



Wayne County, North Carolina Board of Commissioners

October 7, 2025
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 Chairwoman Barbara Aycock reviewing the agenda.

Finance Director Angie Boswell reviewed the budget amendments and answered questions from the Board.

Planning Director Berry Gray reviewed the subdivision plats.

County Attorney Andrew Neal reviewed the October 21, 2025, Public Hearing for the 50,000sf shell building on lot 7A at the ParkEast Industrial Park, the sale of County-owned timber on lots 6 and 7 in the ParkEast Industrial Park, and answered questions from the Board.

Members Present: Chairwoman Barbara Aycock; George Wayne Aycock, Jr.; Joe C. Daughtery; Tim Harrell; and Antonio Williams.

Members Absent: Vice-Chairman Bevan Foster; and Chris Gurley.

CALL TO ORDER - Chairwoman Barbara Aycock

The Wayne County Board of Commissioners met on Tuesday, October 7, 2025, 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: Chairwoman Barbara Aycock; Vice-Chairman Bevan Foster; George Wayne Aycock, Jr.; Joe C. Daughtery, Tim Harrell; and Antonio Williams.

Members absent: Chris Gurley

INVOCATION - Commissioner Joe C. Daughtery

Commissioner Joe C. Daughtery gave the invocation.

PLEDGE OF ALLEGIANCE - Vice-Chairman Bevan Foster

Vice-Chairman 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 the September 16, 2025, Minutes.
Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously approved the September 16, 2025, Minutes.

DISCUSSION/ADJUSTMENT OF AGENDA

2. Motion to Approve the Adjusted October 7, 2025, Agenda.
Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously approved the Adjusted October 7, 2025, Agenda. Added to the agenda:
 - Motion to approve the County funding of federally funded Health Department programs for the duration of the federal government shutdown, and the appropriate budget amendment, under the Consent Agenda.

SPECIAL PRESENTATIONS

3. Motion to Adopt Resolution #2025-32: A Resolution Awarding Service Weapon to Master Deputy Lyndon Sutton.
Sheriff Larry M. Pierce presented the service weapon to Master Deputy Lyndon Sutton and read the resolution from the County.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved to Adopt Resolution #2025-32: A Resolution Awarding Service Weapon to Master Deputy Lyndon Sutton, attached hereto as Attachment A.
4. Motion to Approve the 2025 Breast Cancer Awareness Proclamation.
Upon motion of Commissioner George Wayne Aycock, Jr., the Board of Commissioners unanimously approved the 2025 Breast Cancer Awareness Proclamation, attached hereto as Attachment B.

APPOINTMENT COMMITTEE

5. Motion to Appoint Deborah Worley, Brad West, Jeff Parks, Valerie Barwick, Sue McClenny, and Ryan Roberson, to the Voluntary Agricultural District Advisory Board, and Jennifer Johnson as ex-officio member.
Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously approved to appoint those listed above to the Voluntary Agricultural District Advisory Board, and Jennifer Johnson as ex-officio member.

Following the vote, Commissioner George Wayne Aycock, Jr., announced his resignation from the Appointment Committee.

UNFINISHED BUSINESS

6. Motion to approve Amended Resolution 2025-22: A Resolution by the County of Wayne to Direct the Expenditure of Opioid Settlement Funds.
Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the Amended Resolution #2025-22: A Resolution by the County of Wayne to Direct the Expenditure of Opioid Settlement Funds, attached hereto as Attachment C.

PUBLIC HEARINGS

7. To receive public comments on an amendment to the Wayne County Electronic Gaming Operations Ordinance to remove accessory gaming and add setback restrictions for tobacco/hemp retail operations. *The Board of Commissioners may choose to take action following the public hearing.*
Planning Director Berry Gray explained the amendment to the Wayne County Electronic Gaming Operations Ordinance, attached hereto as Attachment D.

At 9:37 a.m., Chairwoman Barbara Aycock opened the Public Hearing. No one presented themselves for comment. Mr. Gray answered questions from the Board.

At 9:39 a.m., Chairwoman Barbara Aycock closed the Public Hearing.

Upon motion of Commissioner Antonio Williams, the Board of Commissioners unanimously approved the amendment to the Wayne County Electronic Gaming Operations Ordinance to remove accessory gaming and add setback restrictions for tobacco/hemp retail operations.

8. To receive public comments on a request to rezone 10.62 acres in Brogden Township from Community Shopping (CS) to RA-20 for property located at the end of Swinson Drive identified as Tax Parcel 2585109656, 2585008517, 2585119046, 2585210132, 2585211137, and 2585212241. *The Board of Commissioners may choose to take action following the public hearing.*

Planning Director Berry Gray explained the rezoning request for 10.62 acres in the Brogden Township from Community Shopping (CS) to RA-20 for property located at the end of Swinson Drive identified as Tax Parcels 2585109656, 2585008517, 2585119046, 2585210132, 2585211137, and 2585212241, attached hereto as Attachment E.

At 9:43 a.m., Chairwoman Barbara Aycock opened the Public Hearing. No one presented themselves for comment and the Board had no questions.

At 9:43 a.m., Chairwoman Barbara Aycock closed the Public Hearing.

Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners

unanimously approved the request to rezone 10.62 acres in Brogden Township from Community Shopping (CS) to RA-20 for property located at the end of Swinson Drive identified as Tax Parcel 2585109656, 2585008517, 2585119046, 2585210132, 2585211137, and 2585212241.

CONSENT AGENDA

Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners approved the Consent Agenda, as detailed below, by a vote of 5 to 1, with Foster against.

9. Late Elderly/Disabled application
10. Late Disabled Veterans Exemption application
11. Budget Amendments
#93-911/#96-Services on Aging/#97-Services on Aging/#98-Services on Aging/#99-Sheriff's Office/#101-911/#109-HR/#111-ROD/#113-Facilities/#114-Finance/#115-Services on Aging/#118-Animal Control/#119-Sheriff's Office
12. Motion to Approve the Preliminary Plat for Pinebrook Subdivision.
Attached hereto as Attachment F.
13. Motion to Approve the Final Plat for Franklin Landing Subdivision.
Attached hereto as Attachment G.
14. Motion to establish a public hearing on October 21, 2025 at 9:30 a.m. in the Commissioners Meeting Room to receive public comments on an Economic Development Agreement between Wayne County and the Wayne County Development Alliance, Inc. to construct a 50,000 square foot shell building on Lot 7A at the ParkEast Industrial Park.
Attached hereto as Attachment H.
15. Motion to approve the sale of County owned timber on Lots 6 and 7 in the ParkEast Industrial Park.
Attached hereto as Attachment I.
16. Motion for the County to fund the federally funded Health Department programs for the duration of the federal government shutdown, and appropriate budget amendment.

NEW BUSINESS

17. Motion to Approve the Contribution Amount for Impact Wayne for Years 2026 to 2030.
Upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners approved the Contribution Amount for Impact Wayne for Years 2026 to 2030, attached hereto as Attachment J, by a vote of 4 to 2 with Foster and Williams against.

PUBLIC COMMENTS

Each Speaker will have a time limit of four (4) minutes.

Mr. Bobby Clayton, of the Friendswood Subdivision, spoke of a home owned by Michelle Weeks which was destroyed by fire and has been abandoned for 15 months. He asked for a call or letter from the County to help resolve the issue, and County Attorney Andrew Neal and Commissioner Tim Harrell agreed to follow up.

COUNTY MANAGER'S REPORT

County Manager Chip Crumpler had no report.

BOARD OF COMMISSIONERS COMMITTEE REPORTS

Commissioner Antonio Williams had no comments.

Commissioner George Wayne Aycock, Jr., discussed his recent experience with EMS and the hospital emergency room doctor, expressing his thanks.

Commissioner Tim Harrell thanked Deputy Lynwood Sutton for his 11 years of service with the Wayne County Sheriff's Office. He shared that his mother is a two-time cancer survivor and urged citizens to have routine tests and appointments.

Vice-Chairman Bevan Foster had no comments.

Chairwoman Barbara Aycock thanked Deputy Lynwood Sutton for his service and asked for prayers for the family of Randy Fields, who recently passed away. She also read a note from the Jimmy Edmundson family.

CLOSED SESSION

At 8:25 a.m., upon motion of Commissioner Joe C. Daughtery, the Board of Commissioners unanimously declared itself in closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer, or employee or prospective public officer or employee, to discuss matters related to the location or expansion of industries or other businesses in the area served by the public body, 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.

Members Present: Chairwoman Barbara Aycock; Vice-Chairman Bevan Foster (8:46 a.m.); George Wayne Aycock, Jr.; Joe C. Daughtery; Tim Harrell; and Antonio Williams.

Members Absent: Chris Gurley

Others Present: County Manager Chip Crumpler; Assistant County Manager Ginger Moore; County Attorney Andrew Neal; Finance Director Angie Boswell; Deputy Clerk Kayla Whitley; and Clerk to the Board Carol Bowden.

At 8:49 a.m., upon motion of Commissioner George Wayne Aycock, Jr., the Board of Commissioners unanimously declared itself in regular session.

Following the Closed Session, the Board of Commissioners recessed until 9:00 a.m.

ADJOURNMENT

At 9:44 a.m., Chairwoman Barbara Aycock adjourned the Meeting of the Wayne County Board of Commissioners.

Carol Bowden, Clerk to the Board

Office of the Sheriff

Sheriff Larry M. Pierce
P. O. Box 1877
207 East Chestnut Street
Goldsboro, NC 27530



919-731-1481 office
919-731-1699 fax

To: Barbara Aycock, Chair, County Commissioners
Chip Crumpler, County Manager
From: Sheriff Larry M. Pierce
Re: Badge and Service Side Arm for Retired Master Deputy Lyndon Sutton
Date: 9/5/2025

Commissioner Aycock and Mr. Crumpler:

Master Deputy Lyndon Sutton has plans to retire from the Wayne County Sheriff's Office on October 1, 2025. Lyndon began his career with the Sheriff's Office on August 1, 2014, and during that time, he has been a valued member of our office and has had a rewarding career.

In accordance with NCGS 17F-20, I am requesting that Master Deputy Sutton be allowed to keep the badge worn and carried by him. The statute provides that there is no cost to be incurred for the badge carried by Master Deputy Sutton. Additionally, I also request that Lyndon be awarded his service side arm upon his retirement. Master Deputy Sutton is not ineligible to own, possess, or receive his service side arm under the provisions of State or Federal law. The costs associated with the presentment of the service side arm will be paid by the Sheriff's Office if necessary.

Thank you for your time and consideration with this matter.

Respectfully,

A handwritten signature in cursive script that reads "Larry M. Pierce".

Sheriff Larry M. Pierce

Cc: Carol Bowden, Clerk to County Commissioners

Attachment: NCGS 17F-20

NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2025-32: A RESOLUTION AWARDING SERVICE WEAPON TO
MASTER DEPUTY LYNDON SUTTON**

WHEREAS, Deputy Lyndon Sutton retired from the County of Wayne effective October 1, 2025; and

WHEREAS, Lyndon Sutton had been an employee of the Wayne County Sheriff's Office and retired as a Master Deputy; and

WHEREAS, Lyndon Sutton served 11 years with the Sheriff's Office in Wayne County;

WHEREAS, throughout his years he earned the admiration, respect and friendship of those with whom he worked and came into contact.

NOW, THEREFORE BE IT RESOLVED that the Wayne County Board of Commissioners, in accordance with North Carolina General Statute § 20-187.2, hereby awards Retired Master Deputy Lyndon Sutton his service weapon in exchange for consideration of \$1.00 and awards him his badge.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Wayne County Board of Commissioners extends best wishes for many years of good health and happiness to Lyndon Sutton during his retirement and his future endeavors.

Adopted this the 7th day of October, 2025.



Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

Attest:



Carol Bowden
Clerk to the Board



NORTH CAROLINA

WAYNE COUNTY

2025 BREAST CANCER AWARENESS PROCLAMATION

WHEREAS, breast cancer touches every corner of the United States and hundreds of thousands of Americans will be diagnosed with breast cancer and tens of thousands will die from it; and

WHEREAS, about 1 in 8 women born today in the United States will get breast cancer at some point in their lifetime and approximately 2,700 men are diagnosed with breast cancer each year; and

WHEREAS, we show our support for every individual and every family struggling with breast cancer and we pause to remember those we have lost; and

WHEREAS, Breast Cancer Awareness Month in October is a chance to raise awareness about the importance of early detection of breast cancer by getting a mammogram and encouraging our community, organizations, churches, families, and individuals to get involved; and

WHEREAS, we salute the women and men who dedicate themselves to prevention, detection, and treatment as we observe Breast Cancer Awareness Month.

NOW, THEREFORE BE IT RESOLVED that the Wayne County Board of Commissioners hereby proclaims October 2025 as

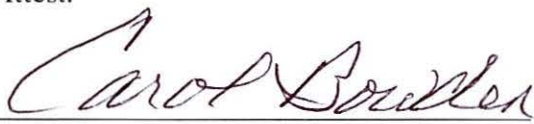
BREAST CANCER AWARENESS MONTH IN WAYNE COUNTY

and encourages all citizens to join in activities that will increase awareness of what we can do to prevent breast cancer.

Adopted this the 7th day of October, 2025.


Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

Attest:


Carol Bowden
Clerk to the Board



NORTH CAROLINA

WAYNE COUNTY

**AMENDED RESOLUTION #2025-22: A RESOLUTION BY THE COUNTY OF WAYNE
TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS**

WHEREAS Wayne County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids; and

WHEREAS the allocation, use, and reporting of funds stemming from these national settlement agreements and bankruptcy resolutions (“Opioid Settlement Funds”) are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation (“MOA”) and the Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation (“SAAF”), and SAAF-2; and

WHEREAS Wayne County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and

WHEREAS section E.6 of the MOA states that, before spending opioid settlement funds, the local government’s governing body must adopt a separate resolution that:

- (i) indicates that it is an authorization for expenditure of opioid settlement funds; and,
- (ii) states the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy; and,
- (iii) states the amount dedicated to each strategy for a specific period of time.

NOW, THEREFORE BE IT RESOLVED, in alignment with the NC MOA and SAAF, Wayne County authorizes the expenditure of opioid settlement funds as follows:

- 1. First strategy authorized
 - a. Name of strategy: Early Intervention
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 6 (Exhibit A)
 - d. Amount authorized for this strategy: \$485,139 (\$161,713 per year for 3 years)
Period of time during which expenditure may take place:
 - e. Start date August 1, 2025, through End date July 31, 2028
 - f. Description of program, project, or activity: Wayne County Public Schools will implement a comprehensive identification and screening process for students impacted by the Opioid epidemic through collaboration with district counselors, 0-5 childcare administrators, PreK-12 EC general education educators, and health professionals. This program will also expand district capacity to provide

mental health, special education, and trauma-informed support tailored to affected students, especially those at the earliest levels.

Provider: Wayne County Public Schools

2. Second strategy authorized
 - a. Name of strategy: Recovery Support Services
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 3 (Exhibit A)
 - d. Amount authorized for this strategy: \$440,496 (\$146,832 per year for 3 years)
 - e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
 - f. Description of the program, project, or activity: Hope Center Ministries will expand and enhance recovery services across Wayne County, focusing on programming at the Goldsboro Family Life Center and augmenting existing services at the Pikeville Women's and 2 Goldsboro Men's Centers. The expanded programming will focus on family reunification, community outreach, on-site probation and parole meetings, and educational programs for residents, graduates, and their families.
 - g. Provider: Hope Center Ministries
3. Third strategy authorized
 - a. Name of strategy: Recovery Support Services
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 3 (Exhibit A)
 - d. Amount authorized for this strategy: \$150,000
 - e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
 - f. Description of the program, project, or activity: The non-profit corporation Four Day Movement, Inc., through its "PORTAL" program, will provide temporary supportive housing and wraparound services to populations in Wayne County who are at high risk for opioid related overdoses Included in the populations will be clients who want to overcome opioid related substance misuse and clients who are re-entering society after incarceration.
 - g. Provider: 4-Day Movement
4. Fourth strategy authorized
 - a. Name of strategy: Evidence-Based Addiction Treatment
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 2 (Exhibit A)
 - d. Amount authorized for this strategy: \$75,000 (\$25,000 per year for 3 years)
 - e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
 - f. Description of the program, project, or activity: ATS of North Carolina, LLC (dba Goldsboro Comprehensive Treatment Center) will provide Medication-Assisted Treatment (MAT) to underinsured or uninsured residents of Wayne County who would otherwise be unable to start or stay in treatment. ATS

specializes in treating individuals diagnosed with Opioid Use Disorder (OUD). The facility offers all three FDA-approved OUD medications, including Methadone, Buprenorphine, Buprenorphine/Naloxone, Sublocade, and Vivitrol, tailoring treatment to each individual's recovery needs. ATS will also provide financial assistance to bridge gaps in covering balances when insurance falls short. This support continues until insurance coverage is reinstated or financial status improves, serving as a last resort for funding.

