult Access
	Force Main					
Transportation/ Environmental	Gravity	Not in Road, Railroad, Stream	N/A	In Residential Road Near a Railroad, Stream	N/A	In Major DOT Road Crosses Railroad, Stream
	Force Main					
Customer Impact	Gravity	Not Near Houses, Business, School, Church	N/A	Near a House, Business	Near Schools, Churches	Under a House, Business, School, Church
	Force Main					

3.2.1 Vertical Asset Criticality Findings

Major components of each pump station were given a criticality rating. A list of each component's criticality rating is provided in **Appendix C**. Based on the criticality ratings of the components, and the use of the pump station, each pump station was given an overall criticality rating. **Figure 3-4** summarizes the number of pump stations and their criticality ratings.

PUMP STATION CRITICALITY RATINGS

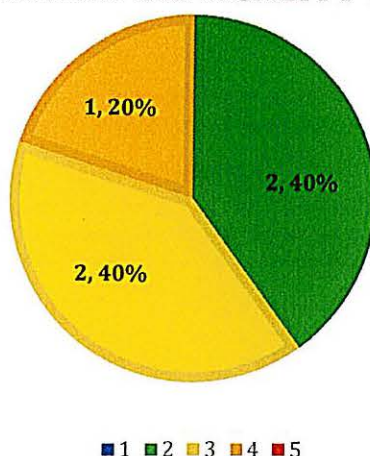


Figure 3-4. Pump Station Criticality Ratings

3.2.2 Linear Asset Criticality Findings

An average score of the four factors listed in Table 7 was used to determine the overall criticality rating. If a pipe is located under a railroad, major road, or stream, it was given an override criticality rating of 5. These pipes were determined the most critical due to the extent of work that would have to be performed to repair, otherwise these pipes would have scored a level 3 or 4. A summary of the criticality ratings for the gravity sewer, force mains, and manholes are provided below in **Figures 3-5, 3-6, and 3-7**. Maps of the criticality ratings are shown in Figures 4 and 4A in Appendix A.

GRAVITY SEWER CRITICALITY RATINGS

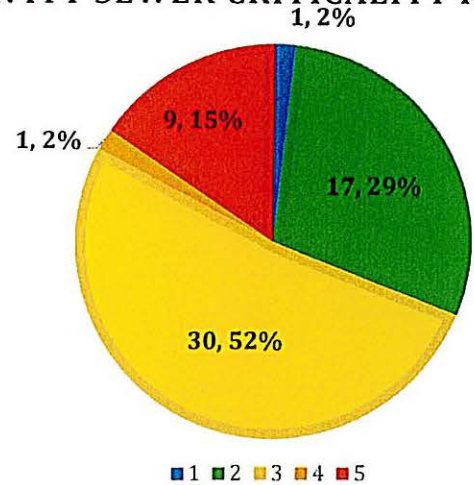


Figure 3-5. Gravity Sewer Criticality Ratings

FORCEMAIN CRITICALITY RATINGS

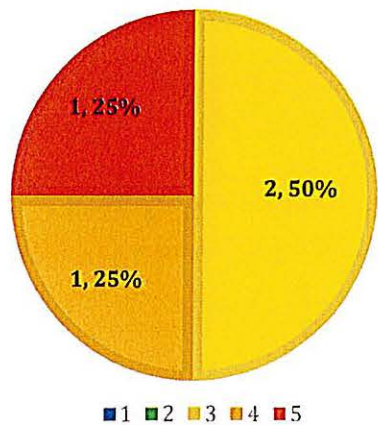


Figure 3-6. Force Main Criticality Ratings

MANHOLE CRITICALITY RATINGS

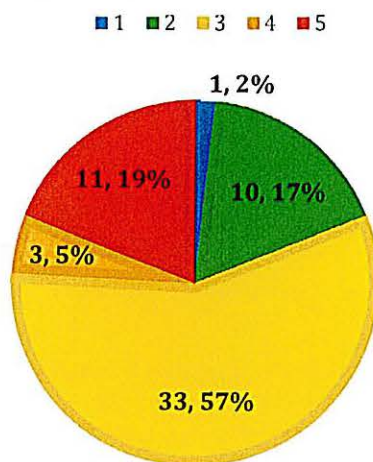


Figure 3-7. Manhole Criticality Ratings

3.3 Risk Analysis

The prioritization approach for the pipelines utilizes a risk-based methodology that considers both how likely each asset is to fail in the short term as well as how consequential a failure would be if one does occur. The condition ratings and criticality scores are combined to produce an overall risk rating for each asset. The highest risk assets are those with both poor condition and most critical. Pipes whose failure would create a large impact on the community and environment and whose condition is the poorest will receive the highest risk score and would be prioritized first for inspection, rehabilitation, or replacement.

3.3.1 Risk Results

The risk score for each asset is determined by looking up where the combination of criticality and condition lands on the 5 by 5 matrix in **Figure 3-8** below. Using a risk matrix allows the risk results to reflect a specific management strategy by adjusting the relative area of risk, Low through High, as opposed to simply multiplying the condition and criticality ratings. The pipes are assigned a 1 through 5 risk score where 1 – negligible risk, 2 = low, 3 = medium, 4 = high, and 5 = extreme risk. **Table 3-4** provides a summary of the risk results for the 5 categories across gravity sewer and force mains analyzed in this study.

		Condition				
		1	2	3	4	5
Criticality	5	Low (2)	Medium (3)	High (4)	Extreme (5)	Extreme (5)
	4	Low (2)	Medium (3)	Medium (3)	High (4)	Extreme (5)
	3	Low (2)	Medium (3)	Medium (3)	High (4)	High (4)
	2	Negligible (1)	Low (2)	Medium (3)	Medium (3)	Medium (3)
	1	Negligible (1)	Negligible (1)	Low (2)	Medium (3)	Medium (3)

Figure 3-8. Matrix for Risk Scoring

Section 3 • Condition and Criticality Assessment

Table 3-4. Risk Distribution for Gravity Sewer and Force Mains

Rating	Gravity Sewer			Force Main		
	Number of Pipes	Length (Feet)	% of Total Pipe Length	Number of Pipes	Length (Feet)	% of Total Pipe Length
1 - Negligible	3	631	4%	-	-	-
2 - Low	6	1,539	10%	-	-	-
3 - Medium	32	8,905	56%	4	61,433	100%
4 - High	12	3,375	21%	-	-	-
5 - Extreme	5	1,387	9%	-	-	-

Tables 3-5 and 3-6 lists the total footage of gravity sewer and force mains falling into each of the cells in the matrix based on the criteria applied. Figures 5 and 5A included in Appendix A shows the same information graphically for gravity sewer and force mains.

Table 3-5. Risk Ranking Category Footage for Gravity Sewer

		Condition				
		1	2	3	4	5
Criticality	5	0	1,109	0	1,244	143
	4	0	0	350	0	0
	3	898	2,337	1,886	2703	672
	2	631	642	1,289	944	913
	1	0	0	0	78	0

56% of the gravity sewer fell into category 3 and 30% fell into the category 4 and 5.

Table 3-6. Risk Ranking Category Footage for Force Mains

		Condition				
		1	2	3	4	5
Criticality	5	0	2,216	0	0	0
	4	0	31,216	0	0	0
	3	0	28,001	0	0	0
	2	0	0	0	0	0
	1	0	0	0	0	0

All of the force mains fell into the lower end of the matrix. The condition rating is fully based on estimated residual life from age and material, not condition assessment.

Section 4

Rehabilitation and Replacement Program

4.1 Recommended Rehabilitation and Replacement Projects

Based on the results from the condition assessment and the criticality and risk analysis, the following 10 year Capital Improvement Plan is recommended.

1. Project #1 – Genoa Gravity Sewer Rehabilitation – Phase 1

Rehabilitation of approximately 4,000 linear feet (LF) of gravity sewer, replacement of approximately 1,600 LF of gravity sewer, rehabilitation of approximately 29 manholes, installing 300 LF of new gravity pipe, and installing 5 new manholes. A map of the rehab project is shown in Figures 5 and 5A in Appendix A.

2. Project #2 – Genoa Gravity Sewer Rehabilitation – Phase 2

Rehabilitation of approximately 1,000 LF of gravity sewer and rehabilitation of manholes. Pipes will be determined based on CCTV inspections.

3. Project #3 – Genoa Gravity Sewer Rehabilitation – Phase 3

Rehabilitation of approximately 1,000 LF of gravity sewer and rehabilitation of manholes. Pipes will be determined based on CCTV inspections.

4. Project #4 – Miscellaneous Pump Station Improvements

Perform miscellaneous improvements to each station as identified in Section 3. This project excludes the replacement of the generator and automatic transfer switch at the Genoa Pump Station.

5. Project # 5 - Genoa Pump Station Generator Replacement

Replace the generator and automatic transfer switch at the Genoa Pump Station.

6. Project #6 - CCTV/Cleaning/Manhole Inspections

CCTV and clean 1,000 linear feet of sewer per year. Perform manhole inspections. The risk scores listed in Appendix B provide a prioritization of assets that can be used for identifying pipes to assess condition.

7. Project #7 - Smoke Testing

Smoke test the entire system every 4 years.

No force main improvements are included in the capital improvement plan. The existing force mains are smaller diameter and have a significant useful life remaining. If any force mains start having continuous issues/breaks, Wayne County should re-evaluate this course of action. The

Section 4 • Rehabilitation and Replacement Program

County should also regularly maintain all air release valves to ensure they function, which will extend a force main's service life and maximize pump station capacity.

4.2 Structural and Flood Resiliency Deficiency Observations

A map was created to show the 100-year floodplain for the Genoa Collection System. The map is shown in Figure 6 in Appendix A. The Genoa Pump Station and the Highway 117 pump station are both located within the 100-year floodplain. When performing rehabilitation on these pump stations the 100-year floodplain should be considered and DEQ minimum criteria should be followed for flood protection. Manholes located within the 100-year floodplain should be raised during rehabilitation if the manhole is below grade or at grade. If the tops of manholes cannot be raised above the flood plain, a watertight frame and cover should be added.

Section 5

Operation and Maintenance (O&M) Program Assessment

5.1 O&M Program Assessment

The County reports that it does not have a comprehensive O&M program. Therefore, one should be created. While not a comprehensive list of all tasks, a list of possible linear and vertical asset O&M tasks is provided in **Appendix E**. Additionally, the County should:

- Create checklists to document operations and maintenance activities.
- Document all sanitary sewer overflows. The County is required to verbally report a spill to a Division of Water Resources staff member at appropriate Regional Office, but in no case more than 24 hours following the occurrence or first knowledge of the occurrence of either of the following:
 - Any sewer system overflow and/or spill over 1,000 gallons; or
 - Any sewer system overflow and/or spill, regardless of volume, that reaches surface water.
- Clean 10 percent of the collection each year per NC DEQ.
- Maintain easements to allow access in accordance with NC DEQ requirements.
- Review the County's wastewater collection system permit to ensure all requirements of the permit are being met.

Section 5 • Operations and Maintenance (O&M) Program and Cost Estimating

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Section 6

Capital Improvement Plan (CIP)

6.1 Capital Improvement Plan Estimate

A CIP for the next 10 years was developed based on the rehabilitation and replacement and O&M recommendations. Costs are based using recent bid prices and construction cost estimates. A 4% rate of escalation in construction cost was used for each year. **Table 6-1** provides the 10-year CIP plan. The cash flow and graphic are included in **Appendix F**.

Table 6-1: Capital Improvement Plan

Project	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Project #1 - Genoa Gravity Sewer Rehabilitation - Phase 1	\$2,100,000									
Project #2 - Genoa Gravity Sewer Rehabilitation - Phase 2					\$380,000					
Project #3 - Genoa Gravity Sewer Rehabilitation - Phase 3										\$450,000
Project #4 - Miscellaneous Pump Station Improvements	\$150,000									
Project #5 - Genoa Pump Station Generator Replacement				\$270,000						
Project #6 - CCTV/Cleaning/Manhole Inspections		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Project #7 - Smoke Testing					\$10,000				\$10,000	
TOTAL	\$2,250,000	\$20,000	\$20,000	\$290,000	\$410,000	\$20,000	\$20,000	\$20,000	\$30,000	\$470,000

Appendix A

GIS Figures

Appendix A • GIS Figures

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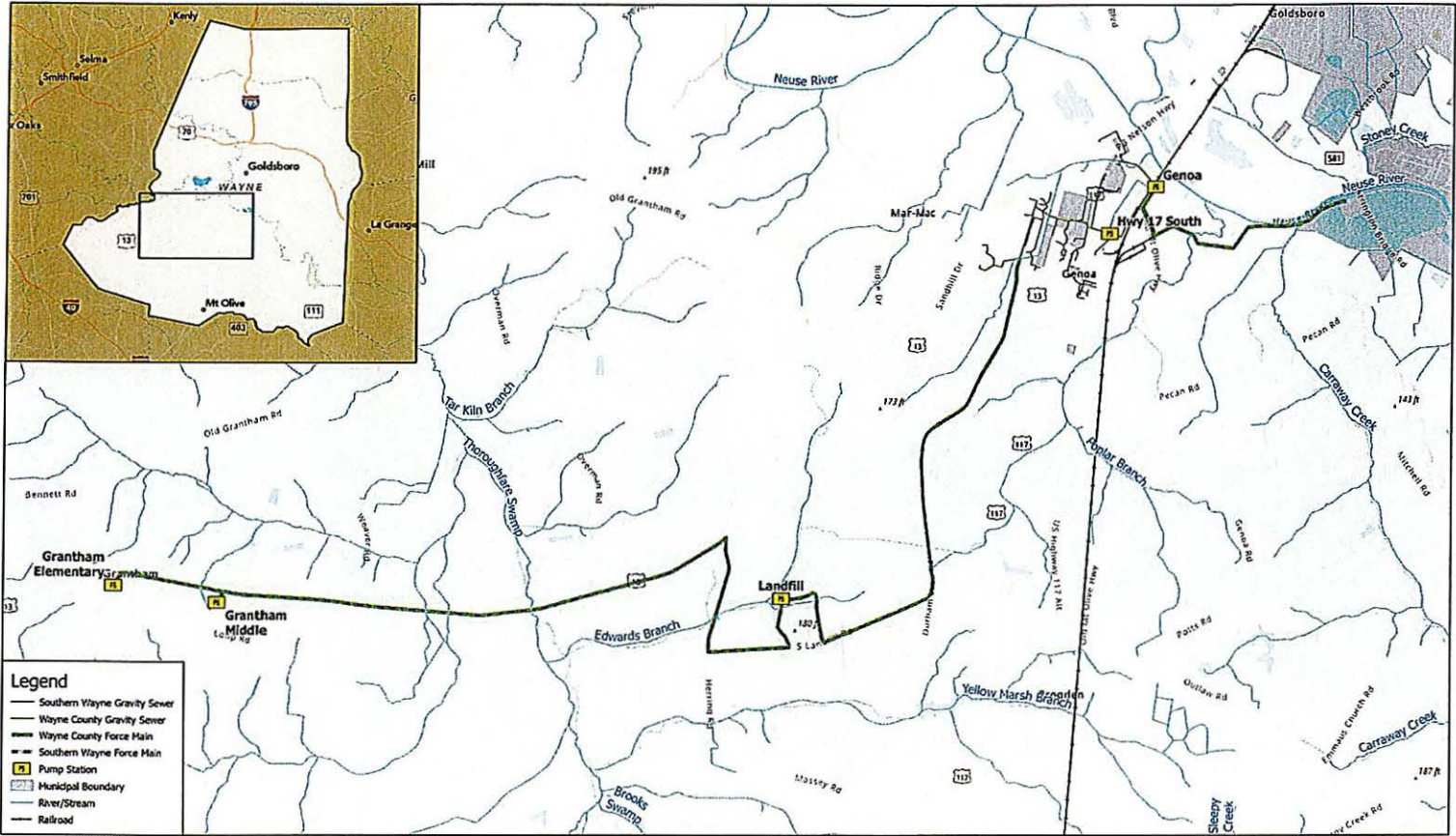
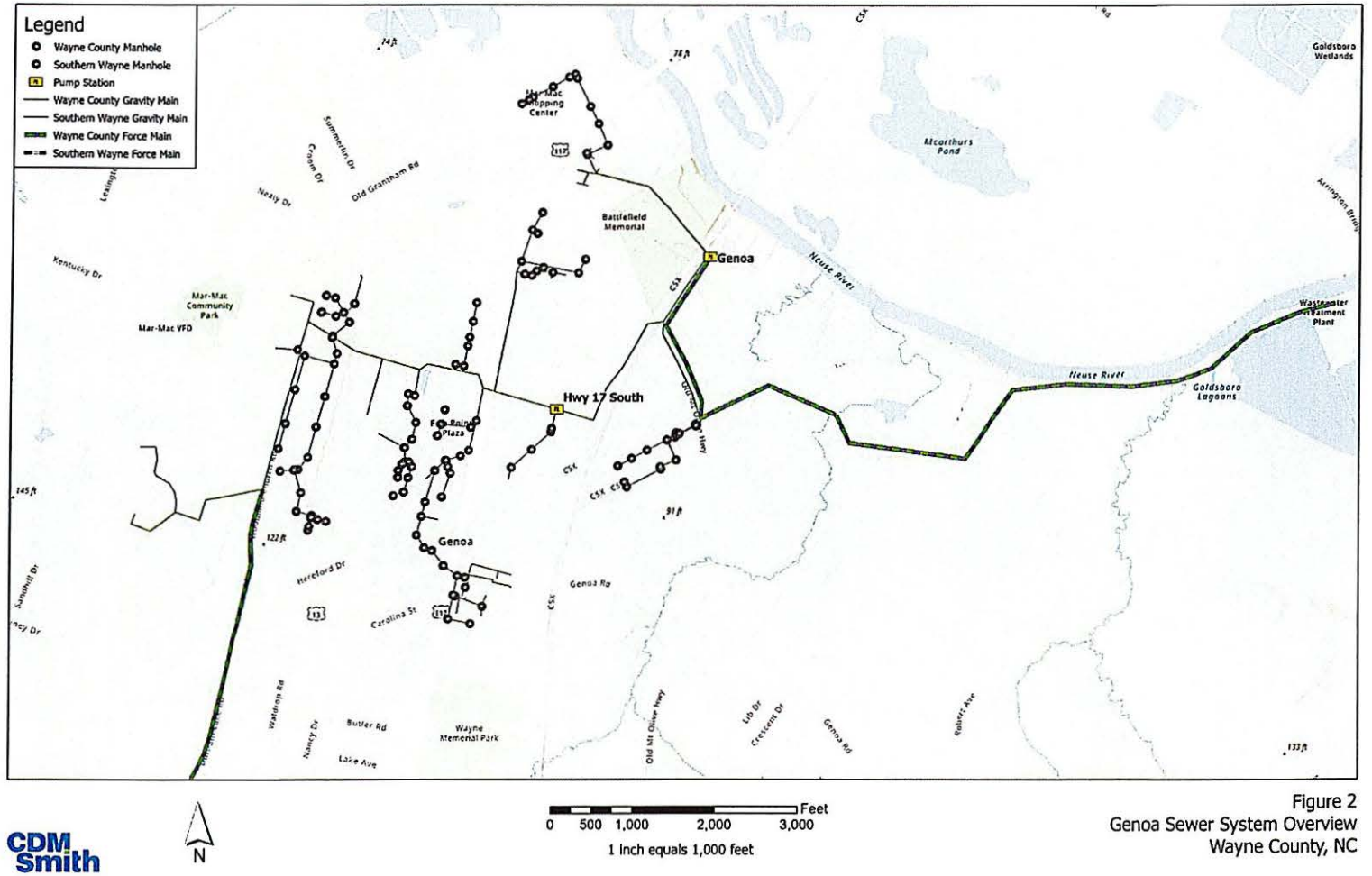


Figure 1
Genoa Sewer System Overview
Wayne County, NC



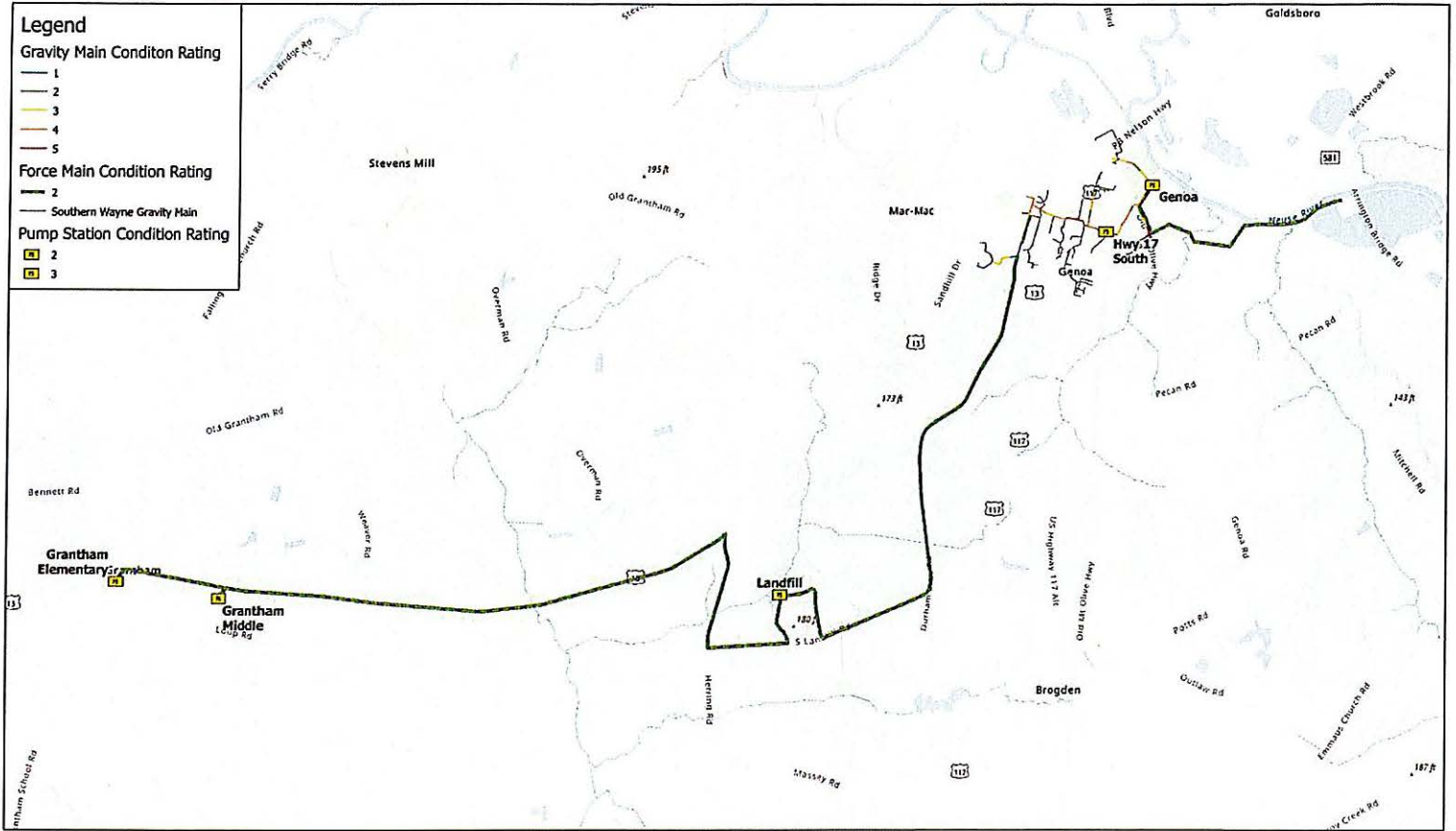
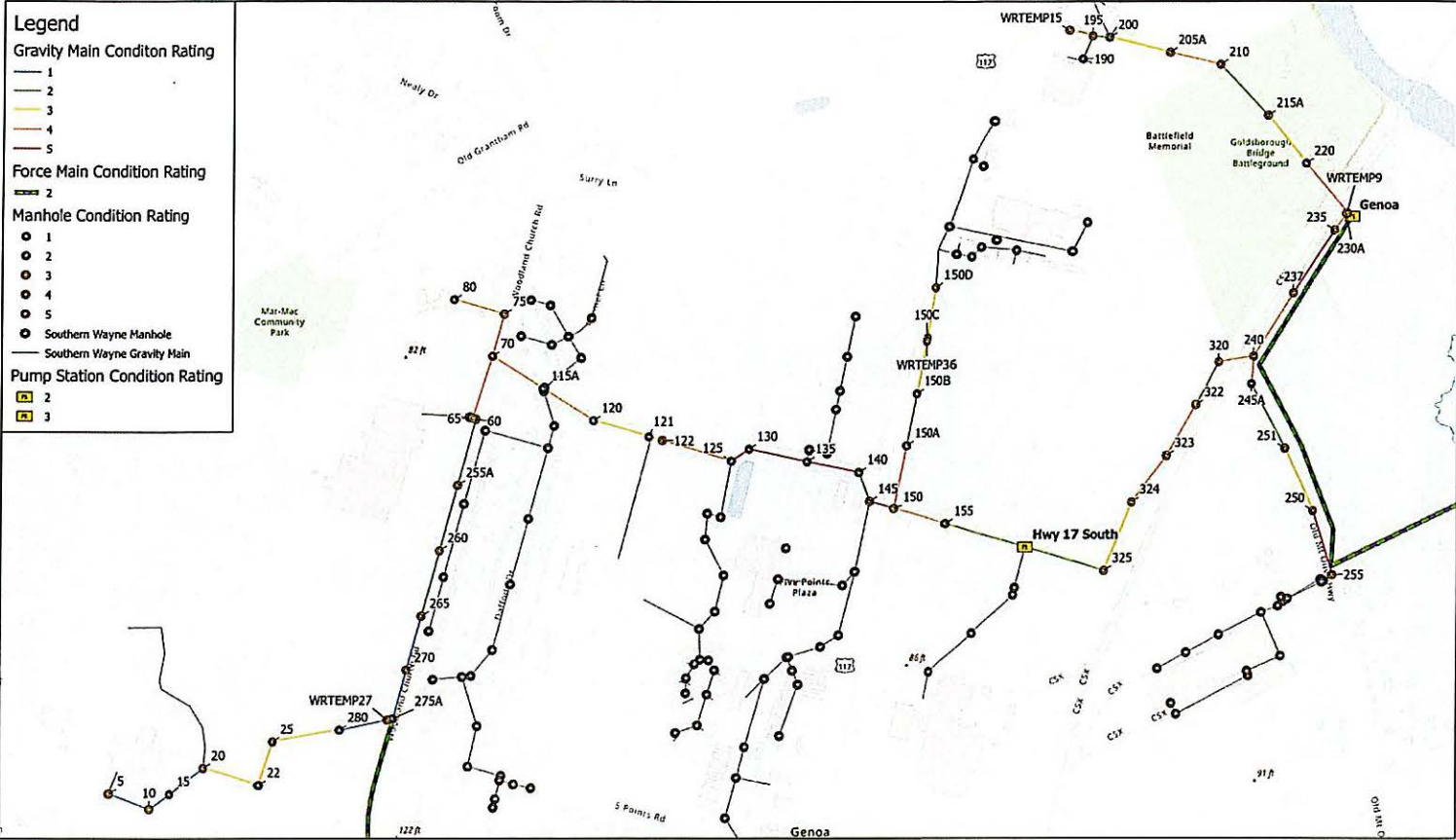


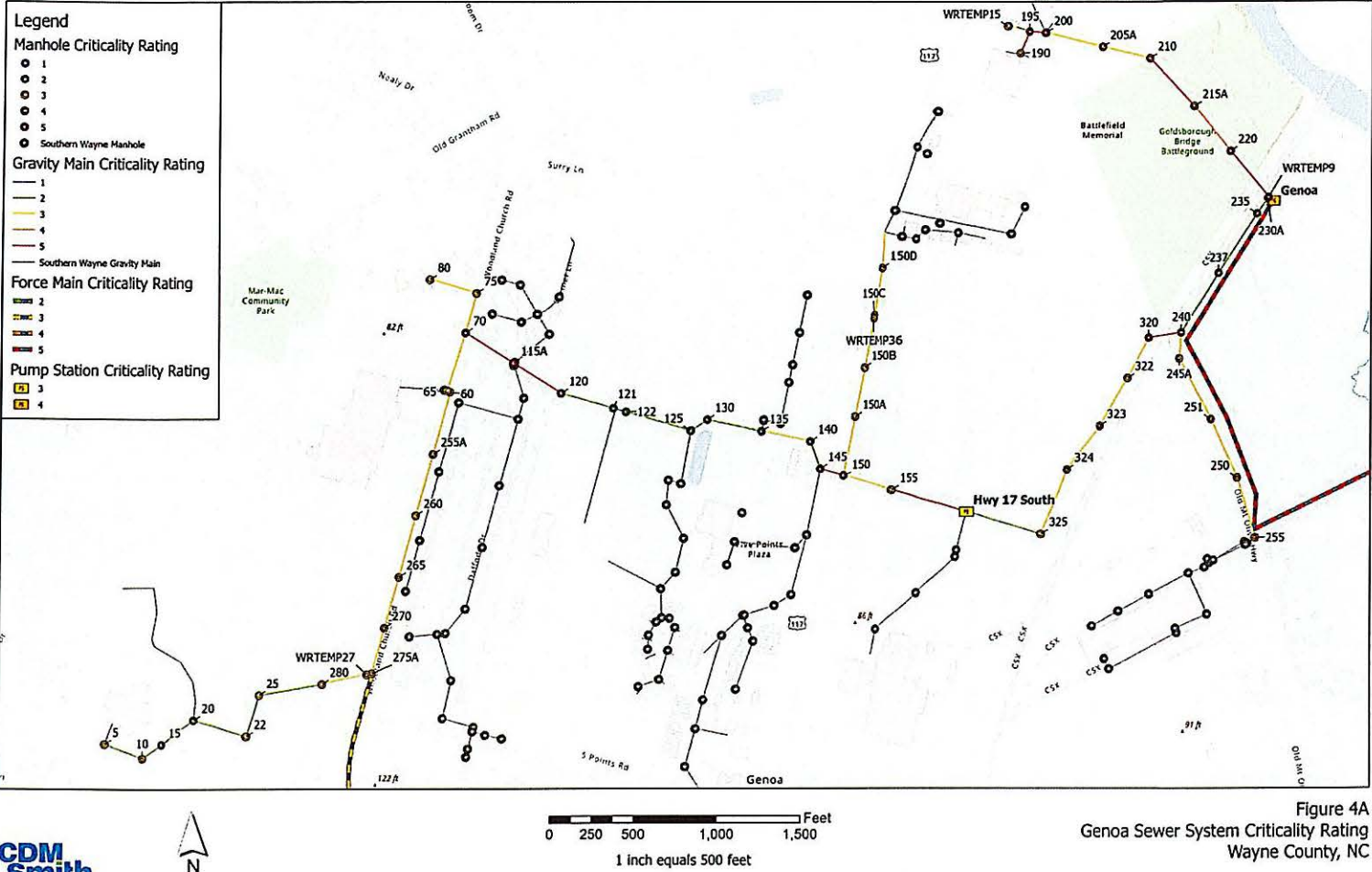
Figure 3
Genoa Sewer System Condition Rating Overview
Wayne County, NC

