



Wayne County, North Carolina

Board of Commissioners

June 18, 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 8:03 a.m. with Chairman Chris Gurley reviewing the agenda.

County Manager Chip Crumpler reviewed the proposed Fire Service District Consolidation agreement, for Polly Watson and Nahunta Fire Service Districts, to add to the Consent Agenda.

Finance Director Angie Boswell reviewed the budget amendments.

Planning Director Berry Gray reviewed the final subdivision plats for multiple subdivisions.

County Manager Chip Crumpler reviewed the Fire Service District Consolidation agreement.

Members Present: Chairman Chris Gurley; Vice-Chairman George Wayne Aycock, Jr.; Barbara Aycock; and Freeman Hardison, Jr.

Members Absent: Joe C. Daughtery; Bevan Foster; and Antonio Williams.

RECESS BOARD OF COMMISSIONERS MEETING

At 8:25 a.m., Chairman Chris Gurley recessed the Board of Commissioners meeting until 9:00 a.m.

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

The Wayne County Board of Commissioners met on Tuesday, June 18, 2024, at 9:00 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; Bevan Foster; and Freeman Hardison, Jr.

Members absent: Joe C. Daughtery; and Antonio Williams.

INVOCATION - Commissioner Freeman Hardison, Jr.

Commissioner Freeman Hardison, Jr. gave the invocation.

PLEDGE OF ALLEGIANCE - Commissioner Bevan Foster

Commissioner Bevan Foster 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 June 4, 2024 Minutes.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the June 4, 2024, minutes.

DISCUSSION/ADJUSTMENT OF AGENDA

2. Motion to Approve Adjusted June 18, 2024 Agenda.

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approved the Adjusted June 18, 2024, agenda.

- The following adjustments were made to the agenda:
- Move all Budget Amendments from the Consent Agenda to New Business.
- Add the Motion to Establish a Public Hearing at 9:30 a.m. on August 20, 2024, to receive public comments on the proposed consolidation of the Polly Watson and Nahunta Fire Service Districts.

SPECIAL PRESENTATIONS

3. Presentation of Plaque to NCDOT Employee Luther Thompson.

Chairman Chris Gurley presented a plaque to NCDOT retired employee Luther Thompson and thanked him for his service to Wayne County.

4. Employee Anniversary Pins

County Manager Chip Crumpler and Assistant County Manager Ginger Moore presented anniversary pins and gifts to those employees in attendance.

5. Presentation by Miss Goldsboro 2024 Katie Strain, and Miss Goldsboro Teen 2024 Abbikate Daughtry.

Mrs. Treva Howell introduced Miss Goldsboro 2024 Katie Strain and Miss Goldsboro Teen 2024 Abbikate Daughtry, and each gave a brief verbal presentation to the board.

6. Wayne Community College Update by President Dr. Patricia Pfeiffer.

Wayne Community College President Dr. Patricia Pfeiffer presented an update on the college, attached hereto as Attachment A.

APPOINTMENT COMMITTEE

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointments of Joe C. Daughtery, George Wayne Aycock, Jr., Bevan Foster, Barbara Aycock, Yvonnia Moore, Gregory Keesee, and Mike Gurley to the Housing Appeals Board.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointments of Paul King and Mike Woodard to the Wayne Executive Jetport Advisory Committee.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the appointment of Ryan Roberson to the Animal Control Advisory Board.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointment of Melvin Horner, Fran Kasey, Gail Jones, Nancy Delia, and Peggy Tate to the Council on Aging, aka the Senior Center Advisory Board.

Upon motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the reappointment of Nancy Delia and Charles T. Gibson to the Commissioners Council for Older Adults.

Upon the motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners unanimously approved the appointment of Charles Brogden to the Wayne Community College Board of Trustees.

Upon the motion of Commissioner Freeman Hardison, Jr., the Board of Commissioners approved the appointment of Chris King to the Wayne County ABC Board, replacing the unexpired term of William Pate, by a vote of four (4) to one (1), with Foster voting against.

9:30 A.M. PUBLIC HEARING

7. To Receive Public Comments regarding an economic incentive grant to Project Blend and the sale of 28.03 acres valued at \$2,803,000 and located at 505 Gateway Drive, Goldsboro, NC 27534. The Board of Commissioners will consider the sale of the property for the purchase price of \$40,000 an acre and a \$1,000,000 incentive grant payable over ten (10) years in exchange for the company's commitment to invest a total of \$36,400,000 in capital improvements and create 16 jobs in Wayne County.

At 9:43 A.M., Chairman Chris Gurley opened the Public Hearing.

NCGTPEDR President Mark Pope reviewed Project Feed/Blend, which began in 2022.

Staff Attorney Andrew Neal reviewed the specifics of the agreement and answered questions from the board.

At 9:53 A.M., as no one presented themselves for public comment, Chairman Chris Gurley closed the Public Hearing.

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approved the the sale of up to 28.03 acres located at 505 Gateway Drive, Goldsboro, NC, to Alianza Teams Foods for \$40,000 per acre; the proposed economic development agreement with Alianza Teams Foods for up to \$1,000,000 in economic incentives over the period of ten (10) years; and conveyance of up to 4.3 acres on ParkEast Lot 7 to NC Railroad Corporation, attached hereto as Attachment B.

CONSENT AGENDA

Upon motion of Vice-Chairman George Wayne Aycock, Jr., the Board of Commissioners unanimously approved the Consent Agenda, detailed below.

8. Motion to Cancel the July 2nd Board of Commissioner Meeting.
9. Motion to Approve the NCDOT request to add Highland Park Drive to the State Maintenance System.
Attached hereto as Attachment C.
10. Motion to Approve the Transfer of the Sewer Fund into the General Fund effective July 1, 2024.
11. Motion to Approve the Final Plat for Talton Farms Section 3.
Attached hereto as Attachment D.
12. Motion to Approve the Final Plat for Talton Estates Section 2.
Attached hereto as Attachment E.
13. Motion to Approve the Final Plat for Glenn Laurel Section 14.
Attached hereto as Attachment F.
14. Motion to Establish a Public Hearing on Tuesday, August 20, 2024, at 9:30 a.m., in the Commissioner Meeting Room of the courthouse atrium, 224 E. Walnut St., Goldsboro, NC. The Public Hearing will be held to hear public comments regarding the consolidation of the Polly Watson and Nahunta Fire Service Districts, pursuant to NCGS 153A-304.
Attached hereto as Attachment G.

NEW BUSINESS

15. Budget Amendments
The following Budget Amendments passed by a unanimous vote: #531; 544; and 555.
The following Budget Amendments passed by a vote of four (4) to one (1), with Foster voting against: #529; 530; 538; 542; 546; 547; 549; and 553.
The following Budget Amendment passed by a vote of three (3) to two (2), with Foster and Hardison voting against: #559.

COUNTY MANAGER'S REPORT

County Manager Chip Crumpler had no report.

BOARD OF COMMISSIONERS COMMITTEE REPORTS

Commissioner Bevan Foster had no comments.

Commissioner Freeman Hardison, Jr., spoke of the benefits of Wayne Community College and thanked the county attorneys for their work on Project Blend.

Commissioner Barbara Aycock stated she attended the City of Goldsboro meeting regarding recent shootings.

Vice-Chairman George Wayne Aycock, Jr., stated the meeting was productive and spoke of his health.

Chairman Chris Gurley discussed the connection between Wayne Community College and economic development. He thank the staff for their work on Project Blend and discussed the Summer Intern program.

ADJOURNMENT

At 10:25 a.m., Chairman Chris Gurley adjourned the meeting of the Wayne County Board of Commissioners.

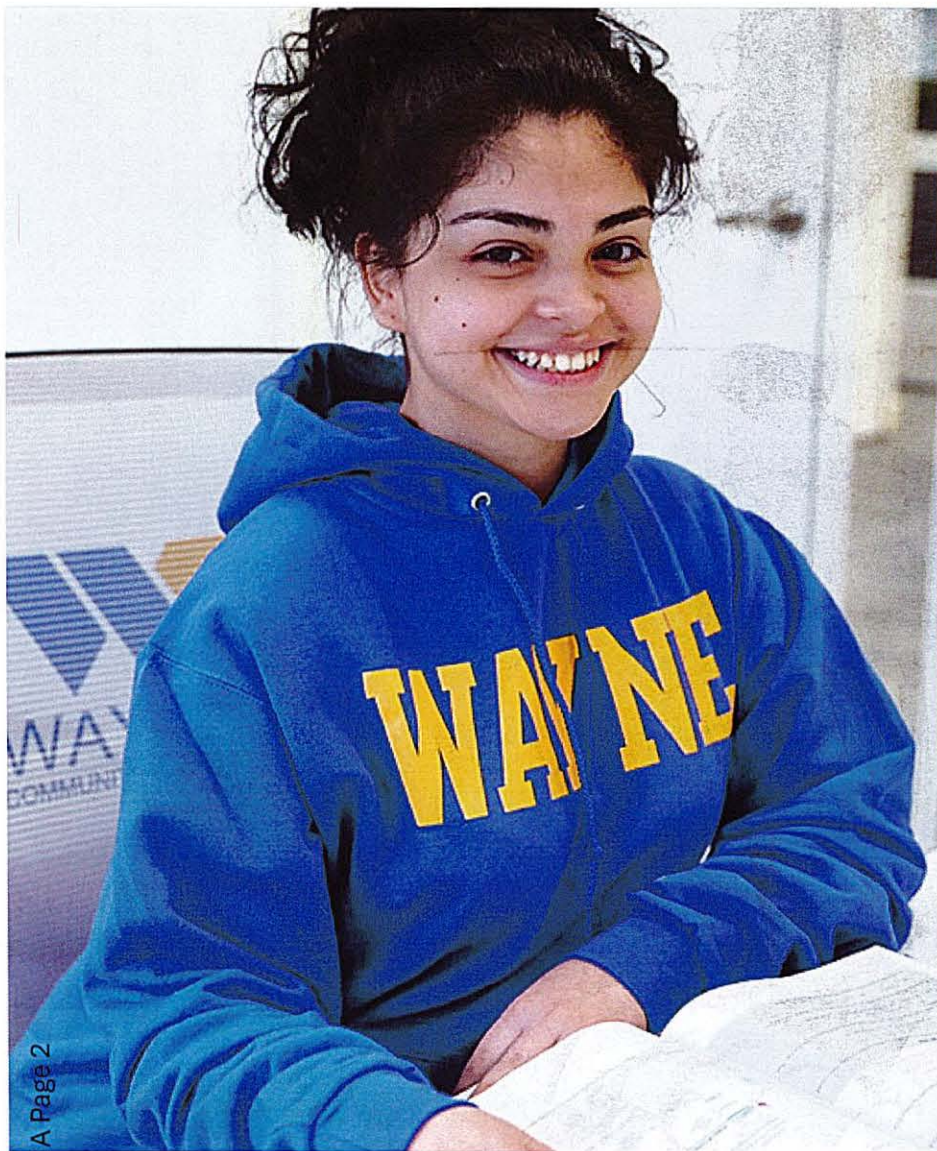


Carol Bowden, Clerk to the Board



WCC UPDATES

June 2024



SPRING ENROLLMENT 2024

- ▶ Curriculum enrollment  5.5%
- ▶ WCE enrollment  8.2%
- ▶ Career and College Promise (CCP) is  6.3% and by 40.4% since 2021

SUMMER ENROLLMENT 2024

- ▶ Curriculum ↑
- ▶ Workforce Continuing Education ↑
- ▶ CCP ↑



COLLEGE ACCOLADES

WCC and
Smithfield Foods

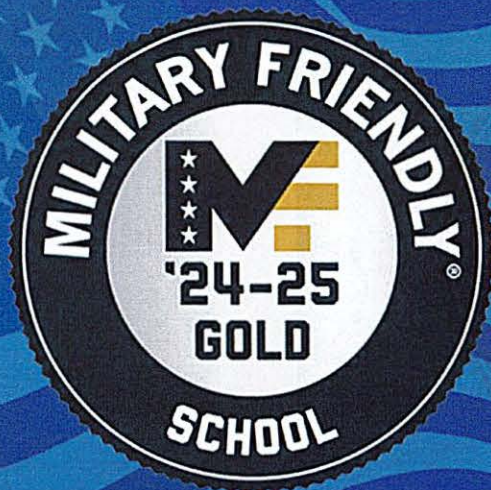
Finalist at AACC



COLLEGE ACCOLADES

NC Community
College System
Pinnacle Award





MILITARY FRIENDLY

WCC named
Military Friendly
11th time

ACADEMIC SKILLS CENTER AWARDS

- ▶ **Program Excellence Award** in the two-year category for the third year in a row
- ▶ **Professional Development Award**
Dr. Brandy Daingerfield
- ▶ **2023 Tutor Profile in Courage Award**
Michael McCrae
- ▶ **Tutor of the Year**
Conrad Artis





