



CAMDENCOUNTY

new energy. new vision.

**BOARD
OF
COMMISSIONERS**

December 05, 2016

8:30 AM

Regular Meeting

**Historic Courtroom
Courthouse Complex**

This agenda is only a tentative schedule of matters the Commissioners may address at their meeting and all items found on it may be deleted, amended or deferred. The Commissioners may also, in their absolute discretion, consider matters not shown on this agenda.

Special accommodations for the disabled who attend public meetings can be made by contacting the Clerk to the Board 24 hours in advance at 252-338-6363, Ext. 100.

Please turn Cell Phone ringers off during the meeting.

Agenda

**Camden County Board of Commissioners
BOC - Organizational Meeting
December 05, 2016
8:30 AM
Historic Courtroom, Courthouse Complex**

Call to Order

Invocation & Pledge of Allegiance

ITEM I. Consideration of Agenda (For discussion and possible action)

ITEM II. Consideration of Minutes

ITEM III. Recognition of Service

A. Presentation to Outgoing Commissioners

ITEM IV. Swearing-In Ceremony

The Honorable Judge Eula E. Reid	
Commissioner Elect	Randy Krainiak
Commissioner Elect	Ross Munro
Commissioner	Garry Meiggs
Register of Deeds	Tammy Krauss
Board of Education	Kevin Heath
Board of Education	Christian Austin Overton
Soil & Water Conservation	Don Lee Keaton
District Supervisor	

A. Swearing in Ceremony

ITEM V. Election of Chairman to the Board

ITEM VI. Election of the Vice Chairman to the Board

ITEM VII. Bond Approval

A. Bonds

Register of Deeds

Sheriff

Tax Assessor & Collector County

Finance Officer

Treasurer Courthouse/Shiloh Fire Commission

Treasurer South Mills Fire District

Treasurer Joyce Creek Drainage District

Treasurer South Camden Water and Sewer District

Treasurer Camden Tourism Development Authority

Board of Commissioners

ITEM VIII. Meeting Calendar

A. 2017 Meeting Calendar

ITEM IX. State Holiday Schedule

A. 2017 State Holiday Schedule

ITEM X. Public Comments

It is requested that comments be limited to (2-3) minutes. The length and number of comments may be limited upon the Chairman's discretion due to scheduling and other issues.

ITEM XI. New Business (For discussion and possible action)

A. Proposal for Land Sales and Marketing Services - Eco Park

ITEM XII. Board Appointments (For discussion and possible action)

A. Commissioner Appointments

B. Senior Advisory Board

C. Trillium Advisory Board

D. Albemarle Commission

ITEM XIII. Consent Agenda

1. Voting Delegate Designation Form

2. Set Public Hearing - UDO 2016-08-10 Mining Operations B+M Investments of NC LLC

3. Set Public Meeting - UDO 2016-09-14 Sandy Hook Crossing Major Subdivision Sketch Plan

4. Set Public Hearing - UDO 2016-10-03 Solar Facility - Shiloh Hwy 1108 Solar LLC

ITEM XIV. Commissioner Report

ITEM XV. County Managers Report

ITEM XVI. Other Matters (For discussion and possible action)

ITEM XVII. Adjourn



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Presentations

Item Number: 3.A
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title Presentation to Outgoing Commissioners

Attachments:

Presentation to Outgoing Commissioners



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Item Number:

Meeting Date:

December 05, 2016

Submitted By:

Angela Wooten, Clerk to the Board
Administration

Prepared by: Angela Wooten

Item Title

Oaths of Office

Attachments:

Summary:

The Honorable Judge Eula E. Reid

Recommendation:



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Item Number: 4.A
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title Swearing in Ceremony

Attachments: Certificates of Elections (PDF)

Summary:

Recommendation:

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Ross Munro

TO THE OFFICE OF

BOARD OF COMMISSIONERS
AT-LARGE

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Claine P. Best
Director of Elections

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Randy Krainiak

TO THE OFFICE OF

BOARD OF COMMISSIONERS
COURTHOUSE DISTRICT

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Claine P. Best
Director of Elections

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Garry Meiggs

TO THE OFFICE OF

BOARD OF COMMISSIONERS
SOUTH MILLS DISTRICT

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Claine P. Best
Director of Elections

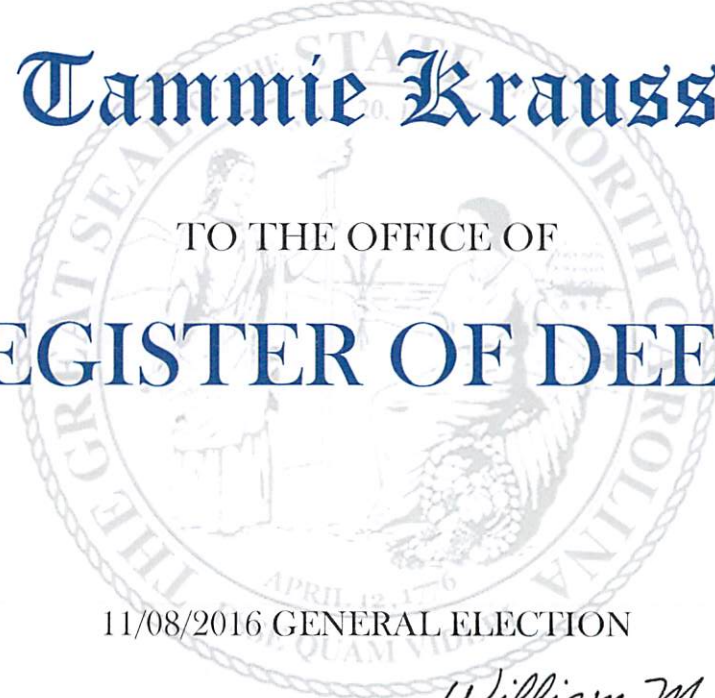
CAMDEN COUNTY BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Tammie Krauss

TO THE OFFICE OF

REGISTER OF DEEDS



11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer

Chair, Board of Elections

Claine P. Best

Director of Elections

Attachment: Certificates of Elections (1486 : Swearing in Ceremony)

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Kevin Heath

TO THE OFFICE OF

BOARD OF EDUCATION

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Elaine P. Best
Director of Elections

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Christian Austin Overton

TO THE OFFICE OF

BOARD OF EDUCATION

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Claine P. Best
Director of Elections

CAMDEN COUNTY

BOARD OF ELECTIONS

CERTIFICATE OF ELECTION FOR

Don Lee Keaton

TO THE OFFICE OF

**SOIL AND WATER CONSERVATION
DISTRICT SUPERVISOR**

11/08/2016 GENERAL ELECTION

Issued this 28th of November, 2016

William M. Sawyer
Chair, Board of Elections

Claine P. Best
Director of Elections



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Item Number: 7.A
Meeting Date: December 05, 2016
Submitted By: Angela Wooten, Clerk to the Board
 Administration
 Prepared by: Angela Wooten

Item Title **Bonds**

Attachments: Register of Deeds (PDF)
 Sheriff (PDF)
 Tax Admin (PDF)
 Finance Officer (PDF)
 Commissioners (PDF)

Summary:

Register of Deeds
 Sheriff
 Tax Assessor & Collector County
 Finance Officer
 Treasurer Courthouse/Shiloh Fire Commission
 Treasurer South Mills Fire District
 Treasurer Joyce Creek Drainage District
 Treasurer South Camden Water and Sewer District
 Treasurer Camden Tourism Development Authority
 Board of Commissioners

Recommendation:

Review and Approve

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71631695

That we, Tammie Krauss
of Camden, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto County of Camden
in the sum of Twenty-Five Thousand and 00/100 DOLLARS (\$ 25,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 2nd day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been
 appointed elected to the office of Register of Deeds,
for the term beginning the 2nd day of January, 2015, and ending the
6th day of December, 2017.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Obligee at County of Camden, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

L. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____

Attachment: Register of Deeds (1474 : Bonds)



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 71631695 briefly described as Register of Deeds County of Camden

for Tammie Krauss, as Principal,

in the sum of \$ Twenty-Five Thousand and 00/100 Dollars, for the term beginning December 6, 2015, and ending December 6, 2017, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 4th day of December, 2015.

WESTERN SURETY COMPANY

By Paul T. Bruhat
Paul T. Bruhat, Vice President



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Attachment: Register of Deeds (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71631695

That we, Tammie Krauss
of Camden, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto County of Camden
in the sum of Twenty-Five Thousand and 00/100 DOLLARS (\$ 25,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 2nd day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been
 appointed elected to the office of Register of Deeds,
for the term beginning the 2nd day of January, 2015, and ending the
6th day of December, 2017.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Oblige at County of Camden, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

L. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____

Attachment: Sheriff (1474 : Bonds)



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 71631695 briefly described
 as Register of Deeds County of Camden
 _____,
 for Tammie Krauss
 _____, as Principal,
 in the sum of \$ Twenty-Five Thousand and 00/100 Dollars, for the term
 beginning December 6, 2015, and ending December 6, 2017,
 subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company
 under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed
 the total sum above written.

Dated this 4th day of December, 2015.

WESTERN SURETY COMPANY

By Paul T. Bruhat
 Paul T. Bruhat, Vice President



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Attachment: Sheriff (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71345335

That we, Lisa Sawyer Anderson
of Camden, North Carolina, as Principal, and WESTERN SURETY
COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held
and firmly bound unto County of Camden
in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly
and severally by these presents.

Dated this 7th day of November, 2012.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been
 appointed elected to the office of Tax Assessor & Collector
for the term beginning the 7th day of November, 2012, and ending the
~~day of~~ indefinite.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and
shall honestly account for all moneys and effects that may come into his hands in his official capacity during
the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions
precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the
failure or default in payment by any Banks or Depositories in which any public moneys or funds have been
deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by
County of Camden, North Carolina
certified mail, addressed to each, the Principal and the Obligees at _____,
and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null
and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms
and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

J. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruhat
Paul T. Bruhat, Senior Vice President
North Carolina Resident Agent

Countersigned NOT NEEDED

Approved this _____ day of _____, _____.

Attachment: Tax Admin (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71623157

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY
COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held
and firmly bound unto County of Camden
in the sum of Five Hundred Fifty Thousand and 00/100 DOLLARS (\$ 550,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly
and severally by these presents.

Dated this 15th day of January, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been
 appointed elected to the office of Finance Officer,
for the term beginning the 15th day of January, 2015, and ending the
~~day of~~ indefinite.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and
shall honestly account for all moneys and effects that may come into his hands in his official capacity during
the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions
precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the
failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been
deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by
certified mail, addressed to each, the Principal and the Obligee at County of Camden, North Carolina,
and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null
and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms
and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

J. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____

Attachment: Finance Officer (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71632515

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY
COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held
and firmly bound unto Courthouse/Shiloh Fire Commission
in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly
and severally by these presents.

Dated this 3rd day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been
 appointed elected to the office of Treasurer,
for the term beginning the 2nd day of February, 2015, and ~~ending the~~
~~day~~ indefinite.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and
shall honestly account for all moneys and effects that may come into his hands in his official capacity during
the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions
precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the
failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been
deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by
Courthouse/Shiloh Fire
certified mail, addressed to each, the Principal and the Oblige at Commission, North Carolina,
and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null
and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms
and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

_____ Principal

Witness to Surety

J. Nelson
A. Vixon

WESTERN SURETY COMPANY

By Paul T. Bruflat
Paul T. Bruflat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____.

Attachment: Finance Officer (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71636021

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto South Mills Fire Commission
in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 10th day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been appointed elected to the office of Finance Officer,
for the term beginning the 2nd day of February, 2015, and ~~ending the~~
~~day of~~ indefinite.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Obligee at South Mills Fire Commission, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

_____ Principal

Witness to Surety

J. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruffat
Paul T. Bruffat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____.

Attachment: Finance Officer (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71636013

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto Joyce Creek Drainage District
in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00),
for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 10th day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been appointed elected to the office of Finance Officer,
for the term beginning the 2nd day of February, 2015, and ending the ~~day of~~ indefinite.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Oblige at Joyce Creek Drainage District, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

_____ Principal

Witness to Surety

L. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruffat
Paul T. Bruffat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____.

Attachment: Finance Officer (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71636017

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto South Camden Water & Sewer District in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00), for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 10th day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been appointed elected to the office of Finance Officer, for the term beginning the 2nd day of February, 2015, and ~~ending the~~ indefinite day of _____.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Oblige at South Camden Water & Sewer District, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

J. Nelson
A. Vixor

WESTERN SURETY COMPANY
By Paul T. Bruffat
Paul T. Bruffat, Senior Vice President
North Carolina Resident Agent

Countersigned NOT NEEDED

Approved this _____ day of _____, _____.

Attachment: Finance Officer (1474 : Bonds)

North Carolina



Western Surety Company

OFFICIAL BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 71636018

That we, Stephanie M. Humphries
of Elizabeth City, North Carolina, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of North Carolina, as Surety, are held and firmly bound unto Camden Tourism Development Authority in the sum of Fifty Thousand and 00/100 DOLLARS (\$ 50,000.00), for the payment of which well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

Dated this 10th day of February, 2015.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been appointed elected to the office of Finance Officer, for the term beginning the 2nd day of February, 2015, and ~~ending the~~ XXXX indefinite, _____.

NOW THEREFORE, if the said Principal shall in all things faithfully perform the duties of his office and shall honestly account for all moneys and effects that may come into his hands in his official capacity during the said term, then this obligation to be void, otherwise to remain in full force and effect.

This bond is executed by the Surety upon the following express conditions, which shall be conditions precedent to the right of recovery hereunder:

FIRST: The Surety shall not be liable for the loss of any public moneys or funds resulting from the failure of or default in payment by any Banks or Depositories in which any public moneys or funds have been deposited.

SECOND: This bond may be cancelled by the Surety as to future liability by giving written notice, by certified mail, addressed to each, the Principal and the Oblige at Camden Tourism Development Authority, North Carolina, and thirty (30) days after the mailing of said notices by certified mail, this bond shall be cancelled and null and void as to any liability thereafter arising, the Surety remaining liable, however, subject to all the terms and conditions of this bond for any and all acts covered by this bond up to the date of such cancellation.

Witness to Principal

Principal

Witness to Surety

L. Nelson
A. Vixor

WESTERN SURETY COMPANY

By Paul T. Bruffat
Paul T. Bruffat, Senior Vice President

Countersigned NOT NEEDED

North Carolina Resident Agent

Approved this _____ day of _____, _____.

Attachment: Finance Officer (1474 : Bonds)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Item Number: 8.A
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title 2017 Meeting Calendar

Attachments:

Summary:

Recommendation:



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Item Number: 9.A
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **2017 State Holiday Schedule**

Attachments: 2017_Holiday_Schedule.pdf (PDF)

Summary:

Recommendation:



C. NEAL ALEXANDER, JR.
Director

TO: Agency Heads and Chancellors
FROM: Neal Alexander Jr.
DATE: January 24, 2013
SUBJECT: 2017 Holiday Schedule

Listed below are the holidays that will be observed by State employees during 2017.

New Year's Day	January 2, 2017	Monday
Martin Luther King, Jr. Birthday	January 16, 2017	Monday
Good Friday	April 14, 2017	Friday
Memorial Day	May 29, 2017	Monday
Independence Day	July 4, 2017	Tuesday
Labor Day	September 4, 2017	Monday
Veteran's Day	November 10, 2017	Friday
Thanksgiving	November 23 & 24, 2017	Thursday and Friday
Christmas	December 25, 26 & 27 2017	Monday, Tuesday & Wednesday

NOTE: The schedule shall be used by all State agencies operating under the policies, rules and regulations of the Office of State Human Resources. Institutions of higher education and agencies requiring a twenty-four hour operation may adopt varying holiday schedules in keeping with operational needs, provided the employees are given the same number of holidays as approved by the State Human Resources Commission. Such special holiday schedules must be filed with the Office of State Human Resources.

It is recognized that some agencies may need to adopt an additional holiday schedule applicable to employees working in twenty-four hour operation; this schedule would designate as holidays the specific dates of the legal observances rather than the substitute weekdays when the observance occurs on Saturday or Sunday. This would be in keeping with the purpose of the holiday premium pay policy.



An Equal Opportunity Employer
 State of North Carolina | State Human Resources
 116 West Jones Streer | 1331 Mail Service Center | Raleigh, NC 27699-1331
 919 807 4800 T | 919 715 9750 F

Attachment: 2017_Holiday_Schedule.pdf (1476 : 2017 State Holiday Schedule)



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 11.A

Meeting Date: December 05, 2016

Submitted By: Charlie Bauman, Director
Camden Economic Development Commission
Prepared by: Angela Wooten

Item Title **Proposal for Land Sales and Marketing Services - Eco Park**

Attachments: Ltr to M. Brillhart (PDF)
Legal Review (PDF)
CamdenCountyProposal-10-29-16 (reduced) (PDF)
JLL Camden County Listing Agreement (PDF)

Summary:

“The Camden County Economic Development Commission, at its November 15th meeting, unanimously endorsed the concept of utilizing professional services in adding value to marketing and land sales initiatives at the Camden County Eco Park. These services are intended to enhance marketing efforts undertaken by County Staff. After thorough review of prospective nationally recognized firms offering these services, County staff recommended to pursue a proposal offered by Jones, Lang, LaSalle, a global and national leader in commercial real estate services. Items of importance in the JLL proposal are assistance in overall marketing and contact outreach along with a rebranding effort of the Park. Jones, Lang, LaSalle maintains offices in major metropolitan areas in the U.S. and specifically in Raleigh & Charlotte, N.C. and well as in Hampton Roads, VA. The primary office to coordinate these efforts on behalf of the County will be based in Hampton Roads, VA. Additionally, County Counsel has reviewed the proposed working agreement offered by JLL and agrees with the form and content of the proposal. The initial term of the agreement is eighteen months cancellable in thirty days by either party”.

Recommendation:



(LONG-TERM ECONOMIC ADVANCEMENT FOUNDATION)

BARRY DODSON
CHAIRMAN OF THE BOARD

DAN GERLACH
PRESIDENT

December 2, 2016

Mr. Michael Brillhart
County Manager
County of Camden
P.O. Box 190
330 East Highway 18
Camden, NC 27921

BY EMAIL

Dear Mr. Brillhart:

In 2009, the Golden LEAF Foundation awarded a grant to provide infrastructure to your industrial park. You have asked if the Foundation has any reservations about changing the name or branding the property in another fashion to potential clients.

This letter serves to notify you that the Foundation has no reservation about any such change, and hopes that the property will be successfully developed. You may share this correspondence as you see fit.

Best wishes for a joyous holiday, and thank you for your service.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Gerlach". The signature is written in a cursive, somewhat stylized font.

Dan Gerlach
President

The Twiford Law Firm, P.C.

Russell E. Twiford (Retired)
 John S. Morrison
 Edward A. O'Neal
 H.P. Williams, Jr.
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WEBSITE:
www.twifordlaw.com

Please Respond To:
Moyock

November 23, 2016

Mr. Michael Brillhart
 VIA EMAIL

Re: Jones Lane Lasalle Real Estate Brokerage Contract

Dear Michael,

Pursuant to your request and Charlie's earlier email package to me, I reviewed both the proposal of Jones Lane Lasalle as well as the exclusive listing agreement. I now make the following comments.

As to the proposal, real estate marketing is beyond my expertise. I leave it to the commissioners and you as well as Charlie to opine on that. I do, however, note in their "challenges" there is no mention of the restricted covenants. As you will recall, they are unusual in that the Eco Park was designed to be green friendly. This should be pointed out to them, with a copy of the restrictive covenants if they have not seen them.

The listing agreement is fairly standard. Please remember it has to be voted upon by the board in open session and pre-audited prior to execution. It can, in your discretion, be on the consent agenda if all board members have reviewed it.

Some of the more important terms of this agreement are:

- 1) Any tract that is sold for less than \$15,000.00 will nevertheless be given a value of \$15,000.00 for computation of the commission.
- 2) If the broker sells without assistance of another brokerage firm, the commission will be eight percent. If other brokers from other firms are brought in, the commission is ten percent.
- 3) Even if the broker is discharged or the contract expires, the broker is still entitled to a full commission within 120 days of such if the property is contracted for sale to an individual or entity originally shown the property by the broker.
- 4) The county must fully cooperate with the broker.

Mr. Michael Brillhart
Page 2
November 23, 2016

- 5) In the event of any breach of contract claims, each side waives trial by jury and agrees to pay the attorney's fees of the prevailing party.
- 6) This cannot be amended except in writing signed by both parties.

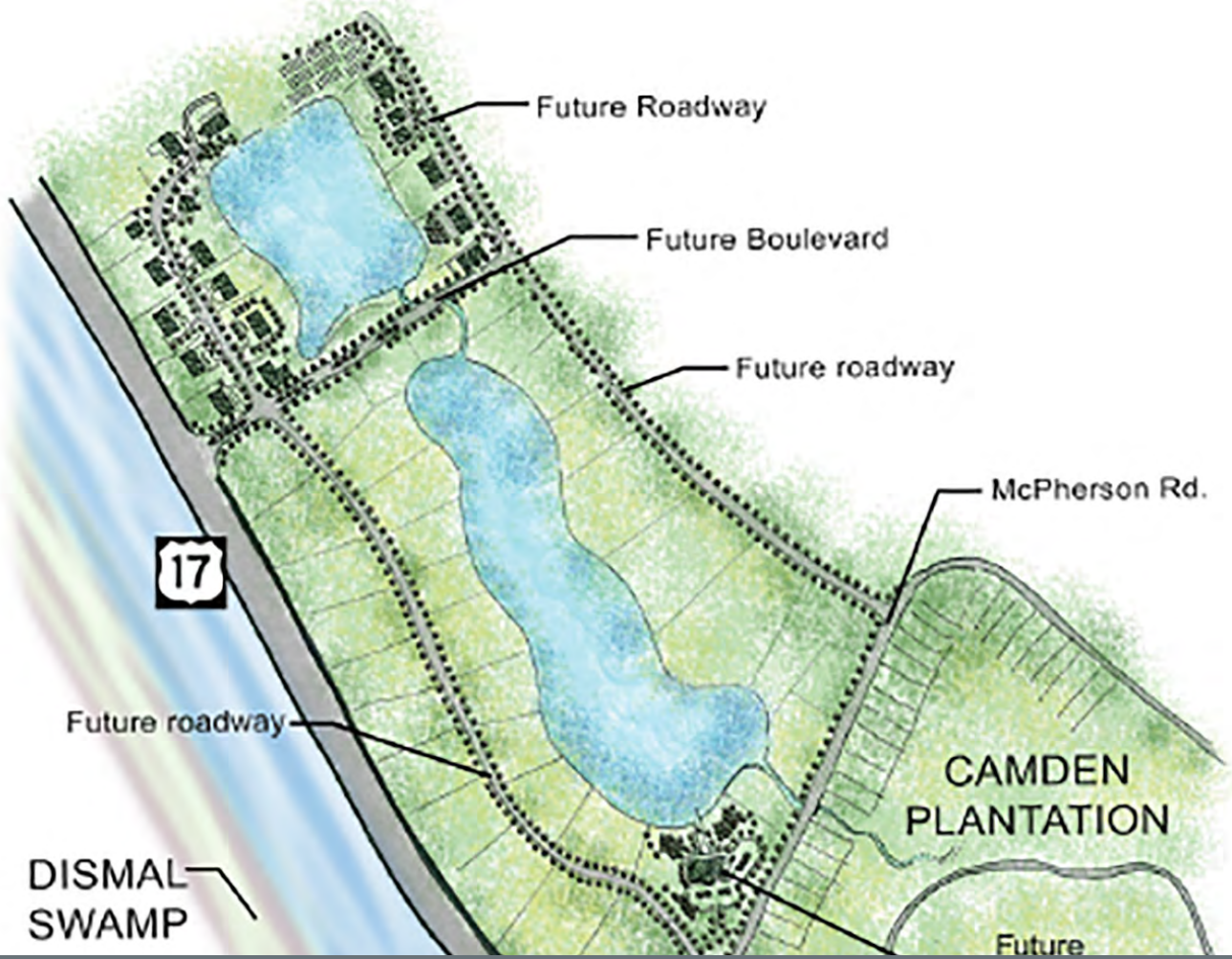
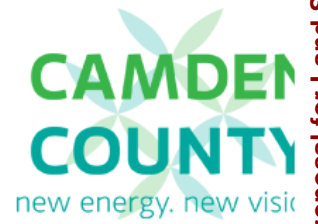
Should you have any questions, we will be pleased to discuss this further.

