



Wayne County, North Carolina

Board of Commissioners

March 3, 2026
224 E. Walnut Street
Courthouse 4th Floor
Goldsboro, NC 27530

MINUTES

PLEASE SILENCE ALL CELLPHONES

8:00 A.M. AGENDA BRIEFING

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

The briefing began at 8:03 a.m. with County Manager Chip Crumpler reviewing the agenda. He added the following items:

- Add Motion to Appoint Commissioner Tim Harrell to the UNC Health Board of Directors as #9 under Appointment Committee.
- Add Motion to Approve the Final Bids and Total Project Cost for the Rosewood Elementary School Classroom Addition as #10 under Unfinished Business.

Finance Director Angie Boswell reviewed the budget amendments.

Planning Director Berry Gray reviewed the Final Plat for Riley Crossing Subdivision, the Preliminary Plat for the Meadows at Grantham Phase 2 Mobile Home Park, and the setback variance request for property identified as Tax Parcel #3611086227 located at 752 Stoney Creek Church Road.

County Attorney Andrew Neal reviewed the Interlocal Agreement with the City of Goldsboro to define payment procedures for the Saving Union Station Project.

Members Present: Chairman Joe C. Daughtery, Vice-Chairman Chris Gurley, Barbara Aycock, Tim Harrell, and Joe Democko.

Members Absent: Bevan Foster and Antonio Williams.

CALL TO ORDER - Chairman Joe C. Daughtery

The Wayne County Board of Commissioners met on Tuesday, March 3, 2026, at 09:00 AM in the Commissioners Meeting Room in the Wayne County Courthouse Annex, Goldsboro, North Carolina, after due notice thereof had been given.

Members present: Chairman Joe C. Daughtery, Vice-Chairman Chris Gurley, Barbara

Aycock, Tim Harrell, Bevan Foster and Joe Democko.

Members absent: Antonio Williams.

INVOCATION - Chairman Joe C. Daughtery

Chairman Joe C. Daughtery gave the invocation.

PLEDGE OF ALLEGIANCE - Chairman Joe C. Daughtery

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

APPROVAL OF MINUTES

1. Motion to Approve the February 17, 2026, Minutes.

Upon motion of Barbara Aycock, the Board of Commissioners unanimously approved the February 17, 2026, Minutes.

DISCUSSION/ADJUSTMENT OF AGENDA

2. Motion to Approve the Adjusted March 3, 2026, Agenda.

Upon motion of Tim Harrell, the Board of Commissioners unanimously approved the Adjusted March 3, 2026, Agenda. The adjustments are as follows:

- Add Motion to Appoint Commissioner Tim Harrell to the UNC Health Board of Directors as #9 under Appointment Committee.
- Add Motion to Approve the Final Bids and Total Project Cost for the Rosewood Elementary School Classroom Addition as #10 under Unfinished Business.

SPECIAL PRESENTATIONS

Time Limit of 6 to 10 Minutes

3. Motion to Approve the 2026 Women's History Month Proclamation.

Commissioner Barbara Aycock read the 2026 Women's History Month Proclamation, attached hereto as Attachment A.

Upon motion of Barbara Aycock, the Board of Commissioners unanimously approved the 2026 Women's History Month Proclamation.

4. Motion to Approve the 2026 Social Work Month Proclamation, read by Adult Services Program Manager Sergio Falconi.

Adult Services Program Manager Sergio Falconi read the 2026 Social Work Month Proclamation, attached hereto as Attachment B. Social Services Director Kim McGuire thanked the social workers for the work they do every day.

Upon motion of Bevan Foster, the Board of Commissioners unanimously approved the 2026 Social Work Month Proclamation.

5. Property Tax Simulator Presentation

Public Affairs Director Joel Gillie provided a presentation on the Property Tax Simulator on the Wayne County website. He provided a demonstration on how to use the simulator and thanked the staff for their help in implementation.

Vice-Chairman Chris Gurley stated there is exceptional talent within Wayne County and thanked them for their work behind the scenes.

Commissioner Tim Harrell thanked Joel and the staff for their hard work and their efforts in bringing transparency to the citizens.

Chairman Joe C. Daughtery praised Mr. Gillie for a job well done.

APPOINTMENT COMMITTEE

6. Motion to Reappoint Kendall Lee to the Mount Olive Board of Adjustment and Planning Board.

Upon motion of Joe Democko, the Board of Commissioners unanimously approved to reappoint Kendall Lee to the Mount Olive Board of Adjustment and Planning Board.

7. Motion to Appoint Arrington Anderson to the Belfast-Patetown Sanitary District Board as recommended by the Sanitary Board.

Upon motion of Joe Democko, the Board of Commissioners unanimously approved to appoint Arrington Anderson to the Belfast-Patetown Sanitary District Board as recommended by the Sanitary Board.

8. Motion to Appoint LaToya Stallings to the Commissioners' Council for Older Adults.

Upon motion of Joe Democko, the Board of Commissioners unanimously approved to appoint LaToya Stallings to the Commissioners' Council for Older Adults.

9. Motion to Appoint Tim Harrell to the UNC Health Board of Directors.

Upon motion of Joe Democko, the Board of Commissioners unanimously approved to appoint Commissioner Tim Harrell to the UNC Health Board of Directors.

UNFINISHED BUSINESS

10. Motion to Approve the Final Bids and Total Project Cost for the Rosewood Elementary School Classroom Addition.

County Attorney Andrew Neal reviewed the final bids and total project costs for Rosewood Elementary School Classroom Addition, attached hereto as Attachment C, and explained that the entire cost of the project would be \$5,111,666, which includes all design fees, environmental testing, and furnishing costs.

Upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously approved the bid for Daniels and Daniels Construction Company with both alternates.

11. Motion to Approve a Resolution Authorizing the Execution and Delivery of an Installment Financing Agreement, a Deed of Trust, and related documents in connection with the financing of a portion of the costs of the acquisition, construction, and equipping of Rosewood Middle School and Rosewood Elementary School.

County Attorney Andrew Neal reviewed the Resolution Authorizing the Execution and Delivery of an Installment Financing Agreement, a Deed of Trust, and related documents in connection with the financing of a portion of the costs of the acquisition, construction, and equipping of Rosewood Middle School and Rosewood Elementary School, attached hereto as Attachment D. He stated this was the final step in the financing process and discussed the previous grants received and rollover funds that were used. Vice-Chairman Chris Gurley clarified that the total borrowing amount was \$9,000,000 but only \$7,500,000 was needed to complete the project.

Upon motion of Tim Harrell, the Board of Commissioners unanimously approved a Resolution Authorizing the Execution and Delivery of an Installment Financing Agreement, a Deed of Trust, and related documents in connection with the financing of a portion of the costs of the acquisition, construction, and equipping of Rosewood Middle School and Rosewood Elementary School.

CONSENT AGENDA

Upon motion of Tim Harrell, the Board of Commissioners approved the Consent Agenda, as detailed below, by a vote of 5 to 1, with Foster voting against.

12. Budget Amendments

#265-Facilities/#266-Health Department/#267-Health Department/#268-Human Resources/#273-Animal Control/#277-Human Resources/#280-Sheriff's Office/#285-Sheriff's Office/#286-Sheriff's Office/#287-Board of Commissioners/#288-Finance/#289-WCDA/#290-WCDA

13. Late Present Use Value Application

14. Motion to Approve the Final Plat for Riley Crossing Subdivision.

Attached hereto as Attachment E.

15. Motion to Approve the Preliminary Plan for the Meadows at Grantham Phase 2 Mobile Home Park.

Attached hereto as Attachment F.

16. Motion to establish a Board of Adjustment Public Hearing on March 17, 2026 at 9:30am for a setback variance request for property identified as Tax Parcel #3611086227 located at 752 Stoney Creek Church Road.

Attached hereto as Attachment G.

17. Motion to approve an Interlocal Agreement with the City of Goldsboro to define payment procedures for the Saving Union Station Project.

Attached hereto as Attachment H.

PUBLIC COMMENTS

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

No one signed up for public comments.

COUNTY MANAGER'S REPORT

County Manager Chip Crumpler congratulated the Register of Deeds, Tina Ardner, on completing her certification and the Services on Aging department on their award for a NC Senior Center of Excellence, and thanked Duke Energy for their power line Safety Demonstration at Wayne Community College.

BOARD OF COMMISSIONERS COMMITTEE REPORTS

Commissioner Joe Democko wished the election candidates well in their results today and voiced his concerns on shortening the length of early voting.

Commissioner Barbara Aycock agreed with Commissioner Democko on the length of early voting and apologized for missing the farm services banquet. She addressed the citizens' concerns regarding the tax rate and reevaluations.

Commissioner Bevan Foster reminded everyone to thank the women in their lives during Women's History Month and thanked the Board of Elections staff for their hard work during the primary election.

Commissioner Tim Harrell had no comment.

Commissioner Chris Gurley agreed that early voting should be shortened, expressed concerns about election signs, and noted the talent of the Wayne County employees, thanking them for their hard work behind the scenes. He attended the University of Mount Olive's 75th Anniversary Gala and expressed his gratitude to Dr. Ed Croom for his leadership.

Chairman Joe C. Daughtery stated he attended the Economic Development Region retreat in Wilson County along with County Manager Chip Crumpler and Vice-Chairman Chris Gurley. He discussed the Agriculture building at Wayne Community College and stated that there was a good conversation at the Legislative Breakfast.

RECESSED

At 9:52 a.m., Chairman Joe C. Daughtery recessed the Board of Commissioners meeting.

RECONVENED

At 10:07 a.m., Chairman Joe C. Daughtery reconvened the Board of Commissioners meeting.

WORK SESSION WITH INTREPID ARCHITECTURE

Albi McLawhorn from Intrepid Architecture gave a presentation on the Wayne County Jail Re-Use study, the Courthouse improvements, and the repurposing of the 800 Corporate Drive Building, attached hereto as Attachment I, and answered questions from the board. He discussed the Sheriff's department's request for the office's needs and what design he thought would work best. He discussed the issue of keeping the inmates separate from the public and how that could be resolved with the two elevators in the building. He stated the plumbing in the entire building was the number one issue and needed to be fixed before any renovations could be completed. He discussed the space needed for evidence storage. Vice-Chairman Gurley asked what the retention schedule was for evidence. County Attorney Neal stated it would be a few years or until the case was resolved.

Vice-Chairman Chris Gurley stated the Board needed to plan for the future and think of new facilities to accommodate growth. Commissioner Bevan Foster asked if it would be cheaper to tear down the existing building and rebuild. Mr. McLawhorn said that would not be ideal as the inmates would have to come through the courthouse and use the public elevators to go to court. Vice-Chairman Chris Gurley asked if there was a way to incorporate a tunnel from the old jail facility to the courthouse annex. Mr. McLawhorn said that wouldn't be possible because of the infrastructure running through the bottom floor of the jail. Commissioner Tim Harrell asked if there was any additional upkeep cost to maintain access for the inmates. Chairman Joe C. Daughtery asked about the relocation of the holding cell from the courthouse to the jail tower. Mr. McLawhorn stated there would be plenty of space to create additional holding cells.

Mr. McLawhorn discussed the renovations to the Courthouse Annex and addressed the safety concerns. He stated the building was not ADA compliant and recommended ways to address the immediate needs. He addressed updating the courtrooms and the atrium.

Mr. McLawhorn showed the schematic concept for the 800 Corporate Drive building and discussed the plans to move various county departments into the building. Vice-Chairman Chris Gurley asked about the parking and the ADA-compliant ramp into the building.

At 10:49 a.m., Commissioner Bevan Foster left the meeting.

At 10:52 a.m., Vice-Chairman Chris Gurley left the meeting.

At 10:58 a.m., Vice-Chairman Chris Gurley joined the meeting.

Mr. McLawhorn discussed the cost of renovations for all three buildings. Chairman Joe C. Daughtery asked if the appraisals had been completed. County Manager Chip Crumpler stated that they were still seeking an appraiser. Commissioner Tim Harrell stated he was interested in seeing comparable in new construction versus renovations.

At 11:38 a.m. Commissioner Joe Democko left the meeting.

At 11:40 a.m. Commissioner Joe Democko joined the meeting.

Chairman Joe C. Daughtery asked Mr. McLawhorn to elaborate on the Sheriff's concern for response times. He stated having all personnel in one place would increase response times to emergencies. He presented a parking deck as a possibility. Vice-Chairman Chris Gurley said he didn't think that was a possibility as it was extremely expensive and Mr. McLawhorn stated they were \$30,000 per square foot.

Vice-Chairman Chris Gurley asked if they needed to reserve a space for a public defender's office and stated he was not interested in spending millions on renovating the courthouse if the board was planning to move the employees out of the courthouse. County Attorney Andrew Neal stated they planned to use the old Child Support offices or one of the floors of the old jail.

The Board discussed renovating just two floors for offices and the other floors for evidence and thanked Mr. McLawhorn for his presentation.

NEW BUSINESS

18. Motion to Approve Resolution #2026-4: A Resolution Honoring Super Bowl Champion Jarran Reed.

County Manager Chip Crumpler read Resolution #2026-4: A Resolution Honoring Super Bowl Champion Jarran Reed, attached hereto as Attachment J.

Upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously approved Resolution #2026-4: A Resolution Honoring Super Bowl Champion Jarran Reed.

RECESSED

At 11:56 a.m., Chairman Joe C. Daughtery recessed the Board of Commissioners meeting.

RECONVENED

At 12:42 p.m., Chairman Joe C. Daughtery reconvened the Board of Commissioners meeting.

CLOSED SESSION

At 8:23 a.m., upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously declared itself in closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege and for the protection of confidential competitive healthcare information under G.S. 131E-97.3.

At 8:32 a.m., upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously declared itself in regular session.

At 12:45 p.m., upon motion of Commissioner Barbara Aycock, the Board of Commissioners unanimously declared itself in closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege and for the protection of confidential competitive healthcare information under G.S. 131E-97.3.

At 2:23 p.m., upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously declared itself in regular session.

RECESSED UNTIL MARCH 9, 2026 AT 2 P.M.

At 02:24 AM, Chairman Joe C. Daughtery recessed the meeting of the Wayne County Board of Commissioners until March 9, 2026, at 2 p.m. at the Maxwell Center located at 3114 Wayne Memorial Drive, Goldsboro.

RECONVENED

At 2:00 p.m. on March 9, 2026, at the Maxwell Regional Agricultural Center located at 3114 Wayne Memorial Drive, Goldsboro, Chairman Joe C. Daughtery reconvened the March 3, 2026, Board of Commissioners meeting.

Members present: Chairman Joe C. Daughtery, Vice-Chairman Chris Gurley, Barbara Aycock, Joe Democko and Tim Harrell.

Members absent: Bevan Foster and Antonio Williams.

CLOSED SESSION

At 2:01 p.m. upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously declared itself in closed session in order to protect the confidentiality of competitive health care information under N.C.G.S. 131E-97.3 and to consult with attorneys employed or retained by the board in order to preserve attorney-client privilege.

At 4:44 p.m., upon motion of Vice-Chairman Chris Gurley, the Board of Commissioners unanimously declared itself in regular session.

ADJOURNMENT

At 4:45 p.m., Chairman Joe C. Daughtery adjourned the Meeting of the Wayne County Board of Commissioners.

Kayla Whitley, Deputy Clerk to the Board

NORTH CAROLINA
WAYNE COUNTY

2026 WOMEN'S HISTORY MONTH PROCLAMATION

Whereas, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways;

Whereas, American women have played and continue to play critical economic, cultural, and social role in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home;

Whereas, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation;

Whereas, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation;

Whereas, American women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement;

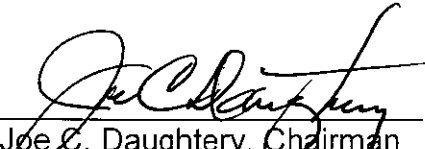
Whereas, American women have served our country courageously in the military;

Whereas, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

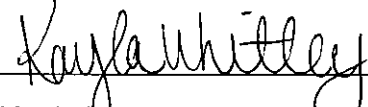
Whereas, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history:

Now, therefore, the Wayne County Board of Commissioners recognizes March as "Women's History Month and calls upon the people of the Wayne County to observe **March as Women's History Month** with appropriate programs, ceremonies, and activities.

Adopted this the 3rd day of March, 2026.


Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:


Kayla Whitley, Deputy Clerk to the Board



**NORTH CAROLINA
WAYNE COUNTY**

2026 SOCIAL WORK MONTH PROCLAMATION

WHEREAS, people have entered the social work profession for generations because they genuinely care about helping improve the welfare of people, families, communities and our nation;

WHEREAS, this year's Social Work Month theme, "Social Work: Compassion + Action," embodies the fact that social workers go through years of education and training, so they have the skills and expertise to transform their care for others into action that brings positive results;

WHEREAS, Social Workers follow a Code of Ethics, which sets as the primary mission of the Social Work profession the enhancement of human well-being and meeting the basic human needs of all people, with particular attention to the needs and empowerment of those who are vulnerable, oppressed, and living in poverty;

WHEREAS, the Social Work Profession is one of the fastest growing professions in the United States, with more than 800,000 people expected to be employed as Social Workers by 2033;

WHEREAS, Social Workers work in all parts of our society – including schools, social service agencies, veteran centers, and government – helping people, family and communities secure services and policies they need to thrive;

WHEREAS, Social Workers are one of the largest groups of mental health care providers in the United States and are pressing for a Social Work Interstate Licensing Compact that will improve mental health care delivery in our nation;

WHEREAS, Social Workers help protect millions of children from abuse and neglect, provide services and support, which helps strengthen families that are under stress, and help create new families through adoption;

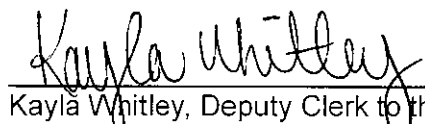
NOW THEREFORE, in recognition of the numerous contributions made by America's Social Workers, the Wayne County Board of Commissioners proclaims the month of March 2026 as National Social Work Month and calls upon all citizens to join the National Association of Social Workers and Wayne County in celebration and support of the Social Work Profession.

Adopted this the 3rd day of March, 2026.



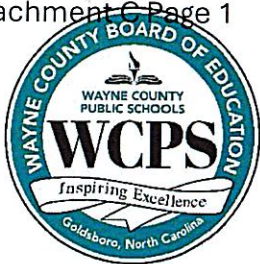
Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:



Kayla Whitley, Deputy Clerk to the Board





Wayne County Public Schools
Department of Support Services
 P.O. Drawer 1797 / Goldsboro, NC 27533-1797
 Phone 919-731-5900 / Fax 919-705-6199

Superintendent
 Dr. Marc A. Whichard
Board Chairman
 Willie R. Joyner, II
Board Vice-Chair
 J. Tommy Sanders III
Board Members
 Bridgette Cowan
 H. Len Henderson
 Craig S. Foucht
 D. Wade Leatham
 Don Christopher West

Date: February 26, 2026

Job: Rosewood Elementary School Eight (8) Classroom Addition

Posted: January 28, 2026, to February 26, 2026.

Closed: February 26, 2026, at 12:00 PM

Bid Opening: February 26, 2026 at 2:00 PM

General Contractor	Proposal Amount	Meets Proposal Requests
CMC Building Inc.	\$4,746,247.00	Yes
Daniels and Daniels	\$4,581,000.00	Yes
Group III Mgmt.	\$5,100,000.00	Yes
Monteith Co.	\$5,011,000.00	Yes
Muter Co.	\$5,126,300.00	Yes
Stocks and Taylor Co.	\$4,996,000.00	Yes
Waters Contracting	\$5,440,700.00	Yes
WIMCO Corp.	\$4,947,000.00	Yes

Alternate 1: Roadway to Addition	Proposal Amount	Meets Proposal Requests
CMC Building Inc.	\$133,235.00	Yes
Daniels and Daniels	\$102,000.00	Yes
Group III Mgmt.	\$115,000.00	Yes
Monteith Co.	\$107,000.00	Yes
Muter Co.	\$120,000.00	Yes
Stocks and Taylor Co.	\$169,060.00	Yes
Waters Contracting	\$120,000.00	Yes
WIMCO Corp.	\$218,000.00	Yes

Alternate 2: Fencing	Proposal Amount	Meets Proposal Requests
CMC Building Inc.	\$1673.00	Yes
Daniels and Daniels	\$800.00	Yes
Group III Mgmt.	\$13,000.00	Yes
Monteith Co.	\$4,300.00	Yes
Muter Co.	\$25,000.00	Yes
Stocks and Taylor Co.	\$10,000.00	Yes
Waters Contracting	\$4,000.00	Yes
WIMCO Corp.	\$900.00	Yes

The Board of Commissioners for the County of Wayne, North Carolina met in a regular meeting in the Commissioners' Meeting Room in the Wayne County Courthouse Annex located at 224 East Walnut Street in Goldsboro, North Carolina, the regular place of meeting, at 9:00 a.m. on March 3, 2026.

Present: Chair Joe C. Daughtery, presiding, and Vice-Chair Chris Gurley,
Commissioners Barbara Aycock, Joe Democko, Tim Harrell, and Bevan Foster

Absent: Commissioner Antonio Williams

Also present: County Manager Chip Crumpler, County Attorney Andrew Neal, Finance Director Angie Boswell, Assistant County Manager Ginger Moore, and Deputy Clerk to the Board Kayla Whitley.

* * * * *

County Attorney Andrew Neal introduced the following resolution the title of which was read and a copy of which had been distributed to each Commissioner:

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF
AN INSTALLMENT FINANCING AGREEMENT, A DEED OF TRUST
AND RELATED DOCUMENTS IN CONNECTION WITH THE
FINANCING OF A PORTION OF THE COSTS OF THE ACQUISITION,
CONSTRUCTION AND EQUIPPING OF A NEW MIDDLE SCHOOL
AND A NEW ELEMENTARY SCHOOL FOR THE COUNTY**

BE IT RESOLVED by the Board of Commissioners (the "Board") for the County of Wayne, North Carolina (the "County") as follows:

Section 1. The Board does hereby find and determine as follows:

(a) The Wayne County Board of Education (the "Board of Education") has requested the Board to consider financing a portion of the costs of acquiring, constructing and equipping a new middle school to be known as Rosewood Middle School and a new elementary school to be known as Rosewood Elementary School (the "Project").