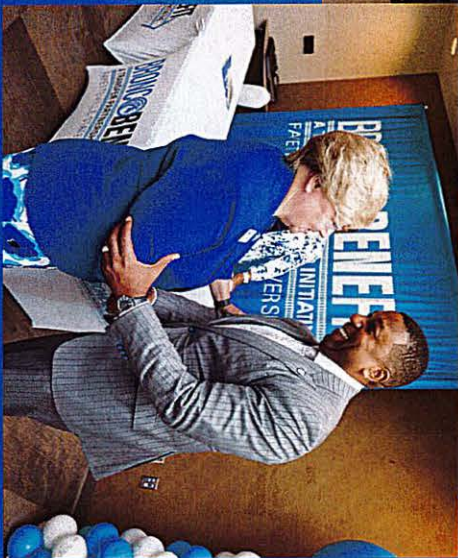
FAIRWINDS AVIATION PARTNERSHIP

LOCAL TEACHER PATHWAY PARTNERSHIP



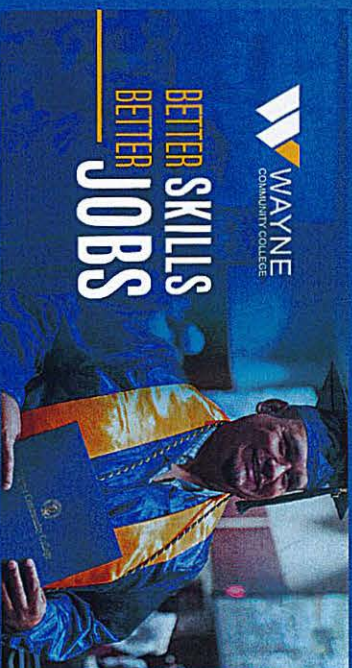
BRONCO BENEFIT

A TRANSFER PARTNERSHIP INITIATIVE
FAYETTEVILLE STATE UNIVERSITY



NC RECONNECT PROJECT

- ▶ WCC has been accepted in Cohort 4
- ▶ Funded through the **John M. Belk Endowment**
- ▶ Focuses on students ages 25-44 who have “stopped out” and marketing programs
- ▶ Will partner us with a telemarketing agency
- ▶ Will build upon our own grassroots “Stop Out” initiative
- ▶ Provides additional horsepower and reach



TRAIN THE EAST

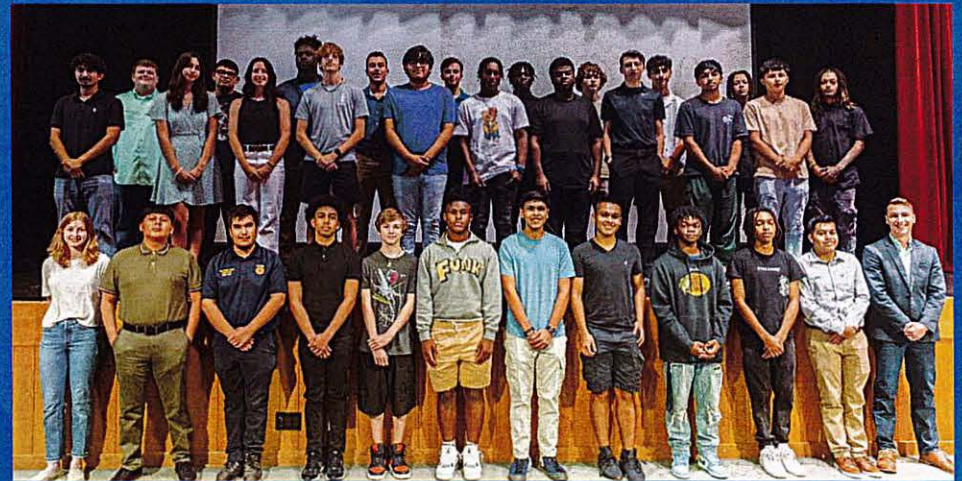
Latino Initiative

- ▶ Through **Go Global NC's Latino Initiative**: Strengthening the Talent Pipeline.
- ▶ Traveled to Mexico with **myFutureNC** and **Anonymous Trust**.
- ▶ Learned more about how the college could better serve its **Hispanic/Latino students** and the **community**.
- ▶ State collaboration with **myFutureNC** that seeks to close the educational attainment gap and provide academic credentials in North Carolina.
- ▶ The four community colleges will recruit, train, and support students from Latino communities in rural eastern North Carolina, building a skilled and credentialed workforce.



SEED

- ▶ Southeastern Education and Economic Development
- ▶ Smithfield Food grant through NC Business Committee on Education
- ▶ Collaborative between Smithfield Foods, WCC, and LCC





CENTER FOR INDUSTRIAL TECHNOLOGY AND ENGINEERING (CITE)



AGRICULTURAL LAB BUILDING





WAYNE COMMUNITY COLLEGE

**THANK YOU
FOR YOUR
SUPPORT!**



STATE OF NORTH CAROLINA
COUNTY OF WAYNE

ECONOMIC DEVELOPMENT AGREEMENT

This AGREEMENT is executed this 18th day of June 2024, by and between Team Foods USA Inc., a Delaware corporation authorized to do business in the state of North Carolina having its principal office located in Durham County, North Carolina (hereinafter "Team Foods USA, Inc."), and Wayne County a political subdivision of the State of North Carolina, having its principal place of business at 224 E. Walnut Street, Goldsboro, NC 27530 (hereinafter the "County").

WITNESSETH:

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

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

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

WHEREAS, the County recognizes that increased ad valorem tax revenues will be generated as a consequence of this business venture and investment, and that a grant by the County would be an incentive for such investment by Team Foods USA, Inc. to assist the same pay a portion of the costs of the investment, and that such incentives be designated as an "Economic Development Grant" to Team Foods USA, Inc. in the amount of One Million Dollars (\$1,000,000); and

WHEREAS, the parties hereto wish to reduce their understanding regarding the details of the Economic Development Grant and Team Foods USA, Inc. performance to this Agreement;

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

I. Economic Development Incentives

Team Foods USA, Inc. will incur costs in purchasing facilities and adding machinery and equipment to such facilities, and the County will realize economic benefits due to the expansion of the ad valorem tax base. As an incentive for Team Foods USA, Inc. to invest in purchasing facilities, machinery, and equipment in accordance with NCGS 158-7.1, the County shall provide to Team Foods USA, Inc. the incentives set forth herein in accordance with the terms and conditions of this Agreement. The County shall provide an Economic Development Grant to Team Foods USA, Inc. with an estimated value of \$1,000,000 in installments as shown on and in accordance with terms and conditions described in Exhibit A to this Agreement (the "County Performance Grant");

II. Property

The County owns approximately 28.03 acres located at 505 Gateway Drive, Goldsboro, NC 27530 having a fair market value of \$2,803,000 and being further described as Lot 9 as shown on a plat recorded in Plat Cabinet L, Slide 37-E of the Wayne County Registry. The County will convey said property to Team Foods USA, Inc. pursuant to the authority established in NCGS 158-7.1 (d) for the purchase price of \$40,000 an acre in accordance with the Purchase and Sale Agreement executed by the parties on _____. This conveyance shall be in addition to the Economic Development Grant identified in Exhibit A. The consideration for this conveyance shall be Team Foods USA, Inc. creating 16 jobs and investing at least \$36,400,000 in connection with the construction of a new facility (e.g., real property, improvements, personal property, fixtures, and equipment). This facility will generate property tax revenues over the next 10 years in an amount sufficient to return to the County the fair market value of the property.

Team Foods USA, Inc. shall have a period of five (5) years from receiving the property within which to construct a facility on the property. The Facility shall be constructed in accordance with N.C.G.S. § 158-7.1. In the event Team Foods USA, Inc. fails to construct the facility within that period, Team Foods USA, Inc. shall reconvey the Property to Seller return the real property in accordance with an option to repurchase granted to the County, to be included in the deed conveying the property to Team Foods USA, Inc.

III. Representations

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

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

IV. Miscellaneous Provisions

- A. Independent Agreement. This Agreement and the conditions hereof only relate to the provisions and grants from the County and City set forth herein and do not limit or affect other commitments made by the County and City, the State of North Carolina, or other entities.
- B. Governing Law. This Agreement has been drafted and shall be interpreted under the laws of the State of North Carolina and in the event any provision is found by a court of competent jurisdiction to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect. Exclusive venue for any dispute arising out of this Agreement shall be the General

Court of Justice in Wayne County, North Carolina.

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

If to the Team Foods USA, Inc., to:

Team Foods USA, Inc.
Attn: Juan Sebastian Niño

E-mail: jnino@alianzateam.com

with copies to:

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

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

If to the County to:

County of Wayne
County Manager
PO Box 227
Goldsboro, NC 27533
E-mail: county.manager@waynegov.com

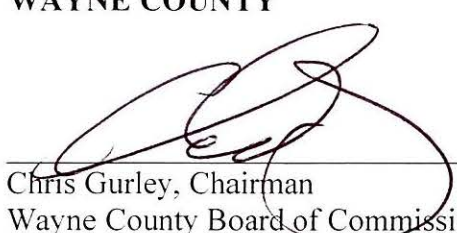
with copy to:

E.B. Borden Parker, Esq.
PO Box 227
Goldsboro, NC 27533
bparker@goldsborolawyers.com

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

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

WAYNE COUNTY


Chris Gurley, Chairman
Wayne County Board of Commissioners



Attest:


Carol Bowden, Clerk to the Board

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

BY: 
Angie Boswell, Finance Director

Team Foods USA, Inc.

Attest:

By: _____

Secretary

Title: _____

EXHIBIT A**Performance Goals**

Year	Annual Job Increase (minimum)	Total Jobs in County (minimum as of 12.31.25)	Non Depreciated Capital Investment Increase (minimum)	Capital Investment Cumulative Totals (minimum)	County Grant Annual New Increment (maximum)	County Grant Payment Year (Amount attributed to prior year achievement)
2024	0	0	\$1,483,333	\$1,483,333	\$6,000	\$ - 0 -
2025	13	13	\$30,466,190	\$31,949,523	\$115,000	\$6,000
2026	0	13	\$4,450,477	\$36,400,000	\$125,000	\$115,000
2027	1	14	\$ - 0 -	\$ - 0 -	\$120,000	\$125,000
2028	1	15	\$ - 0 -	\$ - 0 -	\$110,000	\$120,000
2029	1	16	\$ - 0 -	\$ - 0 -	\$110,000	\$110,000
2030	-	-	\$ - 0 -	\$ - 0 -	\$110,000	\$110,000
2031	-	-	\$ - 0 -	\$ - 0 -	\$105,000	\$110,000
2032	-	-	\$ - 0 -	\$ - 0 -	\$100,000	\$105,000
2033	-	-	\$ - 0 -	\$ - 0 -	\$99,000	\$100,000
2034	-	-	\$-0-	\$-0-	-0-	\$99,000
Totals	16	16	\$36,400,000	\$36,400,000	\$1,000,000	\$1,000,000

Calculation Methodology:

Team Foods USA, Inc. performance against the job creation, job maintenance, and the capital investment goals shall be reviewed by the County after submission by Team Foods USA, Inc. before September of each year, beginning in CY 2025 for performance year 2024. The total amount of capital investment and job increases as of January 1st of that year shall be calculated; the total for each shall be expressed as a percentage of the respective total projected goal. The average of the two percentages shall be the achievement percentage of capital investment and job creation and the grant funds that shall be actually awarded in and for each calendar year based on that achievement, subject to the County Grant Annual New increment maximum and the following. Should the average percentage of the cumulative projected goal capital investment and job increase be less than 100% as of January 1st of any given year, the County shall accrue the amount of funds budgeted but unearned and such funds shall be paid out in the first year Team Foods USA, Inc. attains in a given year at least 100% of its cumulative projected goals, in addition to paying the new increment amount of funds budgeted for that year. The payments by the County, should Team Foods USA, Inc. be current in all tax payments for that fiscal year and to the extent provided above that performance goals be met, shall be made by September 30th of each year beginning in 2025, for calendar year 2024. This grant shall expire on December 31, 2034. For clarification, if Team Foods USA, Inc. does not submit performance data for a year before September of the normal review year, the funds budgeted will accrue and be reviewed by the County during the review year following Team Foods USA, Inc. submission, but not after December 31, 2034 (that is, when the grant expires).