Warmest regards,



John S. Morrison

JSM/ya



CAMDEN COUNTY INDUSTRIAL PARK

JLL's proposal for Land Sales services

October 29, 2016

EXECUTIVE SUMMARY



October 28, 2016

RE: Sales and Marketing services for the Camden County Industrial Park

We are excited to propose our services to Camden County for the marketing and sales of the development currently known as the Camden County Eco-Industrial Park. Our entire team is excited about this project due to the unique nature of the development and the impact it will have on Camden County.

Creating and implementing the right sales and marketing strategy for the new development would be JLL's initial focus. JLL is well established and proven in the greater Hampton Roads and northeastern North Carolina market and we are dedicated to our clients. We understand the difference this opportunity could make within the community and are passionate about helping it achieve success.

The key aspects of JLL's all-in-one customized approach for the development would include:

- Best-in-class Marketing and Research - the right message and deliverables to brand this development
- Sales and leasing expertise focused on preparation and execution - ensuring local, regional and national exposure forged on JLL's deep relationships and experience
- Ability to offer expanded services through our comprehensive integrated platform and relationships - including Project Development Services

We believe that JLL is uniquely qualified to obtain the best long-term results for the development through the combined strengths of each leg of our team. In addition to the best commercial brokerage talent in the region, this project will also have the support of our regional award-winning Mid-Atlantic Marketing, Graphic Design, and Research teams.

JLL specializes in bringing together all of the combined and coordinated talents needed to identify and achieve the best results for this development. In this proposal we detail our scope of services, qualifications, experience and methodology to demonstrate why JLL is the right partner for the disposition of this asset.

We appreciate the opportunity to meet and discuss our credentials for this assignment.

Sincerely,

Deborah Stearns
Senior Vice President
+1 757 961 3245
Deborah.Stearns@am.jll.com

Erin Corrie
Senior Associate
+1 757 965 3007
Erin.Corrie@am.jll.com

Kris Kennedy
Associate
+1 757 965 2390
Kris.Kennedy@am.jll.com

SECTION ONE

OUR UNDERSTANDING

OUR UNDERSTANDING



The Camden County Industrial Park is an innovative, multi-phased development effort. The 20-year vision for the large regional complex includes up to 300 acres of land for commercial, professional, research and development (R&D), residential and industrial development efforts. The first phase of this project encompasses 100 acres of land in lots of varying sizes and infrastructure improvements.

Camden County Industrial Park is located along US 17, which serves as the primary highway connecting the county to Chesapeake, Virginia. Construction of the future Interstate 87, which will follow this route and connect Raleigh to Hampton Roads, is expected to begin in eight years. The park is also one mile north of the Dismal Swamp Welcome Center and is easily accessible from several major business centers, including Elizabeth City and all of the primary cities of Hampton Roads.

DESIRED SERVICES

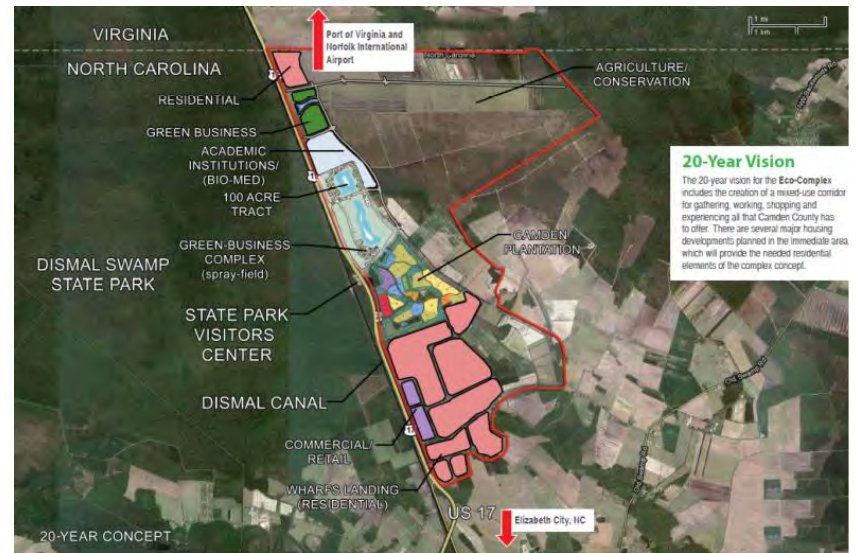
- **Branding:** Develop the project's brand including, but not limited to, a name, logo, color scheme, messaging, and competitive positioning at no cost to the client.
- **Marketing:** Develop and initiate a marketing strategy in conjunction with the sales strategy to help build awareness among potential tenants. A website, flyer and brochure will be developed. JLL will work with Camden County to create a complimentary strategy and materials.
- **Disposition / Sales:** Develop and execute a comprehensive research strategy to expose property to most likely candidates in the right industry sectors.



OUR VISION

This is a dynamic and exciting opportunity to re-brand the Camden County park for industrial and / or flex properties. The success of the first building will lead to continued development on available acreage in the same corridor. Taking steps to accelerate the development time frame should be considered to engage prospects with a short time line to achieve occupancy.

The site should attract companies focused on the existing industry base, labor force and quality of life in the region. With a unique location in close proximity to the Hampton Roads MSA, it is able to connect labor with an opportunity to expand the network to regional and global supply chains.



Attachment: CamdenCountyProposal-10-29-16 (reduced) (1485 : Proposal for Land Sales and Marketing

SCOT ANALYSIS

STRENGTHS

- Available economic incentives
- Access to the terminals of the Port of Virginia
- Proximity to the Hampton Roads market
- Lack of competition
- Utilities (proximity to)
- Designation of I-87, which will lead to highway improvements

OPPORTUNITIES

- Flexibility within development
- Competitive cost basis
- Presence in Foreign Trade Zone #20

CHALLENGES

- Low population numbers in Camden County
- Lack of nearby businesses
- Lack of understanding (misconceptions) in the marketplace of the benefits of the location

THREATS

- Competitive set
- Distance from site to I-85 and I-95
- Speed to delivery of building

COMPARABLE PARKS



Oakbrooke Business & Technology Center Kempsville Road and Virginia Route 168, Chesapeake		
Description	120-acre Planned Unit Development business park	
Developer	Chesapeake Economic Development Authority	
Product type	Office and flex (no logistics - outside storage is not allowed)	
INVENTORY		
Existing	Buildings	RBA
Flex	9	105,333 s.f. (7.2% available)
Industrial	2	31,126 s.f. (0.0% available)
Office	4	252,814 s.f. (2.3% available)
Education	1	25,906 s.f. (0.0% available)
Under construction	One flex build-to-suit - 70,000 s.f.	
LAND		
For sale	13 listings totaling 34.56 acres Average listing price: \$227,478 per acre	
Land sales	9 transactions totaling 18.15 acres (2007-2016)	
Sales price / acre	Average: \$192,047 High: \$248,387 (3/20/2008) Low: \$170,541 (10/21/2016)	



Dominion Commerce Park Dominion Boulevard and Scenic Parkway, Chesapeake		
Description	141-acre Planned Unit Development business park (plus additional 102 acres residential and 11 acres retail)	
Developer	Dominion Boulevard LLC	
Product type	Office, flex, light retail (retail land excluded from transactions)	
INVENTORY		
Existing	Buildings	RBA
Flex	1	38,000 s.f. (18.9% available)
Office	1	20,000 s.f. (32.1% available)
Under construction	None	
LAND		
For sale	18 listings totaling 30.11 acres Average listing price: \$175,032 per acre	
Land sales	6 transactions totaling 17.15 acres (2008-2016)	
Sales price / acre	Average: \$145,254 High: \$197,520 (11/8/2008) Low: \$82,335 (3/1/2013)	

SECTION TWO

OUR PROPOSED SERVICES

OUR INTEGRATED MARKETING & LEASING STRATEGY

MARKETING STRATEGY & BRANDING

The goal is to help brand Camden County as a key business hub within the region. JLL will work with the County to create a comprehensive marketing campaign that will further advance the park among potential tenants and seek to develop awareness and excitement. We want the market to see the uniqueness of the development and benefits of the park.

STRATEGIC LEASING

We take a strategic approach to leasing by assessing the current market conditions, the specific building / project situation and then implementing a comprehensive marketing plan to provide immediate results. Our immediate objective revolves around a campaign which will require considerable marketing efforts consistent with groundbreaking and continuing through the delivery of the project. JLL's multi-channel marketing will cast the widest net possible.

MARKET DYNAMICS

- Understand market conditions and customize programs to strategically execute deals
- Track current and future tenant lease activity to maximize the qualified prospect pool and deal flow
- Differentiate the product from the competition

REPORTING

One of JLL's primary operating philosophies is collaboration, both between firm professionals and within client relationships as a means to ensure success in all real estate activities. Regular communication creates an environment of cooperation and advancement toward a common goal while generating a team mentality that is critical to strategy development, space marketing and transaction completion.

Once selected, JLL will institute regular meetings between the JLL team and Camden County at the on-set of the project to clarify goals, set standards and establish processes. Through these regular check-ins, we will ensure timely responses to opportunities and insight on full team efforts.



MARKETING

MARKETING PLAN / STRATEGY

MARKETING STRATEGY

Marketing plays an integral role in the leasing and sales process which is why we take a team approach in marketing to prospective buyers. To attract the best businesses and ensure success, our marketing experts will partner with our leasing and sales team on implementing a customized multi-tiered marketing plan using our proven marketing for leasing strategies. We will tell the project's story using cutting edge digital tools and technology with property-specific, market-specific, and tenant-specific marketing materials. JLL's marketing and research teams will provide thought leadership and market intelligence to the leasing team on the latest trends and relevant data.

MARKETING TOOLBOX

We have a deep toolbox of innovative marketing and sales tools from which to choose, many of which are at no cost to our clients. A customized plan and proposed budget will be developed once a brand is in place. A sampling of our capabilities include:

- Research
- GIS mapping
- Custom street maps
- E-Blasts
- Brochure
- Drone video
- Websites
- Video brochures
- Industry conference representation
- Industry listings
- Advertisements



JLL OFFERS IN-HOUSE CUSTOMIZED
MARKETING SOLUTIONS USING BEST
PRACTICES AND INDUSTRY LEADING
TECHNOLOGY.

IMMEDIATE DELIVERABLES

The immediate deliverables that JLL would produce at no cost for this project would include a logo / name / brand (if desired), targeted brochure and a dedicated website. All materials would reflect the Industrial Park's new brand. Additional deliverables and advertisements will be produced per the approved marketing time line and budget. JLL will also promote the space at no cost through targeted e-blasts, postings on CoStar, Loopnet, JLL's property site and through direct marketing by JLL's brokerage team.

JLL is ready to hit the ground running with appropriate materials and action items such as:

- Press releases
- Internal / external brokerage announcements
- Marketing kick-off meeting with ownership
- Branding and key messages
- A logo, color scheme and tag line
- Various collateral and electronic templates
- Online and print advertising
- Direct mail and email announcements
- Marketing boards and tools
- Incentives / promotions as needed



SAMPLE MARKETING TIME LINE

STEP ONE: BRANDING

Camden County has established a brand for the area as the Camden County Eco-Complex with the Eco-Industrial Park being a part of Phase 1. Per our prior discussions, JLL's award winning marketing team will re-brand the park with a new name and logo to match Camden County's desire for the park. A sample branding process is as follows:



SAMPLE MARKETING TIME LINE

(CONTINUED)

STEP 2

- Work with Camden County to develop additional marketing material
- Identify and prioritize prospect lists and complete tailored packages for distribution
- Distribute brochures to relevant JLL associates
- Distribute property information to local, regional and state economic development offices
- Post property on all applicable websites
- Contact targeted prospects
- Report progress to Camden County
- Develop advertising campaign

STEP 3

- Review and expand lists of prospects, brokers, and site selection specialists through specialized strategic research methods
- Follow up with interested prospects and arrange on site visits
- Continue communication, correspondence and prospecting with Economic Development Partners
- Report progress to Camden County and submit marketing plan for the following months

STEP 4

- Continue contacting targeted prospects
- Commence negotiations as appropriate
- Continue cold-calling efforts with targeted firms
- Report progress to Camden County
- Revise all marketing material as appropriate based on feedback and corporate interest

**All time lines are for representative purposes only. JLL Marketing will work with Camden County to determine strategy, time line and budget.*

DISPOSITION

OUR SALES APPROACH

UNDERSTAND THE PROPERTY

- Identify challenges and develop story

ANALYZE THE MARKET

- Market dynamics that affect the sale of the land

IDENTIFY THE BUYERS

- Identify buyer drivers and target profile
- Identify target buyers

DIFFERENTIATE THE OFFERING

- Communicate specialty offering
- Identify partnering opportunities

EXECUTE THE STRATEGY

- Define key messages(s) - quantify the benefits / value for the buyer
- Promote the brand - marketing collateral and tools; PR
- Broker and buyer outreach

SELL THE PROPERTY

- Sell the vision
- Tours
- Proposals and analysis
- Negotiation and execution



TARGETING THE BUYERS

JLL utilizes a comprehensive campaign when targeting buyers with the following major components:

LEVERAGE JLL RELATIONSHIPS

By leveraging these relationships within our firm, we're able to gain additional information regarding prospects in the market and easier access to these potential tenants.

HIT 'EM HIGH, HIT 'EM LOW

We track multiple positions within targeted firms and communicate on all levels: President, CFO, COO, Corporate Real Estate and Facilities Director among others.

EDUCATE BEFORE YOU SELL

Camden County has strategically identified the Industrial Park as a location that will help bring jobs into the area and allow businesses to thrive. Our task and opportunity is to communicate this vision to prospects and achieve commitment.

CREATE A NEED, FILL A NEED

In many instances, it is our early dialogue and communication regarding the benefits of being in an environment like the Industrial Park that prompts action. Our goal is to use the merits of the property as the basis against which prospective tenants evaluate any alternative option.



SECTION THREE

THE JLL DIFFERENCE

WHY JLL?

We distinguish ourselves from other real estate firms by a number of characteristics:

A FIRM FOCUS ON ETHICS

JLL is the only real estate advisory company named to the Ethisphere Institute's World's Most Ethical Companies List. We have been named to this list every year since 2008. JLL also received Ethics Inside Certification in recognition of our ethical business practices as well. The list recognizes 100 companies from around the world in 36 different industries for their commitment to ethical business practices. Additionally, we have been named one of "America's Most Trustworthy Companies" by Forbes Magazine and one of the "100 Best Corporate Citizens" by Corporate Responsibility (CR) Magazine, where ethics is a primary criterion among several other factors such as human rights and philanthropy.

Our commitment to behaving in a transparent manner with our clients combines with our strong ethical principles and programs to make us a global competitor.

FULLY INTEGRATED IN-HOUSE TEAM

We think that a key to our success and a differentiator from much of our competition is an unmatched commitment to in-house - not outsourced or franchised - professionals for skills and experience. Having our experts on board and steeped in our culture improves their ability to collaborate and deploy any of our resources to help you reach your goals. Our global scope and deep resources enable us to assemble the exact team to best serve your needs.

Our fully integrated in-house team also allows us to be your one-stop shop. As your needs and priorities for the center change throughout its life, we can connect you quickly and painlessly with our colleagues in all other facets of real estate.



TIMELY AND STRATEGIC IN-HOUSE RESEARCH

The value add of our in-house research teams is to put each client's leasing strategy in the context of the market. Our researchers look past facts and figures and interpret the data, translating your objectives into actionable intelligence.

With more than 30 years of historic data on the Mid-Atlantic market - updated in real-time - our research specialists deliver high quality, actionable insights to help you stay ahead of the game. JLL employs a team of full-time professional researchers dedicated to this region alone. We study the market, analyze trends and formulate strategies for our clients to get them the most value. Our market demand studies, feasibility assessments, forecasting studies, development advice and a range of regional and global independent expert reports facilitate sound, strategic decisions.

MID-ATLANTIC LAND SALES EXPERTISE

Our approach to land sales stems from many years of selling properties and refining our service delivery and platform based on what our clients tell us is most important: focus on solutions, solid financial analysis, creativity and excellent communication.

We employ innovative and effective sales and marketing strategies, and the disposition team that will represent you blends the shared knowledge and best practices of a leading global company with personal attention, unmatched relationships and one-stop customized services.

OUR FOCUS ON OPEN COMMUNICATION

As further detailed in our No Conflicts section, we are a transparent company with a high regard for honesty and open communication. In our mind, regular meetings and communication with the client better allow for expectations to be understood and exceeded; thus, contributing to the development's success. Our combined team will set meetings throughout the project life-cycle to ensure everyone remains on the same page.

OUR PIPELINE

JLL represents more Fortune 1000 companies than any other firm. We are routinely involved with some of the largest and highest profile corporate relocations. This inbound pipeline is the envy of every other firm.

THIRD PARTIES RECOGNIZE OUR STRENGTHS

JLL is able to recruit and retain the most accomplished talent in our industry due to the cumulative benefit of maintaining a highly ethical culture, a focus on Corporate Social Responsibility in areas such as diversity and sustainability, and a workplace that recognizes and awards accomplishments. We are proud of our myriad of awards and believe that we have earned them.

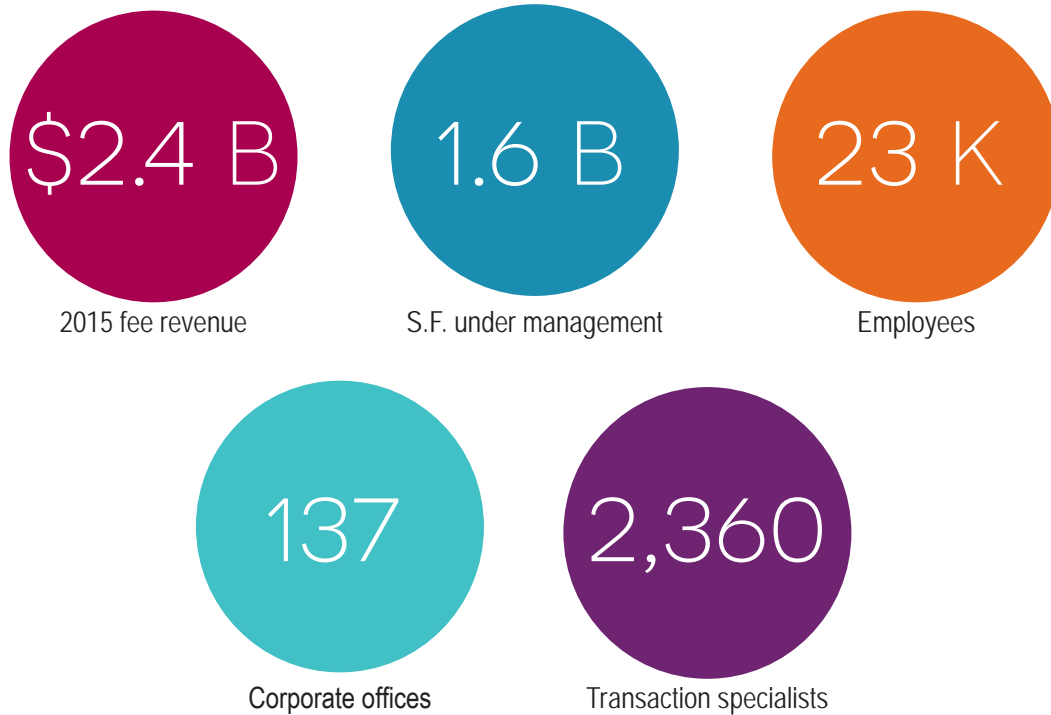
Our clients in turn, benefit from our proven Account Management approach, our ability to maximize skills and resources to meet client objectives and a commitment to building long-term and mutually beneficial relationships with clients. As a publicly traded firm, our financial stability is transparent, and our client retention rate and thought leadership ensure predictable outcomes.



OVERVIEW

JLL is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with annual fee revenue of \$5.2 billion, JLL has more than 300 corporate offices, operates in more than 80 countries and has a global workforce of more than 65,000. On behalf of its clients, the firm provides management and real estate outsourcing services for a property portfolio of 4.0 billion square feet; and completed \$138 billion in sales, acquisitions and finance transactions in 2015. Its investment management business, LaSalle Investment Management, has \$58.3 billion of real estate assets under management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

AMERICAS FIRM OVERVIEW



SERVICE CAPABILITIES

We are experienced in and offer the following services to our clients.

- Agency Leasing
- Logistics & Supply Chain Management
- Industrial
- Bio-Medical and Life Sciences
- Project and Development Management
- Capital Markets
- Tenant Representation
- Real Estate Investment Banking / Merchant Banking
- Property Management
- Corporate Finance
- Facilities Management / outsourcing
- Hotel Advisory
- Energy and sustainability services
- Valuations
- Value recovery and receivership services
- Consulting

SECTION FOUR

OUR TEAM

JLL'S PROPOSED TEAM

JLL has assigned the most experienced and talented team of professionals to lead the sale of the development. The team has a proven and successful track record providing specialized landlord advisory services for our clients. Deborah Stearns, a Senior Vice President in JLL's Hampton Roads office will lead the team and be the main point of contact for the stakeholders.



Deborah Stearns, CPM, SIOR
Team Lead / Brokerage
Senior Vice President



Erin Corrie
Brokerage
Senior Associate



Kris Kennedy
Brokerage
Associate



Amy Ford
Marketing Lead
Senior Marketing Manager



Michael Metzger
Research Lead
Analyst / Brokerage Support



Sejla Hoareau
PDS
Project Manager



Lauren LeBlanc
Marketing / Branding
Marketing Associate



Rebecca Vega
Brokerage Assistance
Brokerage Coordinator

*Additional brokers and brokerage support members will be added as the project demands, including the graphic design team.



+1 757 961 3245
deborah.stearns@am.jll.com

Deborah Stearns, CPM, SIOR

Senior Vice President | Brokerage | Team Lead

Deborah is a Senior Vice President with JLL's Hampton Roads office. Deborah brings extensive brokerage experience and strategic leadership and expertise. Deborah specializes in office and industrial property sales and leasing, and commercial development. Deborah is a consistent top producer.

Experience

Deborah brings 35 years of experience in commercial real estate to assist clients and identify solutions. Prior to joining JLL Deborah was a Senior Vice President at Harvey Lindsay Commercial Real Estate. She previously served as Managing Director at Advantis Real Estate Services, President of Goodman Segar Hogan Hoffer, Hampton Roads, and Vice President of Rowe Development Company in her career development. Deborah has been active in the community and has received several leadership awards. She was inducted into the Junior Achievement Business Hall of Fame in 2015.

Education

B.S. in Business Administration, Old Dominion University, Norfolk, Virginia
University of Virginia, Developing Managerial Excellence

Affiliations

- BB&T, Norfolk Advisory Board (2003 - present)
- Commercial Real Estate Women (CREW) - Founding member
- Hampton Roads Chamber of Commerce, Chair (2012-2013)
- Hampton Roads Global Commerce Club, Board of Directors
- Institute of Real Estate Management, Certified Property Manager (CPM)
- ODU, Center for Real Estate & Economic Development (CREED)
- Specialist in Office & Industrial Real Estate (SIOR)
- Town Point Club, Board of Governors
- United Way Foundation Board of Trustees, Chair
- Urban League of Hampton Roads, Trustee Council



+1 757 965 3007
erin.corrie@am.jll.com

Erin Corrie

Senior Associate | Brokerage

Erin Corrie is a Senior Associate with JLL's Mid Atlantic Industrial Group and is based in the firm's Hampton Roads. With over a decade of experience marketing port, warehouse, distribution, manufacturing and waterfront industrial opportunities for the Virginia Port Authority prior to joining JLL in 2013; she is extremely familiar with the market and a great asset to her clients. Erin is a member of the JLL Port Airports and Global Infrastructure team and specializes in maritime-related industrial waterfront dispositions as well as tenant representation for users engaged in port-related businesses.

Experience

Erin moved from Baltimore, Maryland to Virginia in 1997 to work for a liquid bulk import/export transfer company. Her terminal operations experience connected her with the maritime community on the Southern Branch of the Elizabeth River as well as the international shipping community. Interacting with freight forwarders, custom house brokers, pilots, coast guard, ship agents, railroads, and the port, Erin has established extensive contacts throughout the global shipping community.