- g. Provider: ATS of North Carolina, LLC (dba Goldsboro Comprehensive Treatment Center)

5. Fifth strategy authorized

- a. Name of strategy: Recovery Support Services
- b. Strategy is included in Exhibit A.
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 3 (Exhibit A)
- d. Amount authorized for this strategy: \$243,000 (\$81,000 per year for 3 years)
- e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
- f. Description of the program, project, or activity: Wayne County Coalition for Addiction and Life Management (CALM) provides contract services for a Community Outreach Coordinator serving as a liaison of resource triage referral that monitors engagement with community resources, providing overdose prevention education and care coordination as well as outreach work, mapping out appropriate outreach opportunities, performing outreach tasks within the community, assisting with providing support and assessing immediate needs to bridge engagement with community resources.
- g. Provider: Wayne County Coalition for Addiction and Life Management (CALM)

6. Sixth strategy authorized

- a. Name of strategy: Naloxone Distribution
- b. Strategy is included in Exhibit A.
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 7 (Exhibit A)
- d. Amount authorized for this strategy: \$10,000
- e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2026
- f. Description of the program, project, or activity: Cry Freedom Ministries will provide harm reduction strategies by purchasing and distributing Naloxone kits to key community members and support systems, while providing the necessary training on using this lifesaving medication.
- g. Provider: Cry Freedom Ministries

7. Seventh strategy authorized

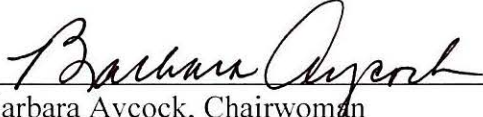
- a. Name of strategy: Post-Overdose Response Team
- b. Strategy is included in Exhibit A.
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 8 (Exhibit A)
- d. Amount authorized for this strategy: \$450,000 (\$150,000 per year for 3 years)

- e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
 - f. Description of the program, project, or activity: The Wayne County Health Department will establish a dedicated Post-Overdose Response Program, including an Overdose Program Coordinator, a Health Educator, and community agency partners, to provide immediate, coordinated outreach and support to individuals following an overdose. These efforts increase engagement and reduce the likelihood of repeat overdoses. Additionally, the Wayne County Health Department will install three (3) harm reduction vending machines to provide essential self-care supplies, reduce secondary health risks, and support recovery efforts. This will expand access to life-saving tools, reduce overdose deaths, and improve public health outcomes.
 - g. Provider: Wayne County Health Department
8. Eighth strategy authorized
- a. Name of strategy: Reentry Programs
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 12 (Exhibit A)
 - d. Amount authorized for this strategy: \$318,000 (\$106,000 per year for 3years)
 - e. Period of time during which expenditure may take place:
Start date August 1, 2025, through End date July 31, 2028
 - f. Description of the program, project, or activity: Hope Restorations, Inc. will aid individuals in recovery from addiction and/or incarceration, fostering lasting change in the community by providing essential services such as transitional housing, recovery programs, workforce development, and housing restoration projects. The program is centered around providing training and workforce development opportunities for individuals who face significant challenges in securing gainful employment due to a record of substance abuse and/or incarceration. This will also serve as pre-paid sponsorships and reservations for a designated number of individuals from Wayne County. Each sponsorship covers a bed, food, toiletries, clothing, and other necessary consumables.
 - g. Provider: Hope Restorations, Inc.
9. Ninth strategy authorized
- a. Name of strategy: Addiction treatment for incarcerated persons.
 - b. Strategy is included in Exhibit A.
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Number 11 (Exhibit A)
 - d. Amount authorized for this strategy: \$183,040.00
 - e. Period of time during which expenditure may take place:
Start date July 15, 2025 through End date June 30, 2026
 - f. Description of the program, project, or activity: Wayne County will contract with its correctional healthcare provider to provide Medication-Assisted Treatment services to inmates at the Wayne County Detention Center. The provider will supply MAT clinical and administrative nursing coverage for 40 hours a week.
 - g. Provider: IMS Correctional Healthcare

The total dollar amount of Opioid Settlement Funds appropriated across the above-named and authorized strategies is \$2,354,675.

Adopted the 15th day of July, 2025.

Amended this the 7th day of October, 2025.



Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

ATTEST:

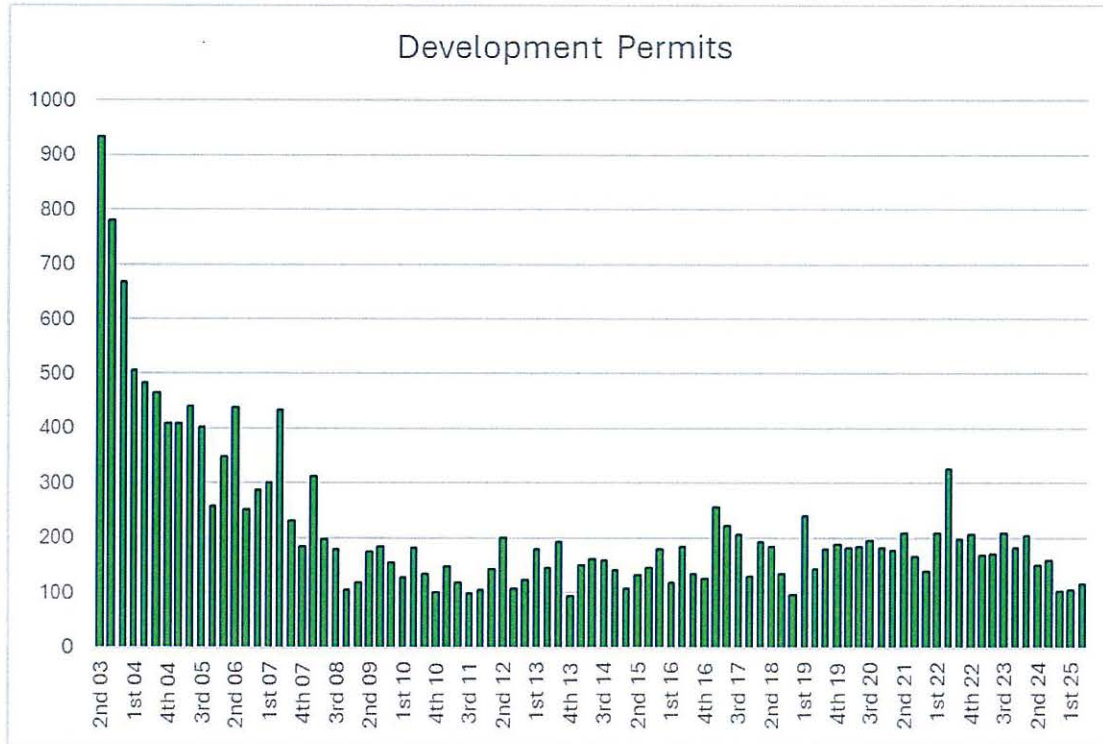


Carol Bowden, Clerk to the Board



Planning / GIS Department Report – 2nd Quarter 2025

1. Planning staff reviewed four final plats containing 154 lots, five preliminary plats containing 309 lots, one mobile home park containing 39 lots, and three minor subdivisions containing 11 lots for the April and May Planning Board meetings.
2. Planning staff reviewed and signed as Review Officer on 48 plats for recordation in Register of Deeds. This includes plats of subdivision, recombination, surveys of existing parcels, surveys for heirs or other exempt plats of record.
 - a. 268 new lots were recorded within the County's Planning Jurisdiction with 2 lots recorded inside of Town Planning Jurisdictions (City Limits and ETJs).
3. Planning staff added 233 E911 addresses to the master file.
4. Planning staff issued 117 Development permits.



5. Admin Duties
 - a. Staff's front desk and issues development permits.
 - b. Attended monthly activities committee meetings.
 - c. Prepared minutes, agenda and agenda packets for three Planning Board meetings.
 - d. Prepared bank deposits and invoices for payments.
 - e. Manages road sign program.
6. Code Enforcement
 - a. Completed 204 footing inspections and 84 mobile home skirtings.

- b. Received 74 calls for solid waste service with three citations issued.
- c. 20 solid waste site cleanups.
- d. Handled 1 address for junk vehicles.
- e. Completed Stormwater Re-Inspections.
- f. Inspects subdivision submittals for required improvements installs.
- g. Finds, picks up missing or knocked down street name signs and poles.
- h. Operates front desk when needed.

7. Planning Director

- a. Attended the following meetings/trainings:
 - i. two Planning Board meeting.
 - ii. three Board of Commissioners meetings.
 - iii. three agenda review meetings.
 - iv. three GWTA meetings..
 - v. one RPO SPOT Subcommittee Meeting
 - vi. Hazard Mitigation Plan Meeting
 - vii. VAD Meeting
 - viii. Budget Meeting
 - ix. Student Intern Meeting
 - x. Safety Luncheon
 - xi. Leadership Presentation
 - xii. Farmers Market Grant Meeting
 - xiii. Meeting with Sheriff
 - xiv. Goldsboro Comp Plan Meeting
- b. Worked with stormwater management and site plan review.
- c. Subdivision and Zoning review.
- d. Continue to work with Grant Writer Consultant
- e. Worked on Department Budget.
- f. Continue working with GWTA as Chairman.
- g. Worked on Hazard Mitigation Plan with consultant.
- h. Assisted with VAD Ordinance Revisions.
- i. Assisted with Farmers Market Grant.
- j. Worked on RV Amendment
- k. Vape Business Ordinance research

8. GIS

- a. Processed 6 subdivisions with addresses and roads. Data uploaded to Google Maps
- b. Updated the Eastern Carolina State Veterans Cemetery with new interments
- c. Currently working with IT to build a new GIS server
- d. Completed a new mapping system to replace Vantage Points for Tax and Elections
- e. Completed a new mapping system to replace Vantage Points Crimes
- f. Worked with County Sheriff and ADA to create large maps of cases they are working on
- g. Updated NextGen 911 with new streets and addresses
- h. Created signs for the E.B. Borden Parker DSS building
- i. Created a map showing the location of 90+ bullet casings around a residence for the Sheriff's office

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: August 13, 2025

Re: Case A-25-02; Electronic Gaming/Tobacco and Hemp Operations Ordinance
Amendment

Background: Staff is asking that the existing Electronic Gaming Operations Ordinance be amended to include tobacco and hemp operations. This ordinance will address concerns with the proximity of these retailers to schools and other sensitive locations. Other jurisdictions with similar restrictions include City of Goldsboro, Wake County, and Cumberland County. Additionally, staff is asking that accessory gaming no longer be permitted.

Recommendation: The Planning Board recommends approval of the attached amendment. Staff asks that the Commissioners hold a public hearing to receive public input prior to adoption.

ARTICLE VI. ELECTRONIC GAMING ~~AND TOBACCO/HEMP~~ RETAIL OPERATIONS

Sec. 18-151. Authority and enactment.

- (a) *Authority.* The provisions of this ordinance are adopted under the authority granted by the General Assembly of North Carolina, General Statute 153A-121 and ~~153A-340 through 153A-349~~ **160D-701 through 160D-706** inclusive.
- (b) *Jurisdiction.* The regulations set forth in this ordinance shall be applicable within all unincorporated areas of Wayne County not under the planning and regulatory jurisdiction of a municipality.
- (c) *Title.* This article shall be known as, referred to, and cited as the "Wayne County Electronic Gaming ~~and Tobacco/Hemp~~ Operations Ordinance" and hereinafter referred to as the "ordinance."
- (d) *Effective date.* This ordinance was adopted by the Wayne County Board of County Commissioners on the 4th day of September, 2012.
- (e) *Interpretation.* In interpreting and applying the provisions of this article, those provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, prosperity and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon electronic gaming operations than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this ordinance shall govern. Likewise, where other ordinances, easements, covenants, or other agreements impose additional or greater restrictions than those regulations set forth herein, the more restrictive regulations shall have precedence.

Sec. 18-152. General provisions.

- (a) *Relationship to comprehensive plan.* It is the intention of the board of commissioners that this article implements the planning policies adopted by the board of commissioners for the county, as reflected in the comprehensive plan and other planning documents. While the board of commissioners reaffirms its commitment that this chapter and any amendment to it be in conformity with adopted planning policies, the board hereby expresses its intent that neither this chapter nor any amendment to it may be challenged on the basis of any alleged non-conformity with any planning document.
- (b) *Conformance with this article.* No electronic gaming operation ~~or tobacco and hemp retail operation~~ shall be established as a new operation or continue as an on-going operation, except in conformity with this article.
- (c) *Fees.* Reasonable fees sufficient to cover the costs of administration, inspection, publication of notice and similar matters may be charged to applicants for permits, variances, and other administrative relief as may be required by this ordinance. The

amount of the fees charged shall be as set forth in the county's budget or as established by resolution of the board of commissioners filed in the office of the clerk to Board of Commissioners. Fees established in accordance with this subsection shall be paid upon submission of a signed application or notice of appeal.

- (d) *Severability.* It is hereby declared to be the intention of the board of commissioners that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this article since the same would have been enacted without the incorporation into this article of such unconstitutional or invalid section, paragraph, sentence, clause, or phrase.

Sec. 18-153. Definitions.

- (a) *General.* For the purpose of interpreting this article, certain words and terms used are defined in this section. Except as defined in this section, all other words used in this article shall have their standard dictionary definition. For general interpretation, the following shall apply in all uses and cases in this article:

- (1) The present tense includes the future tense, and the future tense includes the present tense.
- (2) The singular number includes the plural number, and the plural number includes the singular number.
- (3) The word "may" is permissive, and the word "shall" is mandatory.
- (4) The word "person" includes a firm, association, operation, partnership, trust, company or corporation, as well as an individual.
- (5) The words "used" or "occupied" include the words "intended, designed or arranged to be used or occupied."
- (6) Words imparting the masculine gender include the feminine and neuter.

- (b) *Word and term definitions.*

Accessory use: A subordinate use, clearly incidental and related to the principal structure or use of land, and located on the same parcel of property or manufactured home or recreational vehicle park space as that of the principal structure or use, except for accessory parking facilities located elsewhere. If a parcel is used for any residential, principal or permitted use, it is not an accessory use.

Adjustment, board of: The board of adjustment is comprised of the members of the Wayne County Board of Commissioners.

Advertising display area: The advertising display surface area encompassed within any polygon that would enclose all parts of the sign by one continuous line, connecting the extreme points or edges of a sign, and using the largest sign area or silhouette visible at any one time

from any one point. The structural supports for a sign, whether they be columns, pylons, or a building, or a part thereof, shall not be included in the advertising area but all other ornamental attachments, inner connecting links, etc., that are not a part of the main supports of the sign are to be included in determining sign area.

Appeal: A request for a review of an interpretation of any provision of this article or a request for a review of a decision by the planning director (or designee), planning board or board of county commissioners.

Board of county commissioners: The board of county commissioners of Wayne County, North Carolina.

Business enterprise: An operation, facility, and/or area where items are sold and/or services are rendered, whether for profit or not.

Business unit: An operation, facility, and/or area where business activities take place under one ownership. A structure might contain multiple business units, if each is under separate ownership.

Certificate of occupancy: A certificate issued by the building inspector or designee that declares that a building, structure, or lot may lawfully be employed for specific uses. Such structure(s) and use(s) shall conform fully to the provisions of all ordinances, including all building codes.

Church: A structure in which persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

Day-care: Includes any child-care arrangement except seasonal recreational programs operated for less than four consecutive months in a year, wherein three or more children less than 13 years of age receive care away from their own home by persons other than their parents, grandparents, aunts, uncles, brothers, sisters, first cousins, guardians or full-time custodians, or in the child's own home where other unrelated children are in care.

Day-care center, adult: An agency, organization, or individual providing daytime care to adults not related by blood or marriage, or not the legal wards of the attendant adult at any place other than an occupied dwelling.

Day care center, adult-family: A private residence where care, protection, and supervision are provided, for a fee, at least twice a week to no more than 6 (six) adults at one time who are not related by blood or marriage.

Day-care facility: Any day-care center or child-care arrangement that provides day-care for more than five children, not including the operator's own school-aged children, under the age of 13, on a regular basis of at least once per week for more than four hours but less than 24 hours per day, regardless of the time of day and regardless of whether the same or different children attend. The following are not included: public schools; non-public schools whether or not accredited by the State Department of Public Instruction, that regularly and exclusively provide a course of grade school instruction to children who are of public school age; summer camps having children in full time residence; bible schools conducted during vacation periods; facilities under Article 2 of Chapter 122C of the General Statutes; and cooperative

arrangements among parents to provide care for their own children as a convenience, rather than for employment.