Example of Calculation Methodology:

	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Year</i>	<i>Annual Job Increase Goal (minimum)</i>	<i>Total Jobs Increase Cumulative Goal</i>	<i>Total Jobs Increase Cumulative Attained (% = C/B)</i>	<i>Capital Investment Cumulative Totals Goal</i>	<i>Actual Investment Cumulative Totals (%=E/D)</i>
2025	13	13	9(67%)	\$1,483,333	\$1,201,499 (81%)
2026	0	13	4(100%)	\$30,748,024	\$30,748,024 (100%)
2027	1	14	14(100%)	\$4,450,477	\$4,450,477 (100%)
2028	1	15	15(100%)	\$-0-	\$-0-
2029	1	16	16 (100%)	\$-0-	\$-0-
2030	N/A	N/A	N/A	N/A	N/A
Totals	16	16	16(100%)	\$36,400,000	\$36,400,000 (100%)

Year 2026*(For calendar year 2025)**Average % attained = (67% [Jobs] + 81% [Investment]) ÷ 2 = 74%**Amount due from County payable by September 30, 2026, = .74 x \$115,000 = \$85,100**Amount unearned and being accrued \$115,000 - \$85,100 = \$29,900*Year 2027*(For calendar year 2026)**Average % attained = (100% [Jobs] + 100% [Investment]) ÷ 2 = 100%**Amount due from County payable by September 30, 2027, = 1.00 x \$125,000 = \$125,000**2026 Accruals now earned and also due from County payable by**September 30, 2024, = \$29,900**Total due from County payable by September 30, 2027, = \$125,000 + \$29,900 = \$154,900*Year 2028*(For calendar year 2027)**Average % attained = (100% [Jobs] + 100% [Investment]) ÷ 2 = 100%**Amount due from County payable by September 30, 2028, = 1.00[cap] x \$120,000 = \$120,000***Definitions:**

“Capital Investment” shall be the ad valorem tax value of the property located in the County that is owned by Team Foods USA, Inc. its affiliates, or financing entities where Team Foods USA, Inc. or its affiliates maintain operational control of the property. Any disputes as to the calculation of Capital Investment shall be subject to mediation between senior executives of the applicable parties, or if such mediation is not successful by an action at law or in equity with venue being in a court of competent jurisdiction in Wayne County, North Carolina.

“Budget” unless otherwise agreed in this Agreement, the County shall approve a budget for the specific grant amount offered to Team Foods USA, Inc. by July 1st of each year that the respective grant is offered, for payment by the agreed-upon date.

Carol Bowden

From: Overman, Christopher B <cboverman@ncdot.gov>
Sent: Wednesday, June 5, 2024 5:49 AM
To: Carol Bowden; Berry Gray
Subject: [External] - Highland Park
Attachments: request to county 2024.pdf

Request SR2 for Highland Park SD.

Chris Overman
Division 4 – District 3- Johnston and Wayne Counties
District Engineers Office
919-739-5300

67 JR Road , Suite 700
Selma, NC 27576

PLEASE NOTE OUR NEW ADDRESS

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

CAUTION

This email originated outside the County of Wayne's network.

Do not open any attachments or click on links unless you trust the sender or expecting this email.

PLEASE NOTE OUR NEW ADDRESS



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

June 4, 2024

J.R. "JOEY" HOPKINS
SECRETARY

Board of Commissioners
Wayne County
PO Box 227
Goldsboro, NC 27533



SUBJECT: Highland Park
Wayne County
Stoney Creek Township

Dear Commissioners:

We have been petitioned to add the following roads in the subject subdivision to the State Maintenance System:

Highland Park Drive

The petition is attached along with a copy of our Investigation Report and a vicinity map showing the location of the roads. If you concur with the petitioners recommendation, please return the petition along with Form SR-2 for our further handling. This is **not** to be mistaken as final acceptance onto the State Maintenance System.

If you have any questions or need additional assistance, please contact Chris Overman or myself at 919-739-5300.

Sincerely,

DocuSigned by:

A handwritten signature in cursive script that reads "Jennifer Collins".

F47E03DD04B84F2...

Jennifer K. Collins
District Engineer

JKC/cbo

Attachments

cc: Subdivision File

cc: Berry Gray – Wayne County Planning Director

Received September 5, 2023

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PETITION FOR ROAD ADDITION
FORM SR-1 REVISED 1-99

ROADWAY INFORMATION: (Please Print/Type)

County: Wayne Road Name: Highland Park Drive
(Please list additional street names and lengths on the back of this form.)
Subdivision Name: Highland Park Length (miles): 0.54
Number of occupied homes having street frontage: 39

Location: 0.50 miles N S W of the intersection of Route SR 1574 and Route SR 1572
(Circle one) (SR, NC or US) (SR, NC or US)

We, the undersigned, being property owners and/or developers of Highland Park in Wayne County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name: Ashley Boyette Phone Number: 919-437-0290

Street Address: PO Drawer E Goldsboro, NC 27533

Mailing Address: _____

PROPERTY OWNERS

NAME / SIGNATURE _____ MAILING ADDRESS _____ TELEPHONE _____

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY: Please check the appropriate block

☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☒ Subdivision platted after October 1, 1975

REQUIREMENTS FOR ADDITION

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

[illegible]

NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SECONDARY ROAD ADDITION INVESTIGATION REPORT

County Wayne Co. File No. _____ Date June 4, 2024

Township Stoney Creek Div. File No. _____

Local Name Highland Park Drive Subdivision Name Highland Park

Length 0.52 Width 20 Surface Type S9.5B Pavement Condition Good

Surface Thickness 2 inches Base Type ABC Base Thickness 8 inches

* Bridges Yes _____ No X * Pipe > 48" Yes _____ No X * Retaining Walls Within Right of Way Yes _____ No X

* If Yes - Include Bridge Maintenance Investigation Report

Is this a subdivision street subject to the construction requirements for such streets Yes

Recording Date December 4, 2010 Book P Page 8-C, 8-D

Number of homes having entrances into road 39

Other uses having entrances into road 0

If right-of-way is below the desired width, give

Right-of-Way Width 60 feet reasons

Is petition (SR-1) attached? Yes

Is the County Commissioners Approval (SR-2) attached? _____

If not, why? _____

Is a map attached indicating information for reference in locating road by the

Planning Department? Yes

Cost to place in acceptable maintenance condition: Total Cost \$ 0.00

Grade, drain, stabilize \$ 0.00, Drainage \$ 0.00, Other \$ 0.00

Remarks and Recommendations Add to State System

Submitted By Jennifer Collins Reviewed and Approved _____
DISTRICT ENGINEER DIVISION ENGINEER

Reviewed and Approved
BOARD OF TRANSPORTATION MEMBER _____

(Do not write in this space -
For use by Secondary Roads Unit)

Petition No. _____

(Do not write in this space -
For use of Planning Dept.)

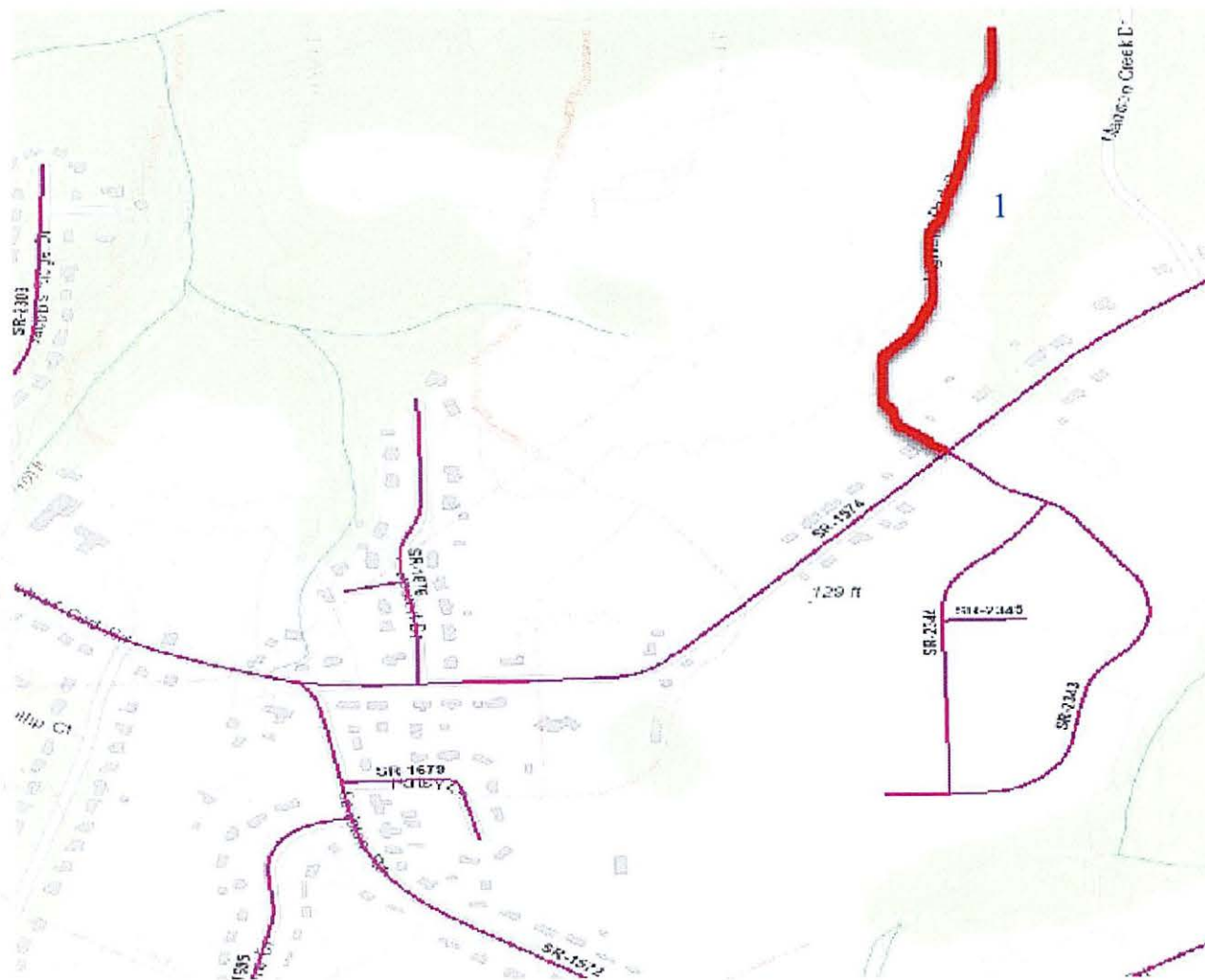


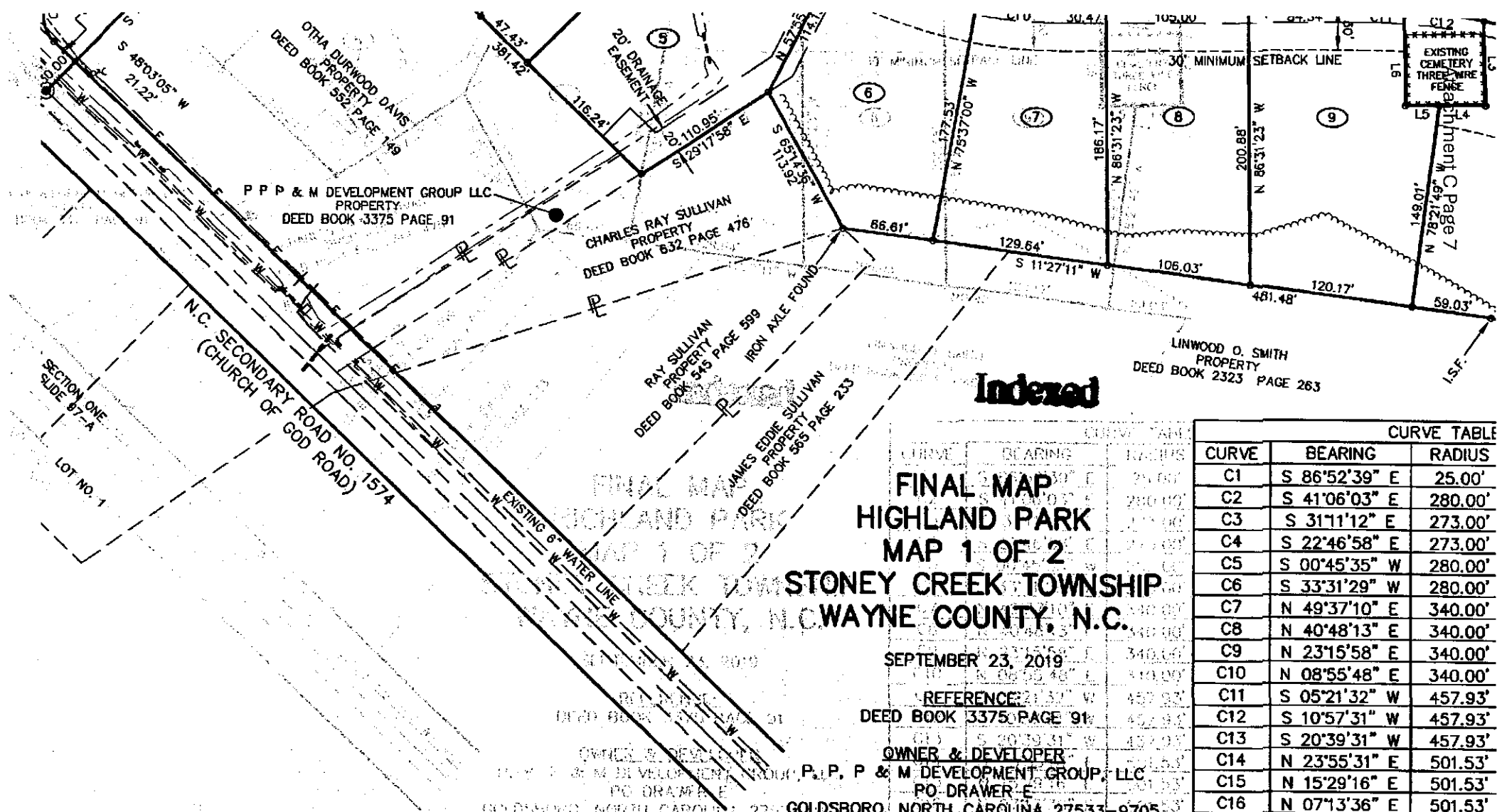
Wayne County – Vicinity Map Petition for Road Addition

The main entrance at the intersection of Highland Park Drive and SR 1574 is 0.50 mile East of intersection of SR 1574 and SR 1572 .