In 2001, Erin took a position with the Virginia Port Authority as part of the Business Analysis and Strategy Team. After five years developing growth strategies for the port, she was placed in a more client-facing role to work directly with Economic Development, specifically with waterfront industrial opportunities. When the port closed Portsmouth Marine Terminal in 2010, Erin was tasked with identifying opportunities to expand the container and break bulk portfolio of the port to include bulk and manufacturing opportunities that could capitalize on the deep draft and dual class I rail access. Through this maritime experience, Erin identified potential interested users leading to comprehensive feasibility studies of terminal developments for industries including: paper, aggregates, sulfur, grain, wood pellet, plastic pellets, cold storage, bulk liquid, and automotive processing.

Education

B.S. in Management, Economics and Finance, Virginia Wesleyan College, Norfolk, Virginia

Affiliations

- Commercial Real Estate Women, Past President of the Hampton Roads Chapter
- Urban Land Institute, Hampton Roads Chapter
- Hampton Roads, Global Commerce Council
- Hampton Roads Association of Commercial Real Estate
- Virginia Maritime Association



+1 757 965 2390
kris.kennedy@am.jll.com

Kris Kennedy

Associate | Brokerage

Kris Kennedy is a commercial real estate advisor for JLL with a focus on Agency Leasing and Tenant Representation for industrial clients within the Hampton Roads market. With a background in industrial logistics, he understands the different aspects of industrial facilities and is able to apply that knowledge while assisting his clients with a comprehensive service platform including contract negotiation, site selection, business development and property marketing.

Experience

Before joining JLL's brokerage team, Kris worked for a third-party logistics company as a Capacity Account Manager. In this position, he worked with a team to manage carriers / logistics in order to save his clients money and assist in making their supply chain more efficient. This experience as well as his sales experience allow Kris to be a great asset to his clients.

Education

B.S. in Business Management, Virginia Polytechnic Institute and State University, Blacksburg, Virginia

Affiliations

- Member - Tidewater Hokie Club
- Member - Virginia Tech Alumni Foundation

SECTION FIVE

NO CONFLICTS OF INTEREST

JLL HAS NO CONFLICTS

JLL and the designated account team hold ethics, fiduciary responsibilities and client loyalties to the highest standards. Our firm is committed to establishing successful, long-term client relationships and employs a transparent approach to managing any conflicts of interest, or the appearance of any conflict, to further advance that commitment. Given the unique nature of the Industrial Park, JLL does not have any true direct or indirect conflicts of interest where JLL or any of its agents on the leasing team would have conflicting interest. Further, no one on the leasing team or any of the agents in the office have ownership interests in any of the proposed developments in the area.

ADDRESSING POTENTIAL CONFLICTS

At JLL, we take the issue of conflict very seriously. We disclose early and on a continuing basis any circumstances that might give rise to the appearance of conflict. In the rare instance of a situation where a conflict exists, we use strictly defined protocols to ensure our clients' real estate opportunities are not compromised. Our approach regarding conflicts is completely transparent, and we employ a methodology that ensures full integrity and confidentiality.

- **Full disclosure:** Provide immediate and full disclosure of any property actively represented by JLL that is classified as direct competition for the subject property driven by available rentable space and market timing.
- **Remove subjectivity:** Thoroughly define, understand and quantify all requirements jointly with our clients, thereby removing subjectivity from our recommendations.
- **Focus on ethics:** Strive to maintain a behavioral difference, including collegiality and strict adherence to business ethics by annually updating and individually committing to our firm's Code of Business Ethics.
- **Safeguard information:** Implement appropriate partitions - both personally, with colleagues and technologically with data - to ensure that any unintentional overlap or sharing of information is avoided.

We hold our alliance partners and service providers to the same ethical standards as we do our employees, including the requirement to operate according to the same global policies and procedures. The designated account team guarantees that communication and execution will ensure that the Camden County's interests are never compromised.

COMPETITIVE BUILDING PRESENTATION

Given our footprint in the commercial real estate market, there may be instances where JLL personnel are engaged in Agency Leasing work (landlord representation) or in the management of buildings that are classified as direct competition to the subject property. Although we recognize and give appropriate weight to this situation, we believe that an objective recitation of the facts surrounding such agencies reveals that our structure removes the possibility of a conflict in this instance.

In the event that we are retained to provide agency leasing services for an asset with a similar availability profile to that of an existing asset within our local portfolio, we implement the following procedures:

- Provide immediate and full disclosure
- Manage all communications with inquiring real estate professionals and interested tenants consistently, professionally and respectfully
- Prohibit any kind of communication about the project between our competing landlord teams by implementing an "ethical wall," prohibiting communication between the two sides
- Ensure that our communications and proposals are stored in password-protected directories
- Ensure that all team members serving your project execute an appropriate Confidentiality Agreement in addition to their commitment to our Global Code of Ethics, to reinforce our team's personal commitment to Camden County.

CLIENT COMMITMENT

When both clients have consented to continued representation by JLL, we will proceed with the assignment, using the conflict avoidance procedures reviewed and approved by each client. If one or both clients are not comfortable with the perceived conflict, JLL will withdraw from the representation of one of the clients party to the requirement.

BENEFITS OF AN INTEGRATED PLATFORM

While JLL's integrated services platform requires rigorous attention to processes and procedures employed to manage conflicts, it also provides numerous other benefits to clients. Our clients gain access to the non-confidential information flow between the three elements of the real estate life cycle: tenants, landlords and capital markets. This information results in deeper, broader research that helps gauge and monitor the market, better understand options available, structure deals that benefit clients and recommend asset financing and financial structures that reach corporate goals.



SECTION SIX

PROPOSED FEES

PROPOSED FEE STRUCTURE

The following is our proposed fee structure for this sale of the development. Please note that marketing is not included in the fee structure, as a marketing plan will be developed per an agreed upon budget with the client. Property listings on CoStar, LoopNet and JLLs site as well as a brand (logo & name), flyer / brochure and website will be completed at no charge.

1. Sale

- Transaction without a Cooperating Broker - Fee equivalent to eight percent (8%) of the gross total sale shall be paid by Camden County to JLL.
- Transaction with a Cooperating Broker - Fee equivalent to ten percent (10%) of the gross total sale shall be paid by Camden County to JLL and split with the Cooperating Broker.

2. Time of payment

- 100% of the commission shall be due and payable upon successful closing of the sale.

ADDENDUM ONE

JLL'S PROJECT & DEVELOPMENT SERVICES

PROJECT & DEVELOPMENT SERVICES

CLIENTS WE SERVE

- Corporations
- Educational institutions
- Financial institutions
- Government agencies
- Healthcare institutions
- High-net worth individuals
- Investors
- Law firms
- Life Science
- Not-for-profits

WHAT WE SPECIALIZE IN

- Life Science / Biotech facilities
- Call centers
- Critical environments
- Data centers
- Hospitals
- Hotels
- Industrial
- Land
- Mixed-use
- Museums
- Office
- R&D centers
- Residential
- Retail
- Shopping centers
- Sports arenas
- Transportation centers





THANK YOU FOR YOUR CONSIDERATION

This proposal includes data that shall not be disclosed outside the government and shall not be duplicated, used or disclosed – in whole or in part – for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offer as a result of – or in connection with – the submission of this data, the government shall have the right to duplicate, use or disclose the data to the extent provided in the resulting contract. This restriction does not limit the government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction is contained within the proposal.

Notwithstanding any term in the Agreement to the contrary, Jones Lang LaSalle shall retain all right, title, and interest in any and all intellectual property: (i) created by Jones Lang LaSalle prior to this Agreement, including (without limitation) Jones Lang LaSalle proprietary software programs and processes for providing services and (ii) created by Jones Lang LaSalle during the term of the Agreement in the normal course of business for Jones Lang LaSalle's clients generally. Upon Client request, at contract completion Jones Lang LaSalle will provide in a format readable by non-JLL proprietary software all Client computer data and information that Jones Lang LaSalle created under the contract.

EXCLUSIVE LISTING AGREEMENT

Camden County Economic Development Authority ("Owner") hereby grants to **JONES LANG LASALLE BROKERAGE, INC.**, a Texas corporation ("Broker"), the exclusive right to negotiate a sale with respect to the real property described below (the "Property") for a period commencing on January 1, 2017, and ending at midnight on June 30, 2018 (the "Listing Period"), and shall continue thereafter on a month to month basis unless this Exclusive Listing Agreement ("Agreement") is extended further or terminated in writing by either party upon notice to the other. The Property is approximately 100 acres and is located at Route 17 and Eco Park Boulevard, aka as the P.U.D. Eco Business Park, Camden County, North Carolina.

- 1) **Appointment Of Broker:** Owner hereby appoints Broker as its sole and exclusive listing agent for the term hereof with the sole exclusive right to offer the Property for sale during the Listing Period at prices approved by Owner (the "Listing Price") and on such other terms as may be acceptable to Owner in Owner's sole and absolute discretion. In the event the Owner determines, in its' sole judgment to offer the land at any price less than \$15,000/acre, the commission will be calculated at a minimum price of \$15,000/acre.
- 2) **Sale of the Property:** Owner shall pay to Broker a sales commission with respect to the listing for sale and procuring of a purchaser for the Property (the "Commission") in an amount equal to (a) eight percent (8%) of the gross sales purchase price if Broker is the sole broker, (b) ten percent (10%) of the gross sales purchase price if the sale transaction is co-brokered with an outside licensed brokerage company (a "Co-Broker"). The following terms and conditions apply:
 - a. Payment and Split: The Commission shall be earned and due and payable at the Closing and Settlement out of the purchase price proceeds provided that Broker and any Co-Broker deliver any customary receipt or lien waiver in connection with such payment. If there is a Co-Broker representing the purchase then the Commission will be split 50/50 with both Broker and Co-Broker each earning one-half of the Commission.
 - b. Prospects/Tail: Owner shall also pay said commission to Broker if within one hundred and twenty (120) days after the expiration of the Listing Period: (1) the Property is sold to any person, which, during the term of the Listing Period made a written offer to Purchase the Property, or any interest therein, whether or not such transaction is consummated on the same or different terms and conditions contained in such offer; or (2) the Property or any interest therein is sold to any person or entity with whom Broker has toured the property and whose name appears on any list of such persons or entities (the "Registration List") which Broker shall have mailed to Owner at the address below stated within ten (10) days following such expiration. The Registration List shall be in writing and shall contain the name and address of each of the prospective purchasers. If Owner enters into a listing agreement with another licensed real estate broker with respect to the Property after the termination of this Agreement, Owner shall exclude sales or exchanges of the property to any prospective purchaser named in the Registration List from said listing agreement for said ninety (90) day period. "Prospective purchasers" as used in this paragraph shall include such person or entity, their respective family members, and affiliates or other entities over which they may exercise direct control and include only those persons or entities with whom Broker had material contact, meaning actively negotiation and significant efforts to solicit and obtain offers to purchase the Property from such prospective purchasers. For example, persons whose only contact with Broker are as a result of mass mailings, emails or "cold calls" do not qualify as significant contacts and shall not be included in the Registration List. Owner shall have the right to verify or have Broker verify that the Broker had significant contacts with such person or entity in its efforts to solicit and obtain offers to sell the Property during the term hereof as a condition to such person or entity being deemed a prospective purchaser.
 - c. Entire Compensation: The Commission set forth in this Section 2 constitutes the entire sum to which Broker and any cooperating brokers or agents may become entitled under this

agreement in connection with the purchase and sale of the Property, and Broker and any cooperating brokers or agents are not and will not be entitled to any other compensation or reimbursement of any kind or character whatsoever.

- d. **Paramount Provisions:** Notwithstanding anything herein to the contrary, in no event shall any commission or any other compensation, fee or expense be due or payable to Broker or any other real estate agent or broker by Owner unless and until the consummation and closing of the sale of the Property as evidenced by Transfer of title and payment of the purchase price proceeds. Owner shall have the right to terminate this Agreement effective immediately upon written notice given to Broker by Owner in the event (a) Broker abandons its efforts under this Agreement or fails to employ its best efforts in performing its obligations under this Agreement, (b) Broker attempts to or does (voluntarily or involuntarily) transfer or pledge all or any part of its rights under this Agreement, (c) Broker makes any representation to a third party that is intrinsically or materially inconsistent with this Agreement or Owner's instructions or other information furnished to Broker, (d) Broker fails to cure any Event of Default (hereinafter defined) within ten (10) business days following notification by Owner of the existence of such Event of Default. Should any of the following occur, the same shall constitute an event of default under this Agreement (an "Event of Default"): Broker shall fail to perform any obligation hereunder in a timely and competent manner and in compliance with the terms hereof; (ii) Broker shall lose its North Carolina real estate license; (iii) Broker shall become insolvent, be the subject of an order for relief or a custodian or receiver, or should any liquidation, reorganization, arrangement or other proceeding under any Bankruptcy law or other law for the relief of debtors be requested by or instituted against Broker or Owner; (iv) Broker shall merge or consolidate with any other entity; or (v) shall no longer maintain his or her license with the originally named Broker or shall no longer be the primary contact for Owner and be primarily responsible for the listing of the Property created by this Agreement. Upon any such termination, Broker shall immediately deliver to Owner all materials in his possession relating to the Property. Notwithstanding custom or anything else to the contrary, after termination of this Agreement due to an Event of Default, Broker shall not be entitled to any fee or commission in the event the Property or any portion thereof is subsequently exclusively listed and sold through another Virginia licensed real estate broker or company, even if the purchaser is a party with whom Broker has dealt with or had negotiations prior to termination of this Agreement.
- 3) **Cooperation:** During the Listing Period, Owner agrees to cooperate with Broker in effecting a sale of the Property and immediately to refer to Broker all inquiries of any person or entity interested in purchasing the Property. Further:
- a) Owner or its counsel shall keep Broker apprised of all negotiations if not conducted through Broker. Broker is not authorized to accept a deposit from any prospective Purchaser. Broker is authorized to advertise the Property and shall have the exclusive right to place a sign or signs on the Property.
 - b) It is understood that it is illegal for either Owner or Broker to refuse to present, sell or lease real property to any person because of race, color, religion, national origin, sex, marital status, age or physical disability.
 - c) Owner hereby warrants and represents to Broker that (1) Owner is the owner of record of the Property or has the legal authority to execute this Agreement on behalf of Owner, (2) no person or entity has any right to purchase or lease the Property (other than the existing tenant) or to acquire any interest therein by virtue of option or right of first refusal, (3) there are no delinquencies or defaults under any deed of trust, mortgage or other encumbrance on the Property, (4) the Property is not subject to the jurisdiction of any court in any bankruptcy, insolvency, conservatorship or probate proceeding, and (5) neither Broker nor any salesperson affiliated with Broker has made any promise or representations to or agreements with Owner not contained herein which in any manner affect Owner's and Broker's rights and

obligations under this Agreement.

- d) Owner agrees to defend, indemnify and hold Broker harmless from any and all claims, liabilities, demands and damages actually incurred by Broker and arising from Owner's intentionally supplying Broker any incorrect information or Owner's willful misconduct.
- e) Broker shall have, without limitation, the following fiduciary duties to Owner: reasonable care; undivided loyalty; confidentiality; full disclosure; obedience and a duty to account, unless waived by Owner in writing in each instance. Broker agrees to keep all non-public information about the Property strictly confidential unless or until it becomes public knowledge through no fault of Broker or Owner instructs Broker to disclose it to one or more other parties.
- f) Broker covenants and agrees that it shall perform the following services:
 - (i) Offer the Property for purchase using its best efforts.
 - (ii) With the prior approval of Owner of the materials, prepare and provide to purchase prospects a flyer and/or brochure which describes the Property.
 - (iii) Install and maintain at the Property, at Broker's expense, one or more signs, subject to conditions and approvals stipulated by any existing lease, easement, covenant and restriction agreements, indicating that the Property is available for sale.
 - (iv) Handle communications and negotiations with purchase prospects and third party brokers; present any offers to Seller for Seller's review and response.
 - (v) Maintain accurate and business-like records of prospects solicited, contracts in force, and expenses incurred on Seller's behalf when approved in advance, if any.
 - (vi) Do and perform such other acts and services as will constitute a first-class brokerage effort at maximizing the marketability of the Property.
 - (vii) (A) Solicit the active cooperation of other real estate brokers who specialize in the sales of office, industrial and commercial properties, including land, (B) disseminate this listing information to other brokers, and (C) advertise the Property by all such means and methods as are consistent for such listings, including Co-Star and similar web or internet sites. Owner agrees that all paid advertising shall be done at Owner's sole cost and expense.
 - (viii) Broker represents that Broker is duly licensed in the State of North Carolina.

4) All Parties Waive Trial by Jury:

If a claim or controversy arises concerning any failure to pay Broker all or any portion of the amounts provided therein, the prevailing party shall be entitled to its costs and attorneys' fees in any legal action regarding the collection of a commission due hereunder. If there is a failure to make any payment to Broker at the time required herein, the delinquent sum(s) shall bear interest at the rate of ten percent (10%) per year or the maximum rate permitted by law, whichever is lower.

5) Other Provisions

- a. The heirs, transferees, successors and assigns of the parties hereto are duly bound by the provisions hereof.
- b. Owner acknowledges that Broker is not an expert in and is not responsible for any legal, regulatory, tax, accounting, engineering, environmental or other technical matters, all of which shall be solely Owner's responsibility.
- c. No amendments to or modifications of this Agreement nor the termination of this Agreement shall be valid or binding unless made in writing and signed by both Owner and an officer of Broker.

- d. Each party's liability hereunder shall be limited to its assets; and no partner, director, officer, agent, servant, employee, representative or affiliate of either party shall have any personal liability. Neither party shall be liable to the other for, and each party hereby waives any and all rights to claim against the other party, any special, indirect, incidental, consequential, punitive or exemplary damages in connection with this Agreement, including, but not limited to, lost revenue or profits, even if a party has knowledge of the possibility of such damages. Broker's liability with respect to any particular lease, lease renewal, extension, sale, or modification transaction shall not exceed an amount equal to the total amount of compensation paid hereunder with respect to such transaction to Broker.
- e. Owner may terminate this agreement for any reason on thirty days' notice to Broker.
- f. This instrument contains the entire agreement and understanding of the parties hereto with respect to the subject matter contained herein. Time is of the essence of this agreement.

Marketing: Broker shall provide a marketing and branding plan to the Owner for review and approval. Broker shall provide a monthly update to the Owner on the status of the marketing efforts.

- a) Owner shall be responsible for the cost of any or all custom signage for the purposes of marketing and identifying the property.
 - b) The undersigned hereby authorizes Broker to publicize any transactions that occur involving the subject property during the time of this Agreement. Broker shall have the right to name the parties to the transaction, and the size of the space, but shall not disclose any financial aspects of the transaction.
- 7) Notices:** All notices, demands, consents and reports provided for in this Agreement shall be in writing and shall be given to the Owner or Agent at the address set forth below or at such other address as they individually may specify thereafter in writing:

OWNER:

BROKER:

JONES LANG LASALLE BROKERAGE, INC.
1001 Boulders Parkway, Suite 200
Richmond, VA 23225
Attention: Charlie Polk

With a copy to:

JONES LANG LASALLE BROKERAGE, INC.
Hampton Roads Office
101 W. Main Street, Suite 7770
Norfolk, VA 23510
Attention: Deborah Stearns

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered all as of _____.

OWNER:

By: _____
Date

By: _____
Date

JONES LANG LASALLE BROKERAGE, INC.

By: _____
Charlie M. Polk Date

Title: Managing Director

Attachment: JLL Camden County Listing Agreement (1485 : Proposal for Land Sales and Marketing Services - Eco Park)



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 12.A
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **Commissioner Appointments**

Attachments: DSS (PDF)

Summary:

Recommendation:

Angela Wooten

From: Vickie Langwell <vlangwell@camdencountync.gov>
Sent: Tuesday, November 08, 2016 4:51 PM
To: awooten@camdencountync.gov
Subject: CC Appointment form
Attachments: CC Appointment form.doc

Hi Angie,

Hope all is well with you. The attached form will need to be completed for whomever the Commissioners appoint in Sandy Duckwall's place. The appointment will not actually expire until June 30, 2017 so Mrs. Duckwall's replacement will complete her term.

If you have any questions please call me.

Thanks,
Vickie

Attachment: DSS (1444 : Commissioner Appointments)



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 12.B
Meeting Date: December 05, 2016

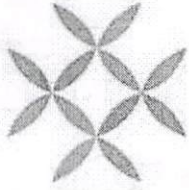
Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **Senior Advisory Board**

Attachments: Senior_Vol_McLain (PDF)

Summary:

Recommendation:



Application for Citizen Service -Volunteer Form

If you are a citizen of Camden County and would like to serve on one of the County's boards or commissions, please complete this application and return it to the County Manager's Office, 330 East HWY 158, and mail to: P.O. Box 190, Camden, North Carolina 27921 or e-mail info@camdencountync.gov.

Name: P. Michael McLain

Mailing Address: 124 Pive St Camden NC 27921

Township you live in: Camden

Telephone (home): 2523352852 (business): 2526196299

Email address: mcklaipm@gmail.com

Are you a registered voter? Yes No

Have you ever been convicted of a felony? Yes No

Please identify any talent, interest, skill, experience or educational preparation which might be helpful to a board or commission:

VITA Tax Services

Boards or Commissions upon which you are interested in serving:

Senior Citizens

As a member of a Board or Commission, you will be expected to attend at least 75% of the meetings. Please note the by-laws of some Boards and Commissions limit the number of terms served. This application is a notification of your interest to serve on a Board or Commission to be considered by the Board of Commissioners when a vacancy occurs. Thanks for your interest in Camden County Government

APPROVED
7/18/2016

Signature: [Handwritten Signature] Date: 7-5-2016

APPROVED



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 12.C
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **Trillium Advisory Board**

Attachments: Trilium_Vol_McLain (PDF)
2016 trillium-northern_regional_advisory_board(PDF)
122C (DOCX)
Resolution No. 2015-06-01.pdf (PDF)

Summary:

Recommendation:



Application for Citizen Service -Volunteer Form

If you are a citizen of Camden County and would like to serve on one of the County's boards or commissions, please complete this application and return it to the County Manager's Office, 330 East HWY 158, and mail to: P.O. Box 190, Camden, North Carolina 27921 or e-mail info@camdencountync.gov.

Name: P. Michael McLain

Mailing Address: 124 Pine Street Camden NC 27921

Township you live in: Camden

Telephone (home): 335-2852 (business): 619 6299

Email address: mclainp@gmail.com

Are you a registered voter? Yes No

Have you ever been convicted of a felony? Yes No

Please identify any talent, interest, skill, experience or educational preparation which might be helpful to a board or commission:

CPA DBA Accounting

Boards or Commissions upon which you are interested in serving: _____

Trillium Regional Advisory Board

As a member of a Board or Commission, you will be expected to attend at least 75% of the meetings. Please note the by-laws of some Boards and Commissions limit the number of terms served. This application is a notification of your interest to serve on a Board or Commission to be considered by the Board of Commissioners when a vacancy occurs. Thanks for your interest in Camden County Government

RECEIVED
1/13/2016

Signature: [Handwritten Signature] Date: 7-14-16

Handwritten notes and a blue stamp in the bottom left corner.

Transforming Lives



Northern Regional Advisory Board Members

NAME	POSITION ON BOARD
Ernestine (Byrd) Bazemore	County Commissioner - Bertie
Paul M. Beaumont	County Commissioner - Currituck
Jonathan S. Ellis	Consumer & Family Advisory Committee - CFAC - Chair
J. Ray Freeman III	County Commissioner - Gates
Fannie P. Greene	County Commissioner - Northampton
Dr. Alex Kehayes	County Commissioner - Chowan
Sue Lassiter	Administrator - MH/DD/SA Emergency Services (Non-voting position)
F. Garry Lewter	County Commissioner - Hertford
P. Michael McLain	County Commissioner - Vice Chair - Camden
Wallace Nelson	County Commissioner - Perquimans
Bettie Parker	County Commissioner - Pasquotank
Dr. Denauvo Robinson	Health Care Expertise & Experience - MH/DD/SA
Ronnie Smith	County Commissioner - Martin
Emmie Lou Taylor	Mental Health Expertise & Experience
Sondra Vann	Department of Social Services Expertise & Experience
Dr. Derrick L. Wilkins	Education Expertise & Experience - Chair

Attachment: 2016 trillium-northern_regional_advisory_board (1471 : Trillium Advisory Board)

§ 122C-118.1. Structure of area board.