Development permit: A permit issued by the planning director or designee that certifies that plans for a proposed structure, building, use, or lot conform to the provisions of all non-building code ordinances.

Electronic gaming operation: A business enterprise, whether principal or accessory, where persons utilize electronic machines or devices, including but not limited to computers and gaming terminals, to conduct games of odds or chance, including sweepstakes, and where cash, merchandise, or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. Specifically excluded from this definition is any lottery approved by the State of North Carolina.

It is the activity that defines an electronic gaming operation, not the name; so an internet café, cybercafé, cyber sweepstakes, video arcade, game room, **event center** etc. might or might not be an electronic gaming operation. That is, there could be two businesses with the same kind of name (say, two video arcades or two internet cafés), and one might qualify as an electronic gaming operation and the other might not, based upon the actual activity within the business itself.

Electronic machine or device: A mechanically-, electrically-, or electronically-operated machine or device, that is owned, leased, or otherwise possessed by a sweepstakes sponsor or promoter, or any of the sweepstakes sponsor's or promoter's partners, affiliates, subsidiaries or contractors, that is intended to be used by a sweepstakes entrant, that uses energy, and that is capable of displaying information on a screen or other mechanism. This section is applicable to an electronic machine or device whether or not:

- (1) It is server-based.
- (2) It uses a simulated game terminal as a representation of the prizes associated with the results of the sweepstakes entries.
- (3) It utilizes software such that the simulated game influences or determines the winning or value of the prize.
- (4) It selects prizes from a predetermined finite pool of entries.
- (5) It utilizes a mechanism that reveals the content of a predetermined sweepstakes entry.
- (6) It predetermines the prize results and stores those results for delivery at the time the sweepstakes entry results are revealed.
- (7) It utilizes software to create a game result.
- (8) It requires deposit of any money, coin, or token, or the use of any credit card, debit card, prepaid card, or any other method of payment to activate the electronic machine or device.

- (9) It requires direct payment into the electronic machine or device, or remote activation of the electronic machine or device.
- (10) It requires purchase of a related product.
- (11) The related product, if any, has legitimate value.
- (12) It reveals the prize incrementally, even though it may not influence if a prize is awarded or the value of any prize awarded.
- (13) It determines and associates the prize with an entry or entries at the time the sweepstakes is entered.
- (14) It is a slot machine or other form of electrical, mechanical, or computer game.

Enforcement officer: The planning director or designee.

Enter or entry: The act or process by which a person becomes eligible to receive any prize offered in a sweepstakes.

Entertaining display: Visual information, capable of being seen by a sweepstakes entrant, that takes the form of actual game play, or simulated game play, such as, by way of illustration and not exclusion:

- (1) A video poker game or any other kind of video playing card game.
- (2) A video bingo game.
- (3) A video craps game.
- (4) A video keno game.
- (5) A video lotto game.
- (6) Eight liner.
- (7) Pot-of-gold.
- (8) A video game based on or involving the random or chance matching of different pictures, words, numbers, or symbols not dependent on the skill or dexterity of the player.
- (9) Any other video game not dependent on skill or dexterity that is played while revealing a prize as the result of an entry into a sweepstakes.

Library: A library can be in a room, set of rooms, or a building, A library contains books, periodicals, and other material for reading, viewing, listening, study, reference, and/or borrowing but not including a book store, newsstand, and the like where the primary activity is the selling, rather than the lending, of the items,

Lot: Land area of defined boundaries in single ownership, set aside for separate use or occupancy, and recorded as such in the office of the Wayne County Register of Deeds. The word "lot" includes "parcel," "plot," or "tract".

Lot line: Any boundary of a parcel of land.

Non-conforming structure: A building or structure that lawfully existed prior to the initial adoption of this article or any subsequent amendments that is not in compliance with this article.

Non-conforming use: The use of a building, structure, or lot for a purpose that does not conform to the regulations of this article, either at the effective date of the ordinance from which this article derives or as a result of subsequent amendments which may be incorporated in this article.

Off-street parking space: A marked or otherwise identified parking space that is located outside the public right-of-way or private road easement and is suitable to accommodate one automobile; plus the necessary access space.

Park: Any public or private land or combination of land and water resources available for recreational, educational, cultural, or aesthetic use. A park is predominantly comprised of open space areas that are used for passive recreation activities and/or educational, cultural, or aesthetic uses. A park may contain a mix of passive and active areas but must be primarily passive to be a park. Ball fields are often a part of a park but a ball field by itself is not a park.

Permitted use: A principal use, other than a special use, that is approved administratively when it complies with the standards and requirements set forth in this article. Also known as a use permitted by right.

Place of worship: A structure or other indoor or outdoor facility used for public worship. The term "place of worship" includes the words "church," "chapel," "synagogue," "mosque," and "temple" and their uses and activities that are customarily related.

Planning Board: The Wayne County planning board.

Planning department: County of Wayne department consisting of the planning staff.

Prize: Any gift, award, gratuity, good, service, credit, or anything else of value, which may be transferred to a person, whether possession of the prize is actually transferred, or placed on an account or other record as evidence of the intent to transfer the prize.

Public or private school: A facility that provides instruction and training, often in a wide variety of subjects. Some are establishments that are highly specialized, offering instruction in a very limited subject matter, such as ski lessons, real estate license course, or one specific computer software package. This instruction and training is most often provided by specialized establishments, such as schools, colleges, universities, and training centers. These might be establishments that are privately-owned and -operated for profit or not for profit, or they may be publicly-owned and -operated.

Public park: A park owned and/or operated by a governmental agency.

Sign: Any device, letter, numeral, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminated surface, that is so constructed, placed, attached, painted, erected, fastened, or manufactured in any manner, whatsoever, so that the same is used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine, or merchandise,

whatsoever, that are displayed in any manner whatsoever, including out-of-doors, and are visible from any public way. Also included are any card, cloth, glass, metal, painted, paper, plastic, wooden, or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, building, structure, or thing, for the purpose of advertising, announcing, declaring, demonstrating or displaying information about a specific business, occupant use, activity, or building, including clocks, barber poles and similar devices. This shall exclude official notices issued by a court or public officer.

Street or road: The all-weather travelway within a public or private right-of-way or easement that is set aside for public or private travel and provides access to abutting properties, and has been accepted for maintenance by the State of North Carolina, has been established as a public or private street prior to the date of adoption of the ordinance from which this article derives, has been dedicated to the State of North Carolina for public travel by the recording of a plat of an approved subdivision, or has been approved as a private street by Wayne County.

Sweepstakes: Any game, advertising scheme or plan, or other promotion, which, with or without payment of any consideration, a person may enter to win or become eligible to receive any prize, the determination of which is based upon chance.

Tobacco and Hemp Retail means the principal sales and/or distribution of:

1. Any product that contains tobacco or nicotine, irrespective of whether the nicotine is tobacco-derived or synthetic, and is intended for human consumption, as defined by G.S. § 14-313(4). As used in this subchapter, "tobacco product" includes but is not limited to: cigarettes, cigars, pipe tobacco, electronic cigarettes, hookah, smoked or vaped tobacco substitutes, chewing tobacco, snuff, snus, dissolvable tobacco products, and heated tobacco products. Tobacco product does not include nicotine replacement products approved by the USFDA for treatment of tobacco use and dependence.

2. Any product that contains tetrahydrocannabinol (THC), irrespective of whether the THC is hemp derived or synthetic. Products that contain no greater than .3 percent THC are exempt.

3. Any product that contains *Mitragyna speciosa*, commonly known as kratom.

4. Any electronic device that delivers nicotine, THC or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, electronic cigar, electronic pipe, vape, or electronic hookah.

5. Tobacco and hemp retail shall also mean any person who primarily sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco, tobacco products, or tobacco paraphernalia.

Use: The purpose for which land or a structure is designed, arranged, and/or intended to be occupied or utilized or for which the land or structure is occupied, maintained, rented, or leased.

Use, accessory: A subordinate use, clearly incidental and related to the principal structure or use of land, and located on the same parcel of property or manufactured home or recreational vehicle park space as that of the principal structure or use, except for accessory

parking facilities located elsewhere. If a parcel is used for any residential, principal, or permitted use, it is not an accessory use.

Use-by-right: A use which is listed as an unconditionally permitted activity in this article.

Use, non-conforming: The use of a building, structure, or lot for a purpose that does not conform to the regulations of this article, either at the effective date of the ordinance from which this article derives or as a result of subsequent amendments which may be incorporated in this article.

Use, permitted: A principal use, other than a special use, that is approved administratively when it complies with the standards and requirements set forth for the zoning district in which it is located. Also known as a use permitted by right.

Variance: A grant of relief from the requirements of this article.

Wall: A structure, other than a building, that is a barrier and is used as a boundary, screening, or means of protection or confinement. A wall functions like a fence but is usually thicker than six inches

Sec. 18-154. ~~Reserved. Development requirements for an electronic gaming operation as an accessory use.~~

~~If only two machines/terminals/computers designed for single users are to be installed per business unit, the proposed electronic gaming operations shall be permitted as an accessory use to a commercial operation that is permitted by right in the Community Shopping, Village, Airport, Light Industry, Heavy Industry Zoning Districts or Height districts, as well as in all commercial operations in unzoned areas, when the following standards are applied:~~

- ~~(1) The operation is located within the same structure or unit as the principal use.~~
- ~~(2) For situations in which there is a business center, multi-unit building, or multi-tenant commercial building and more than one unit wishes to include electronic gaming operations, the cumulative total number of machines may not exceed ten for such a business center, multi-unit building, or multi-tenant commercial building.~~
- ~~(3) Off-street parking shall include one additional space per machine over and above the normal parking standards for the uses. In addition, whether in a zoned or unzoned area, all parking must comply with the off-street parking provisions of the zoning ordinance. If pervious pavement is used, this requirement may be reduced by 25 percent.~~
- ~~(4) All legally operating accessory use gaming operations made non-conforming by adoption of this section shall be removed or brought into compliance with these provisions within 30 days of the date of adoption of this section.~~

Sec. 18-155. Development requirements for an electronic gaming operation or a tobacco and hemp retail operation as a permitted use.

An electronic gaming operation or a tobacco and hemp retail operation is allowed as a permitted use in Community Shopping, Light Industry Districts, or Height districts as well as in all commercial operations in unzoned areas. This use will not be allowed as a permitted use in Village District. If this requirement is met, the proposed electronic gaming operation shall be subject to the following standards, in addition to any requirements of any other county ordinance that might apply:

- (1) *Hours of operation.* Limited to 8:00 a.m. through 11:00 p.m., seven days per week.
- (2) *Alcohol sales or consumption.* Prohibited.
- (3) *Food or beverage service or distribution.* Shall meet the requirements of the Wayne County Health Department, including any and all permits and licenses.
- (4) *Occupancy limit.* Shall be set by the Fire Marshal for the establishment prior to submission of the electronic gaming operations permit application.
- (5) *Maximum daily cash payout for electronic gaming operations.* Shall not exceed \$600.00. Winnings that exceed this amount shall be paid out in the form of a check or credit. All establishments engaged in internet and sweepstakes operations must comply with all reporting requirements regulated by the Internal Revenue Service.
- (6) *Off-street parking.* One space for every terminal/computer plus one per employee shall be provided for electronic gaming operations. One space for every 100 square feet of gross floor area plus one per employee shall be provided for tobacco and hemp retail operations. In addition, whether in a zoned or unzoned area, all parking must comply with the off-street parking provisions of the zoning ordinance. ~~If previous pavement is used, this requirement may be reduced by 25 percent.~~ A driveway permit will be needed from NC Department of Transportation for any stand-alone buildings.
- (7) *Location.* Electronic gaming operations and tobacco and hemp retail operations shall be located a minimum distance of 1,000 feet, measured in a straight line in any direction from closest point of the building and parking lot of the proposed business to the property line of any of the following:
 - a. A residence or a residential district.
 - b. A place of worship or other religious institution,
 - c. A day care center or facility, public school, and/or private school.
 - d. A Public park, playground, and/or library.
 - e. Another electronic gaming operation.
 - f. An adult entertainment establishment as regulated by the County of Wayne.
 - g. Another tobacco and hemp retail operation.

~~Electronic gaming operations may be within 1,000 feet of a residence if only one residence is within a 1,000-foot radius of the electronic gaming operation site and the owner of the residence signs an approval agreement. The approval agreement shall be recorded with the Wayne County Register of Deeds.~~

Each applicant shall submit a current, straight-line drawing depicting the straight-line measurements to each use listed above (18-155(7)a. —~~fg.~~) that is within 1,200 feet. Such uses shall be considered existing or established if they are in place or actively under construction at the time an application is submitted.

For zoned areas, residential districts shall be based upon the most current official zoning map. For an unzoned area, whether or not it is a residential district shall be as determined by the planning director or designee.

- (8) *Sewage disposal.* The health department shall test the lot for adequate sewage disposal characteristics. If the lot meets minimum requirements, the health department shall submit an improvements permit and construction authorization to the planning and development department.

Sec. 18-156. Certificate of occupancy and development permit required for new electronic gaming operations or tobacco and hemp retail operations.

- (a) It shall be unlawful for any person to maintain or operate an electronic gaming operation or tobacco and hemp retail operation after the adoption of the ordinance from which this article derives, unless such person shall first obtain a certificate of occupancy.
- (b) It shall be unlawful for any person to establish, alter, or make any additions to any electronic gaming operation or tobacco and hemp retail operation until a building permit and a certificate of codes compliance have been issued.
- (c) The Wayne County Planning Department may, after due notice, subject to the right of appeal, suspend or revoke the development permit for failure to maintain an electronic gaming operation or tobacco and hemp retail operation in compliance with the provisions of this article.
- (d) All electronic gaming operations or tobacco and hemp retail operations existing on the effective date of the ordinance from which this article derives cannot expand unless such expansions comply with all applicable procedures and requirements of this article and all required permits of this and any other county ordinance have been obtained.

Sec. 18-157. Procedure for obtaining certificate of occupancy.

- (a) The applicant shall apply for ~~an electronic gaming operations~~ a permit at the planning department.
- (b) The application shall describe how the proposed ~~electronic gaming~~ operation will be in compliance with this article, if a certificate of occupancy is issued. The application shall include at least the following information plus any additional information deemed appropriate by the planning director or designee:

- (1) A location map showing the location of the ~~electronic gaming~~ operation in relation to the surrounding area within a one-mile radius, including the date, scale, and approximate North arrow.
 - (2) The name of the ~~electronic gaming~~ operation plus the name(s) and address(es) of the owner(s).
 - (3) The proposed number and type of machines/terminals/computers.
 - (4) Location and size of proposed signs.
 - (5) A detailed description of the tobacco and/or hemp products proposed for sale.
- (c) Once all requirements have been met, a certificate of occupancy shall be issued which shall permit the ~~electronic gaming~~ establishment to operate in compliance with its ~~electronic gaming operations~~ permit and this article.

Sec. 18-158. Annual inspection of electronic gaming operations and tobacco and hemp retail operations.

- (a) The planning department and the county health department may conduct as many inspections of an electronic gaming operation or a tobacco and hemp retail operation as are deemed necessary to insure the maintenance of the applicable standards.
- (b) The operator of an electronic gaming operation or a tobacco and hemp retail operation shall pay an annual inspection fee, which fee shall be payable initially upon application for the certificate of occupancy. As long as the electronic gaming operation remains in operation, the fee shall be paid yearly.
- (c) The certificate of occupancy for an electronic gaming operation or a tobacco and hemp retail operation may be revoked if the annual inspection fee is not paid or if the operator prevents the annual inspection from being carried out.

Sec. 18-159. Variances by the Wayne County Board of Adjustment.

- (a) The Wayne County Board of Adjustment may grant variances to the dimensional requirements of this article, as will not be contrary to the public interests, where owing to special conditions, a literal enforcement of the provisions of these sections will, in an individual case, result in practical difficulty or unnecessary hardship so that the spirit of this ordinance shall be observed, public safety, and welfare secured and substantial justice done.
- (b) No variance may be issued until after a public hearing has been held on the request.
- (c) The total amount of time allowed for the supporters or the opponents of a petition to present arguments at the hearing shall be determined at the time of public hearing. At the hearing, the presiding officer of the hearing will decide whether to grant all or part of the request for additional time.
- (d) In cases involving a controversial matter and a large number of persons wish to speak at the public hearing in favor of or against a request, the planning department reserves the

right to require those persons to sign up in advance of the public hearing in order to facilitate and organize the speakers. Persons who do not register to speak in advance shall be allowed that right at the public hearing. If such a requirement for pre-registration is necessary, the advertised public hearing notice shall clearly indicate this requirement.