0.51 mile 1. Highland Park Drive 0.54 mile

- - Unpaved SR
- - Paved SR
- - Proposed SR Addition





Indexed

**FINAL MAP
HIGHLAND PARK
MAP 1 OF 2
STONEY CREEK TOWNSHIP
WAYNE COUNTY, N.C.**

SEPTEMBER 23, 2019

REFERENCE:
DEED BOOK 3375 PAGE 91

OWNER & DEVELOPER

P.P.P. & M. DEVELOPMENT GROUP, LLC
PO DRAWER E
GOLDSBORO, NORTH CAROLINA 27533-9705

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°54'28" W	20.00'
L2	N 38°09'59" W	20.00'
L3	N 87°37'51" W	61.39'
L4	N 03°33'19" E	34.51'
L5	N 03°33'19" E	25.00'
L6	S 86°58'47" E	69.03'
L7	N 04°06'14" E	25.00'
L8	N 04°06'14" E	62.10'
L9	S 04°06'13" W	11.91'
L10	S 04°06'14" W	25.00'
L11	N 03°28'37" E	15.47'

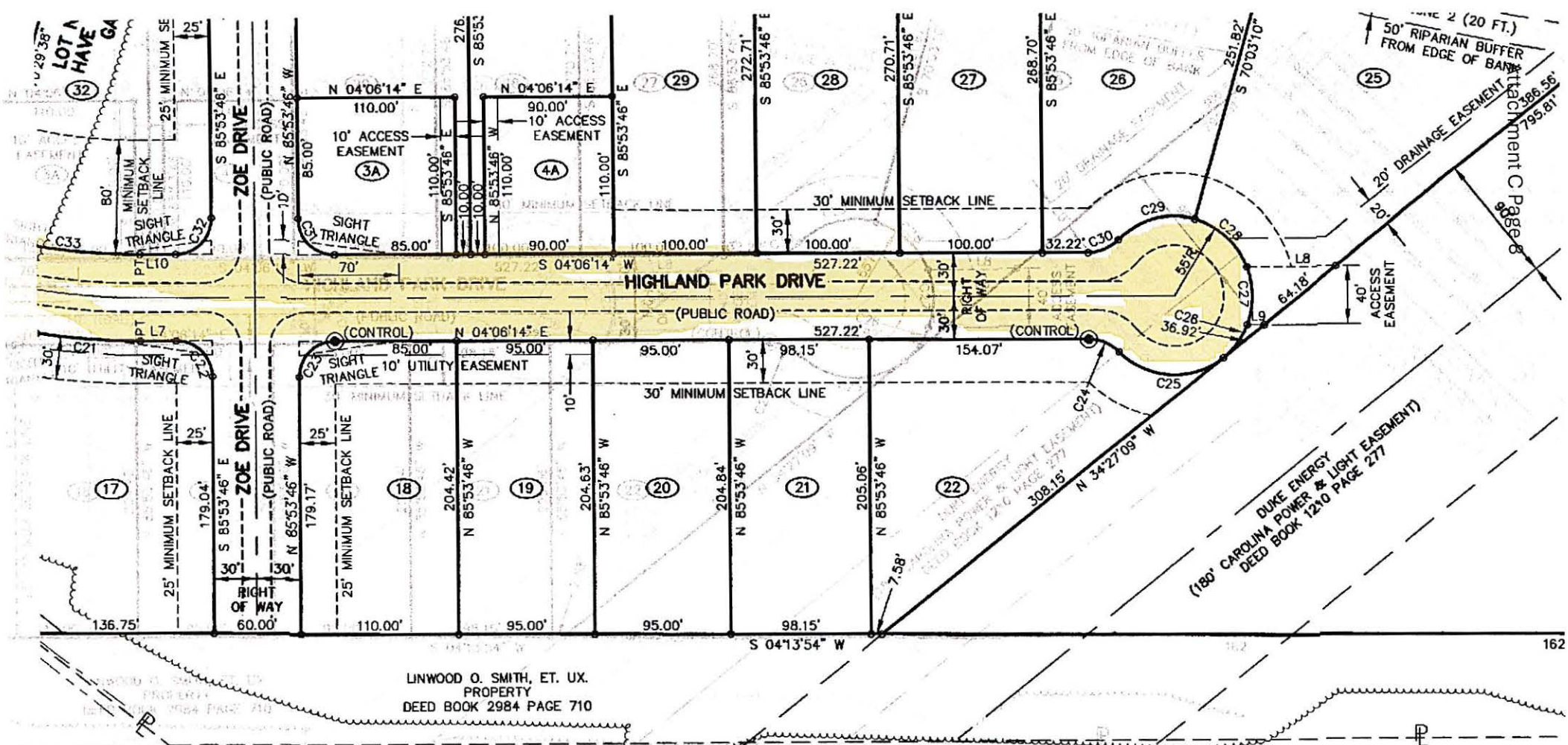
THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED A SOIL ANALYSIS ON EACH LOT WITHIN THIS SUBDIVISION. COPIES OF THE SOIL ANALYSIS FOR EACH LOT ARE AVAILABLE FOR REVIEW IN THE OFFICE OF ENVIRONMENTAL HEALTH SECTION. THE SOIL ANALYSIS IS NOT A PERMIT OR A GUARANTEE THAT A PERMIT WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUESTED AND A PLOT PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN MADE AVAILABLE TO THE HEALTH DEPARTMENT.

WAYNE COUNTY HEALTH DEPARTMENT

4-27-19

DATE

CURVE TABLE		
CURVE	BEARING	RADIUS
C1	S 86°52'39" E	25.00'
C2	S 41°06'03" E	280.00'
C3	S 31°11'12" E	273.00'
C4	S 22°46'58" E	273.00'
C5	S 00°45'35" W	280.00'
C6	S 33°31'29" W	280.00'
C7	N 49°37'10" E	340.00'
C8	N 40°48'13" E	340.00'
C9	N 23°15'58" E	340.00'
C10	N 08°55'48" E	340.00'
C11	S 05°21'32" W	457.93'
C12	S 10°57'31" W	457.93'
C13	S 20°39'31" W	457.93'
C14	N 23°55'31" E	501.53'
C15	N 15°29'16" E	501.53'
C16	N 07°13'36" E	501.53'
C17	S 09°48'29" W	423.48'
C18	S 22°14'34" W	423.48'
C19	N 28°12'34" E	472.76'
C20	N 19°52'29" E	472.76'
C21	N 08°29'47" E	472.76'
C22	S 49°06'14" W	25.00'
C23	S 40°53'46" E	25.00'
C24	S 26°39'13" W	30.00'
C25	N 07°22'31" E	55.00'
C26	N 49°31'51" W	55.00'
C27	N 85°53'46" W	55.00'
C28	S 46°21'49" W	55.00'
C29	S 10°31'26" E	55.00'
C30	N 18°26'45" W	30.00'



LINWOOD O. SMITH, ET. UX.
PROPERTY
DEED BOOK 2984 PAGE 710

PROPERTY ZONED CA AND OH AS DEPICTED ON PLAT.

MINIMUM SETBACK REQUIREMENTS

LOT N.C.S.R. NO. 1574 (CHURCH OF GOD ROAD) = 60 FEET

LOT = 30 FEET

LOT = 25 FEET

LOT = 10 FEET

LOT = 25 FEET

NOTE:

LOTS NO. 10, 11, 12, 13, 14, 15, 16, 32, 37,
38, 39, 40 AND 41 MINIMUM FRONT SETBACK
80 FEET AND LOTS MUST HAVE SIDE ENTRY
GARAGES.

I, Bobby Rex Kornegay, certify:

- (X) a. That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- () b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- () c. Any one of the following:

FINAL MAP
HIGHLAND PARK
MAP 2 OF 2

STONEY CREEK TOWNSHIP
WAYNE COUNTY, N.C.

SEPTEMBER 23, 2019

Indexed

DEED BOOK 3375 PAGE 91

OWNER & DEVELOPER

P. P. P & M DEVELOPMENT GROUP, P.L.P., P & M DEVELOPMENT GROUP, LLC
PO DRAWER E
GOLDSBORO, NORTH CAROLINA 27533-970

FINAL MAP
HIGHLAND PARK
MAP 2 OF 2

SEPTEMBER 23, 2019

REFERENCE:

DEED BOOK 3375 PAGE 91

OWNER & DEVELOPER

P. P. P & M DEVELOPMENT GROUP, P.L.P., P & M DEVELOPMENT GROUP, LLC
PO DRAWER E
GOLDSBORO, NORTH CAROLINA 27533-970

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: May 15, 2024

Re: Final Subdivision Plat Approval

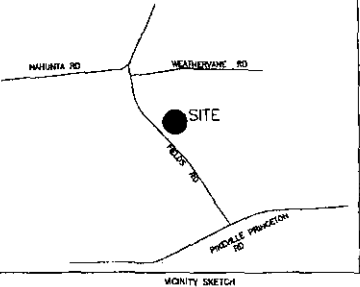
Item: Talton Farms Section 3, Final
Owner: Talton Farm LLC.
Developer: Talton Farm LLC
Surveyor: W. Hillman Ray, Jr
Buck Swamp Township, Fields Road (SR 1336)
Lots 7-17 (11 lots)

Discussion: Talton Farms Section 3 consists of 11 lots on 6.61 acres. The subdivision is located on Fields Road, 3/4 of a mile south of Nahunta Road. The property is not located within a zoning area and the average lot size is 22,754 sf. Building lots will utilize public water and onsite septic. The property is shown within the Rural area on the Wayne County Growth Strategies Map. Improvements are complete and a NCDOT Built to Standards letter has been submitted to the County. Until the streets are accepted onto the State's secondary road system, the developer has signed a statement regarding the maintenance of the streets and right of ways.

The property is located within the following service areas:

Schools – C.B. Aycock HS, Norwayne Middle, Northwest Elem
Water – Northwestern Wayne Sanitary District
Fire – Nahunta Fire Department
EMS – Station 7
Transportation – RPO
Water Supply Watershed – Yes
Voluntary Agriculture District – No
Wetlands – Yes
Board of Commissioners District – 1

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



STATE OF NORTH CAROLINA
COUNTY OF WAYNE

PRESENTED FOR REGISTRATION

DATE _____
TIME _____

CONSTANCE CORAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.

BY: _____
DEPUTY ASSISTANT

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED 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 HEALTH SECTION. THE SOIL ANALYSIS IS NOT A PERMIT OR A GUARANTEE THAT A PERMIT WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUESTED AND A PLOT PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH DEPARTMENT.

DEPARTMENT: _____
WAYNE COUNTY HEALTH DEPARTMENT DATE: _____

(WE) HEREBY CERTIFY THAT I (AM/ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME(US) BY DEED RECORDED IN DEED BOOK SEE, PAGE MAP AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION (WITH WITHOUT) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGE WAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

OWNER(S) _____ DATE: _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 10 FEET FROM THE LANDING OR PROPOSED EDGE OF THE PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREON, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.