(a) An area board shall have no fewer than 11 and no more than 21 voting members. The board of county commissioners, or the boards of county commissioners within the area, shall appoint members consistent with the requirements provided in subsection (b) of this section. The process for appointing members shall ensure participation from each of the constituent counties of a multicounty area authority. If the board or boards fail to comply with the requirements of subsection (b) of this section, the Secretary shall appoint the unrepresented category. The boards of county commissioners within a multicounty area with a catchment population of at least 1,250,000 shall have the option to appoint members of the area board in a manner or with a composition other than as required by this section by each county adopting a resolution to that effect and receiving written approval from the Secretary. A member of the board may be removed with or without cause by the initial appointing authority. The area board may declare vacant the office of an appointed member who does not attend three consecutive scheduled meetings without justifiable excuse. The chair of the area board shall notify the appropriate appointing authority of any vacancy. Vacancies on the board shall be filled by the initial appointing authority before the end of the term of the vacated seat or within 90 days of the vacancy, whichever occurs first, and the appointments shall be for the remainder of the unexpired term.

(b) Within the maximum membership provided in subsection (a) of this section, the membership of the area board shall reside within the catchment area and be composed as follows:

- (1) At least one member who is a current county commissioner.
- (2) The chair of the local Consumer and Family Advisory Committee (CFAC) or the chair's designee.
- (3) At least one family member of the local CFAC, as recommended by the local CFAC, representing the interests of the following:
 - a. Individuals with mental illness.
 - b. Individuals in recovery from addiction.
 - c. Individuals with intellectual or other developmental disabilities.
- (4) At least one openly declared consumer member of the local CFAC, as recommended by the local CFAC, representing the interests of the following:
 - a. Individuals with mental illness.
 - b. Individuals with intellectual or other developmental disabilities.
 - c. Individuals in recovery from addiction.
- (5) An individual with health care expertise and experience in the fields of mental health, intellectual or other developmental disabilities, or substance abuse services.

(6) An individual with health care administration expertise consistent with the scale and nature of the managed care organization.

(7) An individual with financial expertise consistent with the scale and nature of the managed care organization.

(8) An individual with insurance expertise consistent with the scale and nature of the managed care organization.

(9) An individual with social services expertise and experience in the fields of mental health, intellectual or other developmental disabilities, or substance abuse services.

(10) An attorney with health care expertise.

(11) A member who represents the general public and who is not employed by or affiliated with the Department of Health and Human Services, as appointed by the Secretary.

(12) The President of the LME/MCO Provider Council or the President's designee to serve as a nonvoting member who shall participate only in Board activities that are open to the public.

(13) An administrator of a hospital providing mental health, developmental disabilities, and substance abuse emergency services to serve as a nonvoting member who shall participate only in Board activities that are open to the public.

Except as provided in subdivisions (12) and (13) of this subsection, an individual that contracts with a local management entity (LME) for the delivery of mental health, developmental disabilities, and substance abuse services may not serve on the board of the LME for the period during which the contract for services is in effect. No person registered as a lobbyist under Chapter 120C of the General Statutes shall be appointed to or serve on an area authority board. Of the members described in subdivisions (2) through (4) of this subsection, the boards of county commissioners shall ensure there is at least one member representing the interest of each of the following: (i) individuals with mental illness, (ii) individuals with intellectual or other developmental disabilities, and (iii) individuals in recovery from addiction.

(c) The board of county commissioners may elect to appoint a member of the area authority board to fill concurrently no more than two categories of membership if the member has the qualifications or attributes of the two categories of membership.

(d) Any member of an area board who is a county commissioner serves on the board in an ex officio capacity at the pleasure of the initial appointing authority, for a term not to exceed the earlier of three years or the member's service as a county commissioner. Any member of an area board who is a county manager serves on the board at the pleasure of the initial appointing authority, for a term not to exceed the earlier of three years or the duration of the member's employment as a county manager. The terms of members on the area board shall be for three years, except that upon the initial formation of an area board in compliance with subsection (a) of this section, one-third shall be appointed for one year, one-

third for two years, and all remaining members for three years. Members shall not be appointed for more than three consecutive terms.

(e) Upon request, the board shall provide information pertaining to the membership of the board that is a public record under Chapter 132 of the General Statutes.

(f) An area authority that adds one or more counties to its existing catchment area under G.S. 122C-115(c1) shall ensure that the expanded catchment area is represented through membership on the area board, with or without adding area board members under this section, as provided in G.S. 122C-118.1(a). (2001-437, s. 1.11(b); 2002-159, s. 40(a); 2006-142, s. 4(e); 2007-504, s. 1.4; 2010-31, s. 10.7; 2012-151, s. 3(a); 2013-85, ss. 6, 7.)

BOARD OF COMMISSIONERS

P. MICHAEL McLAIN
Chairman

SANDRA J. DUCKWALL
Vice Chairman

GARRY W. MEIGGS
CLAYTON D. RIGGS
TOM WHITE



CAMDENCOUNTY
new energy. new vision.

101 of 200

MICHAEL RENSHAW
County Manager

ANGELA WOOTEN
Clerk to the Board

JOHN S. MORRISON
County Attorney

Resolution No. 2015-06-01

**Resolution of Support for an Alternative Governance Structure for the Area Authority serving
Camden County**

WHEREAS, in accordance with N. C. General Statute § 122C – 115 (c1), the Area Board of CoastalCare, an Area Authority serving Brunswick, Carteret, New Hanover, Onslow and Pender Counties and the Area Board of East Carolina Behavioral Health, an Area Authority serving Beaufort, Bertie, Camden, Chowan, Craven, Currituck, Dare, Gates, Hertford, Hyde, Jones, Martin, Northampton, Pamlico, Pasquotank, Perquimans, Pitt, Tyrrell, and Washington Counties, have entered into an agreement to consolidate their agencies into a twenty-four county Area Authority serving all previously names counties; and

WHEREAS, the Secretary of the N. C. Department of Health and Human Services has approved this consolidation, as required by law; and

WHEREAS, N. C. General Statute § 122C – 118.1, which specifies the composition of an Area Authority Board, permits an alternative Area Board structure to be implemented 1) if the total population of the Area Authority catchment area exceeds 1,250,000 and 2) if the counties which comprise the Area Authority agree by resolution to an alternative structure; and

WHEREAS, the total population of the new Area Authority created by the consolidation of CoastalCare and East Carolina Behavioral Health is 1,260,778; and

WHEREAS, it is in the best interest of the residents of the twenty-four counties to approve an alternative governance structure for the consolidated Area Authority;

NOW, THEREFORE, BE IT RESOLVED, that we, the Camden County Board of Commissioners, do hereby approve the structure of the Area Board and the Regional Advisory Boards of the consolidated Area Authority, as outlined below.

To provide a local presence in the counties served and to assure that each county has input into the services received by its residents, the twenty-four county catchment area will have three regions. The regions have been designed to equalize, to the extent possible, the number of

counties, population in the region, and overall square mileage of the regions. The three regions and the counties served are:

Northern Region: Bertie, Camden, Chowan, Currituck, Gates, Hertford, Martin, Northampton, Pasquotank and Perquimans Counties.

Central Region: Beaufort, Craven, Dare, Hyde, Pamlico, Pitt, Tyrell and Washington Counties.

Southern Region: Brunswick, Carteret, Jones, New Hanover, Onslow and Pender Counties.

The counties in each region will appoint two members to the Regional Advisory Board: one county commissioner or designee and another individual who meets the requirements outlined in N. C. G. S. § 122C – 118.1 (b). In addition, the Regional Advisory Board will include the Chair or designee of the regional Consumer and Family Advisory Committee. County Commissioner members of the Regional Advisory Boards may serve for as long as they are a commissioner. Other members of the Regional Advisory Board may serve for up to three, three year consecutive terms.

The primary functions of the Regional Advisory Board will be to advise the Area Authority Chief Executive Officer on the evaluation and hiring of a Regional Director; recommending priorities for expenditure of state and county funds for development of the annual budget; determining local priorities for inclusion in the overall strategic plan; identifying community needs and concerns; monitoring resolution of issues; and monitoring performance at the local level, including access to care, expenditure of service funds, number of consumers served, services delivered, provider network size and composition, outcomes, and consumer satisfaction.

Each Regional Advisory Board will establish its own bylaws based on local needs, but in compliance with standardized requirements established by the Governing Board for quorums, frequency of meetings, elections of officers, duties of members, committees and committee appointments, and attendance standards. Such bylaws are subject to the approval of the Governing Board.

Each Regional Advisory Board will select four (4) members to serve as the Area Authority Governing Board: one county commissioner, the Consumer and Family Advisory Committee chair or designee, and two other members. In addition, the chair or designee of the Area Authority Network Council shall serve on the Governing Board as a non-voting member. The county commissioner members of the Governing Board shall serve one three year term without consecutive reappointment, so that commissioner representation on the Governing Board will rotate among the counties in each region. The other members of the Governing Board may serve three, three year terms.

The Governing Board's primary responsibilities will include determining policy; strategic planning, including consideration of local priorities as determined by the Regional Advisory Boards; budgets; hiring and evaluations of the Chief Executive Officer; monitoring of deliverables, including overall performance and financial management; government affairs and

advocacy; reporting to constituent counties; responding to concerns and feedback from the Regional Advisory Boards; reviewing, revising and approving the Regional Advisory Board bylaws; and all other responsibilities outlined in N. C. law for Area Authority Boards. The Governing Board will develop and adopt bylaws to address its activities in accordance with law.

ADOPTED this ____ day of _____, 2015.

ATTEST: _____

Clerk to the Board

Chairman of County Commissioners

Attachment: Resolution No. 2015-06-01 .pdf (1471 : Trillium Advisory Board)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Item Number: 12.D
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **Albemarle Commission**

Attachments: Camden County Appointee Member Appointment
Request Letters.pdf (PDF)

Summary:

Recommendation:



November 20, 2016

CAMDEN
 CHOWAN
 CURRITUCK
 DARE
 GATES
 HYDE
 PASQUOTANK
 PERQUIMANS
 TYRRELL
 WASHINGTON
 COLUMBIA
 CRESWELL
 DUCK
 EDENTON
 ELIZABETH CITY
 GATESVILLE
 HERTFORD
 KILL DEVIL HILLS
 KITTY HAWK
 MANTEO
 NAGSHEAD
 PLYMOUTH
 ROPER
 SOUTHERN SHORES
 WINFALL

Angela Wooten, Clerk to the Board
 Camden County
 P.O. Box 190
 Camden, NC 27921

Re: **Albemarle Commission Delegate Appointment Request**

Dear Angela,

With Commissioner McLain's term coming to an end, Camden County is eligible to have a county commissioner board member serve on the Albemarle Commission's Board of Delegates. Based on the Commission's bylaws, the elected officials that serve on the Board serve until are no longer appointed or the County appoints another elected official to serve in their place.

Please appoint a county commissioner representative from Camden County to serve as the regular Camden County member and notify the Commission by email or a letter of the appointment. Their appointment will begin January 2017 and does not have an expiration date. The person appointed by your Board will receive information regarding the Commission and the first meeting which will be January 19, 2017. Currently, Board members receive a \$50 meeting allowance for each Board meeting they attend, as well as mileage to and from the meeting.

As always, should you have any questions or comments, please do not hesitate to contact me. I hope you and your family have a wonderful Thanksgiving.

Very truly yours,

Cathy Davison
 Executive Director

Attachment: Camden County Appointee Member Appointment Request Letters.pdf (1477 : Albemarle Commission)



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 13.1
Meeting Date: December 05, 2016

Submitted By: Angela Wooten, Clerk to the Board
Administration
Prepared by: Angela Wooten

Item Title **Voting Delegate Designation Form**

Attachments: Microsoft Word - voting delegate form.doc (PDF)

Summary:

Recommendation:



**VOTING DELEGATE DESIGNATION FORM
LEGISLATIVE GOALS CONFERENCE
January 12-13, 2017 (Thursday – Friday)
Raleigh Marriott Crabtree Valley – Wake County**

NOTE: Please place this action on your board meeting agenda.

Each Board of County Commissioners is hereby requested to designate a commissioner or other official as a voting delegate for the 2017 Legislative Goals Conference. Each voting delegate should complete and sign the following statement and **RETURN IT TO THE ASSOCIATION NO LATER THAN FRIDAY, JANUARY 6, 2017.**

PLEASE Return Form to Alisa Cobb, Clerk to the Board by E-Mail: alisa.cobb@ncacc.org OR Fax: 919-733-1065.

I, _____, hereby certify that I am the duly designated voting delegate for _____ County at the North Carolina Association of County Commissioners 2017 Legislative Goals Conference.

Signed: _____

Title: _____

Article VI, Section of the Association's Constitution provides:

“On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its County Commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the Board of County Commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues.”



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 13.2
Meeting Date: December 05, 2016

Submitted By: Dave Parks, Permit Officer
 Planning & Zoning
 Prepared by: Amy Barnett

Item Title **Set Public Hearing - UDO 2016-08-10 Mining Operations
 B+M Investments of NC LLC**

Attachments: UDO 2016-08-10 B+M Investments of NC LLC - FOF
 (PDF)
 UDO 2016-08-10 Bright Mine - Meiggs Tract (PDF)

Summary:

FOR CONSENT AGENDA

B & M Investments of NC, LLC was issued a Special Use Permit on July 16, 2007 for a Mining Operation at/near the end of Ponderosa Road. Due to the downturn in the economy and the demand for materials, the Special Use Permit expired. This is a new SUP application for the same use at the same location.

Planning Board met on October 19, 2016 to consider the Special Use Permit application and after discussion with staff, adjacent property owners, and applicant, Planning Board tabled the application for consideration at their next meeting. On November 16, 2016, Planning Board recommended approval of the Special Use Permit application with the conditions as stated in Staffs Findings on a 6-0 vote.

Recommendation:

- 1) Set Public Hearing at the BOC next scheduled regular meeting.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY:	
M. McLain	_____
G. Meiggs	_____
S. Duckwall	_____
T. White	_____
C. Riggs	_____
NO MOTION	_____
VOTE:	
M. McLain	_____
G. Meiggs	_____
S. Duckwall	_____
T. White	_____
C. Riggs	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: December 5, 2016
Attachments: SUP Findings of Facts with supporting documents
Submitted By: Planning Department

ITEM TITLE: Set Public Hearing – Special Use Permit
 Application (UDO 2016-08-10) Mining
 Operation for B&M Investments of NC, LLC

SUMMARY:

B&M Investments of NC, LLC was issued a Special Use Permit on July 16, 2007 for a Mining Operation at/near the end of Ponderosa Road. Due to the down turn in the economy and the demand for materials, the Special Use Permit expired. This is a new SUP application for the same use at the same location.

Planning Board met on October 19, 2016 to consider the Special Use Permit application and after discussion with staff, adjacent property owners and applicant, Planning Board tabled the application for consideration at their next meeting. On November 16, 2016, Planning Board recommended approval of the Special Use Permit application with the conditions as stated in Staffs Findings on a 6-0 vote.

RECOMMENDATION:

- 1) Set Public Hearing at the BOC next scheduled regular meeting.

**UDO 2016-08-10
Special Use Permit
Findings of Facts**

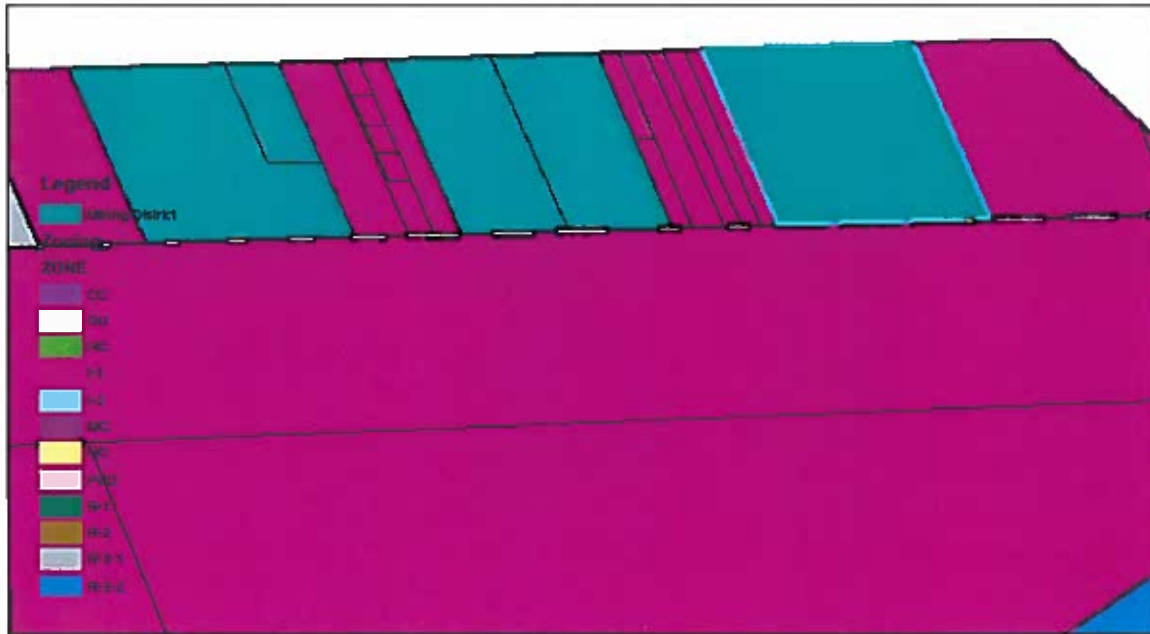
PROJECT INFORMATION

<p>File Reference: UDO 2016-08-10 Project Name; Mining Operation PIN: 01-7082-00-68-8936 Applicant: B & M Investments OFNC, LLC Address: 1075 N. Hwy 343 South Mills, NC Phone: (252) 771-5634 Email:</p> <p>Agent for Applicant: Address: Phone: Email:</p> <p>Current Owner of Record: Same as applicant.</p> <p>Meeting Dates: 10/21/2016 Planning Board Board of Commissioners</p>	<p>Application Received: 8/18/2016 By: David Parks, Permit Officer</p> <p>Application Fee paid: \$400 Check # 6322</p> <p>Completeness of Application: Application is generally complete</p> <p>Documents received upon filing of application or otherwise included:</p> <ul style="list-style-type: none"> A. Land Use/Development Application B. Mine Development Plan C. Aerial/Zoning Map D. Copy of expired SUP issued July 16, 2007 E. NCDENR Mining Permit No. 15-12 F. U.S. Army Corps of Engineers Permit
--	--

PROJECT LOCATION:

Street Address: End of Ponderosa Drive
Location Description: South Mills Township

Vicinity/Zoning Map:



REQUEST: Mining Operation (Use #14.300). Owners were granted a Special Use Permit (UDO 2007-05-15) for the mining operation which was approved by the Board of Commissioners on July 16, 2007. With the length of time to obtain NCDENR/Army Corps permits and down turn in the economy the Special Use Permit has expired.

SITE DATA

Lot size: Approximately 113 acres in size
Flood Zone: X
Zoning District(s): Light Industrial (I-1)
Existing Land Uses: Woodland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	State of Virginia	Light Industrial (I-1)	Light Industrial (I-1)	Light Industrial I-1
Use & size	Woodland	Woodland/Farms over 23 acres	Woodland – approximately 95 acres	Single Family Dwelling – 10 acres

Proposed Use(s): Mining Operation

Description of property:

Property is a wooded parcel located at the VA/NC Boarder

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall:

Nearest outfall is Dismal Swamp Canal

Soils:

Predominant: Hyde (HyA)
Other: Belhaven Muck (BaA)

INFRASTRUCTURE

There are currently no utilities servicing the property.

Traffic: There will be a significant increase of traffic flow on Ponderosa Road

1. Utilities:

- A. Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Applicant requesting use of portable toilet.
- B. Does the applicant propose the use of public sewage systems?** No
- C. Does the applicant propose the use of public water systems?** No.
- D. Distance from existing public water supply system:** Approximately 4.5 miles (Camden ECO Park).
- E. Is the area within a five-year proposal for the provision of public water?** No
- F. Is the area within a five-year proposal for the provision of public sewage?** No

2. Landscaping

- A. Is any buffer required?** Yes. Indicated on site plan.
- B. Is any landscaping described in application:** N/A

3. Findings Regarding Additional Requirements:

- A. Endangering the public health and safety:** If ingress/egress is proposed off Ponderosa Road (Private) staff feels that with the width of Ponderosa Road (30' easement) and current road conditions, proposed use will have an impact on the residents that utilize the road if not kept up to drivable standards.
- B. Injure the value of adjoining or abutting property:** Staff's opinion is that the proposed use will not injure the values of adjoining properties.
- C. Harmony with the area in which it is located:** Yes. The property is zoned for the proposed use. There was a Special Use Permit issued (attached) by the County for the same use.
- D. Conformity with the Plans**
 - (1). Land Use Plan – Area is consistent with County's Future Land Use Map for proposed use.
 - (2). Thoroughfare Plan – Only access to site is off Ponderosa Road (Private 30' easement).
 - (3). Other Plans officially adopted by the Board of Commissioners – N/A
- E. Will not exceed the county's ability to provide public facilities**
 - (1). Schools – No impact.
 - (2). Fire and rescue – Little impact.
 - (3). Law Enforcement – Little impact.
- F. Other County Facilities** – N/A

At their November 16, 2016 Planning Board recommended approval to re-issue a new Special Use Permit with the following conditions (taken from previous Special Use Permit):

- 1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
- 2. The applicant shall complete the development strictly in accordance with the approved plans contained in the file titled UDO 2016-08-10.
- 3. Applicant shall aid in maintaining the upkeep of Ponderosa Road to current conditions.

4. Applicant shall retain the cut over trees that lay within the buffer area indicated on site plans.
5. Hours of operations shall be: April 1 – October 31, 7:00 AM-6:00 PM, Monday thru Friday and; November 1 – March 31, 7:00 AM – 5:00 PM, Monday thru Friday.
6. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.

Camden County, NC Code of Ordinances

TITLE XV: LAND USAGE / CHAPTER 151: UNIFIED DEVELOPMENT / CONDITIONAL AND SPECIAL USES / § 151.347 SPECIFIC STANDARDS.

(E) Conditional and special use standards for light industrial zoned districts.

(1) A 20-foot buffer, in addition to the side and rear setbacks, shall be required where the use abuts residential use or a residential zone. The buffer may be reduced to ten feet where substantial vegetation or opaque fencing at least six feet high is present.

(2) Buffer and setback areas in the side and rear may not be used for parking.

(3) No open storage shall be permitted. All materials, supplies or products shall be stored under roof or shall be screened from view with opaque fencing. This shall not apply to finished products presented in the open for display and sale.

(4) Light industrial use must include retail sales on the premises.

(5) The use shall not generate more noise, smoke, odor, fumes, vibrations or other disturbance than is characteristic of permitted business uses located within 1,000 feet in any direction when observed, measured or monitored from the closest property line. In cases where the monitoring, measuring or observation is required, it shall be the responsibility of the applicant to provide adequate information to the Board of Commissioners.

(6) In no case shall any use listed in the table set forth in § 151.334, as permissible only within the I-2 zoning district, be permissible within any commercial zoning district.

FILED in Camden County, NC
on Aug 20 2007 at 01:16:40 PM
by: Peggy C. Kight
Register of Deeds
BOOK 253 PAGE 497

**AN ORDER GRANTING A
SPECIAL USE PERMIT
BY THE BOARD OF COMMISSIONERS
CAMDEN, NORTH CAROLINA**

The Board of Commissioners for the County of Camden, North Carolina, having held a public hearing on Monday, July 16, 2007 to consider an application for a Special Use Permit by B & M Investments of NC LLC and having heard all of the evidence presented at the hearing makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

It is the Board's CONCLUSION that the Special Use Permit be issued subject to certain conditions listed below.