- (e) Such variance may be granted in such individual case of unnecessary hardship upon a finding by the board of adjustment that the following conditions exist:
 - (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures having a similar use.
 - (2) Granting the variance requested will not confer upon the applicant any special privileges that are denied to other property owners or residents with a similar use.
 - (3) A literal interpretation of the provisions of this ordinance would deprive the applicant of the rights commonly enjoyed by other property owners or residents of the area in which the property is located.
 - (4) The requested variance will be in harmony with the purpose and intent of this article and will not be injurious to the neighborhood or to the general welfare.
 - (5) The special circumstances are not the results of the actions of the applicant.
 - (6) The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

Sec. 18-160. Appeals to the Wayne County Board of Adjustment.

- (a) The Wayne County Board of Adjustment shall hear and decide appeals from and review any order, requirement, decision, or determination made by the enforcement officer or designee. The Wayne County Board of Adjustment may overturn such order, requirement, decision, or determination where it will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of this ordinance will, in an individual case, result in practical difficulty or unnecessary hardship so that the spirit of the ordinance shall be observed, the public safety and welfare secured and substantial justice done.
- (b) No order, requirement, decision, or determination may be reversed or affirmed until after a public hearing has been held on the request. The total amount of time allowed for the supporters or the opponents of a petition to present arguments at the hearing shall be determined at the time of public hearing. At the hearing, the presiding officer of the hearing will decide whether to grant all or part of the request for additional time.
- (c) In cases involving a controversial matter and a large number of persons wish to speak at the public hearing in favor of or against a request, the planning department reserves the right to require those persons to sign up in advance of the public hearing in order to facilitate and organize the speakers. Persons who do not register to speak in advance shall be allowed that right at the public hearing. If such a requirement for pre-registration is

necessary, the advertised public hearing notice shall clearly indicate this requirement. Anyone who speaks or presents evidence shall be under oath.

- (d) Any person or persons aggrieved by a decision of the board may appeal the decision of the board of adjustment to the Superior Court of North Carolina within 30 days after a written and signed copy of the decision is filed in the planning department. Any aggrieved party may submit a written request for the decision at the time of the hearing. The venue for the appeal shall be in Wayne County North Carolina.

Sec. 18-161. Existing non-conforming electronic gaming operations and tobacco and hemp retail operations.

- (a) *Continuation of nonconforming use.* All legally-operating gaming operations made nonconforming by adoption of this ordinance shall be removed or brought into compliance with these provisions within 12 months of the date of adoption of the ordinance from which this article derives.

~~All legally operating accessory use gaming operations subject to section 18-154 made non-conforming by adoption of this ordinance shall be removed or brought into compliance with these provisions within 30 days of the date of adoption of the ordinance from which this article derives.~~

Any increase in area, height, and/or volume **or an electronic gaming operation or a tobacco and hemp retail operation** shall be considered an expansion or enlargement that must meet the current ordinance. If the value of the proposed expansion or enlargement would exceed 50 percent of the value of the original ~~electronic gaming operation~~, the operation shall lose its non-conforming status and must comply with all aspects of this ordinance. Value shall be determined by the current ad valorem tax value.

- (b) *Abandonment.* If a non-conforming ~~electronic gaming~~ operation is abandoned for a period of 180 days, the land and/or structure so formerly utilized must thereafter be used in conformity with all existing ordinances within Wayne County,

A non-conforming ~~electronic gaming~~ operation that is superseded by any other use (permitted or not) shall not thereafter be reinstated unless and until it is brought into conformity with this article. When a non-conforming use is ceased, such use shall not be resumed.

- (c) *Projects under construction prior to non-conforming use status.* No provision of this article shall be construed to require a change in plans, construction, or designated use of an electronic gaming operation **or a tobacco and hemp retail operation** in which actual construction or placement activities as a result of acquisition of a county permit were lawfully begun prior to the effective date of the ordinance from which this article derives.
- (d) Necessary repairs permitted. Nothing in this article shall prevent the strengthening or restoration of a safe and lawful condition of ~~electronic gaming~~ **the** operation declared unsafe or unlawful by a duly authorized county official.

Sec. 18-162. Amendments.

This article may from time to time be amended, supplemented, changed, modified, or repealed by the Wayne County Board of Commissioners according to the following procedure:

The board of county commissioners on its own motion or by petition may amend, supplement, change, or repeal the regulations established by this article. Any such amendment will be adopted only after public notice and public hearing as required by general law.

- (1) *Petition for amendment.* Petitions for an amendment to this article must be filed in the office of the planning department. An official application form shall be obtained and returned to the planning department no later than four weeks prior to the date of the planning board meeting for which the petition is slated. The filing fee shall be in accordance with the planning department fee schedule and must accompany the application form.
- (2) *Withdrawal/suspension of petitions.* Petition for amendment to this article may be withdrawn or suspended by the petitioner at any time up to and including ten days prior to the hearing date. After that time, requests to withdraw or suspend a petition must be filed with the clerk to the board of county commissioners and, on the day of the hearing, the commissioners will decide if the withdrawal/suspension will be allowed.
 - a. If the request for a suspension is granted, the petitioner shall incur all costs associated with the readvertisement of the public hearing. If a petition is withdrawn, any reapplication shall be treated as a new petition and all required fees shall be paid.
 - b. The petitioner will not be allowed to amend or change the petition after the board of county commissioners authorizes a public hearing to hear the request.
- (3) *Public hearing.* No amendment of the article may be adopted until after a public hearing has been held on the petition.
 - a. The total amount of time allowed for the supporters or the opponents of a petition to provide verbal comments shall be determined at public hearing. At the hearing, the presiding officer of the hearing will decide whether to grant all or part of any request for additional time.
 - b. In cases involving a controversial matter and a large number of persons wishing to speak at the public hearing in favor of or against a request, the planning department reserves the right to require those persons to sign up in advance of the public hearing in order to facilitate and organize the speakers. Persons who do not register to speak in advance shall be allowed that right at the public hearing. If such a requirement for pre-registration is necessary, the advertised public hearing notice shall clearly indicate this requirement.
- (4) *Recommendation of the planning board.* No proposal to amend this article will be approved unless it is first submitted to the planning board for its recommendations.

The planning board must take action on the amendment within 45 days after the petition has been referred to the planning board. If the planning board does not render a decision within that period, the petition will be considered the same as a favorable recommendation. If the planning board tables the amendment for any length of time, that shall be considered to be taking favorable action on the amendment.

- (5) *Effect of denial by county commissioners.* A petition for amendment to the ordinance that has been denied in whole or in part may not be resubmitted within six months of the date of action on the original request. However, the board of county commissioners may choose to allow a reapplication if, after a report from the planning board, it determines that there have been substantial changes in conditions or circumstances which may relate to the request.

Sec. 18-163. Notice requirements.

For any request that is to go before the planning board, or board of county commissioners that pertains to a particular property or properties, staff shall complete the following requirements:

- (1) A notice of the request will be placed in a local Wayne County newspaper once a week for two successive calendar weeks. The notice will appear for the first time no more than 25 days and no less than 15 days prior to the meeting or hearing date.
- (2) In addition, notice shall be given by first class mail to the owners of abutting properties. Such notification must be mailed at least ten days in advance of the meeting/hearing date.
- (3) The notice shall be posted on the subject property or properties at least ten days prior to the meeting or hearing date.

Sec. 18-164. 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 fines, 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 §153 A-123.

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

Sec. 18-165. Remedies.

In the event of a violation of this article, the enforcement officer herein or any other appropriate authority of the county or any person who would be damaged by such violation, in addition to other remedies, may institute an action for injunction or mandamus, abatement or

other appropriate action or proceeding to prevent such violation. In this regard, Wayne County shall have those remedies and authorities authorized and set forth by the NCGS.

Secs. 18-166—18-190. Reserved.

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: August 13, 2025

Re: Zoning Map Change, Z-25-01

Item: Rezoning from Community Shopping (CS) to Residential Agricultural 20 (RA-20)

Size: 10.62 acres

Parcel ID# 2585109656, 2585008517, 2585119046, 2585210132, 2585211137, and 2585212241.

Property Owner/Applicant: J&N Developers LLC

Location: Swinson Road and US Hwy 117 S; Brogden Township

The property is partially zoned RA-20 and partially zoned CS. The CS zoning is a 300' strip that follows along US Hwy 117 S. The CS zoning was established so as to allow for outdoor advertising signs along the highway. However, there are no outdoor advertising signs on the subject property. The RA-20 District allows for residential uses on a minimum of 20,000 sf while the CS zoning allows for commercial and non-residential uses. There is no way to access the CS strip except through the area zoned RA-20 which is also owned by the applicant.

The Wayne County Growth Strategies Map identifies this property as being within a Rural Growth area.

The proposed rezoning is consistent with the following Wayne County Comprehensive Plan policy:

Policy 7.6: EXISTING NEIGHBORHOODS should be protected from encroachment by incompatible land uses. At the same time, convenient services designed to be compatible with nearby residential uses may be permitted at an appropriate level of design and scale.

Staff Response: There is an existing and proposed residential area directly adjacent to the subject property so residential would be more compatible with the existing land use.

Policy 7.14: To preserve the traffic moving function of the area's major travel ways, prevent traffic accidents and avoid land locking interior land parcels, local governments shall encourage RESIDENTIAL AND COMMERCIAL DEVELOPMENT in clusters and planned developments.

Staff Response: The area requested for rezoning is landlocked through a residential area so residential rezoning would provide a more compatible traffic impact.

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 within the following service areas:

Schools – Brogden Primary, Brogden Middle and Southern Wayne High

Water – Southeastern Wayne

Fire – Dudley

EMS – Station 8

Transportation - RPO

Water Supply Watershed – Neuse River (Goldsboro) Watershed

Voluntary Agriculture District – No

Wetlands – No

Board of Commissioners District – 4

AICUZ Area – No

SJAFB Airspace Area – Yes (Outer Horizontal Conical Area)

Recommendation: The Wayne County Planning Board recommends approval of the rezoning request.

Wayne County, North Carolina

Petition for AmendmentDate: 7/17/25Name of Applicant: J&N Developers, LLC Telephone: 919-921-2642Address: 501 S Pearl St. PO Box 658 Princeton, NC 27569Name of Owner: J&N Developers, LLC Telephone: 919-921-2642Address: 501 S Pearl St. PO Box 658 Princeton, NC 275691. Location or address of subject property Swinson Drive2. Current zoning classification of subject property: CS3. Requested reclassification of property: RA-204. Legal description of the property (metes & bounds, or if subdivided, lot, block, subdivision plat book and page number): Parcel ID 2585109656
Book # 3995 Page 8925. Owner's intended use of the property in question if it is reclassified: Residential Housing6. Explain in detail why you think this petition should be approved:
Residential housing sits along Swinson road adjacent to an existing & proposed residential development.7. Names and addresses of owners whose property abuts the property in question: See Attached "A"

I certify that I, the applicant, have the consent of the owner and act on his behalf in applying for the change in the Wayne County Zoning Ordinance.

Date: 7/17/25Signature: [Signature]
Applicant

8. 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 _____ Denied _____

Petition No. _____

Rezoning Case Z-25-01

OH

SWINSON
DR

CA

NA

DENNING
RD

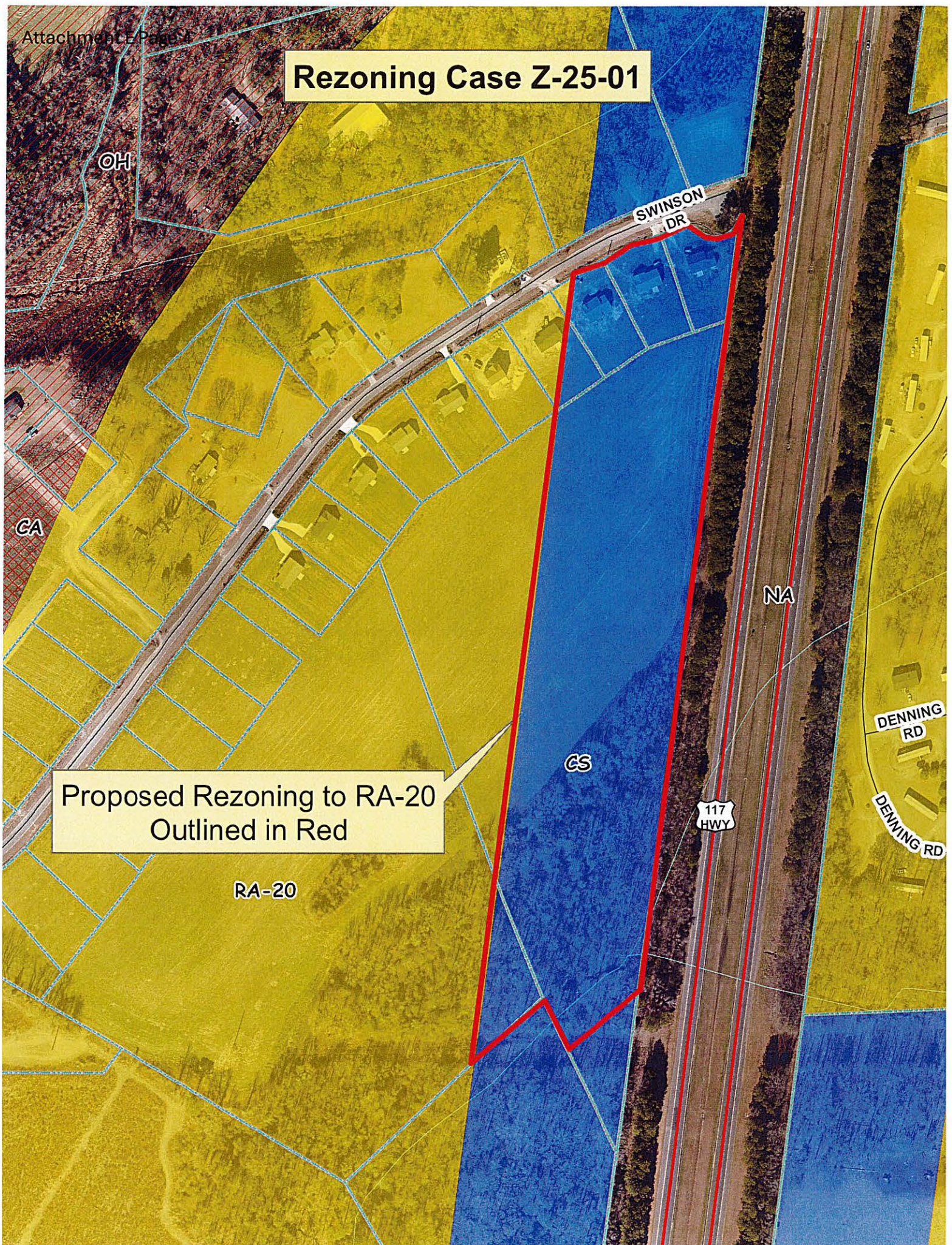
DENNING RD

CS

117
HWY

Proposed Rezoning to RA-20
Outlined in Red

RA-20



MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: September 10, 2025

Re: Subdivision Preliminary Plat Approval

Item: Pinebrook, Preliminary
Owner/Developer: S&S Constructors LLC
Surveyor/Engineer: Jones Consulting Engineers, PA
Indian Springs Township, Pineview Cemetery Road (SR 1745)
Lots 31 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 Pinebrook preliminary consists of 31 residential building lots. This subdivision will be built on 21 acres off Pineview Cemetery Road near the intersection with Price Road. Flood hazard areas are not present within the project area. The property is not located within a zoning area.

The average lot size is 25,350 sf or 0.59 acres. There are 1,920 linear feet (0.36 miles) of streets required to be installed per the NC Dept of Transportation subdivision street requirements. Building lots will utilize public water and onsite septic. The subdivision will meet the requirements for stormwater.

The property is shown within the Rural Transition 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 – Spring Creek HS, Spring Creek Middle and Spring Creek Primary

Water – Southeastern Wayne Sanitary District

Fire – Seven Springs Fire Department

EMS – Station 1

Transportation – RPO

Water Supply Watershed – No

Voluntary Agriculture District – No

Wetlands – No

Board of Commissioners District – 5

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

INDIAN SPRINGS TOWNSHIP,
WAYNE COUNTY, N.C.