(b) After a public hearing thereon, the County has determined to enter into an Installment Financing Agreement, to be dated the date of delivery thereof (the "Agreement"), between the County and Truist Commercial Equity, Inc. (the "Lender") pursuant to which the Lender will advance to the County amounts sufficient, together with any other available funds, to pay the

costs of the Project, together with associated financing costs, and the County will repay the advancement in installments, with interest (the "Installment Payments").

(c) In order to secure its obligations under the Agreement, the site of the new middle school to be known as Rosewood Middle School (the "Site") has been or will be conveyed to the County and the County will execute and deliver a deed of trust (the "Deed of Trust") granting a lien on the Site, together with all improvements and fixtures located and to be located thereon. The Site has been conveyed to the County and is leased back to the Board of Education pursuant to a Lease Agreement, dated as of November 26, 2024 between the County and the Board of Education (the "Lease Agreement"). The Lease Agreement will be subordinate to the lien created by the Deed of Trust.

(d) In order to provide for the deposit and investment of amounts advanced by the Lender to the County pending disbursement thereof to pay costs of the Project and related financing expenses, the County will execute and deliver a Project Fund Agreement, to be dated the date of delivery thereof (the "Project Fund Agreement"), between the County and the Lender.

Section 2. There has been presented to the Board at this meeting drafts of the Agreement, the Deed of Trust and the Project Fund Agreement. The Board hereby approves the Agreement, the Deed of Trust and the Project Fund Agreement in substantially the forms presented at this meeting. The Chair or Vice Chair of the Board, the County Manager and the Finance Director of the County are each hereby authorized to execute and deliver on behalf of the County each of said documents in substantially the forms presented at this meeting, containing such insertions, deletions and filling in of blanks as the person executing such documents shall approve, such execution to be conclusive evidence of approval by the Board of any such changes. The Clerk to the Board or any Deputy or Assistant Clerk to the Board for the County is hereby authorized and directed to affix the official seal of the County to each of said documents and to attest the same.

Section 3. In order to provide for the financing of the Project, the County is hereby authorized to enter into the Agreement and receive an advancement pursuant thereto in a principal amount not to exceed \$9,000,000. The County shall repay the advancement in installments due in the amounts and at the times set forth in the Agreement. The payments of the installment payments shall be designated as principal and interest as provided in the Agreement. The interest rate payable under the Agreement shall be 4.30% per annum (subject to adjustment as provided in the Agreement) and the final maturity shall not exceed April 1, 2046.

Section 4. No deficiency judgment may be rendered against the County in any action for breach of any contractual obligation authorized pursuant to the Agreement and the taxing power of the County is not and may not be pledged directly or indirectly to secure any moneys due under the Agreement herein authorized.

Section 5. The Chair or Vice Chair of the Board, the County Manager, the Finance Director, the County Attorney, the Clerk to the Board, and any other officers, agents and employees of the County, are hereby authorized and directed to execute and deliver such closing certificates, opinions and other items of evidence as shall be deemed necessary to consummate the transactions described above. The officers, agents and employees of the County are also hereby authorized and directed to do all acts and things required of them by the provisions of this

resolution, the Agreement, the Deed of Trust and the Project Fund Agreement for the full, punctual and complete performance of the terms, covenants, provisions and agreements of the same.

Section 6. This resolution shall take effect immediately upon its passage.

Upon motion of Commissioner Tim Harrell, seconded by Commissioner _____, the foregoing resolution entitled "RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INSTALLMENT FINANCING AGREEMENT, A DEED OF TRUST AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF A PORTION OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW MIDDLE SCHOOL AND A NEW ELEMENTARY SCHOOL FOR THE COUNTY" was adopted by the following vote:

Ayes: Chairman Joe C. Daughtery, Vice-Chairman Chris Gurley, Commissioner Barbara Aycock, Commissioner Bevan Foster, Commissioner Joe Democko, and Commissioner Tim Harrell

Noes: _____

* * * * *

I, Kayla Whitley, Deputy Clerk to the Board of Commissioners for the County of Wayne, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the Board of Commissioners for said County at a regular meeting held on March 3, 2026, as relates in any way to the adoption of the foregoing resolution relating to an installment financing agreement to finance public school improvements for said County.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said County this 3rd day of March, 2026.



Kayla Whitley
Deputy Clerk to the Board of
Commissioners

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: November 13, 2025

Re: Final Subdivision Plat Approval

Item: Riley Crossing, Final

Owner/Developer: Triangle Land Partners

Engineer/Surveyor: Stocks Engineering/Gaskins Land Surveying

Brogden Township, Emmaus Church Road (SR 1932)

Lots: 48

Discussion: Riley Crossing consists of 48 lots on 44.78 acres. The subdivision is located off Emmaus Church Road just south of Outlaw Road. The property is located within the Outer Horizontal Overlay District and the average lot size is 35,921 sf. Building lots will utilize public water and onsite septic. The property is shown within the Urban Transition 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 – Southern Wayne HS. Brogden Middle and Primary

Water – Southeastern Wayne Sanitary District

Fire – Dudley Fire Department

EMS – Station 8

Transportation – MPO

Water Supply Watershed – No

Voluntary Agriculture District – No

Wetlands – No

Board of Commissioners District – 6

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

LEGEND

EXP EXISTING IRON PIPE
 EX EXISTING IRON ROD
 EX EXISTING AXLE
 EX EXISTING CONC MONUMENT
 SPT SET 5/8" REBAR
 NPS NO POINT SET
 EX EXISTING PARKER KALON NAIL
 EX EXISTING MUD NAIL
 EX EXISTING RAILROAD SPIKE
 SPTS SET RAILROAD SPIKE
 R/W RIGHT OF WAY
 MBL MINIMUM BUILDING LINE
 SURVEYED LINE
 ADJACENT PROPERTY LINE
 --- DE LINE
 --- DITCH
 CRE OVERHEAD POWER
 PP POWER POLE
 LP LIGHT POLE
 TLL TELEPHONE PEDESTAL
 SDE SHORT DISTANCE EASEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME BY DEED RECORDED IN BOOK 3947, PAGE 527, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. FURTHER, I CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF WAYNE COUNTY.

OWNER _____

DATE _____

ROAD MAINTENANCE CERTIFICATION

I, FD RALEIGH, LLC, _____, MANAGER MEMBER, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
 a) APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
 b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
 c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

OWNER _____

DATE _____

DEPARTMENT OF TRANSPORTATION

DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

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 TRIANGLE TAKES PRECEDENCE OVER ANY SIGN EASEMENTS.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM 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 DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

APPROVED: DISTRICT ENGINEER _____

DATE _____

NOTES:

1. AREA BY COORDINATES

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. GASKINS LAND SURVEYING, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.

3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.

4. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.

SITE INFORMATION

SITE ADDRESS: _____ EMMAUS CHURCH ROAD
 WAYNE COUNTY, N.C.

TRACT ACRES: _____ ±44.78 Ac.

NO. SINGLE FAMILY LOTS: _____ 48

LINEAR FOOTAGE OF STREETS: _____ 3,618 LF

AREA OF PROPOSED STREET R/W: _____ 5.08 Ac.

DISTURBED AREA: _____ 8.80 Ac.

ZONE: _____ AR

PROPOSED USE: _____ SINGLE FAMILY RESIDENTIAL

TAX ID# _____ 2595-77-3105

REFER TO _____ DB 1255/PG 773

DB 2707/PG 637

PC N SLIDE 244

TOWNSHIP: _____ BROGDEN

RIVER BASIN: _____ NEUSE

MINIMUM BUILDING SETBACKS:

FRONT: _____ 30'

SIDE: _____ 10'

REAR: _____ 25'

SIDE STREET: _____ 25'

EMMAUS CHURCH RD. _____ 60'

NCCOI PERMIT MUST BE OBTAINED FROM NCDOT PRIOR TO ANY CONSTRUCTION ACTIVITIES.

MINIMUM PROPOSED LOT SIZE: _____ 20,000 S.F.

AVERAGE PROPOSED LOT SIZE: _____ 35,921 S.F.

*NOTE: ALL LOTS SHALL BE WITHIN 500' OF A FIRE HYDRANT.

IMPERVIOUS AREA:

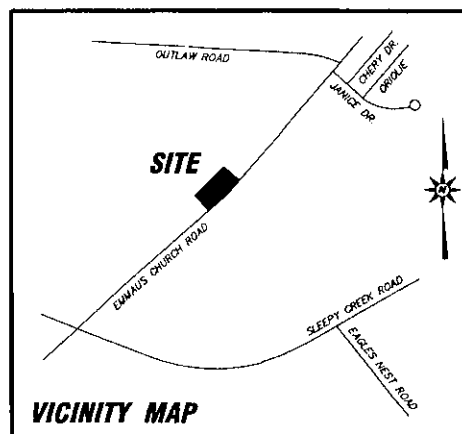
STREET IMPERVIOUS AREA _____ 1.93 Ac.

MAXIMUM IMPERVIOUS PER LOT: _____ 4,000 S.F.

47 LOTS * 4,000 SF = 4.31 Ac.

TOTAL IMPERVIOUS AREA _____ 6.24 Ac.

IMPERVIOUS AREA % _____ 113.93%



VICINITY MAP

STATE OF NORTH CAROLINA
 COUNTY OF WAYNE

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

REVIEW OFFICER _____

DATE _____

I, KENDALL E. GASKINS, CERTIFY 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.

KENDALL E. GASKINS - C-3034

1. KENDALL E. GASKINS, CERTIFY THAT THE SURVEY CONTROL SHOWN HEREON WAS DEVELOPED FROM AN ACTUAL GPS SURVEY MADE BY MYSELF ON JULY 16, 2024. THE VERTICAL AND HORIZONTAL CONTROL WAS ESTABLISHED AT THE SITE BY THE FIELD SOLUTION AS NOTED.

- (1) CLASS OF SURVEY: **CLASS A**
 (2) POSITIONAL ACCURACY: **1:100,000**
 (3) TYPE OF GPS FIELD PROCEDURE: **REAL TIME**
 (4) DATES OF SURVEY: **NOV 2024**
 (5) DATA/PROF: **NOV 2024**
 (6) PUBLISHED/FIXED-CONTROL USE: **NO**
 (7) GEOID MODEL: **NO**
 (8) COMBINED GRID FACTOR: **NO**
 (9) UNITS: **FEET**
 WITNESSED BY ORIGINAL SURVEYOR, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF SEPTEMBER, A.D. 2024.

KENDALL E. GASKINS

L-5824



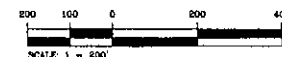
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°30'23"W	52.90'
L2	N01°31'15"E	57.79'
L3	N40°21'12"E	40.18'
L4	N16°27'25"E	45.23'
L5	N16°27'25"E	54.42'
L6	S16°27'25"W	9.19'
L7	N58°47'18"W	68.94'
L8	N61°16'55"W	93.82'
L9	S28°43'45"W	66.13'
L10	S52°28'37"W	73.71'
L11	N40°30'23"E	85.38'
L12	S40°30'38"W	80.97'
L13	N20°48'20"E	4.08'
L14	N33°53'09"W	4.48'
L15	N48°48'20"W	50.12'

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.

CHARMANIAN, WAYNE COUNTY BOARD
 OF COMMISSIONERS
 OR WAYNE COUNTY PLANNING BOARD
 OR WAYNE COUNTY PLANNING DIRECTOR

DATE _____



CERTIFICATE OF SOIL SCIENTIST

I, _____, CERTIFY THAT I AM A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA AND HAVE EVALUATED THIS SUBDIVISION AND FOUND THAT THE SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS DEPICTED HEREON. THE OWNER/DEVELOPER HAS ELECTED TO PERMIT THE ON-SITE WASTEWATER SYSTEMS FOR EACH LOT IN THIS SUBDIVISION USING THE ENGINEERED OPTION PERMIT (EOP) AS DETERMINED BY 9A 1304-334(C). PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE WAYNE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PERFORM A COMPLETENESS REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE APPLICANT OF EACH LOT WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT.

SIGNATURE/SEAL _____

DATE _____

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.27	25.00	S85°30'23"W	35.36
C2	24.51	35.00	S20°26'48"W	24.01
C3	115.55	50.00	S65°26'48"W	90.67
C4	78.54	50.00	N04°29'37"W	70.71
C5	35.01	50.00	N60°33'57"E	34.30
C6	24.51	35.00	N60°33'57"E	24.01
C7	39.27	25.00	N04°29'37"W	35.36
C8	24.51	35.00	S03°36'10"E	24.01
C9	60.23	50.00	S10°50'56"W	56.66
C10	79.57	50.00	N89°03'08"W	71.43
C11	54.78	50.00	N12°04'45"W	52.06
C12	32.52	50.00	N37°56'28"E	31.95
C13	24.51	35.00	N36°30'59"E	24.01
C14	83.50	260.00	N25°59'26"E	83.14
C15	89.24	260.00	N44°41'26"E	88.80
C16	86.03	260.00	N64°00'09"E	85.64
C17	88.38	260.00	N83°13'13"E	87.96
C18	88.69	260.00	S77°16'08"E	88.26
C19	81.69	260.00	S58°29'42"E	81.36
C20	39.27	25.00	N85°30'23"E	35.36
C21	39.27	25.00	N04°29'37"W	35.36
C22	10.80	360.00	N06°50'11"W	10.80
C23	14.45	560.00	N05°14'16"W	14.45
C24	100.82	560.00	N00°59'31"E	100.66
C25	139.63	560.00	N12°57'53"E	139.27
C26	95.44	560.00	N24°59'04"E	95.32
C27	153.10	500.00	S21°05'26"W	152.58
C28	159.62	500.00	S03°10'07"W	158.94
C29	141.82	300.00	S19°51'09"E	140.50
C30	86.04	300.00	S41°16'30"E	85.74
C31	39.27	25.00	N85°30'23"E	35.36
C32	127.16	940.00	N36°37'52"E	127.06
C33	47.40	940.00	N31°18'41"E	47.39
C34	24.15	35.00	N10°05'47"E	23.68
C35	11.30	35.00	N18°56'16"W	11.25
C36	121.20	50.00	N41°19'09"E	93.66
C37	86.48	50.00	S19°39'50"E	78.88
C38	190.10	1002.21	S35°18'29"W	189.61
C39	39.27	25.00	S04°29'37"E	35.36
C40	101.29	1178.33	S31°23'21"W	101.25
C41	112.92	1178.33	S56°35'49"W	112.87
C42	26.74	24099.88	S40°43'06"W	26.74
C43	100.00	24099.88	S40°34'04"W	100.00
C44	100.00	24099.88	S40°19'48"W	100.00
C45	100.00	24099.88	S40°05'32"W	100.00
C46	73.11	24099.88	S39°53'11"W	73.11
C47	39.60	1777.40	S39°52'30"W	39.60
C48	108.02	1777.40	S42°15'15"W	108.00

PAGE 1 OF 3

FINAL PLAT FOR
RILEY CROSSING

EMMAUS CHURCH ROAD

TAX PARCEL 2595773105

WAYNE COUNTY - BROGDEN TOWNSHIP - NORTH CAROLINA

OWNER: FD RALEIGH INC

GASKINS LAND
 SURVEYING, P.A.
 PROFESSIONAL LAND SURVEYING

SURVEYED: REG
 DRAWN: REG
 CHECKED: REG
 APPROVED: REG
 DATE: 09/18/25
 SCALE: 1"=200'

Phone: 332-244-5599
 Fax: 332-244-5899

PO Box 334
 Vancleave, NC 28586

LEGEND

- EXP EXISTING IRON PIPE
- EW EXISTING IRON ROD
- EA EXISTING AILE
- EDM EXISTING CONC. MONUMENT
- SR SET 5/8" REBAR
- NPS NO POINT SET
- EPK EXISTING PARKER KALON NAIL
- EMON EXISTING HARD NAIL
- EDRS EXISTING RAILROAD SPIKE
- SRKS SET RAILROAD SPIKE
- R/W RIGHT OF WAY
- MBL MAINLINE BUILDING LINE
- SURVEYED LINE
- ADJACENT PROPERTY LINE
- NE LINE
- DITCH
- CHC OVERHEAD POWER
- PP POWER POLE
- LP LIGHT POLE
- TLE TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE



SHAWN MITCHELL &
CHRIS STANCIL
DB 3839 PG 762

CAROLINA POWER & LIGHT COMPANY
100' RIGHT OF WAY
DEED BOOK 1255 PG 773
EXCEPTION #8

SONJA R. ANDERSON
DB 1967 PG 629

MITCHELL FARMS AG
PROPERTIES LLC
DB 3188 PG 290

EDWARD AGUILAR
DB 3446 PG 555

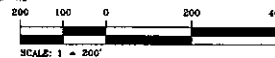
I, KENDALL E. GASKINS, CERTIFY THAT THIS SURVEY WAS A
SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS AND LOTS AND

KENDALL E. GASKINS L-3824

I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK SEE PAGE REFERENCES); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK SEE PAGE REFERENCES; THAT THE RATIO OF
PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS XXIN DAY OF XXXXXX, A.D., 2011.

KENDALL E. GASKINS L-3824



FINAL PLAT FOR RILEY CROSSING EMMAUS CHURCH ROAD WAYNE COUNTY - BROODEN TOWNSHIP - NORTH CAROLINA TAX PARCEL 2595773105			
OWNER: FD RALEIGH INC			
 GASKINS LAND SURVEYING, P.A. PROFESSIONAL LAND SURVEYING Phone: 252-244-0599 Fax: 252-244-3006 PO Box 354 Vanceboro, NC 28586	SURVEYED: KEG	APPROVED: KEG	
	DRAWN: KEG	DATE: 09/18/25	
	CHECKED: KEG	SCALE: 1"=200'	

LEGEND

EIP EXISTING IRON PIPE
 EIR EXISTING IRON ROD
 EIA EXISTING AISLE
 EDM EXISTING CONC MONUMENT
 SPT SET 3/8" REBAR
 WPS WOOD POINT SET
 EPC EXISTING PARKER KALON MARK
 EMZY EXISTING MAG NAIL
 ENPS EXISTING RAILROAD SPUR
 SHPS SET RAILROAD SPUR
 R/W RIGHT OF WAY
 MBL MONUMENT BUILDING LINE
 --- SURVEYED LINE
 --- ADJACENT PROPERTY LINE
 - - - - - DE LINE
 --- OPEN
 --- OVERHEAD POWER
 PP POWER POLE
 LP LIGHT POLE
 TLE TELEPHONE PEDESTAL
 WM WATER METER
 WV WATER VALVE

SONJA R. ANDERSON
DB 1967 PG 629

LARRY KORNEGAY
DB 3274 PG 528

BENISHA WARD
DB 2567 PG 728
BELMOORE, SECTION 1
PC M SLIDE 850

I, KENDALL E. GASKINS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS.

KENDALL E. GASKINS L-3824

I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XXth DAY OF XXXXXXX, A.D., 2011.

KENDALL E. GASKINS L-3824



FINAL PLAT FOR RILEY CROSSING EMMAUS CHURCH ROAD TAX PARCEL 2595773105 WAYNE COUNTY - BROSDEN TOWNSHIP - NORTH CAROLINA			
OWNER: FD RALEIGH INC			
G GASKINS LAND SURVEYING, P.A. PROFESSIONAL LAND SURVEYING	SURVEYED: KEK	APPROVED: KEK	
	DRAWN: KEK	DATE: 06/18/25	
Phone: 252-341-0599 Fax: 252-341-3899	C-3023 PO Box 354 Waynesboro, NC 28586	CHECKED: KEK	SCALE: 1"=200'

MEMORANDUM

To: Wayne County Board of Commissioners

From: Berry Gray, Planning Director

Date: January 14, 2026

Item: Meadows at Grantham Mobile Home Park Phase 2 (formerly Bigdround MHP)
Parcel ID# 2546734961
Owner/Developer: Bigdround, LLC: Curtis Venable
Surveyor/Engineer: B.R. Kornegay, Inc.
Grantham Township, Intersection of Paul Hare Road and US Hwy 13 S
Lots: 9

Discussion: Meadows at Grantham Mobile Home Park Phase 2 will consist of 9 mobile home park lots. The site is 2.219 acres in size with 4.055 acres of that shown as open space within Phase 1. The average lot size is 11,708 square feet or 0.269 of an acre.

The plat shows the construction of a new cul de sac streets to serve the lots. The streets are required to be installed per Mobile Home Park specifications which include either a minimum four inch aggregate base course or paved to NC DOT Standards.

The site is currently vacant and is located at the intersection of Paul Hare Road and US Hwy 13 S with access through the existing mobile home park on Paul Hare Road. The property is zoned R 10 which allows mobile home parks as a permitted use. Surrounding land uses include a mix of residential and commercial properties as well as the existing mobile home park to the north. This project is not subject to the Stormwater Management Ordinance. The site plan meets the requirements outlined in the Wayne County Mobile Home Park Ordinance.

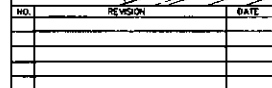
The property is shown within the Community Growth Area in the Wayne County Comprehensive Land Use Plan. Community Growth Areas provide for the development and redevelopment of smaller, usually freestanding communities in Wayne County. These areas may represent incorporated towns or may be unincorporated areas that nonetheless have a range of services typical of a small town. Community Growth Areas may have services provided through a combination of municipal and/or county functions. The use of community and/or County funds for planning, programming or providing services in these areas should be left up to the consensus of the people living in the area, working in conjunction with County decision-makers, especially when County resources are involved. Community Growth Areas may be developed at a variety of development densities and land use types to meet the housing, everyday shopping and employment needs of area residents.

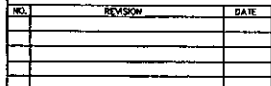
The property is within the following service areas:

Schools – Southern Wayne HS, Grantham Middle, Grantham Elementary

Water - Southwestern Wayne
Fire – Grantham
EMS – Station 3
Transportation - RPO
Water Supply Watershed – Yes
Voluntary Agriculture District – No
Wetlands – No
Board of Commissioners District – 4

Recommendation: The Wayne County Planning Board recommends approval of the Mobile Home Park plan.