This CONCLUSION is based upon the following FINDINGS OF FACT:

1. **Name of Applicant:** B & M Investments of NC LLC
2. **Agent for Applicant:** Gary Meiggs
3. **Address of Agent:** 1075 North Highway 343
South Mills, NC 27976
4. **PIN:** 01-7082-00-68-8936
5. **Name(s) of Current Owner(s) of Record:** B & M Investments of NC, LLC
6. **Street Address of Property:** Not addressed
7. **Location of Property:** Adjacent to 370 Ponderosa Road
8. **Flood Zone:** X
9. **Zoning District(s):** Light Industrial (I-1)
10. **Is a Zoning Change Required for the Proposed Use?** No

11. **General Description of the Proposal:** Mining Operation – “Bonney Bright Sand”
12. **Table of Permissible Use #:** 14.300
13. **Date Application Received by County:** May 8, 2007
14. **Did the Applicant participate in a pre-application Conference?** Yes
15. **Received by:** Dave Parks, Permit Officer
16. **Application fee paid:** \$400.00 by check # 1601
17. **Completeness of Application:** Application is generally complete.
18. **Documents received upon filing application or otherwise included:**
 - A. Land Use/Development Application
 - B. Deed
 - C. GIS Map
 - D. 10 Copies Proposed Commercial Site Plan
19. **Soil Classifications:**

Predominant: Hyde (HyA) Severe wetness, percs slowly
Other: Belhaven (BaA) Severe wetness, percs slowly
20. **Adjacent Property Uses:**
 - A. **Predominant:** Agriculture
 - B. **Other:** Some residential exists adjacent to property
21. **Existing Land Uses:** Timber
22. **Utilities:**
 - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** No.
 - B. **Does the applicant propose the use of public sewage systems?** No.
 - C. **Does the applicant propose the use of public water systems?** No.
 - D. **Distance from existing public water supply system:** Area not serviced.
 - E. **Is the area within a five-year proposal for the provision of public water?** No
 - F. **Is the area within a five-year proposal for the provision of public sewage?** No
23. **Landscaping:**
 - A. **Is any buffer required?** Yes, indicated in site plan.
 - B. **Will trees be required along dedicated streets UDO Article 151.156?** N/A
24. **Findings Regarding Additional Requirements:**
 - A. **Endangering the public health and safety:** If ingress/egress is proposed off Ponderosa road, staff feels that with the width of Ponderosa Road and current road conditions, proposed use will have a severe impact on the public health and safety. Road is currently utilized by another mining operation (Camden Yard Materials) and have received several complaints from residential property owners stating the dump trucks are tearing up the road to a point that they claim is not drivable. Erosion is severe at each culvert pipe crossing the road.
 - B. **Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.
 - C. **Harmony with the area in which it is located:** Yes, property zoned for commercial development, however staff feels unless an alternative access other than Ponderosa road is provided the proposed use is affect the harmony of the residents to utilize their property as residential.
 - D. **Conformity with the Plans:**

1. **Land Use Plan:** Area consistent with the county's future land use map. However, Article 151.034 of the Unified Development Ordinance, states that "mining operations should be located in very limited locations".
 2. **Thoroughfare Plan:** Only access to site is off Ponderosa Road (Private ROW).
 3. **Other plans officially adopted by the Board of Commissioners:**
None
- E. Will not exceed the county's ability to provide public facilities:**
1. **Schools:** Proposed development will have no impact on schools.
 2. **Fire and Rescue:** During heavy rain events, road condition could prevent access by Fire and Rescue vehicles.
 3. **Law Enforcement:** During heavy rain events, road condition could prevent access by Law Enforcement vehicles.
- Other County Facilities:** None.
- F. Other:** None.

Approved by the Board of Commissioners on August 6, 2007 vote with the following conditions:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the plans approved by the Board of Commissioners of Camden County, North Carolina, and contained in the file titled UDO 2007-05-15.
3. Applicant shall aid in maintaining the upkeep of Ponderosa Road to current conditions.
4. Prior to any land disturbing activity, applicant shall provide an Erosion and Sedimentation Control Plan approved by the North Carolina Department and Environmental and Natural Resources (DENR).
5. Prior to any land disturbing activity, applicant shall provide the Planning Office a copy of the Mining Permit approved by DENR.
6. Applicant shall retain the cut over trees that lay within the buffer area indicated on site plans.
7. Hours of Operations shall be April 1 – October 31, 7:00 AM – 6:00 PM, Monday thru Friday; November 1 – March 31, 7:00 AM – 5:00 PM, Monday thru Friday.
8. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.

IN WITNESS WHEREOF, the County has caused this Special Use Permit to be issued in its name, and the undersigned, being all of the property owners/applicants of the property above described, do hereby accept this special use permit together with all its conditions as binding on them, their successors and their assigns in interest.

BOOK 253 PAGE 500

I, Gary Meiggs, owner of the above-identified property do hereby acknowledge receipt of this Order authorizing the issuance of a Special Use Permit. The undersigned owner/applicant does further acknowledge that no work may be done pursuant to the Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns, and their successors in interest.

Gary Meiggs

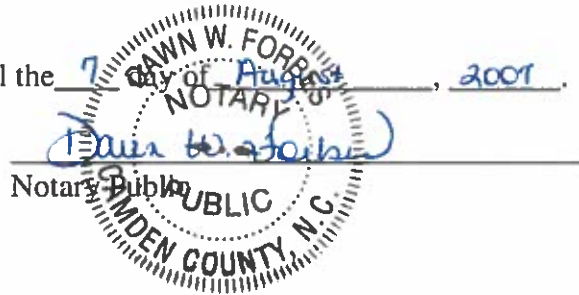
Gary Meiggs Applicant/Property Owner

Date: 8-7-07

NORTH CAROLINA
CAMDEN COUNTY

I, Dawn W. Forbes, a Notary Public in and for said state and county, do hereby certify that Gary Meiggs Applicant/Property owner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal the 7 day of August, 2007.



My commission expires: 7/20/08

COUNTY OF CAMDEN

ATTEST:

I, David A. Parks, Permit Officer for Camden County, do hereby acknowledge receipt of this Order authorizing the issuance of a Special Use Permit. The undersigned individual does further acknowledge that no work may be done pursuant to the Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns and their successors in interest.

David A. Parks

David A. Parks, Permit Officer

BOOK 253 PAGE 501

NORTH CAROLINA
CAMDEN COUNTY

I, Dawn N. Forbes, a Notary Public in and for said state and county, do hereby certify that David A. Parks, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notorial seal the 7 day of August 2007.

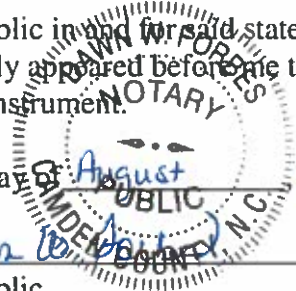
Dawn N. Forbes

Notary Public

My commission expires:

7/20/08

COUNTY OF CAMDEN



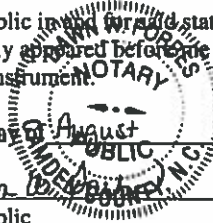
BOOK 253 PAGE 501

NORTH CAROLINA
CAMDEN COUNTY

I, Dawn N. Forbes, a Notary Public in and for said state and county, do hereby certify that David A. Parks, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal the 7 day of August, 2007.

Dawn N. Forbes
Notary Public



My commission expires:
7/20/08

COUNTY OF CAMDEN

UDO2007-05-15
Mining Operation
Page 5 of 5



North Carolina Department of Environment and Natural Resources
 Division of Land Resources
 Land Quality Section

James D. Simons, PG, PE
 Director and State Geologist

Beverly Eaves Perdue, Governor
 Dee Freeman, Secretary

July 15, 2010

Mr. Bonney G. Bright
 5513 Buzzard Neck Road
 Virginia Beach, Virginia 23457

Re: Meiggs Tract Mine
 Camden County
 Pasquotank River Basin

Dear Mr. Bright:

The application for a mining permit for the above referenced mine site has been found to meet the requirements of G.S. 74-51 of The Mining Act of 1971. As we have received the required security to cover this application, I am enclosing the mining permit.

The conditions of Mining Permit No. 15-12 were based primarily upon information supplied in the application with conditions added as necessary to insure compliance with The Mining Act of 1971. This permit expires on July 15, 2020. G.S. 74-65 states that the issuance of a mining permit does not supersede or otherwise affect or prevent the enforcement of any zoning regulation or ordinance duly adopted by an incorporated city or county or by any agency or department of the State of North Carolina.

As a reminder, your permitted acreage at this site is 113.89 acres and the amount of land you are approved to disturb is 102.0 acres.

Please review the permit and contact Ms. Judy Wehner, Assistant State Mining Specialist, at (919) 733-4574 of any objection or questions concerning the terms of the permit.

Sincerely,

Francis M. Nevils, Jr., PE
 Section Chief

FMN/jw

Enclosures: Permit No. 15-12
 Notice of Issuance

cc: Mr. Pat McClain, PE
 Ms. Shannon Deaton -WRC, w/permit
 Mr. William Geringer-DOL, Mine and Quarry Bureau, w/o enclosures
 US Fish and Wildlife Service, w/ permit
 1612 Mail Service Center, Raleigh, North Carolina 27699-1612 • Telephone 919-733-4574 / FAX: 919-733-2876
 512 North Satsbury Street, Raleigh, North Carolina, 27604 • Internet: <http://www.dlr.enr.state.nc.us/pages/landqualitysection.html>
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DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
DIVISION OF LAND RESOURCES
LAND QUALITY SECTION

P E R M I T

for the operation of a mining activity

In accordance with the provisions of G.S. 74-46 through 68, "The Mining Act of 1971," Mining Permit Rule 15A NCAC 5 B, and other applicable laws, rules and regulations

Permission is hereby granted to:

Bonney G. Bright

Meiggs Tract Mine

Camden County - Permit No. 15-12

for the operation of a

Sand Mine

which shall provide that the usefulness, productivity and scenic values of all lands and waters affected by this mining operation will receive the greatest practical degree of protection and restoration.

MINING PERMIT EXPIRATION DATE: July 15, 2020

In accordance with the application for this mining permit, which is hereby approved by the Department of Environment and Natural Resources, hereinafter referred to as the Department, and in conformity with the approved Reclamation Plan attached to and incorporated as part of this permit, provisions must be made for the protection of the surrounding environment and for reclamation of the land and water affected by the permitted mining operation. This permit is expressly conditioned upon compliance with all the requirements of the approved Reclamation Plan. However, completed performance of the approved Reclamation Plan is a separable obligation, secured by the bond or other security on file with the Department, and may survive the expiration, revocation or suspension of this permit.

This permit is not transferable by the permittee with the following exception: If another operator succeeds to the interest of the permittee in the permitted mining operation, by virtue of a sale, lease, assignment or otherwise, the Department may release the permittee from the duties imposed upon him by the conditions of his permit and by the Mining Act with reference to the permitted operation, and transfer the permit to the successor operator, provided that both operators have complied with the requirements of the Mining Act and that the successor operator agrees to assume the duties of the permittee with reference to reclamation of the affected land and posts a suitable bond or other security.

In the event that the Department determines that the permittee or permittee's successor is not complying with the Reclamation Plan or other terms and conditions of this permit, or is failing to achieve the purposes and requirements of the Mining Act, the Department may give the operator written notice of its intent to modify, revoke or suspend the permit, or its intent to modify the Reclamation Plan as incorporated in the permit. The operator shall have right to a hearing at a designated time and place on any proposed modification, revocation or suspension by the Department. Alternatively and in addition to the above, the Department may institute other enforcement procedures authorized by law.

Definitions

Wherever used or referred to in this permit, unless the context clearly indicates otherwise, terms shall have the same meaning as supplied by the Mining Act, N.C.G.S. 74-49.

Expiration Date

This permit shall be effective from the date of its issuance until July 15, 2020.

Conditions

This permit shall be subject to the provisions of the Mining Act, N.C.G.S. 74-46, et. seq., and to the following conditions and limitations:

OPERATING CONDITIONS:

1. A. Any wastewater processing or mine dewatering shall be in accordance with the permitting requirements and rules promulgated by the N.C. Environmental Management Commission.

- B. Any stormwater runoff from the affected areas at the site shall be in accordance with any applicable permit requirements and regulations promulgated by the Environmental Protection Agency and enforced by the N.C. Environmental Management Commission. It shall be the permittee's responsibility to contact the Division of Water Quality to secure any necessary stormwater permits or other approval documents.
2.
 - A. Any mining process producing air contamination emissions shall be subject to the permitting requirements and rules promulgated by the N.C. Environmental Management Commission and enforced by the Division of Air Quality.
 - B. During mining operations, water trucks or other means that may be necessary shall be utilized to prevent dust from leaving the permitted area.
 3.
 - A. Sufficient buffer (minimum 50 foot undisturbed) shall be maintained between any affected land and any adjoining waterway or wetland to prevent sedimentation of that waterway or wetland from erosion of the affected land and to preserve the integrity of the natural watercourse or wetland.
 - B. Any mining activity affecting waters of the State, waters of the U. S., or wetlands shall be in accordance with the requirements and regulations promulgated and enforced by the N. C. Environmental Management Commission.
 - C. No dewatering activities at the site or discharges from the site shall occur until proof has been submitted to the Division of Land Resources that an NPDES permit has been issued from the Division of Water Quality.
 4.
 - A. Adequate mechanical barriers including but not limited to diversions, earthen dikes, silt check dams, silt retarding structures, rip rap pits, or ditches shall be provided in the initial stages of any land disturbance and maintained to prevent sediment from discharging onto adjacent surface areas or into any lake, wetland or natural watercourse in proximity to the affected land.
 - B. All drainage from the affected area around the mine excavation shall be diverted internal to said excavation or into the approved sediment and erosion control measures.
 - C. Mining activities shall occur as indicated on the Mine Development/Reclamation Plan Map last revised May 8, 2009 and the supplemental information received by the Land Quality Section on March 2, 2009, August 28, 2009, December 17, 2009 and March 19, 2010.

5. Groundwater monitoring wells shall be installed and monitored as deemed appropriate by the Department as follows:
 - A. Monitoring wells shall be installed as specified in the "Adjacent Well Survey and Ground Water Monitoring Plan" last revised April 2010 and monitored at least bimonthly (twice per month) beginning 90 days prior to initiating any land disturbing activities at the site (other than the land disturbing activities needed to install the monitoring wells and the approved erosion and sedimentation control measures) to allow for the determination of pre-existing (static) groundwater levels and parameter levels. In addition, neighboring wells shall be monitored at least monthly 90 days prior to initiating any excavation. The operator shall notify the Department once all the monitoring wells are installed.
 - B. The well depths shall be as proposed in the "Adjacent Well Survey and Ground Water Monitoring Plan" last revised April 2010 and received on April 26, 2010.
 - C. The monitoring wells shall be drilled wells screened at the base depth of the excavation (the ultimate depth of the mine). The wells shall be secured against unauthorized entry with a lockable cap. The necessary permits or approvals to construct these wells shall be obtained from the N.C. Division of Water Quality, Groundwater Section.
 - D. The monitoring wells shall be monitored bimonthly (twice per month) at the same day and approximate time of day. The static water levels shall be measured with an accuracy of plus or minus 0.1 foot and shall be referenced to a datum point and a record of the water levels maintained. The bimonthly precipitation and the volume of pit water discharge shall also be recorded. Copies of these records shall be provided to the Department on or about the end of each month. Static water level monitoring frequency may be increased or decreased as deemed appropriate by the Department.
 - E. Any water supply wells affected by the mining operation shall be replaced by the operator.
6. All permit boundaries (113.89 acres) shall be permanently marked at the site on 100-foot intervals unless the line of sight allows for larger spacing intervals.
7. The angle for graded slopes and fills shall be no greater than the angle, which can be retained by vegetative cover or other adequate erosion control measure, structure, or device. In any event, exposed slopes or any excavated channels, the erosion of which may cause off-site damage because of siltation, shall be planted or otherwise provided with ground cover, devices or structures sufficient to restrain such erosion.
8. The affected land shall be graded so as to prevent collection of pools of water that are, or likely to become, noxious or foul. Necessary structures such as drainage ditches or conduits shall be constructed or installed when required to prevent such conditions.

9. Existing vegetation or vegetated earthen berms shall be maintained between the mine and public thoroughfares whenever practical to screen the operation from the public.
10. A. Sufficient buffer shall be maintained between any excavation and any mining permit boundary to protect adjacent property.
- B. All buffers shall be maintained as indicated on the Mine Development/Reclamation Plan Map last revised May 8, 2009
11. A. No on-site disposal of refuse or other solid waste that is generated outside of the mining permit area shall be allowed within the boundaries of the mining permit area unless authorization to conduct said disposal has first been obtained from both the Division of Waste Management and the Land Quality Section, Department of Environment and Natural Resources. The method of disposal shall be consistent with the approved reclamation plan.
- B. Mining refuse as defined by G.S. 74-49 (14) of The Mining Act of 1971 generated on-site and directly associated with the mining activity may be disposed of in a designated refuse area. All other waste products must be disposed of in a disposal facility approved by the Division of Waste Management. No petroleum products, acids, solvents or their storage containers or any other material that may be considered hazardous shall be disposed of within the permitted area.
- C. For the purposes of this permit, the Division of Land Resources considers the following materials to be "mining refuse" (in addition to those specifically listed under G.S. 74-49 (14) of the N.C. Mining Act of 1971):
 1. on-site generated land clearing debris
 2. conveyor belts
 3. wire cables
 4. v-belts
 5. steel reinforced air hoses
 6. drill steel
- D. If mining refuse is to be permanently disposed within the mining permit boundary, the following information must be provided to and approved by the Division of Land Resources prior to commencement of such disposal:
 1. the approximate boundaries and size of the refuse disposal area;
 2. a list of refuse items to be disposed;
 3. verification that a minimum of 4 feet of cover will be provided over the refuse;
 4. verification that the refuse will be disposed at least 4 feet above the seasonally high water table; and,
 5. verification that a permanent vegetative groundcover will be established.

12. An Annual Reclamation Report shall be submitted on a form supplied by the Department by February 1 of each year until reclamation is completed and approved.
13. The operator shall notify the Department in writing of the desire to delete, modify or otherwise change any part of the mining, reclamation, or erosion/sediment control plan contained in the approved application for a mining permit or any approved revision to it. Approval to implement such changes must be obtained from the Department prior to on-site implementation of the revisions.
14. The security, which was posted pursuant to N.C.G.S. 74-54 in the form of a \$79,500.00 Irrevocable Standby Letter of Credit, is sufficient to cover the operation as indicated in the approved application. This security must remain in force for this permit to be valid. The total affected land shall not exceed the bonded acreage.
15.
 - A. Authorized representatives of the Division of Archives and History shall be granted access to the site to determine the presence of significant archaeological resources.
 - B. Pursuant to N. C. G. S. 70 Article 3, "The Unmarked Human Burial and Human Skeletal Remains Protection Act," should the operator or any person in his employ encounter human skeletal remains, immediate notification shall be provided to the county medical examiner and the chief archaeologist, North Carolina Division of Archives and History.

APPROVED RECLAMATION PLAN

The Mining Permit incorporates this Reclamation Plan, the performance of which is a condition on the continuing validity of that Mining Permit. Additionally, the Reclamation Plan is a separable obligation of the permittee, which continues beyond the terms of the Mining Permit.

The approved plan provides:

Minimum Standards As Provided By G.S. 74-53

1. The final slopes in all excavations in soil, sand, gravel and other unconsolidated materials shall be at such an angle as to minimize the possibility of slides and be consistent with the future use of the land.
2. Provisions for safety to persons and to adjoining property must be provided in all excavations in rock.
3. All overburden and spoil shall be left in a configuration which is in accordance with accepted conservation practices and which is suitable for the proposed subsequent use of the land.
4. No small pools of water shall be allowed to collect or remain on the mined area that are, or are likely to become noxious, odious or foul.
5. The revegetation plan shall conform to accepted and recommended agronomic and reforestation practices as established by the North Carolina Agricultural Experiment Station and the North Carolina Forest Service.
6. Permittee shall conduct reclamation activities pursuant to the Reclamation Plan herein incorporated. These activities shall be conducted according to the time schedule included in the plan, which shall to the extent feasible provide reclamation simultaneous with mining operations and in any event, provide reclamation at the earliest practicable time after completion or termination of mining on any segment of the permit area and shall be completed within two years after completion or termination of mining.

RECLAMATION CONDITIONS:

1. Provided further, and subject to the Reclamation schedule, the planned reclamation shall be to restore the mine excavation to a lake area and to grade and revegetate the adjacent disturbed areas.
2. The specifications for surface gradient restoration to a surface suitable for the planned future use are as follows:
 - A. The lake area shall be excavated to maintain a minimum water depth of four feet measured from the low water table elevation.

- B. The side slopes to the lake excavation shall be graded to a 3 horizontal to 1 vertical or flatter to the water line and 2 horizontal to 1 vertical or flatter below the water line.
- C. Any areas used for wastepiles, screening, stockpiling or other processing shall be leveled and smoothed.
- D. No contaminants shall be permanently disposed of at the mine site. On-site disposal of waste shall be in accordance with Operating Condition Nos. 10A through 10D.
- E. The affected land shall be graded to prevent the collection of noxious or foul water.

3. Revegetation Plan:

After site preparation, all disturbed land areas shall be revegetated as per the Revegetation Plan approved by Mr. Dwane Hinson, District Conservationist with the Albemarle Soil and Water Conservation District on June 4, 2007.

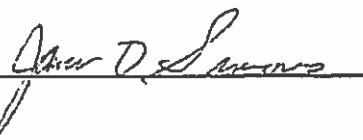
Whenever possible, disturbed areas should be vegetated with native warm season grasses such as switch grass, Indian grass, bluestem and gamma grass.

In addition, the permittee shall consult with a professional wildlife biologist with the N.C. Wildlife Resources Commission to enhance post-project wildlife habitat at the site.

4. Reclamation Plan:

Reclamation shall be conducted simultaneously with mining to the extent feasible. In any event, reclamation shall be initiated as soon as feasible after completion or termination of mining of any mine segment under permit. Final reclamation, including revegetation, shall be completed within two years of completion or termination of mining.

Permit issued this 15th day of July, 2010.

By: 

James D. Simons, Director
Division of Land Resources
By Authority of the Secretary
Of the Department of Environment and Natural Resources

**NOTICE OF ISSUANCE OF
MINING PERMIT**

You have previously expressed an interest and/or are listed as an adjoining landowner in the application for a mining permit filed by Bonney G. Bright to conduct mining activities off US Highway 17 in Camden County. The mining permit (no. 15-12) was issued on July 15, 2010.

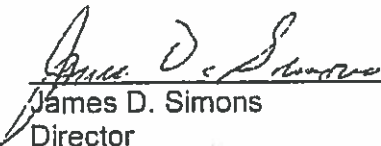
North Carolina law allows persons aggrieved by the issuance of a mining permit to contest the decision by filing a petition for a contested case in the Office of Administrative Hearings pursuant to N.C.G.S. 150B-23 of the Administrative Procedure Act (APA).

If you believe that you are an aggrieved party within the meaning of the APA, a petition for a contested case must be filed in the Office of Administrative Hearings within sixty (60) days of the mailing of this notice to you.


If you file a contested case petition, it must be in writing and in the form prescribed by N.C. General Statutes 150B-23. File the original petition and one copy with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714.

Any questions about filing a petition may be directed to the Clerk of the Office of Administrative Hearings by telephoning (919) 733-0926.

You must serve the Department of Environment and Natural Resources by mailing a copy of the petition to Ms. Mary Penny Thompson, Registered Agent and General Counsel, Department of Environment and Natural Resources, 1601 Mail Service Center, Raleigh, NC 27699-1601.


James D. Simons
Director
Division of Land Resources
North Carolina Department of
Environment and Natural
Resources

This notice was mailed on 7/17/2010


Brenda Harris
Mining Program Secretary

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action Id. SAW-2011-01138 County: Camden U.S.G.S. Quad: VA-LAKE DRUMMOND SE

GENERAL PERMIT (REGIONAL AND NATIONWIDE) VERIFICATION

Permittee: **B&M Investments, LLC.**
Bonney Bright
 Address: **5563 Buzzards Neck Road**
Virginia Beach, VA, 23457

Telephone Number: **(757)721-5823**

Size (acres) **113.89** Nearest Town **South Mills**
 Nearest Waterway **Dismal Swamp Canal-ICW** River Basin **Pasquotank**
 USGS HUC **03010205** Coordinates Latitude: **36.548001**
 Longitude: **-76.321851**

Location description: The project is located on an approximately 115 acres east of US17 on Ponderosa Drive near the town of South Mills, in Camden County, North Carolina.