APPROVED: _____ DISTRICT ENGINEER DATE: _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN MADE TO COMPLY WITH THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY.

CHAIR _____ DATE _____
WAYNE COUNTY BOARD OF COMMISSIONERS

I, W. HILLMAN RAY, JR., PROFESSIONAL SURVEYOR NO. L-2569, 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 REGULATES PARCELS OF LAND.

W. HILLMAN RAY, JR., PROFESSIONAL LAND SURVEYOR L-2569

I, W. HILLMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK, 3787, PAGE 315, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURE IS 1/100000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE, PAGE MAP; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF _____, 2024.

W. HILLMAN RAY, JR. PLS L-2569 PINEVILLE, N.C.

OWNER
TALTON FARMS, LLC
303 FORT DRIVE
LA GRANGE, N.C.
DEED BOOK 3782, PAGE 315

W. HILLMAN RAY, JR.
PROFESSIONAL LAND SURVEYOR
301 COWMAN DRIVE
PINEVILLE, NC 27803
919-344-1011
SURVEYED AND MAPPED 5-2-2023

SITE DATA

TOTAL ACRES IN TRACT 6.81 AC
AREA OF RD R/W 0.84 AC
NO. OF BUILDING LOTS 17
AVG. LOT SIZE 23,754 S.F.

LOTS TO BE SERVED BY NORTHWESTERN WAYNE WATER DISTRICT

LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS

ALL OPEN SPACES RESERVED FOR ACCESS & UTILITY DEVELOPMENT FOR THIS AND FUTURE DEVELOPMENT

RESERVED 100' X 70' TRIANGLE AT EACH INTERSECTION

ALL NC GRID NORTH HAD 83
ALL DISTANCES ARE HORIZONTAL GROUND
NO QUOTIENT CONTROL WITHIN 200'

LEGEND

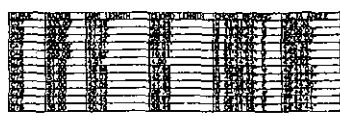
E - ELECTRICAL POWER LINE
RF - RUSH ROD FOUND
RS - IRON ROD SET
EP - EXISTING HIGH PIPE
RP - IRON PIPE SET
OR - IRON ROD SET ON ALL CORNERS UNLESS OTHERWISE NOTED
PROF - P.K. NAIL FOUND
MIS - MISC. NAIL SET
LOH - EXISTING CONDO MONUMENT
TOP - ONE STORY FRAME
BG - BELOW GROUND
AG - ABOVE GROUND
AUE - ACCESS & UTILITY EASEMENT
NVD - EXISTING FIRE HYDRANT
- AUE FOR LOT NUMBER

MINIMUM BUILDING SETBACKS

FRONT	35'
SIDE	10'
SIDE-CORNER LOT	25'
REAR	25'

I, TALTON FARMS, LLC AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE SUBDIVISION STREETS UNTIL APPROVED AND TAKEN OVER BY THE N.C. DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE.

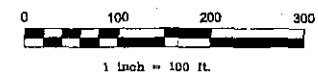
OWNER _____ DATE _____



SURVEY FOR

TALTON FARMS

SECTION THREE
BUCK SWAMP TOWNSHIP
WAYNE COUNTY, N.C.



MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: April 10, 2024

Re: Final Subdivision Plat Approval

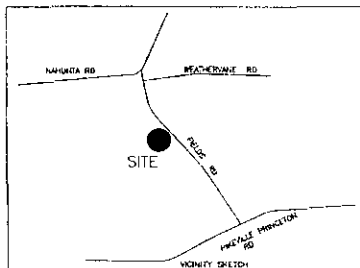
Item: Talton Estates Section 2, Final
Owner: Talton Farm LLC.
Developer: Talton Farm LLC
Surveyor: W. Hillman Ray, Jr
Buck Swamp Township, Fields Road (SR 1336)
Lots 3-29 (27 lots)

Discussion: Talton Estates Section 2 consists of 27 lots on 15.27 acres. The subdivision is located on Fields Road, 3/4 of a mile south of Nahunta Road. The property is not located within a zoning area and the average lot size is 21,963 sf. Building lots will utilize public water and onsite septic. The property is shown within the Rural area on the Wayne County Growth Strategies Map. Improvements are complete and a NCDOT Built to Standards letter has been submitted to the County. Until the streets are accepted onto the State's secondary road system, the developer has signed a statement regarding the maintenance of the streets and right of ways.

The property is located within the following service areas:

Schools – C.B. Aycock HS, Norwayne Middle, Northwest Elem
Water – Northwestern Wayne Sanitary District
Fire – Nahunta Fire Department
EMS – Station 7
Transportation – RPO
Water Supply Watershed – Yes
Voluntary Agriculture District – No
Wetlands – Yes
Board of Commissioners District – 1

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



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

CHAIR
WAYNE COUNTY BOARD OF COMMISSIONERS DATE

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED A SOIL ANALYSIS ON EACH LOT WITHIN THIS SUBDIVISION. COPIES OF THE SOIL ANALYSIS FOR EACH LOT ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE ENVIRONMENTAL HEALTH SECTION. THE SOIL ANALYSIS IS NOT A GUARANTEE THAT A PERMIT WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED FOR AN UNDERGROUND PERMIT USING STANDARDS CURRENT AT THE TIME PERMITS ARE REQUESTED AND A PLAT PLAN SHOWING THE PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH

WAYNE COUNTY HEALTH DEPARTMENT DATE

(WE) HEREBY CERTIFY THAT I (AM/ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DISCLOSED HEREON WHICH WAS CONVEYED TO ME/US BY DEED RECORDED IN DEED BOOK 311, PAGE 342, AND THAT I/WE HEREBY AGREE THAT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISHES THE MINIMUM BUILDING LINES, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED FURTHER. I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

OWNER(S) DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

ONLY A.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT.

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 10 FEET FROM THE OUTSIDE OF PROPOSED EDGE OF THE PAYMENT ALONG ALL ROAD FRONT LOTS.
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREON, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.

APPROVED: DISTRICT ENGINEER DATE

GRID NORTH AND GRID COORDINATES
ESTABLISHED UTILIZING SINGLE FREQUENCY
SPECTRA GEOSPATIAL SPB5 RECEIVER
COMBINATION FACTOR 0.9998736

LEGEND

E - ELECTRICAL POWER LINE
IS - IRON STAKE FOUND
IRON STAKES SET ON ALL CORNERS
UNLESS OTHERWISE NOTED
PREF - P.S. PILE FOUND
MAG - MAG. NAIL SET
ECM - EXISTING CONC. EMBANKMENT
10' - ONE STORY FRAME
BG - BELOW GROUND
AG - ABOVE GROUND
A/E - ACCESS & UTILITY EASEMENT
F.W. - EXISTING FIRE HYDRANT
AND - ADE FOR LOT NUMBER

OWNER DATE

I, W. HILMAN RAY, JR., PROFESSIONAL SURVEYOR NO. L-2569, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF INEQUALITY THAT HAS AN ORIGIN THAT REGULATES PARCELS OF LAND.

W. HILMAN RAY, JR., PROFESSIONAL LAND SURVEYOR L-2569

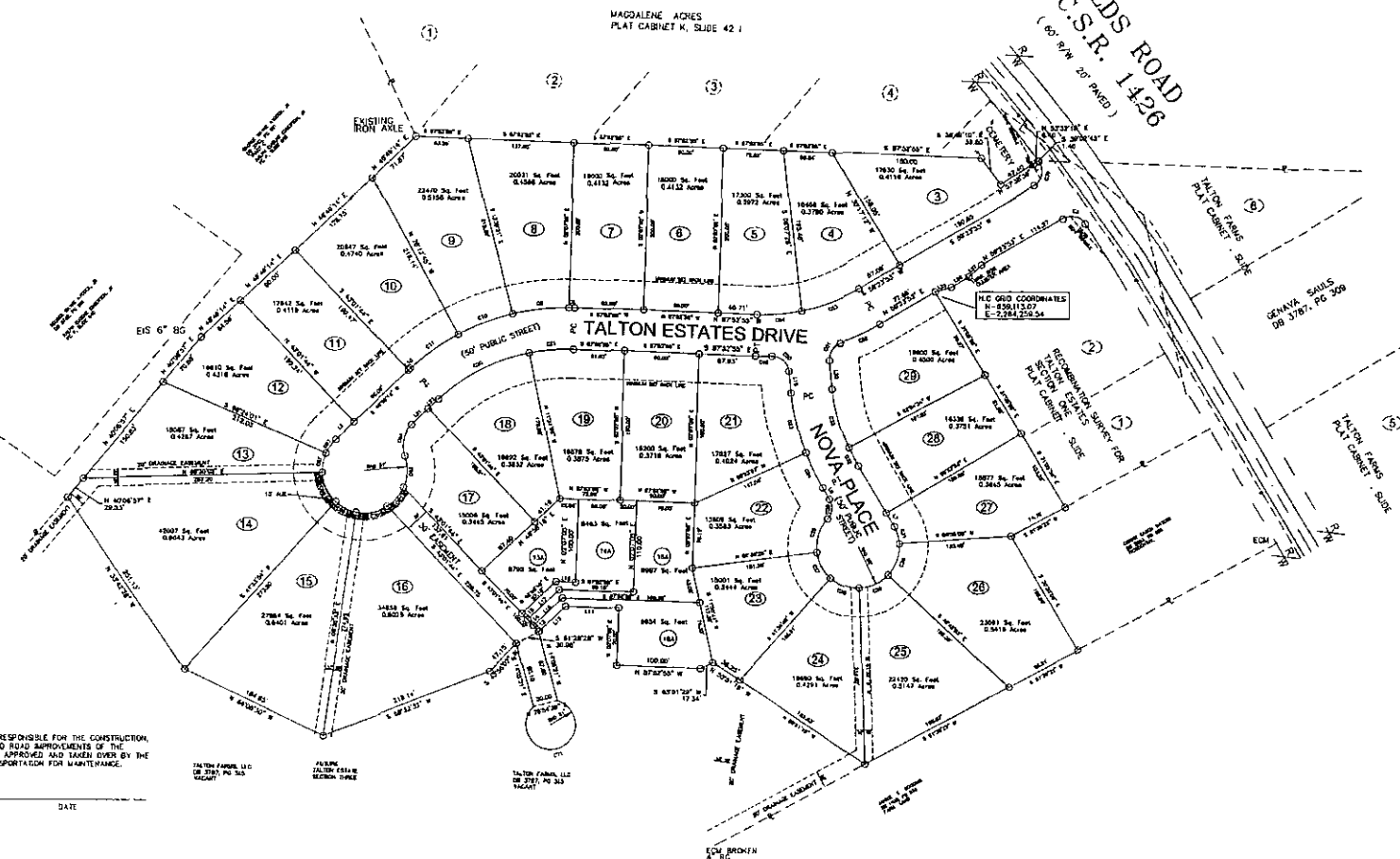
I, W. HILMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DATED DESCRIPTION RECORDED IN DEED BOOK 311, PAGE 315, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK 311, PAGE 342; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-23 AS AMENDED; WITNESSED BY ORIGINAL SURVEYING LICENSE NUMBER AND SEAL THIS DAY OF 2024

W. HILMAN RAY, JR. PLS L-2569 PHEVILLE, NC

OWNER
TALTON FARMS, LLC
303 POINTE DRIVE
LA GRANGE, N.C.
SOURCE OF TITLE
DEED BOOK 311, PAGE 315

W. HILMAN RAY, JR.
PROFESSIONAL LAND SURVEYOR
301 COTNAM DRIVE
PHEVILLE, NC 27863
819-344-1511

REVISED 3-05-24



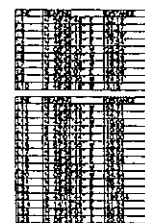
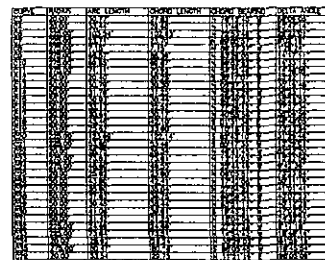
MINIMUM BUILDING SETBACKS
FRONT 35'
SIDE 10'
SIDE-CORNER LOT 25'
REAR 20'

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEOIDIC CONTROL WITHIN 2000'

SITE DATA
TOTAL ACRES IN TRACT 13.22
AREA OF RD R/W 1.87
NO. OF BUILDING LOTS 27
AND LOT SIZE 21,565 S.F.