MEMORANDUM

To: Wayne County Board of Adjustment

From: Berry Gray, Planning Director

Date: February 11, 2026

Re: Variance Request V-26-01

Item: Dimensional Variance

Parcel ID# 3611086227

Property Owner: Stoney Creek Free Will Baptist Church

Stoney Creek Township, 752 Stoney Creek Church Road

Variance Request: Stoney Creek Church has requested a variance from Section 70-103(c) of the Wayne County Code of Ordinances in order to build a new sanctuary within the required 60' setback along Stoney Creek Church Road. The structure is proposed to be approximately 40' from the right of way so a 20' variance is requested by the applicant. The current sanctuary will be removed and replaced with a larger sanctuary to accommodate a growing congregation. Due to the presence of a fellowship hall and parking directly behind and beside the sanctuary, there is limited space to shift the proposed sanctuary.

Property Information: The property is owned by Stoney Creek Free Will Baptist Church and is in Stoney Creek Township at 752 Stoney Creek Church Road and listed in the Wayne County Tax Office as Parcel Number 3611086227. The property is currently used for a Church sanctuary and accessory uses and surrounded by a mix of single family, multifamily, and commercial properties.

The property is within the following service areas:

Zoning – IH Overlay

Fire – Patetown

EMS – Station 10

Water Supply Watershed – No

Voluntary Agriculture District – None with ½ mile

Wetlands – No

Board of Commissioners District – 5

Ordinance/Statute Information: Section 70-37 of the Wayne County Code of Ordinance requires that a Public Hearing be held by the Board of Adjustment prior to taking action on a variance to the dimensional requirements of the Ordinance.

NC General Statute 160D-406 states that a quasi-judicial hearing is required for variance requests and that “the concurring vote of four-fifths of the board shall be necessary to grant a variance.”

The Statute also states that prior to granting a variance, the Board of Adjustment must determine that an undue hardship may result from strict compliance.

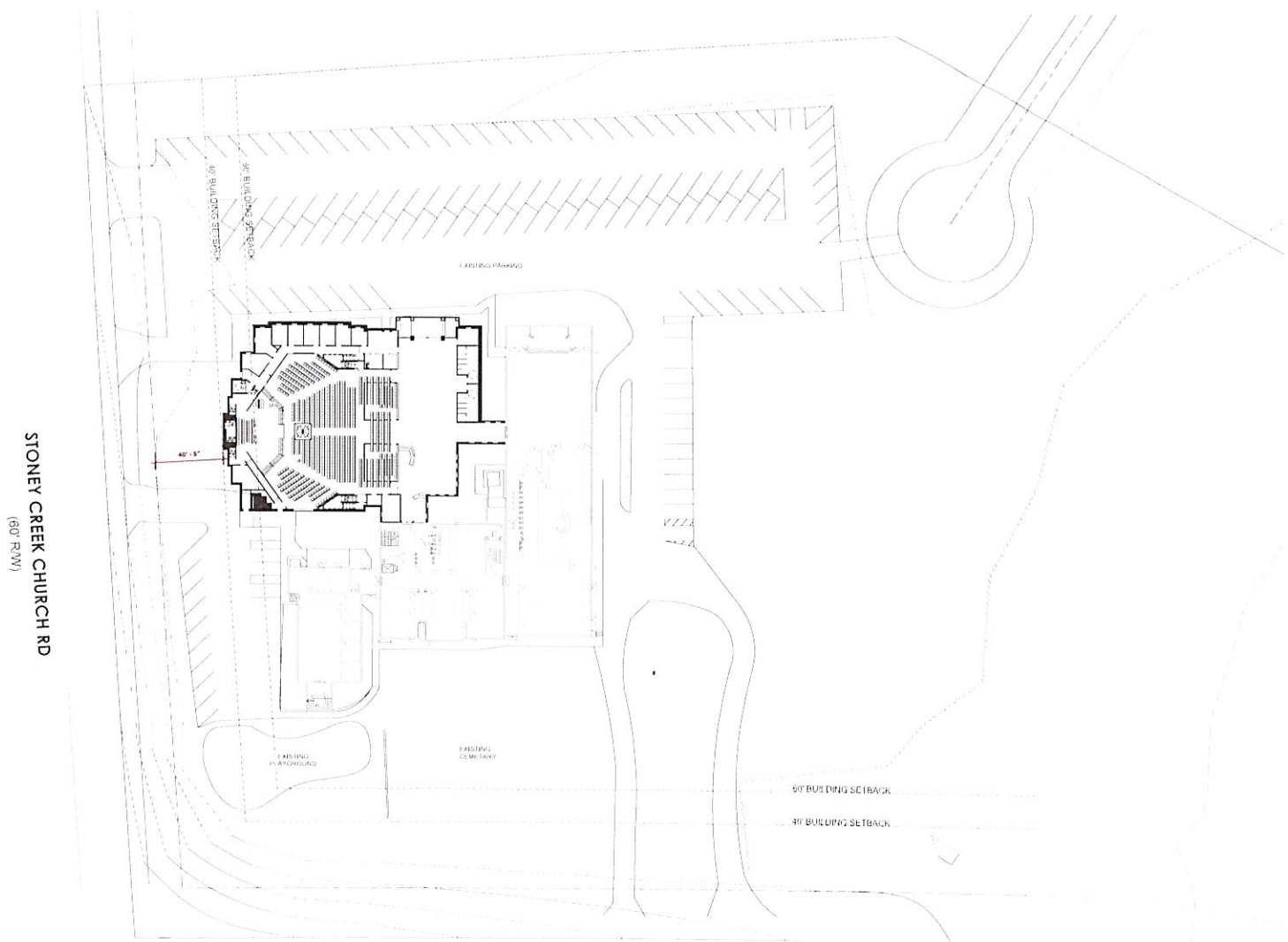
- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

Supporting documents attached:

Area Map

Site Map

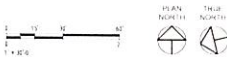
Variance Application



NC-111
(60' R/W)

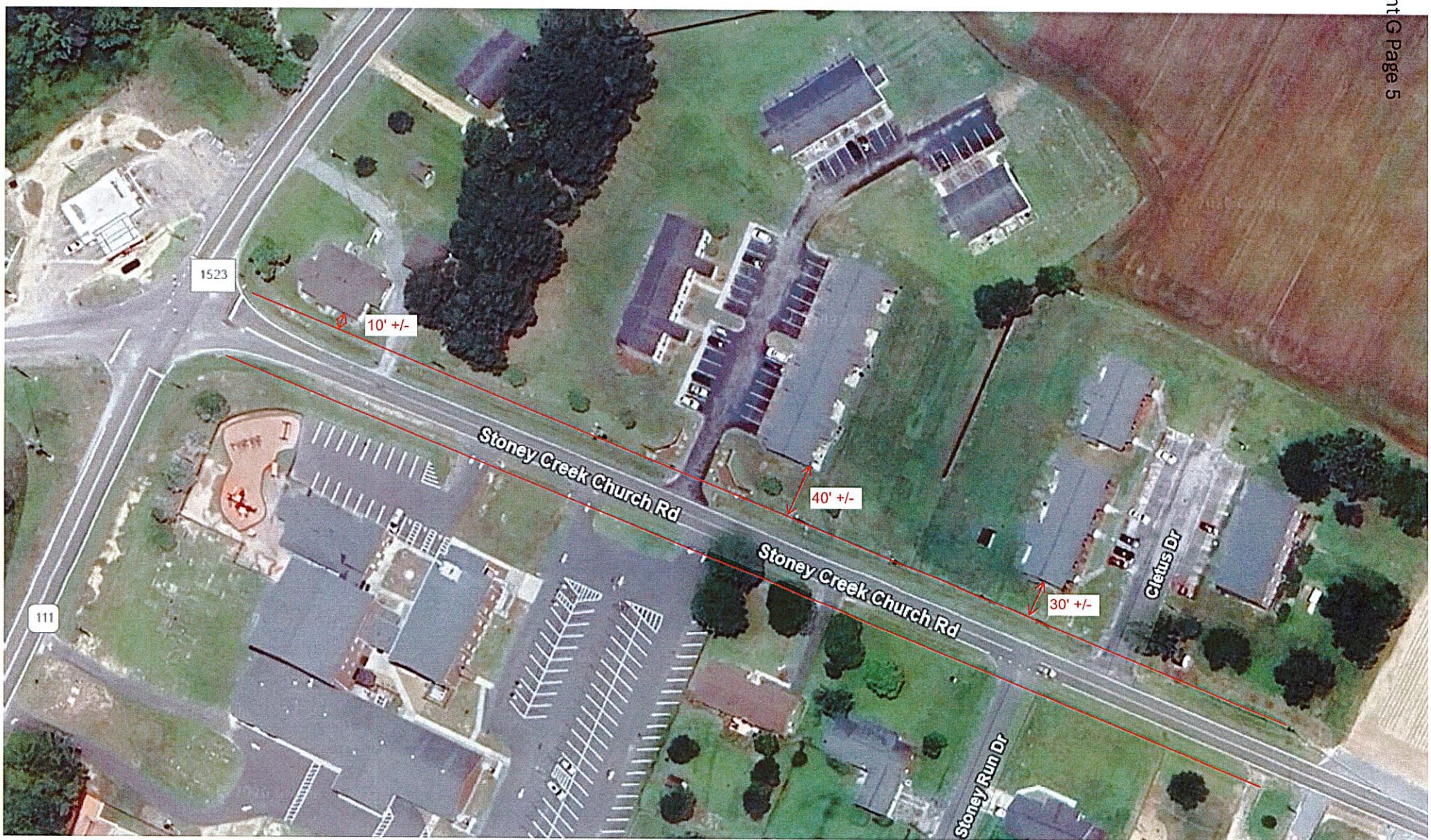
**DUNN &
DALTON**
ARCHITECTS

STONEY CREEK CHURCH
SITE PLAN



JANUARY 19, 2026

This is a conceptual rendering for illustrative purposes only. Design is subject to change and actual construction may vary. This drawing is the property of Dunn & Dalton Architects, P.A. This drawing is not to be copied in whole or in part. This drawing or the information hereon is not to be used without written permission and must be returned to Dunn & Dalton, P.A. upon request. Copyright 2026 Dunn & Dalton Architects, P.A.



Wayne County, North Carolina

Petition for Zoning Variance

Date January 16, 2026

Applicant Name: Stoney Creek Church Telephone 919-735-3916
Address: 752 Stoney Creek Church Road, Goldsboro, NC 27534

Property Owner Name: Same Telephone: _____
Address: _____

1. Property address or location: 752 Stoney Creek Church Road, Goldsboro, NC 27534

2. Current zoning classification: IH

3. Requested variance: Minimum Building Setback from 60 ft to 40 feet

4. Property legal description (metes and bounds, or if subdivided, lot, block, subdivision plat book and page number): PIN# 3611086227 Deed book 606, page 425

5. Owner's intended use of the property in question if variance is approved: _____
Replace the existing church building

6. Explain in detail why you think this petition should be approved: _____
See attached sheet

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

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

Bryan K.

Digitally signed by Bryan K. Jones, PE
DN: CN = Bryan K. Jones, PE, email = b.jones@nc.rr.com C = US O = BK Jones Consulting Engineers, PA
Date: 2026.01.16 10:59:27 -0500

Date: January 16, 2026 Signature: Jones, PE
Applicant

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

Fee Paid \$ _____ Date _____

Date Public Hearing Scheduled _____ Time _____

Dates Public Hearing Advertised _____

Petition: Approved _____ Petition No. _____
Denied

Stoney Creek Church

752 Stoney Creek Church Road, Goldsboro, NC 27534

Variance Application, Question #6

Requesting a building setback relief from 60 ft to 40 ft.

- The new sanctuary is proposed in the same general location as the existing church building due to site constraints. Locating the building in this area allows adequate parking to be provided while keeping parking reasonably close to the sanctuary for congregants, including elderly and mobility-impaired members.
- The property has long been used as a church. The request is limited solely to a reduction in the front setback and represents the minimum relief necessary to allow a functional, code-compliant building layout that accommodates worship space, circulation, and required egress. No other zoning standards are affected, and the variance does not intensify the existing use of the property.
- Existing development along Stoney Creek Church Road includes buildings with front setbacks of approximately 30 to 40 feet. Allowing a reduced setback for the proposed sanctuary would be consistent with the established development pattern along the roadway and would not alter the character of the area or negatively impact adjacent properties.
- The 60-foot setback is intended to preserve space for potential roadway expansion and to address safety concerns. Stoney Creek Church Road is a rural roadway where average daily traffic has decreased from approximately 1,200 ADT in 2002 to about 950 ADT in 2022, making future road widening unlikely. Additionally, the proposed sanctuary site is located approximately 6 to 10 feet above the road centerline, providing physical separation from the roadway and not creating a safety concern.

Stoney Creek Church

752 Stoney Creek Church Road, Goldsboro, NC 27534

Variance Application, Question #7

Pearce, Jeanne Sasser

741 Stoney Creek Church Rd, Goldsboro, NC 27534

4208 progressive church Road, Princeton, NC 27569 (Mailing Address)

Ray, Jerald D & Carole M

759 Stoney Creek Church Rd, Goldsboro, NC 27534

425 Village Drive, Goldsboro, NC 27534 (Mailing Address)

Hadden, Sandra Lucille

774 Stoney Creek Church Rd, Goldsboro, NC 27534

Adams C-Mart, Inc.

2043 N NC 111 Hwy, Goldsboro, NC 27534

601 W Ash Street, Goldsboro, NC 27530

NORTH CAROLINA
WAYNE COUNTY

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) entered into this 3rd day of March, 2026 by and between the County of Wayne, a body politic and corporate organized of the laws of the State of North Carolina (hereinafter referred to as the "County") and the City of Goldsboro, a North Carolina Municipal corporation in the County of Wayne, State of North Carolina (hereinafter referred to as "City").

WITNESSETH

WHEREAS, Goldsboro Union Station is a former train depot located at 101 N. Carolina Street in Goldsboro, NC, and is owned by the City; and

WHEREAS, Union Station facility is structurally compromised and requires emergency stabilization (the "Project"); and

WHEREAS, the Downtown Goldsboro Development Corporation (DGDC), a non-profit partner of the City formed the Saving Union Station committee in an effort to raise the anticipated \$1,500,000 needed for the Project; and

WHEREAS, Saving Union Station has raised \$750,000 through private donations and a NC Rural Infrastructure Authority Grant ("Grant") for the Project; and

WHEREAS, the City is responsible for administering the Grant; and

WHEREAS, the County and City have agreed to contribute \$375,000 towards the Project; and

WHEREAS, the City has entered into a contract with TA Loving to complete the work on Union Station; and

WHEREAS, the parties wish to identify the order in which all funds will be used towards the Project and the procedures by which the County will pay its contribution.

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

1. The City shall be responsible for overseeing all aspects of the Project, including the contract with TA Loving. The City shall inspect and approve all work performed by TA Loving and its subcontractors.
2. Grant funds, interest on Grant funds, donations raised by the Saving Union Station

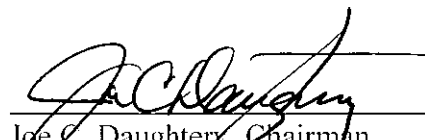
committee, and the City's contribution shall be used first for the Project. County funding shall only be used after all these funding sources are exhausted.

3. The County will pay its \$375,000 contribution directly to the City upon request. Requests for payment from the City shall be directed to the Wayne County Finance Director and County Manager and be accompanied by pay applications and/or invoices from TA Loving.
4. The County will only release sufficient funds to cover the amount covered by the pay applications provided.
5. The County shall not be responsible for payment beyond \$375,000 unless authorized by the Wayne County Board of Commissioners. Any future contributions by the County towards the Project shall require a separate agreement.
6. Nothing herein shall be construed to bind the County to the terms of the Contract between the City and TA Loving.
7. The County agrees to cooperate fully with the City to comply with the terms of the Grant, including production of any documentation or retention of records.
8. This agreement shall remain in effect until all of the County's \$375,000 contribution for the Project is exhausted. This constitutes the full content of this MOU. The terms of this agreement may only be modified by written mutual agreement, signed by the parties, and attached hereto.

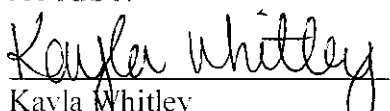
IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their duly authorized officers.

WAYNE COUNTY

By:


Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

ATTEST:


Kayla Whitley
Deputy Clerk, Wayne County Board of Commissioners

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

By:


Angie Boswell, Finance Director

CITY OF GOLDSBORO

By: _____
Charles Gaylor, IV
Mayor

ATTEST:

Laura Getz
Clerk, Goldsboro City Council

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

By: _____
Catherine F. Gwynn, Finance Director

WAYNE COUNTY

SHERIFF'S OFFICE, COURTHOUSE, & JAIL FEASIBILITY STUDY

MARCH 3, 2026 – PROJECT UPDATE MEETING

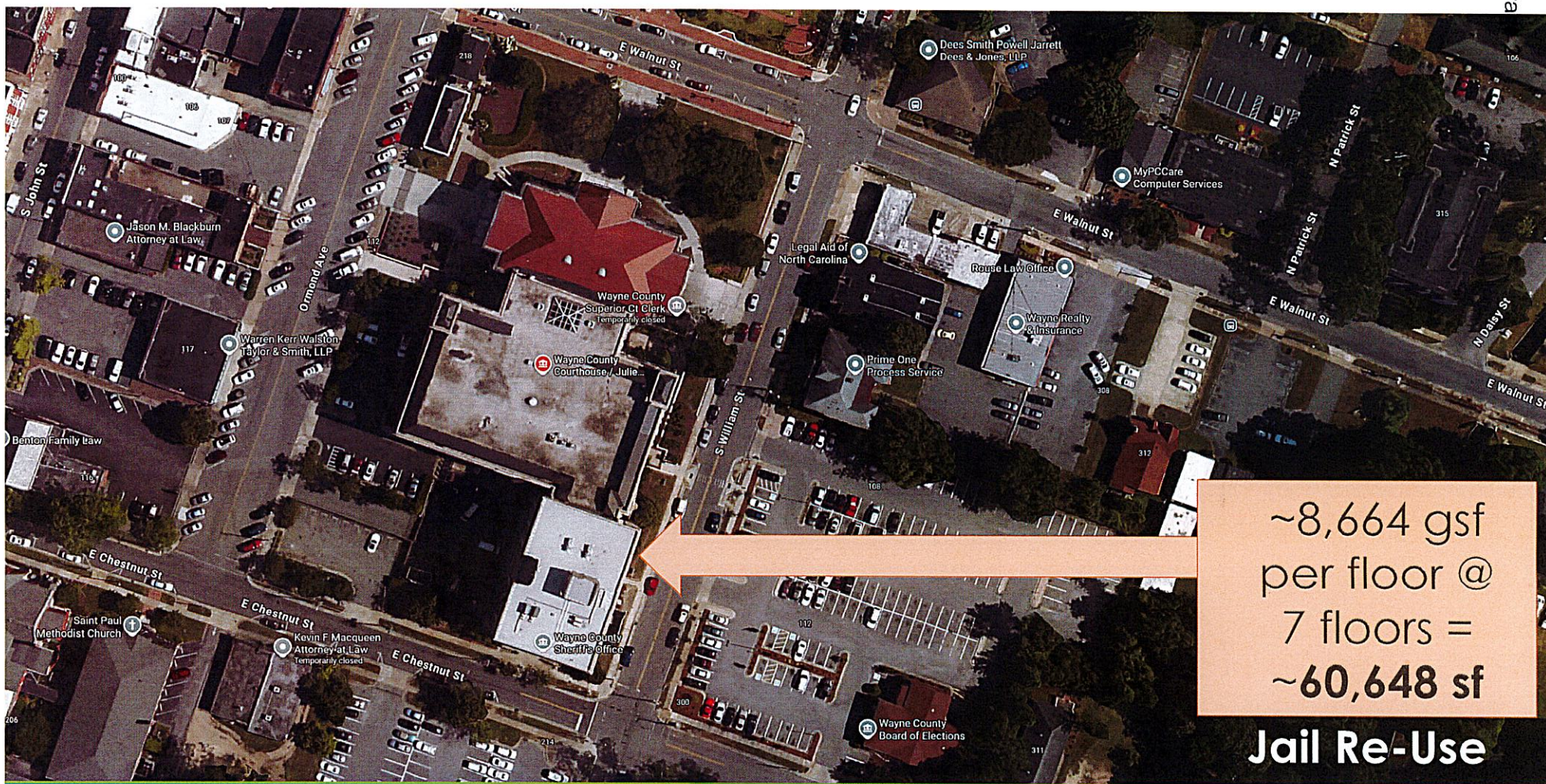


WAYNECOUNTY
NORTH CAROLINA

INTREPID
ARCHITECTURE

Agenda

- Review of three distinct capital improvements including programming, preliminary design(s), and estimated cost & schedule
- 1. Jail Re-Use
 - Reuse as general flex / office space
 - Reuse as expanded Sherriff's Office
 - Removal
- 2. Courthouse Improvements
 - Atrium improvements
 - Life Safety improvements
 - Envelope improvements
 - MEP & AV improvements
 - ADA improvements
- 3. Repurpose 800 Corporate Drive Bldg.
 - Renovation to accommodate Veterans Services, Environmental Health, Planning, & Inspections