Description of projects area and activity: Project will involve the mining of an undeveloped upland parcel and the installation of a dewatering outfall structure within the waters of the US.

Applicable Law: Section 404 (Clean Water Act, 33 USC 1344)
 Section 10 (Rivers and Harbors Act, 33 USC 403)

Authorization: **Regional General Permit Number or Nationwide Permit Number: NWP 7 , NWP 13**
SEE ATTACHED RGP or NWP GENERAL, REGIONAL AND SPECIAL CONDITIONS

Your work is authorized by the above referenced permit provided it is accomplished in strict accordance with the attached conditions and your submitted application and attached information dated July 28, 2016. Any violation of the attached conditions or deviation from your submitted plans may subject the permittee to a stop work order, a restoration order, a Class I administrative penalty, and/or appropriate legal action.

This verification will remain valid until the expiration date identified below unless the nationwide authorization is modified, suspended or revoked. If, prior to the expiration date identified below, the nationwide permit authorization is reissued and/or modified, this verification will remain valid until the expiration date identified below, provided it complies with all requirements of the modified nationwide permit. If the nationwide permit authorization expires or is suspended, revoked, or is modified, such that the activity would no longer comply with the terms and conditions of the nationwide permit, activities which have commenced (i.e., are under construction) or are under contract to commence in reliance upon the nationwide permit, will remain authorized provided the activity is completed within twelve months of the date of the nationwide permit's expiration, modification or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend or revoke the authorization.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Quality (telephone 919-807-6300) to determine Section 401 requirements.

For activities occurring within the twenty coastal counties subject to regulation under the Coastal Area Management Act (CAMA), prior to beginning work you must contact the N.C. Division of Coastal Management in Elizabeth City, NC, at (252) 264-3901.

This Department of the Army verification does not relieve the permittee of the responsibility to obtain any other required Federal, State or local approvals/permits.

If there are any questions regarding this verification, any of the conditions of the Permit, or the Corps of Engineers regulatory program, please contact Krvstynka Stygar at 910-251-4619 or Krvstynka.B.Stygar@usace.army.mil.

Corps Regulatory Official: _____ Date: **July 28, 2016**
 Expiration Date of Verification: **March 18, 2017**

SAW-2011-01138

Determination of Jurisdiction:

- A. Based on preliminary information, there appear to be waters of the US including wetlands within the above described project area. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331).
- B. There are Navigable Waters of the United States within the above described project area subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- C. There are waters of the US and/or wetlands within the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- D. The jurisdictional areas within the above described project area have been identified under a previous action. Please reference jurisdictional determination issued August 1, 2011. Action ID: SAW-2011-01138.

Basis for Determination: This site exhibits wetland criteria as defined in the 1987 Corps Wetland Delineation Manual and appropriate Regional Supplement.

Remarks:

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B and C above).

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by September 20, 2016.

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

Corps Regulatory Official: _____
Krystynka Stygar

Date of JD: July 22, 2016

Expiration Date of JD: July 22, 2021

SAW-2011-01138

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our customer Satisfaction Survey online at <http://regulatory.usacesurvey.com/>.

Copy furnished:

Agent: Harold Jones
Sigma Environmental Services, Inc.
Address: 1513 Sandbridge Road
Virginia Beach, VA, 23456
Telephone Number: (757)615-9974

Action ID Number: SAW-2011-01138 County: Camden

Permittee: B&M Investments, LLC.
Bonney Bright

Project Name: Bright-Meiggs Tract/Camden/JD

Date Verification Issued: July 22, 2016

Project Manager: Krystynka Stygar

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

US ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT
Washington Field Office
2407 West 5th Street
Washington, NC 27889
Attn: Krystynka Stygar

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and condition of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: **B&M Investments, LLC.**
Bonney Bright

File Number: **SAW-2011-01138**

Date: **July 28, 2016**

Attached is:

See Section below

<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at or <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or the Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
District Engineer, Wilmington Regulatory Division, Attn:
Krystynka Stygar

If you only have questions regarding the appeal process you may also contact:
Mr. Jason Steele, Administrative Appeal Review Officer
CESAD-PDO
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
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For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: Krystynka Stygar, 2407 West 5th Street, Washington, NC 27889

For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

Σ SIGMA ENVIRONMENTAL SERVICES, Inc.

July 19, 2016

Ms. Krystynka B. Styger
Regulatory Branch
US Army Corps of Engineers
Washington Regional Office
2407 W. 5th Street
Washington, North Carolina 27889

**Subject: Request for Wetland Determination/Delineation Re-Confirmation and
Jurisdictional Determination**

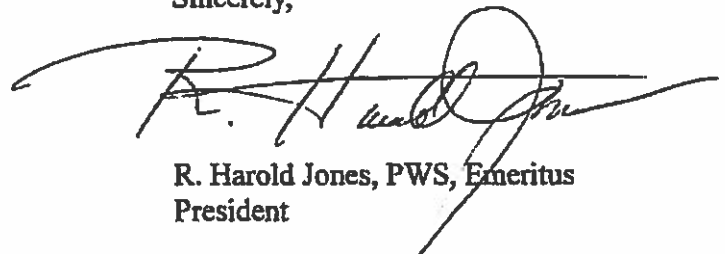
Dear Ms. Styger:

Pursuant to our field discussions and your follow-up email, enclosed please find a completed Jurisdictional Request Form and a 11 x 17 inch map of the subject site.

If you need any additional information to complete your re-confirmation of wetland delineation and Notification of Jurisdictional Determination, please do not hesitate to contact by email at: rharoldjones@aol.com, phone: 757 615-9974, or the letterhead address.

Thank you in advance for your efforts on this request.

Sincerely,



R. Harold Jones, PWS, Emeritus
President

Bonney G. Bright, Co-Owner
Enclosures

1513 SANDBRIDGE ROAD, VIRGINIA BEACH, VIRGINIA 23456
Business Cell (757) 615-9974, FAX (757) 426-5145, Email: Rharoldjones@aol.com

Jurisdictional Determination Request

A. PARCEL INFORMATION

Street Address: PONDEROSA DRIVE
 City, State: SOUTH MILLS, NC
 County: CAMDEN
 Directions: FROM INTERSECTION OF US RT 17 HEADING NORTH - TURN RIGHT ON PONDEROSA DRIVE AND TRAVEL 2.7 MILES - SITE LOCATED ON LEFT (NORTH SIDE) OF THE ROAD
 Parcel Index Number(s) (PIN): 01-7082-00-68-8936-0000

B. REQUESTOR INFORMATION

Name: R. HAROLD JONES, PWS, EMERITUS
 Mailing Address: 1513 SANDBRIDGE RD, VA BEACH, VA
 Telephone Number: 757-615-9974 23456
 Electronic Mail Address¹: R.HAROLDJONES@AOL.COM

Select one:

- I am the current property owner.
- I am an Authorized Agent or Environmental Consultant²
- Interested Buyer or Under Contract to Purchase
- Other, please explain.

C. PROPERTY OWNER INFORMATION

Name: BONNEY G. BRIGHT
 Mailing Address: 5513 BUZZARD NECK RD.
VIRGINIA BEACH, VA 23457
 Telephone Number: 757-721-5823
 Electronic Mail Address³: — —

- Proof of Ownership Attached (e.g. a copy of Deed, County GIS/Parcel/Tax Record data)
D.B. 247, PG. 35; PB-6, SL-28
SOUTH MILLS TOWNSHIP

¹ If available

² Must attach completed Agent Authorization Form

³ If available

Jurisdictional Determination Request

D. PROPERTY OWNER CERTIFICATION⁴

I, the undersigned, a duly authorized owner of record of the property/properties identified herein, do authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations and issuing a determination associated with Waters of the U.S. subject to Federal jurisdiction under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899.

BOHNEY G. BRIGHT
Property Owner (please print)

7-18-2016
Date

Bohney G. Bright
Property Owner Signature

E. JURISDICTIONAL DETERMINATION TYPE

Select One:

- I am requesting that the Corps provide a preliminary JD for the property identified herein. This request does include a delineation.
- I am requesting that the Corps provide a preliminary JD for the property identified herein. This request does NOT include a delineation.
- I am requesting that the Corps investigate the property/project area for the presence or absence of WoUS⁵ and provide an approved JD for the property identified herein. This request does NOT include a request for a verified delineation.
- I am requesting that the Corps delineate the boundaries of all WoUS on a property/project area and provide an approved JD (this may or may not include a survey plat).
- I am requesting that the Corps evaluate and approve a delineation of WoUS (conducted by others) on a property/project area and provide an approved JD (may or may not include a survey plat).

⁴ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part E.

⁵ Waters of the United States

Jurisdictional Determination Request

F. ALL REQUESTS

- Map of Property or Project Area (attached). This Map must clearly depict the boundaries of the area of evaluation.
- Size of Property or Project Area 113.89 acres
- I verify that the property (or project) boundaries have recently been surveyed and marked by a licensed land surveyor OR are otherwise clearly marked or distinguishable.

G. JD REQUESTS FROM CONSULTANTS OR AGENCIES

(1) Preliminary JD Requests:

- Completed and signed Preliminary Jurisdictional Determination Form⁶
- Project Coordinates: _____ Latitude _____ Longitude

Maps (no larger than 11x17) with Project Boundary Overlay:

- Large and small scale maps that depict, at minimum: streets, intersections, towns
- Aerial Photography of the project area
- USGS Topographic Map
- Soil Survey Map
- Other Maps, as appropriate (e.g. National Wetland Inventory Map, Proposed Site Plan, previous delineation maps, LIDAR maps, FEMA floodplain maps)

⁶ See Appendix A of this Form. From Regulatory Guidance Letter No. 08-02, dated June 26, 2008

Jurisdictional Determination Request

Delineation Information (when applicable)⁷:

Wetlands:

Wetland Data Sheets⁸

Upland Data Sheets

Landscape Photos, if taken

Field Sketch overlain on legible Map that includes:

- All aquatic resources (for sites with multiple resources, label and identify)
- Locations of wetland data points and/or tributary assessment reaches
- Locations of photo stations
- Approximate acreage/linear footage of aquatic resources

Tributaries:

USACE Assessment Forms

Other Assessment Forms
(when appropriate)

(2) Approved JDs including Verification of a Delineation:

Project Coordinates: 36.545053 Latitude 76.3234 Longitude

Maps (no larger than 11x17) with Project Boundary Overlay:

Large and small scale maps that depict, at minimum: streets, intersections, towns

Aerial Photography of the project area

USGS Topographic Map

Soil Survey Map

Other Maps, as appropriate (e.g. National Wetland Inventory Map, Proposed Site Plan, previous delineation maps)

⁷ 1987 Manual Regional Supplements and Data forms can be found at:

http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/reg_supp.aspx

Wetland and Stream Assessment Methodologies can be found at:

http://portal.ncdenr.org/c/document_library/get_file?uuid=76f3c58b-dab8-4960-ba43-45b7faf06f4c&groupId=38364 and,

http://www.saw.usace.army.mil/Portals/59/docs/regulatory/publicnotices/2013/NCSAM_Draft_User_Manual_130318.pdf

⁸ Delineation information must include, at minimum, one wetland data sheet for each wetland/community type.

Jurisdictional Determination Request

Delineation Information (when applicable):

Wetlands:

Wetland Data Sheets⁹

Upland Data Sheets

Landscape Photos, if taken

Field Sketch overlain on legible Map that includes:

- All aquatic resources (for sites with multiple resources, label and identify)
- Locations of wetland data points and/or tributary assessment reaches
- Locations of photo stations
- Approximate acreage/linear footage of aquatic resources

Tributaries:

USACE Assessment Forms

Other Assessment Forms
(when appropriate)

Supporting Jurisdictional Information (for Approved JDs only)

Approved Jurisdictional Determination Form(s) (also known as "Rapanos Form(s)")

Map(s) depicting the potential (or lack of potential) hydrologic connection(s), adjacency, etc. to navigable waters.

⁹ Delineation information must include, at minimum, one wetland data sheet for each wetland/community type.

Jurisdictional Determination Request

I. REQUESTS FOR CORPS APPROVAL OF SURVEY PLAT

Prior to final production of a Plat, the Wilmington District recommends that the Land Surveyor electronically submit a draft of a Survey Plat to the Corps project manager for review.

Due to storage limitations of our administrative records, the Corps requires that all hard-copy submittals include at least one original Plat (to scale) that is no larger than 11"x17" (the use of match lines for larger tracts acceptable). Additional copies of a plat, including those larger than 11"x17", may also be submitted for Corps signature as needed. The Corps also accepts electronic submittals of plats, such as those transmitted as a Portable Document Format (PDF) file. Upon verification, the Corps can electronically sign these plats and return them via e-mail to the requestor.

(1) PLATS SUBMITTED FOR APPROVAL

- Must be sealed and signed by a licensed professional land surveyor
- Must be to scale (all maps must include both a graphic scale and a verbal scale)
- Must be legible
- Must include a North Arrow, Scale(s), Title, Property Information
- Must include a legible WoUS Delineation Table of distances and bearings/metres and bounds/GPS coordinates of all surveyed delineation points
- Must clearly depict surveyed property or project boundaries
- Must clearly identify the known surveyed point(s) used as reference (e.g. property corner, USGS monument)
- When wetlands are depicted:
 - Must include acreage (or square footage) of wetland polygons
 - Must identify each wetland polygon using an alphanumeric system

Jurisdictional Determination Request

- When tributaries are depicted:
- Must include either a surveyed, approximate centerline of tributary with approximate width of tributary OR surveyed Ordinary High Water Marks (OHWM) of tributary
 - Must identify each tributary using an alphanumeric system
 - Must include linear footage of tributaries and calculated area (using approximate widths or surveyed OHWM)
 - Must include name of tributary (based on the most recent USGS topographic map) or, when no USGS name exists, identify as "unnamed tributary"
- all depicted WoUS (wetland polygons and tributary lines) must intersect or tie-to surveyed project/property boundaries
- Must include the location of wetland data points and/or tributary assessment reaches
- Must include, label accordingly, and depict acreage of all waters not currently subject to the requirements of the CWA (e.g. "isolated wetlands", "non-jurisdictional waters"). NOTE: An approved JD must be conducted in order to make an official Corps determination that a particular waterbody or wetland is not jurisdictional.
- Must include and survey all existing conveyances (pipes, culverts, etc.) that transport WoUS

Jurisdictional Determination Request

(2) CERTIFICATION LANGUAGE

When the entire actual Jurisdictional Boundary is depicted:

include the following Corps Certification language:

"This certifies that this copy of this plat accurately depicts the boundary of the jurisdiction of Section 404 of the Clean Water Act as determined by the undersigned on this date. Unless there is a change in the law or our published regulations, the determination of Section 404 jurisdiction may be relied upon for a period not to exceed five (5) years from this date. The undersigned completed this determination utilizing the appropriate Regional Supplement to the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual."

Regulatory Official: _____

Title: _____

Date: _____

USACE Action ID No.: _____

When uplands may be present within a depicted Jurisdictional Boundary:

include the following Corps Certification language:

"This certifies that this copy of this plat identifies all areas of waters of the United States regulated pursuant to Section 404 of the Clean Water Act as determined by the undersigned on this date. Unless there is change in the law or our published regulations, this determination of Section 404 jurisdiction may be relied upon for a period not to exceed five years from this date. The undersigned completed this determination utilizing the appropriate Regional Supplement to the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual."

Regulatory Official: _____

Title: _____

Date: _____

USACE Action ID No.: _____

Jurisdictional Determination Request

(3) GPS SURVEYS

For Surveys prepared using a Global Positioning System (GPS), the Survey must include all of the above, as well as:

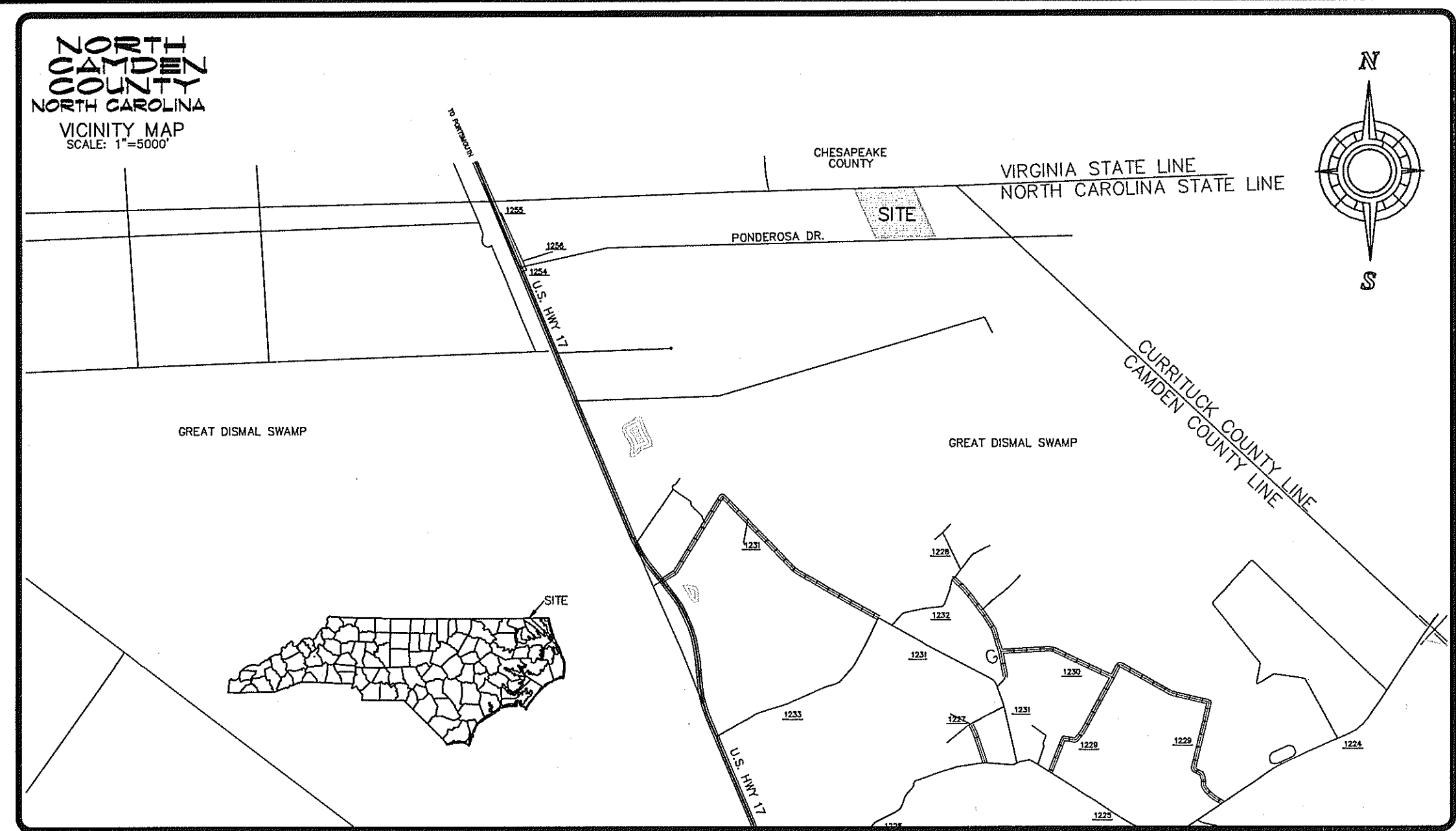
- be at sub-meter accuracy at each survey point.
- include an accuracy verification:
One or more known points (property corner, monument) shall be located with the GPS and cross-referenced with the existing traditional property survey (metes and bounds).
- include a brief description of the GPS equipment utilized.

BRIGHT MINE - MEIGGS TRACT

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

OWNER MANAGER DEVELOPER: BONNEY G. BRIGHT
5513 BUZZARD NECK RD.
VIRGINIA BEACH, VA 23457
757-721-5823 (Office)

ENGINEER: Bissell Professional Group
Mark S. Bissell, P.E.
P.O. Box 1068
Kitty Hawk, N.C. 27949
(252) 261-3265
fax: (252) 261-1760
email: m_bissell@bissellprofessionalgroup.com



- NOTES:**
- DEVELOPER/MANAGER: B & M INVESTMENTS OF NORTH CAROLINA, LLC
5015 BUZZARD NECK RD
VIRGINIA BEACH, VA 23457
757-721-5823 (Office)
 - SUBJECT PROPERTY: A 113.89 AC. TRACT OF LAND LOCATED ALONG THE NORTH SIDE OF PONDEROSA DR. APPROX 2.7 MILES EAST OF US HWY 17 AT THE VIRGINIA/NORTH CAROLINA BORDER. P.M.# 01-7082-00-66-9936-0000 AS RECORDED: D.B.241, PG.35; P.B.6, SL. 28 SOUTH MILLS TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA.
- SUBJECT PARCEL BOUNDARIES BASED ON "RECOMBINATION PLAT DRAWN FOR W.E. MEIGGS & SON LOGGING COMPANY, INC." PREPARED BY SCOTT L. TEMPLE, L-3768, DATED 3-15-07, PROJECT # 2007-047, P.B. 6, SL. 28, CAMDEN COUNTY. ADJOINING PARCEL BOUNDARIES BASED ON THE FOLLOWING REFERENCES RECORDED W/ CAMDEN COUNTY REGISTER OF DEEDS: "SAVNER STATE LINE FARM", PREPARED BY ANDREW W. PEARCE, L-729, DATED 10-22-1979, PG. 72, PG. 6-A "CHARLES A. & MARY L. ROBERTS", PREPARED BY S. ELMO WILLIAMS, L-609, DATED 3-31-1993, PG. 2, SL. 48-B REMOTE PARCEL BOUNDARIES BASED ON "RECOMBINATION PLAT DRAWN FOR W.E. MEIGGS & SON LOGGING COMPANY, INC." PREPARED BY SCOTT L. TEMPLE, L-3768, DATED 3-15-07, PROJECT # 2007-047, P.B. 6, SL. 28, CAMDEN COUNTY. "CAMDEN YARD MATERIALS, L.L.C.", PREPARED BY J. GARY CULP, L-2950, DATED 9-27-2001, PG. 3, SL. 100-B CAMDEN COUNTY, NC - (SOUTH MILLS TOWNSHIP ONLY, ACCURACY IS NOT GUARANTEED). TOPOGRAPHIC INFORMATION BASED ON N.C.D.O.T. CONTOURS & SURVEY BY BISSELL PROFESSIONAL GROUP ON 4-18-2007.
 - TOTAL PARCEL AREA : 4,961,104 SQ. FT. (113.89 AC.)
 - SITE ZONING : I-1, LIGHT INDUSTRIAL (TO BE REZONED W/ MINING OVERLAY DISTRICT)
 - LAND USE - EXISTING USE: AGRICULTURAL (14.100)
PROPOSED USE: MINING QUARRY OPERATIONS (14.200)

TRACT DEVELOPMENT SUMMARY:

ENTRANCE, PARKING, & OFFICE AREA = 13,000 SQ. FT. (0.30 AC.)
STOCKPILE/PROCESSING AREA = 175,981 SQ. FT. (4.04 AC.)
PROPOSED HAUL ROAD = 216,768 SQ. FT. (5.02 AC.)
PROPOSED SETTLING POND AREA = 5,484 SQ. FT. (0.22 AC.)
PROPOSED EXCAVATED AREA = 3,821,133 SQ. FT. (80.02 AC.)
PROPOSED MISC. DISTURBED AREA = 210,454 SQ. FT. (4.83 AC.)
EXISTING GRAVEL ROAD AREA = 68,660 SQ. FT. (1.57 AC.)
TOTAL AFFECTED AREA = 4,617,360 S.F. (105 AC.)
% MINING COVERAGE OF PARCEL (EXCAVATION ONLY) = 79.0%

 - TOTAL PERMITTED AREA : 5,070,821 SQ. FT. (116.4 AC.)