LOTS TO BE SERVED BY NORTHWESTERN
WAYNE WATER DISTRICT
LOTS TO BE SERVED BY INDIVIDUAL
SEPTIC SYSTEMS
ALL OPEN SPACES RESERVED FOR
ACCESS & UTILITY EASEMENTS FOR
THIS AND FUTURE DEVELOPMENT

A 10' WIDE ALLEY IS RESERVED ALONG
ALL RIGHT-OF-WAY ON LOTS 12, 14, 15, 16



STATE OF NORTH CAROLINA
COUNTY OF WAYNE

REVIEW OFFICER OF WAYNE COUNTY,
DATE
TIME
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

PRESENTED
FOR RECORDATION

DATE
TIME
CONSTANCE GORHAM
REGISTER OF DEEDS
WAYNE COUNTY, N.C.

BY: DEPUTY/ASSISTANT

FIELDS ROAD
N.C.S.R. 1426
(65' R/W 20' PAVED)

SURVEY FOR

TALTON ESTATES

SECTION TWO
BUCK SWAMP TOWNSHIP
WAYNE COUNTY, N.C.



1 inch = 100 ft

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: May 8, 2024

Re: Final Subdivision Plat Approval

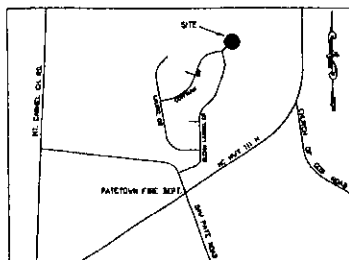
Item: Glenn Laurel Section 14, Final
Owner/Developer: The H Ray Family Limited Partnership
Surveyor: W. Hillman Ray, Jr.
Stoney Creek Township, Daw Pate Road (SR 1546)
Lots 126-132 (7 lots)

Discussion: Glenn Laurel Section 14 consists of seven lots on about four acres. This subdivision includes the extension of Coffman Drive off Daw Pate Road (SR 1546), just north of the intersection with NC Hwy 111 N. The property is within the Inner Horizontal (IH) zoning district and the average lot size at 23,160 sf. Building lots will utilize public water and onsite septic. The property is shown within the Rural area on the Wayne County Growth Strategies Map. Improvements are complete and a NCDOT Built to Standards letter has been submitted to the County. Until the streets are accepted onto the State's secondary road system, the developer has signed a statement regarding the maintenance of the streets and right of ways.

The property is located within the following service areas:

Schools – Charles B Aycock HS, Norwayne Middle, Northeast Elementary
Water – Belfast Patetown Sanitary District
Fire – Patetown Fire Department
EMS – Station 10
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.



AREA CALCULATED BY GNS
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL
NO GEODETIC CONTROL WITHIN 2000'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C50	260.00	67.64	67.45	N 56°59'30" E	14°54'24"
C51	260.00	38.63	38.60	N 68°42'06" E	8°30'48"
C52	50.00	45.00	43.55	S 81°36'48" E	50°33'08"
C53	50.00	16.31	16.25	S 47°10'32" E	18°19'28"
C54	50.00	15.03	14.95	S 29°34'22" E	16°52'50"
C55	50.00	43.11	41.85	S 03°05'09" W	48°26'12"
C56	50.00	52.44	50.12	S 56°45'41" W	58°54'52"
C57	50.00	31.28	30.80	N 76°29'40" W	35°08'15"
C58	35.00	43.87	41.09	S 85°28'50" E	71°49'04"
C59	285.33	72.52	72.33	S 56°44'39" W	14°24'41"
C61	346.33	87.61	87.38	N 56°44'39" E	14°24'41"

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED
STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC
RIGHT-OF-WAY

THE 10' X 10' RIGHT TRIANGLES TAKE PRECEDENCE OVER
ANY SIGN EASEMENT

THE OWNER DEVELOPER OR CONTRACTOR SHALL SET THE
CENTERLINE OF ANY EASEMENT PROPOSED WITHIN A HANGAR
OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE
PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC
AND IT SHALL BE THE RESPONSIBILITY OF THE PROPRIETOR
OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREON,
SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE
SYSTEM AND ENSURE POSITIVE DRAINAGE

APPROVED _____ DATE _____
DISTRICT ENGINEER

THE WAYNE COUNTY HEALTH DEPARTMENT HAS PERFORMED 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 HEALTH SECTION. THE
SOIL ANALYSIS IS NOT A GUARANTEE THAT A PERMIT
WILL BE ISSUED. EACH LOT WILL HAVE TO BE RE-EVALUATED
FOR AN IMPROVEMENT PERMIT USING STANDARDS CURRENT AT THE
TIME THE PERMIT IS REQUESTED AND A PERMIT PLAN SHOWING THE
PROPOSED STRUCTURE HAS BEEN AVAILABLE TO THE HEALTH

WAYNE COUNTY HEALTH DEPARTMENT _____ DATE _____

I, H. RAY, JR., AM RESPONSIBLE FOR THE CONSTRUCTION,
MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE
SUBDIVISION STREETS UNTIL APPROVED AND TAKEN OVER BY THE
N.C. DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE.

OWNER _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF _____

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

REVIEW OFFICER _____ DATE _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS
HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION
REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA, AND THAT
THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY.

CLERKMAN
WAYNE COUNTY BOARD OF COMMISSIONERS _____ DATE _____

I, THE H. RAY, JR., AM RESPONSIBLE FOR THE CONSTRUCTION,
MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF THE
SUBDIVISION STREETS UNTIL APPROVED AND TAKEN OVER BY THE
N.C. DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE.

OWNER _____ DATE _____

I, W. HILLMAN RAY, JR., PROFESSIONAL SURVEYOR NO. L-2569, 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 REGULATES PARCELS OF LAND.

W. HILLMAN RAY, JR., PROFESSIONAL LAND SURVEYOR L-2569

I, W. HILLMAN RAY, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME,
FROM AN ACTUAL SURVEY MADE BY ME, AND DESCRIPTION
RECORDED IN DEED BOOK _____ PAGE _____, THAT THE RATIO
OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS
1/10000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS
GREEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK
_____, PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-23 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, 2024.

W. HILLMAN RAY, JR. PLS L-2569 PINEVILLE, N.C.

OWNER
THE H. RAY FAMILY
LIMITED PARTNERSHIP
SOURCE OF TITLE
DEED BOOK 2597, PAGE 512

LEGEND
ISP - IRON STAKE FOUND
IRON STAKE SET ON ALL CORNERS
UNLESS OTHERWISE NOTED
PROB - P.M. NAIL FOUND
HMS - HARD NAIL SET
AUE - ACCESS IN UTILITY EASEMENT
WET SOILS (TYP)

UTILITY BUILDING SETBACKS
FRONT 25'
SIDE 10'
REAR 25'

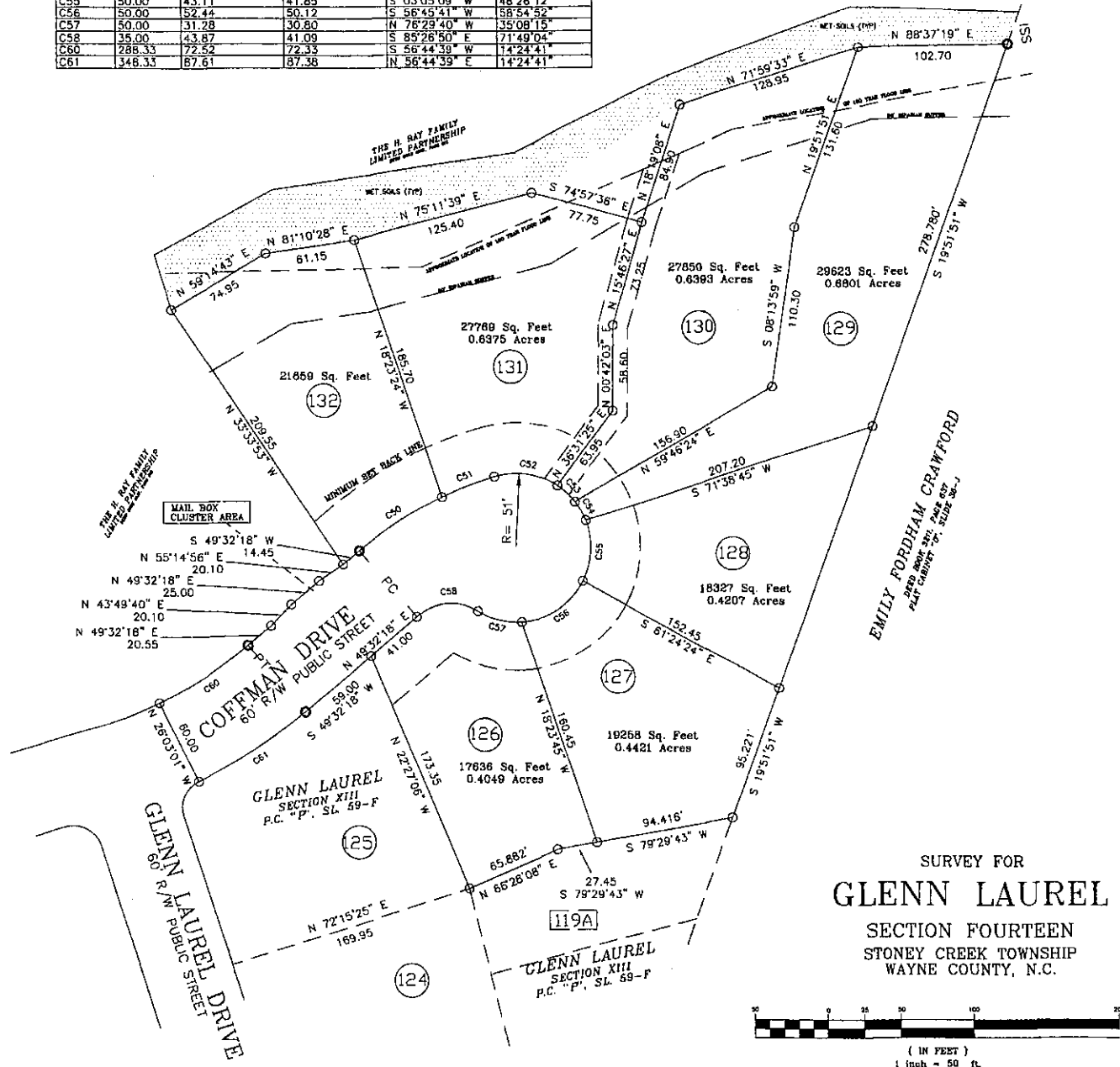
SITE DATA
TOTAL ACRES IN TRACT 4.33 AC
AREA IN ROAD 0.49 AC
NO. OF BUILDING LOTS 7
AVG. LOT SIZE 23,160 S.F.

PROPERTY LOCATED IN R1 ZONE
LOTS TO BE SERVED BY A PUBLIC
WATER SYSTEM
LOTS TO BE SERVED BY INDIVIDUAL
SEPTIC SYSTEMS
ALL OPEN SPACES RESERVED FOR
ACCESS & UTILITY EASEMENTS FOR
THIS AND FUTURE DEVELOPMENT

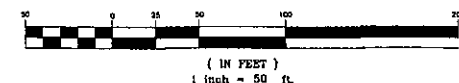
PROPERTY LOCATED IN A VOLUNTARY
AGRICULTURE DISTRICT
PROPERTY IS WITHIN A WATER SUPPLY
WATERSHED AREA

A 10' WIDE AUE IS RESERVED ALONG
ALL RIGHT-OF-WAYS IN THIS SUBDIVISION

184284 Sq. Feet
4.2308 Acres



SURVEY FOR
GLENN LAUREL
SECTION FOURTEEN
STONE CREEK TOWNSHIP
WAYNE COUNTY, N.C.





WAYNE COUNTY HEALTH DEPARTMENT
301 NORTH HERMAN STREET, BOX CC
GOLDSBORO, NC 27530
Suzanne Cash LeDoyen, BS, Health Director
Phone (919) 731-1000 Fax (919) 731-1232



MEMORANDUM

June 3, 2024

To: Ginger Moore, Assistant County Manager/Combined Health and Human Services Director

From: Suzanne LeDoyen, Health Director

Re: Required Training for Wayne County Board of County Commissioners for Public Health Department

In order to meet the annual requirements for Governing Boards of Health Departments related to North Carolina Local Health Department Accreditation Activity 36.3 Governance Standard listed under Essential Services/ Benchmark 36 states, "The local board of health members shall be trained regarding their service to the board. The job description of the local health director also needs to be approved "officially" by the board during this time as well. At this time, I am requesting to provide a work session for our board as soon as possible and annually thereafter so we can comply with state requirements. I can provide this training under one hour via a power point presentation.