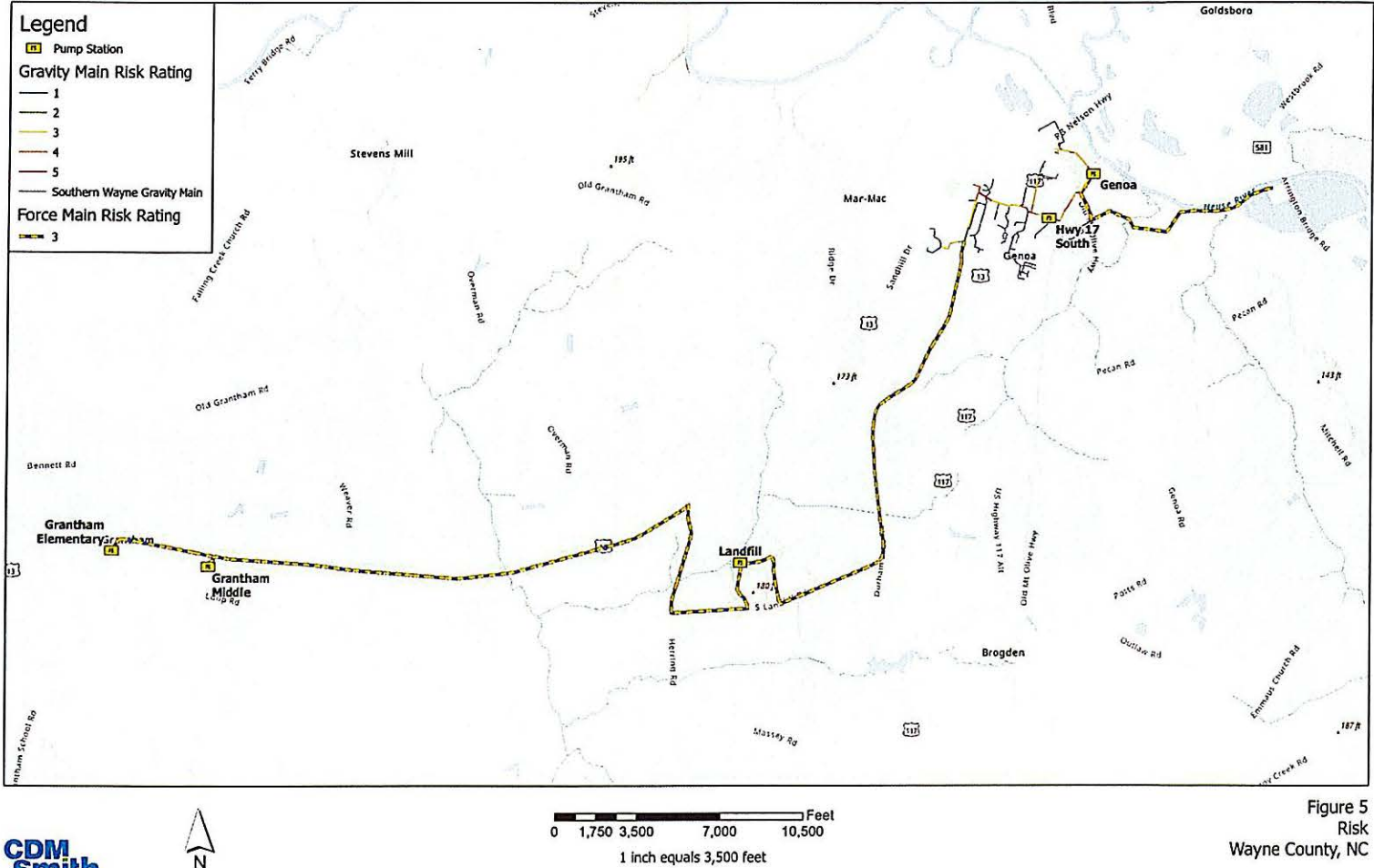


CDM Smith

Figure 3A
Genoa Sewer System Condition Rating
Wayne County, NC







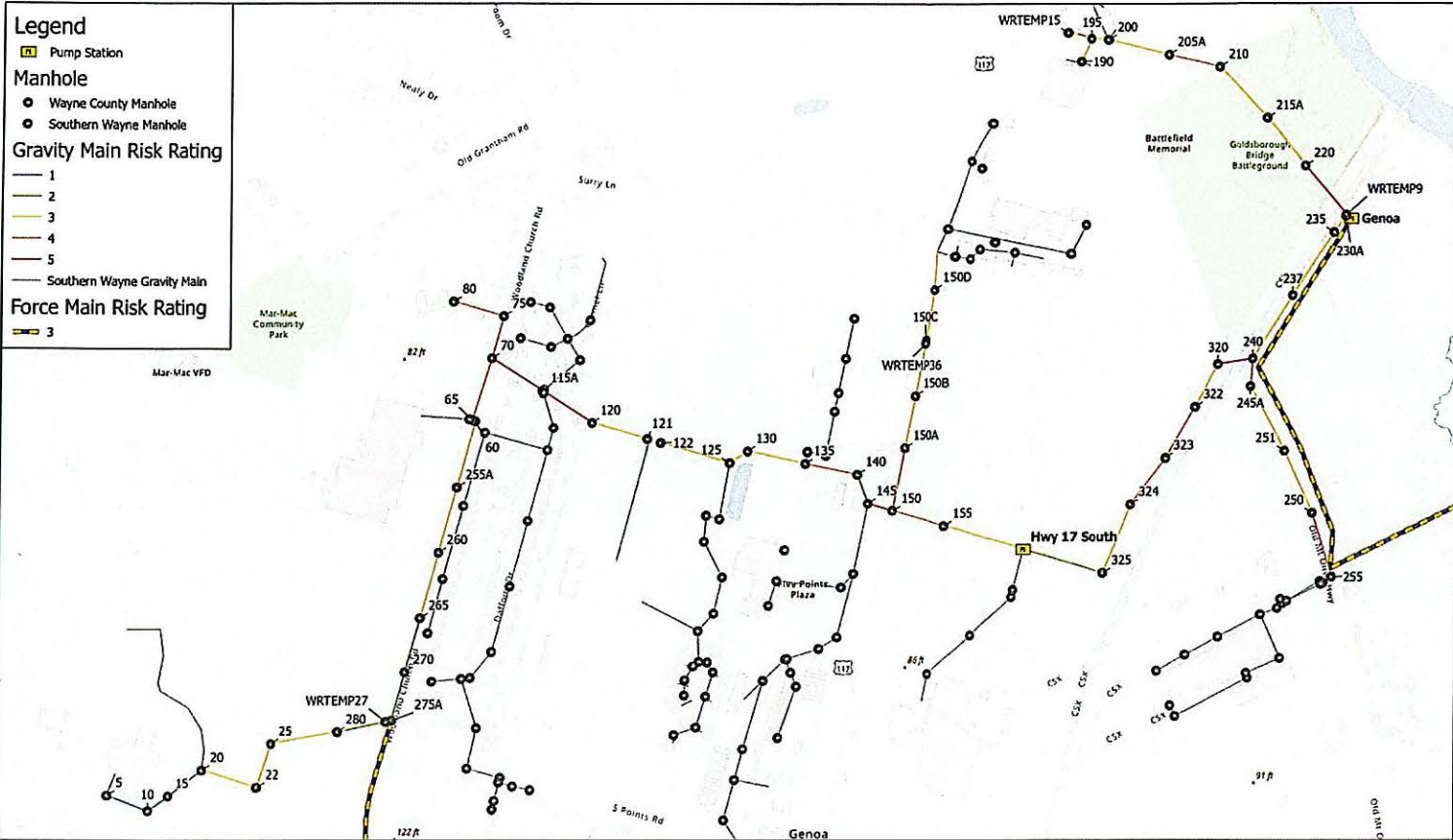


Figure 5A
Risk
Wayne County, NC



0 250 500 1,000 1,500 Feet
1 inch equals 500 feet

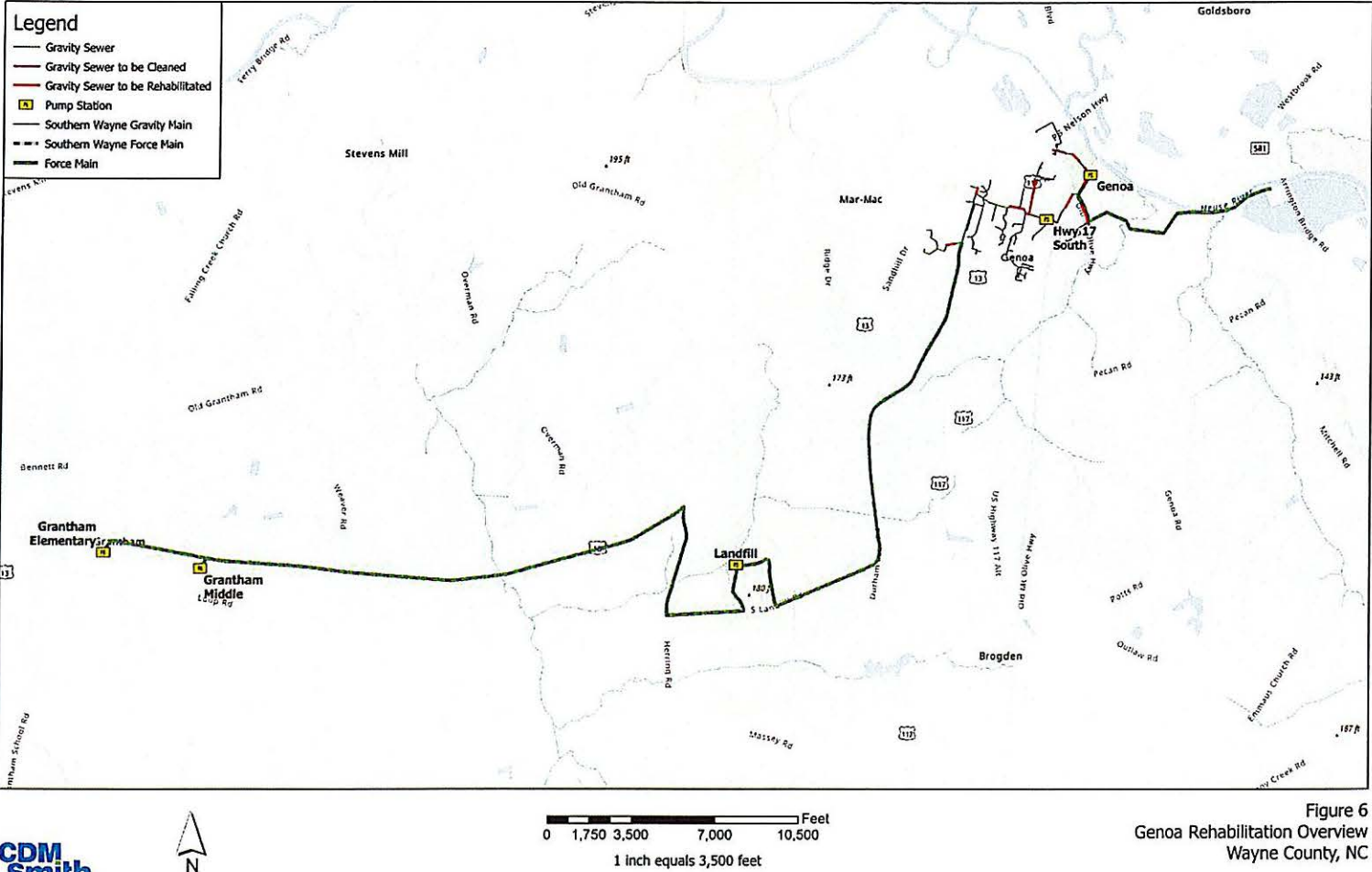
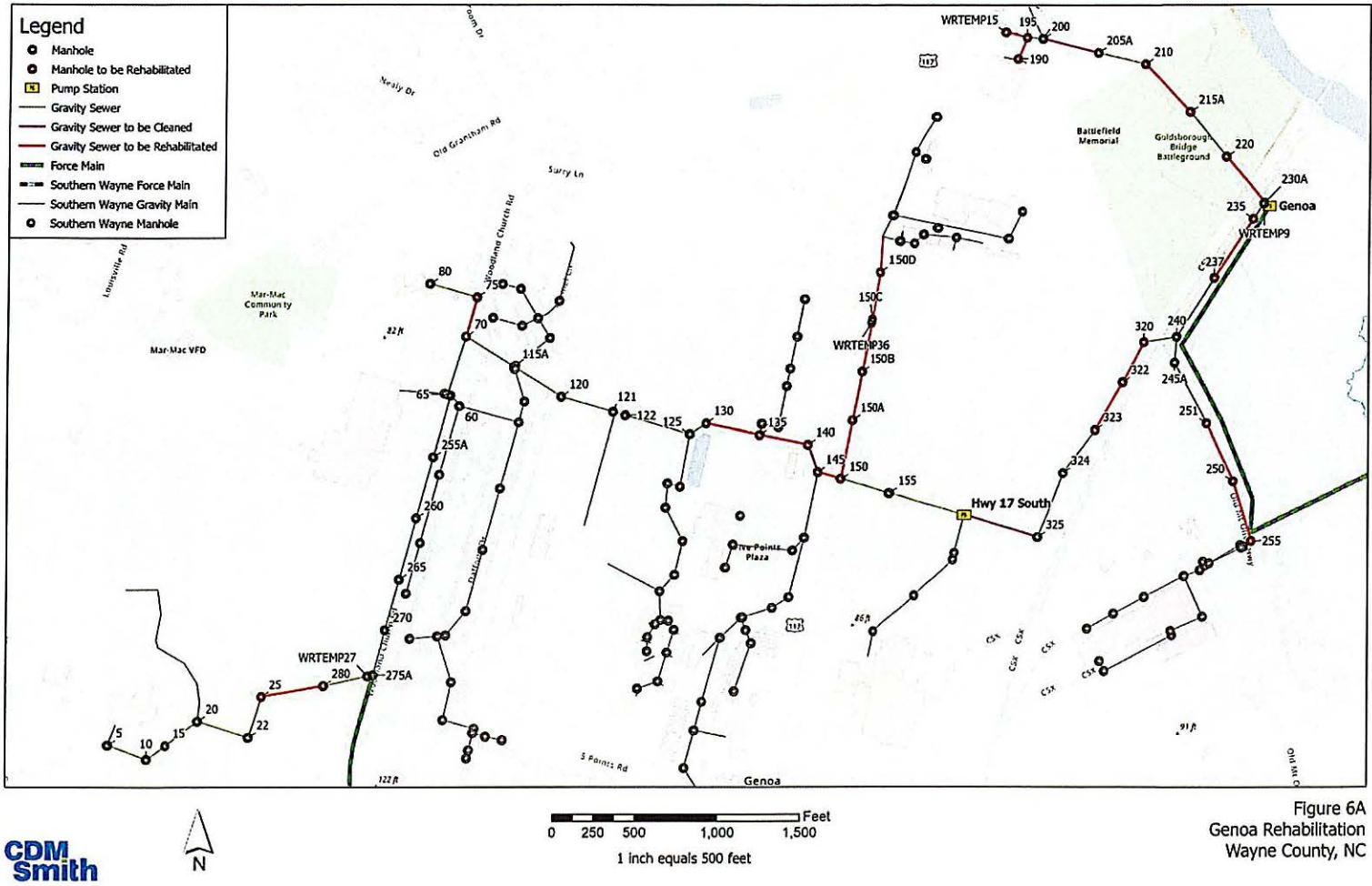
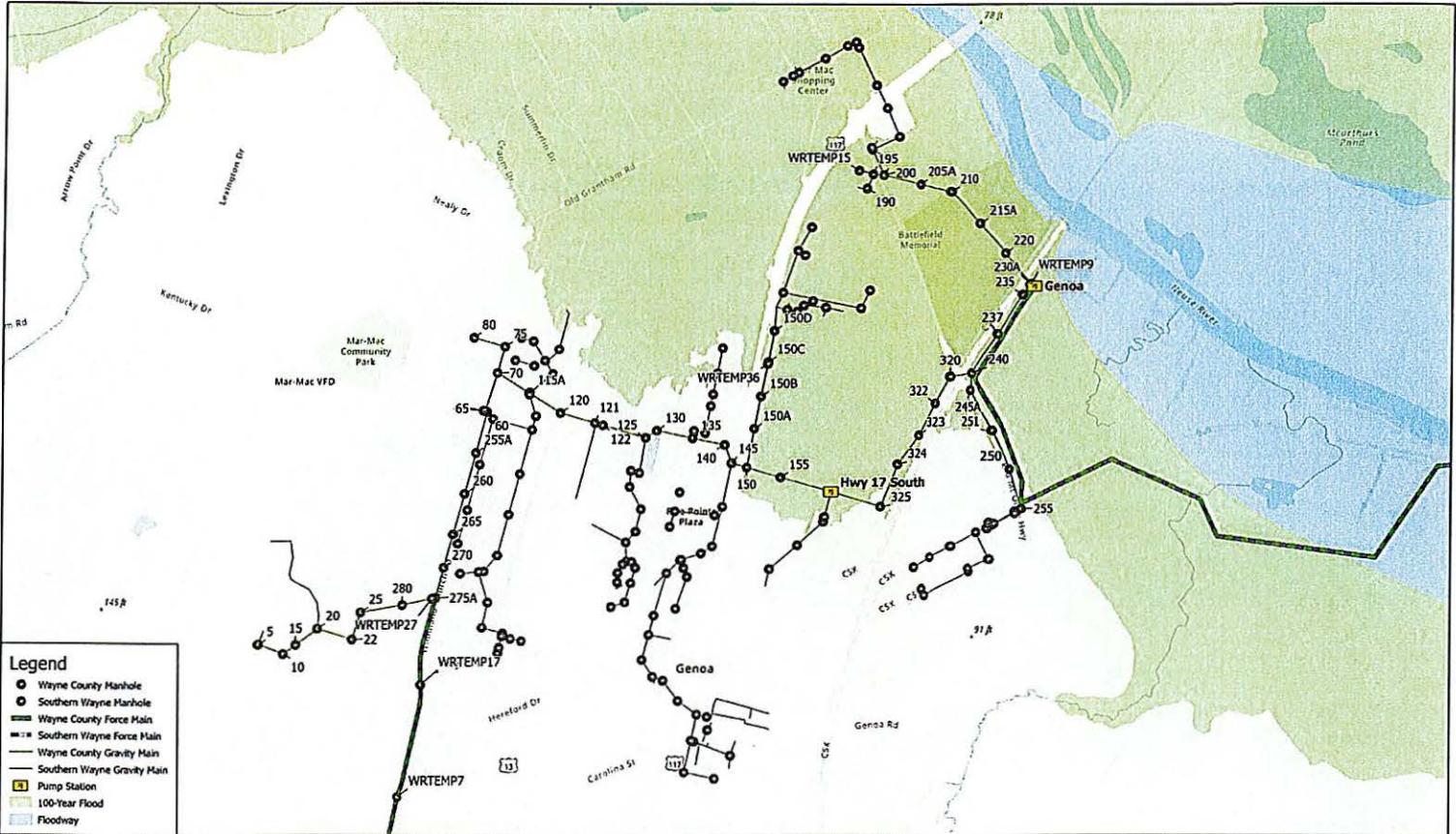


Figure 6
Genoa Rehabilitation Overview
Wayne County, NC





Appendix B

Site Visit Reports and Interview Summary

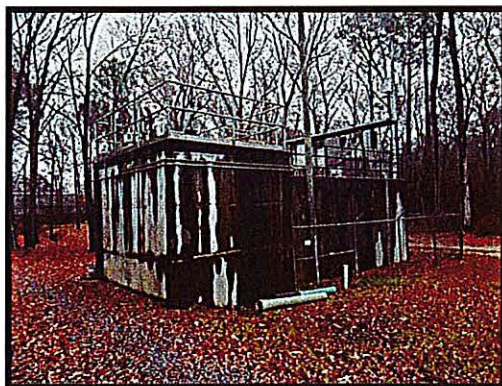
Appendix B • Site Visit Reports and Interview Summary

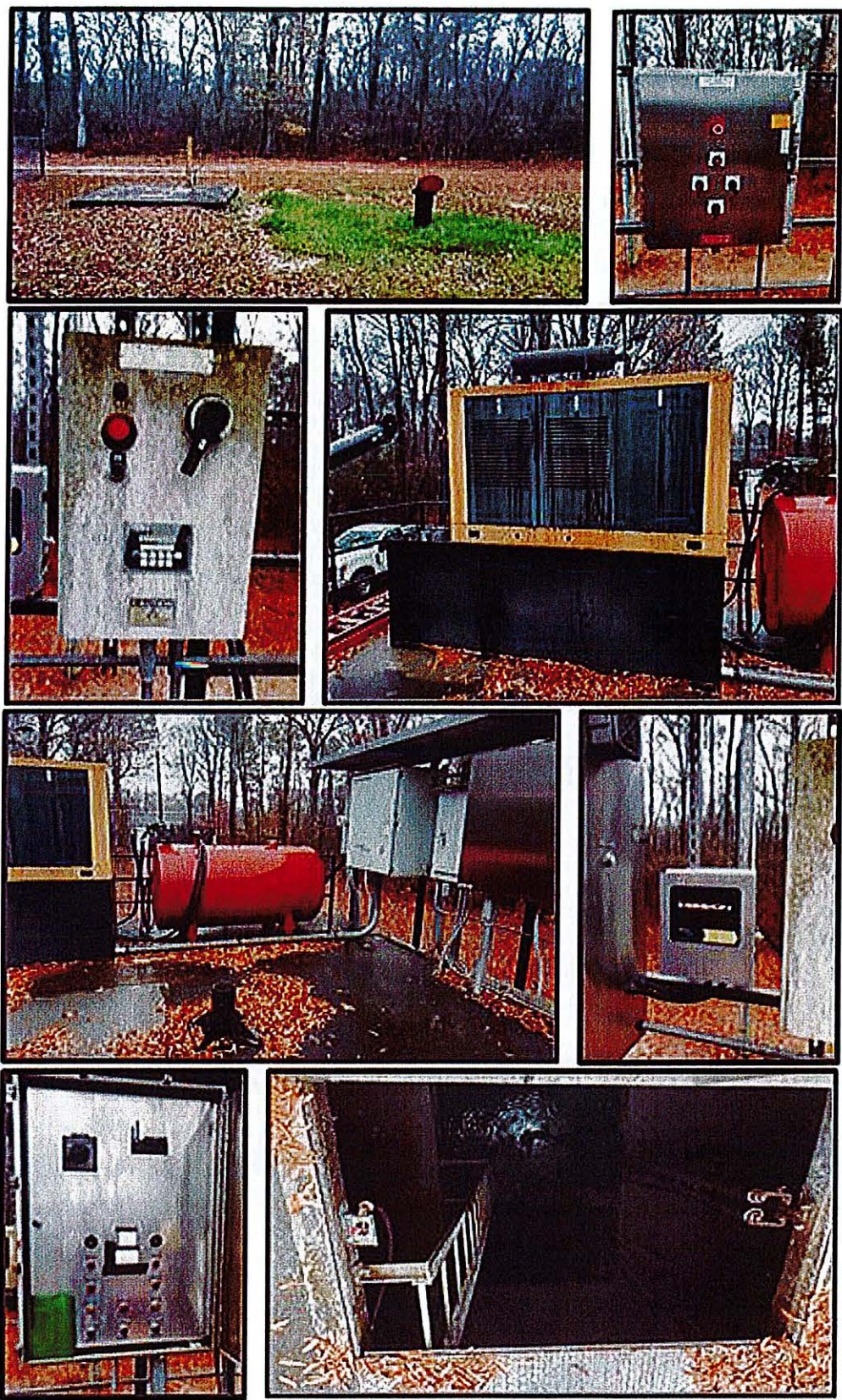
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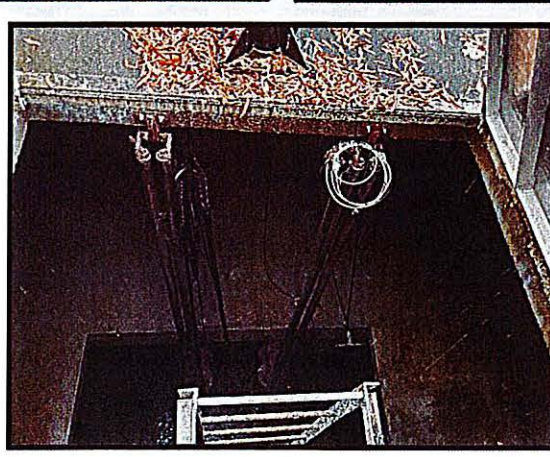
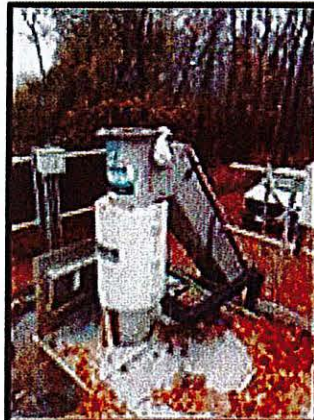
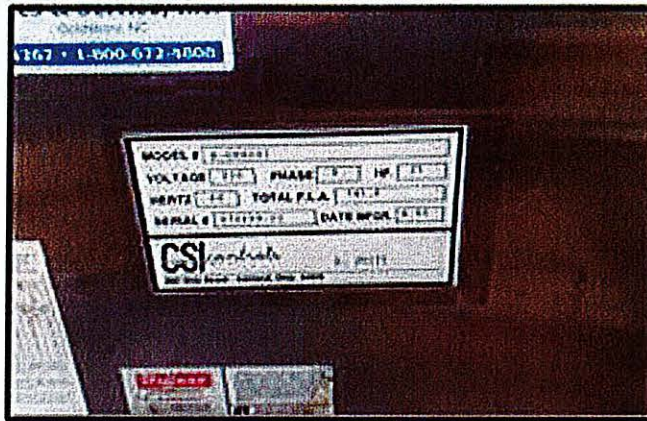
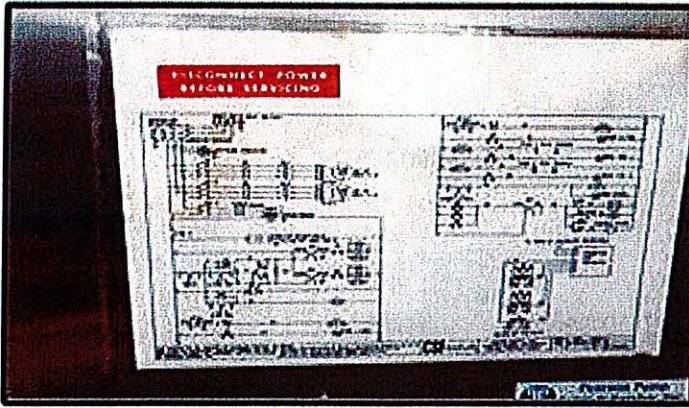
Genoa In Wayne County, NC

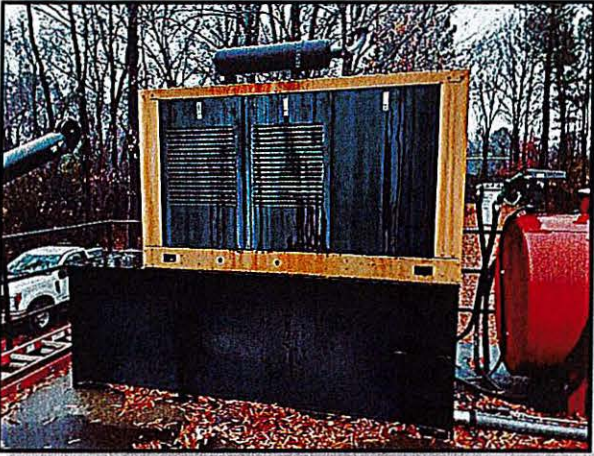
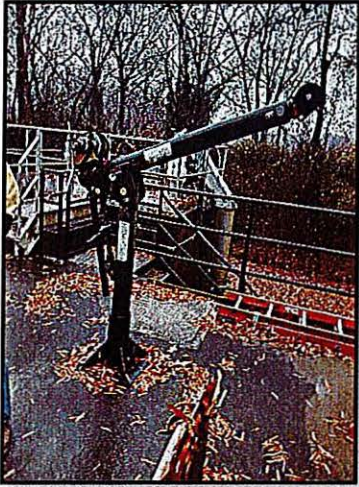
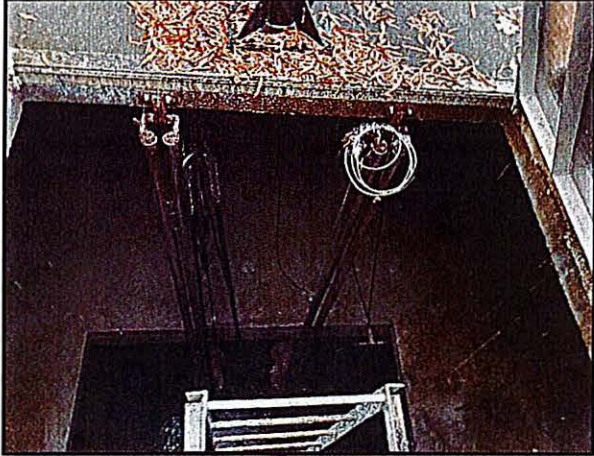
Genoa Pump Station, 349 Old Mount Olive Highway

- Mechanical screen is out-of-service, scheduled for repair.
- County reports that the pump station handles all flow with no issues.
- The backup generator is in fair/poor condition – Detroit diesel brand.
- The secondary storage tank is a 500-gallon diesel fuel tank and contains a fixed fuel level gauge. No secondary containment.
- The old lifting crane at pump station has no crane cable because equipment is pulled for maintenance/replacement using the boom truck.
- There are 2 or 3 submersible 25 horsepower Fairbanks Morse pumps. County reports that, typically, 1 pump operates at a time and handles all the flow.
- Lifting rails are in good condition; lifting brackets on pumps need to be replaced.
- The pumps operate using a float system.
- The pump station wet well is cleaned using a vac truck.
- Was once a grinder but removed in favor of a mechanical screen.
- The quick pump out safety is installed and in good condition.
- County reports that the flow meter works well; but cannot access, bolted down manhole lid.
- One or more hatches have electrical switches that indicate when a hatch is open. However, the switches are not NEMA 7 (i.e.: suitable for a hazardous environment)
- There are no seal-offs on the conduit up into the electrical panels as required by the National Electrical Code.







Facility/Asset/Issue	Photo
Facility: Genoa Asset: Generator Issue(s): Aged and in fair to poor condition. Start planning for its replacement.	
Facility: Genoa Asset: Lifting Crane Issue(s): No cable, not used.	
Facility: Genoa Asset: Pump Lifting Rails Issue(s): Brackets are corroded. Brackets will need to be replaced	

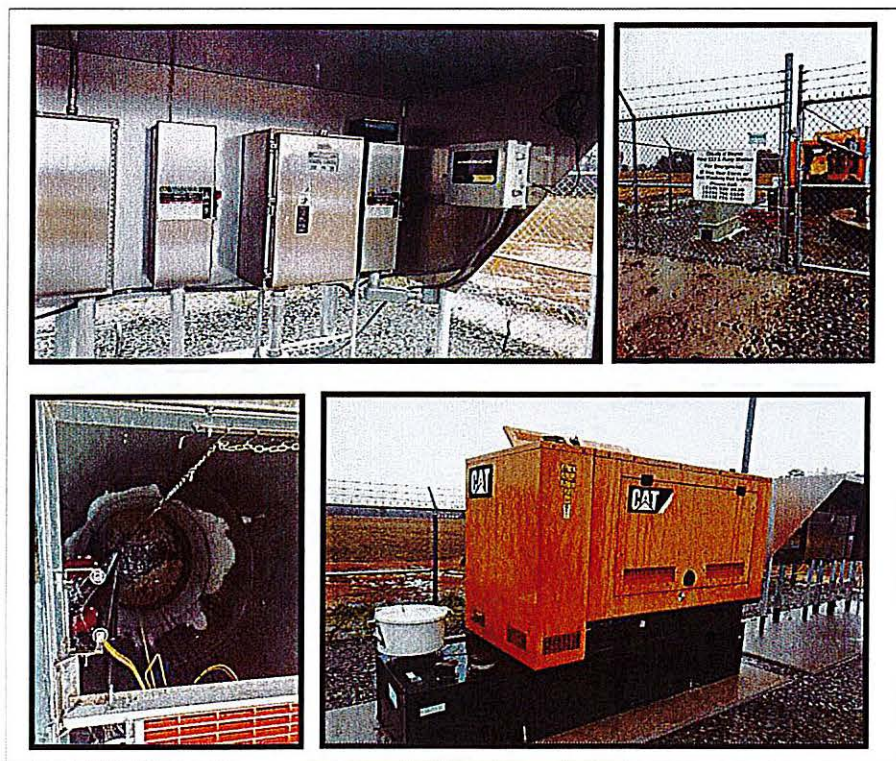
Facility: Genoa
Asset: Hatch
Issue(s): Electrical switch
does not meet NEC

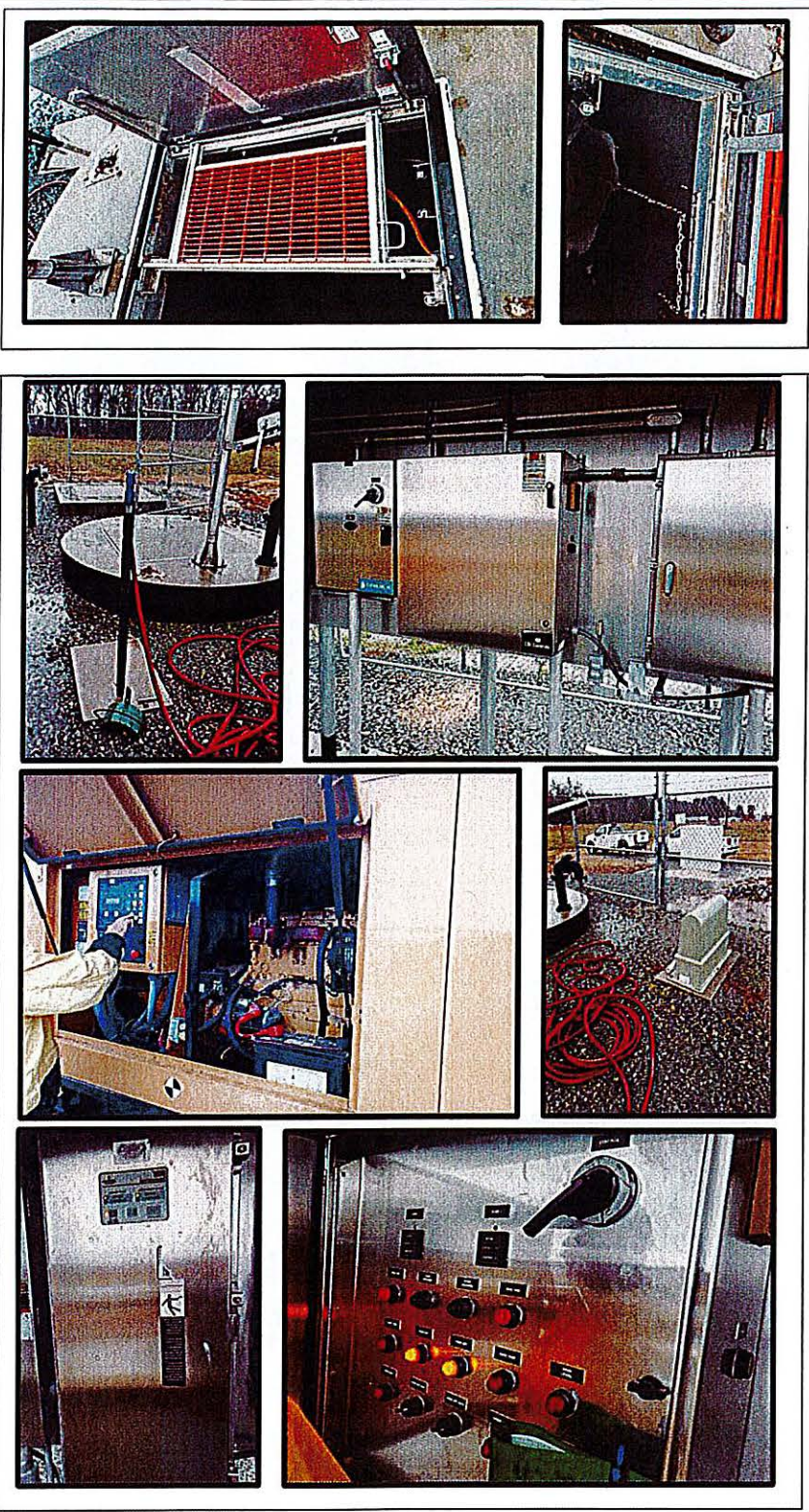


Highway 117 In Wayne County, NC

Highway 117 Pump Station

- This is a 3-year-old duplex submersible pump station that contains two 5 ½ horsepower submersible pumps.
- The pump station does not have a flow meter.
- The controls are in good condition.
- The County suspect that infiltration/inflow may be entering the pump station. However, the pump station is not overflowing, but several collection manholes need the lids to be bolted in numerous areas.
- There are no seal-offs on the conduit up into the electrical panels as required by the National Electrical Code.