8. BUFFER YARD REQUIREMENTS:

ADJONER	ADJACENT USE	BUFFER
NORTH	AGRICULTURAL	TYPE "B"
EAST	AGRICULTURAL (14.100)	TYPE "B"
SOUTH	PRIVATE R/W	TYPE "A"
WEST	SINGLE FAMILY (1.100)	TYPE "A"

TYPE "A" BUFFER - OPAQUE - LANDSCAPING THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF 6', W/ INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20'. AN OPAQUE LANDSCAPING IS INTENDED TO COMPLETELY ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION.

TYPE "B" BUFFER - SEMI-OPAQUE - LANDSCAPING THAT IS 50% OPAQUE FROM THE GROUND TO A HEIGHT OF 3', W/ INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20'. THE SEMI-OPAQUE LANDSCAPING IS INTENDED TO PARTIALLY BLOCK VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF THE SEPARATION OF SPACES.

 - BASED UPON AERIAL PHOTOGRAPHY, TOPOGRAPHY, SURROUNDING DRAINAGE MEASURES, AND THE HISTORICAL USE OF THE LAND IT HAS BEEN ASSUMED THAT THERE ARE NO WELLS LOCATED ON SITE.
 - FEMA DATA: FIRM PANEL 370042 7083, CAMDEN COUNTY, NORTH CAROLINA, ADOPTED 12/16/05. ALL PROPOSED DEVELOPMENT WITHIN ZONE X (FLOOD ZONES SUBJECT TO CHANGE BY FEMA) USE OF LAND WITHIN A SPECIAL FLOOD HAZARD AREA IS SUBSTANTIALLY RESTRICTED BY SECTIONS 191.200 - 191.397 OF THE CAMDEN COUNTY ZONING ORDINANCE.
 - WHERE TWO OR MORE ACCESSES TO THE MINING OPERATION EXIST, TRAFFIC SHALL BE ROUTED TO THE ACCESS HAVING THE LEAST NEGATIVE IMPACT ON ADJOINING PROPERTIES.
 - MINE MATERIALS SHALL NOT BE STORED IN EXCESS OF TWENTY-FIVE (25) FEET IN HEIGHT.
 - ALL TRUCKS HAULING MINED MATERIAL, (I.E. SAND, CLAY, TOPSOIL) SHALL BE COVERED WITH A TARPULAIN.
 - NO BULK WASTE, HAZARDOUS WASTE, COMMERCIAL WASTE, GARBAGE, CONSTRUCTION OR DEMOLITION WASTE SHALL BE PLACED ON SITE.
 - NO TRESPASSING SIGNS SHALL BE POSTED AROUND THE SITE BEING MINED AT A MINIMUM DISTANCE OF 250' APART INDICATING THAT A MINING OPERATION IS BEING CONDUCTED ON THE PROPERTY.
 - DRAINAGE PATTERNS SHALL NOT BE ALTERED AS TO CAUSE FLOODING OFF-SITE WHILE THE PERMIT IS VALID AND AFTER RECLAMATION.
 - NO MINING ACTIVITIES SHALL ADVERSELY AFFECT SURROUNDING IN USE WELLS. ANY PERSON OWNING OR OPERATING A MINING SITE IN A MANNER THAT ADVERSELY AFFECTS AN IN USE WELL THROUGH CONTAMINATION OR DIMINUTION OF GROUNDWATER SHALL PROVIDE THE WELL OWNER WITH A REPLACEMENT WATER SUPPLY OF EQUAL QUANTITY & QUALITY.
 - APPLICANT WILL MAKE AVAILABLE ANY POND AREAS TO THE LOCAL VOLUNTEER FIRE DEPARTMENT FOR INSTALLATION OF A DRY HYDRANT, IF REQUESTED BY THE LOCAL VFD. ALL ASSOCIATED COSTS FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE LOCAL VFD.

THE MINING OPERATION CONSISTS OF A 102 ACRE MINE FOR THE EXCAVATION AND DISTRIBUTION OF SAND. THE SITE IS LOCATED OFF OF (US HWY. 17) WITHIN THE SOUTH MILLS TOWNSHIP OF CAMDEN COUNTY, NORTH CAROLINA. THE FOLLOWING DESCRIBES THE OPERATIONAL SUMMARY OF THE PROPOSED OPERATION:

OPERATION SUMMARY:

 - THE ANTICIPATED AVERAGE DAILY TRAFFIC LOAD COUNT IS 100 LOADS, WITH ONE TRUCK LEAVING APPROXIMATELY EVERY SIX MINUTES. AN OCCASIONAL LARGE JOB WILL INCREASE THE TRAFFIC LOAD TO APPROXIMATELY 200 LOADS PER DAY, WITH ONE TRUCK LEAVING EVERY THREE MINUTES.
 - THE EXCAVATOR WILL EITHER TEMPORARILY STOCKPILE MATERIAL IN THOSE AREAS SPECIFIED OR PLACE THE MATERIAL DIRECTLY INTO DUMP TRUCKS WHICH WILL HAUL MATERIAL TO OTHER LOCATIONS WITHIN THE PROPOSED MINING AREA.
 - LOADING OF SAND ON DELIVERY DUMP TRUCKS WILL BE DONE BY A RUBBER TIRE FRONT-END LOADER AND AN EXCAVATOR OPERATING AT THE MINING AREA ENTRANCE.
 - TRUCKS ENTERING THE MINING AREA WILL BE REQUIRED TO STOP AT THE OFFICE TRAILER TO RECEIVE LOAD TICKETS AND INSTRUCTIONS UPON ENTERING AND EXITING THE MINING AREA. SPEED LIMITS WILL BE POSTED ALONG ROAD TO THE MINING AREA AND WILL BE STRICTLY ENFORCED. ALL TRUCKS EXITING THE SITE WITH MINED MATERIAL SHALL BE COVERED WITH A TARPULAIN.
 - A DEWATERING PUMP WILL BE PROVIDED TO LOWER THE STATIC GROUND WATER TABLE AS MINING PROGRESSES. DISCHARGE WATER FROM THE PUMP WILL BE DIRECTED TO A PROPOSED SETTLING BASIN LOCATED ADJACENT TO THE ENTRANCE OF THE MINE. THIS SETTLING BASIN IS PROVIDED TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN THE DISCHARGED GROUNDWATER PRIOR TO BEING RELEASED INTO THE ADJOINING CANAL LOCATED ALONG THE SOUTH SIDE OF PONDEROSA DR. THIS CANAL IS LINKED TO SEVERAL OTHER EXISTING DRAINAGE CANALS IN THE AREA AND IS DIRECTLY CONNECTED TO THE DISMAL SWAMP CANAL LOCATED ALONG THE WEST SIDE OF US HWY. 17. THE DISMAL SWAMP CANAL SERVES AS A PORTION OF THE INTERCOASTAL WATERWAY AND IS CLASSIFIED AS C, SW.
 - A MOTOR GRADER WILL BE PROVIDED AND OPERATED TO MAINTAIN THE MINE'S ENTRANCE ROAD AND PORTIONS OF THE EXISTING PONDEROSA DR. GRAVEL ROAD AS DEEMED NECESSARY.
 - IT IS PROJECTED THAT THE NUMBER OF EMPLOYEES OPERATING AT THIS FACILITY WILL BE 15.
 - THE HOURS OF OPERATION OF ALL MINING RELATED FACILITIES AND ACTIVITIES ON THE MINING SITE SHALL BE ESTABLISHED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS. IN NO CASE SHALL THE HOURS OF OPERATION BE BEYOND DAWN TO DUSK NOR SHALL MINING ACTIVITY OCCUR ON SUNDAYS.

CONSTRUCTION SEQUENCE:

THE MINING OPERATION WILL CONSIST OF ENTRANCE, HAUL ROAD, & SETTLING BASIN CONSTRUCTION. STRIPPING OF OVERBURDEN, EXCAVATION, AND DEWATERING OF THE MINING AREA. EXCESS MINE MATERIAL WILL BE STOCKPILED IN THE DESIGNATED SITE AREA FOR TRANSPORT FOR OFF-SITE USE. RESTORED AREAS UNAFFECTED BY THE DAILY MINING OPERATION WILL BE ESTABLISHED WITH A VEGETATIVE COVER WITHIN 21 DAYS OF DISTURBANCE. THE DURATION OF THE MINING OPERATION IS ANTICIPATED TO LAST FOR APPROXIMATELY 10 YEARS AT WHICH TIME RECLAMATION WILL TAKE PLACE.

RECLAMATION SUMMARY:

WHEN POSSIBLE, RECLAMATION SHALL BE CONDUCTED SIMULTANEOUSLY WITH THE MINING OPERATIONS. ANNUAL RECLAMATION REPORTS SHALL BE SUBMITTED TO THE PLANNING & INSPECTIONS DEPARTMENT WITHIN 10 DAYS OF STATE SUBMISSION.

THE BULK OF THE RECLAMATION WILL COMMENCE UPON THE COMPLETION OF THE MINING OPERATION, OR AT THE END OF A 10-YR PERIOD. THE EXCAVATED MINING AREA WILL BE UTILIZED AS A FUTURE LAKE FOR AGRICULTURAL AND RECREATIONAL PURPOSES. ALL STOCKPILE, OVERBURDEN, & SETTLING BASIN AREAS WILL BE GRADED LEVEL AND STABILIZED W/ PERMANENT VEGETATION. THE HAUL ROAD WILL BE KEPT INTACT TO PROVIDE FUTURE LAKE ACCESS. RECLAMATION WILL PROCEED AT THE COMPLETION OF THE OPERATION WITHOUT ANY PROVISIONS FOR STAGING OF RECLAMATION.

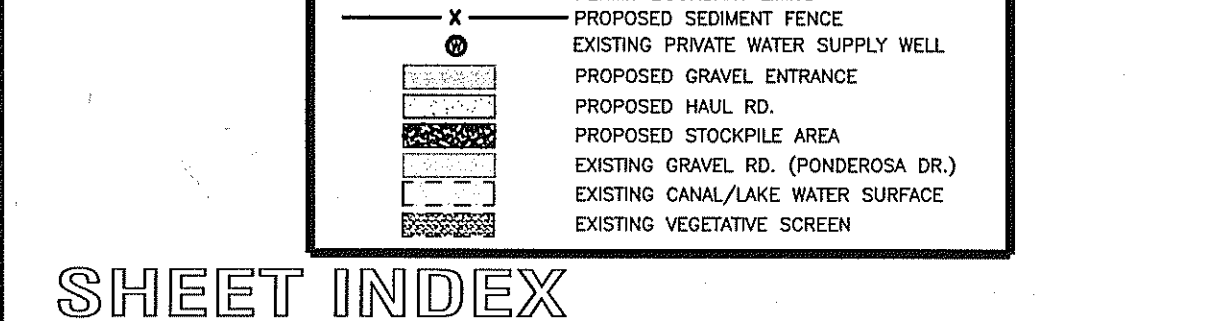
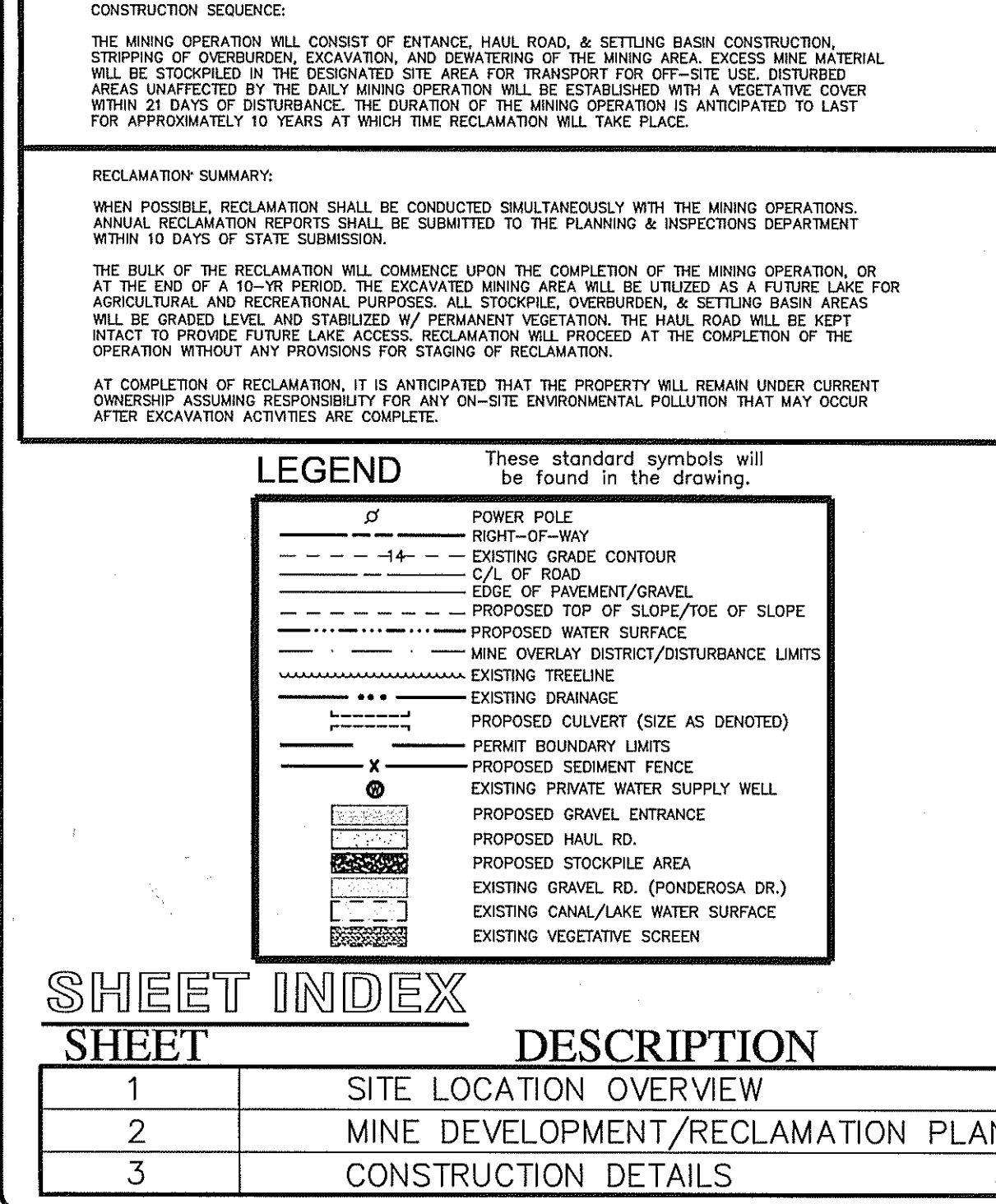
AT COMPLETION OF RECLAMATION, IT IS ANTICIPATED THAT THE PROPERTY WILL REMAIN UNDER CURRENT OWNERSHIP ASSUMING RESPONSIBILITY FOR ANY ON-SITE ENVIRONMENTAL POLLUTION THAT MAY OCCUR AFTER EXCAVATION ACTIVITIES ARE COMPLETE.

LEGEND

These standard symbols will be found in the drawing.

—●—	POWER POLE
—	RIGHT-OF-WAY
—+—	EXISTING GRADE CONTOUR
—	C/L OF ROAD
—	EDGE OF PAVEMENT/GRAVEL
—	PROPOSED TOP OF SLOPE/TOE OF SLOPE
—	PROPOSED WATER SURFACE
—	MINE OVERLAY DISTRICT/DISTURBANCE LIMITS
—	EXISTING TREELINE
—	EXISTING DRAINAGE
—	PROPOSED CULVERT (SIZE AS DENOTED)
—	PERMIT BOUNDARY LIMITS
—	PROPOSED SEDIMENT FENCE
—	EXISTING PRIVATE WATER SUPPLY WELL
—	PROPOSED GRAVEL ENTRANCE
—	PROPOSED HAUL RD.
—	PROPOSED STOCKPILE AREA
—	EXISTING GRAVEL RD. (PONDEROSA DR.)
—	EXISTING CANAL/LAKE WATER SURFACE
—	EXISTING VEGETATIVE SCREEN

- SHEET INDEX**
- | SHEET | DESCRIPTION |
|-------|-----------------------------------|
| 1 | SITE LOCATION OVERVIEW |
| 2 | MINE DEVELOPMENT/RECLAMATION PLAN |
| 3 | CONSTRUCTION DETAILS |



BISSELL PROFESSIONAL GROUP
10000 Old Dominion Highway
Kitty Hawk, North Carolina 27949
P.O. Box 1068
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

SITE LOCATION OVERVIEW

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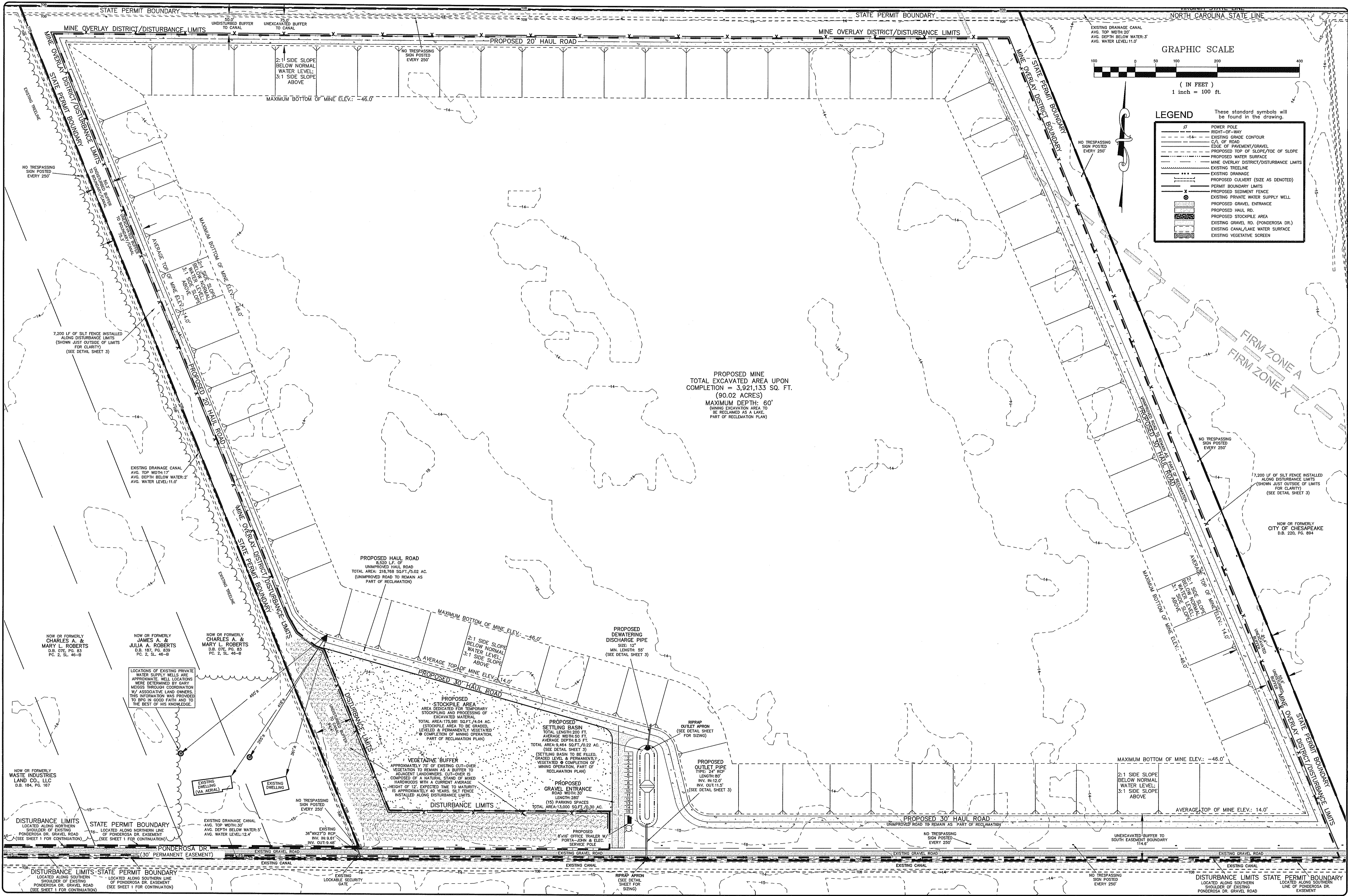
BRIGHT MINE - MEIGGS TRACT
NORTH CAROLINA
CAMDEN
SOUTH MILLS TOWNSHIP

MINE DEVELOPMENT/RECLAMATION PLAN

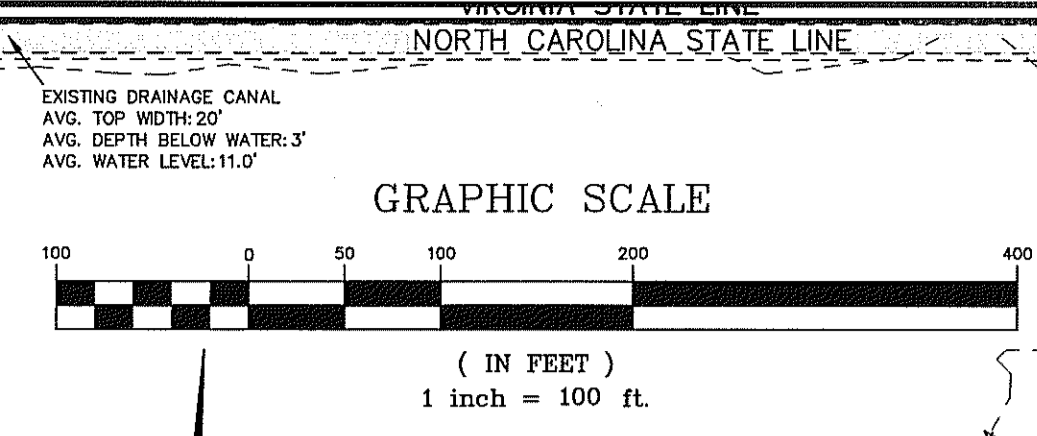
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	7/2/09	INITIAL DESIGN	DMK	MSB
2	7/2/09	REVISED PER STATE COMMENTS	DMK	MSB
3	7/2/09	REVISED PER STATE COMMENTS	DMK	MSB

APPROVED: MSB
CREATED: BPG
DATE: 07-01-09
SCALE: 1" = 1000'
SHEET: 1 OF 3
CAD FILE: 435800M1
PROJECT NO.: 4358



PROPOSED MINE
 TOTAL EXCAVATED AREA UPON
 COMPLETION = 3,921,133 SQ. FT.
 (90.02 ACRES)
 MAXIMUM DEPTH: 60'
 (MINING EXCAVATION AREA TO
 BE RECLAIMED AS A LAKE;
 PART OF RECLAMATION PLAN)



LEGEND

—	POWER POLE
---	RIGHT-OF-WAY
- - - -	EXISTING GRADE CONTOUR
- - - -	C/L OF ROAD
- - - -	EDGE OF PAVEMENT/GRAVEL
- - - -	PROPOSED TOP OF SLOPE/TOE OF SLOPE
- - - -	PROPOSED WATER SURFACE
- - - -	MINE OVERLAY DISTRICT/DISTURBANCE LIMITS
- - - -	EXISTING TREETLINE
- - - -	EXISTING DRAINAGE
- - - -	PROPOSED CULVERT (SIZE AS DENOTED)
- - - -	PERMIT BOUNDARY LIMITS
- - - -	PROPOSED SEDIMENT FENCE
- - - -	EXISTING PRIVATE WATER SUPPLY WELL
- - - -	PROPOSED GRAVEL ENTRANCE
- - - -	PROPOSED HAUL RD.
- - - -	PROPOSED STOCKPILE AREA
- - - -	EXISTING GRAVEL RD. (PONDEROSA DR.)
- - - -	EXISTING CANAL/LAKE WATER SURFACE
- - - -	EXISTING VEGETATIVE SCREEN

Bissell Professional Group
 302 North Graham Highway
 Kitty Hawk, North Carolina 27949
 TEL: (252) 281-1760
 FAX: (252) 281-1760

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

**MINING PLAN
 RECLAMATION PLAN**

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BRIGHT MINE - MEIGGS TRACT
 NORTH CAROLINA

MINE DEVELOPMENT/RECLAMATION PLAN
 CAMDEN

NO.	DATE	DESCRIPTION	BY
1	12/14/07	ISSUED FOR PERMITTING	MSB
2	1/17/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
3	2/12/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
4	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
5	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
6	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
7	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
8	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
9	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB
10	3/11/08	REVISED TO REFLECT PERMITTING COMMENTS	MSB

DATE: 03-07-07 SCALE: 1"=100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: DPK APPROVED: MSB
 SHEET: 2 OF 3
 CAD FILE: 435800M1
 PROJECT NO.: 4358

NOTES:
 1) THOSE AREAS, AS DENOTED ON THE PLAN, INDICATE THE PROPOSED REGION TO BE RECLAIMED. THE RECLAMATION PROCESS WILL BE AS FOLLOWS:
 2) STOCKPILE AND PROCESSING AREA, SETTLING BASIN, AND BERMS TO BE LEVELED, GRADED AND STABILIZED W/ PERMANENT VEGETATION. ALL SLOPES ASSOCIATED WITH THE EXCAVATED AREA OF THE MINE SHALL BE STABILIZED AND VEGETATED W/ PERMANENT VEGETATION WITHIN 21 DAYS OF COMPLETION
 3) ANY DISTURBED LAND NOT ASSOCIATED WITH THE DAILY OPERATION OF THE MINE SHALL BE STABILIZED AND VEGETATED W/ PERMANENT VEGETATION WITHIN 21 DAYS OF DISTURBANCE.