The mission of the Wayne County Health Department, through our responsive and professional staff, is to preserve, promote and protect the health of our community by preventing disease, protecting the environment and promoting healthy living.

1520 CLINGMAN STREET



WAYNECOUNTY
NORTH CAROLINA

OFFICE OF EMERGENCY SERVICES
GOLDSBORO, NC 27533

PHONE: (919)731-1416

FAX: (919)988-6499

To: Wayne County Commissioners
Chip Crumpler, County Manager

From: Bryan Taylor, Fire Marshal

Date: June 13, 2024

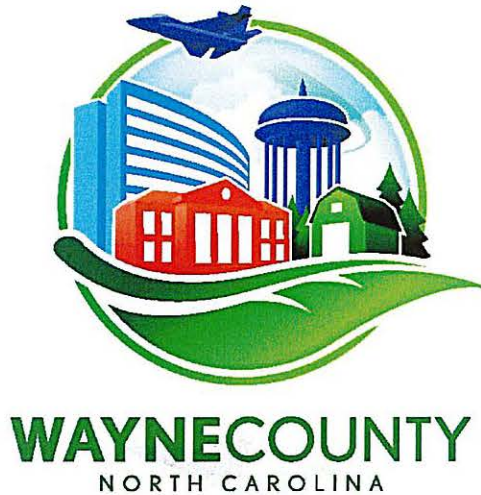
Subject: Fire Service District Consolidation

The Polly Watson and Nahunta Volunteer Fire Departments have signed a Plan of Merger to take effect on September 1, 2024. The departments have been working toward this for the past few months in an effort to provide continued fire protection to this area of the county.

Due to the planned merger, it is necessary to consolidate Polly Watson Fire Service District with the Nahunta Fire Service District. This may be done by following North Carolina General Statute 153A.304 Consolidation of Service Districts. In addition to reports and maps that have to be completed to meet the requirements, the county commissioners must hold a public hearing prior to the approval of the consolidation.

I am requesting that a public hearing be set for August 20, 2024 at 9:30am to consider the consolidation of the Polly Watson and Nahunta Fire Service Districts. I have attached the public hearing notice to this document. I have also included a copy of the signed Plan of Merger.

If you have any questions or concerns, please let me know.



Wayne County Citizens
Public Hearing Notice

The Wayne County Board of Commissioners will conduct a public hearing on Tuesday, August 20, 2024 to consider consolidation of the Polly Watson and Nahunta Fire Service Districts. The hearing will be held at 9:30 a.m. in the Wayne County Commissioners Meeting Room, Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, NC. The item to be discussed:

The consolidation of the Polly Watson Fire Service District with the Nahunta Fire Service District pursuant to North Carolina General Statute Section 153A-304. The report and map required by North Carolina General Statutes Section 153A-304(b) will be available for public inspection in the office of the Clerk to the Board, Wayne County Courthouse Annex, 224 E. Walnut Street, Goldsboro, NC and the Office of Emergency Services, 1520 Clingman Street Goldsboro, NC. by July 17, 2024.

Citizens are invited to attend and speak at this hearing and/or submit any comments. Written comments before the meeting may be submitted to the Wayne County Emergency Services Department, PO Box 227, Goldsboro, NC 27533 or bryan.taylor@waynegov.com. Questions may be directed to the Wayne County Fire Marshal by calling 919-731-1416.

Carol Bowden
Clerk to the Board

PLAN OF MERGER
BETWEEN
POLLY WATSON VOLUNTEER FIRE DEPARTMENT, INC.
AND
NAHUNTA VOLUNTEER FIRE DEPARTMENT, INC.

Background Statement

Both corporations are North Carolina nonprofit corporations located in Wayne County, NC and operating pursuant to Section 501(c) of the IRC, as amended. Polly Watson Volunteer Fire Department, Inc., (hereafter "Polly Watson") intends to merge itself into Nahunta Volunteer Fire Department, Inc. (hereafter "Nahunta"). Both corporations are emergency services providers based in Wayne County, NC.

1.

The merger is to be conducted in accordance with NCGS 55A-11-01, et seq and shall have the effects specified in NCGS 55A-11-05.

The Parties hereto will merge Polly Watson into Nahunta, thereby transferring all assets of Polly Watson to Nahunta, to be owned and managed by Nahunta.

- a. Action to transfer all cash, bank accounts, investment accounts, certificates of deposit, stocks, bonds, or other financial documents to the ownership and control of Nahunta will be initiated not later than ten (10) business days after the date of the merger of the departments;
- b. Applications to re-register or re-title registered or titled personal property (vehicles, watercraft, trailers, ATV's, aircraft, etc.) from the name of Polly Watson to the name of Nahunta will be submitted to the appropriate registration or titling authorities not later than twenty (20) business days after the merger of the department.

- c. Polly Watson will deliver to Nahunta an inventory of the items listed in Paragraphs 1(a) and 1(b) above not later than the date of execution of this Plan by the Parties hereto. It is expressly understood and agreed by the Parties hereto that the balances in some of the accounts may fluctuate in value during the time the Parties pursue this merger because of receipts and disbursements which occur as a result of pursuing the ordinary course of corporate business.
- d. Polly Watson owns equipment acquired with grant funds and Polly Watson will confer with the issuer of the grant regarding the disposition of the equipment. Polly Watson will then advise Nahunta of the instructions received from the issuer of the grant.

The surviving corporation shall be Nahunta Volunteer Fire Department, Inc.

The merger shall become effective upon the filing of the Articles of Merger, unless specified otherwise on the face of said articles, with all asset transfers between the Parties to be effective on that date.

The surviving corporation will continue to deliver such emergency services as it is authorized and qualified to perform in service areas consisting of what are currently identified as the Polly Watson Fire District and Nahunta District in Wayne County, NC. The name designation of the combined district will be determined at a later date in consultation with the appropriate Wayne County authorities.

The station premises of Polly Watson will be redesigned as Nahunta Volunteer Fire Department, Station Two.

Members of Polly Watson who are in good standing as of the date of execution of this Plan of Merger may apply to Nahunta for membership, subject to the standard requirements for membership then in effect at Nahunta. Those members of Polly Watson in good standing who meet the requirements for membership in Nahunta will be admitted to membership in Nahunta.

7.

The parties to this Plan will establish and maintain an active and standardized training program in order to assure that all active members of the merged departments remain properly qualified to deliver the services which the merged department are authorized to deliver.

8.

The funds transferred from Polly Watson to Nahunta will be designated as such on the books of Nahunta, utilized first to operate the Polly Watson station premises and the equipment located there during the 2024-25 Wayne County budget year.

9.

Polly Watson agrees to pay off the balance of and require cancellation of the indebtedness evidenced by the Deed of Trust recorded in Book 2505, Page 339-351 Wayne County Register prior to the filing of the Articles of Merger.

10.

Members of Polly Watson who are accepted into membership in Nahunta shall become eligible to run for election to membership on the Board of Directors of Nahunta immediately upon their becoming members of Nahunta.

11.

The Parties hereto warrant and represent unto each other that:

- a. All financial disclosures between them were made in good faith, were accurate at the time of disclosure and were created and delivered pursuant to legal and proper authorization on behalf of each Party.
- b. Each Party has the legal authority to enter this merger and perform the necessary functions incident thereto;
- c. All subordinate entities if any, of each Party have been disclosed;
- d. Both Parties are in good standing with the necessary regulatory authorities;

- e. Both Parties have disclosed all contracts, agreements, and liabilities to each other, and there are no known defaults;
- f. Neither Party is aware active or pending legal proceedings by, on behalf of, or against it;
- g. All employee/member benefit plans have been disclosed between the Parties and none are in default;
- h. Neither Party is bound by any express or implied collective bargaining agreement, contract, agreement, or understanding with a labor organizations (including unions) seeking to compel either party to bargain with any such labor organization regarding labor matters or any sort;
- i. Neither Party has caused the release of a hazardous substance (HAZMAT) with respect to their respective properties which might give rise to possible claims for damages pursuant to any state or federal environmental law, rule, or regulation;
- j. Both Parties are in compliance with applicable state and federal revenue laws, rules and regulations;
- k. Both Parties will disclose their insurance policies to each other and all policies are current and in full force and effect;

12.

During the period between the execution of this Plan by the Parties and the effective date of the merger, the Parties agree to carry on their respective corporate and emergency services activities following the ordinary course of their respective businesses. Each Party agrees to promptly notify the other in writing of any material change in its respective circumstances not already disclosed.

13.

The Articles of Merger will not be filed and the process of merger implemented until all disclosure requirements of this Plan have been met and all necessary approvals of this Plan and the merger are given by and on behalf of the Parties, including, but not limited to, approval by their respective members.

14.

This Plan may be terminated and the activities contemplated herein abandoned upon the occurrence of any of the following:

- a. Mutual consent in writing
- b. Lack of corporate or member approval
- c. Breach of this Agreement by either Party
- d. Litigation by or against either Party
- e. Title defect relating to Polly Watson property

Should this Plan and its associated agreement to merger be terminated, each party will be responsible for its respective costs and expenses.

15.

Nahunta will assume ownership of all assets of Polly Watson and will assume all liabilities of Polly Watson on the date the merger becomes effective as specified in the Articles of Merger. The parties will follow the guidelines of North Carolina State Fireman's Association and the Office of the State Treasurer with regard to consolidation and management of relief and pension fund accounts.

Under this Plan and its associated agreement to merger, each party will be responsible for its respective costs and expenses.

Organization and insurance rating of the districts will be accomplished within the guidelines of the Office of the State Fire Marshal.

17.

The Parties intend that the process of merging the corporations be accomplished as soon as possible but not later than 90 days from the date of filing of the Articles of Merger, unless the time-frame for a particular activity is specified differently in this plan. In which case, the specific time frame for the specified activity shall control.

18.

This instrument represents the entire Plan of Merger and may not be modified except by written instrument duly approved by members of each corporation and executed on behalf of each merging corporation by a person with authority to do so.

This instrument represents the entire Plan of Merger and may not be modified except by written instrument duly approved by members of each corporation and executed on behalf of each merging corporation by a person with authority to do so.

Witness my hand and seal this 1st day of May, 2010.

Witness my hand and seal this 1st day of May, 2010.

Approved:

Polly Watson Volunteer Fire Department, Inc.

By: Wyatt Austin Scott
President/Chairman Board of Directors Polly Watson VFD
(Name) / Title

Approved:

Date of approval: 6-12-2024

Polly Watson Volunteer Fire Department, Inc.

By: Wyatt Austin Scott
President/Chairman Board of Directors Polly Watson VFD
(Name) / Title

Nahunta Volunteer Fire Department, Inc.

By: John Howard
Johnnie Howard Board Chair
(Name) / Title

Date of approval: 6-12-2024

Nahunta Volunteer Fire Department, Inc.

By: John Howard
Johnnie Howard Board Chair
(Name) / Title

Date of approval: 6-12-2024

C. BARRETT GRAHAM, P.A.

ATTORNEY AT LAW

POST OFFICE BOX 1313

NEWPORT, NORTH CAROLINA 28570

(252) 726-7223

C. BARRETT GRAHAM

GRAEMELAW2@HOTMAIL.COM

4 June 2024

Mr. Johnnie Howard
611 Pikes Cemetery Road
Pikeville, NC 27863

C. BARRETT GRAHAM, P.A.

ATTORNEY AT LAW

POST OFFICE BOX 1313

NEWPORT, NORTH CAROLINA 28570

(252) 726-7223

Re: Merger Documents

Dear Johnnie:

Enclosed are three copies of the Plan of Merger and a return envelope. Please have both departments sign the last page of each copy of the Plan, and please don't forget to fill in the dates where needed. Then send one copy of the signed Plan back to me in the enclosed envelope. It should fit nicely if you fold it in half. As per our recent email exchange, when I've got a signed copy of the Plan, I'll set up the Articles of Merger and we'll go forward from there.

611 Pikes Cemetery Road

Pikeville, NC 27863
Should there be any questions or problems, please feel free to contact me.

Sincerely,

Dear Johnnie:



C. Barrett Graham

Enclosed are three copies of the Plan of Merger and a return envelope. Please have both departments sign the last page of each copy of the Plan, and please don't forget to fill in the dates where needed. Then send one copy of the signed Plan back to me in the enclosed envelope. It should fit nicely if you fold it in half. As per our recent email exchange, when I've got a signed copy of the Plan, I'll set up the Articles of Merger and we'll go forward from there.

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611 Pikes Cemetery Road

Pikeville, NC 27863
Should there be any questions or problems, please feel free to contact me.