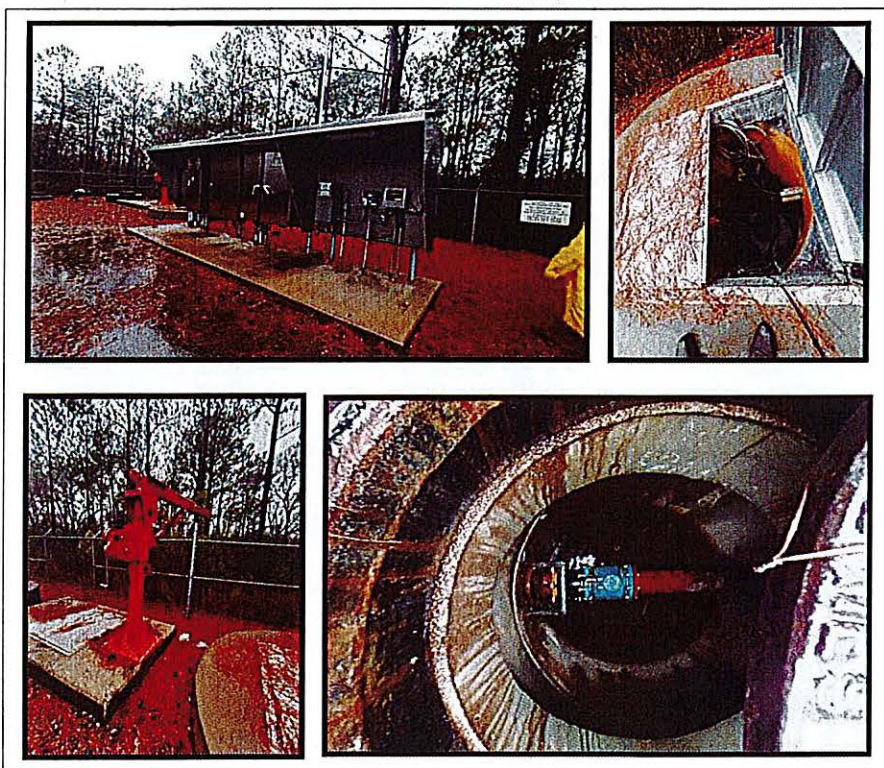
Facility/Asset/Issue	Photo
Facility: Hwy 117 Asset: Issue(s): No seal-offs on electrical conduit into the electrical panels.	

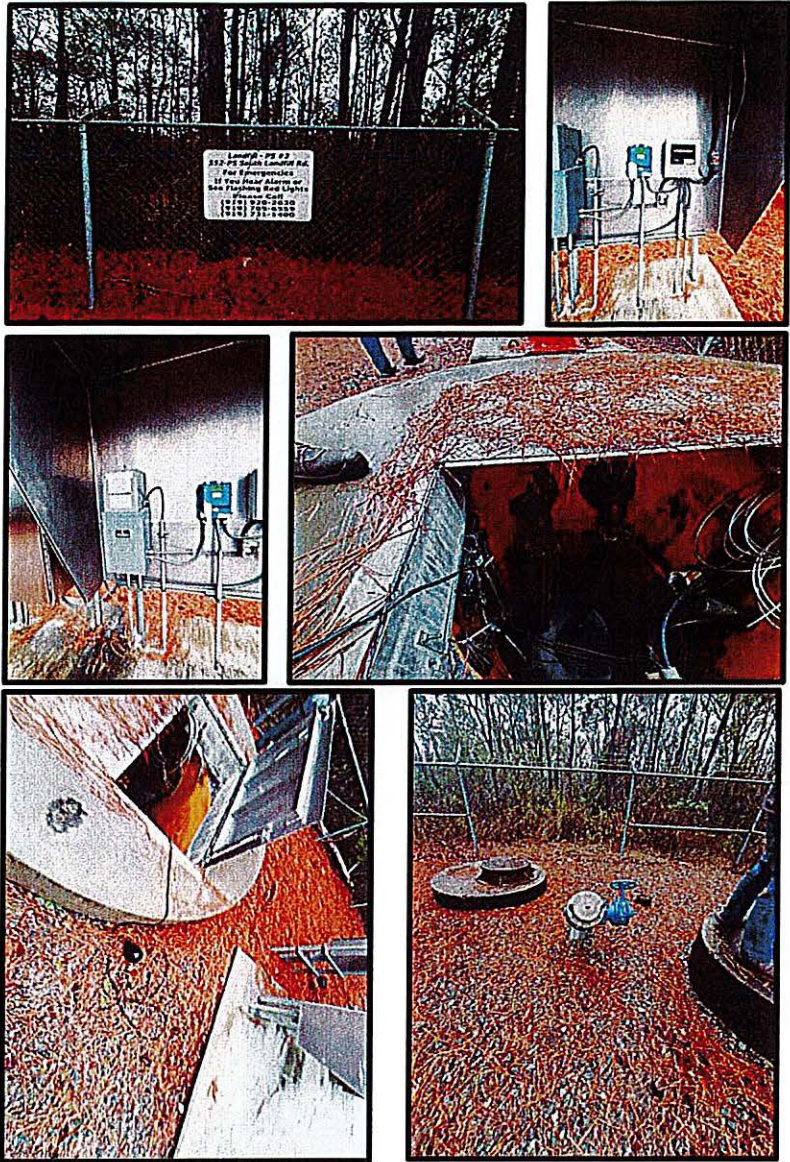
Landfill

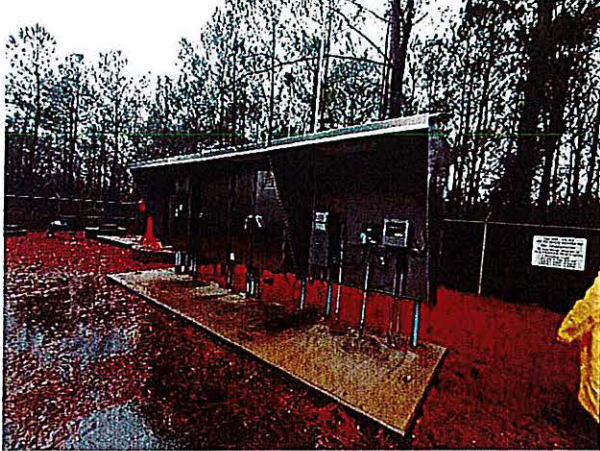
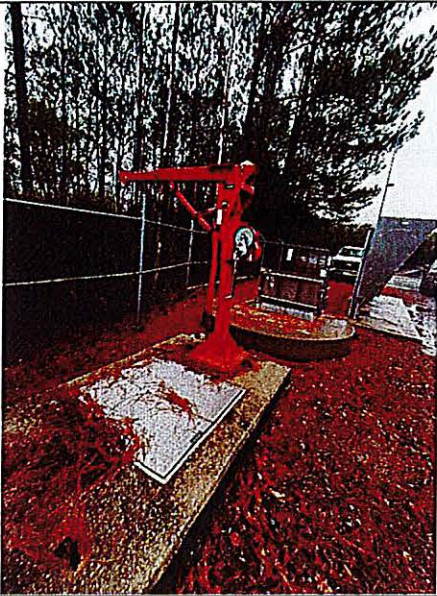
In Wayne County, NC

Landfill Pump Station

- Landfill pump station has two larger submersible HOMA 100 horsepower pumps
- The pumps are controlled by floats with the low-level alarm float on the ground to prevent nuisance alarms.
- There is not vent pipe in the wet well as required by NC DEQ.
- There are not seal-offs on all conduits that originate from classified areas that then extend up into the electrical panels as required by the National Electrical Code.





Facility/Asset/Issue	Photo
Facility: Landfill Asset: Electrical Panels Issue(s): Missing seal-offs on some conduits	
Facility: Landfill Asset: Wet well Issue(s): Missing wet well vent pipe	

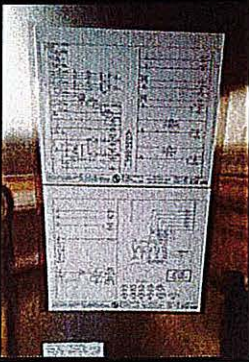
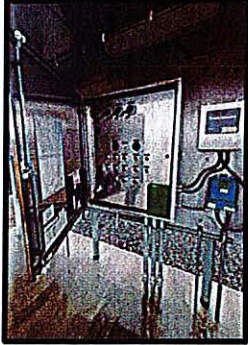
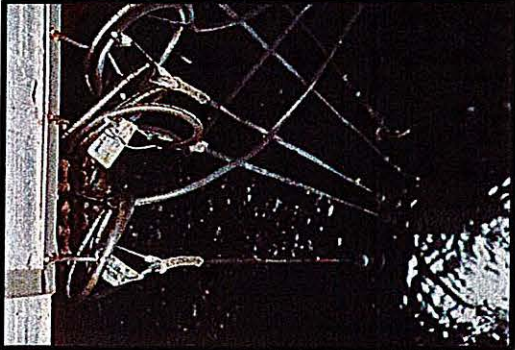
Grantham Middle School

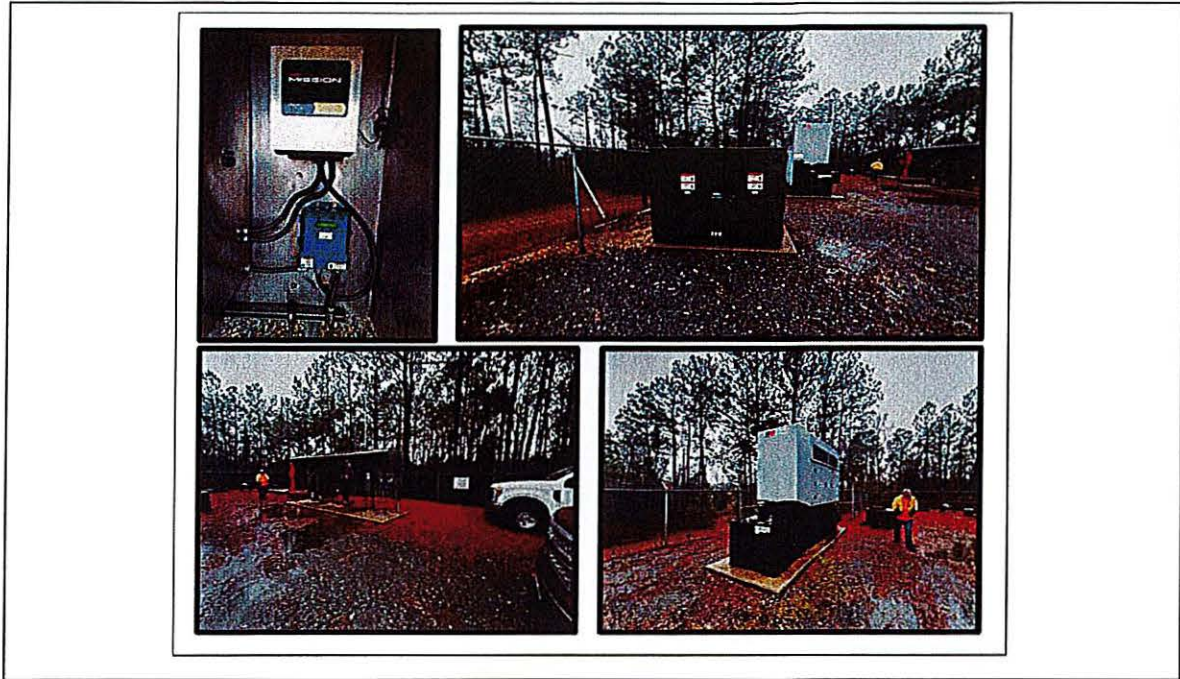
In Wayne County, NC

Grantham Middle School Pump Station

- This is a duplex pump station with HOMA 15 horsepower pumps.
- Equipment appears to be in good condition.
- The County reports that there are no issues with the pump station.
- The pumps are controlled by a float system.
- The generator is in good condition.
- There is no bypass pump connection at this station.
- Pump lift chain is corroded.
- There are not seal-offs on all conduits that originate from classified areas that then extend up into the electrical panels as required by the National Electrical Code.







Facility/Asset/Issue	Photo
Facility: Grantham Middle Asset: Pump Lifting Chain Issue(s): Chain is corroded and needs to be replaced.	

Facility: Grantham Middle

Asset: Electrical panels

Issue(s): Not all conduits have seal-offs

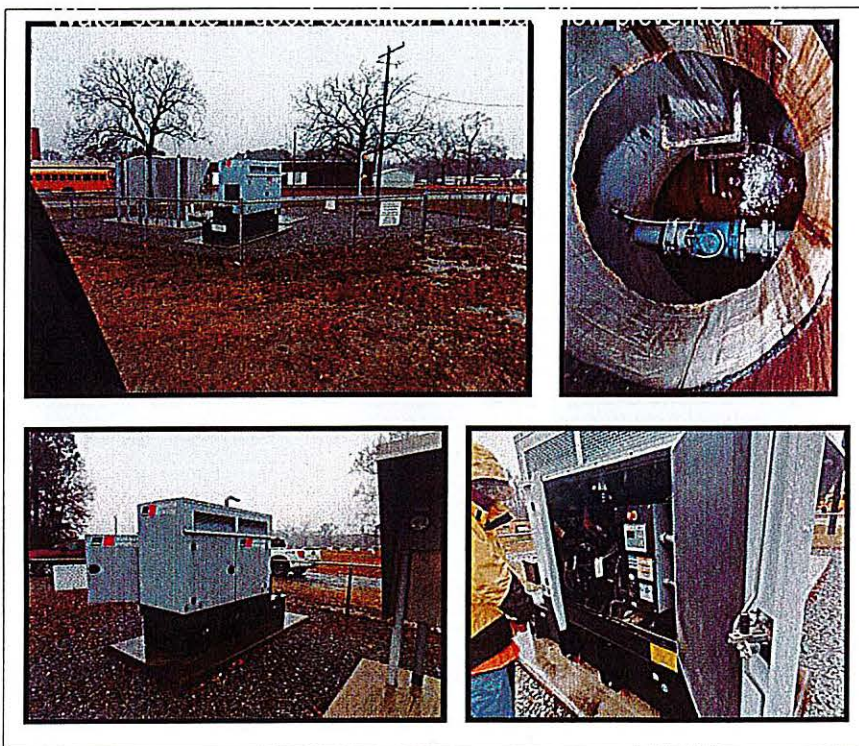


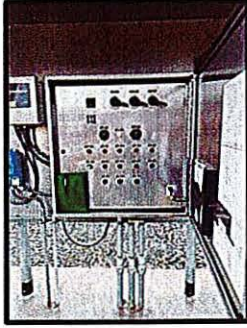
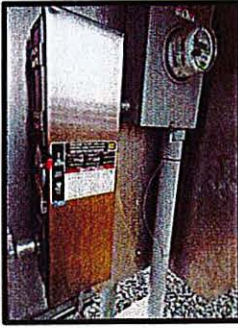
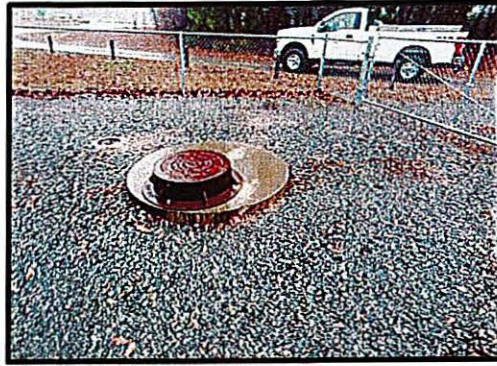
Grantham Elementary

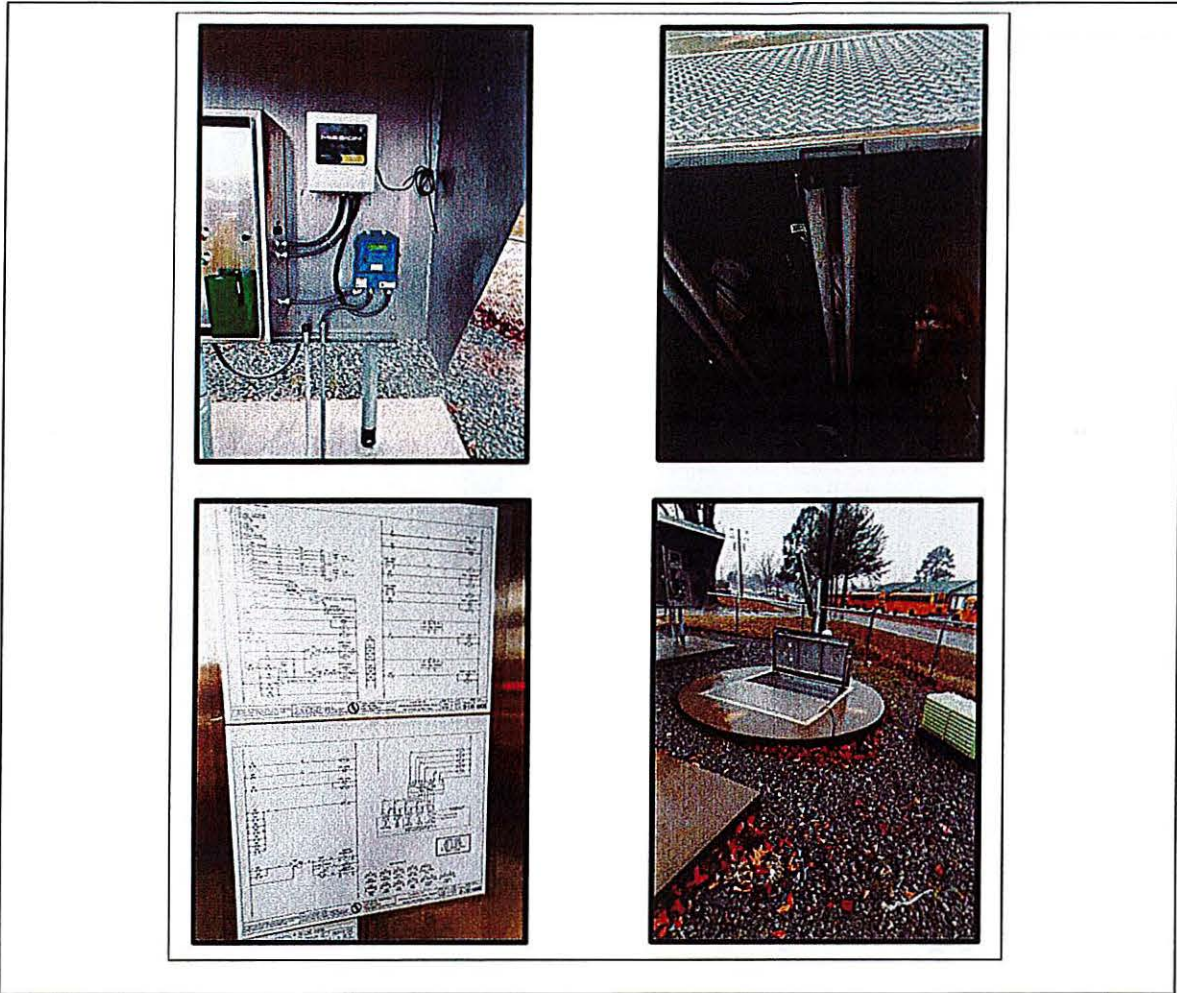
In Wayne County, NC

Grantham Elementary Pump Station

- The school pump station and landfill pump station were installed at the same time, approximately three years ago.
- This is a duplex submersible pump station with HOMA 5 horsepower pumps.
- The County reports that the flow meter is in good condition; unable to identify manufacturer.
- The pump station is controlled by a float system; low level alarm float is removed from the station laying on the ground to prevent nuisance alarms and pump malfunction.
- There are not seal-offs on all conduits that originate from classified areas that then extend up into the electrical panels as required by the National Electrical Code.
- There is no bypass pump connection.







Facility/Asset/Issue	Photo
Facility: Grantham Elementary School Asset: Electrical Panels Issue(s): Missing seal-offs	

Staff Interviews – December 15, 2022

CDM Smith conducted a site visit and staff interview in Wayne County on December 15, 2022.

CDM Smith met with James (Robbie) Blanton from Wayne County.

- Full time ORC.
- He has been working for Wayne County for 7 years.
- Holds Collections 2 license.

Wayne County has 3 O&M employees. These employees assist ORC with daily duties. A typical workday consists of reading meters, checking generators, and inspecting the pump stations. Wayne County has a service truck and septic pump truck to assist with daily work.

The Genoa Collection system consists of approximately 17,800 linear feet (LF) of gravity sewer, 100 manholes, and 63,360 LF of force main across five lift stations. Assets owned by the Southern Wayne Water Districts are part of the Genoa collection system but are not maintained by Wayne County. (A good amount of the wastewater comes from the Southern Wayne Water Districts.) Most of the gravity sewer was installed in the 1970s. The Genoa Pump Station (discharges into Goldsboro) was installed in 1999. The force main from the Landfill Pump Station to Woodland Church Road was installed in 1999. The force main from the Grantham Elementary Pump Station to the Landfill was installed in 2016. There have been no sanitary overflows within the past 2 years.

There is some concern of I&I within the system. There were manholes during smoke testing that showed smoke around the ring and cover. Wayne County has made repairs on the following manholes: 200, 205A, 210, 215A, 220, 230A, 235, 237, 240, 255, 320, 322, 323, 324 based on the results from the smoke testing. All were replaced with new ring and covers with bolted watertight lids. Some of the manholes were also raised with concrete grade rings.

The typical preventive maintenance program consists of watching pump flow rates, CCTV inspections, and weekly station inspections. All O&M activities being performed are on the wastewater side (gravity sewer, manholes, pump stations, force mains). Most corrective maintenance is performed in house, if possible. A hard copy of maintenance records is kept. No extensive maintenance has been required to keep assets in service as most stations are in fairly good shape overall.

O&M schedule consists of:

- Each station is visited once per week to test generators, do a station inspection, run time total, and a flow total for that week.
- Genoa pump station is visited everyday due to the amount of flow.
- Most of the other pump stations are visited several times per week as well but a minimum of once per week.

CCTV inspections were performed on the entire system in 2019/2020. Wayne County performs cleaning/root control of at least 10% of the system per year. The last area cleaned was around the Hwy 117 Pump Station.

The Genoa Pump Station and the Hwy 117 Pump Station are prone to flooding during wet weather events.

Appendix C

Vertical Asset Inventory Summary

Appendix C • Vertical Asset Inventory Summary

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VERTICAL ASSET INVENTORY

Date: 12/16/2012

Facility: Genoa Collection System Pump Stations

Utility: Wayne County

Service (Water/Wastewater)	Asset Number	Facility	System	Quantity	Install Year	Overall System Condition Rating	Overall System Capacity Rating	Asset Condition Rating	Asset Capacity Rating	Asset Class	Asset Subclass	Asset Description	Manufacturer/Model (if available)	Size/Capacity	Notes		
Wastewater	101	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998	3	4	3	2	Structures	Screen Chamber	Cast in place concrete			Not in service, needs to be repaired		
Wastewater	102	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			3	3	Mechanical	Screen Chamber	Screen	Huber Adams			Not in service	
Wastewater	103	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			2	3	Electrical	Screen Chamber	Control Panel	Huber Adams			Does not meet electrical code for hazardous environment	
Wastewater	104	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			3	2	Mechanical	Screen Chamber	Exhaust Fan				Electrical conduit to do not have seal offs per electrical code for hazardous environment	
Wastewater	105	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			5	2	Electrical	Screen Chamber	Conduit					
Wastewater	106	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			1	2	Structures	Wet well	Cast in place concrete					
Wastewater	107	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	2017			2	3	Mechanical	Wet well	Submersible Pump	Faiborns Morse	25 HP			Changed out 11/3/2014, 2/7/17 by Ferguson Pump Sales & Service
Wastewater	108	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	2015			2	3	Mechanical	Wet well	Submersible Pump	Faiborns Morse	25 HP			Changed out 5/10/2015 by Ferguson Pump Sales & Service
Wastewater	109	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			2	3	Electrical	Wet well	Pump Logic Control Panel	OM Controls				
Wastewater	110	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			1	3	Electrical	Wet well	Telemetry	Mason				
Wastewater	111	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			4	3	Electrical	Wet well	Generator	Genstar Diesel				Generator is showing wear
Wastewater	112	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			2	3	Electrical	Wet well	Transfer Switch	Genstar Diesel				18 hour run
Wastewater	113	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			2	3	N/A	Wet well	Door/ Gate					Extra door is stored at the station
Wastewater	114	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			2	3	Civil	Site	Security Fencing					
Wastewater	115	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			4	2	Mechanical	Wet well	Door/ Gate					Missing cable
Wastewater	116	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			4	3	Mechanical	Wet well	Lifting Bids					Access obstructed
Wastewater	117	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			1	2	Mechanical	Wet well	Pipe, valves and fittings					
Wastewater	118	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			3	2	Mechanical	Wet well	Exhaust Fan					Does not meet electrical code for hazardous environment
Wastewater	119	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			3	2	Electrical	Wet well	Conduit					Electrical conduit to do not have seal offs per electrical code for hazardous environment
Wastewater	120	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			5	3	Electrical	Wet well	Panel					Does not meet electrical code for hazardous environment
Wastewater	121	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			5	3	Electrical	Wet well	Magnetic Flow Meter					Does not have a cap out seal off per electrical code for hazardous environment
Wastewater	122	Genoa P&H 1: 343 Old Mount One Way	Genoa	1	1998			1	1	Civil	Site	Bypass Pump Connection					
Wastewater	201	County of Wayne May 1175 Pump Station	Genoa	1	2019	2	3	3	3	Electrical	Wet well	Generator	CAT			Operational and the pump station	
Wastewater	202	County of Wayne May 1175 Pump Station	Genoa	1	2019			2	5	Electrical	Wet well	Control Panels General	ASCO, CSI Controls, Prime				
Wastewater	203	County of Wayne May 1175 Pump Station	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible - Duplex		5.5 HP			
Wastewater	204	County of Wayne May 1175 Pump Station	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible - Duplex		5.5 HP			
Wastewater	205	County of Wayne May 1175 Pump Station	Genoa	1	2019			1	2	Mechanical	Wet well	Pipe, valves and fittings					
Wastewater	206	County of Wayne May 1175 Pump Station	Genoa	1	2019			2	3	Civil	Site	Security Fencing - Chain Link	Sergis Fence Company				
Wastewater	207	County of Wayne May 1175 Pump Station	Genoa	1	2019			2	3	Mechanical	Wet well	Lifting Bids					
Wastewater	208	County of Wayne May 1175 Pump Station	Genoa	1	2019			5	2	Electrical	Wet well	Conduit					Electrical conduit to do not have seal offs per electrical code for hazardous environment
Wastewater	301	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017	2	3	2	3	Electrical	Wet well	Generator	MTU Onsite Energy				
Wastewater	302	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Mechanical	Wet well	Lifting Crane					
Wastewater	303	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Mechanical	Wet well	Submersible - Duplex	Pump	100 HP			Controlled by float system
Wastewater	304	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Mechanical	Wet well	Submersible - Duplex	Pump	100 HP			Controlled by float system
Wastewater	305	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	1	Civil	Site	Flow Meter					Used for 2 1/2 inch line, access well, in good condition
Wastewater	306	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Civil	Site	Security Fencing					
Wastewater	307	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Electrical	Wet well	Control Panels General					
Wastewater	308	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			2	3	Mechanical	Wet well	Lifting Bids					
Wastewater	309	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			1	2	Mechanical	Wet well	Pipe, valves and fittings					
Wastewater	310	Landfill - P&H 3: 352 - P&H South Landfill A2	Genoa	1	2017			5	2	Electrical	Wet well	Conduit					Electrical conduit to do not have seal offs per electrical code for hazardous environment
Wastewater	401	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019	2	2	2	3	Electrical	Wet well	Generator	MTU Onsite Energy				
Wastewater	402	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	2	Mechanical	Wet well	Lifting Crane					
Wastewater	403	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	3	Electrical	Wet well	Control Panel	ASCO, Custom Control Technologies B-CW-14838				
Wastewater	404	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible - Duplex	Pump	15 HP			
Wastewater	405	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible - Duplex	Pump	15 HP			
Wastewater	406	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			1	2	Mechanical	Wet well	Pipe, valves and fittings					
Wastewater	407	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	3	Civil	Site	Security Fencing					
Wastewater	408	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			2	3	Mechanical	Wet well	Lifting Bids					
Wastewater	409	Griffin M 55 - P&H 4: 3101 - P&H South US 11 Hwy	Genoa	1	2019			5	2	Electrical	Wet well	Conduit					Electrical conduit to do not have seal offs per electrical code for hazardous environment

Source (Water/Wastewater)	Asset Number	Facility	System	Quantity	Install Year	Overall System Condition Rating	Overall System Criticality Rating	Asset Condition Rating	Asset Criticality Rating	Asset Class	Asset Subclass	Asset Description	Manufacturer/Model (if available)	Size/Capacity	Notes
Wastewater	528	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019	2	2	2	3	Electrical	Wet well	Generator	MTB On-site Energy		
Wastewater	529	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	2	Mechanical	Wet well	Lifting Station			Lifting station has moderate corrosion.
Wastewater	529	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			3	3	Mechanical	Wet well	Lifting Station			
Wastewater	524	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			1	2	Mechanical	Wet well	Pipe valves and fittings			
Wastewater	525	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	3	Electrical	Wet well	Control Panels	ASCO Custom Control Technologies		
Wastewater	526	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible Pumps	Ingersoll	3 HP	Controlled by Float System
Wastewater	527	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	3	Mechanical	Wet well	Submersible Pumps	Ingersoll	3 HP	Controlled by Float System
Wastewater	528	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	3	Electrical	Site	Sensor to Monitor Chamber			
Wastewater	529	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			2	2	Electrical	Lighting	Lighting			
Wastewater	51	Gratham Elementary PS #5 151 #5 Gratham School Rd	Genoa	1	2019			5	2	Electrical	Wet well	Conduit			Electrical conduit does not have serial or fire alarm code for hazardous environment