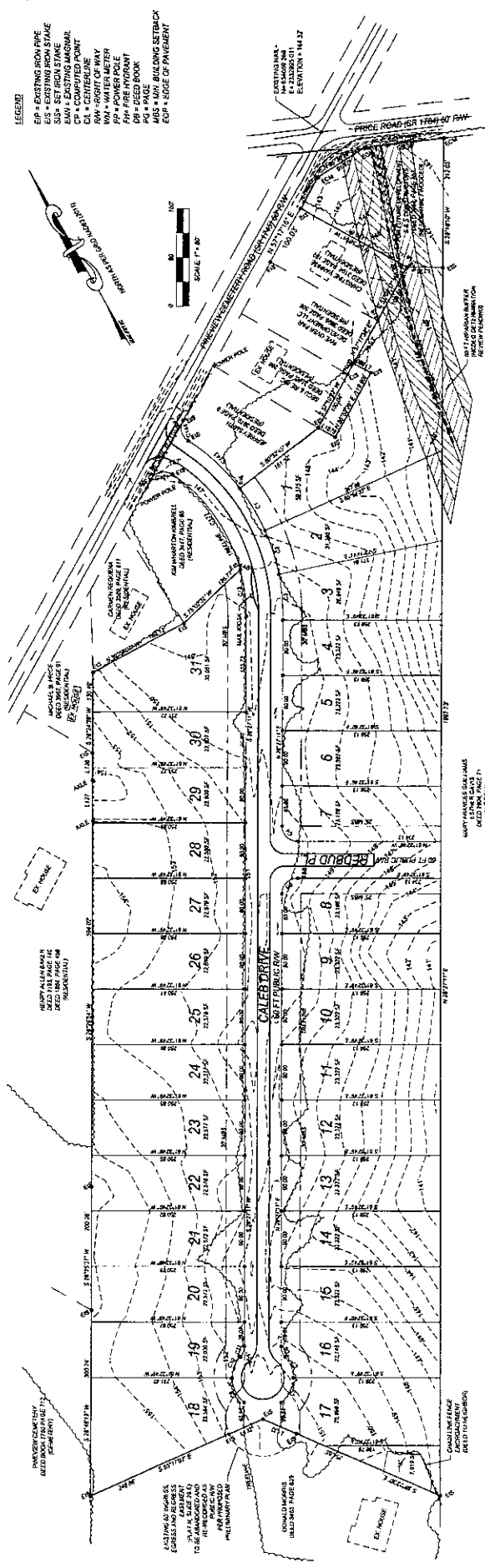
IMPERVIOUS AREA	AREA (ACRES)
STREET PAVING AREA	0.52
311 LOTS @ 3000 S.F. (HOUSE & DRIVE)	2.13
TOTAL IMPERVIOUS AREA	3.02
TOTAL TRACT AREA	20.72
TOTAL PERCENT IMPERVIOUS	14.58%
<15% VOLUME REDUCTION NOT REQUIRED	

WITNESS TO EXPORT CALL AND OTHERS		AREA (ACRES)	TIMEPORT (CFT) (TENS/ACRE)	TO EXPORT FROM USE (ACRES/PORT)
PERMANENTLY PROTECTED UNIMPROVED FOREST SPACE (REASON: UNIMPROVED FOREST SPACE)	0.00	0.0	0.00	
PERMANENTLY PROTECTED MAINTAINED FOREST SPACE (REASON: MAINTAINED FOREST SPACE)	0.00	1.2	0.00	
FOREST SPACE MAY BE USED TO EXPORT FROM (REASON: MAY BE USED TO EXPORT FROM FOREST SPACE)	2.48	5.3	42.71	
LOTS BEING USED TO EXPORT FROM (REASON: LOT BEING USED TO EXPORT FROM)	10.04	2.7	27.71	
TOTAL	29.72	-	-	77.74
TOTAL EXPORT *				3.47 LESS/ADJUST REDUCED

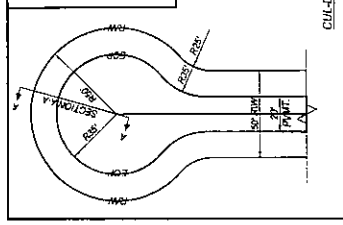
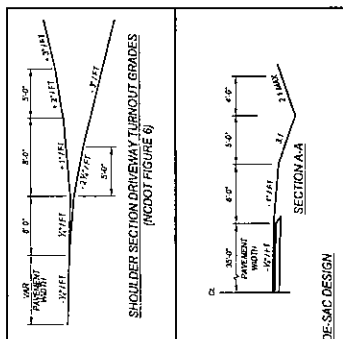
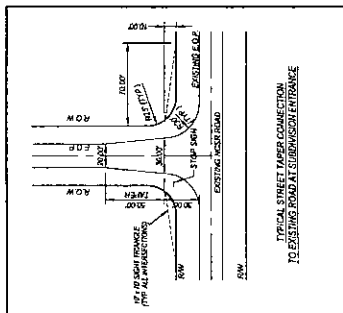
I (WE), HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAUWATOSA COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MY (OUR) INTENT TO INSTALL AND CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION AS TO THE COUNTY'S MINIMUM DESIGN REQUIREMENTS, AS NOTED.

OWNER	DATE
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF WAYNE COUNTY TO AUTHORIZE THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AS NOTED	

CHAIR WAYNE CO. BOARD OF COMMISSIONERS	DATE
--	------



CURVE TABLE						
CH	LENGTH	ROAD	DELTA	TAN	CHORD	CHD
C1	80.19	34.00	57.28	45.78	102.339478	86.30
C2	80.19	34.00	57.28	45.78	102.339478	86.30
C3	62.42	34.00	11.52	2.84	60.5751478	60.20
C4	59.27	26.68	50.00	25.00	59.244878	56.36
C5	59.27	26.68	50.00	25.00	59.244878	56.36
C6	48.00	50.00	90.00	45.00	50.000000	48.28
C7	27.38	50.00	42.00	21.00	40.924112	28.51
C8	48.00	50.00	90.00	45.00	50.000000	48.28
C9	48.00	50.00	90.00	45.00	50.000000	48.28
C10	27.38	50.00	42.00	21.00	40.924112	28.51
C11	18.00	50.00	90.00	45.00	50.000000	18.28
C12	18.00	50.00	90.00	45.00	50.000000	18.28
BOUNDARY CURVE TABLE						
CH	DELTA	TAN	CHORD	CHORD	CHORD	CHORD
C1	57.28	45.78	102.34	102.34	102.34	102.34
C2	57.28	45.78	102.34	102.34	102.34	102.34
C3	11.52	2.84	60.58	60.58	60.58	60.58
C4	50.00	25.00	59.24	59.24	59.24	59.24
C5	50.00	25.00	59.24	59.24	59.24	59.24
C6	90.00	45.00	50.00	50.00	50.00	50.00
C7	42.00	21.00	40.92	40.92	40.92	40.92
C8	90.00	45.00	50.00	50.00	50.00	50.00
C9	90.00	45.00	50.00	50.00	50.00	50.00
C10	42.00	21.00	40.92	40.92	40.92	40.92
C11	90.00	45.00	50.00	50.00	50.00	50.00
C12	90.00	45.00	50.00	50.00	50.00	50.00
BOUNDARY CURVE TABLE						
LINE	BEARING	DISTANCE	TIME	BEARING	DISTANCE	
1	N 30° 00' 00" E	100.00	1.0000	S 75° 00' 00" E	35.71	
2	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
3	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
4	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
5	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
6	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
7	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
8	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
9	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
10	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
11	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
12	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
13	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
14	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
15	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
16	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
17	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
18	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
19	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
20	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
21	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	
22	S 75° 00' 00" E	35.71	1.0000	S 75° 00' 00" E	35.71	



TOTAL NUMBER OF PROPOSED LOTS: _____
 - SMALLEST LOT AREA: _____
 - LARGEST LOT AREA: _____
 - ALIENATE LOT AREA: _____
 - LINEAR FEET IN STREETS (ON STREET FRONT): _____
 - MINIMUM BUILDING SETBACKS: _____
 SIZE: _____
 REAR: _____
 NEAR: _____
 - LATITUDE: 32.114
 - SURVEYOR: WILLIE B. MILLER, P.L.S.
 PO BOX 1013, BELLEVILLE, NC 28161
 #18 204-113, NC FORM L-3844
 SURVEY REFERENCE #: _____
 DEED BOOK 3988, PAGE 483
 DEED BOOK 3988, PAGE 483
 PWS 333321154
 PWS 333321154

403 TRINITY PARKWAY, DEED BOOK 4032, PAGE 403, 20 89 1 ACRES
 ZONING: M-2
 TOTAL PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A R/W CORRIDOR
 REQUIRED BY A TRANSPORTATION PLANNING ORGANIZATION
 VOLUNTARILY AGRICULTURAL LAND DISTRICT IS NOT WITHIN A HALF AILE
 VOLUNTARILY SUBDIVISION IS NOT LOCATED WITHIN THE ACQU ZONE
 PROJECT IS NOT WITHIN THE NEUSE RIVER WATERSHED
 FLOOD HAZARD: ZONE X AREAS DETERMINED TO BE
 OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - D/FROM
 370323220K, 60018
 WATER, ALL PROPOSED LOTS SHALL BE SERVICED BY THE
 SOUTHEASTERN WAYNE SANITARY DISTRICT. WATER LINE
 SIZE AND FIRE HYDRANT LOCATIONS SHALL BE DETERMINED
 BY THE SANITARY DISTRICT ENGINEER. FIRE HYDRANTS
 SHALL BE INTERFERENCED WITHIN 50' OF ALL LOTS
 ELECTRIC, CABLE, PHONE, ALL PROPOSED UTILITIES SHALL
 BE DESIGNED AND INSTALLED BY THE RESPECTIVE UTILITY.

CURVE TABLE									
CR	LENGTH	POB	DELTA	TAN	CHD IN	CHD			
C1	60.79	345.00	173.50	47.78	160.23	39.50			
C2	60.79	345.00	173.50	47.78	160.23	39.50			
C3	60.79	345.00	173.50	47.78	160.23	39.50			
C4	39.71	21.00	50.00	25.00	100.74	25.34			
C5	39.71	21.00	50.00	25.00	100.74	25.34			
C6	39.71	21.00	50.00	25.00	100.74	25.34			
C7	22.88	50.00	47.50	48.41	86.72	25.51			
C8	22.88	50.00	47.50	48.41	86.72	25.51			
C9	22.88	50.00	47.50	48.41	86.72	25.51			
C10	22.88	50.00	47.50	48.41	86.72	25.51			
C11	17.50	21.00	50.00	25.00	100.74	25.34			
C12	17.50	21.00	50.00	25.00	100.74	25.34			
C13	17.50	21.00	50.00	25.00	100.74	25.34			
C14	17.50	21.00	50.00	25.00	100.74	25.34			
C15	17.50	21.00	50.00	25.00	100.74	25.34			

BOUNDARY CURVE TABLE									
CR	LENGTH	POB	DELTA	TAN	CHD IN	CHD			
C1	60.79	345.00	173.50	47.78	160.23	39.50			
C2	60.79	345.00	173.50	47.78	160.23	39.50			
C3	60.79	345.00	173.50	47.78	160.23	39.50			
C4	39.71	21.00	50.00	25.00	100.74	25.34			
C5	39.71	21.00	50.00	25.00	100.74	25.34			
C6	39.71	21.00	50.00	25.00	100.74	25.34			
C7	22.88	50.00	47.50	48.41	86.72	25.51			
C8	22.88	50.00	47.50	48.41	86.72	25.51			
C9	22.88	50.00	47.50	48.41	86.72	25.51			
C10	22.88	50.00	47.50	48.41	86.72	25.51			
C11	17.50	21.00	50.00	25.00	100.74	25.34			
C12	17.50	21.00	50.00	25.00	100.74	25.34			
C13	17.50	21.00	50.00	25.00	100.74	25.34			
C14	17.50	21.00	50.00	25.00	100.74	25.34			
C15	17.50	21.00	50.00	25.00	100.74	25.34			

BOUNDARY CURVE TABLE									
CR	LENGTH	POB	DELTA	TAN	CHD IN	CHD			
C1	60.79	345.00	173.50	47.78	160.23	39.50			
C2	60.79	345.00	173.50	47.78	160.23	39.50			
C3	60.79	345.00	173.50	47.78	160.23	39.50			
C4	39.71	21.00	50.00	25.00	100.74	25.34			
C5	39.71	21.00	50.00	25.00	100.74	25.34			
C6	39.71	21.00	50.00	25.00	100.74	25.34			
C7	22.88	50.00	47.50	48.41	86.72	25.51			
C8	22.88	50.00	47.50	48.41	86.72	25.51			
C9	22.88	50.00	47.50	48.41	86.72	25.51			
C10	22.88	50.00	47.50	48.41	86.72	25.51			
C11	17.50	21.00	50.00	25.00	100.74	25.34			
C12	17.50	21.00	50.00	25.00	100.74	25.34			

[illegible]

SHOULDER SECTION DRIVEWAY TURNOUT GRADES
(NOT TO SCALE)

SECTION A-A

PAVEMENT 30'-0"

SHOULDER 50'-0"

30'-0"

20'-0"

5'-0"

3'-0"

1:1.75

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: August 13, 2025

Re: Final Subdivision Plat Approval

Item: Franklin Landing, Final
Owner/Developer: FD Raleigh NC
Surveyor/Engineer: Jim Blanchard Associates
Buck Swamp Township, Pikeville Princeton Road (SR 1002)
Lots: 57

Discussion: Franklin Landing consists of 57 lots on 59.72 acres. The subdivision is located across on Pikeville-Princeton Road, approximately ½ mile east of Gurley Dairy Road. The property is not located within a zoning area and the average lot size is 45,638 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, Northwest Elem
Water – Northwestern Wayne Sanitary District
Fire – Little River Fire Department
EMS – Station 7
Transportation – RPO
Water Supply Watershed – Yes
Voluntary Agriculture District – Yes, within ½ mile
Wetlands – Yes
Board of Commissioners District – 1

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

CERTIFICATE OF SURVEY & ACCURACY:

STATE OF NORTH CAROLINA -- DAVENPORT COUNTY
 DIVISION OF HIGHWAYS
 PREPARED SUBMITTAL ROAD CONSTRUCTION STANDARDS CERTIFICATION
 SURVEY USING REQUIRED REFERENCES SHOWN.
 THAT THE BOUNDARIES NOT SHOWN ARE CLEARLY MONUMENTED
 REFERENCED HEREIN, THAT THE ROAD OF PROPOSED AS
 CALCULATED FROM THE FOLLOWING INFORMATION WAS USED.
 CLASS OF SURVEY: A
 PERSONAL ACCURACY: 0.99
 DATE/LOCAL: 08/03/2011
 PUBLISHED/INTO-COMMITTEE: YES
 GEOGRAPHIC COORDINATE: 432318
 COORDINATE AND RADIAL: 0.999985
 UNITS: US SURVEY FEET
 THAT THIS IS A SUBDIVISION OF LAND.
 THAT THIS PLAN MEETS THE REQUIREMENTS OF THE STANDARDS
 OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
 ACCORDANCE WITH G.S. 42-30 AS AMENDED.

07/07/2025
 ALEXANDER W. PARKETT, P.E. L-5257
 KENNESVILLE, NC 28546
 910-292-1214

NOTES:
 ALL LOTS TO USE PUBLIC WATER.
 A 15 FOOT WIDE UTILITY EASEMENT IS
 RESERVED ALONG ALL RIGHT-OF-WAYS IN THIS
 EASEMENT IS RESERVED ALONG ALL INTERIOR
 LOT PROPERTY LINES AND 10 FOOT ALONG ALL
 EXTERIOR SUBDIVISION BOUNDARY LINES.
 THIS SITE IS WITHIN THE LITTLE RIVER WATER
 SUPPLY WATERSHED.
 THIS SITE IS WITHIN 1/4 MILE OF A VOLUNTARY
 AG DISTRICT.

ALL LOTS TO USE PUBLIC WATER.
 A 15 FOOT WIDE UTILITY EASEMENT IS
 RESERVED ALONG ALL RIGHT-OF-WAYS IN THIS
 EASEMENT IS RESERVED ALONG ALL INTERIOR
 LOT PROPERTY LINES AND 10 FOOT ALONG ALL
 EXTERIOR SUBDIVISION BOUNDARY LINES.
 THIS SITE IS WITHIN THE LITTLE RIVER WATER
 SUPPLY WATERSHED.
 THIS SITE IS WITHIN 1/4 MILE OF A VOLUNTARY
 AG DISTRICT.

DOT NOTES:
 ONLY NORTH CAROLINA DEPARTMENT OF
 TRANSPORTATION APPROVED STRUCTURES ARE TO
 BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
 ALL LOTS SHALL BE SERVED BY THE INTERNAL
 STREET SYSTEM ONLY.
 THE 10' X 70' SIGHT TRIANGLES TAKE
 PRECEDENCE OVER ANY SIGN EASEMENTS.
 THE OWNER, DEVELOPER, OR CONTRACTOR SHALL
 BE RESPONSIBLE FOR MAINTAINING THE EXISTING
 DRAINAGE SYSTEM AND FOR THE PROTECTION OF
 THE EXISTING/PROPOSED EDGE OF 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
 STRUCTURES THEREIN, SO AS TO MAINTAIN THE
 INTEGRITY OF THE DRAINAGE SYSTEM AND
 ENSURE POSITIVE DRAINAGE.