Journal Proof Report



Journal Number: 528 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104960-543100	Rental of Copier Equipment			\$7.35	
BUA	1104960-526000	Office Supplies				\$7.35
Journal 2024/12/528				Total	\$7.35	\$7.35

Journal Proof Report



Journal Number: 530 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-532100	Telephone			\$1018.02	
BUA	1106110-532110	Telephone-IT				\$1018.02
Journal 2024/12/530				Total	\$1018.02	\$1018.02

Journal Proof Report



Journal Number: 531 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-595120	Purchase of Inventory-Resale			\$4500.00	
BUA	6676160-595101	Purchase of Inventory-Rental				\$4500.00
			Journal 2024/12/531	Total	\$4500.00	\$4500.00

Journal Proof Report



Journal Number: 532 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-532900	Other Communications			\$1500.00	
BUA	6676160-595101	Purchase of Inventory-Rental				\$1500.00
			Journal 2024/12/532	Total	\$1500.00	\$1500.00

Journal Proof Report



Journal Number: 533 Year: 2024 Period: 12

Description: Facilities

Reference 1: 568 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	4908100-599110	Contingency-Capital Outlay				\$117374.00
BUA	4908100-598000	Transfers to Other Funds			\$117374.00	
BUA	1104260-558000	Capital Out-Bldg Struct & Impr			\$117374.00	
BUA	1104260-398400	Transfers from Other Funds-CPF				\$117374.00
			Journal 2024/12/533	Total	\$234748.00	\$234748.00

Journal Proof Report



Journal Number: 540 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104110-526000	Office Supplies				\$800.00
BUA	1104110-535300	Repairs & Maint-Vehicles			\$800.00	
			Journal 2024/12/540	Total	\$800.00	\$800.00

Journal Proof Report



Journal Number: 529 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104120-539500	Training			\$120.00	
BUA	1104120-532500	Postage				\$120.00
			Journal 2024/12/529	Total	\$120.00	\$120.00

Journal Proof Report



Journal Number: 645 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-526000	Office Supplies			\$1500.00	
BUA	1104311-537000	Advertising				\$1500.00
			Journal 2024/12/645	Total	\$1500.00	\$1500.00

Journal Proof Report



Journal Number: 646 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-526000	Office Supplies			\$1500.00	
BUA	1104310-537000	Advertising				\$1500.00
			Journal 2024/12/646	Total	\$1500.00	\$1500.00

Journal Proof Report



Journal Number: 647 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
Formatted Project String						
BUA	4688100-558000	Capital Out-Bldg Struct & Impr				\$85342.88
BUA	4688100-558000	Capital Out-Bldg Struct & Impr			\$85342.88	
	E-C220001 -DSS/Health-IT	-				
Journal 2024/12/647				Total	\$85342.88	\$85342.88

Journal Proof Report



Journal Number: 813 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104312-512900	Health Insurance Opt-Out	Salary line adjustments		\$1600.00	
BUA	1104312-518000	Social Security-FICA	Salary line adjustments		\$208.81	
BUA	1104312-518100	Social Security-Medicare	Salary line adjustments		\$45.45	
BUA	1104312-518300	Hospitalization Contribution	Salary line adjustments			\$1854.26
			Journal 2024/12/813	Total	\$1854.26	\$1854.26

Journal Proof Report



Journal Number: 812 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	2254325-544000	Service & Maintenance Contract	APC Power Supplies		\$4631.19	
BUA	2254325-519900	Professional Services-Other	APC Power Supplies			\$4631.19
			Journal 2024/12/812	Total	\$4631.19	\$4631.19

Journal Proof Report



Journal Number: 815 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-543100	Rental of Copier Equipment	Copier Rental		\$301.35	
BUA	1106110-526000	Office Supplies	Copier Rental			\$301.35
			Journal 2024/12/815	Total	\$301.35	\$301.35

Journal Proof Report



Journal Number: 816 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104170-532900	Other Communications	Other comm shortage		\$5.58	
BUA	1104170-523100	Program Supplies	Other comm shortage			\$5.58
			Journal 2024/12/816	Total	\$5.58	\$5.58

Journal Proof Report



Journal Number: 817 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104910-532900	Other Communications	Other comm shortage		\$110.60	
BUA	1104910-524100	Road Signs	Other comm shortage			\$110.60
			Journal 2024/12/817	Total	\$110.60	\$110.60

Journal Proof Report



Journal Number: 818 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104325-554000	Capital Outlay-Vehicles	Upfit/window tint		\$820.00	
BUA	1104325-535300	Repairs & Maint-Vehicles	Upfit/window tint			\$820.00
			Journal 2024/12/818	Total	\$820.00	\$820.00

Journal Proof Report



Journal Number: 829 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315110-512100	Salaries and Wages	Health			\$1633.81
BUA	1315112-512100	Salaries and Wages	Health			\$145.84
BUA	1315152-518600	Workers Compensation	Health			\$212.98
BUA	1315152-518300	Hospitalization Contribution	Health			\$802.87
BUA	1315152-518200	Retirement Contribution	Health			\$82.11
BUA	1315152-518100	Social Security-Medicare	Health			\$108.53
BUA	1315152-518000	Social Security-FICA	Health			\$208.86
BUA	1315110-512900	Health Insurance Opt-Out	Health			\$1066.67
BUA	1315162-535200	Repairs & Maint-Equipment	Health			\$69.83
BUA	1315180-529100	Data Processing Supplies	Health			\$73.50
BUA	1315191-535200	Repairs & Maint-Equipment	Health			\$80.90
BUA	1315110-518210	401K Retirement Contribution	Health		\$675.38	
BUA	1315112-518300	Hospitalization Contribution	Health		\$145.84	
BUA	1315152-512100	Salaries and Wages	Health		\$2373.48	
BUA	1315152-518210	401K Retirement Contribution	Health		\$0.30	
BUA	1315162-512900	Health Insurance Opt-Out	Health		\$1066.67	
BUA	1315162-543100	Rental of Copier Equipment	Health		\$69.83	
BUA	1315180-543100	Rental of Copier Equipment	Health		\$73.50	
BUA	1315191-543100	Rental of Copier Equipment	Health		\$80.90	
Journal 2024/12/829				Total	\$4485.90	\$4485.90

Journal Proof Report



Journal Number: 830 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104140-512600	Part Time or Extra Help	Tax		\$2000.00	
BUA	1104140-545500	VD451Veh Tax \$1.69 Trans Chg	Tax		\$1000.00	
BUA	1104140-512900	Health Insurance Opt-Out	Tax		\$266.67	
BUA	1104140-512100	Salaries and Wages	Tax			\$2000.00
BUA	1104140-537000	Advertising	Tax			\$1266.67
			Journal 2024/12/830	Total	\$3266.67	\$3266.67

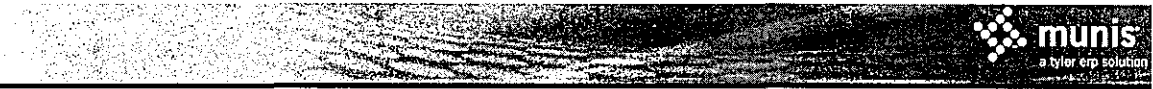
Journal Proof Report



Journal Number: 1007 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1315180-523100	Program Supplies			\$117.00	
BUA	1315180-532500	Postage				\$117.00
Journal 2024/12/1007				Total	\$117.00	\$117.00

Journal Proof Report



Journal Number: 1008 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104350-526000	Office Supplies			\$145.00	
BUA	1104350-526100	Office Supplies-NonCaptl FF&E				\$145.00
			Journal 2024/12/1008	Total	\$145.00	\$145.00

Journal Proof Report



Journal Number: 1009 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104260-521200	Uniforms				\$100.00
BUA	1104260-524000	Construction & Repair Supplies				\$1000.00
BUA	1104260-526000	Office Supplies				\$1000.00
BUA	1104260-535300	Repairs & Maint-Vehicles				\$500.00
BUA	1104260-539500	Training				\$2000.00
BUA	1104260-535100	Repairs & Maint-Buildings			\$4600.00	
			Journal 2024/12/1009	Total	\$4600.00	\$4600.00

Journal Proof Report



Journal Number: 1010 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-532900	Other Communications			\$66.62	
BUA	1104370-534000	Printing & Binding				\$66.62
Journal 2024/12/1010				Total	\$66.62	\$66.62

Journal Proof Report



Journal Number: 1011 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-543100	Rental of Copier Equipment			\$350.00	
BUA	6676160-539700	Credit Card Fees			\$1500.00	
BUA	6676160-595101	Purchase of Inventory-Rental				\$1850.00
			Journal 2024/12/1011	Total	\$1850.00	\$1850.00

Journal Proof Report



Journal Number: 1012 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-569330	Central Prison Shared Expense			\$3027.00	
BUA	1104311-569340	Juvenile Detention Shared Exp				\$3027.00
Journal 2024/12/1012				Total	\$3027.00	\$3027.00

Journal Proof Report



Journal Number: 1076 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-512900	Health Insurance Opt-Out			\$2134.00	
BUA	1106110-518300	Hospitalization Contribution				\$2134.00
			Journal 2024/12/1076	Total	\$2134.00	\$2134.00

Journal Proof Report



Journal Number: 1158 Year: 2024 Period: 12

Description: Finance

Reference 1: 598 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	2554328-569910	OPIOID Programs			\$15000.00	
BUA	2554328-383950	Settlement Proceeds				\$15000.00
			Journal 2024/12/1158	Total	\$15000.00	\$15000.00

Journal Proof Report



Journal Number: 1233 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104920-535100	Repairs & Maint-Buildings				\$214.22
BUA	1104920-531200	Travel Allowance			\$214.22	
			Journal 2024/12/1233	Total	\$214.22	\$214.22

Journal Proof Report



Journal Number: 1234 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104180-534200	Reproduction			\$698.88	
BUA	1104180-569300	Fees Due to the State				\$698.88
			Journal 2024/12/1234	Total	\$698.88	\$698.88

Journal Proof Report



Journal Number: 1235 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104370-521100	Janitorial Supplies			\$900.00	
BUA	1104370-534000	Printing & Binding				\$900.00
			Journal 2024/12/1235	Total	\$900.00	\$900.00

Journal Proof Report



Journal Number: 1236 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1265304-543000	Rental of Equipment			\$2171.28	
BUA	1265304-526200	Non-Capital Computer Equipment				\$2171.28
			Journal 2024/12/1236	Total	\$2171.28	\$2171.28

Journal Proof Report



Journal Number: 1237 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104180-575100	Service Charges			\$20.48	
BUA	1104180-569300	Fees Due to the State				\$20.48
			Journal 2024/12/1237	Total	\$20.48	\$20.48

Journal Proof Report



Journal Number: 1293 Year: 2024 Period: 12 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104260-532110	Telephone-IT			\$20.26	
BUA	1104260-519000	Professional Services				\$20.26
			Journal 2024/12/1293	Total	\$20.26	\$20.26

Journal Proof Report



Journal Number: 1294 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104250-535300	Repairs & Maint-Vehicles				\$4000.00
BUA	1104250-595130	Purchase of Inventory-Parts			\$4000.00	
			Journal 2024/12/1294	Total	\$4000.00	\$4000.00

Journal Proof Report



Journal Number: 1295 Year: 2024 Period: 12

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6676160-539700	Credit Card Fees			\$500.00	
BUA	6676160-595101	Purchase of Inventory-Rental				\$500.00
			Journal 2024/12/1295	Total	\$500.00	\$500.00

Journal Proof Report



Journal Number: 52 Year: 2025 Period: 1 Description: Library Reference 1: 15 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1106110-562000	Grant Expenditures	Library		\$47572.71	
BUA	1106110-523100	Program Supplies	Library		\$2500.00	
BUA	1100000-399100	Fund Balance Appropriated	Library			\$50072.71
			Journal 2025/1/52	Total	\$50072.71	\$50072.71

Journal Proof Report



Journal Number: 53 Year: 2025 Period: 1

Description: Coop

Reference 1: 10

Reference 2: Reference 3:

Source	Account Formatted Project String	Account Description	Line Description	OB	Debit	Credit
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$7826.46	
	E-4H -Programs -Livestock -					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$338.74	
	E-4H -Programs -FarmHealth-					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$10757.55	
	E-4H -Programs -FCS ECA -					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$3633.36	
	E-4H -Programs -Horticultr-					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$16734.75	
	E-4H -Programs -FarmCity -					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$16710.10	
	E-4H -Programs -Row Crops -					
BUA	1174950-523100	Program Supplies	Special Program User Fees		\$1050.00	
	E-4H -Programs -VoluntaryAg-					
BUA	1175801-399100	Fund Balance Appropriated	Special Program User Fees			\$57050.96
			Journal 2025/1/53	Total	\$57050.96	\$57050.96