Appendix D

Linear Asset Inventory Summary and Life Cycle

Appendix D • Linear Asset Inventory Summary and Life Cycle

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LINEAR ASSET INVENTORY

Facility: Genoa System
Utility: Wayne County

Asset Description	Asset Number	USOH	DSOH	Service	Sub-Area	Asset Type	Pipe Material	Diameter (in)	Length (ft)	Install Year	Asset Condition Rating	Asset Criticality Rating	Risk	Estimated % of Remaining Useful Life	Notes	Project
Gravity Man	SS_GRAV35	232	WRT/MP9	Wastewater	Genoa	Pipe	CP	15"	363	1970s	4	5	5	12%	Deposits Attached Encrustation, Surface Damage Corrosion	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV42	245	150	Wastewater	Genoa	Pipe	VCP	8"	243	1970s	5	5	5	12%	Deposits Attached Grease, Infiltration Outlets	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV26	150A	150	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	355	1970s	4	3	4	12%	Deposits Attached Grease, Infiltration Outlets	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV61	135	140	Wastewater	Genoa	Pipe	PVC	8"	287	1970s	5	3	4	34%	Deformed Pipe Bells, Deposits Attached Grease, Top Break In	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1685	251	250	Wastewater	Genoa	Pipe	CP	18"	374	1970s	5	3	4	12%	Multi-Pipe Cracks, Infiltration Outlets, Infiltration Outlets, Aggregate Inside	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1688	323	323	Wastewater	Genoa	Pipe	VCP	12"	329	1970s	4	3	4	12%	Joint Separation - Infiltration Burner	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1769	75	70	Wastewater	Genoa	Pipe	VCP	8"	245	1970s	4	3	4	12%	Camera Under Water/Debris - Could Not Complete Inspection	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV28	322	320	Wastewater	Genoa	Pipe	VCP	12"	274	1970s	2	3	3	12%	Joint Separation - Infiltration Burner	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV32	130	135	Wastewater	Genoa	Pipe	PVC	6"	142	1970s	2	5	3	34%	Deposits Attached Encrustation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV33	WRT/MP15	135	Wastewater	Genoa	Pipe	RPV	8"	133	1970s	3	3	3	12%	Deposits Attached Encrustation, Infiltration Sealing Material	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV37	237	235	Wastewater	Genoa	Pipe	CP	15"	425	1970s	5	2	3	12%	Roots Ball Barrier	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1690	232	231	Wastewater	Genoa	Pipe	CP	18"	383	1970s	3	3	3	12%	Obstruction, Infiltration, Crack	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1737	210	215A	Wastewater	Genoa	Pipe	CP	15"	398	1970s	2	5	3	12%	Deposits Attached Encrustation, Deposits Attached Encrustation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1729	1502	1500	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	216	1970s	3	3	3	12%	Joint Separation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1729	WRT/MP9	1508	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	238	1970s	3	3	3	12%	Joint Separation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1721	1508	150A	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	297	1970s	2	3	3	12%	Deposits Attached Encrustation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1723	101	1032	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	216	1970s	2	3	3	12%	Soiling or Deposits	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1747	130	133	Wastewater	Genoa	Pipe	PVC	8"	332	1970s	5	2	3	34%	Deformed Pipe Bells, Deposits Attached	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV1759	21	280	Wastewater	Genoa	Pipe	PVC	8"	384	1970s	3	2	3	34%	Deposits Attached Encrustation	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV55	70	115A	Wastewater	Genoa	Pipe	VCP	8"	319	1970s	4	5	5	12%	Camera Under Water/Debris - Could Not Complete Inspection	Project #1 - Genoa Gravity Sewer Rehabilitation - Phase I
Gravity Man	SS_GRAV83	111A	120	Wastewater	Genoa	Pipe	VCP	8"	318	1970s	4	5	5	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1683	320	240	Wastewater	Genoa	Pipe	D.P.	15"	204	1970s	4	5	5	12%	Water Level ~20% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV54	80	71	Wastewater	Genoa	Pipe	VCP	8"	294	1970s	4	3	4	12%	Access Issue - Could Not Complete Inspection Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1687	314	323	Wastewater	Genoa	Pipe	VCP	12"	325	1970s	4	3	4	12%	No Defects Coded Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1691	241A	240	Wastewater	Genoa	Pipe	CP	18"	156	1970s	4	3	4	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1726	205A	210	Wastewater	Genoa	Pipe	CP	15"	299	1970s	4	3	4	12%	No Defects Coded Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1718	130	151	Wastewater	Genoa	Pipe	VCP	12"	318	1970s	4	3	4	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1766	61	70	Wastewater	Genoa	Pipe	VCP	10"	362	1970s	4	3	4	12%	Camera Under Water/Debris - Could Not Complete Inspection Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1895	1500	WRT/MP29	Wastewater	Genoa	Pipe	ABS/FRUSS	12"	20	1970s	4	3	4	12%	Unusable to Inspect Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV21	115	211	Wastewater	Genoa	Pipe	VCP	12"	432	1970s	2	5	3	12%	Water Level ~25% when Pump is on	
Gravity Man	SS_GRAV29	211	215A	Wastewater	Genoa	Pipe	CP	14"	411	1970s	2	3	3	12%	Water Level ~25%	
Gravity Man	SS_GRAV31	195	200	Wastewater	Genoa	Pipe	RPV	8"	58	1970s	2	5	3	12%	Infiltration Sealing	
Gravity Man	SS_GRAV36	WRT/MP9	162	Wastewater	Genoa	Pipe	CP	15"	37	1970s	5	2	3	12%	Camera Under Water - Could Not Complete Inspection Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV53	215A	63	Wastewater	Genoa	Pipe	PVC	8"	382	1970s	2	1	3	34%	Water Level ~20%	
Gravity Man	SS_GRAV1725	100	201A	Wastewater	Genoa	Pipe	CP	15"	314	1970s	3	3	3	12%	Deposits Attached	
Gravity Man	SS_GRAV1728	211A	230	Wastewater	Genoa	Pipe	CP	15"	302	1970s	3	4	3	12%	Joint Separation Medium	
Gravity Man	SS_GRAV1709	230A	WRT/MP9	Wastewater	Genoa	Pipe	CP	15"	7	1970s	4	2	3	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1748	115	130	Wastewater	Genoa	Pipe	PVC	8"	119	1970s	5	2	3	34%	Deformed Bell End	
Gravity Man	SS_GRAV1749	121	125	Wastewater	Genoa	Pipe	VCP	8"	404	1970s	4	2	3	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1750	121	122	Wastewater	Genoa	Pipe	VCP	8"	78	1970s	4	1	3	12%	Water Level ~25% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1751	120	121	Wastewater	Genoa	Pipe	VCP	8"	326	1970s	3	2	3	12%	Water Level ~50% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1757	20	22	Wastewater	Genoa	Pipe	PVC	8"	323	1970s	3	2	3	34%	Water Level ~15% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1758	22	21	Wastewater	Genoa	Pipe	PVC	8"	216	1970s	3	2	3	34%	Water Level ~15% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV1760	215	260	Wastewater	Genoa	Pipe	PVC	8"	379	1970s	2	3	3	34%	Water Level ~20%	
Gravity Man	SS_GRAV1761	260	215A	Wastewater	Genoa	Pipe	PVC	8"	379	1970s	2	3	3	34%	Water Level ~20%	
Gravity Man	SS_GRAV1767	60	65	Wastewater	Genoa	Pipe	PVC	6"	19	1970s	3	3	3	34%	Water Level ~20%	
Gravity Man	SS_GRAV2096	215	230A	Wastewater	Genoa	Pipe	CP	15"	113	1970s	4	2	3	12%	Water Level ~25% Pipe Age 53, Estimated Remaining Useful Life 12%	
Gravity Man	SS_GRAV2097	210	237	Wastewater	Genoa	Pipe	CP	15"	419	1970s	4	2	3	12%	Water Level ~60%, Infiltration Outlets, Crack Longitudinal	

Asset Description	Asset Number	USDI	DSGN	Service	Sub-Area	Asset Type	Pipe Material	Diameter (in)	Length (ft)	Install Year	Asset Condition Rating	Asset Criticality Rating	Risk	Estimated % of Remaining Useful Life	Notes	Project	
Gravity Main SS GRAV1686	325	324	Wastewater	Genoa	Pipe	VCP	12"	412	1976	3	3	3	3	12%	Leak Separation Medium		
Gravity Main SS GRAV1727	PS1	323	Wastewater	Genoa	Pipe	VCP	12"	468	1976	2	2	2	2	12%	Deposits Attached Grease		
Gravity Main SS GRAV1740	240	145	Wastewater	Genoa	Pipe	PVC	8"	273	1976	2	2	2	2	34%	Deposits Attached Grease		
Gravity Main SS GRAV1763	202	WATER/227	Wastewater	Genoa	Pipe	PVC	8"	273	1976	1	3	2	34%	No Defects Coded			
Gravity Main SS GRAV1761	WATER/227	273A	Wastewater	Genoa	Pipe	PVC	8"	32	1976	1	3	2	34%	No Defects Coded			
Gravity Main SS GRAV1762	273A	270	Wastewater	Genoa	Pipe	PVC	8"	280	1976	1	3	2	34%	No Defects Coded			
Gravity Main SS GRAV1763	270	265	Wastewater	Genoa	Pipe	PVC	8"	313	1976	1	3	2	34%	No Defects Coded			
Gravity Main SS GRAV1765	25	20	Wastewater	Genoa	Pipe	PVC	6"	246	1976	1	2	1	34%	No Defects Coded			
Gravity Main SS GRAV1787	5	10	Wastewater	Genoa	Pipe	PVC	6"	217	1976	1	2	1	34%	No Defects Coded			
Gravity Main SS GRAV1788	10	35	Wastewater	Genoa	Pipe	PVC	6"	143	1976	1	2	1	34%	No Defects Coded			
Force Main	3	N/A	N/A	Wastewater	LANDFILL FACILITY	Pipe	PVC	6"	12,878	1999	2	3	3	70%	Force Main Not Inspected, Pipe Age 24, Estimated Remaining Useful Life: 70%		
Force Main	2	N/A	N/A	Wastewater	GRANDHAM LUNGSBARY	Pipe	PVC/HDPE	4"	5,123	2016	2	3	3	91%	Force Main Not Inspected, Pipe Age 7, Estimated Remaining Useful Life: 91%		
Force Main	3	N/A	N/A	Wastewater	GRANDHAM MIDDLE	Pipe	PVC/HDPE	8"	11,216	2016	2	4	3	91%	Force Main Not Inspected, Pipe Age 7, Estimated Remaining Useful Life: 91%		
Force Main	4	N/A	N/A	Wastewater	GENOA	Pipe	PVC	12"	2,216	1999	2	5	3	70%	Force Main Not Inspected, Pipe Age 24, Estimated Remaining Useful Life: 70%		

LINEAR ASSET INVENTORY

Facility: Genoa System

Utility: Wayne County

Asset Description	Asset Number	Service	Sub-Area	Asset Type	Diameter (ft)	Cover Size (in)	Wall Material	Depth (ft)	Install Year	Asset Condition Rating	Asset Criticality Rating	Notes
Manhole	70	Wastewater	Genoa	Standard	4	24	Brick	5.9	1970s	5	5	
Manhole	145	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	11.25	1970s	3	5	
Manhole	150	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.85	1970s	3	5	
Manhole	320	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.95	1970s	3	5	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	240	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	8.65	1970s	3	5	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	195	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.15	1970s	3	5	
Manhole	200	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	3.9	1970s	3	5	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	WRTEMP27	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.9	1970s	4	3	
Manhole	WRTEMP9	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	8	1970s	3	5	
Manhole	5	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	12	1970s	3	3	
Manhole	10	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.4	1970s	3	3	
Manhole	20	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	4.5	1970s	4	2	
Manhole	270	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.35	1970s	3	3	
Manhole	265	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.9	1970s	3	3	
Manhole	260	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.9	1970s	3	3	
Manhole	255A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	5.8	1970s	3	3	
Manhole	60	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	4.45	1970s	3	3	
Manhole	65	Wastewater	Genoa	Standard	4	24	Brick	5.6	1970s	3	3	
Manhole	75	Wastewater	Genoa	Standard	4	24	Brick	6.7	1970s	3	3	
Manhole	155	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.25	1970s	2	3	
Manhole	325	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10	1970s	3	3	
Manhole	255	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	11.6	1970s	3	3	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	250	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.05	1970s	3	3	
Manhole	251	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.9	1970s	3	3	
Manhole	235	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.65	1970s	3	2	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	230A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	8.1	1970s	3	3	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	WRTEMP15	Wastewater	Genoa	UNK	4	UNK	Unknown	UNK	1970s	3	3	
Manhole	205A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6	1970s	3	4	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	322	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	10.2	1970s	3	3	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	25	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	4.85	1970s	3	3	
Manhole	237	Wastewater	Genoa	Standard	4	24	Concrete Non Reinforced	8	1970s	3	2	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	210	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	5.9	1970s	3	4	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	215A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	9.45	1970s	3	4	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	323	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	8.8	1970s	3	3	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	324	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.6	1970s	3	3	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	122	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.1	1970s	3	2	
Manhole	150D	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	5.15	1970s	3	3	
Manhole	150C	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.75	1970s	3	3	
Manhole	WRTEMP7	Wastewater	Genoa	UNK	4	24	Concrete Reinforced	UNK	1970s	3	3	
Manhole	WRTEMP36	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.3	1970s	3	3	
Manhole	15	Wastewater	Genoa	UNK	4	UNK	Unknown	7.1	1970s	2	2	
Manhole	280	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	5.4	1970s	1	3	
Manhole	275A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.95	1970s	1	3	
Manhole	80	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	4.9	1970s	1	3	
Manhole	115A	Wastewater	Genoa	Drop	4	24	Concrete Reinforced	8	1970s	1	5	
Manhole	120	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.3	1970s	1	5	
Manhole	130	Wastewater	Genoa	Standard	4	24	Concrete Non Reinforced	8.65	1970s	2	2	
Manhole	140	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	9.6	1970s	2	2	
Manhole	245A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	13.5	1970s	1	3	
Manhole	190	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	6.9	1970s	1	3	
Manhole	220	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	9.2	1970s	1	5	New Ring and Cover with Bolted Water Tight Lid Installed
Manhole	22	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	4	1970s	1	3	
Manhole	150A	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	9.3	1970s	1	3	
Manhole	150B	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.6	1970s	1	3	
Manhole	135	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.4	1970s	1	2	
Manhole	135	Wastewater	Genoa	Standard	4	24	Concrete Non Reinforced	7.4	1970s	1	2	
Manhole	121	Wastewater	Genoa	Standard	4	24	Concrete Reinforced	7.7	1970s	1	2	
Manhole	WRTEMP17	Wastewater	Genoa	UNK	4	24	Concrete Reinforced	UNK	1970s	1	1	

Life Cycle by Existing Pipe Material Type (NC DEQ Guidance Document)

Asset Type	Material Type	Life Cycle- Base	Notes
Force Main	CIP	50	
	DIP	50	
	HDPE	80	
	PVC	80	
	VCP	50	
	UNK	50	
Gravity Sewer	AC	60	
	CIP	60	
	CIPP	50	
	DIP	60	
	HDPE	80	
	PVC	80	
	RPM	60	
	RPP	60	
	VCP	60	
	UNK	60	
	CP	60	No value provided for CP, therefore the value for unknown was used for CP.
	ABS-TRUSS	60	ABS - Truss is Reinforce Plastic Pipe (Truss), therefore the value for RPM was used for this material.

$$\text{Estimated Percentage of Remaining Useful Life} = \frac{(\text{Life Cycle Base} - \text{Pipe Age})}{\text{Life Cycle Base}} \times 100\%$$

Appendix E

O&M Task List

Appendix E • O&M Task List

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Wayne County O&M Task List

Pump Station	Frequency	Grouping
Test and certify operation of Backflow Prevention Devices	Annually	Routine Operations
Perform drawdown test to verify pumping capacity - record and compare to previous results	Semiannually	Routine Operations
Exercise Generator	Weekly	Generator Maintenance
Inspect Generator fluid and fuel levels, battery, belts, hoses and filters	Monthly	Generator Maintenance
Perform annual PM on Generator including load testing	Annually	Generator Maintenance
Conduct annual inspections of hoists and monorail system (per OSHA requirements)	Annually	Equipment Maintenance
Test alarms for proper function	Monthly	Routine Operations
Test autodialer for proper function	Monthly	Routine Operations
Inspect all security devices (fences, locks, motion sensors, cameras, etc.)	Weekly	Routine Operations
Grounds maintenance (as required)	Weekly	Routine Operations
Calibrate or verify accuracy of flow meters	Annually	Equipment Maintenance
Perform general inspection and record findings (daily for PS w/o telemetry, weekly for PS with telemetry)	Weekly	Routine Operations
Exercise Valves	Annually	Routine Operations
Perform equipment PM as recommended by the manufacturer	Weekly	Routine Operations
Pump down, clean & inspect wet wells, remove & inspect submersible pumps, remove grease buildup	Semiannually	Equipment Maintenance
Record electrical consumption, pump run hours, flow meter readings. Compare to historical data	Monthly	Routine Operations
Record pump operating data - volts/amps for each phase, flow rate, pressure	Weekly	Routine Operations
Check motors and electrical switchgear for excess noise, vibration heat and odors	Weekly	Routine Operations
Check equipment for adequate lubrication	Weekly	Routine Operations
Check bearing temperatures (monthly if accessible)	Monthly	Routine Operations
Check packing for leakage and tighten/replace as required	Weekly	Routine Operations
Perform corrective maintenance as required	Daily	Equipment Maintenance
Remove equipment for repairs by outside contractor	Weekly	Equipment Maintenance
Respond to after normal working hour call-outs	Daily	Routine Operations
Prepare annual operations and maintenance budget	Annually	Administration
Meet, provide access, escort and observe outside contracted work	Weekly	Administration
Order, receive and manage maintenance supplies	Weekly	Administration
Gravity Sewer Mains	Frequency	Grouping
Clean/Jet sewers (every two years, more often for problem sewers)	Biannually	Pipe Maintenance
Inspect manholes, document condition (every two years in conjunction with Clean/Jet)	Biannually	Pipe Maintenance
Clean and inspect High Priority sewers and document findings	Semiannually	Pipe Maintenance
Perform Grease Control Program duties as required	Monthly	Pipe Maintenance
For lines with root problems, cut roots and apply root control chemical	Annually	Pipe Maintenance
Respond to after normal working hour call-outs	Daily	Routine Operations
Contract and observe pipeline repairs	Weekly	Administration
Force Mains	Frequency	Grouping
Inspect Air Relief Valves	Annually	Equipment Maintenance
Inspect R/Ws - Ability to access for maintenance and integrity of markers	Annually	Pipe Maintenance
Contract and observe pipeline repairs	Weekly	Administration

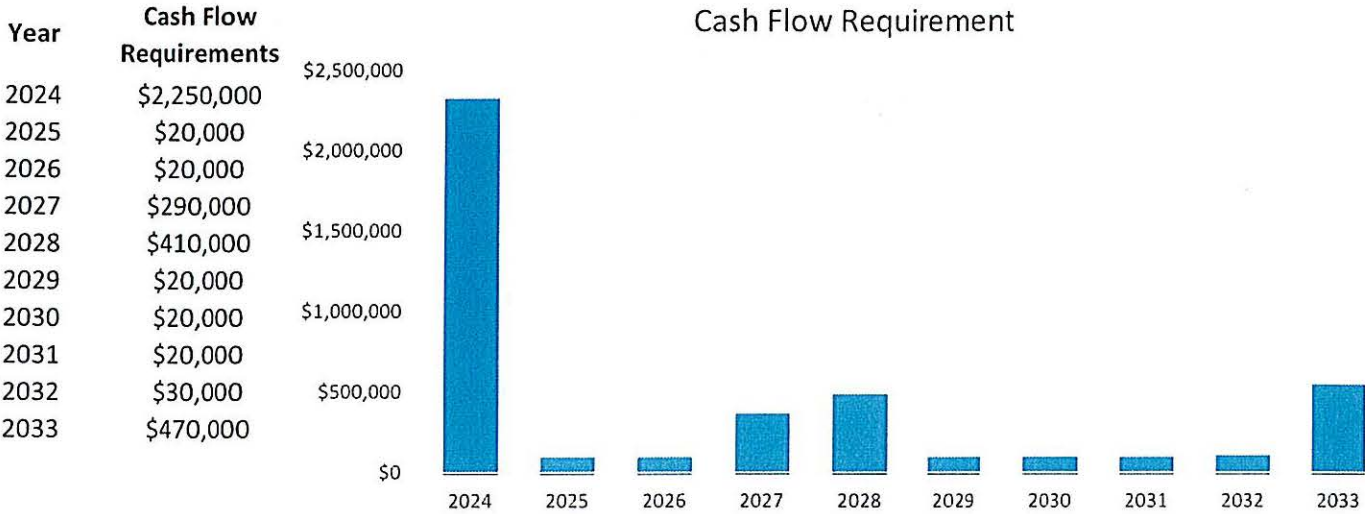
Appendix F

Cost Estimate Detail and Cash Flow Detail

Appendix F • Cost Estimate Detail and Cash Flow Detail

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Project No.	Project Name	Recommended Completion Year	Cost	Contingency	Professional Services	Total Project Cost
1	Genoa Gravity Sewer Rehabilitation - Phase 1	2024	\$1,400,000	\$420,000	\$280,000	\$2,100,000
2	Genoa Gravity Sewer Rehabilitation - Phase 2	2028	\$250,000	\$80,000	\$50,000	\$380,000
3	Genoa Gravity Sewer Rehabilitation - Phase 3	2033	\$300,000	\$90,000	\$60,000	\$450,000
4	Miscellaneous Pump Station Improvements	2024	\$100,000	\$30,000	\$20,000	\$150,000
5	Genoa Pump Station Generator Replacement	2027	\$170,000	\$60,000	\$40,000	\$270,000
6	CCTV/Cleaning/Manhole Inspections	2025	\$20,000			\$20,000
		2026	\$20,000			\$20,000
		2027	\$20,000			\$20,000
		2028	\$20,000			\$20,000
		2029	\$20,000			\$20,000
		2030	\$20,000			\$20,000
		2031	\$20,000			\$20,000
		2032	\$20,000			\$20,000
		2033	\$20,000			\$20,000
7	Smoke Testing	2028	\$10,000			\$10,000
		2032	\$10,000			\$10,000



**County of Wayne
Tax Administration**

P.O. Box 227
P.O. Box 1495 (Collections)
Goldsboro, NC 27533



Assessor: 919-731-1461
Collections: 919-731-1478
Mapping: 919-731-1585
Fax: 919-731-1594

January 4, 2024

To: Board of Commissioners

From: Wayne County Tax Department

Refund: GRUMA Corporation
Marvin R Poer & Co
3520 Piedmont Rd NE
Ste 410
Atlanta, GA 30305-1512

Amount: \$14,383.64

Reason: Late listing penalty removed from bill due to error.

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: February 1, 2024

Re: Case A-23-02; Solar Energy Facilities Ordinance and Zoning Ordinance Amendments

Background: Planning staff is providing proposed ordinance amendments to the Solar Energy Facilities Ordinance. Additionally, an amendment to the Zoning Ordinance is proposed to remove wind energy facilities from the airport overlay districts.

The proposed amendments are consistent with the following Wayne County Comprehensive Plan policies:

Policy 2.11: Wayne County shall encourage a PUBLIC SERVICE AND REGULATORY ENVIRONMENT conducive to economic development, **provided that environmental quality, public health and safety considerations are not compromised.**

Policy 4.1: Wayne County should encourage developments that help build a distinct “TOWN AND COUNTRY” DEVELOPMENT PATTERN. The intent of this policy is to preserve open space and productive farmland, minimize the costs of extending infrastructure, avoid higher taxes, and minimize traffic congestion associated with a sprawling development pattern.

Policy 4.6: Whether located in an Urban or Rural area, new development should occur at DENSITIES APPROPRIATE FOR THE SITE. Density factors shall include whether the site is within an environmentally sensitive area, the type of sewage treatment available, the topography and drainage of the site, the capacity of transportation facilities serving the site, the proximity of the site to other existing services, and other relevant factors.

Policy 7.16: Developments in the unincorporated county shall be encouraged to employ less cleared area with open space surrounding as an environmentally sound, economically cost effective and visually attractive alternative to large lot sprawl (overall density to remain the same as conventional development).

Recommendation: Approval of the attached amendments. Staff ask that the Commissioners hold a public hearing to receive public input prior to adoption.

NC General Statutes require that the Board consider the following item in deciding on a text amendment:

1) Consistency with the Comprehensive Land Use Plan: Staff's opinion is that the amendment is consistent with Policies 2.11, 4.1, 4.6 and 7.16 listed above considering that the proposed amendment would preserve open natural areas and preserve the public health and safety including the potential impact to aviation due to the size of facilities.

- CODE OF ORDINANCES
Chapter 18 - BUSINESSES
ARTICLE VII. SOLAR ENERGY FACILITIES

ARTICLE VII. SOLAR ENERGY FACILITIES

Sec. 18-191. Title.

This article may be known and may be cited as "Ordinance Regulating the Operation and Maintenance of Solar Energy Facilities in Wayne County, NC."

(Ord. of 11-5-2014(1), § 1)

Sec. 18-192. Purposes and objectives.

The purposes and objectives for which this article is passed are as follows:

- (1) To preserve the dignity and aesthetic quality of the environment in Wayne County.
- (2) To preserve the physical integrity of land in close proximity to residential areas.
- (3) To protect and enhance the economic viability and interests of the citizens and residents of Wayne County who have made substantial financial investments in homes, businesses, and industry in Wayne County.
- (4) To facilitate the construction, installation, and operation of solar energy facilities (SEF) in the county in a manner that minimizes the adverse impacts to forestry, agricultural, commercial and residential lands. This article is not intended to abridge safety, health or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this article shall not be deemed to nullify any provisions of local, state or federal law.
- (5) To minimize impacts to Seymour Johnson Air Force Base and other airport operations including the reduction of bird and wildlife impacts to aircraft operations.
- (6) To protect the health, safety and welfare of the general public.

(Ord. of 11-5-2014(1), § 2; Ord. of 1-19-2016(1), § 2)

Sec. 18-193. Definitions.

For the purpose of this article, certain terms and words are hereby defined; words used in the present tense shall include the future; words used in the singular number shall include the plural number; and the plural the singular; and the word "shall" is mandatory and not discretionary.

Abandonment means to give up, discontinue, withdraw from. Any solar energy facility that ceases to produce energy on a continuous basis for 12 months will be considered abandoned.

Building means any structure having a roof supported by columns or walls, and designated or intended for the shelter, support, enclosure or protection of persons, animals or chattels.

Decommissioning plan means a document that details the planned shut down or removal of a solar energy facility from operation or usage.

Fence means a continuous barrier extending from the surface of the ground to a uniform height of not less than six feet from the ground at any given point, constructed of dirt, wood, stone, steel, or other metal, or any substance of a similar nature and strength.

Gate means a door or other device attached to a fence which, when opened, provides a means of ingress and egress of persons and things for which it was intended, and which, when closed, forms a continuous barrier as a part of the fence to which it is attached.

Improved area means an area containing solar panels, electrical inverters, storage buildings and access roads.

Opaque fence means a continuous opaque, unperforated barrier extending from the surface of the ground to a uniform height of not less than six feet from the ground at any given point, constructed of dirt, wood, stone, steel, or other metal, or any substance of a similar nature and strength which will hide the solar energy facility.

Public road means any road or highway which is now or hereafter designated and maintained by the North Carolina Department of Transportation as part of the State Highway System, whether primary or secondary, hard-surfaced or other dependable roads which provide access to residential areas. Setbacks for improved areas shall be measured from the road right-of-way.

Residence means a building used as a dwelling for one or more families or persons.

Residential area means any area within one-quarter mile of a solar energy facility having ~~25~~ 20 or more dwellings **lots within a recorded subdivision**.

Solar energy facility [SEF] means an energy facility, an area of land, or a structural rooftop principally used to convert solar energy to electricity, which includes, but is not limited to, the use of one or more solar energy systems. This definition shall only include ~~these~~ **stand-alone** facilities that sell electricity to be used off site.

(Ord. of 11-5-2014(1), § 3; Ord. of 1-19-2016(1), § 3)

Sec. 18-194. Prohibitions.

It shall be unlawful after the effective date of this article for any person, firm, or corporation, or other legal entity to operate, maintain or establish in any unincorporated area of Wayne County a solar energy facility which the site plan has not been approved by the Wayne County Planning Board. Modifications to an existing solar energy facility that increases the area by more than 20 percent of the original footprint or changes the solar panel type shall be subject to this article.

(Ord. of 11-5-2014(1), § 4)

Sec. 18-195. Location.

- (a) All solar energy facilities must comply with the requirements established in the Wayne County Zoning Ordinance.
- (b) All solar energy facilities shall be considered a special use in all areas of the county covered by the Seymour Johnson AFB Airspace Control Surfaces as defined in the 2011 Air Installation Compatible Use Zone (AICUZ) report or subsequent **AICUZ** reports **as well as within the airport overlay districts as depicted on the latest version of the Wayne County Zoning Map**. Approval as a special use must be from the Wayne County Board of Adjustment.
- (c) All improved areas, including disposal areas, shall be at least ~~60~~ 200 feet from a public road and 25 feet from a fence line. In the event that an opaque fence is installed **and maintained**, the setback may be reduced to ~~20~~ 100 feet.

- (d) Improved areas shall be at least ~~100~~ **250** feet from any residence or church, measured from the principal building in a non-residential area. Improved areas shall be ~~50~~ **500** feet from a residence or church, measured from the property line in a residential area.
- (e) All access roads and storage areas shall be established on a 30 feet minimum easement to a public right-of-way.
- (f) All solar energy facilities located in a residential area shall have a minimum landscape buffer of ~~25~~ **50** feet. The buffer shall contain evergreen trees or bushes planted no more than eight feet apart and at least four feet tall at time of planting. The buffer shall obtain a height of ten feet within three growing seasons. The trees or bushes may be trimmed but no lower than a height of ten feet. A buffer area will not be required between a solar energy facility and an industrial ~~or, agriculture, timber or commercial~~ use. A planted buffer will not be required if an opaque **and maintained** fence is installed.
- (g) **Solar energy facilities shall not be located on land comprising of Class I, Class II, or Class III Soil Capability for row crop suitability as identified by the latest version of the US Department of Agriculture Soil Survey of Wayne County.**
- (h) **Solar energy facilities shall only be located on land comprising of soil identified as severe for septic tank fields as identified by the latest version of the US Department of Agriculture Soil Survey of Wayne County.**

(Ord. of 11-5-2014(1), § 5; Ord. of 1-19-2016(1), § 5)

Sec. 18-196. Security.

- (a) Solar energy facilities shall be fenced completely as defined in section ~~18 19~~-193 above. The perimeter fence shall be designed to restrict unauthorized access. If a wire fence is used, vegetation above must be planted along the sides and adjoining a public road.
- (b) Each owner, operator or maintainer of a solar energy facility to which this article applies, and who chooses to use vegetation as defined in section 18-193 above with wire fence, shall utilize good husbandry techniques with respect to said vegetation, including but not limited to, proper pruning, proper fertilizer, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted at the next appropriate planting time. Plants or grasses not part of landscaping shall be maintained by the facility operator not to exceed 12 inches in height

(Ord. of 11-5-2014(1), § 6)

Sec. 18-197. Supplemental regulations.

- (a) The manufacturers or installer's identification and appropriate warning sign shall be posted on or near the panels in a clearly visible manner.
- (b) On site power lines between solar panels and inverters shall be placed underground.
- (c) The design of solar energy facilities buffers shall use materials, colors, textures, screening and landscaping, that will blend the facility into the natural setting and existing environment **and shall be adequately maintained.**
- (d) If the solar energy facility consists of batteries or storage of batteries, adequate design must be provided to ensure all **manufacturer**, local, state and federal requirements regulating outdoor battery storage have been

met. **Batter storage areas or compartments must be designed so as not to allow fluid to leach into the ground in the event of battery leakage.**

- (e) The applicant must obtain from NC Department of Transportation a driveway permit.
- (f) The design and construction of solar energy facilities shall not produce light emissions, either direct or indirect (reflective), that would interfere with pilot vision and/or traffic control operations as stated in section 3.2.2 of the 2011 AICUZ report **or subsequent AICUZ reports.**
- (g) The design and construction of solar energy facilities shall not produce electrical emissions that would interfere with aircraft communications systems or navigation equipment as stated in section 3.2.2 of the 2011 AICUZ report **or subsequent AICUZ reports.**
- (h) A copy of the application to the utility company that will be purchasing electricity from the proposed site shall be provided to the county.
- (i) An affidavit or evidence of an agreement between the lot owner and the facility's owner or operator confirming the owner or operator has permission of the property owner to apply for the necessary permits for construction and operation of the solar energy facility.
- (j) Any other relevant studies, reports, certificates and approval as may be reasonably required by Wayne County.
- (k) A description of the proposed technology to include type of solar panel and system, fixed mounted verses solar tracking, number of panels, and angles of orientation.
- (l) An information sign shall be posted and maintained at the entrance(s) which lists the name and phone number of the operator.
- (m) **The design and construction of the solar energy facility shall not produce bird and wildlife impacts that would interfere with aircraft operations.**
- (n) **No solar panels shall be located within a regulated floodplain, floodway or 500 year flood zone based on the latest FEMA flood maps adopted by Wayne County.**
- (s) **Soil evaluations must be provided by the applicant certifying that the soils are not suitable for septic or field crop production as required in Section 18-195(g) and (h).**

(Ord. of 11-5-2014(1), § 7; Ord. of 1-19-2016(1), § 7)

Sec. 18-198. Site plan required.

- (a) Owners or operators of solar energy facilities established after the effective date of the ordinance from which this article derives shall present three copies of a site plan which conform to the standards of this article to the county planning board. The site plan shall include setbacks, panel sizes, and location of property lines, buildings and road rights-of-way.
- (b) The planning board shall review the site plan to insure conformity with the requirements of this article. No new solar energy facility shall be operated until the site plan has been approved by the county planning board; provided, however, that if the planning board has not taken action within **90 180** days after the first planning board meeting after the submission of the site plan, said site plan will be deemed to be approved.
- (c) ~~The planning board may grant a variance to these requirements based upon good cause shown. Applications for such variance shall be made to the county planning director.~~
- (d) Prior to final inspection proof that a permit issued by the state in accordance with applicable provisions of the general statutes has been issued.

- (e) Appeals of a planning board decision shall be to the county board of commissioners.
- (f) After initial departmental review, 15 copies of the site plan in 18-inch by 24-inch format must be provided for the planning board meeting.

(Ord. of 11-5-2014(1), § 8; Ord. of 1-19-2016(1), § 8)

Sec. 18-199. Abandonment and decommissioning plan.

- (a) *Abandonment.* A SEF that ceases to produce energy on a continuous basis for 12 months will be considered abandoned unless the current responsible party (or parties) with ownership interest in the SEF provides substantial evidence (updated every six months after 12 months of no energy production) to the planning director or his designee of the intent to maintain and reinstate the operation of that facility. It is the responsibility of the responsible party (or parties) to remove all equipment and facilities and restore the parcel to its condition prior to development of the SEF.