DATE: OCT 2024 - JULY 2025
 MAP DATE: JULY 10, 2025
 TOWNSHIP - BUCK SWAMP
 COUNTY - WAYNE
 STATE OF NORTH CAROLINA

DRAWN BY: AWP

FILE: Z:24519_FRANKLIN LANDING MAP

JIM BLANCHARD ASSOCIATES P.C.
 A PROFESSIONAL
 SERVICES COMPANY
 "SOLUTIONS SINCE 1976"
 FIRM LICENSE NO.: C-2857
 OFFICE: 910-292-1214
 www.jimblanchardassociates.com
 email: jim@jimblanchardassociates.com
 JIM BLANCHARD, PLS
 308 N. NC 11 & 903
 KENNESVILLE, NORTH CAROLINA
 28546
 CALL 910-271-0088

CERTIFICATE OF OWNERSHIP

I, LAND, HEREBY CERTIFY THAT I AM THE OWNER OF THE
 PROPERTY SHOWN AND DESCRIBED HEREIN WHICH WAS CONVEYED TO ME(S)
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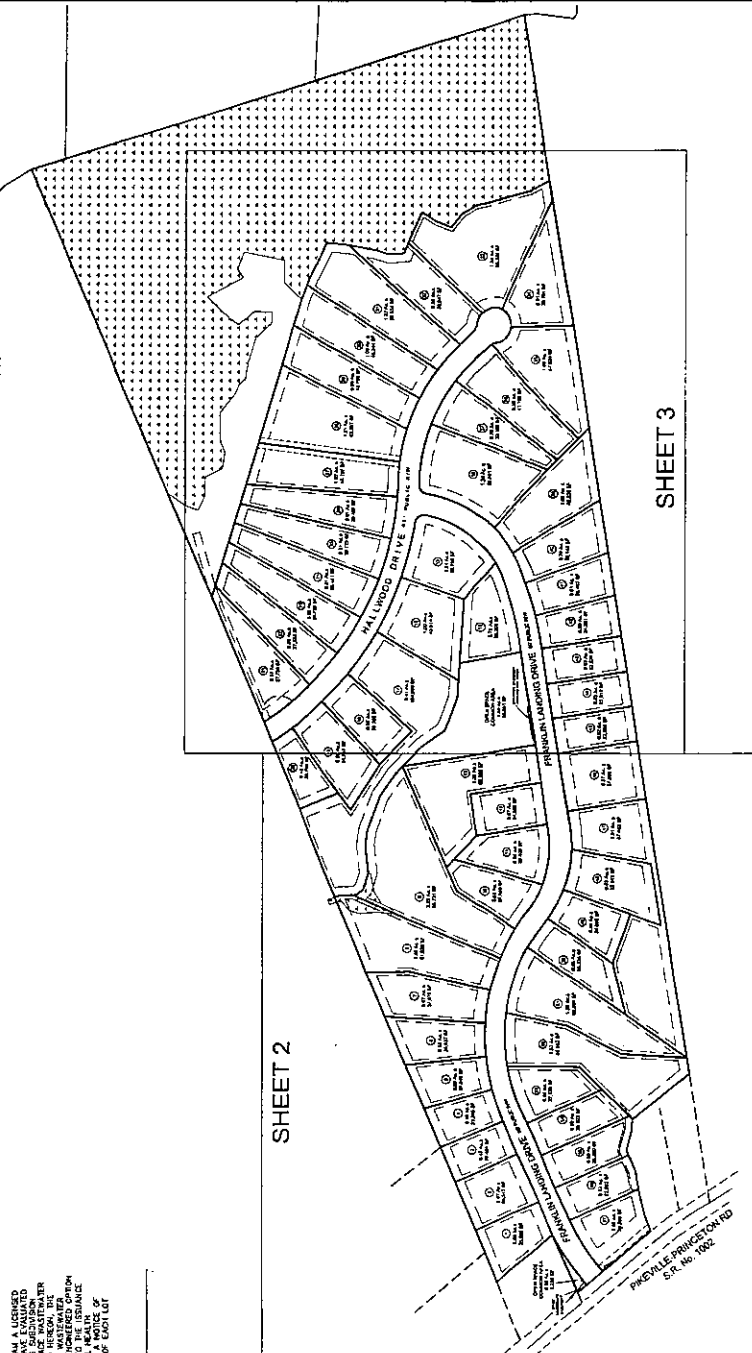
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PRELIMINARY PLAT Not For Recordation, Conveyances, or Sales

N. C. GRID NORTH (NAD 83)(2011)
 DISTANCES SCALED TO GRID
 SITE COMBINED GRID FACTOR = .999880



SHEET 3

SHEET 2

SHEET 1 of 3
 BAR SCALE - U.S. SURVEY FEET
 0 250 500 750
 1 inch = 250 ft.

FRANKLIN LANDING

CURRENT LISTED OWNER: FD RALEIGH, Inc.
 PIN: 2653859674

MAJOR
 SUBDIVISION
 SURVEY
 FOR:

TOWNSHIP - BUCK SWAMP
 COUNTY - WAYNE
 STATE OF NORTH CAROLINA

LINE	BEARING	DISTANCE
L1	S 09°11'56" W	35.02'
L2	S 15°29'09" W	54.02'
L3	S 24°32'28" E	14.67'
L4	S 24°32'28" E	49.83'
L5	S 09°25'21" E	51.72'
L6	S 09°45'21" E	14.06'
L7	S 14°27'42" E	62.94'
L8	S 20°23'31" E	48.18'
L9	S 39°16'23" E	39.19'
L10	S 39°16'23" E	39.07'
L11	S 43°54'45" W	30.96'
L12	S 35°23'49" W	36.18'
L13	S 35°23'49" W	30.37'
L14	S 20°22'09" W	103.23'
L15	S 06°13'29" W	42.98'
L16	S 06°13'08" E	81.65'
L17	S 17°31'39" W	47.25'
L18	S 50°14'42" W	24.35'
L19	S 67°53'35" W	11.68'
L20	S 67°53'35" W	35.46'
L21	S 72°09'04" W	14.59'
L22	S 45°47'59" E	13.54'
L23	N 43°43'26" E	31.20'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	135.34'	500.00'	15°30'51"	N 31°41'08" W	134.92'
C2	120.93'	500.00'	13°51'29"	N 16°50'09" W	120.64'
C3	152.16'	500.00'	17°26'12"	N 01°11'17" W	151.58'
C4	198.60'	500.00'	22°45'28"	N 18°54'33" E	197.30'
C5	74.43'	500.00'	8°31'45"	N 34°33'09" E	74.36'
C6	25.66'	360.00'	4°05'02"	N 39°46'30" E	25.66'
C7	92.58'	360.00'	14°43'54"	N 27°22'02" E	92.51'
C8	117.07'	360.00'	18°37'58"	N 11°01'06" E	116.60'
C9	65.42'	360.00'	10°24'42"	N 03°50'15" W	65.33'
C10	158.04'	300.00'	30°10'59"	S 06°02'54" W	156.22'
C11	92.56'	300.00'	17°40'39"	S 29°58'42" W	92.19'
C12	57.66'	560.00'	5°53'59"	S 35°52'02" W	57.64'
C13	85.03'	560.00'	9°43'22"	S 28°03'22" W	84.92'
C14	95.03'	560.00'	9°43'22"	S 18°20'00" W	94.92'
C15	95.03'	560.00'	9°43'22"	S 08°56'38" W	94.92'
C16	95.03'	560.00'	9°43'22"	S 01°06'44" E	94.92'
C17	85.03'	560.00'	9°43'22"	S 10°50'07" E	84.92'
C18	78.85'	560.00'	8°04'05"	S 19°43'50" E	78.79'
C19	18.67'	560.00'	1°54'36"	S 24°43'10" E	18.67'
C20	132.31'	560.00'	1°54'36"	S 32°28'26" E	132.60'



DRAWN BY: AWP

FILE: Z:24519_FRANKLIN LANDING MAP

SURVEYING, MAPPING, & PLANNING
SITE LAYOUT & DESIGN

JIM BLANCHARD
ASSOCIATES
P.C.

A PROFESSIONAL
SERVICES COMPANY
"SOLUTIONS SINCE 1976"
FIRM LICENSE NO.: C-2957

office: 910-295-1921
www.jimblanchardassociates.com
email: jim@jimblanchardassociates.com

P. O. BOX 5
306 N. NC 11 & 903
KENANSVILLE, NORTH CAROLINA
28649

JIM BLANCHARD, PLS
COMPANY OWNER
CELL 910-271-0289

DATE: OCT. 2024 - JULY 2025
MAP DATE: JULY 10, 2025

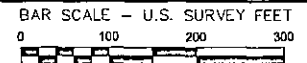
TOWNSHIP - BUCK SWAMP
COUNTY - WAYNE
STATE OF NORTH CAROLINA

MAJOR
SUBDIVISION
SURVEY
FOR:

FRANKLIN LANDING

PRELIMINARY PLAT
Not For Recordation,
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SHEET 2 of 3

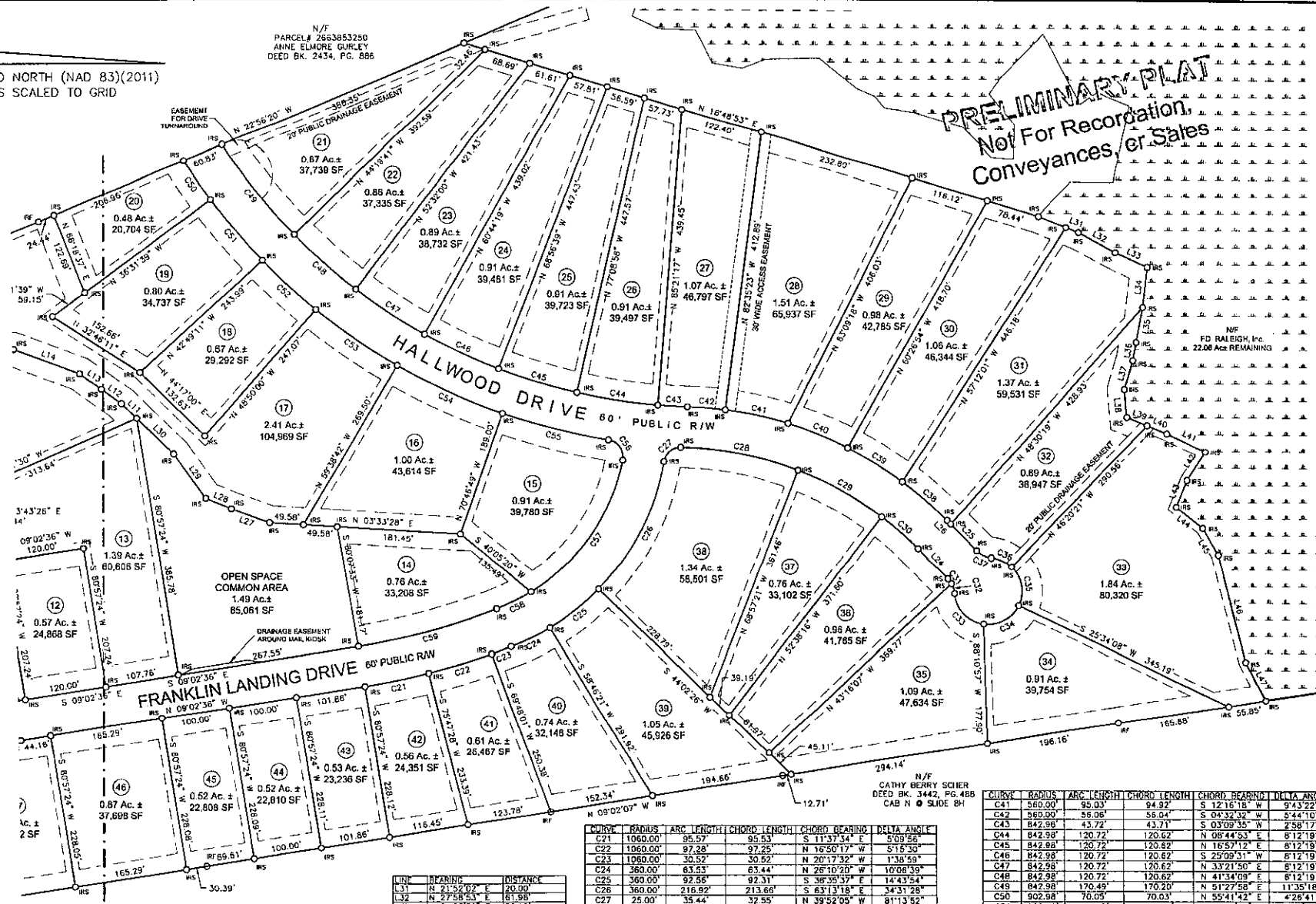


1 inch = 100 ft.

N. C. GRID NORTH (NAD 83)(2011)
DISTANCES SCALED TO GRID

N/F
PARCEL# 2663853250
ANNE ELMORE GURLEY
DEED BK. 2434, PG. 886

PRELIMINARY PLAT
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DRAWN BY: AWP

FILE: Z:24519_FRANKLIN LANDING MAP

**SURVEYING, MAPPING, & PLANNING
SITE LAYOUT & DESIGN**

JIM BLANCHARD
ASSOCIATES
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DATE: OCT. 2024 - JULY 2025

MAP DATE: JULY 10, 2025

TOWNSHIP - BUCK SWAMP

COUNTY - WAYNE

STATE OF NORTH CAROLINA

MAJOR
SUBDIVISION
SURVEY
FOR:

FRANKLIN LANDING

SHEET 3 of 3

BAR SCALE - U.S. SURVEY FEET



1 inch = 100 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C21	1060.00'	95.57	95.53	N 11°37.34' W	5°09.56'
C22	1060.00'	97.28	97.25	N 16°50°17' W	5°15.30'
C23	1060.00'	30.52	30.52	N 20°17°32' W	1°36°55.00'
C24	380.00'	61.53	63.44	N 26°10°20' W	1°06°59.39'
C25	360.00'	32.68	34.33	N 44°33°11' W	1°04°55.11'
C26	360.00'	215.92	213.66	S 63°11°18' E	3°43'11.76"
C27	25.00'	35.44	32.95	N 39°52°05' W	8°11'32.52"
C28	500.00'	177.12	176.20	S 10°53°45' W	20°17'48"
C29	500.00'	142.40	141.82	N 29°12°21' E	18°19°05.00"
C30	500.00'	71.40	71.34	N 41°27°12' E	18°05°55.00"
C31	35.50'	6.86	6.84	N 52°37°37' E	14°10°15.58"
C32	50.00'	15.71	15.71	S 72°56°42' W	1°00°00.00"
C33	500.00'	68.23	68.06	S 45°36°13' W	28°11'12.12"
C34	50.00'	62.75	58.71	N 28°28°38' W	7°15°24.99"
C35	50.00'	62.75	58.71	N 79°36°53' E	7°15°24.99"
C36	33.00'	33.37	32.75	S 24°32°35' W	38°14°08.00"
C37	35.00'	24.51	24.21	N 25°02°55' E	40°07°09.00"
C38	50.00'	82.63	81.54	N 41°03°34' E	53°75°55.00"
C39	580.00'	95.03	94.92	N 31°43°02' E	9°43°22.22"
C40	580.00'	95.03	94.92	N 21°50°40' W	9°43°22.22"

CH	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELA ANG
C41	560.00	95.03	94.92	S 12 16' 18" E	9 43' 22"
C42	560.00	56.06	56.04	S 04 32' 32" W	5 44' 10"
C43	842.96	43.72	43.71	S 03 09' 35" W	2 58' 17"
C44	842.98	120.72	120.62	N 08 44' 53" E	8 12' 19"
C45	842.98	120.72	120.62	N 16 57' 12" E	8 12' 19"
C46	842.98	120.72	120.62	S 32 01' 31" W	8 12' 19"
C47	842.98	120.72	120.62	S 23 29' 50" E	8 12' 19"
C48	842.98	120.72	120.62	N 41 03' 58" E	8 12' 19"
C49	842.98	170.49	170.20	N 51 27' 58" E	11 35' 18"
C50	902.98	70.03	70.03	N 55 41' 42" E	4 26' 41"
C51	902.98	116.97	116.89	N 49 45' 41" E	7 25' 20"
C52	902.98	106.97	106.91	N 42 39' 40" E	6 47' 16"
C53	902.98	145.66	145.50	N 34 38' 17" E	9 14' 33"
C54	902.98	170.21	169.96	N 24 37' 12" E	10 48' 01"
C55	902.98	161.60	161.30	N 14 05' 34" E	10 07' 18"
C56	300.00	40.19	38.90	N 55 05' 55" E	9 25' 04"
C57	300.00	246.00	232.17	N 55 23' 21" E	46 58' 27"
C58	300.00	56.63	56.55	N 26 31' 30" W	10 08' 27"
C59	1000.00	210.72	210.33	N 50 44' 48" W	12 04' 25"

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28149

JIM BLANCHARD, PLS
COMPANY FOUNDER

NOTICE OF PUBLIC HEARING
NORTH CAROLINA
WAYNE COUNTY

Notice is hereby given that the Wayne County Board of Commissioners will hold a public hearing on Tuesday, October 21, 2025 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 agreement between Wayne County and Wayne County Development Alliance, Inc. to construct a 50,000 square foot shell building on Lot 7A at the ParkEast Industrial Park.