~8,664 gsf
per floor @
7 floors =
~60,648 sf

Jail Re-Use

WAYNECOUNTY
NORTH CAROLINA

INTREPID
ARCHITECTURE

EAST SIDE



WAYNECOUNTY
NORTH CAROLINA

INTREPID
ARCHITECTURE

EAST SIDE



WAYNECOUNTY
NORTH CAROLINA

INTREPID
ARCHITECTURE

SOUTH SIDE



WAYNECOUNTY
NORTH CAROLINA

INTREPID
ARCHITECTURE

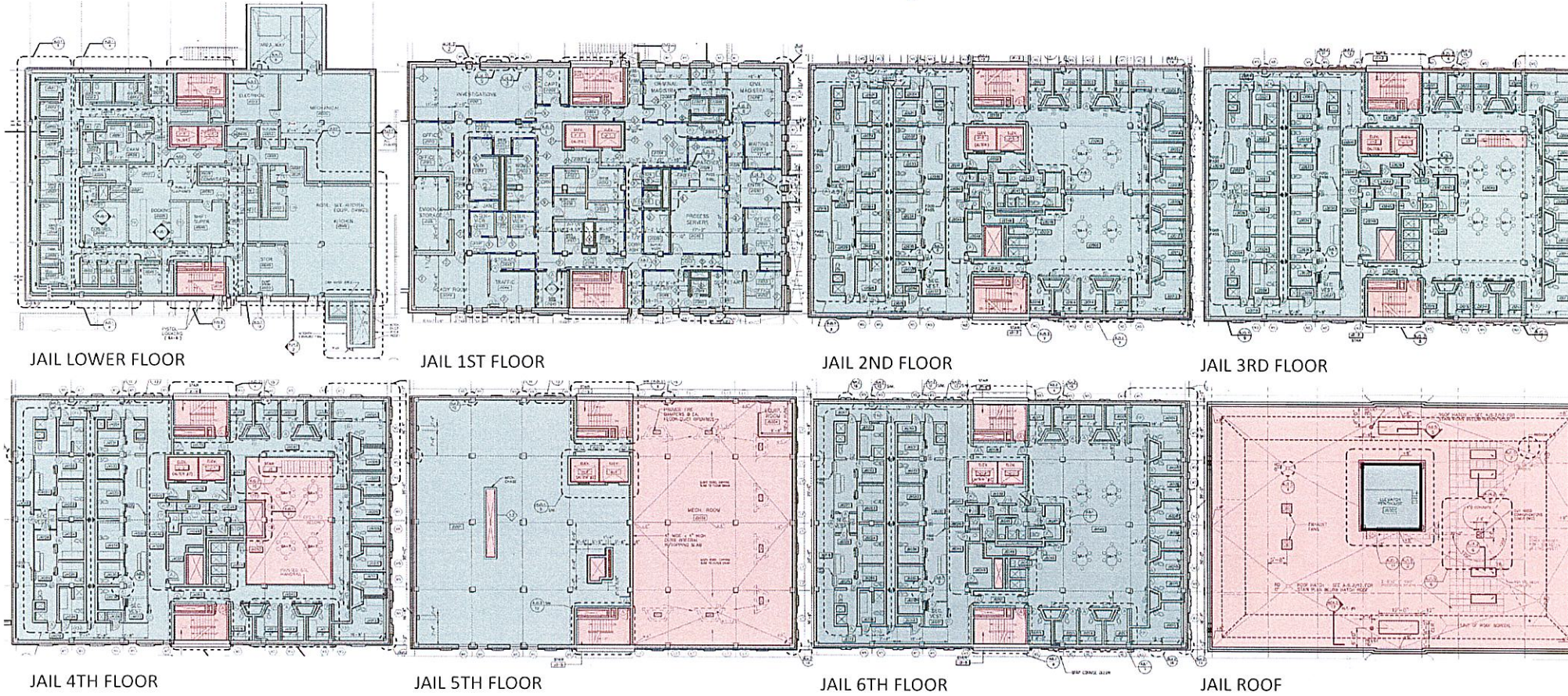
WEST SIDE



WAYNECOUNTY
NORTH CAROLINA

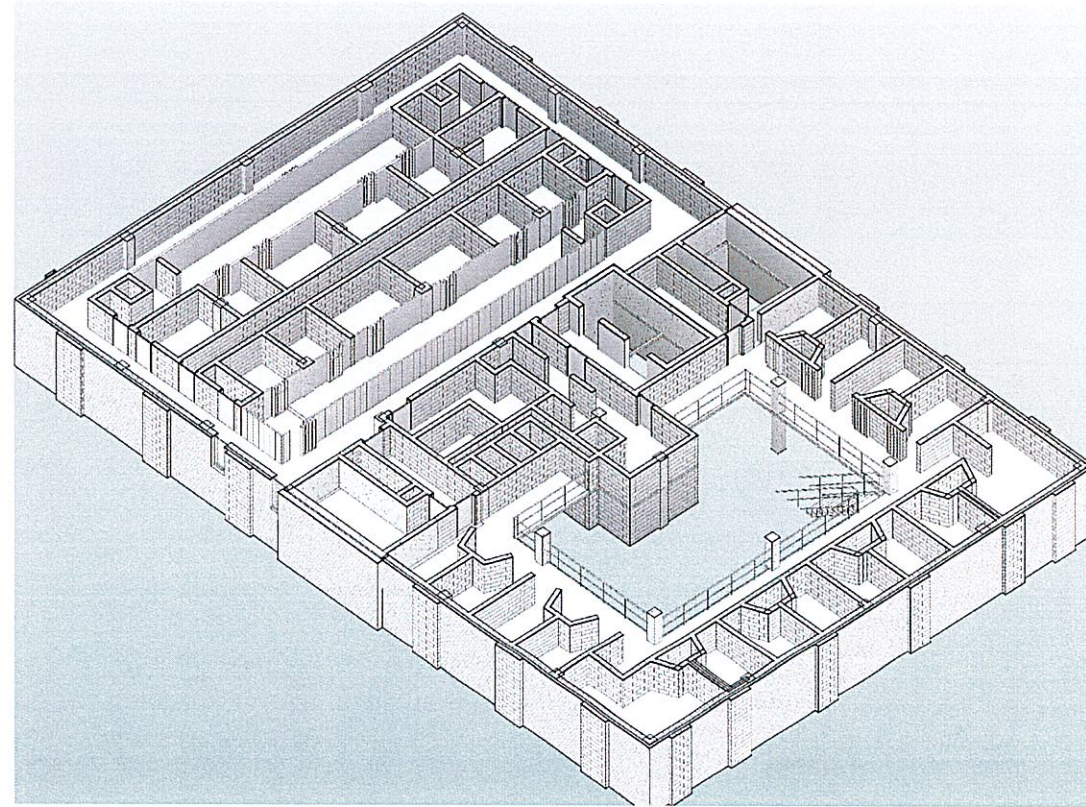
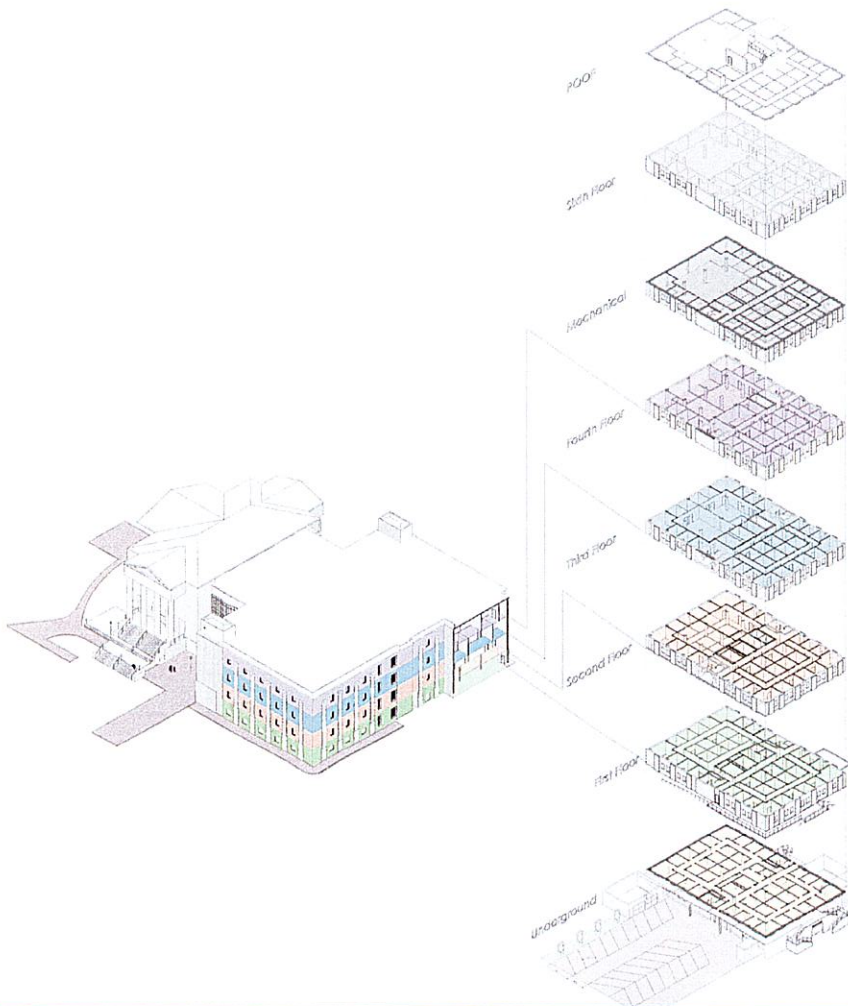
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EXISTING TENANTS/OPERATIONS



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NORTH CAROLINA

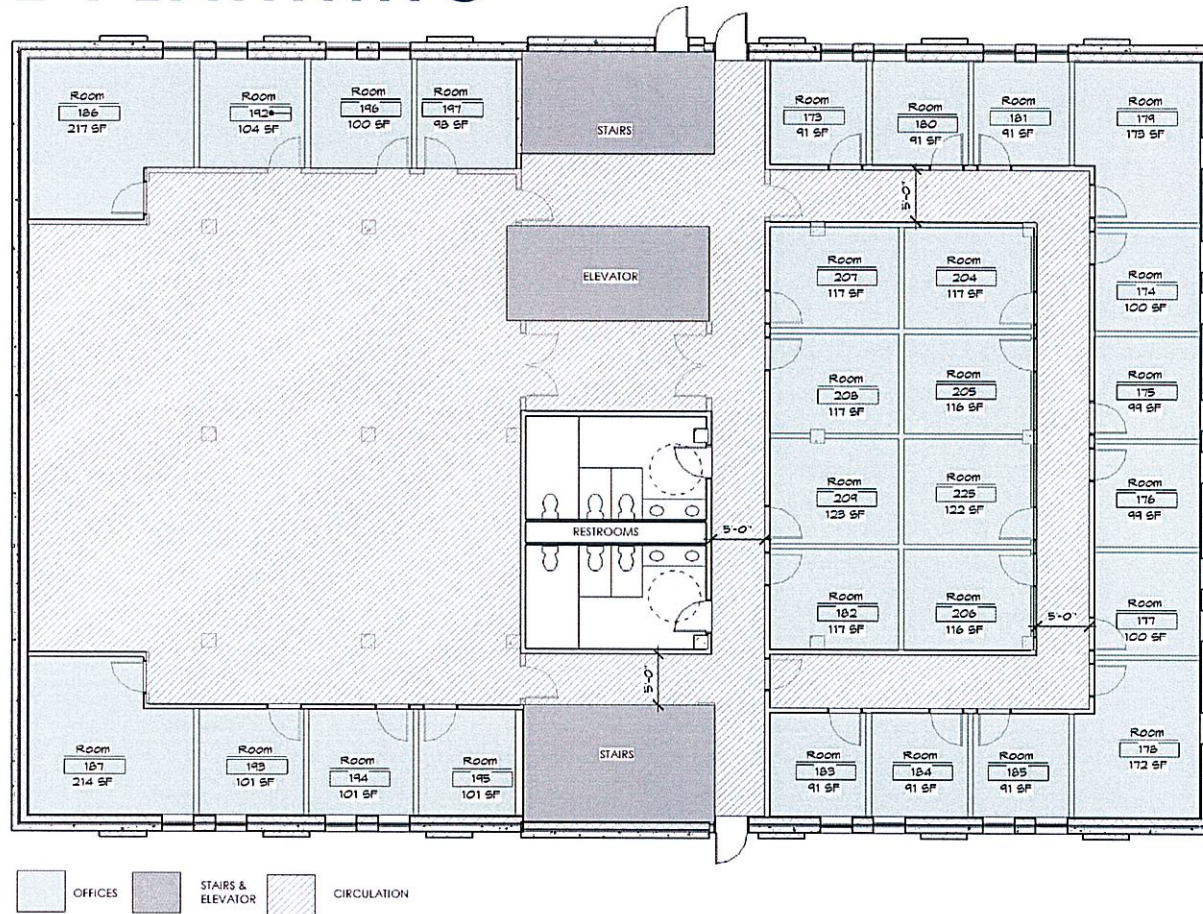
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WAYNECOUNTY
NORTH CAROLINA

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SPACE PLANNING



~8,664 gsf
per floor
(7,080 useable sf)

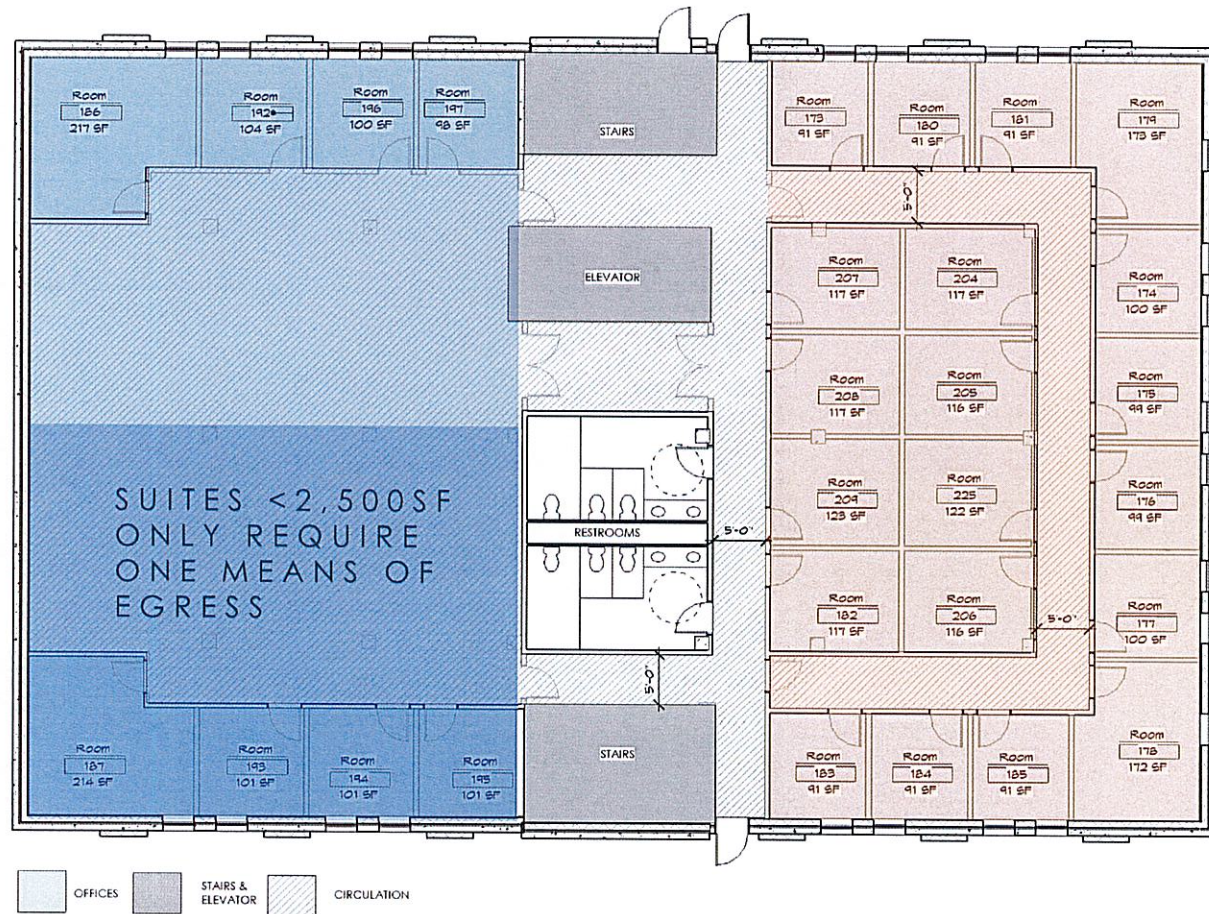
What could fit?

- ~40 private offices per floor
- Open office/Flex for 60-70 per floor
- One User or multiple suites per floor

WAYNECOUNTY
NORTH CAROLINA

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ARCHITECTURE

SPACE PLANNING



WAYNECOUNTY
NORTH CAROLINA

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PROGRAM

Wayne County Jail Reuse Study - Sheriff's Office Program

Room/Space Name	Programming <i>8/8/25 meeting with Sheriff & Kendall</i>				Proposed Plan <i>3/3/26 meeting with Sheriff & Kendall</i>				REMARKS
	Area (NSF)	#	Sub-Total	Location	Area (NSF)	#	Sub-Total	Location	
ADMINISTRATIVE			3,575				5,646		
Sheriff's Office (<i>with meeting space</i>)	375	1	375		518	1	518	First Floor	
Sheriff's Restroom	90	1	90		100	1	100	First Floor	
Sheriff's Closet	110	1	110		110	1	110	First Floor	
Commander's Office	110	8	880		110	8	880	First Floor	
Admin. Office	100	1	100		110	1	110	First Floor	
Admin. File Room	80	1	80		110	1	110	First Floor	
Accounting Office	100	1	100		110	1	110	First Floor	
Accounting File Room	80	1	80		110	1	110	First Floor	
Major's Office	110	1	110		170	1	170	First Floor	
Standard Office	110	3	330		110	3	330	First Floor	
Large Meeting Room	700	1	700		1641	1	1641	First Floor	Reports to Major
Waiting/Reception Area	500	1	500		1296	1	1296	First Floor	incl. AV/Storage, for Entire Department
Break Room	120	1	120		161	1	161	First Floor	
			0						
			0						
CIVIL DIVISION			2,130				2,152		
Supervisor's Office	150	2	300		83	2	166	Basement	
Standard Office	110	8	880		80	0	0	Basement	
Open Office	56		0		30	8	240	Basement	
File Room/Storage (Gun/Concealed Carry Permits)	150	1	150		82	1	82	Basement	
Interview Room	120	1	120		83	1	83	Basement	
Finger Print Room	80	1	80		83	1	83	Basement	
Public Entry / Waiting	300	1	300		1398	1	1398	Basement	
Check-In / Service Counter	300	1	300		100	1	100	Basement	
			0						
			0						
PATROL (<i>field services</i>)			2,240				3,515		
Office	120	6	720		120	12	1440		
Work Stations for DWI & VIPR	56	10	560		56	10	560		
Work Stations for PATROL DEPUTIES	56	10	560		56	10	560		Cubicles

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New South Elevation

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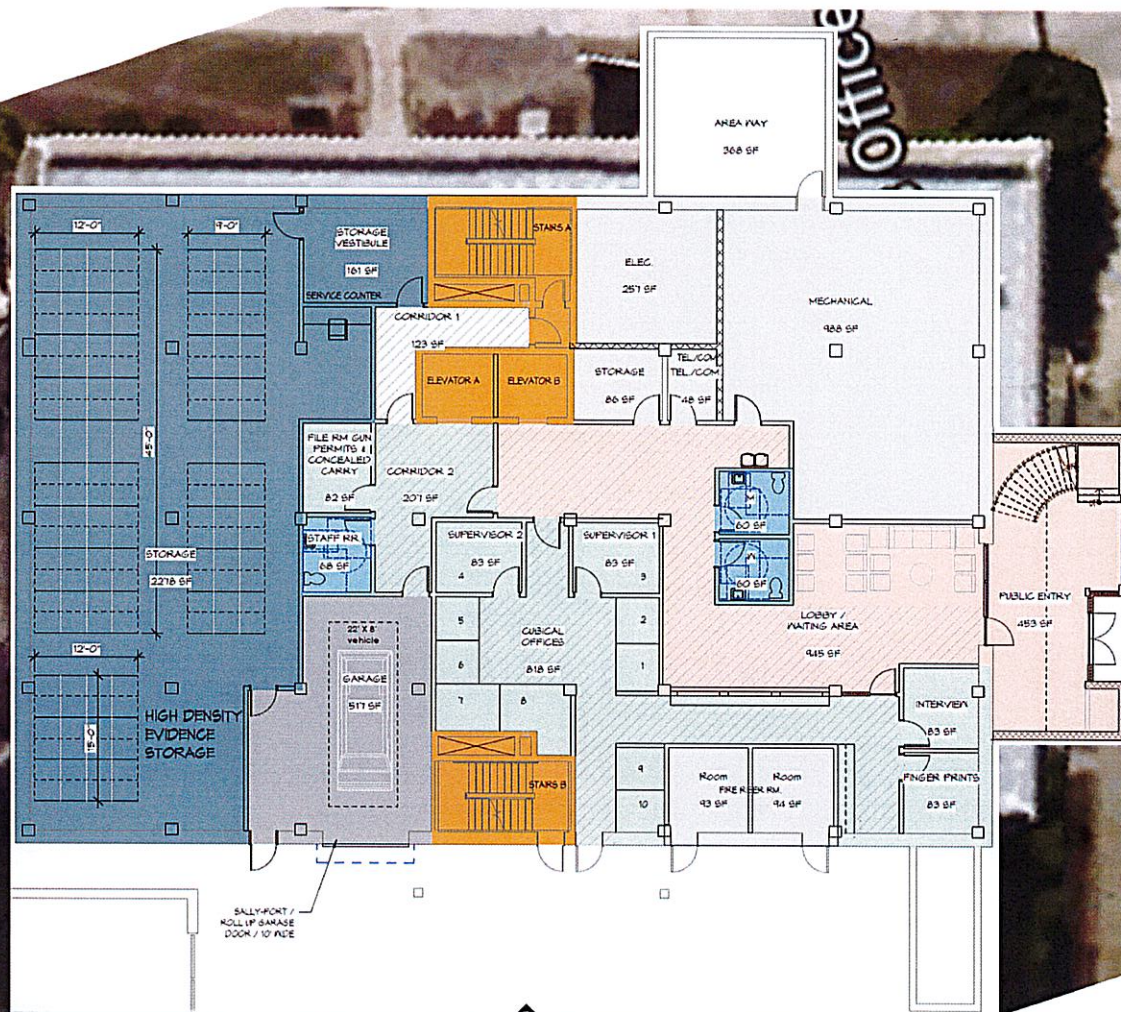
Similar ADA / Entry Challenge
Ongoing work at ECU