- (1) Upon determination of abandonment, the zoning administrator shall notify the party (or parties) responsible they must remove the SEF and restore the site to its condition prior to development of the SEF within 360 days of notice by the planning director or his designee.
 - (2) If the responsible party (or parties) fails to comply, the planning director or his designee may remove the SEF, sell any removed materials, and initiate judicial proceedings or take any other steps legally authorized against the responsible parties to recover the costs required to remove the SEF and restore the site to a non-hazardous pre-development condition.

- (b) *Decommissioning.*

- (1) A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted prior to the issuance of the development permit.
 - a. Defined conditions upon which decommissioning will be initiated (i.e. end of land lease, no power production for 12 months, abandonment etc.)
 - b. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, solar panels and foundations.
 - c. Restoration of property to condition prior to development of the SEF.
 - d. The timeframe for completion of decommissioning activities.
 - e. Description of any agreement (e.g. lease) with landowner regarding decommissioning.
 - f. The party currently responsible for decommissioning.
 - ~~g. Plans for updating this decommissioning plan.~~
 - h. Provide proof of bonding for the decommissioning.**

(Ord. of 1-19-2016(1), § 9)

Sec. 18-200. Aviation notification.

- (a) For consideration of potential impacts to Seymour Johnson AFB flying operations, notification of intent to construct an SEF shall be sent to the Seymour Johnson Base Commander or designated official 30 days before the regularly scheduled planning board meeting. Notification shall include location of SEF (i.e. map, coordinates, address, or parcel ID), technology (i.e. roof-mounted PV, ground-mounted fixed PV, tracked PV,

solar thermal, etc.), and the area of system (e.g. five acres). Proof of delivery of notification and date of delivery shall be submitted with permit application.

- (b) For consideration of potential impacts to civilian flight paths for airport operations located within five nautical miles from an airport listed in the National Plan of Integrated Airport Systems, notification of intent to construct an SEF shall be sent to the airport manager or designated official and the Federal Aviation Administration's (FAA) Airport District Office (ADO) with oversight of North Carolina. Notification shall include location of SEF (i.e. map, coordinates, address, or parcel ID), technology (i.e. roof-mounted PV, ground-mounted fixed PV, tracked PV, solar thermal, etc.), and the area of system (e.g. five acres). Proof of delivery of notification and date of delivery shall be submitted with permit application. The airport must be given 30 days for review.
- (c) For consideration of potential impacts to civilian flight paths for airport operations located within five nautical miles from an airport not listed in the National Plan of Integrated Airport Systems, except military airports, notification of intent to construct an SEF shall be sent to the airport manager or designated official. Notification shall include location of SEF (i.e. map, coordinates, address, or parcel ID), technology (i.e. roof-mounted PV, ground-mounted fixed PV, tracked PV, solar thermal, etc.), and the area of system (e.g. five acres). Proof of delivery of notification and date of delivery shall be submitted with permit application. The airport must be given 30 days for review.
- (d) After receiving notification of intent to construct an SEF as described in subsections (b) and (c) of this section; if requested, the proponent of the SEF shall use the latest version of the Solar Glare Hazard Analysis Tool (SGHAT), per its user's manual to evaluate the solar glare aviation hazard, as indicated in subsections (d)(1) and (2) of this section. The full report for each flight path and observation point, as well as the contact information for the zoning administrator, shall be sent to the authority indicated below at least 30 days prior to site plan approval. Proof of delivery of notification and date of delivery shall be submitted with permit application.
 - (1) Airport operations at an airport in the National Plan of Integrated Airport Systems (NPIAS) within five nautical miles of the center of a proposed SEF: provide required SGHAT analysis information to the airport manager or designated official and the Federal Aviation Administration's (FAA) Airport District office (ADO) with oversight of North Carolina.
 - (2) Airport operations at airport not in the NPIAS, except military airports, as defined in subsection (c) of this section, within five nautical miles of the center of proposed SEF: provide required SGHAT analysis information to the management of the airport for non-military airports.
- (e) Proposed SEFs within the Seymour Johnson AFB Airspace Control Surfaces Area as defined in the 2011 Air Installation Compatible Use Zones (AICUZ) or subsequent AICUZ reports will be evaluated for potential impacts to Seymour Johnson AFB flying operations as described below.
 - (1) After receiving notification of intent to construct as SEF as described in subsection (d) of this section (to include all SGHAT PV parameters), the Seymour Johnson Base Commander or designated official will notify the designated Wayne County official if the SGHAT needs to be utilized by the SEF proponent or not.
 - (2) If the SGHAT does not need to be utilized, the Seymour Johnson Base Commander or designated official will respond to the designated Wayne County official.
 - (3) If the SGHAT does need to be utilized, the SEF proponent shall contact the Seymour Johnson Base Commander or designated official to receive the military data needed for the SGHAT (e.g., locations, increments, and elevations of observation points, as well as air traffic control tower information). The SGHAT shall be used per its user manual and reports must be run over the entire calendar year (each time zone). Upon receiving the SGHAT reports, the Seymour Johnson Base Commander or designated official will respond to the designated Wayne County official.

- (f) Any applicable SEF design changes (e.g. module tilt, module reflectivity, etc.) after initial submittal shall be rerun in the SGHAT tool and the new full report shall be sent without undue delay to the contact specified in subsections (d)(1), (2), and (e) above for accurate records of the as-built system.

(Ord. of 1-19-2016(1), § 10)

Sec. 18-201. Penalties for violation.

A violation of any provision of this article shall subject the violator to a civil penalty in the amount of \$100.00 to be recovered by Wayne County. Each day such violation continues shall be considered a separate and distinct violation.

In addition to the above civil ~~fin~~es **penalties**, the county may obtain enforcement from a court of competent jurisdiction through equitable remedies such as, prohibitory injunctions, affirmative injunctions, mandamus, or an order of abatement as provided by North Carolina General Statute § 153A-123.

Nothing herein contained shall prevent Wayne County from taking such other lawful action as is necessary to prevent or remedy any violation.

(Ord. of 11-5-2014(1), § 9; Ord. of 1-19-2016(1), § 11; Ord. of 12-21-2021)

Sec. 18-202. Enforcement.

- (a) The enforcement officer shall be the Wayne County Planning Director or designee. The enforcement officer shall review site plans submitted under section 18-197 and make appropriate recommendations to the planning board. The enforcement officer shall also visit the facilities ~~[regulated] by this article~~ at least once per year and if the facility does not conform to said article shall discuss with the owner and/or operator the steps needed to bring the facility into compliance. If these steps are not taken, the enforcement officer shall notify the owner in writing of the steps that must be taken to bring the facility into compliance. If the owner or operator still fails to bring the facility into compliance with this article, the enforcement officer **may revoke the permit**, after consultation with the county manager, **and shall may** institute the necessary steps to enforce this article in accordance with the provisions of subsection (b) of this section. The enforcement officer shall also assist owners or operators of any solar energy facility in making plans to comply with this article.
- (b) This article may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction. It may be enforced by injunction and order of abatement. The county may apply for a mandatory or prohibitory injunction and order of abatement commanding the violator to correct any unlawful condition upon or cease the unlawful use of property. The county may request an order of abatement as part of a judgment in the cause any may request the court to close, demolish or remove buildings or other structures or take any other action that is necessary to bring the solar energy facility into compliance with this article.
- (c) This article may be enforced by any one or more of the remedies authorized herein.

(Ord. of 11-5-2014(1), § 10; Ord. of 1-19-2016(1), § 12)

Editor's note(s)—An ordinance adopted Jan. 19, 2016(1), § 12, renumbered former § 18-200 as § 18-202.

50.8 Airport Height Overlay.¹

The purpose of the overlay designation is to promote the safe conduct of aircraft in the vicinity of an airport, to prevent creation of conditions hazardous to aircraft operation, to prevent loss of life and property, and to encourage development which is compatible with airport use characteristics.

50.8.5 Permitted Uses.

Notwithstanding any other provisions of this Ordinance, no use may be established within the regulated area so as to interfere with navigation, radio communication, or otherwise create a hazard to aircraft operations.

50.8.6 Special Uses Allowed.

None.

50.8.6a Prohibited Uses.

Wind Energy Facilities

50.8.7 Regulated Area.

The area included in the Airport Height Overlay shall be shown on the Wayne County Zoning Map.

50.8.8 Maximum Height Limits.

Except as otherwise provided, no structure shall be constructed or maintained so as to exceed identified maximum imaginary surface heights less ten feet. The imaginary surfaces shall be computed using information from Federal Aviation Regulations, Part 77, "Objects Affecting Navigable Airspace," promulgated by the Federal Aviation Administration and Department of Defense Uniform Facility Criteria 3-260-01 "Airfield and Heliport Planning and Design."

50.8.5[50.8.9] Sub-Areas.

The Airport Height Overlay shall be divided into the following sub-areas. The sub-areas shall be designated on the Wayne County Zoning Map.

- (1) Primary Surface (PS). This surface defines the limits of the obstruction clearance requirements in the immediate vicinity of the land area. The primary surface comprises runways, runway shoulders, and lateral safety zones. The length of the primary surface is the same as the runway length for the appropriate airport. The width of the primary surface is 2,000 feet or 1,000 feet on each side of the runway centerline.
 - (2) Clear Zone (CZ). This surface defines the limits of the obstruction clearance requirements in the vicinity contiguous to the end of the primary surface. The length and width of the Clear Zone are 3,000 feet by 3,000 feet.
 - (3) Approach Area (AA). This surface is symmetrical about the runway centerline extended, begins as an inclined plane (glide angle) 200 beyond each end of the primary surface at the centerline elevation of the runway end, and extends for 50,000 feet. The slope of the approach -departure clearance surface is 50 horizontally outward for each one foot vertically upward along runway centerline extended (glide angle) until it reaches an elevation of 500 feet from the start of the glide angle. The width of this surface at 200 feet beyond the
-

end of the runway is 2,000 feet; it flares uniformly, and the width at 50,000 feet is 16,000 feet.

- (4) Transitional Area (TA). Slopes 7 feet horizontally outward for each one foot vertically upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation. In addition to the foregoing, there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of and the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the approach area projects beyond the conical area there are established height limits sloping 7 feet horizontally outward for each foot vertically upward beginning at the sides of the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
- (5) Inner Horizontal Area (IH). The horizontal area is established by swinging arcs of 10,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal area does not include the approach and transitional areas. The height shall be 150 feet above the primary surface of the adjoining runway.
- (6) Conical Area (CA). Slopes twenty feet horizontally outward for each one foot vertically upward beginning at the periphery of the Inner Horizontal area.
- (7) Outer Horizontal Area (OH). This surface is a plane located 500 feet above the established airfield elevation. It extends for a distance of 30,000 feet from the outer periphery of the conical surface for Seymour Johnson AFB. It also extends to a line 50,000 feet from the north end of the Goldsboro Wayne Airport. Said line shall be 16,000 feet in length centered on the centerline of the runway extended.

50.12 Airport Overlay District²

50.12.1 Purpose.

The purpose of the Wayne County Airport Overlay District is to provide for compatible land development in areas subject to frequent aircraft flyover and/or aircraft noise. The district is designed to mitigate the effects of aircraft flights that could increase risks to public health, safety, and quality of life.

50.12.2 Establishment.

The Wayne County Airport Overlay District, known heretofore as the "Airport District," is hereby established as a district that overlaps and overlays existing zoning districts. The district is further divided into seven sub-districts corresponding to the 65 dnl, 70 dnl, 75 dnl, 80 dnl noise contours APZ I, and APZ II plus the area within one half mile of the 65 dnl contour. The Airport District shall apply in those areas designated on the Official Zoning Map of Wayne County.

The provisions of the Airport Overlay District shall not be subject to waivers or variances by the Wayne County Planning Board or the Wayne County Board of Adjustment.

50.12.3 Applicability.

Nothing herein shall require any change in any lawfully constructed building, structure or use in existence at the time of adoption or amendment of this ordinance for its current lawful use.

The provisions of this section shall apply to any application for a building permit, certificate of occupancy, zoning change, special use permits, development permits, vested rights certificates, preliminary and final subdivision/site plan approvals and mobile home parks plan approvals sought after the effective date of this ordinance.

None of the provisions of the Airport Overlay District shall be construed to prohibit the continuance, expansion or reestablishment under current law of any existing use. The noise level reduction design standards apply only to new structures and/or new uses of land and not to structure additions.

Mobile homes moved on to existing mobile home spaces are exempt from the requirements of the Airport Overlay District.

50.12.4 Permitted Uses.

The Airport District is placed on top of several general use districts, which contain a list of permitted uses. Uses permitted whether by right or as a special use shall be permitted in the Airport District according to the standards and restrictions indicated in the following table. The numbers following the word "Yes" in the table below indicates the required level of noise reduction in decibels from outside to inside the structure. The Standard Land Use Coding Manual (SLUCM), U.S. Department of Transportation, was used in grouping various land uses. For additional information on permitted uses refer to Guidelines for Considering Noise in Land Use Planning and Control published in June 1980 by the Federal Interagency Committee on Urban Noise. Noise level reduction must be incorporated into the design and construction of portions of buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low. Maximum population density requirements as described in section 50.12.12 apply to the following uses.

50.12.4a Prohibited Uses

Wind Energy Facilities

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: December 28, 2023

Re: Subdivision Preliminary Plat Approval

Item: Jackson Ridge, Preliminary

Owner/Developer: Jackson Ridge on Antioch LLC

Engineer/Surveyor: Stocks Engineering/Alsey Gilbert, PLS

Pikeville Township, Antioch Road (SR 1535)

Lots 1-79 (79 lots)

Discussion: Sec 70-74 of the Wayne County Subdivision Ordinance requires that for every major subdivision within its territorial jurisdiction which does not qualify for the abbreviated minor subdivision procedure, the developer shall submit a preliminary plat which shall be reviewed and approved by the Board of Commissioners before any construction or installation of improvements may begin.

The Jackson Ridge preliminary consists of 79 residential building lots. Jackson Ridge will be built on 68.72 acres on Antioch Road, ½ mile north of its intersection with Big Daddy's Road. There are mapped flood zones at the back of the track but they will not be incorporated into the buildable part of the lots. The property is not located within a zoning area.

The average lot size is 25,048 sf or 0.58 acres. There are 4,420 linear feet (0.84 miles) of street required to be installed per the NC Dept. Of Transportation subdivision street requirements. Building lots will utilize public water and onsite sewer. The subdivision must meet the requirements for stormwater.

The property is shown within the Rural area in the Wayne County Comprehensive Land Use Plan.

Rural Areas provide for agriculture, forestry, and other allied activities traditionally found in a rural setting. Very low intensity residential development with on-site waste disposal (i.e. septic systems) may be appropriate in Rural Areas where site conditions are good. Premature conversion of Rural Areas to urban level development and the resulting loss of valuable farmland and open space is to be discouraged. Generally, public funds should not be used for planning, programming or installing urban services in these areas that would promote more intensive development. While development densities as high as 2 units per acre may be permitted in these areas, much lower densities and larger lots are preferred.

The property is located within the following service areas:

Schools – Charles B Aycock HS, Norwayne Middle, Northeast Elem
Water – Belfast-Patetown Sanitary District
Fire – Patetown Fire Department
EMS – Station 10
Transportation – RPO
Water Supply Watershed – No
Voluntary Agriculture District – No
Wetlands – Yes
Board of Commissioners District – 5

Recommendation: The Wayne County Planning Board recommends that the preliminary be approved.

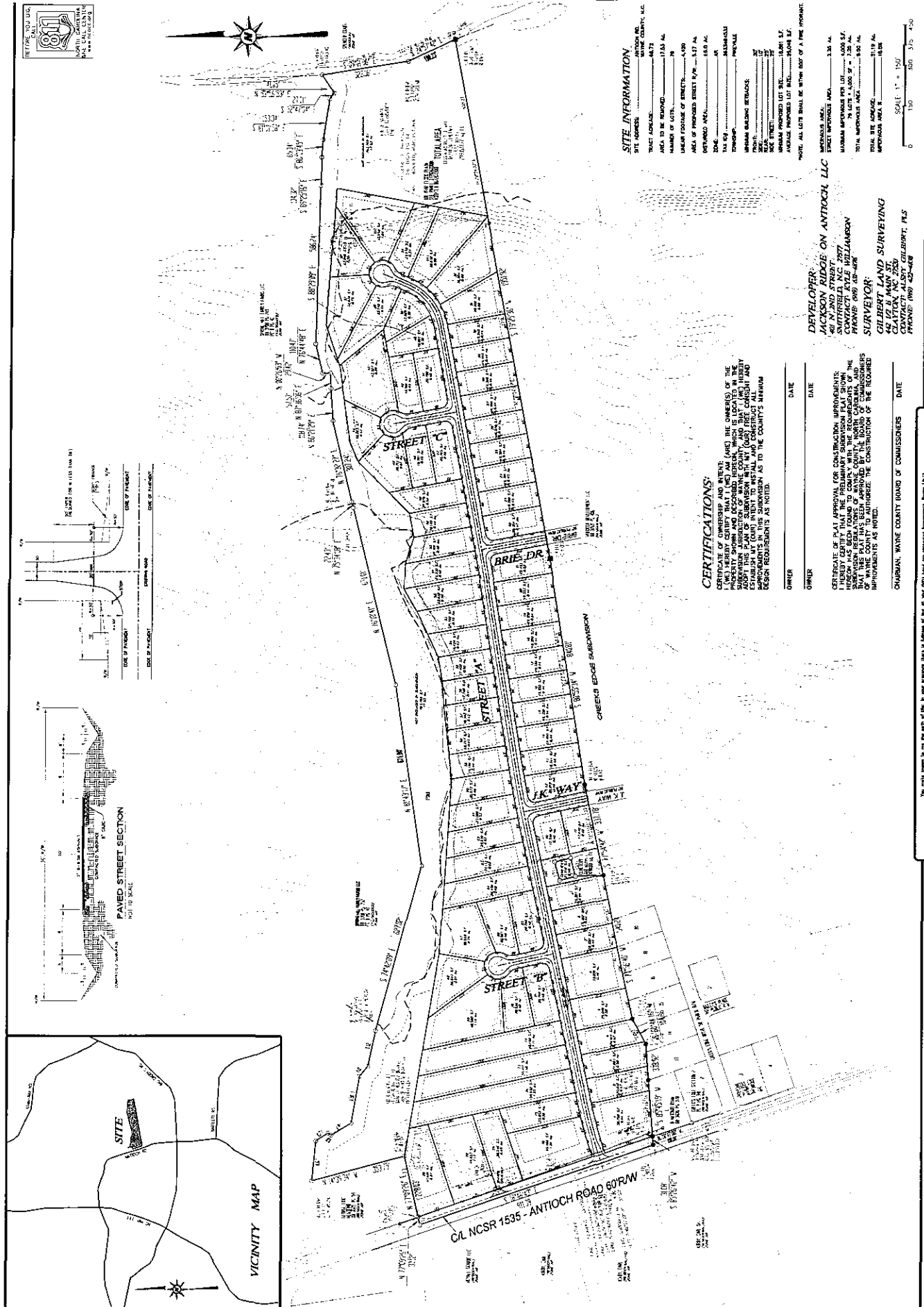
JACKSON RIDGE SUBDIVISION
WAYNE COUNTY, NORTH CAROLINA



PRELIMINARY
PLAT

[illegible]

CE-07



MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: January 10, 2024

Re: Final Subdivision Plat Approval

Item: Garrett Wesley Fly Subdivision, Final
Owner/Developer: Garrett Wesley Fly
Surveyor/Engineer: Dan Butler
New Hope Township, Conover Road (SR 1732) and Piney Grove Church Road (SR 1731)
Lots: 7

Discussion: Garrett Wesley Fly Subdivision consists of 7 lots on 7.03 acres. This subdivision contains only road front lots on Conover Road and Piney Grove Church Road. The property is not in a zoning area and the average lot size at 43,560 sf. Building lots will utilize public water and onsite septic. The property is shown within the Rural Enclave area on the Wayne County Growth Strategies Map.

The property is located within the following service areas:

- Schools – Spring Creek HS, Spring Creek Middle, Spring Creek Elementary
- Water – East Wayne Sanitary District
- Fire – El Roy Fire Department
- EMS – Station 11
- Transportation – MPO
- Water Supply Watershed – No
- Voluntary Agriculture District – No
- Wetlands – No
- Board of Commissioners District – 5

Recommendation: The Wayne County Planning Board recommends approval of the final plat.

[illegible]

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PROVIDED A SOIL ANALYSIS ON EACH LOT WITHIN THIS SUBDIVISION. COPIES OF THE SOIL ANALYSIS FOR EACH LOT ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE ENVIRONMENTAL CONTAMINATION UNIT. THE ANALYSIS OF EACH LOT WILL HAVE TO BE RE-EVALUATED FOR THE APPROPRIATE FUTURE USES. THE ANALYSIS OF EACH LOT FOR THE APPROPRIATE FUTURE USES WILL BE RE-EVALUATED AS THE PLANNING IS REFINED AND A FURTHER PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH DEPARTMENT.

WAYNE COUNTY HEALTH DEPARTMENT

WAYNE COUNTY HEALTH DEPARTMENT

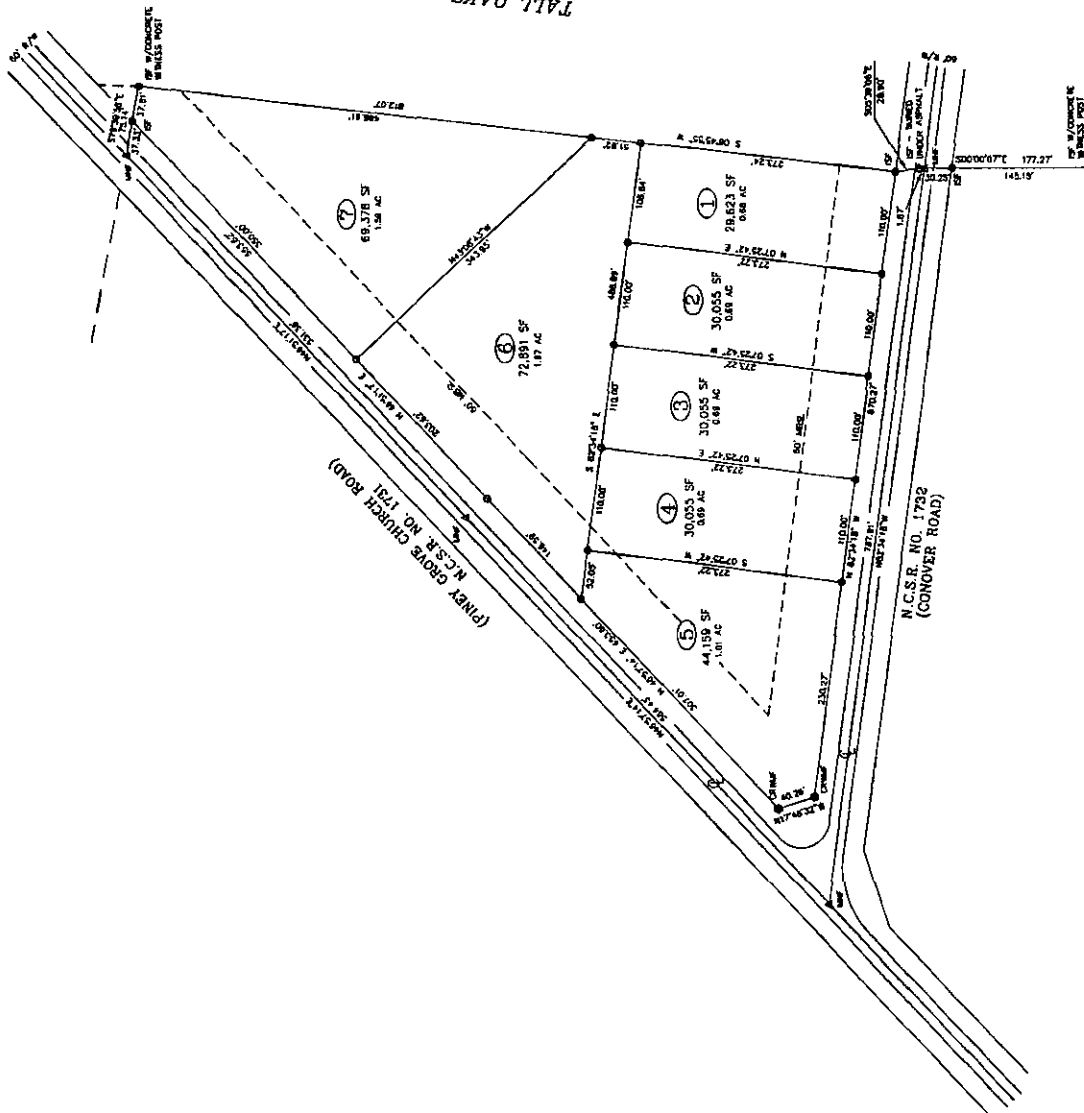
L. & DAMEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3592, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND.

DR DANIEL HILTZ, PROFESSOR, LAW & MEDICINE

1.9. OWNERS MUST CERTIFY THAT THIS PLAN WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DATED DECEMBER 20, 1980, PAGE 470. THAT THE RATIO OF PERCHON AS CALCULATED BY LATITUDE AND DEPENDENCIES IS 1/10000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK 367, PAGE 440. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH 26.1-37-30 AS AMENDED, WITHOUT ANY CRIMINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF JANUARY, 2024.

2. NAME: BUILDING P14 (1-1001) (ACF/ANZ) 400

TALL OAKS
SECTION ONE
PLAT CABINET "L", SLIDE 86-F



SURVEY FOR

GARRETT WESLEY FLY

NEWHOPE TOWNSHIP
WAYNE COUNTY, N.C.

GRAPHIC SCALE:



2423 DYCKE SMITH ROAD
LA GRANGE, N.C. 28551
(919) 822-3306

GARDNER, WALTER
 SOURCE OF INFO
 DIED BOOK 3838, PAGE 476
 PLAT GARDNER, W. BUD 37-B

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL, GROUND
DISTANCES CORRECTED WITHIN 2000'

STATE OF NORTH CAROLINA
COUNTY OF WADE BERRY GRAY REVIEW OFFICER OF WAYNE COUNTY.
I, _____, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____

RECEIVED BY _____

WE HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE COUNTY COMMISSIONERS OF WAYNE COUNTY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY.

DATE	DESCRIPTION	AMOUNT
11/1/78	100.00	100.00
11/2/78	200.00	200.00
11/3/78	300.00	300.00
11/4/78	400.00	400.00
11/5/78	500.00	500.00
11/6/78	600.00	600.00
11/7/78	700.00	700.00
11/8/78	800.00	800.00
11/9/78	900.00	900.00
11/10/78	1000.00	1000.00
11/11/78	1100.00	1100.00
11/12/78	1200.00	1200.00
11/13/78	1300.00	1300.00
11/14/78	1400.00	1400.00
11/15/78	1500.00	1500.00
11/16/78	1600.00	1600.00
11/17/78	1700.00	1700.00
11/18/78	1800.00	1800.00
11/19/78	1900.00	1900.00
11/20/78	2000.00	2000.00
11/21/78	2100.00	2100.00
11/22/78	2200.00	2200.00
11/23/78	2300.00	2300.00
11/24/78	2400.00	2400.00
11/25/78	2500.00	2500.00
11/26/78	2600.00	2600.00
11/27/78	2700.00	2700.00
11/28/78	2800.00	2800.00
11/29/78	2900.00	2900.00
11/30/78	3000.00	3000.00
12/1/78	3100.00	3100.00
12/2/78	3200.00	3200.00
12/3/78	3300.00	3300.00
12/4/78	3400.00	3400.00
12/5/78	3500.00	3500.00
12/6/78	3600.00	3600.00
12/7/78	3700.00	3700.00
12/8/78	3800.00	3800.00
12/9/78	3900.00	3900.00
12/10/78	4000.00	4000.00
12/11/78	4100.00	4100.00
12/12/78	4200.00	4200.00
12/13/78	4300.00	4300.00
12/14/78	4400.00	4400.00
12/15/78	4500.00	4500.00
12/16/78	4600.00	4600.00
12/17/78	4700.00	4700.00
12/18/78	4800.00	4800.00
12/19/78	4900.00	4900.00
12/20/78	5000.00	5000.00
12/21/78	5100.00	5100.00
12/22/78	5200.00	5200.00
12/23/78	5300.00	5300.00
12/24/78	5400.00	5400.00
12/25/78	5500.00	5500.00
12/26/78	5600.00	5600.00
12/27/78	5700.00	5700.00
12/28/78	5800.00	5800.00
12/29/78	5900.00	5900.00
12/30/78	6000.00	6000.00
12/31/78	6100.00	6100.00
1/1/79	6200.00	6200.00
1/2/79	6300.00	6300.00
1/3/79	6400.00	6400.00
1/4/79	6500.00	6500.00
1/5/79	6600.00	6600.00
1/6/79	6700.00	6700.00
1/7/79	6800.00	6800.00
1/8/79	6900.00	6900.00
1/9/79	7000.00	7000.00
1/10/79	7100.00	7100.00
1/11/79	7200.00	7200.00
1/12/79	7300.00	7300.00
1/13/79	7400.00	7400.00
1/14/79	7500.00	7500.00
1/15/79	7600.00	7600.00
1/16/79	7700.00	7700.00
1/17/79	7800.00	7800.00
1/18/79	7900.00	7900.00
1/19/79	8000.00	8000.00
1/20/79	8100.00	8100.00
1/21/79	8200.00	8200.00
1/22/79	8300.00	8300.00
1/23/79	8400.00	8400.00
1/24/79	8500.00	8500.00
1/25/79	8600.00	8600.00
1/26/79	8700.00	8700.00
1/27/79	8800.00	88

SITE DATA	
TOTAL ACRES IN TRACT	7.03
NO. OF BUILDING LOTS	7
Avg. LOT SIZE	43,745 SF
SMALLEST LOT SIZE	24,023 SF
LOTS TO BE SERVED BY A PUBLIC WATER SYSTEM	
LOTS TO BE SERVED BY INDIVIDUAL	

1
 2
 3
 4
 5
 6

FROM STAGES SET ON ALL COMMENTS
UNLESS OTHERWISE NOTED
MKT = MAG MAG FOUND
MKS = MAG MAG SET
CRIMT = CRIMINALITY, RIGHT-OF-WAY
MOMENT FOUND
TTS = FIVE-STAR FIVE-STAR

SIZE RANGE	
FRONT	10"
SIZE	10"
REAR	25"

Prepared By/Return to: Attorney Andrew J. Neal, Wayne County Staff Attorney
PO Box 227, Goldsboro, NC 27533

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

NOTICE OF REMOVAL OF CERTAIN LANDS FROM THE DECLARATIONS OF
PROTECTIVE COVENANTS RELATING TO WAYNE COUNTY INDUSTRIAL &
BUSINESS PARK
DATED NOVEMBER 7, 1991

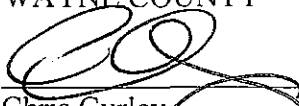
Pursuant to paragraph 7.02 of the Declaration of Protective Covenants dated November 7, 1991, relating to the Wayne County Industrial & Business Park which are recorded in Book 1309, at Page 878 in the Wayne County Registry, Wayne County, one of the initial owners as defined in said covenants, hereby gives notice of its right and option to remove the hereinafter described property located within the park to the end that the hereinafter described land being removed shall be free and clear from said protective covenants.

The land to be removed from the Declaration of Protective Covenants is described as follows:

See attached Exhibit A.

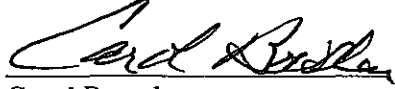
The initial owner, Wayne County, further states that all persons, firms, or corporations having an interest in the subject land are only Wayne County which has executed this Notice of Removal.

This the 6th day of February.

WAYNE COUNTY
BY: 
Chris Gurley
Chairman of the Wayne County
Board of Commissioners



ATTEST:



Carol Bowden
Clerk to the Board of Commissioners

NORTH CAROLINA
COUNTY OF WAYNE

I, Kayla Whitley, Notary Public of Wayne County, do hereby certify that Carol Bowden personally appeared before me this day and acknowledged that she is Clerk to the Board of Commissioners of Wayne County, a body politic and corporate and that by authority duly given and as the act of Wayne County, the foregoing instrument was signed in its name by its Chairman, Chris Gurley, sealed with its seal and attested by herself as Clerk to the Board.

Witness my hand and official seal, this the 6th day of February, 2024.