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 9th day of October, 2025.

Carol Bowden
Wayne County Clerk to the Board

NORTH CAROLINA
WAYNE COUNTY

ECONOMIC DEVELOPMENT AGREEMENT REGARDING THE CONSTRUCTION OF A
SHELL BUILDING ON LOT 7A OF THE PARKEAST INDUSTRIAL PARK WAYNE
COUNTY, NORTH CAROLINA

THIS Economic Development Agreement (“Agreement”) made and entered into as of the _____ day of October, 2025 by COUNTY OF WAYNE (“County”), a body politic and corporate organized under the laws of the State of North Carolina whose mailing address is PO Box 227, Goldsboro, NC 27533, and WAYNE COUNTY DEVELOPMENT ALLIANCE, INC. a North Carolina non-profit corporation, whose mailing address is 719 E. Ash Street, Goldsboro, NC 27530 (“WCDA”).

WITNESSETH

WHEREAS, the County and WCDA jointly operate an Industrial Park in Goldsboro, North Carolina known as ParkEast; and

WHEREAS, the construction of industrial shell buildings in ParkEast is critical for the recruitment of new industries to the park; and

WHEREAS, NCGS § 158-7.1(b)(1) permits a County to acquire and develop land for an industrial park; and

WHEREAS, the County currently owns the property identified as Lot 7A as depicted in Plat Cabinet Q, Slide 23-E of the Wayne County Registry; and

WHEREAS, WCDA wishes to construct a 50,000 square foot shell building on Lot 7A for the purpose of recruiting industry and business to Wayne County an estimated cost of \$3,500,000; and

WHEREAS, County anticipates having approximately \$4,586,400 from the sale of buildings located at 404 and 405 Gateway Drive, Goldsboro identified as Parcel A in the plat recorded in Plat Cabinet Q, Slide 22-D; and

WHEREAS, the Wayne County Board of Commissioners held a public hearing on October 21, 2025 as required by NCGS § 158-7.1(c); and

WHEREAS, the County financially supports WCDA as a non-profit organization engaged in economic development activities throughout Wayne County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein the parties hereto agree as follows:

- 1) WCDA shall be responsible for procuring a contractor to construct a 50,000 sq. ft. shell building on Lot 7A as identified in the plat recorded in Plat Cabinet Plat Cabinet Q, Slide 23-E which is attached hereto as Exhibit A and incorporated herein by reference. It is estimated that the costs to construct the 50,000 sq. ft. site will be \$3,500,000.
- 2) WCDA shall enter into a contract with the selected contractor and oversee construction; however, WCDA shall keep County informed of the status of the projects at all times. The County Manager or his designee shall be permitted to inspect the project at any time without notice to WCDA. WCDA shall provide the County Finance officer with copies of all invoices prior to the issuance of payment to contractor.
- 3) The County will fund the entire costs of construction associated with the 50,000 sq. ft. site. The funding for the project shall come from the sale of the shell buildings located at 404 and 408 Gateway Drive. The parties agree to revise this Agreement as necessary in the event that there is a change in circumstances relating to the sale of 404 and 405 Gateway Drive, Goldsboro.
- 4) WCDA may, contingent on product development funding received in its Impact Wayne Campaign, contribute to the costs of the project and/or provide funding to expand the scope of work the project. Any expansion of the scope of work beyond the estimated budget of \$3,500,000 shall only be conducted with the consent of both parties.
- 5) WCDA will own the facilities and oversee the marketing efforts to potential industries. WCDA shall consult with the County on the sales price of the shell buildings. The shell buildings may not be sold or conveyed without County consenting to the terms of the disposition.
- 6) County shall be entitled to reimbursement of its construction and site improvement costs out of the proceeds from the sale shell building. Any profits from the sale of the shell building and real property shall be used for future product development within Wayne County.
- 7) Any notice required under this Agreement shall be deemed to have been sufficiently given for all purposes when made in writing and sent in the United States mail as certified or registered mail, return receipt requested, postage prepared and addressed as follows:

TO COUNTY:

County of Wayne
Attn: County Manager
PO Box 227
Goldsboro, NC 27533

w/ Copy to:
Wayne County Finance Director
PO Box 227
Goldsboro, NC 27530

TO WCDA:

Wayne County Development Alliance, Inc.

Attn: President

719 E. Ash Street

Goldsboro, NC 27530

- 8) No changes, modifications, revisions or amendments to this Agreement shall be valid or enforceable unless stated in a written instrument when executed and signed by all parties to this Agreement, and, if necessary to validity or enforceability, duly approved pursuant to any applicable law.
- 9) This Agreement shall be governed and will be construed in accordance with the laws of the State of North Carolina. The parties agree that exclusive jurisdiction for all actions related to, or in connection with this agreement, including without limitation any action to enforce any right or obligation set forth herein, shall be in the General Court of Justice in Wayne County, North Carolina.
- 10) This Agreement constitutes and expresses the entire Agreement and understanding between the parties concerning the subject matter of this Agreement. This document, including exhibits, supersede all prior and contemporaneous discussion, promises, representations, Agreements, and understandings relative to the subject matter of this Contract.
- 11) Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- 12) County does not waive its sovereign immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.
- 13) The parties do not intend to create in any other individual or entity the status of a third party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties and obligations contained in this Agreement shall operate only between the parties to this Agreement, and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement. The parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

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

COUNTY OF WAYNE

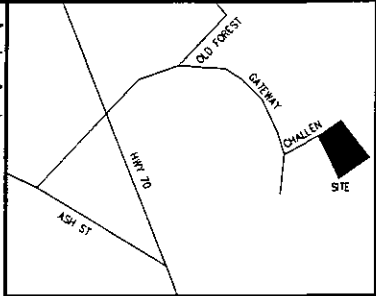
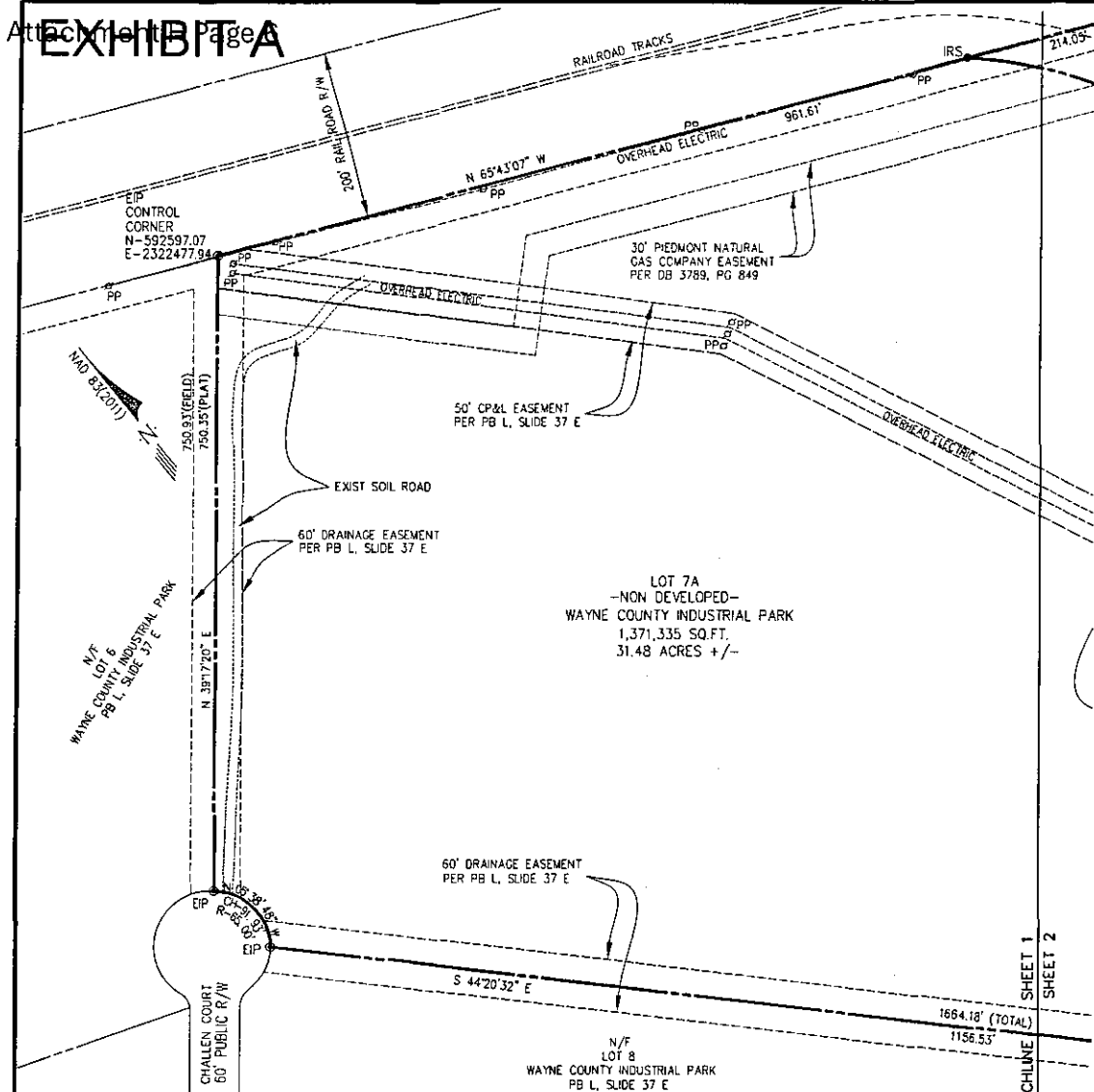
By: _____
Barbara Aycock, Chairwoman
Wayne County Board of Commissioner

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

By: _____
Angie Boswell, Finance Director

WAYNE COUNTY DEVELOPMENT
ALLIANCE

By: _____
Bob Kornegay, Chairman
Wayne County Development Alliance



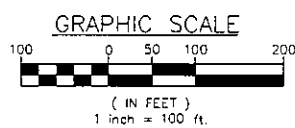
LEGEND
 EIP - EXISTING IRON PIPE
 ECM - EXISTING CONCRETE MONUMENT
 MB - MAP BOOK
 DB - DEED BOOK
 PG - PAGE
 R/W - RIGHT OF WAY
 N/F - NOW OR FORMERLY
 IRS - IRON REBAR SET

ZONING DATA
 ZONED - COMMERCIAL
 150' FRONT SETBACK
 50' REAR SETBACK
 50' SIDE SETBACK

REFERENCES
 -PB L SLIDE 37 E
 -DB 1309, PG. 867
 -DB 3789, PG. 849
 -PB 113, PG. A

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA
 WAYNE COUNTY
 FILED FOR THE REGISTRATION ON THE 15 DAY OF September 2025
 AT 3:23:44 (AM/PM) AND DULY RECORDED IN MAP
 BOOK Q AT PAGE 23-E
 Tina Amador, Register of Deeds
 By: [Signature] Assistant



CERTIFICATE OF APPROVAL FOR RECORDING
 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.
[Signature]
 WAYNE COUNTY PLANNING DIRECTOR
 DATE 9/4/25

CERTIFICATE OF OWNERSHIP
 I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MY (OUR) INTENT TO INSTALL AND CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION AS TO THE COUNTY'S MINIMUM DESIGN REQUIREMENTS, AS NOTED.
Chip Crumpler 9/4/25
 OWNER DATE
 OWNER DATE

CERTIFICATE OF NOTARY
 STATE OF North Carolina
 COUNTY OF Wayne
 I, Katherine Bennett, NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT Chip Crumpler PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.
 WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 14th DAY OF Sept. 2025
 NOTARY PUBLIC SEAL STAMP
 MY COMMISSION EXPIRES: November 11, 2028

SURVEYOR'S CERTIFICATE
 I, ROBERT G. SESSOMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCES LISTED ON THE FACE OF THIS PLAT); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:21,850+; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AND PAGES LISTED ON THE FACE OF THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2ND DAY OF September, A.D. 2025.
 AND
 I CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
 1. 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.
 2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 3. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 4. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 5. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN 1 THRU 4 ABOVE.

NOTES:
 1. BOUNDARY SURVEY WAS PERFORMED IN OCTOBER 2024.
 2. NONE OF THIS LOT LIES WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY DIRM MAP 3720352900K, DATED 06-20-2018.
 3. AREAS SHOWN WERE CALCULATED BY COORDINATE METHOD.
 4. SURVEY DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
 5. NO PAIR OF NC GRID MONUMENTS FOUND WITHIN 2,000'.
 6. ELEVATIONS IN NAVD 88 VERTICAL DATUM.
 7. 50' DRAINAGE EASEMENT AS SHOWN ON PB L, SLIDE 37 E LOOKS TO BE MISLABELED AND IS ACTUALLY A 30' BASED UPON SCALE OF THE PLAT. LINE WORK SHOWN ON THIS SURVEY REPRESENTS 50' AS SPECIFIED ON RECORD PLAT.
 8. 30 ACCESS EASEMENT BEING CREATED OVER EXISTING SOIL ROAD, WHICH IS CURRENTLY UTILIZED BY UTILITY COMPANIES TO ACCESS THEIR UTILITIES ON CURRENT LOT 7. IF ROAD IS RELOCATED IN THE FUTURE THEN THE EASEMENT WILL NEED TO BE RELOCATED AS WELL.