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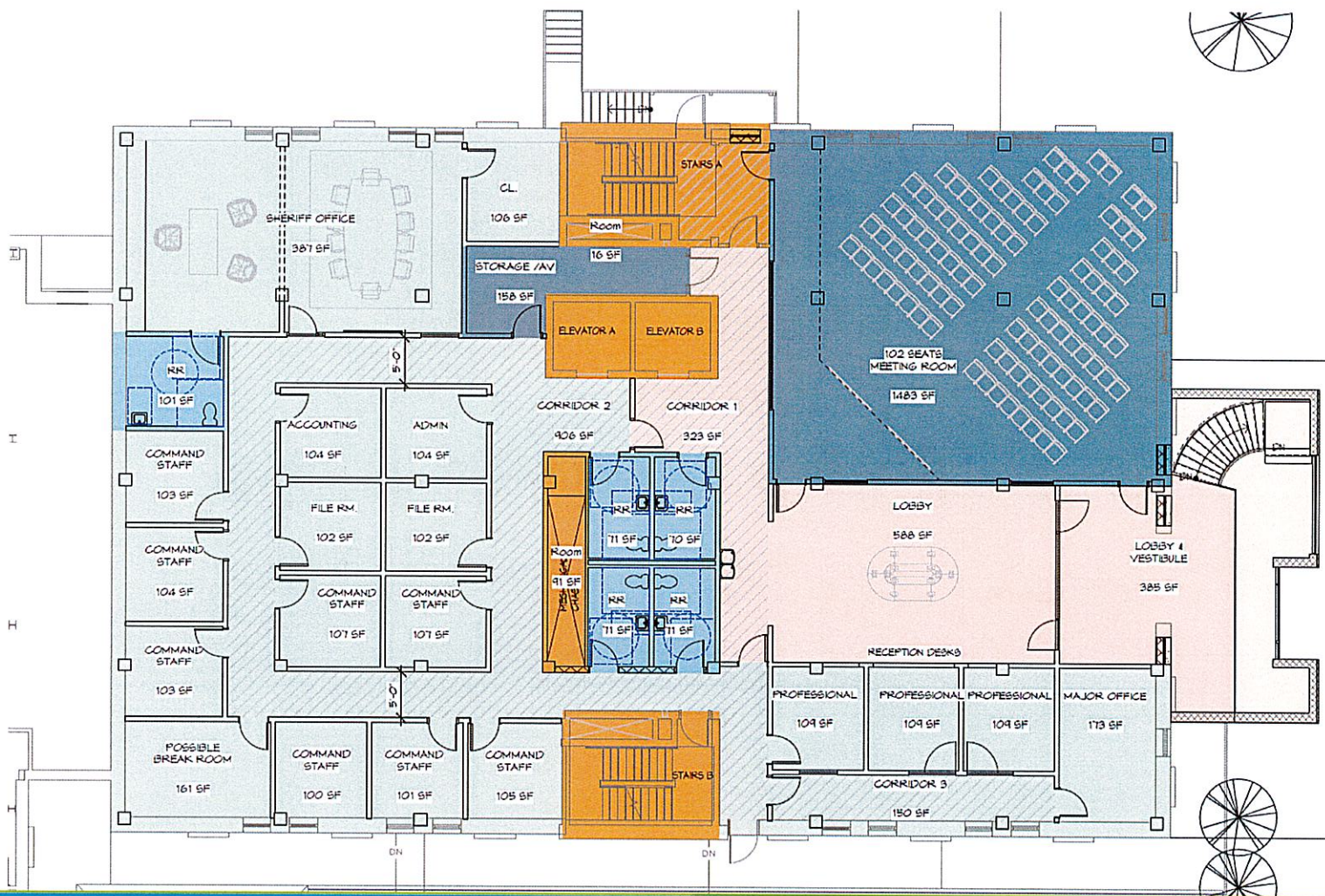
	FUNCTION NAME	AREA (gross)
○	PUBLIC	1515 SF
○	CIVIL	1620 SF
○	BUILDING SERVICES	1,626 SF
○	SALLY-PORT	556 SF
●	HIGH DENSITY STORAGE	2,745 SF
●	RR	219 SF
●	MECHANICAL SHAFT & OTHER	636 SF
○	OTHER CIRCULATION	125 SF
	SUB-TOTAL (65F):	9,244 SF



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Basement Plan

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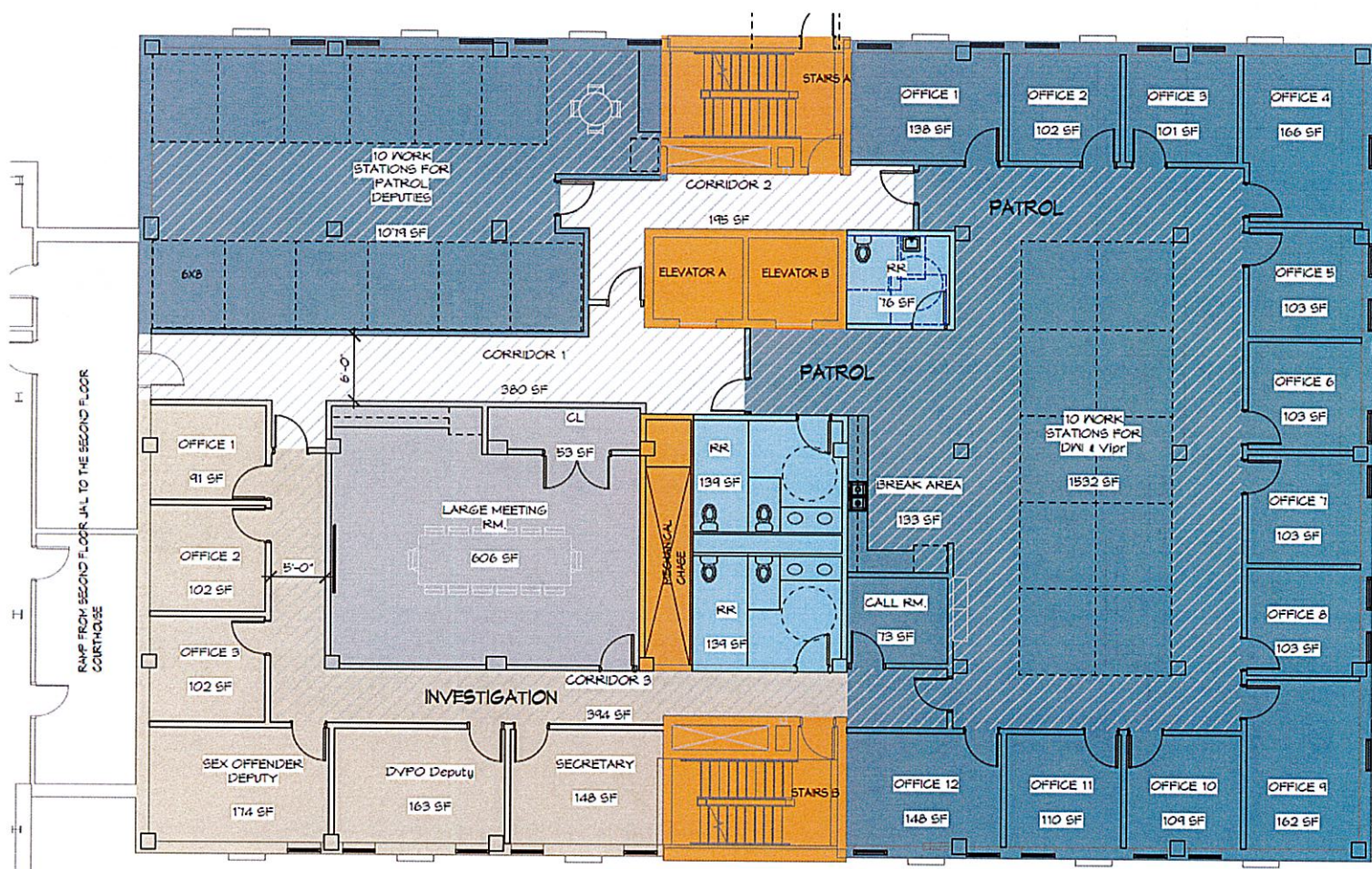
	FUNCTION NAME	Area (sq ft)
○	PUBLIC	1,675 SF
●	MEETINGS RM. & STORAGE	1,824 SF
○	CIVIL	4,412 SF
●	HR	472 SF
●	MECHANICAL, SHAFTS & OTHER	876 SF
	SUB-TOTAL (655F)	9,219 SF

Existing gross sf 8664 SF
Addition gross sf 535 SF

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NORTH CAROLINA

1st Floor Plan

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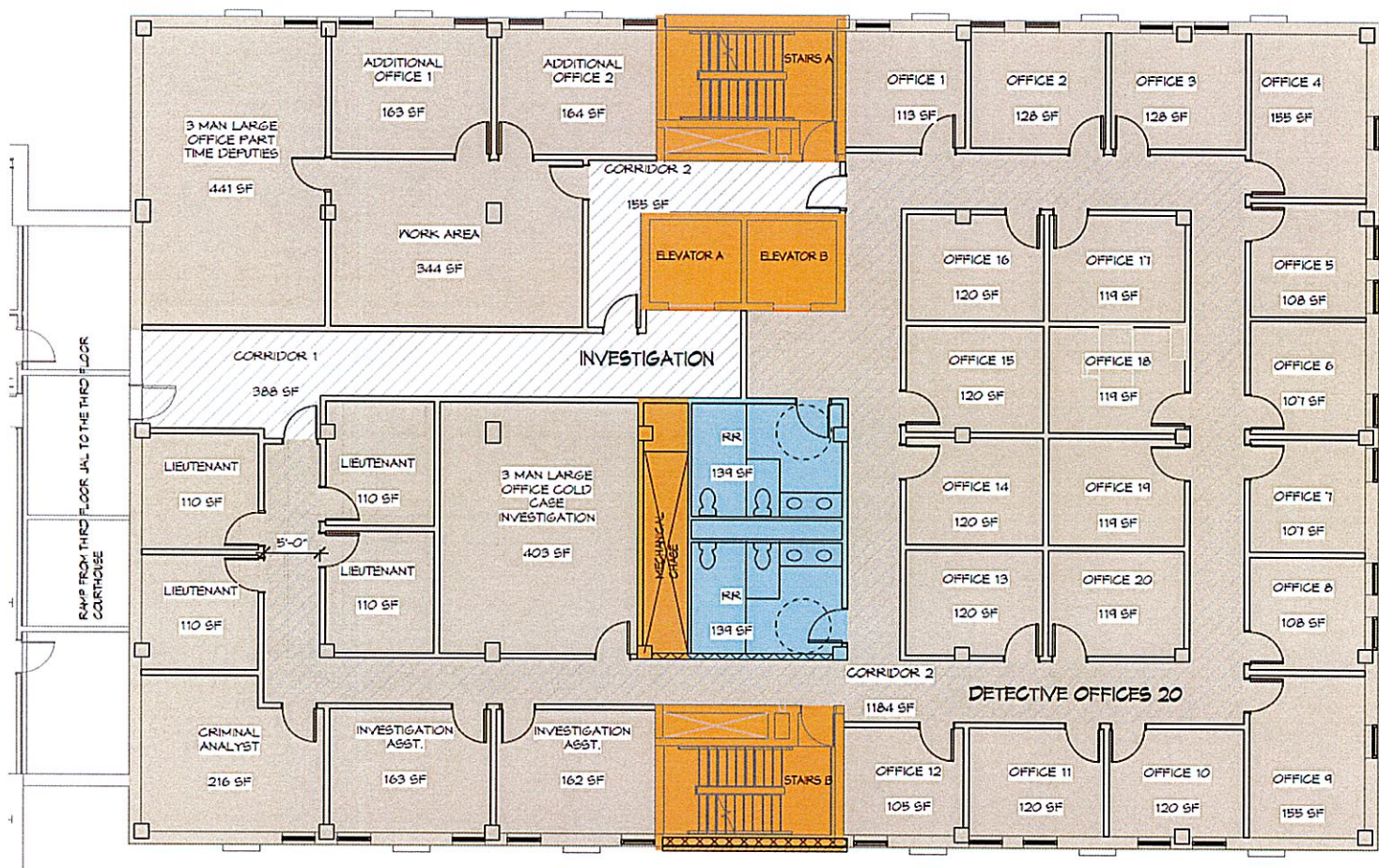


	FUNCTION NAME	AREA (gross)
	PATROL	4,844 SF
	INVESTIGATION	1,315 SF
	MEETING RM.	713 SF
	RR	428 SF
	MECHANICAL SHAFT & OTHER	730 SF
	OTHER CIRCULATION	584 SF
	SUB-TOTAL (GSF):	8,664 SF

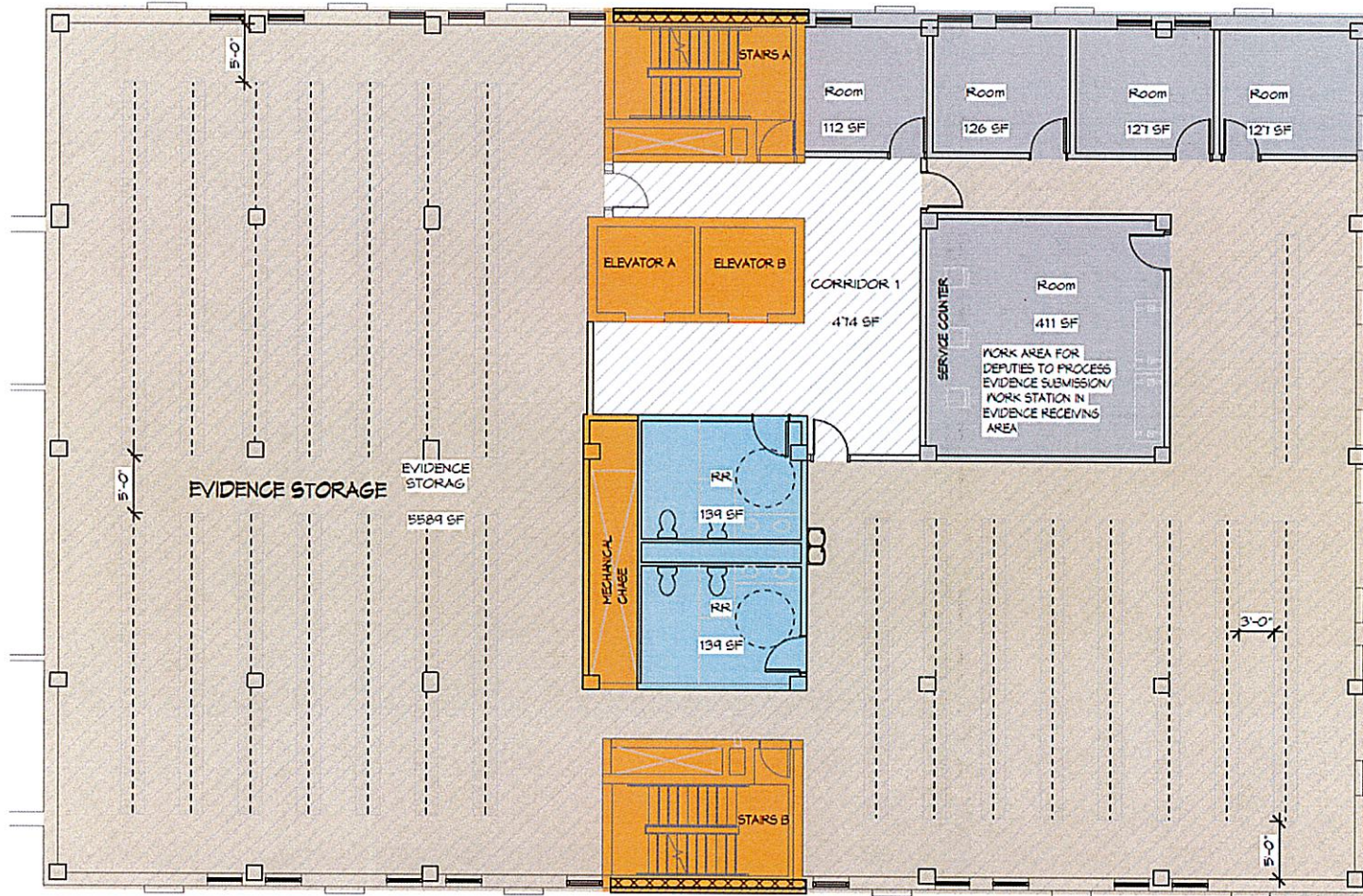
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NORTH CAROLINA

2nd Floor Plan

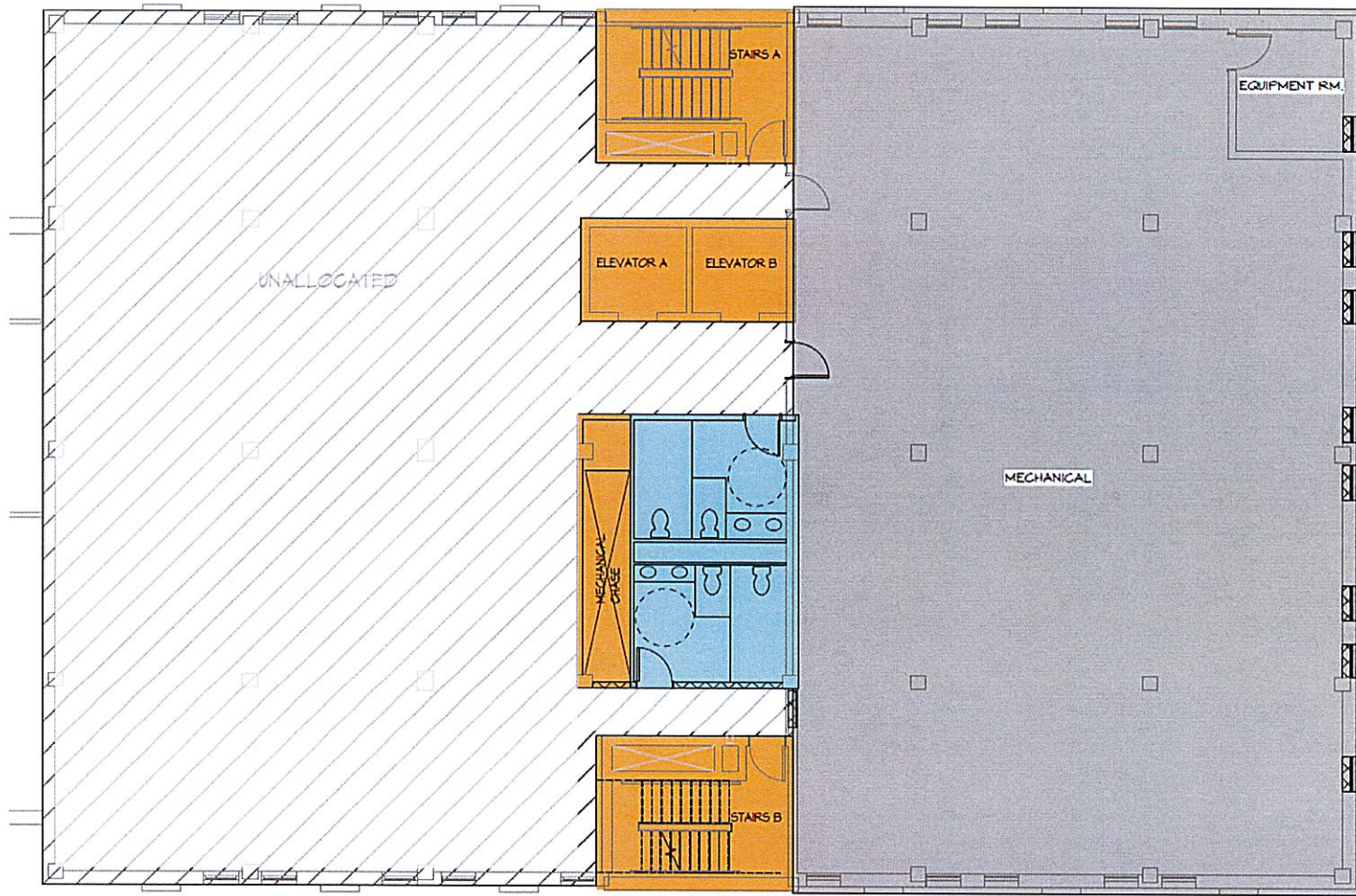
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ARCHITECTURE