NOTARY PUBLIC

My commission expires: March 24, 2024

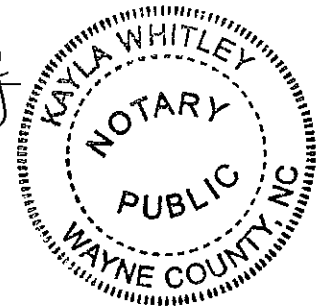


Exhibit A

BEGINNING at an iron stake on the Southern right of way of N.C. Secondary Road No. 1711 (Oak Forest Road), said beginning point being located S. $24^{\circ} 01' 37''$ W. 466.63 feet from a City of Goldsboro Control Monument C.C.M. #12 having N.C. Grad Coordinates: N = 592,588.453; E = 2,319,609.012 "NAD 83"; and said beginning point having N.C. Grid Coordinates: N = 592,141.683; E = 2,319,474.328 "NAD 83", and said beginning point being the most Northeastern corner of the property of Mills Goldsboro Properties, LLC as shown by deed recorded in Deed Book 2914, Page 130 in the Wayne County Registry; thence from the beginning, with the Southern right of way of N.C. Secondary Road No. 1711 (Oak Forest Road), and with the Southern right of way of Gateway Drive, along a curve to the right having an arc distance of 878.23 feet, a radius of 909.93 feet (a chord) S. $81^{\circ} 48' 59''$ E. 844.54 feet to a concrete monument; thence with the right of way of Gateway Drive, S. $54^{\circ} 10' 100''$ E. 884.60 feet to a mark in a catch basin grate; thence with the right of way of Gateway Drive, S. $54^{\circ} 07' 42''$ E. 233.83 feet to an iron stake; thence continuing and with the right of way of Gateway Drive, S. $54^{\circ} 07' 42''$ E. 69.87 feet to an iron stake on the right of way of Gateway Drive, the most Northeastern corner of the property of AAR Manufacturing, Inc. as shown by deed recorded in Deed Book 2414, Page 447 in the Wayne County Registry; thence leaving the right of way of Gateway Drive, with the line of the property of AAR Manufacturing, Inc., S. $35^{\circ} 49' 54''$ W. 567.86 feet to an iron rod; thence with the line of the property of AAR Manufacturing, Inc., along a curve to the right having an arc distance of 372.23 feet, a radius of 1,500 feet (a chord), S. $42^{\circ} 56' 27''$ W. 371.28 feet to an iron rod, the most Northwestern corner of the property of AAR Manufacturing, Inc.; thence with the line of the property of AAR Manufacturing, Inc., S. $25^{\circ} 26' 46''$ E. 671.06 feet to a point in the center of a ditch, the most Southwestern corner of the property of AAR Manufacturing, Inc.; thence leaving the ditch, N. $46^{\circ} 40' 21''$ W. 11.56 feet to an iron stake; thence continuing and with the line of the property of Harry & Mollie, LLC, N. $46^{\circ} 40' 21''$ W. 1,180.25 feet to an iron stake in the center of a ditch, the most Southern corner of the property of Harry & Mollie, LLC as shown by deed recorded in Deed Book 2811, Page 413 (Tract 2) in the Wayne County Registry; thence leaving the ditch, and with the line of the property of Harry & Mollie, LLC, N. $25^{\circ} 25' 19''$ W. 227.30 feet to an iron stake; thence continuing and with the line of the property of Harry & Mollie, LLC, N. $25^{\circ} 25' 19''$ W. 562.67 feet to an iron stake, the most Southeastern corner of the property of Mills Goldsboro Properties, LLC as shown by deed recorded in Deed Book 2914, Page 130 in the Wayne County Registry; thence continuing and with the line of the property of Mills Goldsboro Properties, LLC N. $25^{\circ} 25' 19''$ W. 229.56 feet to an iron stake; thence continuing N. $25^{\circ} 25' 19''$ W. 264.97 feet to an iron stake; thence continuing and with the line of the property of Mills Goldsboro Properties, LLC, N. $25^{\circ} 25' 19''$ W. 195.18 feet to an iron stake on the Southern right of way of N.C. Secondary Road No. 1711 (Oak Forest Road), the most Northeastern corner of the property of Mills Goldsboro Properties, LLC as shown by deed recorded in Deed Book 2914, Page 130 in the Wayne County Registry, the point of beginning containing 38.333 Acres more or less. Which is also a portion of the property described in a map in Plat Cabinet O, Slide 52F.



RESOLUTION

INTRODUCED BY: Chip Crumpler, County Manager

Date: 02/06/2024

SUBJECT AREA Economic Development

PRESENTED BY: Crumpler

RESOLUTION: Authorizing Wayne County to file formal application for up to \$500,000 for Building Reuse for Project 55

ACTION REQUESTED:

Authorizing Wayne County to file a formal application for the NC Rural Center Building Reuse Grant Program for up to \$500,000 for business expansion related to Project 55.

HISTORY/BACKGROUND:

NC Rural Economic Development Center Inc. has authorized the awarding of grants from appropriated funds to aid eligible businesses in financing the costs of building renovations associated with an economic development project. Project Bull needs assistance in financing the renovations that may qualify for Rural Center funding.

EVALUATION:

Wayne County Board of Commissioners has previously indicated its desire to assist in economic development efforts within the county and wish to pursue formal application for Rural Center Building Reuse funding to benefit Project Bull and will invest a 5% match of the grant amount toward the proposed renovations toward the committed to the application. Wayne County certifies it will meet all statutory requirements of the program. The County Manager and designee, Mark Pope, are authorized to execute daily grant related documentation which includes the grant agreement, general correspondence between Wayne County and the proposed business and the funding agency. Any documentation which reflects a change in the original scope of work and/or amendment related activities, must be brought before the Wayne County Commissioners for approval.

MANAGER'S RECOMMENDATION:

Approve

Deny

RESOLUTION: NOW THEREFORE BE IT RESOLVED:

By the Wayne County Board of Commissioners, Authorizing Wayne County to file a formal application for the NC Rural Center Building Reuse Grant Program up to \$500,000 for business expansion related to Project 55.

FUNDING SOURCE:

AMENDMENTS

MOVED:

SECOND:

APPROVED:

DENIED:

UNANIMOUS:

Chris Gurley

Joe Daughtery

Freeman Hardison

Barbara Aycock

Wayne Aycock Jr.

Bevan Foster

Antonio Williams


Chris Gurley

2/6/2024
Date


ATTEST

2/6/2024
DATE



NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given the Wayne County Board of Commissioners will hold a public hearing on Tuesday, February 20, 2024, at 9:30 a.m. in the Commissioners Meeting Room in the Wayne County Courthouse Annex, 224 E. Walnut St., Goldsboro, NC. The purpose of the public hearing is to receive public comments regarding a proposed economic development incentive grant to Coker's Feed Mill, LLC (Project Grain). The Board of Commissioners will consider a \$22,280 incentive grant payable over three (3) years in exchange for the company's commitment to invest \$1,798,000 in capital improvements and to create 11 jobs in Wayne County.

All interested parties are invited to attend this public hearing and be heard. Written comments may be made in advance to the following:

Carol Bowden, Clerk to the Board
Wayne County Board of Commissioners
P.O. Box 227
Goldsboro, NC 27533-0227
919-731-1445
carol.bowden@waynegov.com

This the 6th day of February, 2024.

Carol Bowden
Wayne County Clerk to the Board

The Attorney preparing this document has made no search or title examination of the property described herein and expresses no opinion with respect thereto, unless contained in a separate written certificate.

NORTH CAROLINA

Parcel No.: 02-2572851652; 2572851697

WAYNE COUNTY

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made this the 29th day of December, 2023, by and between,

<u>GRANTOR</u>	<u>GRANTEE</u>
TOWN OF MOUNT OLIVE, <i>a Municipal Subdivision of the State of NC</i> Post Office Box 939 Mount Olive, North Carolina 28365, and COUNTY OF WAYNE, <i>a body</i> <i>politic and corporate organized under the</i> <i>laws of the State of North Carolina,</i> P. O. Box 227, Goldsboro, NC 27533	WEBSTER McCLEASE FISHER 4402 Preston Point High Point, North Carolina 27265

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, executors, administrators, successors and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.)

WITNESSETH:

WHEREAS, the Grantors received an offer for the sale of the real property described herein pursuant to NCGS Sec. 160A-269, which offer was duly advertised and the last and highest bidder being the Grantee in the amount of Eight Thousand

Page -2-

Five Hundred and 00/100 Dollars [\$8,500.00]; and,

WHEREAS, the Board of Commissioners of the Town of Mount Olive and Wayne County have confirmed the sale of the real property to the Grantee and Grantee has paid the purchase price.

NOW, therefore, the Grantor for a valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain lot or parcel of land with all improvements, if any, located thereon in the Town of Mount Olive, Brogden Township, Wayne County, North Carolina more particularly described as follows:

PIN: 2572851652/ 125 South Church Street, Mount Olive, NC.

BEING parcels Nos. 16,17,18,19, 20 and 21 as shown on a map or plat of Mrs. M. E. Boxtic property in the Town of Mount Olive which map as drawn by James Stewart, CE, of Rockingham, to which map or plat reference is hereby made. Being the identical property conveyed to George S. Holmes and wife, Doris Holmes by deed duly recorded in Book 645, Page 313, Wayne Registry. For back reference see Deed Book 3701, Page 711, Wayne Registry.

PIN: 2572851697/ 412 South Church Street, Mount Olive, NC.

BEGINNING at an iron stake 74 feet from the northern intersection of Korne-gay Street and the western intersection of Church Street and runs parallel to Korne-gay Street about N 52 W 159 feet to a fence post, thence parallel to Church Street about N 38-30 E 65 feet to the corner of Marguerite Williford's lot, thence as her line 159 feet to a stake on the west side of Church Street, thence with Church Street about S 38-30 W 69.4 feet to the beginning and being the "Fifth Tract" of Lot No. 6 allotted to J. B. Westbrook in the division of the lands of John W. Westbrook. For back reference see Book 648, Page 408 and Book 3701, Page 711, Wayne Registry.

Page -3-

THIS REAL PROPERTY is subject to restrictions, easements and rights of way of record, if any.

THIS REAL PROPERTY does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the said lands, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, in as full and ample manner, as Grantor is authorized and empowered to convey the same.

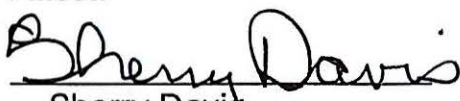
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal this the day and year first above written.

TOWN OF MOUNT OLIVE

By:  (SEAL)
J. Jerome Newton, Mayor

Attest:


Sherry Davis
City Clerk

COUNTY OF WAYNE

By: _____ (SEAL)
Chris Gurley
Chairman of the Wayne County
Board of Commissioners

Page -4-

Attest:

Carol Bowden
Clerk to the Board of Commissioners

NORTH CAROLINA
WAYNE COUNTY

I, Carroll Turner, a Notary Public, for the County and State aforesaid do hereby certify that SHERRY DAVIS, City Clerk, personally appeared before me this day and acknowledged that she is the City Clerk of the Town of Mount Olive, and that by authority duly given and as the act of the Town, the foregoing instrument was signed in its name by its Mayor, sealed with its Town Seal, and attested by herself as its City Clerk.

WITNESS my hand and Notarial Seal this the 3 day of January, 2024.

Carroll Turner
Notary Public

My Comm. Exp.: 1/30/2025.

NORTH CAROLINA
WAYNE COUNTY

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Carol Bowden personally appeared before me this day and acknowledged that she is the Clerk to the Board of Commissioners of the County of Wayne, a body politic and corporate, and that by authority duly given and as the act of the County of Wayne, the foregoing instrument was signed in its name by its Chairman, Chris Gurley, sealed with its seal and attested by herself as its Clerk.

WITNESS my hand and Notarial Seal this the ___ day of _____, 2024.

Notary Public

My Comm. Exp.: _____.

(C:\Real Estate\DeedMO&WC.125.412SChurchStLots.12.29.2023)

TURNER LAW OFFICES

117 SOUTH CENTER STREET
POST OFFICE BOX 547
MOUNT OLIVE, NORTH CAROLINA 28365-0547
E MAIL: turnerlawoffices@bellsouth.net

W. CARROLL TURNER
Attorney & Counsellor at Law
City Attorney, Mount Olive, NC (1991 - Present)

TELEPHONE: 919-658-5058
FAX: 919-658-5506

Sharon Turner, Office Manager

October 9, 2023

*Mr. James C. Holliday
P. O. Box 478
Mount Olive, NC 28365*

*Mrs. Mary C. Swinson
P. O. Box 76
Calypso, NC 28325*

*Mr. and Mrs. Charles Johnson
103 North Great White Way
Clayton, NC 27527*

*Mr. Alphonse Tumat
Ms. Adelina Alliance
410 South Church Street
Mount Olive, NC 28365*

*JW Properties MO, LLC
1311 Country Club Road
Wilmington, NC 28403*

*Dr. J. Jerome Newton
605 Connor Street
Mount Olive, NC 28365*

RE: Sale of Lots -125/412 South Church Street, Mt. Olive, NC.

Dear Sir/Madam:

Be advised that the Town of Mount Olive and Wayne County jointly own residential lots at 125/412 South Church Street in Mount Olive. The lots are currently being offered for-sale to the public. You are receiving this letter in that

you have been identified as an owner of real property that adjoins the lots being offered for sale. I am attaching a copy of the Notice of Sale for your information. The current bid is \$8,000.00 [total for both lots]. The minimum raised bid would be \$8,450.00. The deadline for a raised bid is Friday, October 20, 2023 at 5:00 PM. Should you care to raise the bid contact my office [919-658-5058] prior to the deadline or the City Clerk's office at Town Hall, 114 East James Street, Mount Olive, NC.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carroll Turner". The signature is fluid and cursive, with a large initial "W" and a stylized "T" at the end.

*W. Carroll Turner
City Attorney*

Enc.

WAYNE COUNTY

TOWN OF MT OLIVE

12 S CHURCH ST

3266360

Attachment P Page 7

COUNTYWIDE ADVALOREM TAX (100), TOWN - MOUNT OLIVE (100)

Return/Appeal Notes: Parcel: 2572851697
PLAT: /UNIQ ID 5011
ID NO: 02H15012001014 A

Card No. 1 of 1
1.0000 LT
TW-02

SRC=
CL-03FR-00EX-2 AT-
LAST ACTION 20220927

Equal Year: 2019 Tax Year: 2023 CHURCH ST
Appraised by 60 on 02002 TOWN OF MT OLIVE

CONSTRUCTION DETAIL

DEPRECIATION

CORRELATION OF VALUE

OTAL POINT VALUE

UILDING ADJUSTMENTS

OTAL ADJUSTMENT

CTOR

OTAL QUALITY INDEX

USE

MOD

Eff. Area

QUAL

BASE RATE

RCN

EYB

AYB

% GOOD

TYPE: MOBILE HOME

STYLE:

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

DATE

DEED TYPE

Q/UV/I

INDICATE SALES PRICE

BOOK

PAGE

MOYR

03701

0711

1

2022

WD

C

V

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01796

0020

8

2000

WD

U

I

0

00648

0408

1

1965

WD

U

I

0

00648

0408

1

1965

WD

U

I

0

HEATED AREA

NOTES

SW CONT. FTG SEE B INT

SUBAREA

GS AREA

RPL

CS

CODE

QUALITY

DESCRIPTION

COUNT

LT

HT

WTH

UNITS

UNIT PRICE

ORIG % COND

BLDG#

AYB

EYB

ANN DEP RATE

OVR

% COND

OB/XF DEPR. VALUE

TYPE

01

2

STORAG BLD

8

12

96

15.00

100.00

1968

1968

S3

10

144

REPLACE

UBAREA

OTALS

TOTAL OB/XF VALUE

144

UILDING DIMENSIONS AND INFORMATION

HIGHEST ND BEST SE

USE CODE

LOCAL ZONING

FRONTAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJUSTMENTS AND NOTES

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNT TYP

TOTAL ADJST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

200

0200

MR-6

69

159

1.0300

2

1.0000

80.00

69.000

FF

1.030

82.40

5686

OTAL MARKET LAND DATA

OTAL PRESENT USE DATA

WAYNE COUNTY
25 SOUTH MAIN ST
32665500

TOWN OF MT OLIVE

Return/Appeal Notes: Parcel: 2572851652
PLAT: /UNIQ ID 5010
ID NO: 02H15012001015

Attachment P Page 8

COUNTYWIDE ADVALOREM TAX (100), TOWN - MOUNT OLIVE (100)

CARD NO. 1 of 1
1.0000 LT
TW-02

SRC=
CI-03FR-00EX-2 AT-
LAST ACTION 20220927

CONSTRUCTION DETAIL

OTAL POINT VALUE

BUILDING ADJUSTMENTS

OTAL ADJUSTMENT

ACTOR

OTAL QUALITY INDEX

MARKET VALUE

USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB

TYPE: MOBILE HOME

STYLE:

DEPRECIATION

% GOOD

CORRELATION OF VALUE

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE DATE NOTE NUMBER AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE

BOOK PAGE MO/YR

03701 0711 1 2022 WD C V

01796 0020 8 2000 WD U I

00645 0313 1 1965 WD U I

HEATED AREA

NOTES

1 SW

SUBAREA

GS AREA % RPL CS

CODE QUALITY DESCRIPTION COUNT LTH WTH UNITS UNIT PRICE ORIG % COND BLDG# SIZE FACT AYB EYB ANN DEP RATE OVR % COND OB/XF DEPR. VALUE

TOTAL OB/XF VALUE

REPLACE

UBAREA

OTALS

BUILDING DIMENSIONS AND INFORMATION

HIGHEST ND BEST SE USE CODE LOCAL ZONING FRON TAGE DEPTH DEPTH / SIZE LND MOD COND FACT OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNT TYP TOTAL ADJST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES

200 0200 MR-6 74 159 1.0300 2 1.0000 80.00 74.000 FF 1.030 82.40 6098

OTAL MARKET LAND DATA

OTAL PRESENT USE DATA

NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2024- 4 : A RESOLUTION DECLARING SURPLUS REAL
PROPERTY AND AUTHORIZING ITS SALE**

WHEREAS, the County and City have acquired a property interest a piece of property located at, 811 N. Virginia Street, Goldsboro having a parcel identification number of 2690806050 and being more particularly described in that deed recorded in Deed Book 2888, Page 466 in the Office of the Register of Deeds for Wayne County ("Property"); and

WHEREAS, the County and the City of Goldsboro obtained an interest in this property through tax foreclosure proceedings; and

WHEREAS, the Staff Attorney and County Manager have recommended that this property be declared surplus and sold, following a careful review by the Staff Attorney and the Facilities Services Director that determined the County has no use for these properties; and

WHEREAS, NCGS § 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$2,800.00 submitted by Community Technical Assistance, Inc.; and

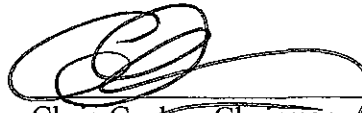
WHEREAS, Community Technical Assistance, Inc. has paid the required five percent (5%) deposit on its offer;

NOW, THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

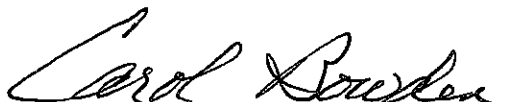
1. The Board of Commissioners declares the property described above surplus and authorizes the sale of the Property through upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying higher bid is received, new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The county will return the deposit of the final high bidder at closing.
7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to refer the matter to the City of Goldsboro by the City Council and, pending approval by said body, execute the instruments necessary to convey the property to Community Technical Assistance, Inc.

Passed and adopted this the 6th day of February, 2024


Chris Gurley, Chairman
Wayne County Board of Commissioners

ATTEST:


Carol Bowden, Clerk to the Board



PUBLIC NOTICE
SALE OF COUNTY PROPERTY

Offers to purchase in the amounts listed below have been submitted for the following properties:

1007 N. John Street, Goldsboro (PIN: 3600009813)

BEGINNING at Herbert S. Cox's lot on the northeast corner of Thompson Street, occupied by Cullen Long, and runs thence westerly with his lot to the middle of Block; about 218 feet, thence northerly with Eunice Hall's Lot 44 feet; thence easterly to Thompson Street about 218 feet; thence with Thompson Street south 44 feet to the beginning.

Offer Amount: \$1,980.00

811 N. Virginia Street, Goldsboro (PIN: 2690806050)

BEGINNING at a stake in the Western edge of North Virginia Street, said stake being S. 22° 50' W. 50 feet from the Southwest intersectional corner of North Virginia Street and Brownrigg Street, and runs thence N. 67° 10' W. 150 feet, thence S. 22° 50' W. 50 feet, thence S. 67° 10' E. 150 feet to the Western edge of North Virginia Street, thence N. 22° 50' E. with the Western edge of North Virginia Street 50 feet to the beginning; and being Lot No. 4 in Block F of "Oak Heights" as shown on a map prepared by E.G. Porter, C.E., in March, 1926, and recorded in Plat Book 2 at Page 83 of the Wayne County Registry and said lot is described herein according thereto.

Offer Amount: \$2,800.00

1310 N. Carolina Street, Goldsboro (PIN: 2690818722)

COMMENCING at the southeast intersectional corner of "A" Street (formerly Ash Street) and Carolina Street and runs, thence with the eastern right of way of Carolina Street S. 21° 39' W. 250.00 feet to an iron stake, THE POINT OF BEGINNING, and runs thence, from the said point of beginning along the line between Lots 25 and 21 of Ormond Annex as recorded in Map Book 1, Page 140 of the Wayne County Registry, S. 68° 30' 00" E. 131.00 feet to an iron stake; thence, S. 30° 35' 25" W. 50.65 feet to an iron stake, said iron stake being in the northern line of Lot No. 29 thence, with the northern line of said Lot No. 29 N. 68° 30' W. 123.00 feet to the eastern right of way of Carolina Street; thence with the eastern right of way of Carolina Street N. 21° 30' E. 50.00 feet to the point of beginning and containing 6,350.00 square feet, more or less, and being the western end of Lot No. 25 of said Ormond Annex.

Offer Amount: \$2,350.00

Persons wishing to upset the offers listed above shall submit a sealed bid with their offer and the required deposit to the office of the Wayne County Manager, 224 E. Walnut Street,

Goldsboro, NC 27530 by 5:00 P.M. on February 20, 2024. At that time the Clerk to the Board shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

A qualifying higher bid is one that raises the existing offer at least 10% of the first \$1,000 and 5% of the remainder. A qualifying bid must raise the existing offer on 1007 N. John Street, Goldsboro to \$2,129.00. A qualifying bid must raise the existing offer on 811 N. Virginia Street, Goldsboro to \$2,990.00. A qualifying bid must raise the existing offer on 1310 N. Carolina Street, Goldsboro to \$2,500.00. A qualifying higher bid must be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. If no other bids are made the original offer to purchase will be accepted.

Further information may be obtained at the Wayne County Manager's Office, 224 E. Walnut Street, Goldsboro, NC 27530 or by telephone at (919) 705-1971 during normal business hours.

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Larry Taylor
404 Brownrigg Street
Goldsboro, NC 27530

RE: Sale of 811 N. Virginia Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 811 N. Virginia Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase the property has been made in the amount of \$2,800.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

Enclosure

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Michael Faison
813 N. Virginia Street
Goldsboro, NC 27530

RE: Sale of 811 N. Virginia Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 811 N. Virginia Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase the property has been made in the amount of \$2,800.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

Enclosure

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Margaret Griffin
809 Virginia Street
Goldsboro, NC 27530

RE: Sale of 811 N. Virginia Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 811 N. Virginia Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase the property has been made in the amount of \$2,800.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

Enclosure

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

OF GOLDSBORO

WAYNE COUNTY

11 N VIRGINIA ST

3254500

Return/Appeal Notes: Parcel: 2690806050

PLAT: /UNIQ ID 48756

ID NO: 12000074005008

Attachment Q Page 8

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

CARD NO. 1 of 1

1.0000 LT

TW-12

CI-01FR-00EX-5

AT-

LAST ACTION 20170729

SRC=

LT 4 BLK F OAK HGTS

2019 Tax Year: 2023

CENTRAL BUSINESS DISTRICT

APRAISED BY ON 01801

CONSTRUCTION DETAIL

MARKET VALUE

DEPRECIATION

CORRELATION OF VALUE

TOTAL POINT VALUE

BUILDING ADJUSTMENTS

TOTAL ADJUSTMENT

CTOR

TOTAL QUALITY INDEX

USE

MOD

Eff. Area

QUAL

BASE RATE

RCN

EYB

AYB

% GOOD

CREDENCE TO

DEPR. BUILDING VALUE - CARD

DEPR. OB/XF VALUE - CARD

MARKET LAND VALUE - CARD

TOTAL MARKET VALUE - CARD

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL PRESENT USE VALUE - PARCEL

TOTAL VALUE DEFERRED - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

PRIOR

BUILDING VALUE

OBXF VALUE

LAND VALUE

PRESENT USE VALUE

DEFERRED VALUE

TOTAL VALUE

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

DATE

DEED

INDICATE SALES

BOOK

PAGE

MO/YR

TYPE

Q/U/V/I

PRICE

02888

0466

11

2011

WD

C

I

0

00884

081

1

1901

WD

U

V

0

00884

0308

1

1976

WD

U

I

0

HEATED AREA

NOTES

p2/17 demo, 6/17 still here.1/18 HOUSE DEMOED.

SUBAREA

GS AREA

RPL

CS

CODE

QUALITY

DESCRIPTION

COUNT

LTH

WTH

UNITS

UNIT PRICE

ORIG % COND

BLDG#

SIZE FACT

AYB

EYB

ANN DEP RATE

OVR

% COND

OB/XF DEPR. VALUE

TOTAL OB/XF VALUE

REPLACE

AREA

TALS

BUILDING DIMENSIONS

VD INFORMATION

SHEST

D BEST

E

0

USE CODE

LOCAL ZONING

FRON TAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJUSTMENTS AND NOTES

RF

AC

LC

TO

OT

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNT TYP

TOTAL ADJST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA



NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2024- 5 : A RESOLUTION DECLARING SURPLUS REAL
PROPERTY AND AUTHORIZING ITS SALE**

WHEREAS, the County and City have acquired a property interest a piece of property located at, 1007 N. John Street, Goldsboro having a parcel identification number of PIN: 3600009813) and being more particularly described in that deed recorded in Deed Book 2883, Page 395 in the Office of the Register of Deeds for Wayne County ("Property"); and

WHEREAS, the County and the City of Goldsboro obtained an interest in this property through tax foreclosure proceedings; and

WHEREAS, the Staff Attorney and County Manager have recommended that this property be declared surplus and sold, following a careful review by the Staff Attorney and the Facilities Services Director that determined the County has no use for these properties; and

WHEREAS, NCGS § 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$1,980.00, submitted by Community Technical Assistance, Inc.; and

WHEREAS, Community Technical Assistance, Inc. has paid the required five percent (5%) deposit on its offer;

NOW, THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

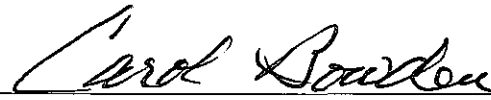
1. The Board of Commissioners declares the property described above surplus and authorizes the sale of the Property through upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying higher bid is received, new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The county will return the deposit of the final high bidder at closing.
7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to refer the matter to the City of Goldsboro by the City Council and, pending approval by said body, execute the instruments necessary to convey the property to Community Technical Assistance, Inc.

Passed and adopted this the 6th day of February, 2024


Chris Gurley, Chairman
Wayne County Board of Commissioners

ATTEST:


Carol Bowden, Clerk to the Board



PUBLIC NOTICE
SALE OF COUNTY PROPERTY

Offers to purchase in the amounts listed below have been submitted for the following properties:

1007 N. John Street, Goldsboro (PIN: 3600009813)

BEGINNING at Herbert S. Cox's lot on the northeast corner of Thompson Street, occupied by Cullen Long, and runs thence westerly with his lot to the middle of Block; about 218 feet, thence northerly with Eunice Hall's Lot 44 feet; thence easterly to Thompson Street about 218 feet; thence with Thompson Street south 44 feet to the beginning.

Offer Amount: \$1,980.00

811 N. Virginia Street, Goldsboro (PIN: 2690806050)

BEGINNING at a stake in the Western edge of North Virginia Street, said stake being S. 22° 50' W. 50 feet from the Southwest intersectional corner of North Virginia Street and Brownrigg Street, and runs thence N. 67° 10' W. 150 feet, thence S. 22° 50' W. 50 feet, thence S. 67° 10' E. 150 feet to the Western edge of North Virginia Street, thence N. 22° 50' E. with the Western edge of North Virginia Street 50 feet to the beginning; and being Lot No. 4 in Block F of "Oak Heights" as shown on a map prepared by E.G. Porter, C.E., in March, 1926, and recorded in Plat Book 2 at Page 83 of the Wayne County Registry and said lot is described herein according thereto.

Offer Amount: \$2,800.00

1310 N. Carolina Street, Goldsboro (PIN: 2690818722)

COMMENCING at the southeast intersectional corner of "A" Street (formerly Ash Street) and Carolina Street and runs, thence with the eastern right of way of Carolina Street S. 21° 39' W. 250.00 feet to an iron stake, THE POINT OF BEGINNING, and runs thence, from the said point of beginning along the line between Lots 25 and 21 of Ormond Annex as recorded in Map Book 1, Page 140 of the Wayne County Registry, S. 68° 30' 00" E. 131.00 feet to an iron stake; thence, S. 30° 35' 25" W. 50.65 feet to an iron stake, said iron stake being in the northern line of Lot No. 29 thence, with the northern line of said Lot No. 29 N. 68° 30' W. 123.00 feet to the eastern right of way of Carolina Street; thence with the eastern right of way of Carolina Street N. 21° 30' E. 50.00 feet to the point of beginning and containing 6,350.00 square feet, more or less, and being the western end of Lot No. 25 of said Ormond Annex.

Offer Amount: \$2,350.00

Persons wishing to upset the offers listed above shall submit a sealed bid with their offer and the required deposit to the office of the Wayne County Manager, 224 E. Walnut Street,

Goldsboro, NC 27530 by 5:00 P.M. on February 20, 2024. At that time the Clerk to the Board shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

A qualifying higher bid is one that raises the existing offer at least 10% of the first \$1,000 and 5% of the remainder. A qualifying bid must raise the existing offer on 1007 N. John Street, Goldsboro to \$2,129.00. A qualifying bid must raise the existing offer on 811 N. Virginia Street, Goldsboro to \$2,990.00. A qualifying bid must raise the existing offer on 1310 N. Carolina Street, Goldsboro to \$2,500.00. A qualifying higher bid must be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. If no other bids are made the original offer to purchase will be accepted.

Further information may be obtained at the Wayne County Manager's Office, 224 E. Walnut Street, Goldsboro, NC 27530 or by telephone at (919) 705-1971 during normal business hours.

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Sherman Best
1578 Tommys Road
Goldsboro, NC 27534

RE: Sale of 1007 N. John Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1007 N. John Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$1,980.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal

Wayne County Staff Attorney

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY

STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Robert Parker
PO Box 1167
Goldsboro, NC 27533

RE: Sale of 1007 N. John Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1007 N. John Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$1,980.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,



Andrew J. Neal
Wayne County Staff Attorney

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Mae Respess
4880 SW Provau Ave.
Nocatee, FL 34268

RE: Sale of 1007 N. John Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1007 N. John Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$1,980.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

Enclosure

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

ITY OF GOLDSBORO

WAYNE COUNTY

007 N JOHN ST

5254500

Attachment R Page 8

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

eval Year: 2019 Tax Year: 2023

N JOHN ST

appraised by on 01801 CENTRAL BUSINESS DISTRICT

Return/Appraisal Notes:

Parcel: 3600009813

PLAT: / UNIQ ID 55731

ID NO: 12000050001010

CARD NO. 1 of 1

1.0000 LT

TW-12

SRC=

CI-01FR-00EX-5

AT-

LAST ACTION 20170729

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE													
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB					CREDENCE TO											
BUILDING ADJUSTMENTS		01	00							% GOOD				DEPR. BUILDING VALUE - CARD											
TOTAL ADJUSTMENT		TYPE: SINGLE FAMILY RESIDENTIAL														DEPR. OB/XF VALUE - CARD									
CTOR		STYLE:														MARKET LAND VALUE - CARD									
TOTAL QUALITY INDEX																TOTAL MARKET VALUE - CARD									
																TOTAL APPRAISED VALUE - CARD									
																TOTAL APPRAISED VALUE - PARCEL									
																TOTAL PRESENT USE VALUE - PARCEL									
																TOTAL VALUE DEFERRED - PARCEL									
																TOTAL TAXABLE VALUE - PARCEL \$									
																PRIOR									
																BUILDING VALUE									
																OBXF VALUE									
																LAND VALUE									
																PRESENT USE VALUE									
																DEFERRED VALUE									
																TOTAL VALUE									
																PERMIT									
																CODE DATE NOTE NUMBER AMOUNT									
																ROUT: WTRSHD:									
																SALES DATA									
																OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE									
																BOOK PAGE MOYR									
																02883 0395 10 2011 WD C I									
																01683 0355 11 1998 WD U I									
																0075E 0044 1 1901 WD U I									
																HEATED AREA									
																NOTES									

SUBAREA			CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE			GS AREA	RPL	CS	TOTAL OB/XF VALUE														0
REPLACE																				
BAREA																				
TALS																				
BUILDING DIMENSIONS																				
ND INFORMATION																				
GHEST	USE	LOCAL	FRON	DEPTH	LND	COND	OTHER ADJUSTMENTS AND NOTES				ROAD	LAND	TOTAL	UNT	TOTAL	ADJUSTED	LAND	OVERRIDE	LAND	
D BEST	CODE	ZONING	TAGE	DEPTH	MOD	FACT	RF	AC	LC	TO	OT	TYPE	UNIT PRICE	UNITS	TYP	ADJST	UNIT PRICE	VALUE	VALUE	
E	0100	R-6	48	160	1.0300	2	1.0000						40.00	48.000	FF	1.030	41.20	1978	0	
TAL MARKET LAND DATA																			1,980	
TAL PRESENT USE DATA																				



NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2024- 6 : A RESOLUTION DECLARING SURPLUS REAL
PROPERTY AND AUTHORIZING ITS SALE**

WHEREAS, the County and City have acquired a property interest a piece of property located at, 1310 N. Carolina Street, Goldsboro having a parcel identification number of PIN: 2690818722) and being more particularly described in that deed recorded in Deed Book 3169, Page 548 in the Office of the Register of Deeds for Wayne County ("Property"); and

WHEREAS, the County and the City of Goldsboro obtained an interest in this property through tax foreclosure proceedings; and

WHEREAS, the Staff Attorney and County Manager have recommended that this property be declared surplus and sold, following a careful review by the Staff Attorney and the Facilities Services Director that determined the County has no use for these properties; and

WHEREAS, NCGS § 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$2,350.00, submitted by Community Technical Assistance, Inc.; and

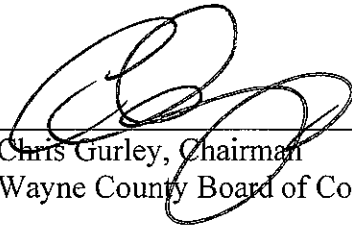
WHEREAS, Community Technical Assistance, Inc. has paid the required five percent (5%) deposit on its offer;

NOW, THEREFORE BE IT RESOLVED by the Wayne County Board of Commissioners that:

1. The Board of Commissioners declares the property described above surplus and authorizes the sale of the Property through upset bid procedure of North Carolina General Statute §160A-269.
2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying higher bid is received, new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners.

