

**MINUTES OF THE WAYNE COUNTY PLANNING BOARD**  
**WAYNE COUNTY, NORTH CAROLINA**

The Wayne County Planning Board met at 7:00 p.m. on Tuesday, February 17, 2014 in the Jeffrey's Building after due notice was given.

**MEMBERS PRESENT:** Messrs. Mike Aycock, Chris Cox, Edward Cromartie, Julian Aycock and Daniel Taylor.

**MEMBERS ABSENT:** Mr. Brent Hood and Mrs. Joann Summerlin.

**EX-OFFICIO MEMBERS PRESENT:** None.

**EX-OFFICIO MEMBERS ABSENT:** Messrs. Steve Stroud, Kevin Whitley, Kevin Johnson, Dennis Goodson and Joe Gurley.

**BOARD ACTION – February 17, 2014**

Mr. Price stated it was time for the yearly election of officers. Mr. Julian Aycock nominated Mr. Mike Aycock for Chairman. Mr. Cox seconded the nomination. The Board agreed unanimously for the re-appointment of Mr. Mike Aycock as Chairman. It was the Board's decision to approve the minutes for the December 10, 2013 meeting. A motion was made by Mr. Julian Aycock and seconded by Mrs. Summerlin to approve the minutes. The Board passed the motion unanimously.

**Consideration of the Following Plats:**

**Ronnie & Kathy Carter, Final, Lot 1**  
**Owner\Developer: Ronnie & Kathy Carter**  
**Surveyor: B. R. Kornegay, Inc.**  
**Saulston Township, NCSR 1706**

Mr. Price stated the plat met the minimum requirements of the Wayne County Subdivision Regulations. Mr. Price recommended approval of the plat. After discussion by the Board, a motion was made by Mr. Cox and seconded by Mr. Taylor to approve the plat. The Board passed the motion unanimously.

**Bobby Denning Properties LLC, Final, Lots 1-3**  
**Owner\Developer: Bobby Denning Properties**  
**Surveyor: B. R. Kornegay, Inc.**  
**Brogden Township, US 117 South Alt**

Mr. Price stated the plat met the minimum requirements of the Wayne County Subdivision Regulations. He stated as shown on lot one there is an existing house, on lot two there are six mobile homes, and on lot three it also has an existing house on the property. Mr. Price stated what they are doing is dividing up the property to allow one or more lots to be sold. He stated Sandra Lane is an existing soil path and it serves the mobile home park and the adjoining lots one and three. Mr. Price stated due to the proximity to Brogden School the property is zoned RA-20 with a minimum lot size of 20,000 sq. ft. He stated lots one and three meet that requirement with lot two not meeting the requirement. Mr. Price stated he did receive a letter from Mr. Kornegay, surveyor on behalf of Bobby Denning Properties requesting a variance in lot size requirement for lot two as shown on the map. He stated the property already has six mobile homes on the property, with the actual size of the property being .456 of an acre after excluding highway right-of-way and 30 ft. easement. Mr. Price stated the lot is close to being the 20,000 sq. ft. and it doesn't leave any room for additional mobile homes on the property. Mr. Mike Aycock asked if the Board approved the request would it be sent to the Board of Commissioners. Mr. Price thought it would be ok. Mr. Cox stated it didn't have to go to the County Commissioners. Mr. Price stated no. Mr. Price stated the reason for that is the lot already has six homes on there already and if they were creating a new lot that had nothing on it that was to small then the Commissioners would have to approve that. After discussion by the Board, a motion was made by Mr. Cox and seconded by Mr. Taylor to approve the plat and variance request. The Board passed the motion unanimously.

**James R. & Kimberly Bryant, Final, Lot 1**  
**Owner\Developer: James R. Bryant**  
**Surveyor: B. R. Kornegay, Inc.**  
**Buck Swamp Township, NCSR 1002**

Mr. Price stated the plat met the minimum requirements of the Wayne County Subdivision Regulations with the following exceptions: 1) health department approval, and 2) show existing ditch along Rains property line. Mr. Price recommended conditional approval of the plat. After discussion by the Board, a motion was made by Mr. Cox and seconded by Mr. Cromartie to conditionally approve the plat. The Board passed the motion unanimously.

**Martha Berry Lots, Final, Lots 1-2**  
**Owner\Developer: Martha Berry**  
**Surveyor: Benton & Associates**  
**Buck Swamp Township, NCSR 1002**

Mr. Price stated the plat met the minimum requirements of the Wayne County Subdivision Regulations. Mr. Price recommended approval of the plat. After discussion by the Board, a motion was made by Mr. Julian Aycock and seconded by Mr. Cox to approve the plat. The Board passed the motion unanimously.

**Fieldstone Village, Preliminary, Lots 1-86**  
**Owner\Developer: Sasser Home Builders**  
**Surveyor: Bryan K. Jones Consulting Eng.**  
**Stoney Creek Township, NCSR 1549**

Mr. Price stated the plat met the minimum requirements of the Wayne County Subdivision Regulations with the following exceptions: 1) owner's signature required, and 2) NCDOT permit approval. Mr. Price recommended conditional approval of the plat. After discussion by the Board, a motion was made by Mr. Julian Aycock and seconded by Mr. Cox to conditionally approve the plat. The Board passed the motion unanimously.

**County of Wayne – Cell Tower site**  
**Owner\Developer: Wayne County**  
**Surveyor: Benton & Associates**  
**Saulston Township, NCSR 1705**

Mr. Price stated that the County is in the process of building a tower on the eastern side of the County in the Hood Swamp Coker's Mill community to improve the communications for law enforcement, fire and rescue in that area. He stated they have identified this site as a location that will meet their needs. He also stated the property will be a one acre lot accessed off Hood Swamp Road by a 30 ft. easement coming out of the Elizabeth Seymour property. Mr. Price stated the only thing on the site will be the cell tower and associated buildings and fences that goes with the tower. Mr. Cox asked if there was zoning in this area. Mr. Price stated it is out of the height area and wouldn't be an issue here. He stated this is an area they could go up to 450 ft. if they wanted to. A motion was made by Mr. Cox and seconded by Mr. Julian Aycock to approve the plat. The Board passed the motion unanimously.

## **New Business**

### **C4 Development – Rezoning Request – R10 to CS**

Mr. Price stated a request had been received from C4 Development to rezone a lot at the intersection of Rosewood Road and NC 581 from R10 to Community Shopping. He stated it will allow the construction of a store on the property, but with the property being zoned residential would not allow the use. Mr. Price stated there are two mobile homes and an apartment building on the property currently that will be removed. He stated the apartment building was formerly the teacherage for Rosewood School. Mr. Price stated the property is bordered on the north by a shopping center, on the west by Rosewood Middle School, on the south by Rosewood Baptist Church and a house on the east side of property. He stated the approximate square footage of store would be 8,320. Mr. Price stated to the Board a representative for the developer was present if they had any questions. Mr. Mike Aycock asked about the small corner piece at the back of the property. Mr. Price stated that piece belongs to the same property owner that owns this lot but it is already zoned CS so it didn't need to be rezoned. He stated what they will be buying is what is being rezoned plus the adjoining lot that appears to be landlocked. After discussion by the Board, a motion was made by Mr. Taylor and seconded by Mr. Cox to approve the request and forward to Board of Commissioners to establish public hearing. The Board passed the motion unanimously.

With there being no further business, a motion was made by Mr. Cox and seconded by Mr. Julian Aycock to adjourn the meeting. The Board passed the motion unanimously.

Robin N. Bjorling  
Clerk to the Board  
February 17, 2014