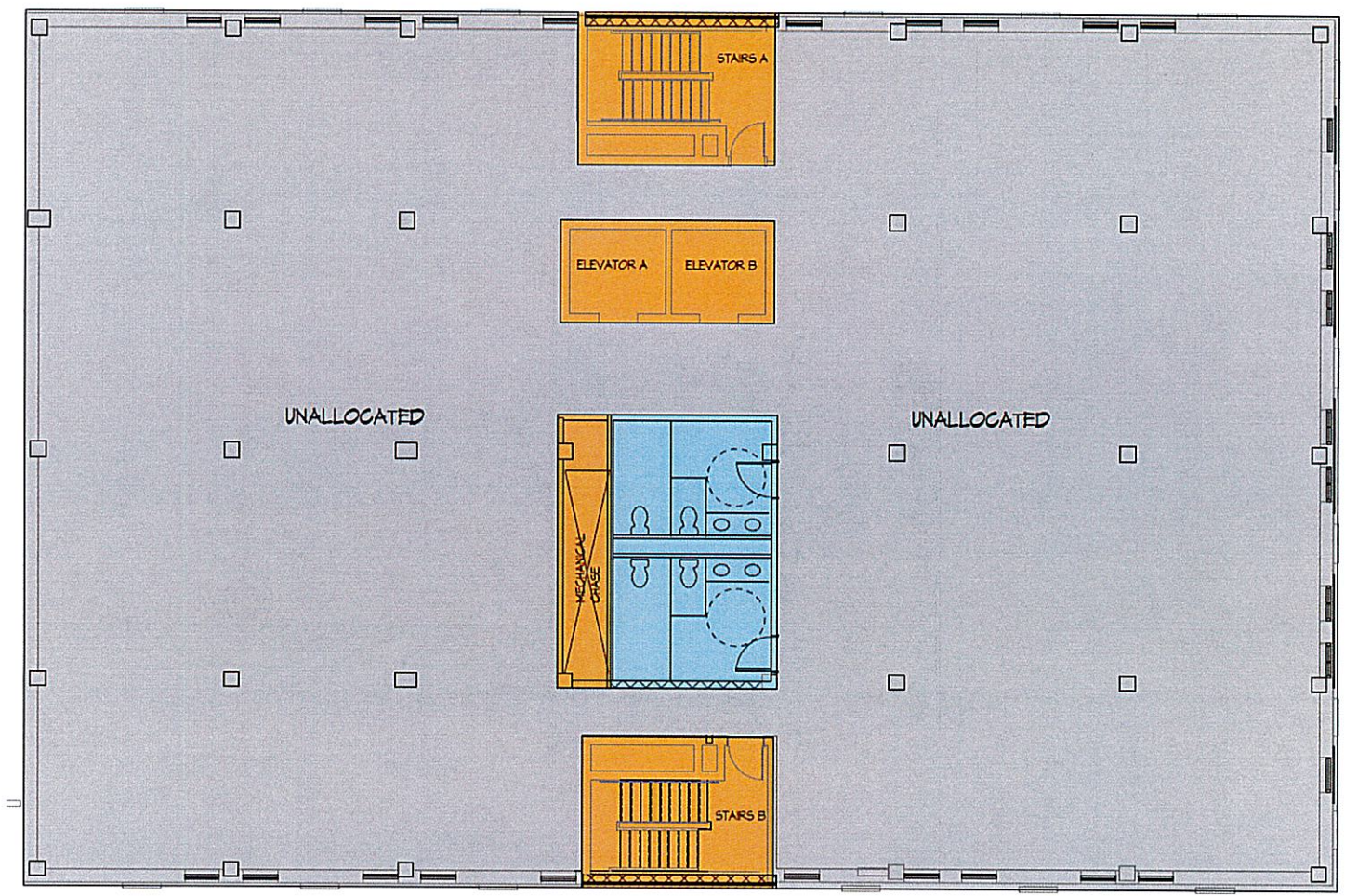
	FUNCTION NAME	AREA (GROSS)
	INVESTIGATION	1,025 SF
	RR	344 SF
	MECHANICAL SHAFTS & OTHERS	130 SF
	OTHER CIRCULATION	565 SF
	SUB-TOTAL (65F)	8,664 SF



	FUNCTION NAME	AREA (gross)
	EVIDENCE STORAGE	6,032 SF
	OFFICES	1,076 SF
	RR	344 SF
	MECHANICAL SHAFT & OTHER	730 SF
	OTHER CIRCULATION	482 SF
	SUB-TOTAL (655F):	8,664 sf



	FUNCTION NAME	AREA (NET)
	MECHANICAL	3,764 SF
	UNALLOCATED	3,826 SF
	RR	344 SF
	MECHANICAL SHAFT & OTHER	730 SF
	SUB-TOTAL (GSSF)	8,664 SF



	FUNCTION NAME	AREA (NET)
●	UNALLOCATED	1,540 SF
●	RR	344 SF
●	MECHANICAL SHAFT & OTHER	730 SF
	SUB-TOTAL (GSF)	8,664 SF

- 1) Existing Jail Cells not useful for much...need to be removed for any use other than inexpensive storage
- 2) MEP infrastructure (esp. mechanical & plumbing) is completely obsolete and/or near imminent failure
- 3) Phased renovations will likely require systems to be replaced building wide. Having a common floor plate will facilitate this
- 4) Parking
- 5) Phasing and access of inmates to courtrooms

MINIMUM PER FLOOR COST

~ \$180 X 8,664SF =
\$1,559,520
MINOR COSMETIC &
PME

WAYNE COUNTY

NORTH CAROLINA



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ARCHITECTURE



▲
\$9,703,680

Minimal Interior Cosmetic
Upgrades

PME

~ \$160/SF

What impacts the cost?

EXTERIOR FAÇADE WORK
STRUCTURAL REWORK
COSMETIC WANTS/NEEDS
PROGRAMMING REQUIREMENTS
SF OF RENOVATED AREA
PLUMBING
MECHANICAL
ELECTRICAL
ROOFING

▲
\$25,775,400

Interior Structural Renovation
Interior Cosmetic Upgrades

PME

Exterior Envelope

~ \$425+/SF

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NORTH CAROLINA

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Jail Re-Use Recap:

1. Reuse as general flex / office space

- Can be incremental (i.e. ~\$1.6 million and up / floor)
- Some infrastructure may need replacement at once
- No rush / schedule constraints

2. Reuse as expanded Sherriff's Office

- Would require renovation of 5 floors plus mechanical support space
- ~\$18 million (incl. some exterior improvements)
- Would require multiple moves (i.e. sheriff to move out and back in)

3. Removal

- Keeping existing courthouse infrastructure would be challenging
- Would require alternative way to get inmates to court (i.e. new elevator)
- Likely to cost \$3 million - \$5 million



Both would likely require new parking

Sheriff asked about parking & response time implications

- Deck @ \$30,000/space average
- Secure Surface Parking @ \$3,500/space



New Sheriff's Office (Pitt County, Jan. 2023)

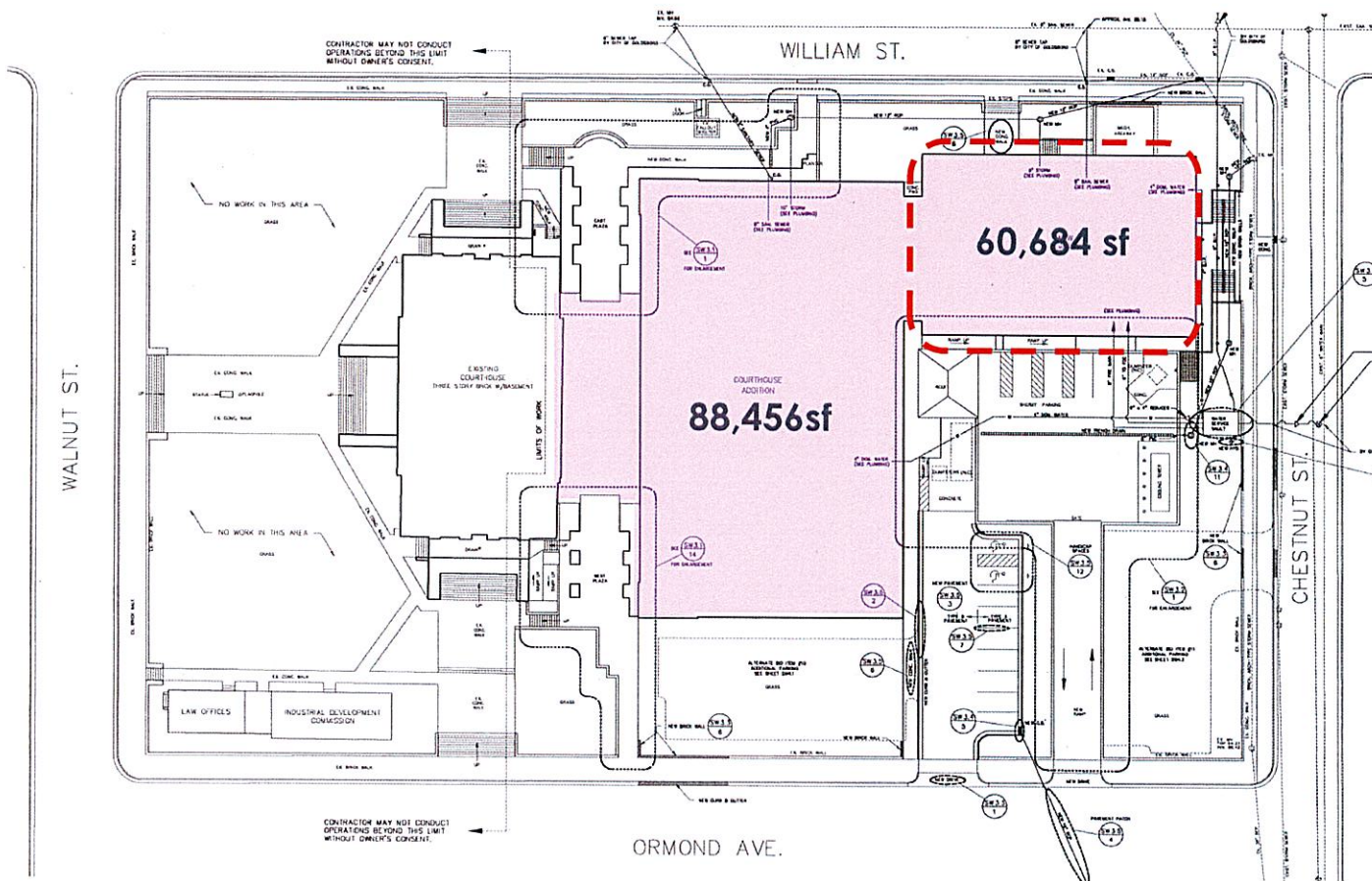
- ~\$17.3 million project cost
(~\$21m escalated)
- 33,000 SF
- ~\$ 525/sf in Jan., 2023
(~\$636/sf escalated)
- Located near detention center
- 182,610 – county population

New v/s Renovation



Jail Re-Use (Wayne County)

- 2026 Estimate
- ~\$18 million construction
- ~42,500 SF (not entire building)
- ~425/sf
- Located adjacent to courthouse
- 121,106 – county population
- Avoids costly demolition
- Likely requires parking solution
- Invests in downtown



- The 88,456sf 1991 Courthouse Addition currently includes multiple court rooms, municipal offices, the Board Room, secure entries, etc.
- While some upgrades have occurred in the ~35 years, to our knowledge, a comprehensive analysis of the conditions and space needs has not been conducted.

Evaluation of 1991 Courthouse Addition

- Building Envelope
 - Roof
 - Skylight
 - Façade
 - Openings
 - Masonry
- Security
- IT / AV
- Electrical
- Mechanical
- Plumbing
- Life Safety
 - Fire Alarm
 - Emergency Phones
 - Fire Sprinkler??
 - Smoke Control
- ADA
 - Public Access
 - Restrooms
- Code Compliance
 - Safety Upgrades
- Aesthetic Improvements
 - Entry Atrium
 - Lighting
 - Flooring
- User feedback on program
 - What is missing
 - What is superfluous
 - How to future-proof

What takes Priority?



What takes Priority?



1. Safety/Security

- Atrium
- Grandfathered rails/picket spacing
- Security Systems



2. ADA

- Approach & Entrance
- Access to Goods & Services
- Toilet Rooms
- Other Accessibility Concerns

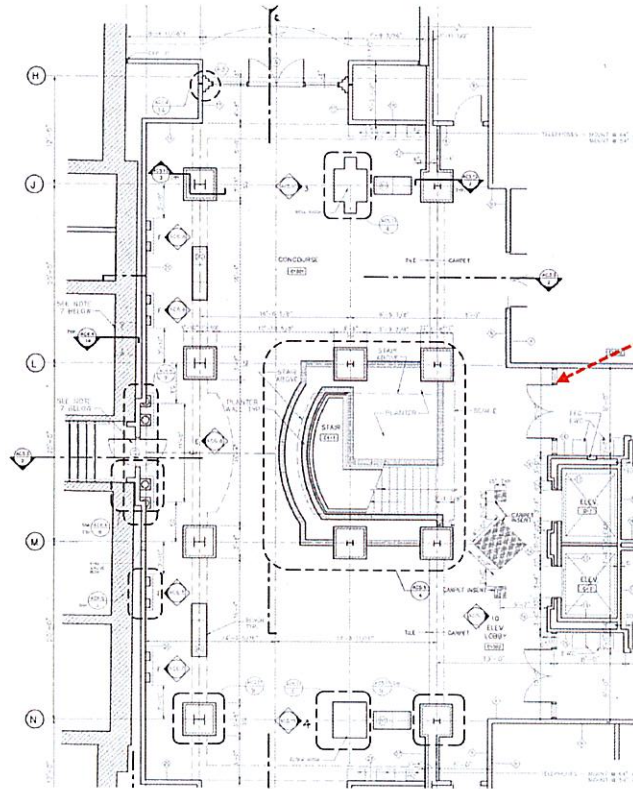


3. Other

- Aging Systems (i.e. risk of failure)
- Changing technologies
- Aesthetic



What takes Priority?



1. Safety/Security

- Atrium
- Grandfathered rails/picket spacing
- Security Systems

The existing Atrium connects 4 levels and not all walls/doors around it are rated. Safety improvements to the existing Atrium should be a top priority of any improvement to the 1991 Courthouse Addition.

Similarly, pickets at 6" centers were permissible at the time the addition was designed, but current codes limit this to prevent a 4" sphere (size of a child). Level 2 Alterations or greater should address such safety issues.

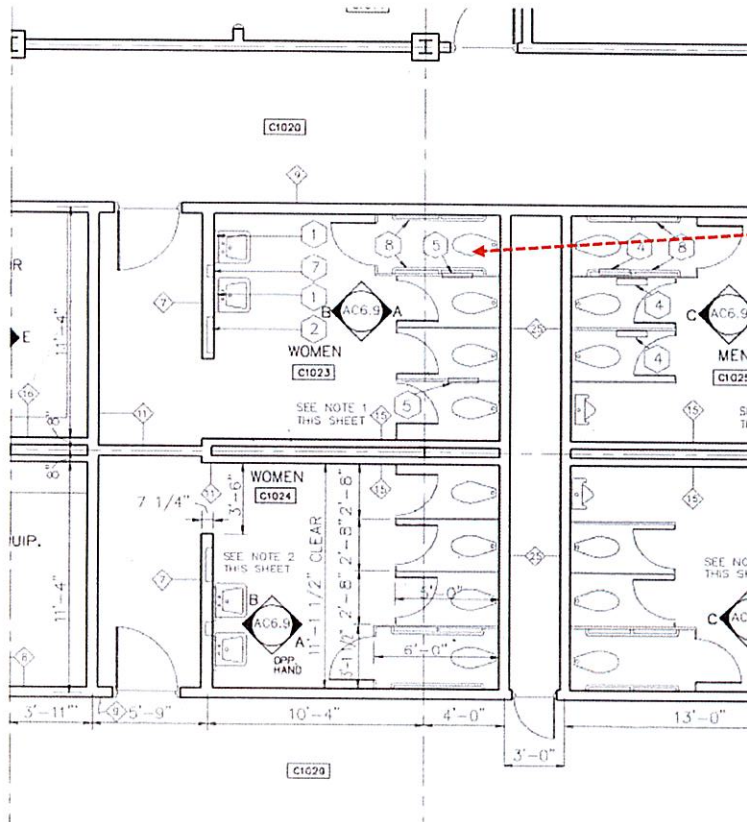
Both items are likely to carry significant costs.

SW 1.2 of Sheet	STAGE 1 DEMOLITION PLAN		Revisions																		
	File No. 290-0559-000	Date 4-16-91	Dwg. By PF	Chk. By KVB		<table border="1"> <thead> <tr> <th>Wk</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Wk	Date	Description												
	Wk	Date	Description																		

Yes, in 1991, 30-inch high handrails were generally permitted, specifically under [OSHA construction regulations 29 CFR 1926.1052](#), which allowed handrails/stair rails installed before March 15, 1991, to be at least 30 inches high. For installations after that date, OSHA required a minimum height of 36 inches. Occupational Safety and Health Admin... +2

- Lack of 42" Guardrail – grandfathered
- 30" handrails (with no guardrails) was not compliant on 4/16/91 when signed

What takes Priority?



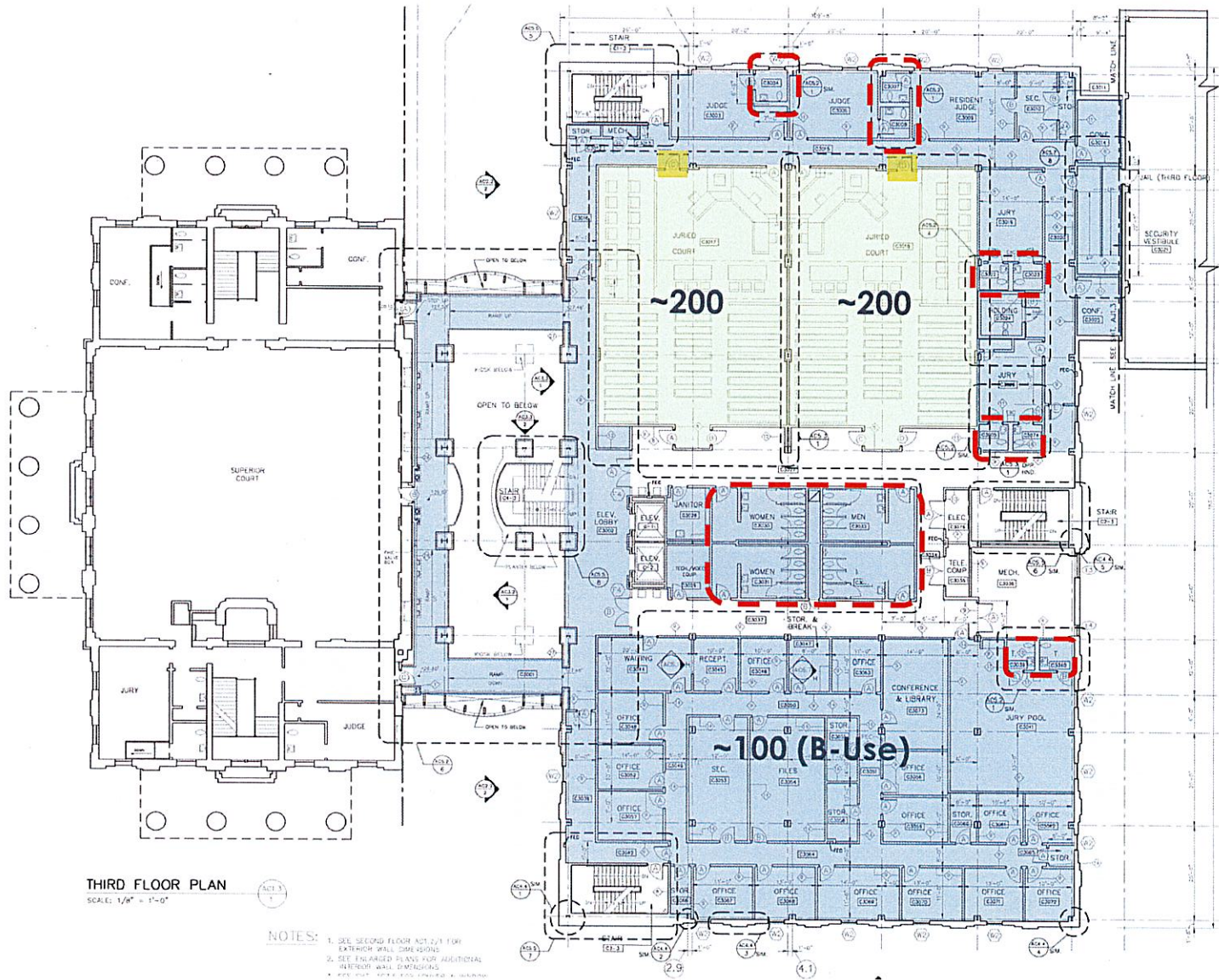
2. ADA

- Approach & Entrance
- Access to Goods & Services
- Toilet Rooms
- Other Accessibility Concerns

The building was constructed prior to enactment/enforcement of ADA, therefore little is ADA compliant.

The entry paths from parking space into primary doors appear compliant, but there do not appear to be any courtrooms which are ADA compliant.

Similarly, all restrooms do not appear to be ADA compliant. If fixture counts allow two fixtures to be combined to one ADA stall, this is much less expensive to address. Each floor should have ADA restrooms.



Egress & Plumbing Fixture Counts:

Provided documents do not show occupancy counts, egress capacities, plumbing fixture count calculations, etc.

If all floor plates have a maximum occupancy of ~500 people, then a minimum of ~ 6 flushing fixtures per sex are required per floor.

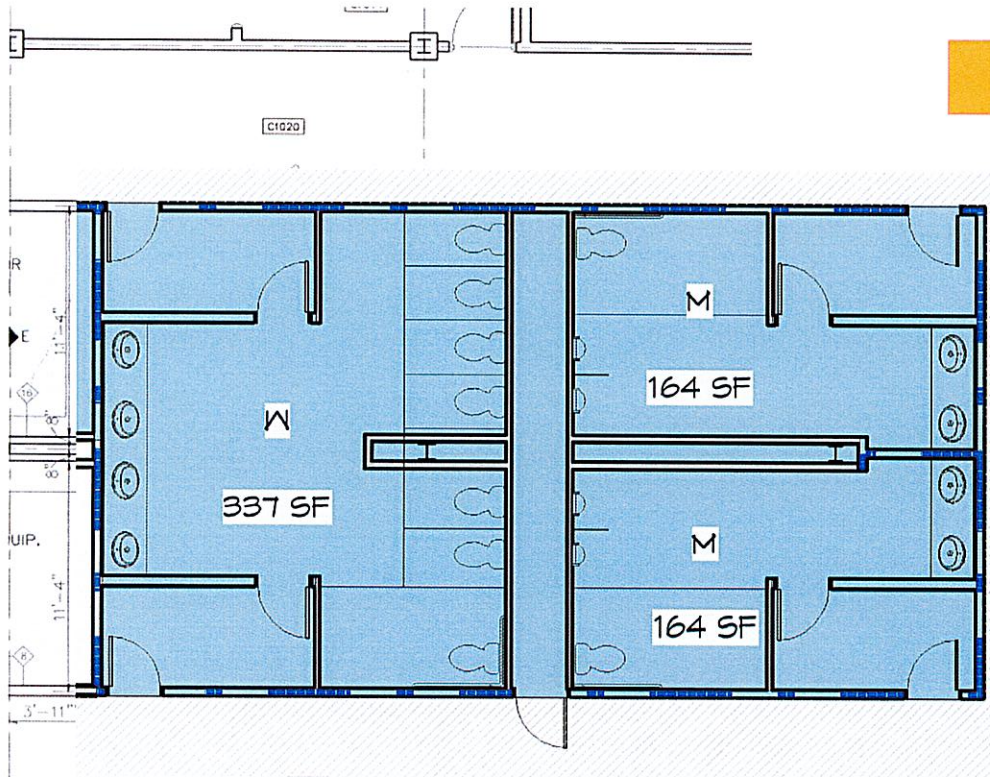
This floor shows 8 flushing fixtures per sex in the gang restrooms and 9 more single user restrooms. Single users are too small to be ADA, but each group bathroom should be fairly easy to reconfigure for ADA compliance.