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7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to refer the matter to the City of Goldsboro by the City Council and, pending approval by said body, execute the instruments necessary to convey the property to Community Technical Assistance, Inc.

Passed and adopted this the 6th day of February, 2024

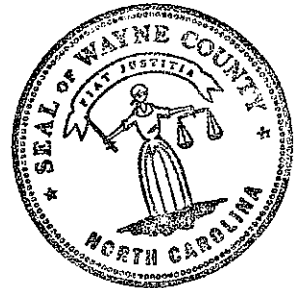


Chris Gurley, Chairman
Wayne County Board of Commissioners

ATTEST:



Carol Bowden, Clerk to the Board



PUBLIC NOTICE
SALE OF COUNTY PROPERTY

Offers to purchase in the amounts listed below have been submitted for the following properties:

1007 N. John Street, Goldsboro (PIN: 3600009813)

BEGINNING at Herbert S. Cox's lot on the northeast corner of Thompson Street, occupied by Cullen Long, and runs thence westerly with his lot to the middle of Block; about 218 feet, thence northerly with Eunice Hall's Lot 44 feet; thence easterly to Thompson Street about 218 feet; thence with Thompson Street south 44 feet to the beginning.

Offer Amount: \$1,980.00

811 N. Virginia Street, Goldsboro (PIN: 2690806050)

BEGINNING at a stake in the Western edge of North Virginia Street, said stake being S. 22° 50' W. 50 feet from the Southwest intersectional corner of North Virginia Street and Brownrigg Street, and runs thence N. 67° 10' W. 150 feet, thence S. 22° 50' W. 50 feet, thence S. 67° 10' E. 150 feet to the Western edge of North Virginia Street, thence N. 22° 50' E. with the Western edge of North Virginia Street 50 feet to the beginning; and being Lot No. 4 in Block F of "Oak Heights" as shown on a map prepared by E.G. Porter, C.E., in March, 1926, and recorded in Plat Book 2 at Page 83 of the Wayne County Registry and said lot is described herein according thereto.

Offer Amount: \$2,800.00

1310 N. Carolina Street, Goldsboro (PIN: 2690818722)

COMMENCING at the southeast intersectional corner of "A" Street (formerly Ash Street) and Carolina Street and runs, thence with the eastern right of way of Carolina Street S. 21° 39' W. 250.00 feet to an iron stake, THE POINT OF BEGINNING, and runs thence, from the said point of beginning along the line between Lots 25 and 21 of Ormond Annex as recorded in Map Book 1, Page 140 of the Wayne County Registry, S. 68° 30' 00" E. 131.00 feet to an iron stake; thence, S. 30° 35' 25" W. 50.65 feet to an iron stake, said iron stake being in the northern line of Lot No. 29 thence, with the northern line of said Lot No. 29 N. 68° 30' W. 123.00 feet to the eastern right of way of Carolina Street; thence with the eastern right of way of Carolina Street N. 21° 30' E. 50.00 feet to the point of beginning and containing 6,350.00 square feet, more or less, and being the western end of Lot No. 25 of said Ormond Annex.

Offer Amount: \$2,350.00

Persons wishing to upset the offers listed above shall submit a sealed bid with their offer and the required deposit to the office of the Wayne County Manager, 224 E. Walnut Street,

Goldsboro, NC 27530 by 5:00 P.M. on February 20, 2024. At that time the Clerk to the Board shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

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Further information may be obtained at the Wayne County Manager's Office, 224 E. Walnut Street, Goldsboro, NC 27530 or by telephone at (919) 705-1971 during normal business hours.

WAYNE COUNTY

STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

John Wilkins
2405 Flints Pond Circle
Apex, NC 27523

RE: Sale of 1310 N. Carolina Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1310 N. Carolina Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$2,350.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

Enclosure

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Jerry Medlin
4 Flatwood Drive
Weaverville, NC 28787

RE: Sale of 1310 N. Carolina Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1310 N. Carolina Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$2,350.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

If you are interested in submitting a bid or have additional questions, please contact my office at the number listed above.

Sincerely,

Andrew J. Neal
Wayne County Staff Attorney

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY
STAFF ATTORNEY



WAYNECOUNTY
NORTH CAROLINA

Phone: (919) 705-1713

Fax (919) 988-6495

February 6, 2024

SENT VIA USPS

Clifton Hill
214 Waldrop Road
Dudley, NC 28333

RE: Sale of 1310 N. Carolina Street, Goldsboro, NC

To whom it may concern,

I am writing to inform you of the proposed sale of 1310 N. Carolina Street, Goldsboro. The property is jointly owned by Wayne County and City of Goldsboro and has been declared surplus property. An offer to purchase both properties has been made in the amount of \$2,350.00. Under NCGS §160A-269, local governments may only sell surplus property following a 10-day period in which any person may upset the current offer. This letter is being sent to all adjoining property owners so they may have a chance to submit a bid if they so desire. Upset bids will be accepted from February 10, 2024 until February 20, 2024 at 5:00 PM. Instructions on submitting a bid can be found in the enclosed Public Notice.

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Sincerely,

Andrew J. Neal

Wayne County Staff Attorney

THE GOOD LIFE. GROWN HERE.

P.O. BOX 227
GOLDSBORO, NC 27533

WAYNE COUNTY & CITY OF GOLDSBORO

310 N CAROLINA ST 3266550

Attachment S Page 8

COUNTYWIDE ADVALOREM TAX (100), CITY - GOLDSBORO (100)

Assessment Year: 2019 Tax Year: 2023 LT 25 ORMOND ANNEX

Appraised by 60 on 01201 NORTHSIDE OF TOWN

Return/Appel Notes: Parcel: 2690818722

PLAT: / UNIQ ID 48816

ID NO: 12000078003004

CARD NO. 1 of 1

1.0000 LT

TW-12

SRC=

CI-01FR-00EX-2 AT-

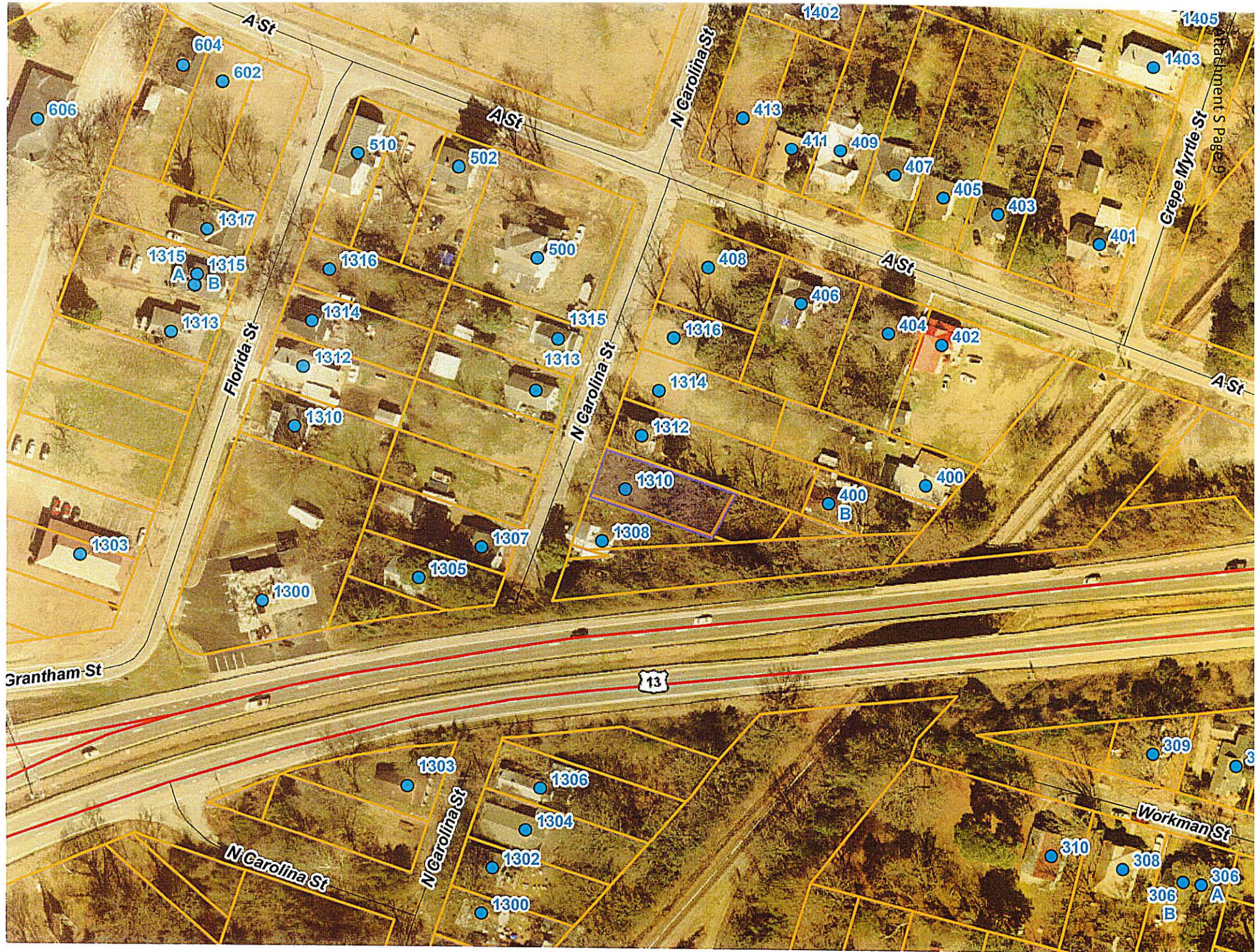
LAST ACTION 20170729

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE																	
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB					CREDENCE TO															
BUILDING ADJUSTMENTS		01	00							% GOOD				DEPR. BUILDING VALUE - CARD 0															
TOTAL ADJUSTMENT		TYPE: SINGLE FAMILY RESIDENTIAL																		DEPR. OB/XF VALUE - CARD 0									
CTOR		STYLE:																		MARKET LAND VALUE - CARD 2,350									
TOTAL QUALITY INDEX																				TOTAL MARKET VALUE - CARD 2,350									
																				TOTAL APPRAISED VALUE - CARD 2,350									
																				TOTAL APPRAISED VALUE - PARCEL 2,350									
																				TOTAL PRESENT USE VALUE - PARCEL 0									
																				TOTAL VALUE DEFERRED - PARCEL 0									
																				TOTAL TAXABLE VALUE - PARCEL \$ 2,350									
																				PRIOR									
																				BUILDING VALUE 0									
																				OBXF VALUE 0									
																				LAND VALUE 2,350									
																				PRESENT USE VALUE 0									
																				DEFERRED VALUE 0									
																				TOTAL VALUE 2,350									
																				PERMIT									
																				CODE DATE NOTE NUMBER AMOUNT									
																				ROUT: WTRSHD:									
																				SALES DATA									
																				OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE									
																				BOOK PAGE MOYR									
																				03169 0548 7 2015 WD C V 0									
																				01536 0876 5 1996 WD U I 26000									
																				01342 0398 8 1992 WD U I 25000									
																				01117 0162 1 1985 U I 4000									
																				HEATED AREA									
																				NOTES									
																				NEW WOOD SIDING & GAS PAC									
																				FOR 1991									
																				12/03-HSE BURNED-NO VALUE									
																				HSE GONE FOR 2005									

SUBAREA			CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
TYPE	GS AREA	RPL % CS	TOTAL OB/XF VALUE 0																
REPLACE																			
BAREA																			
TALS																			

BUILDING DIMENSIONS																			
AND INFORMATION																			
SHEST	USE	LOCAL	FRON		DEPTH	LND	COND	OTHER ADJUSTMENTS			ROAD	LAND	TOTAL	UNT	TOTAL	ADJUSTED	LAND	OVERRIDE	LAND
D BEST	CODE	ZONING	TAGE	DEPTH	/ SIZE	MOD	FACT	RF	AC	LC	TO	OT	TYPE	UNIT PRICE	UNITS	PRICE	VALUE	VALUE	NOTES
E	0100	R-6	50	127	0.9400	2	1.0000							50.00	50.000	FF	0.940	47.00	2350
0																		0	

TOTAL MARKET LAND DATA																		
TOTAL PRESENT USE DATA																		



**Work Authorization #5
Wayne Executive Jetport (GWW)
Wayne County, North Carolina
GWW: Airfield Drainage Analysis
September 8, 2023**

WBS: 36237.22.TBD (FY21 NPE Funding – 100%)
Partner Connect Request Number: 4814

**CONTRACT FOR PROFESSIONAL SERVICES
Dated April 21, 2021
(Expiration Date: April 21, 2025)**

PROJECT DESCRIPTION

Wayne County (OWNER) has requested W.K. Dickson, Inc. (ENGINEER) to perform a drainage analysis of the existing airfield drainage system at the Wayne Executive Jetport (GWW). GWW has a history of drainage issues. There is a current project underway to perform design and bidding services for improvements to a portion of the existing drainage system on the southeast end of the airport. The OWNER has requested the ENGINEER perform a drainage analysis to document the existing drainage conditions for the overall airfield and identify additional drainage improvements that may be needed.

Survey will be obtained of existing ditches & drainage features and the existing drainage system will be modeled to identify drainage issues and areas of improvements. A map of the airfield's overall drainage system will also be developed, including an inventory of existing pipes and drainage structures. The proposed drainage analysis project limits are shown on Exhibit 1.

In conjunction with the airfield drainage analysis, the OWNER also requested the ENGINEER prepare an updated Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention Control and Countermeasure Plan (SPCC) (herein referred to as SWPPP-SPCC) for GWW to comply with the airport's coverage under National Pollutant Discharge Elimination System (NPDES) Industrial Stormwater General Permit for Airports, NCG150000, issued on July 1, 2022 by the North Carolina Division of Energy, Mineral, and Land Resources (DEMLR) and the airport's reissued Coverage of Compliance, dated September 6, 2022.

The updated SWPPP-SPCC plan will outline compliance requirements for SWPPPs as indicated in the current NCG150000 and the compliance requirements for SPCCs as indicated in Federal requirements 40 CFR 112 for facilities that store equal to or greater than 1,320 gallons of oil-based fuel products.

GWW's current SWPPP-SPCC plan was originally prepared and implemented in 2012. Since this plan



was implemented, North Carolina has renewed and updated NCG150000, most recently in 2017 and again in 2022. Some conditions of the 2022 NCG150000 permit pertaining to the SWPPP-SPCC have changed. One major change is the requirement for quarterly qualitative and analytical monitoring of stormwater discharges to replace the previous requirement of semi-annual qualitative monitoring.

The OWNER desires the ENGINEER to conduct a review of the current SWPPP-SPCC plan and determine required revisions to the plan to comply with current applicable state and federal regulations and to accurately reflect facility changes that may have taken place at the airport since the original plan was implemented. The plan will be updated for compliance with current applicable regulations and to reflect current airport conditions.

Upon completion of the review and update of the plan, the ENGINEER will conduct a training session for airport staff who are responsible for implementing the SWPPP-SPCC. This training will highlight plan implementation, inspection and documentation requirements and will also fulfill the annual staff training requirement for the SWPPP-SPCC.

The below scope of services outlines project management and grant administration, airfield drainage analysis, airfield mapping, SWPPP-SPCC review, site visit, & plan update, SWPPP-SPCC training, and site survey services to be provided by the ENGINEER to assist the OWNER with this project. This scope of work and fee estimate includes the work that is known to be required for this project as defined below:

SCOPE OF SERVICES

Basic Services

The ENGINEER will provide the Basic Services listed below and in accordance with Section I of the General Provisions of the Contract for Professional Services, April 21, 2021.

1. **Project Management & Grant Administration:** Project Management & Grant Administration shall generally consist of the following:
 - a. Project Formulation and Scope Development.
 - b. Work authorization development and facilitation of NCDOT, Division of Aviation (DOA) review and Independent Fee Estimate (IFE).
 - c. Assistance to the OWNER with the administration of grant compliance issues, grant application, applications for funding reimbursements, and grant closeout. Grant submittals will be in accordance with the following Division of Aviation checklists:
 - i. AV-101: Sponsor Request for Aid (RFA) Checklist (dated July 2020)
 - ii. AV-102: Sponsor Budget Revision & Grant Modification Request Checklist (dated January 2021)



- iii. AV-103: Sponsor Reimbursement Request (Claim) Checklist (dated July 2020)
- d. Develop and update project schedule, budget, and cash flow.
- e. General project management including invoicing, scheduling, and design development meetings.
- f. General Owner and Division of Aviation coordination
- g. Subconsultant Coordination during scoping, contract execution, and for monthly invoicing.

Special Services

The ENGINEER will provide the Special Services listed below and in accordance with Section II of the General Provisions of the Contract for Professional Services, April 21, 2021.

1. **Airfield Drainage Analysis:** Airfield Drainage Analysis shall consist of the following:
 - a. **Field Investigation & Data Collection.** The ENGINEER will conduct a field visit and use available data, including record drawings from recently completed projects, survey from other ongoing projects, and survey obtained under this agreement to establish the existing conditions for use in modeling the drainage in the Airport Operations Area (AOA) and terminal area.
 - b. **Stormwater Modeling & Analysis.** The ENGINEER will develop a model of the existing drainage system to analyze and identify drainage problems to be addressed in future projects. Watershed hydrology will be calculated using the SCS methodology and the channel/pipe hydraulics will be modeled using Hydraflow.
 - c. **Technical Memo.** The ENGINEER will prepare a technical memo summarizing the drainage analysis results. The memo will identify existing drainage concerns and discuss potential solutions.
 - d. **QC Review.** In-house quality control review will be completed for project deliverables.
2. **Airfield Drainage Mapping & Inventory:** The ENGINEER will use the information and data collected in the previous task to develop a site-specific drainage map and inventory of existing drainage features within the project study limits.
3. **SWPPP-SPCC Review, Site Visit & Plan Update:** The SWPPP-SPCC review, site visit, and plan update task will consist of the following items:
 - a. The ENGINEER will review the existing SWPPP-SPCC plan to determine if the plan is in compliance with the current NPDES general permit for Stormwater discharges associated with industrial activities from Airports in NC (NCG150000) and applicable federal standards



for SPCC.

- b. A site visit will be conducted to GWW to meet with airport staff to obtain updated contact and responsible party data and to inspect areas covered by the SWPPP-SPCC Plan. The purpose of the site inspection will be to determine if the plan accurately reflects current airport facilities and operations and that current SWPPP-SPCC Plan requirements are implemented. In addition, the results of the site inspection can be used to fulfill certain SWPPP-SPCC Plan annual inspection and training requirements.
- c. Upon completion of the plan review and site visit, a review summary report will be issued that lists recommended plan updates and revisions. Recommendations will also be made to address planned airport capital improvement projects that are expected within the dates of permit coverage.
- d. The review summary report will include recommended procedures for the airport to comply with the new quarterly analytical monitoring requirements stipulated by NCG150000 permit as updated in July 2022. These recommendations will be based on permit requirements and a discussion with the local NCDEQ office.
- e. Upon completion of the SWPPP-SPCC review and OWNER acceptance of the plan review summary, the plan updates and revisions will be completed. Plan revisions and updates may generally consist of the following:
 - i. Creation of an updated General Location Map of the airport.
 - ii. Creation of an updated Wayne Executive Jetport Site Map as required by the permit to include site property and permit boundaries; site topography; buildings, roads, parking areas, and other built upon areas; areas of industrial activity; areas of bulk material storage; stormwater discharge outfalls with delineated drainage area and percent impervious areas; stormwater control measures (SCMs); and onsite and adjacent surface water and wetlands. The site map will also reflect capital improvement projects (e.g., apron expansions, new hangars, terminal buildings, fuel farm renovations) expected within the dates of permit coverage.
 - iii. Required revisions/updates of plan narrative and routine inspection forms.
 - iv. Re-certification of SPCC plan by a NC Professional Engineer (required every 5-years.)
- f. Prior to issuance to the OWNER, an in-house quality control review will be completed for the plan deliverables. After completion of the update, a new SWPPP-SPCC document in hard copy and digital forms will be provided to the OWNER.



4. **SWPPP-SPCC Training:** If requested by the OWNER, the ENGINEER will develop and conduct one (1) SWPPP-SPCC Training Workshop to be conducted with the OWNER's staff who are responsible for implementing and maintaining the plan. This training will be used to familiarize airport management, staff, and commercial tenants, as appropriate with the Airport Stormwater Permit requirements as well as specific SWPPP-SPCC requirements.

The training will include Stormwater pollution prevention awareness level training and general SPCC training for all participants. ENGINEER will review the airport specific SWPPP-SPCC document and discuss the specific potential pollutant sources and spill response procedures at the facility. Attendees will receive certificates that can be used to document the required annual training. It is assumed that the training workshop will occur on-site at the airport in a room provided by the OWNER. If requested, the training may also include guided completion of routine facility inspections and documentation. Training shall consist of the following elements:

- a. Preparation of presentation and documents for use for training.
- b. Conduct onsite training presentation.
- c. Perform site walk training for routine inspections and documentation.

Reoccurring annual training is a requirement of the SWPPP-SPCC. This training may be provided by the ENGINEER on an annual basis as an additional service if requested by the OWNER.

5. **Site Survey:** Perform survey necessary to collect information needed for analysis of airfield drainage systems. Survey will be completed by Matrix East, PLLC as a subconsultant to WK Dickson. Subconsultant proposal and survey area are shown in Attachment 'C'.

DELIVERABLES

The ENGINEER will provide the following project deliverables to the OWNER and DOA:

1. Drainage analysis technical memo.
2. Airfield drainage map.
3. SWPPP-SPCC review summary report.
4. Updated SWPPP-SPCC plan document.
5. Hard and digital copies of Training Session materials and Training Certificates for Attendees.
6. All items required in the applicable sections of DOA's AV-100, AV-101, AV-102 & AV-103 checklists.



FEE SCHEDULE

The above services shall be provided and billed according to the below Fee Schedule:

Basic Services

Project Management & Grant Administration	Lump Sum	\$10,990
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Special Services

Airfield Drainage Analysis	Lump Sum	\$15,453
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Airfield Drainage Mapping	Lump Sum	\$8,484
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SWPPP-SPCC Review, Site Visit and Plan Update	Lump Sum	\$13,216
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SWPPP-SPCC Training	Lump Sum	\$3,321
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Site Survey (Sub – Matrix East)	Lump Sum	\$18,600
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Total		\$70,064
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The total fee of all work is in the amount of **\$70,064** and is summarized in Attachment 'A'. Miscellaneous additional work required but not contained in the above scope of services will be paid for in accordance with the current rate schedule at that time and will be subject to prior approval by the OWNER.

E-VERIFY

The Contractor and any of its subcontractors must comply with the requirements of the North Carolina General Statutes, if applicable, which require certain employers to verify the work authorization of each newly hired employee through the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies.

All other provisions of the Contract for Professional Services dated April 21, 2021 shall remain in full force and effect and unmodified other than as noted herein.



Requested By:

WAYNE COUNTY

By:

Typed Name: Chip Crumpler

Title: County Manager

Date: 2/16/24

Accepted By:

W.K. DICKSON & CO., INC.

By:

Typed Name: Scott Sigmon

Title: Vice President

Date: _____

ATTACHMENTS

- A. Man-hour Summary
- B. Project Budget
- C. Sub-Consultant Proposal – Site Survey



Wayne Executive Jetport (GWW)

Exhibit 1 - Drainage Analysis Project Limits

Legend

-  Approximate Limits - Current Stormwater Improvements Project
-  Approximate Limits - Proposed Drainage Analysis

Attachment T Page 10

Google Earth

2000 ft



PROJECT DESCRIPTION: GWW: WA#5 - Airfield Drainage Analysis				DATE PREPARED: 9-6-23			AVIATION NUMBER:		
PREPARED BY: Jason L. Elliott / WK Dickson & Co., Inc.				TIP NUMBER:			WBS NUMBER:		
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications							SUB-TOTAL
		Principal	Senior Project Manager	Project Manager	Senior Project Engineer	Project Engineer	Senior Designer	Admun.	
	Basic Services								
	1. Project Management								
a.	Project Formulation & Scope Development	1.00	1.00	8.00					10.00
b.	Work Authorization Development & Review & IFA Coord	1.00		4.00					5.00
c.	Grant Application			1.00				2.00	3.00
	Grant Reimbursements (Assumes 2)			2.00				4.00	6.00
	Grant Closeout			1.00				2.00	3.00
d.	Project Schedule & Budget Development and Periodic Update			4.00				2.00	6.00
e.	Project Management (2 hrs / month for 4 months)	1.00	1.00	8.00				4.00	14.00
f.	Owner / DOA Coordination			4.00					4.00
g.	Subconsultant Coordination (scoping, contract, & monthly invoicing)			4.00				2.00	6.00
	Task Subtotals	3.00	2.00	36.00	0.00	0.00	0.00	16.00	57.00
	Special Services								
	1. Airfield Drainage Analysis:								
a.	Field Investigation & Data Collection			4.00		8.00	16.00		28.00
b.	Stormwater Modeling & Analysis			4.00		16.00	24.00		44.00
c.	Technical Memo			2.00		6.00		2.00	10.00
d.	QC Review	2.00	4.00						6.00
	Task Subtotals	2.00	4.00	10.00	0.00	30.00	40.00	2.00	86.00
	2. Airfield Drainage Mapping:								
a.	Airfield Drainage Mapping			4.00		8.00	24.00		36.00
b.	Airfield Drainage Inventory		1.00	2.00		4.00	8.00		15.00
	Task Subtotals	0.00	1.00	6.00	0.00	12.00	32.00	0.00	51.00
	3. SWPPP-SPCC Review, Site Visit & Plan Update:								
a.	Review Existing SWPPP-SPCC			8.00		6.00			14.00
b.	Site Visit			2.00		12.00			14.00
c.	Prepare Plan Review Summary Report			2.00		4.00			6.00
d.	Recommend Analytical Monitoring Procedures			4.00		4.00			8.00
e.	Plan Update (Plan language, inspection checklists, print, publish)								
i./ii.	Create Airport Maps			1.00		2.00	8.00		11.00
iii./iv	Plan language & inspection forms updates & re-certification			8.00		4.00			12.00
f.	QA/QC	1.00		1.00					2.00
	Task Subtotals	1.00	0.00	26.00	0.00	32.00	8.00	0.00	67.00
	4. SWPPP-SPCC Training:								
a.	Training Preparation			2.00		2.00			4.00
b.	Conduct Training On-Site (training presentation)			1.00		10.00			11.00
c.	Site Walk, routine inspections and documentation training					2.00			2.00
	Task Subtotals	0.00	0.00	3.00	0.00	14.00	0.00	0.00	17.00
	5. Site Survey								
i	Site Survey (Sub - See Matrix East Proposal)	\$18,600.00							
TOTAL MANHOURS/CATEGORY:		6.00	7.00	81.00	0.00	88.00	80.00	18.00	280.00
RATES PER HOUR:		\$92.43	\$73.12	\$68.67	\$62.89	\$57.47	\$45.66	\$32.50	
PAYROLL BURDEN:		\$554.58	\$511.84	\$5,562.27	\$0.00	\$5,057.36	\$3,652.80	\$585.00	
TOTAL WORK HOURS:		280.00							
TOTAL PAYROLL BURDEN:		\$15,923.85							
GENERAL OVERHEAD @ 189.69 %:		\$30,205.95							
SUBTOTAL:		\$46,129.80							
COMPARATIVE FEE @ 11%:		\$5,074.28							
Cost of Capital @ 0.20 %		\$31.85							
TOTAL:		\$51,235.93							
DIRECT EXPENSES:		\$228.12							
PRIME GRAND TOTAL:		\$51,464.05							
Sub Consultant TOTAL:		\$18,600.00							
GRAND TOTAL:		\$70,064.00							
		Project Management & Grant Administration = \$10,990.06 Airfield Drainage Analysis = \$15,452.69 Airfield Drainage Mapping = \$8,484.16 SWPPP-SPCC Review, Site Visit & Plan Update = \$13,216.06 SWPPP-SPCC Training = \$3,321.07 Site Survey (Sub - Matrix East) = \$18,600.00 \$70,064.05							

Project Management & Grant Administration = \$10,990.06
 Airfield Drainage Analysis = \$15,452.69
 Airfield Drainage Mapping = \$8,484.16
 SWPPP-SPCC Review, Site Visit & Plan Update = \$13,216.06
 SWPPP-SPCC Training = \$3,321.07
 Site Survey (Sub - Matrix East) = \$18,600.00
\$70,064.05

DIRECT EXPENSES					
PROJECT DESCRIPTION: GWW: WA#5 - Airfield Drainage Analysis					
PREPARED BY: Jason L. Elliott / WK Dickson & Co., Inc.					
DATE PREPARED: 9-6-23					
GENERAL PROJECT	ITEM	QTY	DESCRIPTION	UNIT COST	
	Travel:				
	Project Management				
	Site Visit (Roundtrip Raleigh to GWW)	0 Trip(s) @	124 miles @	\$0.560	\$0.00
		0 8.5"x11" Xerox Copies	1 sheets @	\$0.09	\$0.00
	Printing	0 11"x17" Xerox Copies	1 sheets @	\$0.15	\$0.00
		0 22"x34" Copies (B&W)	1 sheets @	\$2.82	\$0.00
	Postage	0 Fed Ex Shipment	1 each @	\$15.00	\$0.00
	Project Management & Grant Administration Total				\$0.00
	Airfield Drainage Analysis				
	Site Visit (Roundtrip Raleigh to GWW)	1 Trip(s) @	124 miles @	\$0.560	\$69.44
		20 8.5"x11" Xerox Copies	1 sheets @	\$0.09	\$1.80
	Printing	20 11"x17" Xerox Copies	1 sheets @	\$0.15	\$3.00
		22"x34" Copies (B&W)	1 sheets @	\$2.82	\$0.00
	Postage	Fed Ex Shipment	1 each @	\$15.00	\$0.00
	Airfield Drainage Analysis Total				\$74.24
	Airfield Drainage Mapping				
	Site Visit (Roundtrip Raleigh to GWW)	Trip(s) @	124 miles @	\$0.580	\$0.00
		8.5"x11" Xerox Copies	1 sheets @	\$0.09	\$0.00
	Printing	20 11"x17" Xerox Copies	1 sheets @	\$0.15	\$3.00
		22"x34" Copies (B&W)	1 sheets @	\$2.82	\$0.00
	Postage	Fed Ex Shipment	1 each @	\$15.00	\$0.00
	Airfield Drainage Mapping Total				\$3.00
	SWPPP-SPCC Review, Site Visit & Plan Update				
	Site Visit (Roundtrip Raleigh to GWW)	1 Trip(s) @	124 miles @	\$0.560	\$69.44
		100 8.5"x11" Xerox Copies	1 sheets @	\$0.09	\$9.00
	Printing	20 11"x17" Xerox Copies	1 sheets @	\$0.15	\$3.00
		22"x34" Copies (B&W)	1 sheets @	\$2.82	\$0.00
	Postage	Fed Ex Shipment	1 each @	\$15.00	\$0.00
	SWPPP-SPCC Review, Site Visit & Plan Update Total				\$81.44
	SWPPP-SPCC Training				
	Site Visit (Roundtrip Raleigh to GWW)	1 Trip(s) @	124 miles @	\$0.560	\$69.44
		8.5"x11" Xerox Copies	1 sheets @	\$0.09	\$0.00
	Printing	11"x17" Xerox Copies	1 sheets @	\$0.15	\$0.00
		22"x34" Copies (B&W)	1 sheets @	\$2.82	\$0.00
	Postage	Fed Ex Shipment	1 each @	\$15.00	\$0.00
	SWPPP-SPCC Training Total				\$69.44
TOTAL					\$228.12

**WAYNE EXECUTIVE JETPORT
PROGRAM BUDGET
SWPPP-SPCC Update/Training & Drainage Analysis
STATE PROJECT No. 36237.22.TBD**

	Project Budget
(A101) ADMINISTRATIVE EXPENSES	
Administrative (Bid Advertisement)	\$ -
SUBTOTAL	\$ -
(A102) PRELIMINARY ENGINEERING, TESTING	
Site Survey (WA #5; Sub - Matrix East)	\$ 18,600.00
SUBTOTAL	\$ 18,600.00
(A103) PROPERTY ACQUISITION	
-	\$ -
SUBTOTAL	\$ -
(A104) ENGINEERING SERVICES BASIC FEES	
Project Management & Grant Administration (WA #5)	\$ 10,990.00
Airfield Drainage Analysis (WA #5)	\$ 15,453.00
Airfield Drainage Mapping (WA #5)	\$ 8,484.00
SWPPP-SPCC Review, Site Vist & Plan Update (WA #5)	\$ 13,216.00
SWPPP-SPCC Training (WA #5)	\$ 3,321.00
SUBTOTAL	\$ 51,464.00
(A105) PROJECT INSPECTION, QUALITY ASSURANCE, TESTING, OTHER	
-	\$ -
-	\$ -
SUBTOTAL	\$ -
(A106) CONSTRUCTION AND PROJECT IMPROVEMENT COST	
Tree Clearing	\$ 25,000.00
SUBTOTAL	\$ 25,000.00
(A108) MISCELLANEOUS EXPENSES	
-	\$ -
SUBTOTAL	\$ -
GRAND TOTAL	\$ 95,064.00
Funding:	
Federal Grant	\$ 95,064.00
State Grant	\$ -
Local Match	\$ -

Matrix East, PLLC

906 N. Queen St., Ste. A
Kinston, NC 28501
Phone 252-522-2500
Fax 252-522-4747

April 20, 2023

Jason L. Elliot, PE
W.K. Dickson
720 Corporate Center Drive
Raleigh, NC 27607

RE: Proposal for Surveying Services
Wayne County Jetport – GWW – Drainage Analysis Site Survey

Dear Jason:

We appreciate the opportunity to provide surveying services for the above referenced project. We propose the following scope of services and fee schedule per the attached sketch:

1. Topographic Survey of areas shown on the attached sketch.
2. All items listed on the sketch will be included.
3. Provide a sealed drawing and electronic files of the survey.