CURRENT OWNER:
 WAYNE COUNTY

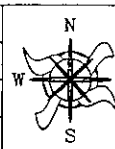
MAP OF DIVISION FOR LOTS 7A, 7B AND 7C FORMERLY LOT 7 WAYNE COUNTY INDUSTRIAL & BUSINESS PARK
 PLAT BOOK L SLIDE 37-E
 NEW HOPE TOWNSHIP
 WAYNE COUNTY NORTH CAROLINA



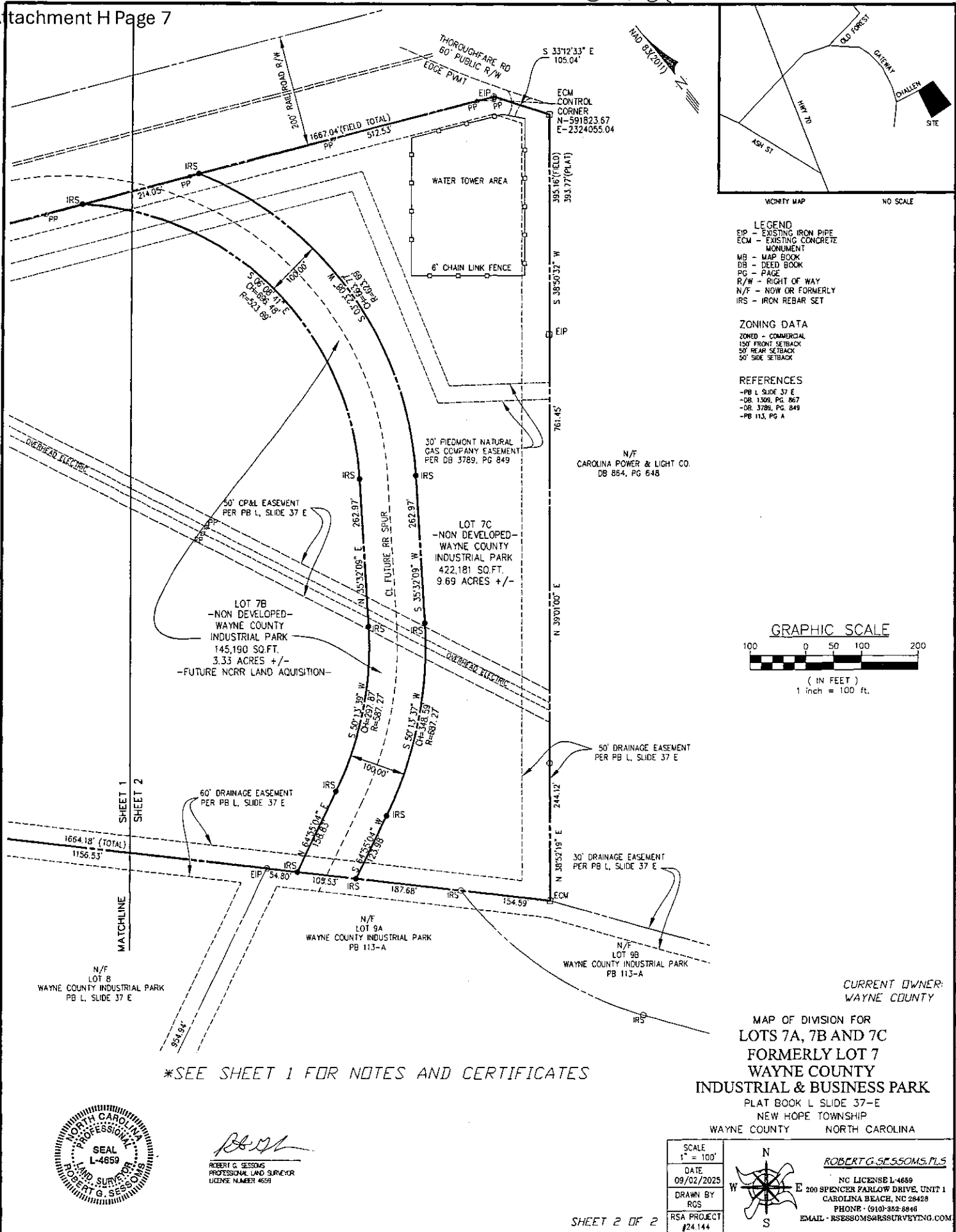
[Signature]
 ROBERT G. SESSOMS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 4859

REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 I, Berry Gray, REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature]
 REVIEW OFFICER
 DATE 9/4/25

SCALE
 1" = 100'
 DATE
 09/02/2025
 DRAWN BY
 RGS
 RSA PROJECT
 P24.144



ROBERT G. SESSOMS, FLS
 NC LICENSE L-4859
 200 SPENCER PARLOW DRIVE, UNIT 1
 CAROLINA BEACH, NC 28428
 PHONE: (910) 368-8846
 EMAIL: RSESSOMS@RSSURVEYING.COM



NORTH CAROLINA

WAYNE COUNTY

**RESOLUTION #2025-33: A RESOLUTION DECLARING SURPLUS REAL PROPERTY
AND AUTHORIZING ITS SALE**

WHEREAS, the County owns Lots 6 and 7A at the ParkEast Industrial identified as parcel identification number 3529211787 being more particularly described in the plat recorded in Plat Cabinet L, Slide 37-E in the Office of the Register of Deeds for Wayne County (“Property”);

WHEREAS, the County desires to the sale the timber located on the property;

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

WHEREAS, the County has received an offer to purchase timber on the property from New East Timber Company, Inc in the amount of \$2,000.00.

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

1. The Board of Commissioners declares the timber located on the property above as surplus and authorizes the sale 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 Wayne County Finance Office 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 execute the instruments necessary finalize the sale of timber to New East Timber Company, Inc. Any final qualifying offer that is received must be approved by the Board of Commissioners.

Passed and adopted this the 7th day of October, 2025.



Barbara Aycock, Chairwoman
Wayne County Board of Commissioners

ATTEST:



Carol Bowden, Clerk to the Board



PUBLIC NOTICE
SALE OF COUNTY TIMBER
PARCEL IDENTIFICATION NUMBER 3529211787

An offer of \$2,000 has been submitted to purchase timber located on Lots 6 and 7 in the ParkEast Industrial Park which is owned by Wayne County. The timber is located on the property containing parcel identification number 3529211787.

Anyone wishing to upset the offer that has been received shall submit a sealed bid with their offer to the Wayne County Finance Office located at 224 East Walnut Street, Goldsboro, NC by 5:00 P.M., no later than Tuesday, October 22, 2025. At that time the County 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 upset bid is one that raises the existing offer at least 10% of the first \$1,000 and 5% of the remainder. All upset bids must be accompanied by a deposit in the amount of 5% of the bid. The County will return the deposit on any bid not accepted. All fees paid must be paid with either cash, cashier's check or certified check.

The Wayne County Board of Commissioners must approve the final high offer before the sale is finalized. The County reserves the right to withdraw the timber from sale at any time before the final high bid is accepted and the right to reject at any time all bids. The original offer of \$2,000 will be accepted if no upset bids are received.

Further information can be obtained at the Finance Office located at 224 East Walnut Street Goldsboro, NC or by phone at 919-731-1417 during normal business hours.

Run Date: October 12, 2025

New East Timber Company, Inc.
252-560-3617

Proposal

September 25, 2025

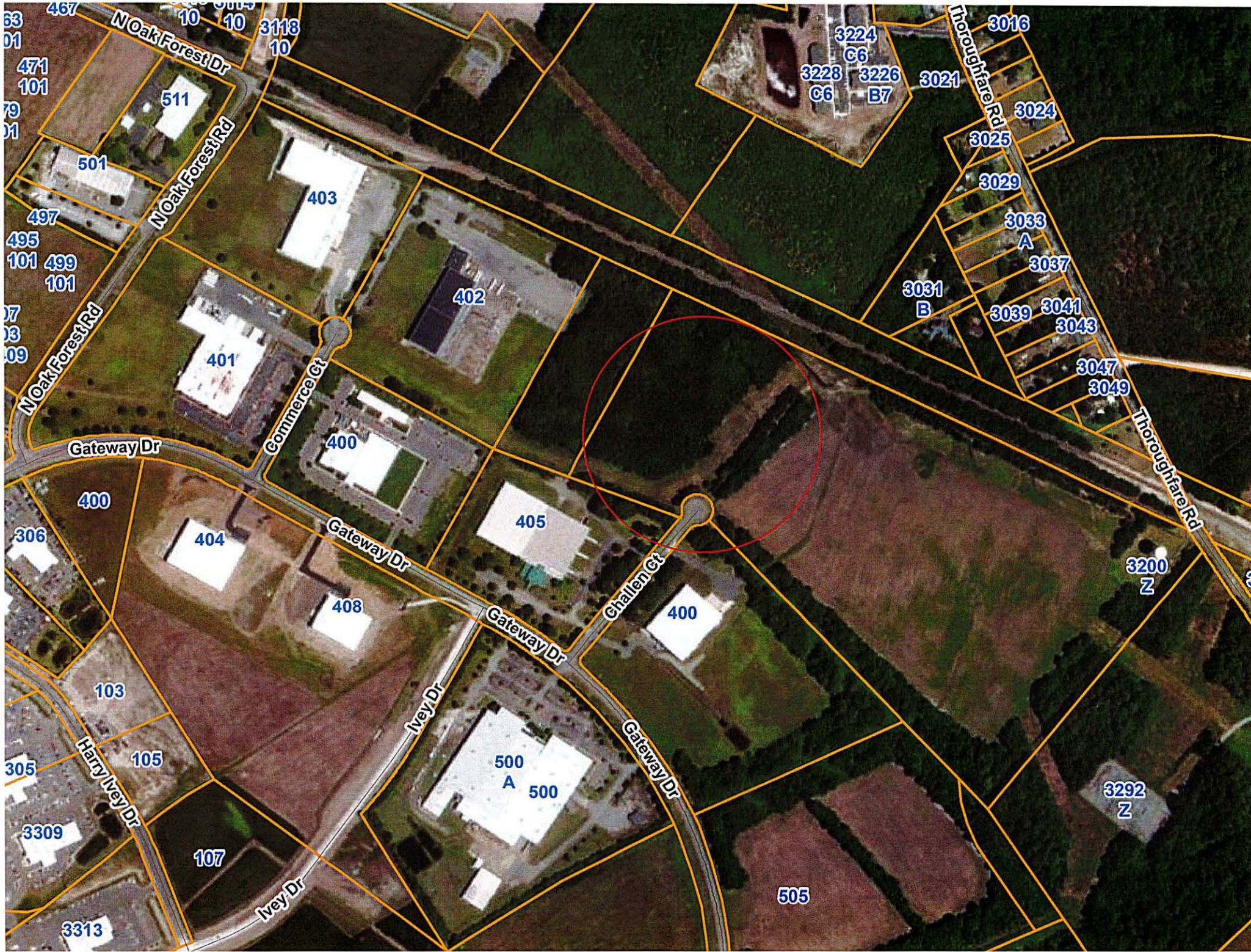
County of Wayne
c/o Kent Warren
Jackson Builders

Dear Mr. Warren,

This is the Proposal you requested involving the harvest of timber on the 69.71-acre tract located on Gateway Dr., Industrial Park, Wayne Co. We are prepared offer you \$2000.00 for all the merchantable timber and pulpwood to be paid prior to start of harvesting. If this satisfactory to all parties involved, I will have a timber contract and agreement drawn up and forwarded to you for signatures.

I am available for any questions you may have. You can reach me at 252-560-3617.
Thank you for your consideration and I will give you a call in few days.

Sincerely,
Shayne Colie



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471
101
79
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497
495
101
499
101
07
03
09
N Oak Forest Dr
N Oak Forest Rd
511
501

Gateway Dr
400
306
103
305
3309
3313
107
Ivey Dr
Harry Ivey Dr

3118
10
10
403
402
401
400
Commerce Ct
405
404
408
500
A
500
Gateway Dr
Challen Ct
Ivey Dr

3224
C6
3228
C6
3226
B7
3021
3016
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Thoroughfare Rd
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Thoroughfare Rd
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WAYNE COUNTY
COUNTY MANAGER
CHIP CRUMPLER



M E M O R A N D U M

To: Wayne County Board of Commissioners

From: Chip Crumpler, Wayne County Manager

Date: 09/29/2025

Re: Wayne County Development Alliance – Impact Wayne

Background: Wayne County Development Alliance, Inc. is a cooperative public/private, non-profit organization providing the lead in economic development initiatives for the advancement of Wayne County and its citizens.

Impact Wayne is a 5-year investment campaign for public and private fundraising commitments. The financial commitments are used for the implementation of Wayne County Development Alliances Five Year strategic plan.

The WCDA's five-year strategic plan pursues opportunities to build products (available industrial buildings and sites) and collaborate with allies to attract new companies and assist existing industries with expansion in Wayne County.

Initiatives in the Five-year plan include:

Product Development: To provide the available space needed to attract new business and remain competitive.

Business Development and Marketing: strengthen recruitment and external marketing, creating the greatest opportunity for attracting prospects to Wayne County.

Business Retention and Expansion: To work with existing industry assisting in their success and resulting growth in jobs and investment in Wayne County.

Investor Relations and Development: Maintain a line of communication with investors that keeps them connected and engaged with the Impact Wayne plan and successes

WCDA is planning for commitment from its partner members. The request is for a commitment from Wayne County of \$250,000 dollars for the five-year period in total. That is a commitment of \$50,000 dollars per year.

During the previous campaign, Wayne County participated at \$150,000 dollars for the five years or \$30,000 dollars per year.

No budget amendments are needed currently as this is a commitment for next fiscal year.



INVESTMENT PLEDGE FORM

Name: County of Wayne
Company: 224 E. Walnut St.
Address: P.O. Box 227
Goldsboro NC 27530/33
Phone Number: 919-731-1435

Email: angie.boswell@waynegov.com
Chip.Crumpler@waynegov.com

To support the Wayne County Development Alliance with its vision of economic growth and prosperity for businesses and all citizens of Wayne County through **Impact Wayne** strategies in product development and business retention and expansion, we hereby authorize and commit the following investment:

Total five-year pledge: \$ 250,000

Initial Payment:	\$ _____	Annual:	Year: <u>2026</u>
Payment 2:	\$ _____	Annual:	Year: <u>2027</u>
Payment 3:	\$ _____	Annual:	Year: <u>2028</u>
Payment 4:	\$ _____	Annual:	Year: <u>2029</u>
Payment 5:	\$ _____	Annual:	Year: <u>2030</u>

Billing month preferred (starting 2026): _____

Signature: Barbara Ayers Date: 10-7-25

Please Return Completed Impact Wayne Form to:
Wayne County Development Alliance
PO Box 10397
Goldsboro, NC 27532

Or Email: neal.benton@wcdaed.com

Journal Proof Report



Journal Number: 127 Year: 2026 Period: 4

Description: 911

Reference 1: 93

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	2254325-544000	Service & Maintenance Contract			\$2340.00	
BUA	2254325-544000	Service & Maintenance Contract			\$2950.00	
BUA	2254325-399100	Fund Balance Appropriated				\$2340.00
BUA	2254325-399100	Fund Balance Appropriated				\$2950.00
			Journal 2026/4/127	Total	\$5290.00	\$5290.00

Journal Proof Report



Journal Number: 128 Year: 2026 Period: 4

Description: SOA

Reference 1: 96

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1165608-512600	Part Time or Extra Help				\$156.94
BUA	1165608-518000	Social Security-FICA				\$9.69
BUA	1165608-518100	Social Security-Medicare				\$2.25
BUA	1165600-518210	401K Retirement Contribution				\$3.12
BUA	1165608-335000	Grant Revenues			\$129.00	
BUA	1165600-399100	Fund Balance Appropriated			\$43.00	
Journal 2026/4/128				Total	\$172.00	\$172.00

Journal Proof Report



Journal Number: 129 Year: 2026 Period: 4

Description: SOA

Reference 1: 97 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1165609-523100-RAMPS	Program Supplies			\$3000.00	
BUA	1165609-383300	Donations				\$3000.00
Journal 2026/4/129				Total	\$3000.00	\$3000.00

Journal Proof Report



Journal Number: 130 Year: 2026 Period: 4

Description: SOA

Reference 1: 98

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1165609-529900-Don	Miscellaneous Supplies			\$3600.00	
BUA	1165609-383300	Donations				\$3600.00
Journal 2026/4/130				Total	\$3600.00	\$3600.00

Journal Proof Report



Journal Number: 131 Year: 2026 Period: 4

Description: Sheriff

Reference 1: 99

Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-554000-SzPrp	Capital Outlay-Vehicles			\$22905.00	
BUA	1104310-343100-SzPrp	Seized Property Fees				\$22905.00
			Journal 2026/4/131	Total	\$22905.00	\$22905.00

Journal Proof Report



Journal Number: 132 Year: 2026 Period: 4

Description: 911

Reference 1: 101 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	2254325-544000	Service & Maintenance Contract			\$5920.55	
BUA	2254325-399100	Fund Balance Appropriated				\$5920.55
			Journal 2026/4/132	Total	\$5920.55	\$5920.55

Journal Proof Report



Journal Number: 135 Year: 2026 Period: 4

Description: Facilities

Reference 1: 113 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104260-562000	Grant Expenditures			\$500000.00	
BUA	1104260-335000	Grant Revenues				\$500000.00
			Journal 2026/4/135	Total	\$500000.00	\$500000.00

Journal Proof Report



Journal Number: 136 Year: 2026 Period: 4

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104200-545000	Insurance & Bonding			\$30000.00	
BUA	1104200-599000	Contingency				\$30000.00
			Journal 2026/4/136	Total	\$30000.00	\$30000.00

Journal Proof Report



Journal Number: 138 Year: 2026 Period: 4

Description: AC

Reference 1: 118 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104380-523100	Program Supplies			\$16465.42	
BUA	1104380-383300	Donations				\$3217.00
BUA	1100000-399100	Fund Balance Appropriated				\$13248.42
			Journal 2026/4/138	Total	\$16465.42	\$16465.42

Journal Proof Report



Journal Number: 139 Year: 2026 Period: 4

Description: Sheriff

Reference 1: 119 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104310-526100-JAG	Office Supplies-NonCaptl FF&E			\$14758.00	
BUA	1104310-335000-JAG	Grant Revenues				\$14758.00
			Journal 2026/4/139	Total	\$14758.00	\$14758.00

Journal Proof Report



Journal Number: 133 Year: 2026 Period: 4

Description: HR

Reference 1: 109 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104131-539500-TA	Training				\$3519.00
BUA	1265304-539500-TA	Training			\$600.00	
BUA	1315110-539500-TA	Training			\$2919.00	
BUA	1109810-598000	Transfers to Other Funds			\$3519.00	
BUA	1265300-398100	Transfers from Other Funds-GF				\$600.00
BUA	1315110-398100	Transfers from Other Funds-GF				\$2919.00
			Journal 2026/4/133	Total	\$7038.00	\$7038.00