What takes Priority?

2. ADA

Possible new ADA compliant layout for gang restroom area

Individual user restrooms are not large enough to make compliant without significant wall demolition.



What takes Priority?



3. Other

- Aging Systems (i.e. risk of failure)
- Changing technologies
- Aesthetic

Wayne County facilities noted that the current ballasted roof is problematic and needs replacement.

HVAC systems and Electrical systems should be audited.

Curtainwall is showing signs of failure. Repair or replacement should be budgeted.

IT systems are always at risk of obsolescence. Detailed review required.

What takes Priority?

It is likely, you know your build and issues best. Per Wayne County Facilities:

- *The (ballasted) roof is original (i.e. 35 years old)*
- *The skylight currently has no issues*
- *Curtainwall is failing and needs replacement with better glazing desired*
- *Lights have been upgraded to LED but most of the electrical is original except for the generator*
- *Air handlers and VAV boxes need rehab/replacement.*
- *No heat to interior rooms (only perimeter spaces)*
- *Elevators updated ~10 years ago, but still have issues*
- *ADA & Security have extreme needs*
- *Atrium Lobby and all courtrooms need a facelift*

Courthouse Improvements – a la carte construction estimate

It is likely, you know your build and issues best. Per Wayne County Facilities:

- | | |
|--|--|
| ~\$850,000 for new mod bit roof – 23,540 sf roof | <ul style="list-style-type: none"> • The (ballasted) roof is original (i.e. 35 years old) • The skylight currently has no issues |
| ~\$640,000 for new curtainwall for 2,560 sf | <ul style="list-style-type: none"> • Curtainwall is failing and needs replacement with better glazing desired • Lights have been upgraded to LED but most of the electrical is original except for the generator |
| ~\$2.3m to \$4.8m for HVAC upgrades | <ul style="list-style-type: none"> • Air handlers and VAV boxes need rehab/replacement. • No heat to interior rooms (only perimeter spaces) |
| ~\$300,000 for elevator upgrades | <ul style="list-style-type: none"> • Elevators updated ~10 years ago, but still have issues |
| ~\$ADA restrooms @ \$35,000/restroom | <ul style="list-style-type: none"> • ADA (extreme needs) |
| ~\$800,000 to \$1.5m safety modifications | <ul style="list-style-type: none"> • Security/Safety (extreme needs) |
| ~\$1.6m to \$2.5m for finish upgrades | <ul style="list-style-type: none"> • Atrium Lobby and all courtrooms need a facelift |

~\$9.5+ million*

*It should be noted that phasing, working around occupants, etc. will add cost which is not yet reflected herein as phasing requires Wayne County input.**

Existing Building Code – Alteration Levels

The NC Existing Building Code defines three (3) classifications of Alteration. Which classification work falls into will define the extent of Code required improvements.

Level 1 Alterations (Renovation)

- Replacement of existing elements with like elements for the same purpose. (Generally, new items must meet current codes)

Level 2 Alterations (Alteration)

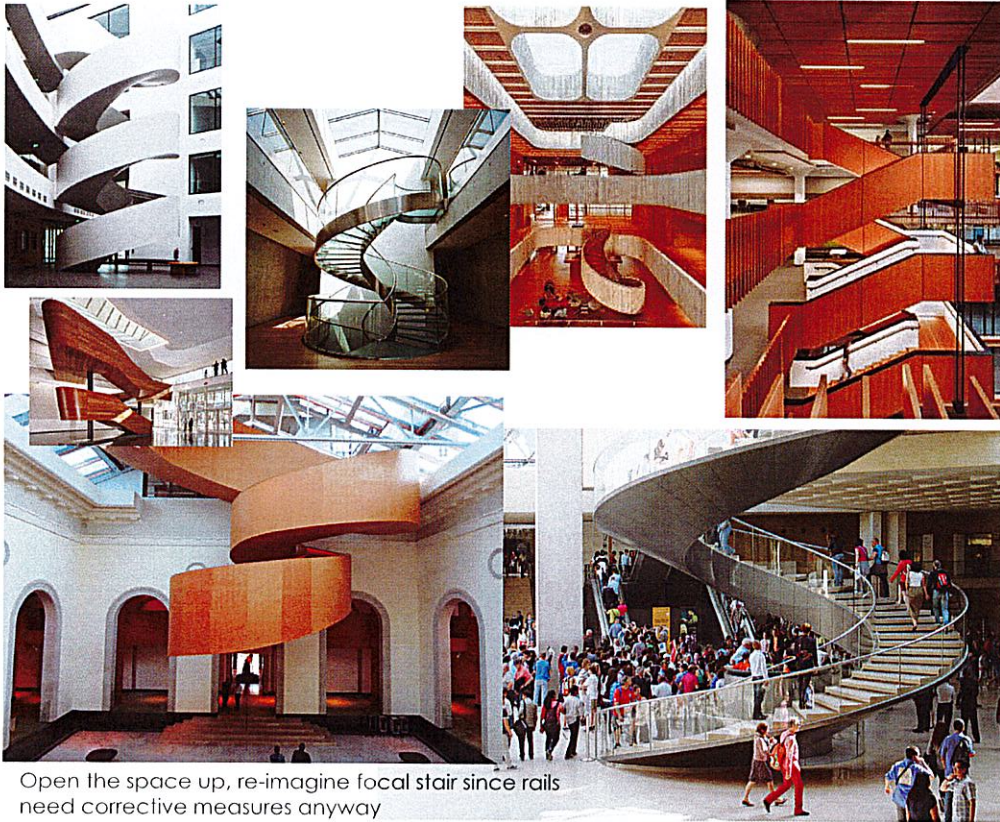
- Addition/Elimination of doors/windows/walls, reconfiguring up to 50% of the total building
- Fire protection, atrium improvements, structural, & egress compliance, accessibility improvements

Level 3 Alterations (Reconstruction)

- Impacts 50% or more of the total building area
- Most items must meet current code

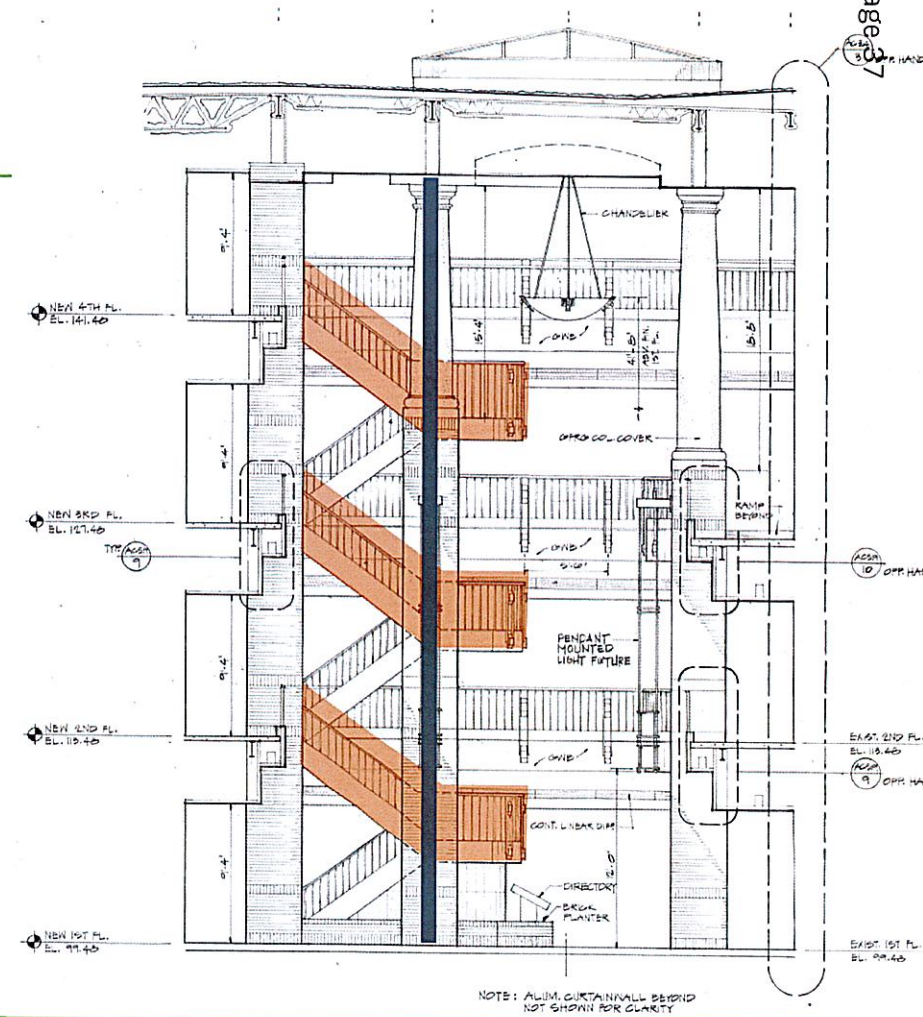


Courthouse Improvements



Open the space up, re-imagine focal stair since rails need corrective measures anyway

WAYNECOUNTY
NORTH CAROLINA



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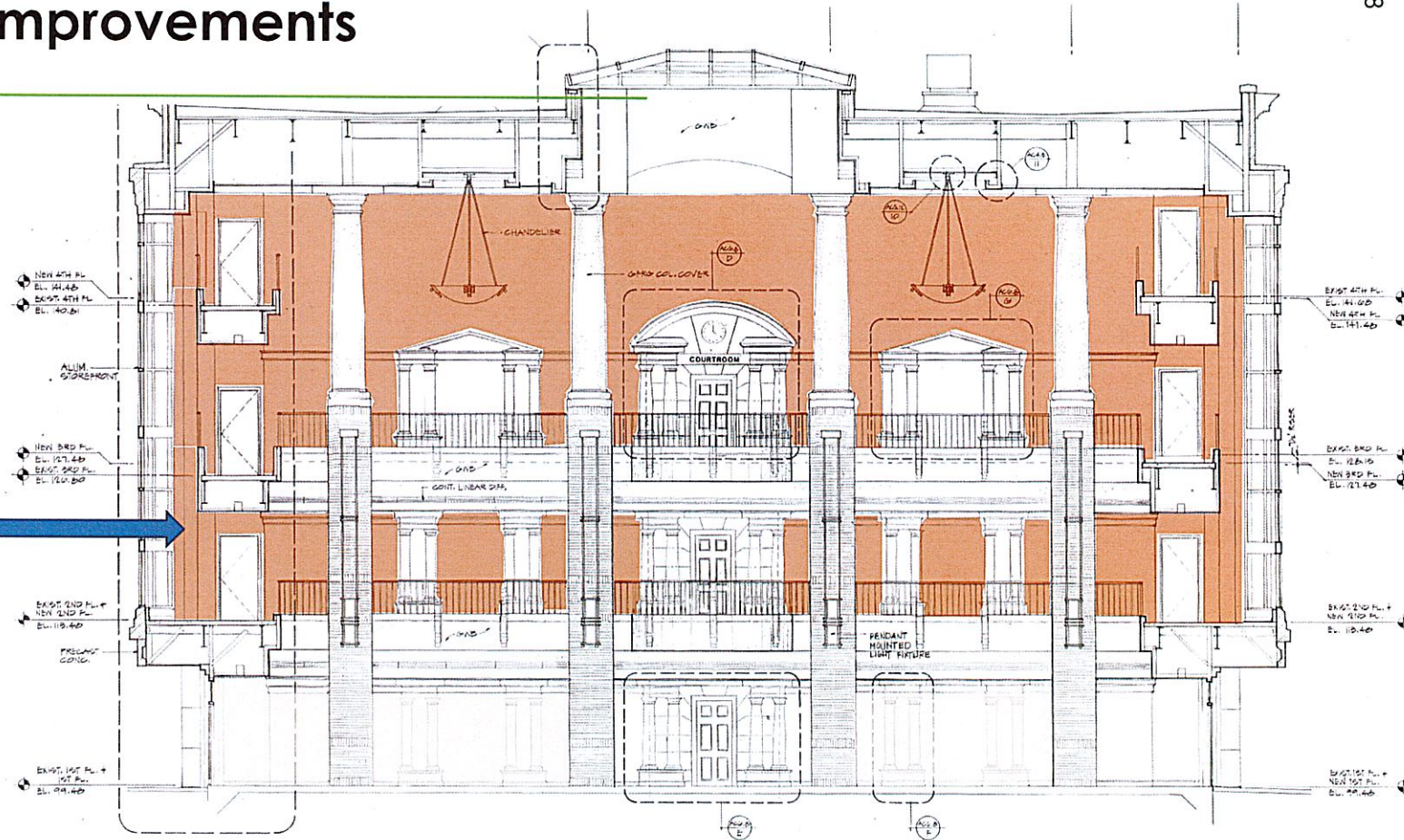
Courthouse Improvements



New focal paneling
to frame historic
courthouse

Other aesthetic improvements

- Replace tile flooring
- Upgrade feature lights
- Minimize aesthetic clutter



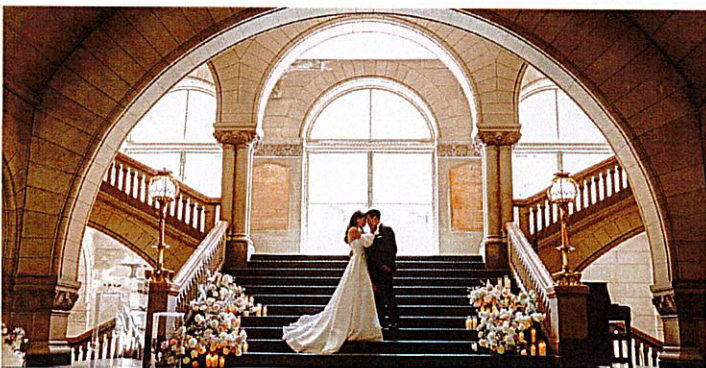
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Courthouse Improvements



What type of court room upgrades are needed?



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Estimated Construction Cost Recap

1. Jail Re-Use

- Reuse as general flex / office space  ~\$1.6m per floor (plus ~\$9.7m in MEP upgrades recommended at once)
- Reuse as expanded Sherriff's Office  ~\$18m for 42,000 sf of renovated space plus exterior improvements
- Removal  ~\$3m to \$5m for removal, relocated MEP, new elevator addition

2. Courthouse Improvements

- Atrium improvements
- Life Safety improvements
- Envelope improvements
- MEP & AV improvements
- ADA improvements

~\$9.5m and up depending on phasing and order of magnitude

3. Repurpose 800 Corporate Drive Bldg.

~\$7.5m to \$9.25m for ~20,000 sf of complete renovation

- Renovation to accommodate Veterans Services, Environmental Health, Planning, & Inspections

800 Corporate Drive – Existing Conditions



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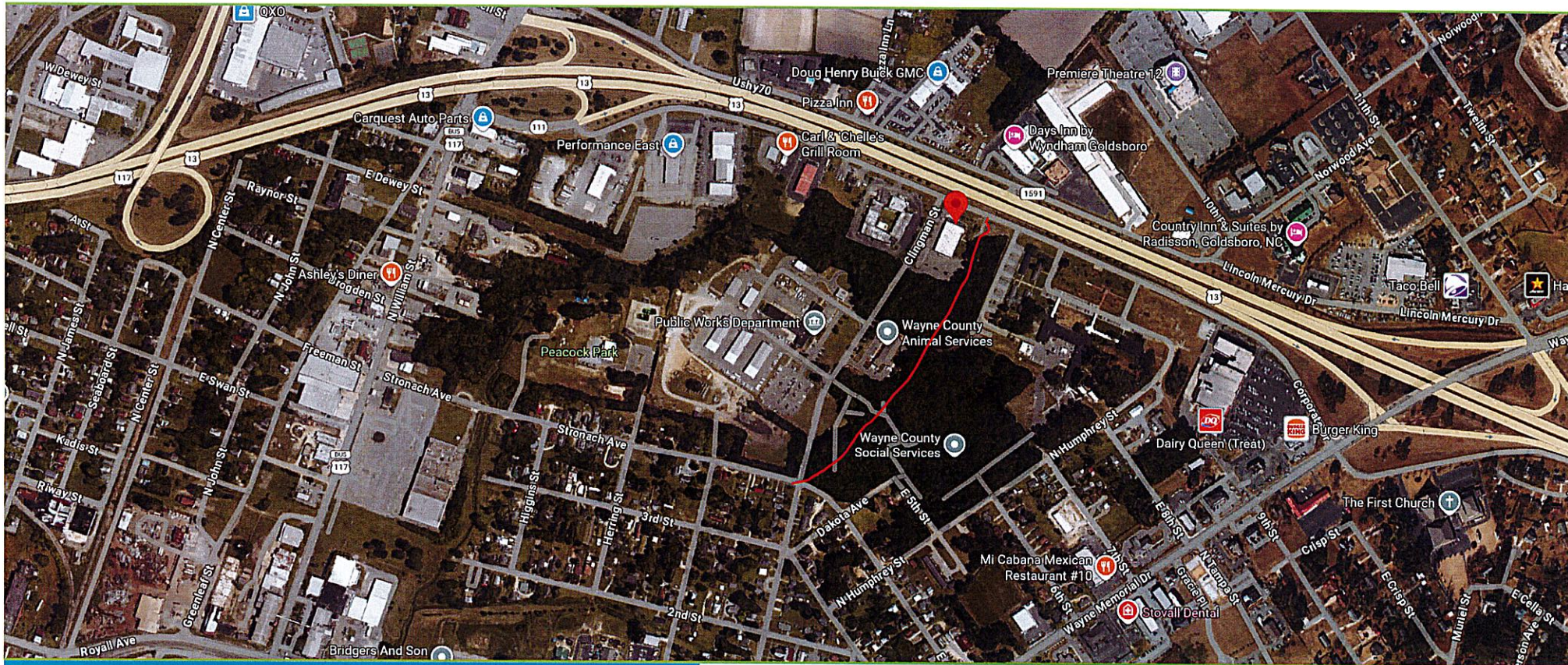
800 Corporate Drive – Schematic Concept



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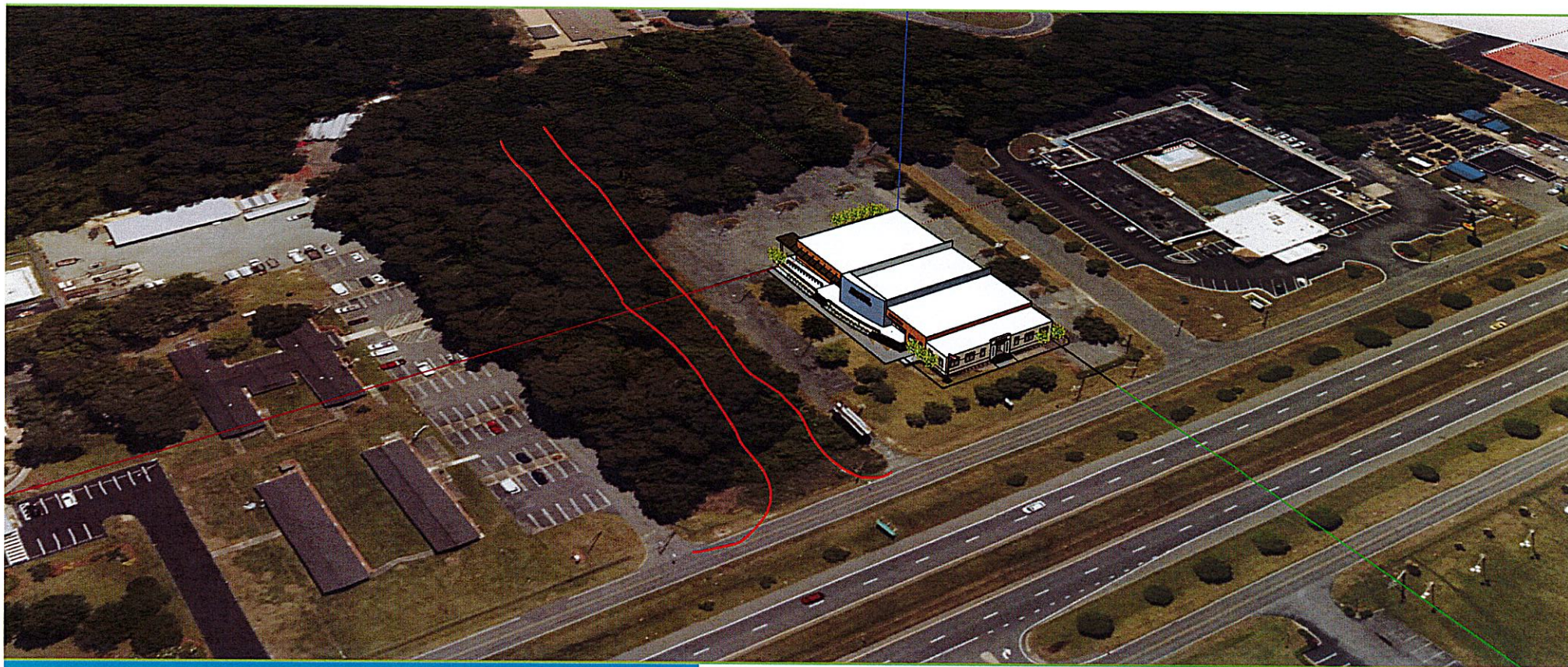
800 Corporate Drive – Schematic Concept



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800 Corporate Drive – Schematic Concept



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Space Program

PLANNING

PLANNING CURRENTLY ABOUT 10,000 SF
5 EMPLOYEES (PRIVATE OFFICES, ONE OF WHICH IS A SUITE)
UTILIZES GIS, WORKROOM

INSPECTION

7 EMPLOYEES (PRIVATE OFFICES, TWO OF WHICH ARE SUITES)
UTILIZES PLAN REVIEW ROOM & STORAGE

ENVIRONMENTAL

10 EMPLOYEES (PRIVATE OFFICES, THREE OF WHICH ARE SUITES)
UTILIZES FILING CABINETS
OFFICE MANAGER HAS HER OWN OFFICE AND UTILIZES RECEPTION AREA TO CHECK IN CLIENTS

OVERALL NEEDS OF PROGRAM :

SHARED WAITING ROOM (4 SEATS CURRENTLY- PREFER ABOUT 15 SEATS)
SIDE ROOM OFF OF WAITING AREA
SHARED COMMON AREA
3 POINTS OF CONTACT (CHECK IN WINDOW)
COMMON BREAK ROOM
PLUMBING, 2 FRIDGES (ONE FOR WATER SAMPLES), MICROWAVE

SECOND PROGRAM USE:

VETERANS

5 EMPLOYEES (PRIVATE OFFICES, ONE OF WHICH IS A SUITE AND ONE WAY WINDOW TO SEE INTO LOBBY)
ALL RECORDS DIGITAL- FILING CABINETS IN OFFICE
LOBBY SPACE (FOR WAITING APPROX. 25 SEATS)
RECEPTION AREA : NEED MORE PRIVACY FOR INTAKE & CHECKOUT
STORAGE FOR WHEELCHAIRS, WALKERS, 20 TABLES (150 SF)
SPACE TO ACCOMMODATE TWO COMPUTER STATIONS
BREAKROOM
WORK ROOM
SHARED CONF.ROOM (TO ACCOMMODATE AT LEAST 30 PPL)
SECURED PARKING FOR 3 VEHICLES

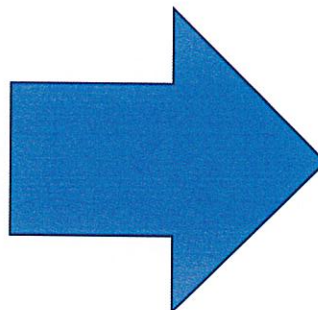
OVERALL NEED OF ALL PROGRAMS:

EACH PARTY HAS XEROX MACHINE
SUPERVISOR / DIRECTOR SUITES BIG ENOUGH TO ACCOMMODATE 3-5 PPL. CURRENT OFFICES ARE ABOUT 9X11
PUBLIC FACING RR AND PRIVATE RR FOR STAFF
NEED MORE SPACE, DOES NOT HAVE CAPACITY FOR ALL STAFF
MORE STORAGE SPACE

BUILDING NEEDS :

COMMON EMPLOYEE ONLY ENTRANCE, BACK OF THE BUILDING
ADA ACCESSIBILITY
NEW STEPS AND RAMP ADDITION (EXTERIOR PORCH)
ENTRY SIGN
COVERED DROP OFF ?