Lump Sum amount for these services: \$18,600.00

Time for completion of these services will be no more than 120 days from the official notice-to-proceed. We look forward to providing you with these services. If you have any questions, please feel free to call.

Yours truly,



Christopher K. Paderick

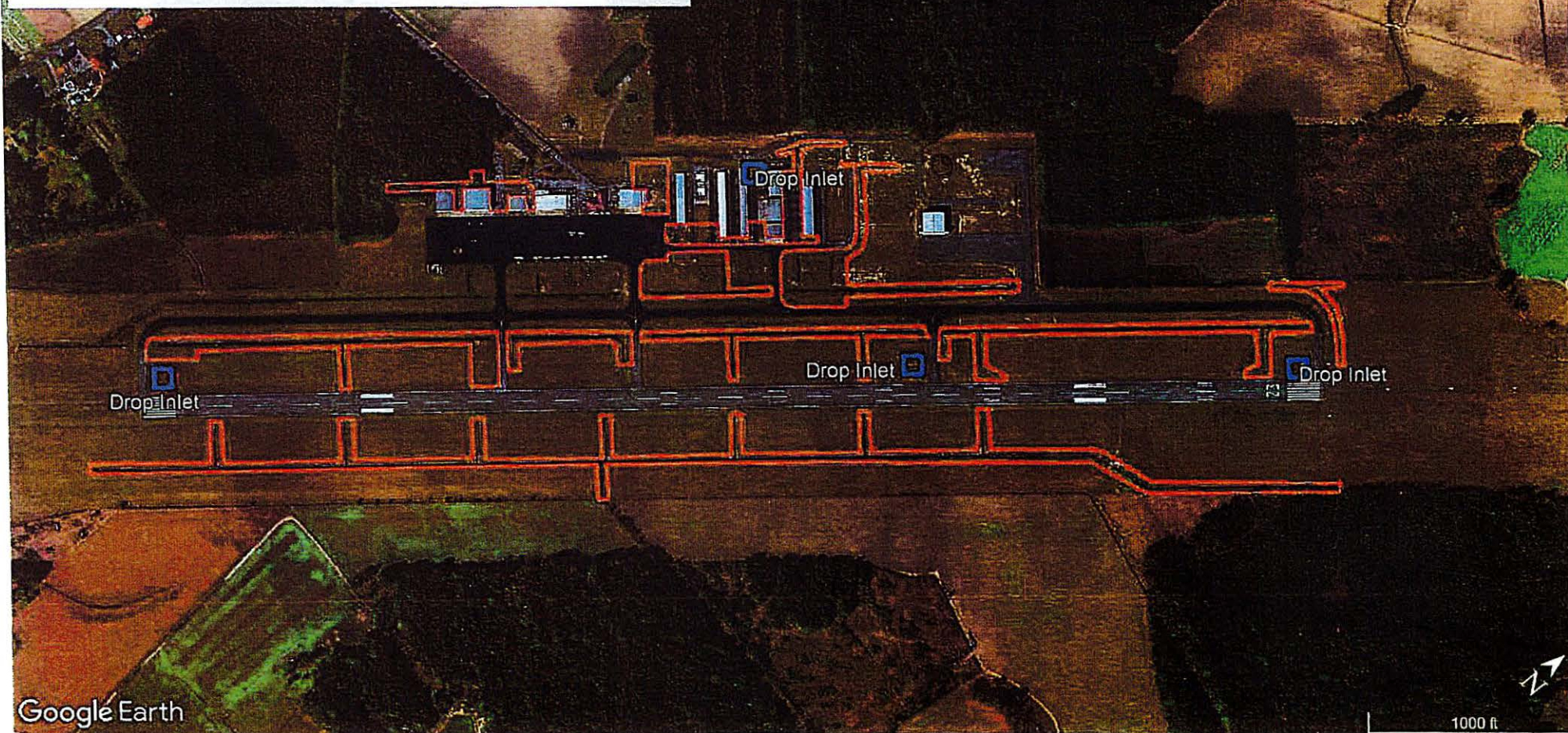
Wayne Executive Jetport (GWW)

Drainage Analysis Survey Scope:

- Survey shall be design quantity to include drainage structures & drainage channel information including centerline, low point, toe & top of bank elevation, any major change in slope of bank at locations (min. every 50') such that an accurate channel plan view & profile can be captured (all major changes in slope, cross-section, & the direction of the channel must be captured).
- Vertical accuracy should be within 0.01' for paved surfaces & 0.1' for all other areas.
- Location of all above ground features.
- Location of any storm sewer pipe networks, including rim & invert elevations, pipe size, type, etc.
- Provide sufficient benchmarks (2 min.) outside construction limits.
- Final deliverables shall include AutoCAD file & a sealed copy of the completed survey.
- Survey limits should extend a minimum of 15' outside top of channel banks.

Legend

- Drop Inlets to Include in Survey
- Approx. Survey Limits (~27 Acres)





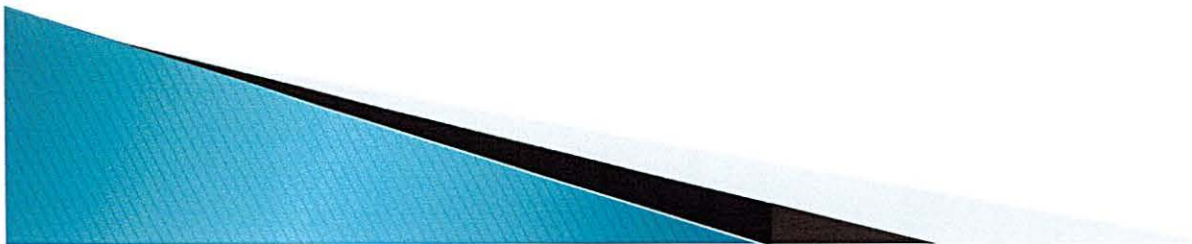
WAYNECOUNTY
NORTH CAROLINA

Wayne County Jetport
Review of Financial Statements
2019-2023



Wayne County Jetport

- Financial Statement Review Approach
 - Fund Financial Statements
 - Modified Accrual Accounting
 - Most closely related to cash basis
 - Full Accrual Statements
 - Full Accrual Accounting
 - $\text{Assets} = \text{Liabilities} + \text{Net Position}$



Wayne County, North Carolina
Schedule of Revenues and Expenditures
Jetport Fund
Budget and Actual (Non-GAAP)

	2019	2020	2021	2022	2023
	Exh G-4	Exh G-4	Exh G-3	Exh G-3	Exh I-1
Revenues					
Operating revenues					
User fees	\$ 738,578	\$ 638,418	\$ 723,157	\$ 745,597	\$ 992,279
Miscellaneous	-	-	-	75,883	66,689
Total operating revenues	738,578	638,418	723,157	821,480	1,058,968
Non-operating revenues					
Interest and investment revenue	7,889	5,990	372	4,652	4,001
Miscellaneous revenue	5,308	5,308	4,211	2,830	33,748
Operating grants and contributions	1,336,938	3,822,905	553,264	879,887	1,745,857
Total non-operating revenues	1,350,135	3,834,203	557,847	887,369	1,783,606
Appropriated retained earnings	-	-	-	-	-
Total revenues	2,088,713	4,472,621	1,281,004	1,708,849	2,842,574
Expenditures					
Operating expenditures					
Salaries and employee benefits	85,575	89,292	115,762	31,427	149,135
Contractual services	43,475	68,023	59,553	48,960	71,939
Repairs and maintenance	95,811	48,608	44,574	43,162	40,122
Other departmental expenses	78,761	77,755	112,654	118,467	144,576
Other supplies and expenses	466,658	323,761	335,730	477,658	699,971
Indirect costs	119,638	119,638	125,637	129,539	138,353
Total	889,918	727,077	793,910	849,213	1,244,096
Budgetary appropriations					
Capital outlay	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Total	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Total expenditures	2,418,598	4,594,863	1,489,830	1,914,850	3,288,235
Other financing sources					
Transfers in (out)	686,677	364,199	99,704	265,190	276,714
Total	686,677	364,199	99,704	265,190	276,714
Revenues over (under) expenditures	\$ 356,792	\$ 241,957	\$ (109,122)	\$ 59,189	\$ (168,947)

Wayne County, North Carolina
Schedule of Revenues and Expenditures
Jetport Fund
Budget and Actual (Non-GAAP)

	2019	2020	2021	2022	2023
	Exh G-4	Exh G-4	Exh G-3	Exh G-3	Exh I-1
Reconciliation from budgetary basis (modified accrual) to full accrual:					
	2019	2020	2021	2022	2023
Total revenues	\$ 2,088,713	\$ 4,472,621	\$ 1,281,004	\$ 1,708,849	\$ 2,842,574
Total expenditures	(2,418,598)	(4,594,863)	(1,489,830)	(1,914,850)	(3,288,235)
Other financing	686,677	364,199	99,704	265,190	276,714
Revenues and expenditures	356,792	241,957	(109,122)	59,189	(168,947)
Reconciling items:					
Capital outlay	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Depreciation	(451,804)	(503,722)	(424,867)	(476,641)	(637,596)
Increase (decrease) in lease receivable	-	-	-	318,480	(68,273)
Increase (decrease) in accrued interest receivable - leases	-	-	-	418	305
(Increase) decrease in deferred outflows of resources - leases	-	-	-	(320,194)	66,294
Sale of assets	-	(2,373)	-	-	-
Accrued vacation pay	1,585	(1,501)	(174)	(69)	(2,631)
(Increase) decrease in OPEB liability	2,489	(8,869)	(61,248)	26,117	10,270
Increase (decrease) in deferred outflows of resources - OPEB	285	5,847	13,741	(2,008)	(4,970)
(Increase) decrease in deferred inflows of resources - OPEB	(2,791)	3,025	(3,330)	3,394	(10,639)
Bad debt	-	-	(1,577)	(7,800)	-
(Increase) decrease in net pension liability	(2,418)	(4,309)	(22,951)	(38,097)	(78,172)
Increase (decrease) in deferred outflows of resources - pensions	2,954	(3,328)	3,236	3,838	36,634
(Increase) decrease in deferred inflows of resources - pensions	700	(212)	(2,245)	(23,902)	23,596
Change in net position	\$ 1,436,472	\$ 3,594,301	\$ 87,383	\$ 608,362	\$ 1,210,010

Wayne County, North Carolina
Statement of Net Position
Jetport Fund

	2019	2020	2021	2022	2023
	Exh 6	Exh 6	Exh 6	Exh 6	Exh H-1
Assets					
Current assets:					
Cash and cash equivalents	\$ 84,510	\$ 282,938	\$ 641,918	\$ 248,240	\$ 329,536
Accounts receivable, net	670,970	414,120	52,190	905,819	124,825
Receivables from other governments	23,448	51,566	5,458	2,528	19,866
Lease receivable	-	-	-	318,479	250,206
Accrued interest receivable - leases	-	-	-	418	723
Inventories	49,879	39,217	24,744	84,692	33,587
Total current assets	828,807	787,841	724,310	1,560,176	758,743
Capital assets:					
Land	667,332	1,073,214	1,073,214	1,073,214	1,073,214
Other capital assets, net of depreciation	7,128,657	10,084,467	10,355,518	10,912,503	12,324,146
Total non-current assets	7,795,989	11,157,681	11,428,732	11,985,717	13,397,360
Total assets	8,624,796	11,945,522	12,153,042	13,545,893	14,156,103
Deferred Outflows of Resources	23,020	25,539	42,515	44,346	76,009
Liabilities					
Current liabilities:					
Accounts payable	280,520	20,394	66,563	569,969	7,671
Other liabilities	-	-	1,000	2,653	4,940
Payable to other governments	3	3	-	4,704	5,297
Compensated absences	2,992	4,493	4,667	4,736	-
Current portion of long term debt	-	-	-	-	7,367
Total current liabilities	283,515	24,890	72,230	582,062	25,275
Non-current liabilities:					
Other postemployment benefits	39,985	48,854	110,102	83,985	73,714
Net pension liability	27,895	32,205	55,156	17,058	95,230
Total non-current liabilities	67,880	81,059	165,258	101,043	168,944
Total liabilities	351,395	105,949	237,488	683,105	194,219
Deferred Inflows of Resources	29,879	4,269	9,843	350,546	271,295
Net Position					
Net investment in capital assets	7,795,989	11,157,680	11,428,733	11,985,717	13,397,360
Unrestricted	470,553	703,163	519,493	570,871	369,238
Total net position	\$ 8,266,542	\$ 11,860,843	\$ 11,948,226	\$ 12,556,588	\$ 13,766,598

Wayne County, North Carolina
Statement of Net Position
Jetport Fund

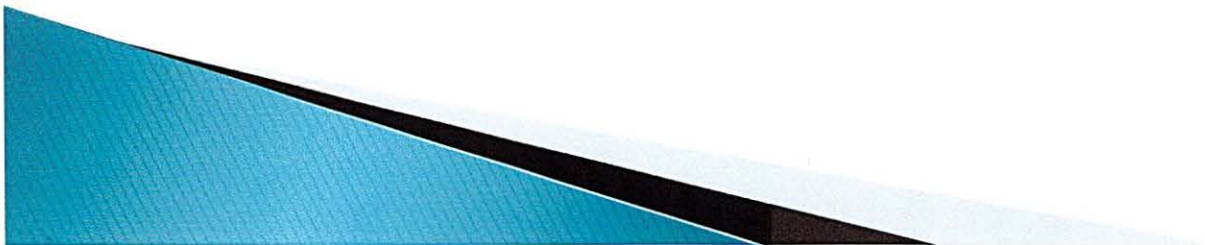
	2019	2020	2021	2022	2023
	Exh 7	Exh 7	Exh 7	Exh 7	Exh H-2
Operating Revenues					
User fees	\$ 738,578	\$ 638,418	\$ 723,157	\$ 745,597	\$ 992,279
Lease revenue				74,169	64,710
Total operating revenues	738,578	638,418	723,157	819,766	819,766
Operating expenses					
Salaries and employee benefits	82,771	98,639	188,733	62,154	175,047
Contractual services	43,475	68,023	59,553	48,960	71,939
Repairs and maintenance	95,811	48,608	44,574	43,162	40,122
Other departmental expenses	78,761	77,755	112,654	118,467	144,576
Other supplies and expenses	466,658	323,761	337,307	485,458	699,971
Indirect costs	119,638	119,638	125,637	129,539	138,353
Depreciation	451,804	503,722	424,867	476,641	637,596
Total operating expenses	1,338,918	1,240,146	1,293,325	1,364,381	1,907,604
Operating income (loss)	(600,340)	(601,728)	(570,168)	(544,615)	(850,615)
Non-operating Revenues (Expenses)					
Interest and investment revenue	7,889	5,990	372	5,070	4,306
Miscellaneous revenue	5,308	5,308	4,211	2,830	33,748
Gain (loss) on sale of assets	-	(2,373)	-	-	-
Operating grants and contributions	1,336,938	3,822,905	553,264	879,887	1,745,857
Total non-operating revenue (expenses)	1,350,135	3,831,830	557,847	887,787	1,783,911
Income (loss) before contributions/transfers	749,795	3,230,102	(12,321)	343,172	933,296
Transfers in	686,677	364,199	99,704	265,190	276,714
Transfers out	-	-	-	-	-
Change in net position	1,436,472	3,594,301	87,383	608,362	1,210,010
Total net position - beginning	6,830,070	8,266,542	11,860,843	11,948,226	12,556,588
Total net position - ending	\$ 8,266,542	\$ 11,860,843	\$ 11,948,226	\$ 12,556,588	\$ 13,766,598

Wayne County, North Carolina
Statement of Cash Flows
Jetport Fund

	2019	2020	2021	2022	2023
	Exh 8	Exh 8	Exh 8	Exh 8	Exh H-3
Cash flows from operating activities:					
Receipts from customers	\$ 107,886	\$ 872,470	\$ 1,085,087	\$ 817,975	\$ 1,839,656
Payments to employees for services	(88,590)	(89,290)	(114,762)	(105,970)	(146,848)
Payments to suppliers of goods and services	(573,944)	(887,249)	(619,044)	(377,425)	(1,605,562)
Proceeds from unrestricted revenues	5,308	5,308	4,211	2,830	33,748
Net cash provided (used) by operating activities	(549,340)	(98,761)	355,492	337,410	120,994
Cash flows from noncapital financing activities:					
Grant proceeds	1,216,989	3,822,905	553,264	29,048	1,745,857
Restricted intergovernmental revenues	30,487	(28,148)	46,138	2,929	(17,338)
Transfers (to) from other funds	686,677	364,199	99,704	265,190	276,714
Net cash provided (used) by noncapital financing activities	1,934,153	4,158,956	699,106	297,467	2,005,233
Cash flows from capital and related financing activities:					
Noncash transfers of assets	-	-	-	32,012	(5,098)
Payments for the acquisition of capital assets	(1,528,680)	(3,867,757)	(695,990)	(1,065,637)	(2,044,139)
Net cash provided (used) by capital and related financing activities	(1,528,680)	(3,867,757)	(695,990)	(1,033,625)	(2,049,237)
Cash flows from investing activities					
Interest payments received	7,889	5,990	372	5,070	4,306
Net cash provided (used) by investing activities	7,889	5,990	372	5,070	5,070
Net increase (decrease) in cash and cash equivalents	(135,978)	198,428	358,980	(393,678)	(393,678)
Cash and cash equivalents, July 1	220,488	84,510	282,938	641,918	641,918
Cash and cash equivalents, June 30	84,510	282,938	641,918	248,240	248,240

Wayne County, North Carolina
Statement of Cash Flows
Jetport Fund

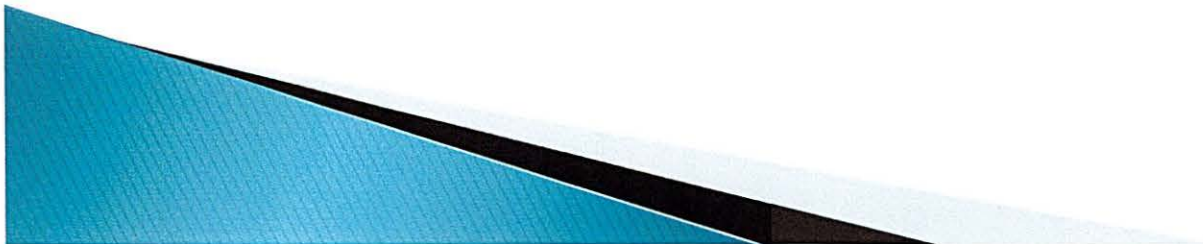
	2019	2020	2021	2022	2023
	Exh 8	Exh 8	Exh 8	Exh 8	Exh H-3
Operating income	(600,340)	(601,728)	(570,168)	(544,615)	(850,615)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:					
Depreciation	451,804	503,722	424,867	476,641	637,596
Non operating income	5,308	5,308	4,211	2,830	33,748
Changes in assets and liabilities					
(Increase) decrease					
Accounts receivable	(630,692)	234,052	361,930	(3,088)	780,992
Accounts receivable - leases	(2,450)	10,662	14,473	1,296	1,675
Inventory	-	-	-	(59,948)	51,105
Increase (decrease)					
Accounts payable	232,849	(260,126)	46,208	508,110	(561,705)
Postemployment liability	(2,489)	8,869	61,248	(26,117)	(10,271)
Pensions	1,270	(1,021)	11,549	(19,421)	33,552
Other liabilities	(4,600)	1,501	1,174	1,722	4,917
Total adjustments	51,000	502,967	925,660	882,025	971,609
Net cash provided (used) by operating activities	\$ (549,340)	\$ (98,761)	\$ 355,492	\$ 337,410	\$ 120,994



Wayne County Jetport

Funding Considerations

	2019	2020	2021	2022	2023	
Eastern Region Funds	\$ 119,947	\$ 22,798	\$ -	\$ -	\$ -	
FAA/NCDOT Funding	1,080,137	3,736,961	553,264	879,887	1,745,857	
Golden Leaf	136,854	63,146	-	-	-	
Total Federal, State and Other Grants	1,336,938	3,822,905	553,264	879,887	1,745,857	\$ 8,338,851
Local Match Required	421,110	187,246	93,920	97,311	194,199	993,786
Total Grant Funding	\$ 1,758,048	\$ 4,010,151	\$ 647,184	\$ 977,198	\$ 1,940,056	\$ 9,332,637
Transfers in	\$ 686,677	\$ 364,199	\$ 99,704	\$ 265,190	\$ 276,714	\$ 1,692,484
LGERS Fluctuations	\$ 14,142,954	\$ 16,118,448	\$ 19,047,075	\$ 7,795,575	\$ 28,378,639	



Questions?

Contact Information:

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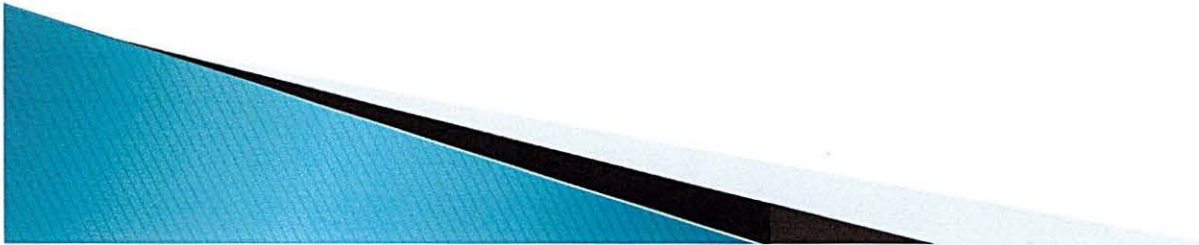
Audit Partner

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Nunn, Brashear
& Uzzell, P.A.



Wayne County, North Carolina
Schedule of Revenues and Expenditures
Jetport Fund
Budget and Actual (Non-GAAP)

	2019	2020	2021	2022	2023
	Exh G-4	Exh G-4	Exh G-3	Exh G-3	Exh I-1
Revenues					
Operating revenues					
User fees	\$ 738,578	\$ 638,418	\$ 723,157	\$ 745,597	\$ 992,279
Miscellaneous	-	-	-	75,883	66,689
Total operating revenues	738,578	638,418	723,157	821,480	1,058,968
Non-operating revenues					
Interest and investment revenue	7,889	5,990	372	4,652	4,001
Miscellaneous revenue	5,308	5,308	4,211	2,830	33,748
Operating grants and contributions	1,336,938	3,822,905	553,264	879,887	1,745,857
Total non-operating revenues	1,350,135	3,834,203	557,847	887,369	1,783,606
Appropriated retained earnings	-	-	-	-	-
Total revenues	2,088,713	4,472,621	1,281,004	1,708,849	2,842,574
Expenditures					
Operating expenditures					
Salaries and employee benefits	85,575	89,292	115,762	31,427	149,135
Contractual services	43,475	68,023	59,553	48,960	71,939
Repairs and maintenance	95,811	48,608	44,574	43,162	40,122
Other departmental expenses	78,761	77,755	112,654	118,467	144,576
Other supplies and expenses	466,658	323,761	335,730	477,658	699,971
Indirect costs	119,638	119,638	125,637	129,539	138,353
Total	889,918	727,077	793,910	849,213	1,244,096
Budgetary appropriations					
Capital outlay	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Total	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Total expenditures	2,418,598	4,594,863	1,489,830	1,914,850	3,288,235
Other financing sources					
Transfers in (out)	686,677	364,199	99,704	265,190	276,714
Total	686,677	364,199	99,704	265,190	276,714
Revenues over (under) expenditures	\$ 356,792	\$ 241,957	\$ (109,122)	\$ 59,189	\$ (168,947)

Wayne County, North Carolina
Schedule of Revenues and Expenditures
Jetport Fund
Budget and Actual (Non-GAAP)

2019	2020	2021	2022	2023
Exh G-4	Exh G-4	Exh G-3	Exh G-3	Exh I-1

Reconciliation from budgetary basis (modified accrual) to full accrual:

	2019	2020	2021	2022	2023
Total revenues	\$ 2,088,713	\$ 4,472,621	\$ 1,281,004	\$ 1,708,849	\$ 2,842,574
Total expenditures	(2,418,598)	(4,594,863)	(1,489,830)	(1,914,850)	(3,288,235)
Other financing	686,677	364,199	99,704	265,190	276,714
Revenues and expenditures	356,792	241,957	(109,122)	59,189	(168,947)
Reconciling items:					
Capital outlay	1,528,680	3,867,786	695,920	1,065,637	2,044,139
Depreciation	(451,804)	(503,722)	(424,867)	(476,641)	(637,596)
Increase (decrease) in lease receivable	-	-	-	318,480	(68,273)
Increase (decrease) in accrued interest receivable - leases	-	-	-	418	305
(Increase) decrease in deferred outflows of resources - leases	-	-	-	(320,194)	66,294
Sale of assets	-	(2,373)	-	-	-
Accrued vacation pay	1,585	(1,501)	(174)	(69)	(2,631)
(Increase) decrease in OPEB liability	2,489	(8,869)	(61,248)	26,117	10,270
Increase (decrease) in deferred outflows of resources - OPEB	285	5,847	13,741	(2,008)	(4,970)
(Increase) decrease in deferred inflows of resources - OPEB	(2,791)	3,025	(3,330)	3,394	(10,639)
Bad debt	-	-	(1,577)	(7,800)	-
(Increase) decrease in net pension liability	(2,418)	(4,309)	(22,951)	(38,097)	(78,172)
Increase (decrease) in deferred outflows of resources - pensic	2,954	(3,328)	3,236	3,838	36,634
(Increase) decrease in deferred inflows of resources - pension	700	(212)	(2,245)	(23,902)	23,596
Change in net position	\$ 1,436,472	\$ 3,594,301	\$ 87,383	\$ 608,362	\$ 1,210,010

Journal Proof Report



Journal Number: 380 Year: 2024 Period: 7

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104180-526100	Office Supplies-NonCaptl FF&E			\$170.00	
BUA	1104180-534000	Printing & Binding			\$2353.00	
BUA	1104180-575100	Service Charges			\$57.00	
BUA	1104180-549100	Dues & Subscriptions			\$200.00	
BUA	1104180-526000	Office Supplies				\$2780.00
			Journal 2024/7/380	Total	\$2780.00	\$2780.00

Journal Proof Report



Journal Number: 382 Year: 2024 Period: 7

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315193-537000	Advertising				\$106.00
BUA	1315193-549100	Dues & Subscriptions			\$106.00	
			Journal 2024/7/382	Total	\$106.00	\$106.00

Journal Proof Report



Journal Number: 383 Year: 2024 Period: 7

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-531100	Travel-Meals & Lodging				\$106.80
BUA	1104370-535300	Repairs & Maint-Vehicles			\$106.80	
			Journal 2024/7/383	Total	\$106.80	\$106.80

Journal Proof Report



Journal Number: 568 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315153-519000	Professional Services			\$1820.00	
BUA	1315153-523100	Program Supplies				\$1088.00
BUA	1315153-531100	Travel-Meals & Lodging			\$18.00	
BUA	1315153-532500	Postage				\$200.00
BUA	1315153-549750	Incentive Payments				\$550.00
			Journal 2024/7/568	Total	\$1838.00	\$1838.00

Journal Proof Report



Journal Number: 860 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104180-526000	Office Supplies				\$1078.23
BUA	1104180-534000	Printing & Binding			\$1078.23	
			Journal 2024/7/860	Total	\$1078.23	\$1078.23

Journal Proof Report



Journal Number: 861 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104120-512100	Salaries and Wages			\$2557.04	
BUA	1104120-518000	Social Security-FICA			\$299.80	
BUA	1104120-518100	Social Security-Medicare			\$49.50	
BUA	1104120-518200	Retirement Contribution			\$339.62	
BUA	1104130-575100	Service Charges				\$3245.96
			Journal 2024/7/861	Total	\$3245.96	\$3245.96

Journal Proof Report



Journal Number: 862 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1165602-512900	Health Insurance Opt-Out			\$800.00	
BUA	1165602-518300	Hospitalization Contribution				\$800.00
BUA	1165604-512900	Health Insurance Opt-Out			\$800.00	
BUA	1165604-518300	Hospitalization Contribution				\$800.00
			Journal 2024/7/862	Total	\$1600.00	\$1600.00

Journal Proof Report



Journal Number: 863 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104950-512500	Telephone Allowance			\$360.00	
BUA	1104950-543100	Rental of Copier Equipment				\$360.00
			Journal 2024/7/863	Total	\$360.00	\$360.00

Journal Proof Report



Journal Number: 864 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315193-523100	Program Supplies				\$1500.00
BUA	1315193-549100	Dues & Subscriptions			\$1500.00	
			Journal 2024/7/864	Total	\$1500.00	\$1500.00

Journal Proof Report



Journal Number: 865 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-512500	Telephone Allowance			\$69.00	
BUA	6676160-518210	401K Retirement Contribution			\$1643.84	
BUA	6676160-518600	Workers Compensation			\$116.57	
BUA	6676160-512100	Salaries and Wages				\$1829.41
			Journal 2024/7/865	Total	\$1829.41	\$1829.41

Journal Proof Report



Journal Number: 866 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6247420-512700	Longevity Pay			\$1042.94	
BUA	6247420-512100	Salaries and Wages				\$1042.94
			Journal 2024/7/866	Total	\$1042.94	\$1042.94

Journal Proof Report



Journal Number: 867 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104312-512100	Salaries and Wages			\$248.28	
BUA	1104312-512700	Longevity Pay			\$5.80	
BUA	1104312-518200	Retirement Contribution			\$210.64	
BUA	1104312-518210	401K Retirement Contribution			\$600.59	
BUA	1104312-518300	Hospitalization Contribution				\$1065.31
			Journal 2024/7/867	Total	\$1065.31	\$1065.31

Journal Proof Report



Journal Number: 868 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104380-512200	Overtime-FT			\$1394.13	
BUA	1104380-518210	401K Retirement Contribution			\$274.82	
BUA	1104380-512100	Salaries and Wages				\$1668.95
			Journal 2024/7/868	Total	\$1668.95	\$1668.95

Journal Proof Report



Journal Number: 869 Year: 2024 Period: 7 Description: Fin Reference 1: 293 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
	Formatted Project String					
BUA	2154328-551000	Capital Outlay-Equipment			\$207000.00	
	E-ARPA -Detention -BodyScan -					
BUA	2154328-335000-ARPA	Grant Revenues				\$207000.00
Journal 2024/7/869				Total	\$207000.00	\$207000.00

Journal Proof Report



Journal Number: 870 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315110-523100	Program Supplies			\$4500.00	
BUA	1315110-539500	Training				\$4500.00
			Journal 2024/7/870	Total	\$4500.00	\$4500.00

Journal Proof Report



Journal Number: 871 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104130-512100	Salaries and Wages				\$1895.00
BUA	1104130-519000	Professional Services			\$1820.00	
BUA	1104130-519100	Professional Serv-Accounting			\$75.00	
			Journal 2024/7/871	Total	\$1895.00	\$1895.00

Journal Proof Report



Journal Number: 872 Year: 2024 Period: 7 Description: Facility Reference 1: 290 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	4908100-599110	Contingency-Capital Outlay				\$40270.00
BUA	4908100-598000	Transfers to Other Funds			\$40270.00	
BUA	1104260-551000	Capital Outlay-Equipment			\$40270.00	
BUA	1104260-398400	Transfers from Other Funds-CPF				\$40270.00
Journal 2024/7/872				Total	\$80540.00	\$80540.00

Journal Proof Report



Journal Number: 873 Year: 2024 Period: 7 Description: finance Reference 1: 287 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
Formatted Project String						
BUA	2154328-559000	Capital Outlay-Infrastructure			\$465480.00	
	E-ARPA -WCPS -FRMNT -PMPST					
BUA	2154328-335000-ARPA	Grant Revenues				\$465480.00
Journal 2024/7/873				Total	\$465480.00	\$465480.00

Journal Proof Report



Journal Number: 874 Year: 2024 Period: 7 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-580010	Contra Accts-Salaries				\$5000.00
BUA	1106110-512800	Bonus Pay			\$5000.00	
			Journal 2024/7/874	Total	\$5000.00	\$5000.00