DATA/IT ROOM: POSSIBLY SEPARATE AREA FOR VETERANS (HIPPA CONCERNS)



Room / Space Name

Programming

Proposed

12/3/2025 meeting with Kendall & Users

3/3/2026

900 45

SPACE:

COUNT: SF:

COUNT: SF:

TOTAL

BUILDING SHARED SPACE

EVENT SPACE

STORAGE

Sub-Total

208

VETERANS

SINGLE USER RR / ADA

GANG RR

LOBBY

WAITING ROOM / APPROX. 25 SEATS

RECEPTION

DIRECTOR OFFICES

OFFICES

BREAK ROOM

WORK ROOM

STORAGE FOR WALKERS, WHEELCHAIRS, TABLES

CONFERENCE ROOM / FOR 30 PPL

SPACE TO ACCOMMODATE 2 COMPUTER STATIONS

CORRIDOR 4

Sub-Total

421

PERMIT SERVICES

LOBBY/ FOR 15 PPL

RECEPTION

WORK AREA

BREAK ROOMS

GLASS MEETING ROOM

SINGLE USER RR / ADA

JANITOR ROOM

VESTIBULE

CORRIDORS

TOTAL SF

472

PLANNING

DIRECTOR OFFICE

OFFICES

IT

TOTAL SF

109

INSPECTION

DIRECTOR OFFICE

OFFICES

PLAN REVIEW / OPEN AREA

PLAN REVIEW ROOMS

PRINTING

STORAGE

TOTAL SF

229

ENVIRONMENTAL

DIRECTOR OFFICES

OFFICES

CONFERENCE ROOM

FILE ROOM

STORAGE

TOTAL SF

267

Sub-Total

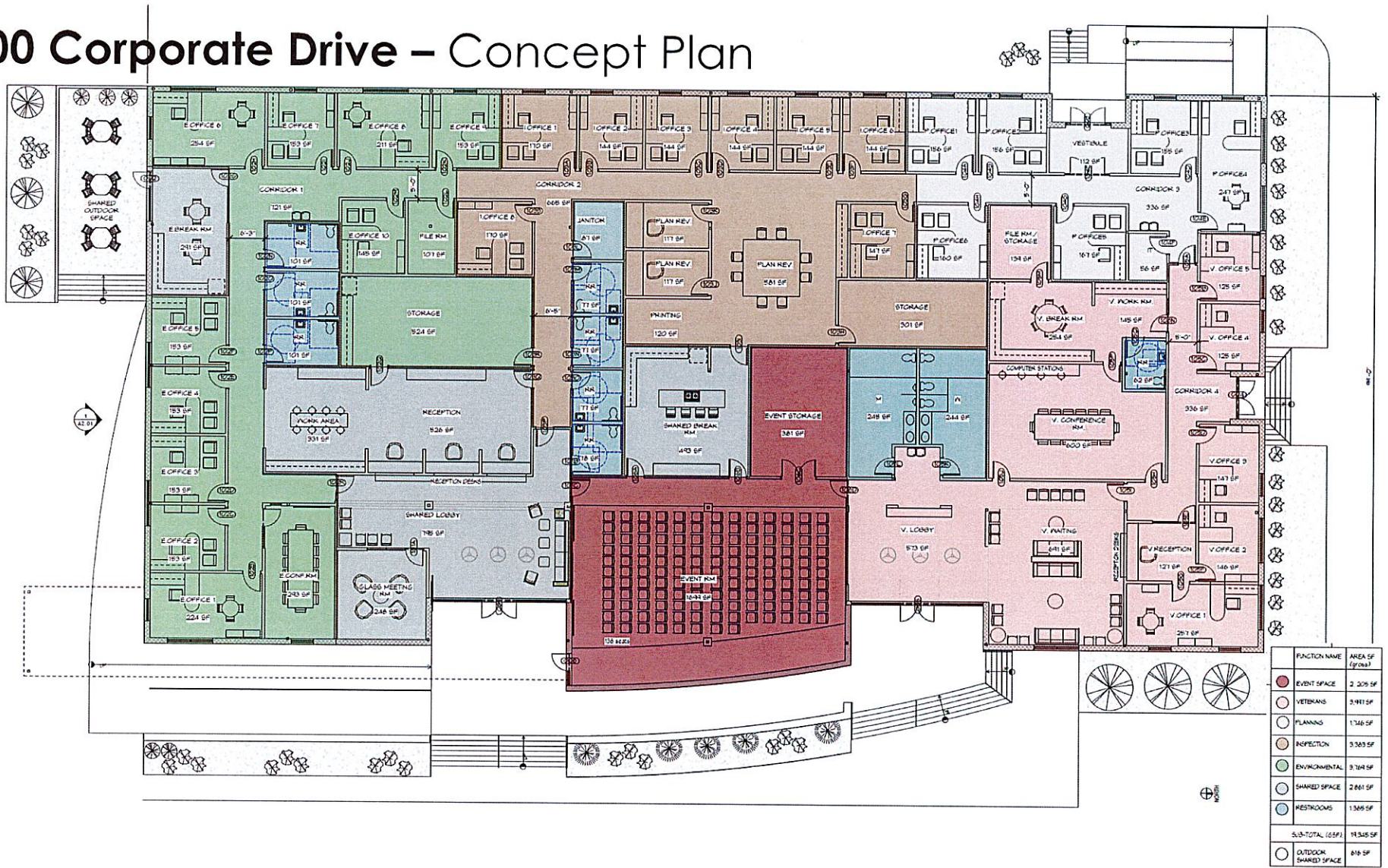
1078

BUILDING TOTAL SF (NET)

1708

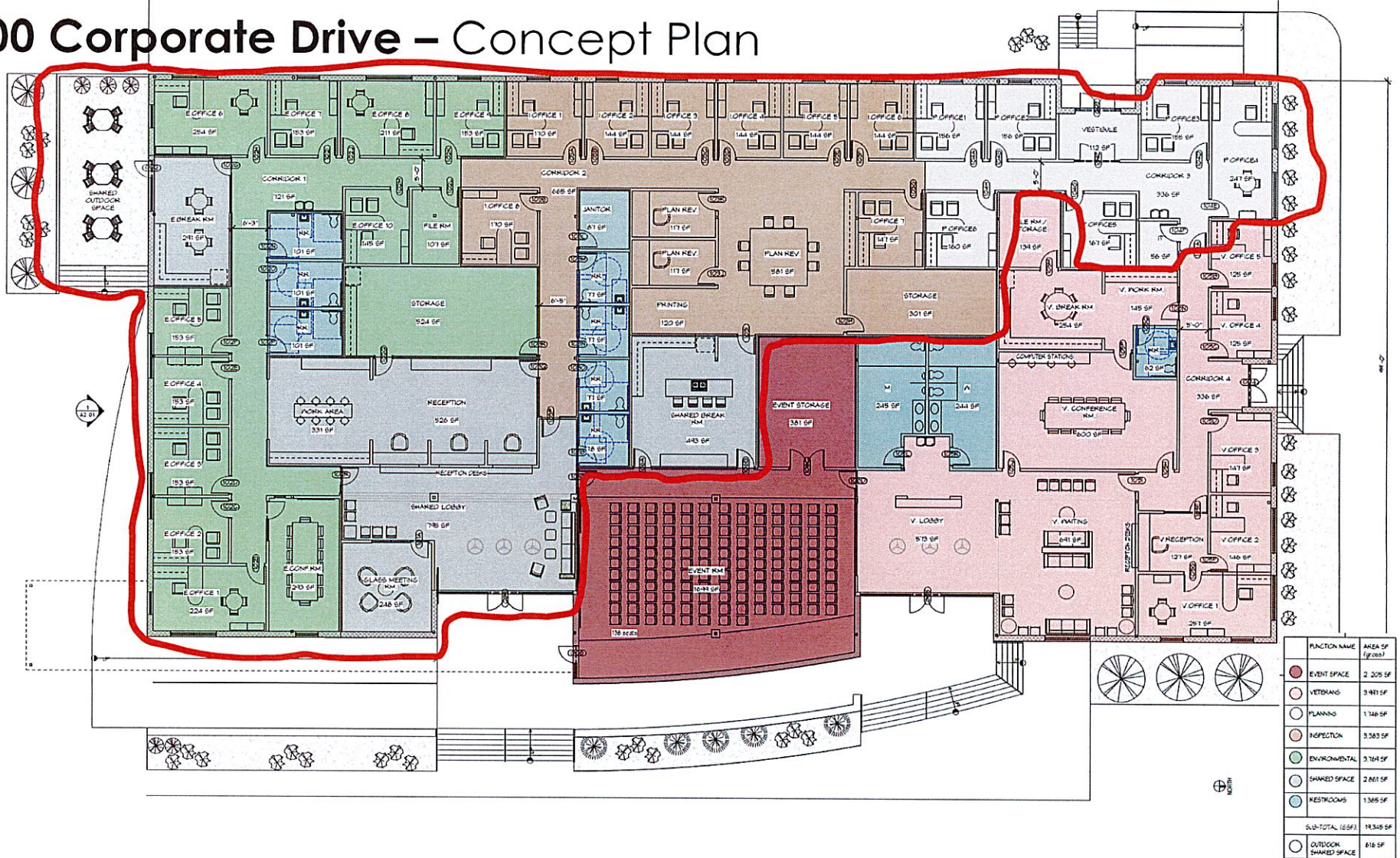
800 Corporate Drive – Concept Plan

107 W/H/ North



800 Corporate Drive – Concept Plan

(02 AMH) North



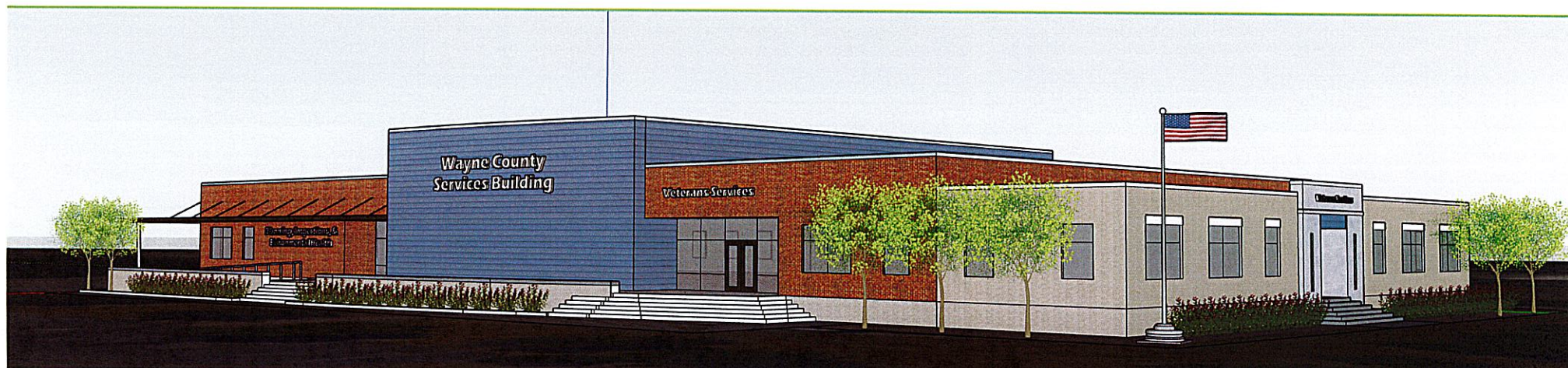
Concept Interiors



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800 Corporate Drive – Schematic Concept



East Facade

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800 Corporate Drive – Schematic Concept



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800 Corporate Drive – Schematic Concept



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800 Corporate Drive – Schematic Concept



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Thank You

**NORTH CAROLINA
WAYNE COUNTY**

**RESOLUTION #2026-4: A RESOLUTION HONORING SUPER BOWL CHAMPION
JARRAN REED**

WHEREAS, Jarran Reed, a proud native of Goldsboro and Wayne County, North Carolina, has demonstrated exceptional dedication, perseverance, and athletic excellence throughout his football career; and

WHEREAS, a graduate of Goldsboro High School, Jarran Reed distinguished himself as a student-athlete before continuing his collegiate career at the University of Alabama, where he further exemplified discipline, leadership, and a commitment to excellence; and

WHEREAS, through hard work, resilience, and determination, Jarran Reed earned the opportunity to compete at the highest level of professional football in the National Football League; and

WHEREAS, on February 8, 2026, Jarran Reed achieved one of the highest honors in professional sports as a member of a Super Bowl Championship team, bringing pride and national recognition to his hometown of Goldsboro and to Wayne County; and

WHEREAS, beyond his athletic accomplishments, Jarran Reed has demonstrated a strong commitment to giving back to the community by hosting youth football camps, mentoring local students and athletes, and investing his time and encouragement in the young people of Wayne County; and

WHEREAS, His continued service and engagement with the youth of this community reflect, character, leadership, and a deep appreciation for the place that helped shape his success; and

WHEREAS, Wayne County values leadership, service, and community pride, and recognizes the importance of celebrating individuals whose achievements uplift, inspire, and unite our citizens;

NOW, THEREFORE BE IT RESOLVED the Wayne County Board of Commissioners hereby honors and congratulates Jarran Reed on his achievement as a Super Bowl Champion and expresses its sincere appreciation for his dedication to the youth and citizens of Goldsboro and Wayne County, North Carolina.

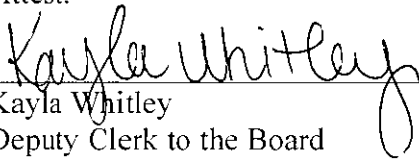
BE IT FURTHER PROCLAIMED that Wayne County encourages all citizens to celebrate this outstanding accomplishment and to continue supporting and inspiring the next generation of leaders, athletes, and community servants.

Adopted this the 3rd day of March, 2026.



Joe C. Daughtery, Chairman
Wayne County Board of Commissioners

Attest:



Kayla Whitley
Deputy Clerk to the Board



Journal Proof Report



Journal Number: 74 Year: 2026 Period: 9 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104330-519900	Professional Services-Other				\$2500.00
BUA	1104330-524200	Safety Supplies			\$2500.00	
			Journal 2026/9/74	Total	\$2500.00	\$2500.00

Journal Proof Report



Journal Number: 718 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	6324530-537000	Advertising	realign the budget to pay adv		\$200.00	
BUA	6324530-521200	Uniforms	realign the budget to pay adv			\$200.00
			Journal 2026/8/718	Total	\$200.00	\$200.00

Journal Proof Report



Journal Number: 717 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104325-549100	Dues & Subscriptions	realign funds for advertising			\$60.00
BUA	1104325-537000	Advertising	realign funds for advertising		\$60.00	
			Journal 2026/8/717	Total	\$60.00	\$60.00

Journal Proof Report



Journal Number: 716 Year: 2026 Period: 8

Description: EMS

Reference 1: 284 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	4908100-599110	Contingency-Capital Outlay	realign budget to pay upfit			\$6381.85
BUA	4908100-598000	Transfers to Other Funds	realign budget to pay upfit		\$6381.85	
BUA	1104370-535300	Repairs & Maint-Vehicles	realign budget to pay upfit			\$178.74
BUA	1104370-554000	Capital Outlay-Vehicles	realign budget to pay upfit		\$6560.59	
BUA	1100000-398400	Transfers from Other Funds-CPF	realign budget to pay upfit			\$6381.85
			Journal 2026/8/716	Total	\$12942.44	\$12942.44

Journal Proof Report



Journal Number: 716 Year: 2026 Period: 8 Description: EMS Reference 1: 284 Reference 2: Reference 3:

System Generated Lines

Account Display	Account Description	Total	Debit	Credit
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Journal Proof Report



Journal Number: 716 Year: 2026 Period: 8

Description: EMS

Reference 1: 284

Reference 2: Reference 3:

Fund Summary

Fund		Account Description	Debit	Credit
110	General Fund			
	110-298002	Est Revenues	\$6381.85	
	110-298003	Appropriations		\$6381.85
Fund Total			6381.85	6381.85

Journal Proof Report



Journal Number: 719 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104318-531100	Travel-Meals & Lodging	realign funds		\$500.00	
BUA	1104318-526100	Office Supplies-NonCaptl FF&E	realign funds			\$500.00
			Journal 2026/8/719	Total	\$500.00	\$500.00

Journal Proof Report



Journal Number: 720 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-526100	Office Supplies-NonCaptl FF&E	realign funds to purchase hand		\$3800.00	
BUA	1104311-535200	Repairs & Maint-Equipment	realign funds to purchase hand			\$3800.00
			Journal 2026/8/720	Total	\$3800.00	\$3800.00

Journal Proof Report



Journal Number: 721 Year: 2026 Period: 8 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104330-519900	Professional Services-Other	realign funds for audit Polly			\$1250.00
BUA	1104330-519100	Professional Serv-Accounting	realign funds for audit Polly		\$1250.00	
			Journal 2026/8/721	Total	\$1250.00	\$1250.00

Journal Proof Report



Journal Number: 722 Year: 2026 Period: 8

Description: Finance

Reference 1: 275 Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104930-569900	Appropriations	reappro. funds to pay friends		\$28625.00	
BUA	1100000-399100	Fund Balance Appropriated	reappro. funds to pay friends			\$28625.00
			Journal 2026/8/722	Total	\$28625.00	\$28625.00

Journal Proof Report



Journal Number: 722 Year: 2026 Period: 8 Description: Finance Reference 1: 275 Reference 2: Reference 3:

System Generated Lines

Account Display	Account Description	Debit	Credit
		Total	

Journal Proof Report



Journal Number: 722 Year: 2026 Period: 8

Description: Finance

Reference 1: 275 Reference 2: Reference 3:

Fund Summary

Fund		Account Description	Debit	Credit
110	General Fund			
	110-298002	Est Revenues	\$28625.00	
	110-298003	Appropriations		\$28625.00
		Fund Total	28625.00	28625.00

Journal Proof Report



Journal Number: 430 Year: 2026 Period: 8 Description: Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104380-535200	Repairs & Maint-Equipment				\$2431.15
BUA	1104380-535300	Repairs & Maint-Vehicles			\$2431.15	
			Journal 2026/8/430	Total	\$2431.15	\$2431.15

Journal Proof Report



Journal Number: 431 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104311-543100	Rental of Copier Equipment			\$4000.00	
BUA	1104311-523100	Program Supplies				\$2000.00
BUA	1104311-535100	Repairs & Maint-Buildings				\$800.00
BUA	1104311-535200	Repairs & Maint-Equipment				\$1200.00
Journal 2026/8/431				Total	\$4000.00	\$4000.00

Journal Proof Report



Journal Number: 427 Year: 2026 Period: 8

Description:

Reference 1: Reference 2: Reference 3:

Source	Account	Account Description	Line Description	OB	Debit	Credit
BUA	1104380-519500	Prof Services-Lab Services				\$2000.00
BUA	1104380-535300	Repairs & Maint-Vehicles			\$2000.00	
			Journal 2026/8/427	Total	\$2000.00	\$2000.00