SEEDING NOTES:
 The minimum requirement for reclamation is that all disturbed areas must be stabilized with a permanent ground cover. It is recommended that due to the close proximity of the proposed mine to the Wildlife Management Area close attention should be taken in the seeding of disturbed lands. Plants should provide erosion control, forage, and cover for a variety of wildlife as well as allow enable native grasses to regenerate over time.
 Staged seeding is generally the most economical and efficient reclamation practice.

The following table provides seeding specifications for the Coastal Plain Region:
Seeding Mixture

Species	(lbs./ac.)
Korean or Kobe Lespedeza	30
Common Bermudagrass	10
German Millet	10
Rye (grain)	40

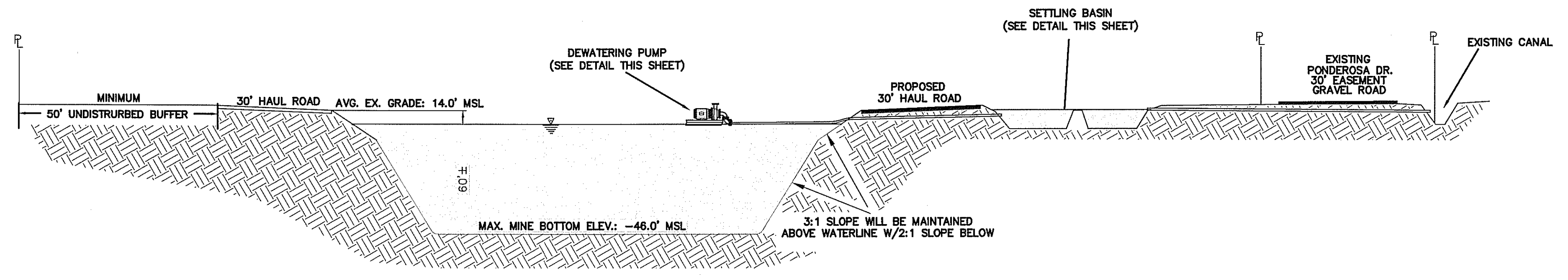
Seeding Notes:
 Where a neat appearance is desired, omit Korean or Kobe Lespedeza
 Use Common Bermudagrass only in isolated areas where it cannot become a pest. Bermudagrass may be replaced with 5 Centipedegrass (5 lbs./ac.)
Nurse Plants:
 Prior to May 1 or after August 15, (temporary winter seeding)
 Seeding of Rye (grain) @ 40 lbs./ac.

Seeding Dates:
 Aug 15-May 1, (see nurse plants above)
 Apr 1-Aug 15, Seeding of German Millet @ 10 lbs./ac.
 Year Round, Seeding of Korean or Kobe Lespedeza @ 30 lbs./ac.

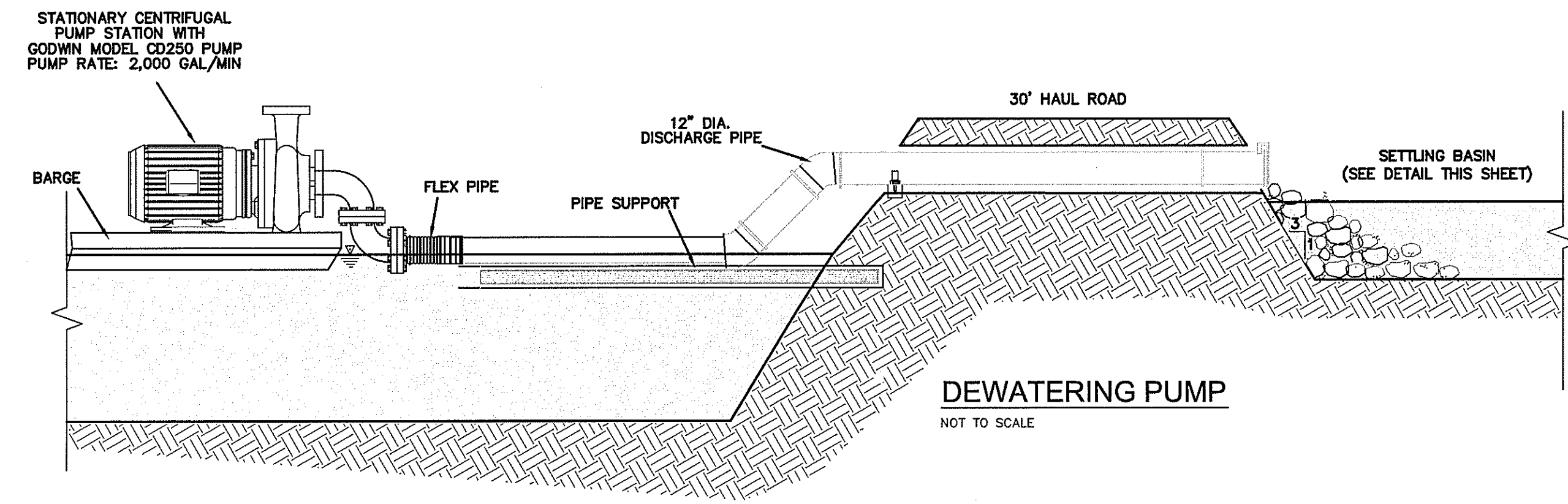
Soil Amendments:
 Apply lime and fertilizer according to soil tests, or apply 3,000 lb./ac. ground agricultural limestone and 500 lb./ac. 10-10-10 fertilizer.

Mulch:
 Apply 4,000-5,000 lb./ac. grain straw or equivalent cover of another suitable mulching material. Anchor mulch by locking with asphalt, roving, or netting, or by crimping with a mulch-anchoring tool. A disk with blades set nearly straight can be used as a mulch-anchoring tool.

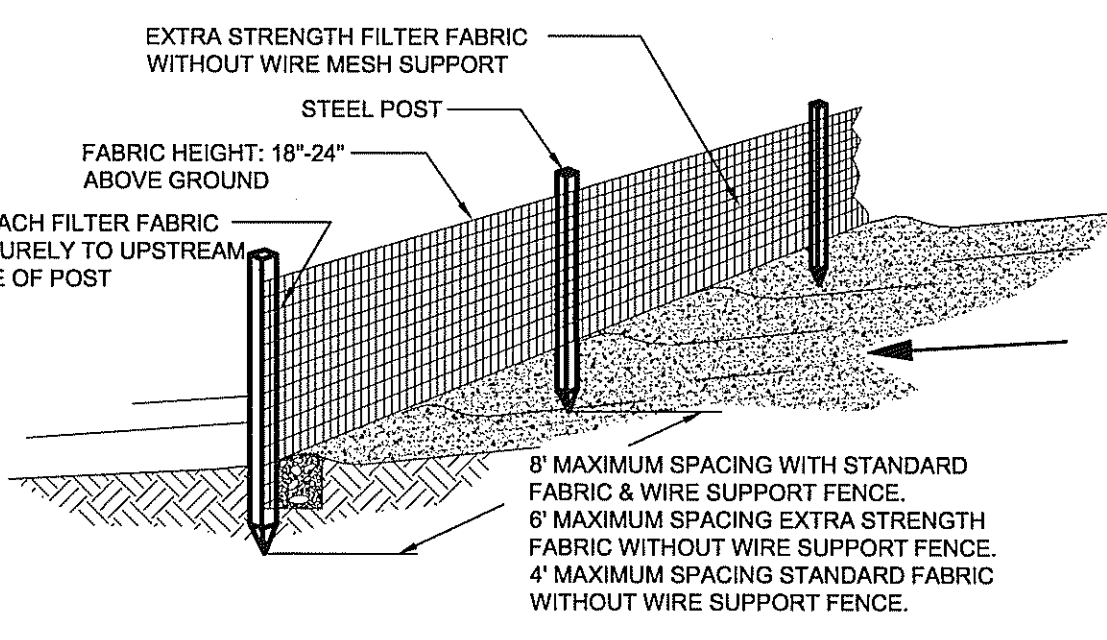
Maintenance:
 Fertilize the following April with 50 lb./ac. nitrogen. Repeat, as growth requires. May be mowed only once a year.
 Where a neat appearance is desired, omit Sericea Lespedeza and mow as often as needed.



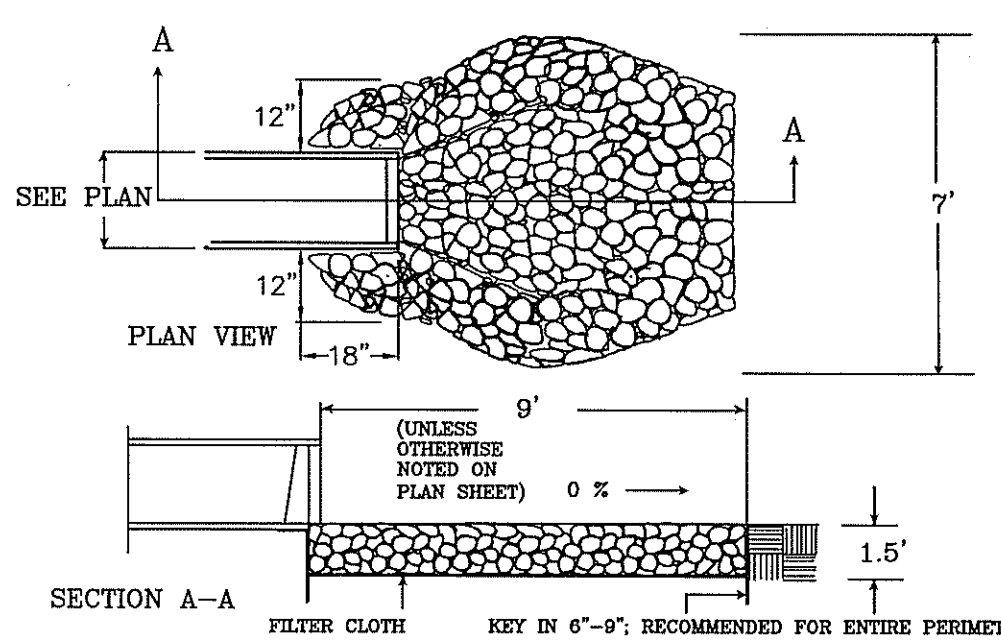
TYPICAL MINE SECTION
 NOT TO SCALE



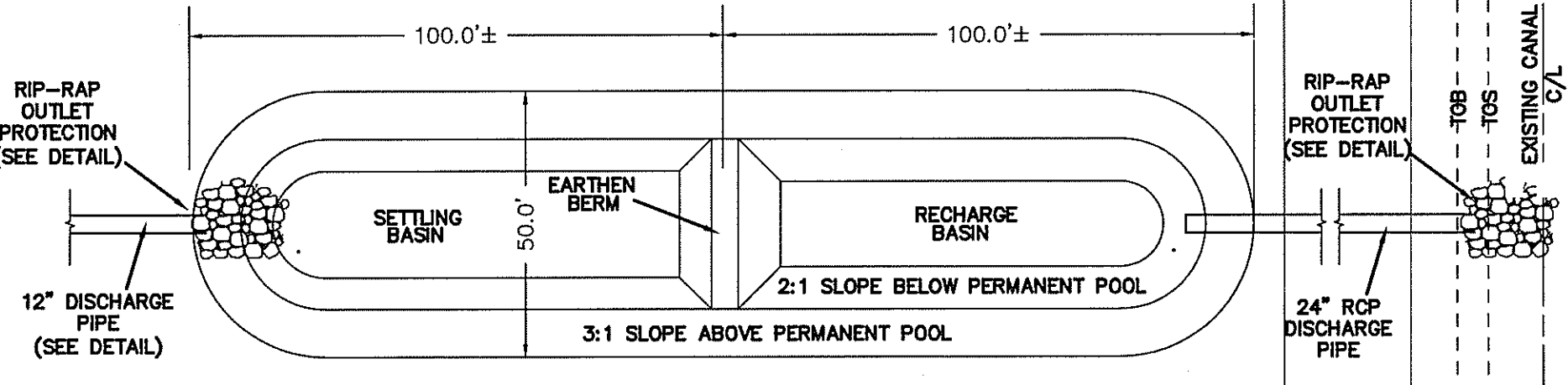
DEWATERING PUMP
 NOT TO SCALE



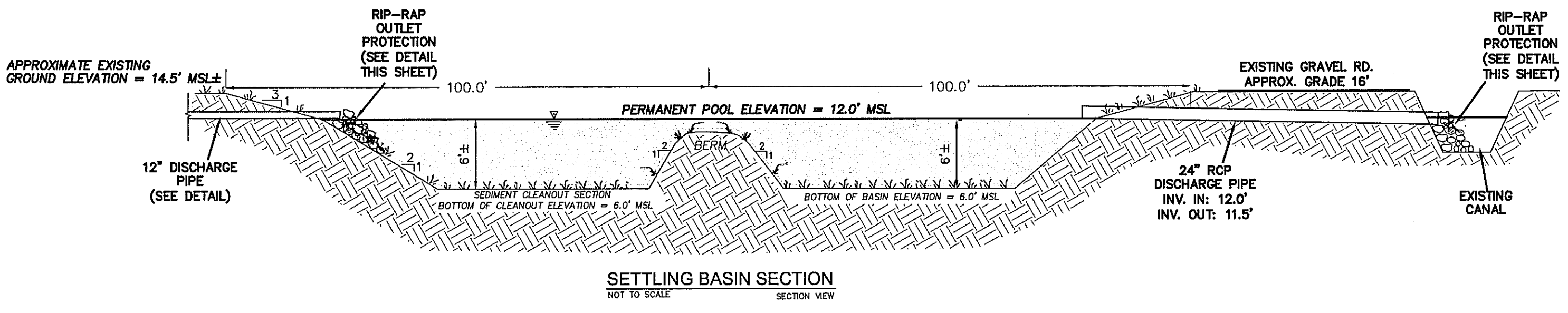
SILT FENCE INSTALLATION
 NOT TO SCALE



DEWATERING DISCHARGE OUTLET APRON
 NOT TO SCALE (LOCATIONS AND SIZE AS DENOTED ON PLAN SHEET)



SETTLING BASIN PLAN
 NOT TO SCALE



SETTLING BASIN SECTION
 NOT TO SCALE

SILT FENCE INSTALLATION SPECIFICATIONS:
 1. USE SYNTHETIC FILTER FABRIC OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6413. FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
 2. FENCE POSTS SHALL BE A MINIMUM OF 1.33 LB/LINEAR FT STEEL AND A MINIMUM LENGTH OF 3 FT. WITH PROJECTIONS TO FACILITATE FASTENING THE FABRIC. WOOD POSTS ARE NO LONGER ACCEPTABLE. POSTS SHALL BE DRIVEN A MINIMUM OF 24\"/>

RUSSELL
 PROFESSIONAL GROUP
 10000 Old Dominion Highway
 Kitty Hawk, North Carolina 27949
 P.O. Box 10000
 FAX (252) 261-1760

CONSTRUCTION DETAILS
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BRIGHT MINE - MEIGGS TRACT
 NORTH CAROLINA
 SOUTH MILLS TOWNSHIP
 CAMDEN
MINE DEVELOPMENT/RECLAMATION PLAN

NO.	DATE	DESCRIPTION	BY	CHK
1	03-07-07	ISSUED FOR PERMITS	DMK	MSB
2	03-07-07	REVISED PER STATE COMMENTS	DMK	MSB

DATE: 03-07-07
 SCALE: NO SCALE
 DESIGNED: BFG
 CHECKED: DMK
 SHEET: 3 OF 3

CAD FILE: 435800M1
 PROJECT NO: 4358



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 13.3

Meeting Date: December 05, 2016

Submitted By: Dave Parks, Permit Officer
 Planning & Zoning
 Prepared by: Amy Barnett

Item Title **Set Public Meeting - UDO 2016-09-14 Sandy Hook Crossing
 Major Subdivision Sketch Plan**

Attachments: UDO 2016-09-14 Sandy Hook Crossing Major
 Subdivision Sketch Plan
 FOF (PDF)
 Sketch Plan Sandy Hook Croosing (PDF)

Summary:

FOR CONSENT AGENDA

SET PUBLIC MEETING (This is not a quasi judicial item, so only public meeting not hearing)

Planning Board met on November 16, 2016 to consider the Sketch Plan for Sandy Hook Crossing, a 16 lot major subdivision, and after discussion with staff and applicant, and considering Technical Review Committee input, Planning Board recommended approval of the Sketch Plan for Sandy Hook Crossing with the recommendations as stated in Staffs Findings on a 6-0 vote.

Recommendation:

- 1) Set Public MEETING at the BOC next scheduled regular meeting.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY:
 M. McLain _____
 S. Duckwall _____
 G. Meiggs _____
 T. White _____
 C. Riggs _____
 NO MOTION _____

VOTE:
 M. McLain _____
 S. Duckwall _____
 G. Meiggs _____
 T. White _____
 C. Riggs _____
 ABSENT _____
 RECUSED _____

Item Number:

Meeting Date: December 5, 2016
Attachments: Sketch Plan/Staff Findings/TRC inputs
Submitted By: Planning Department

ITEM TITLE: Set Public Meeting; Sketch Plan
 Sandy Hook Crossing Major Subdivision
 – Steve Bradshaw (UDO 2016-09-14)

SUMMARY:

Planning Board met on November 16, 2016 to consider the Sketch Plan for Sandy Hook Crossing a 16 lot major subdivision and after discussion with staff and applicant and considering Technical Review Committee input, Planning Board recommended approval of the Sketch Plan for Sandy Hook Crossing with the recommendations as stated in Staffs Findings on a 6-0 vote.

RECOMMENDATION:

Set Public Meeting for your next regular BOC meeting.

STAFF REPORT**UDO 2016-09-14
Sketch Plan Sandy Hook Crossing
Major Subdivision****PROJECT INFORMATION**

File Reference:	UDO 2016-09-14	Application Received:	9/26/16
Project Name;	Sandy Hook Crossing	By:	David Parks, Permit Officer
PIN:	03-8964-00-94-3691	Application Fee paid:	\$2,400 Check #231
Applicant:	Steve Bradshaw	Completeness of Application:	Application is generally complete
Address:	102 Avery Drive Shiloh, NC 27974	Documents received upon filing of application or otherwise included:	
Phone:	(252) 455-1028	A.	Land Use Application
Email:		B.	Sketch Plan
Agent for Applicant:		C.	Deeds
Address:		D.	Perc Tests (2) from Albemarle Regional Health Services
Phone:			
Email:			
Current Owner of Record:	See Attached Deed		
Meeting Dates:			
10/25/2016	Neighborhood Meeting		
11/02/2016	Technical Review Committee		
11/16/2016	Planning Board		

PROJECT LOCATION:

Street Address: Property fronted by Sandy Hook and Bartlett Roads
Location Description: Shiloh Township

Vicinity Map:



SITE DATA

Lot size:	Approximately 22 acres
Flood Zone:	Zone X (Located outside the 100 & 500 year flood)
Zoning District(s):	Basic Residential (R3-1)
Adjacent property uses:	Predominantly agriculture with some residential.
Streets:	Shall be dedicated to public under control of NCDOT.
Street/Subdivision name:	Approved by (Central Communications)
Open Space:	Provided
Landscaping:	Landscaping Plan required at Preliminary plat.
Buffering:	Per Article 151.232 (N), a 50' landscaped vegetative buffer required along all property lines that abut non-residential uses.
Recreational Land:	N/A

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall:

TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS

1. **South Camden Water.** Approved as is.
2. **Albemarle Regional Health Department.** Perc test completed on 2 lots (10% of lots required to be perc tested).
3. **South Camden Fire Department.** No response
4. **Pasquotank EMS (Central Communications).** No response
5. **Sheriff's Office.** Approved as is.
6. **Postmaster Elizabeth City.** No response.

7. **Superintendent/Transportation Director of Schools.** No response.
 8. **Camden Soil & Water Conservationist.** No response.
 9. **NCDOT.** No response.
 10. **Mediacom.** No response.
 11. **Central Communications 911.** Approved as is.
-

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

CAMA Land Suitability Maps has land designated as Moderate Suitability and Future Land Use Maps has land designated as Low Density Residential.

2035 Comprehensive Plan

Consistent Inconsistent

Property zoned R3-1 (Basic Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sandy Hook (SR 1107) and Bartlett (SR 1118) roads

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

In staff's opinion, application does not appear to endanger public health and safety.

Yes No

Injure the value of adjoining or abutting property.

In staff's opinion, application does not appear to injure the value of adjoining or abutting property. Current zoning allows for Modular and Site built homes, consistent with the area.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 7 students (.44 per household X 16 lots). High School over capacity: 2016/2017 capacity: 570 Enrollment: 607

Yes No

Fire and rescue:

Yes No

Law Enforcement:

Staff's Recommendation:

Staff recommends approval of Sketch Plan Sandy Hook Crossing Major Subdivision with the following recommendations:

1. Need to look obtaining drainage easements from adjacent property owners to the outfalls.
2. When preparing drainage plans consult with Health Department for any ditching requirements related to the septic system.



Land Use/Development Application
County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of the application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office, (252) 338-1919, with any questions about your application.

Office Use Only	
PIN:	<u>03-8964-00-94-3691</u>
UDO#	<u>2016-09-14</u>
Date Received:	<u>9/26/16</u>
Received by:	<u>[Signature]</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>2400.00</u>
Please Do Not Write In This Box	

PLEASE PRINT OR TYPE

*10
CK #
231*

Applicant's Name: Steve Bradshaw

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement / letter with this Application.

Avery Family Revocable Trust of July 14, 2000

Applicants Mailing Address: 102 Avery Drive Address Line 1

Address Line 2
Shiloh, NC 27974 City, State, and Zip Code

Daytime Phone Number: 252-455-1028

Street Address Location of Property: +/- 22ac Sandy Hook & Bartlett Roads

General Description of Proposal: Sandy Hook Crossing - Sketch Plat (16 Lot Major Residential Subdivision)

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: Steven D. Bradshaw

Dated: 9/22/16

Office Use Only, Please Do Not Write In This Box	
Is the Property in a Watershed Protection area?	<u>NO</u>
Flood Zone (from FIRM Map):	<u>X</u>
Taxes Paid? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

ALBEMARLE REGIONAL HEALTH SERVICES

230538

Applicant:

EASTERN CAROLINA ENGINEERING
C/O JASON MIZELLE
P O BOX 128
CAMDEN, NC 27921

Owner:

AVERY FAMILY TRUST
102 AVERY DR
SHILOH, NC 27974

Site Location:

LOT 2 SANDYHOOK/BARTLETT RD
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: Provisionally Suitable

If unsuitable, the site may be reclassified to provisionally suitable with the following modification(s):

To obtain an Authorization to Construct:

- * Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- * Pay permit fee of \$225

Comments:

Seasonal Soil Wetness 36"

EHS: 
Carver, Kevin

Date: 10/14/2016

THIS APPROVAL WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

Bertie (252) 794-5303 Camden (252) 338-4460 Chowan (252) 482-1199 Currituck (252) 232-6603
Gates (252) 357-1380 Pasquotank (252) 338-4490 Perquimans (252) 426-2100

Date:

From: Technical Review Staff USPS
(Organization)

To: Camden County Planning Department

RE: Sketch Plan Sandy Hook Crossing - 16 lots

The following is Post Office input for the Sketch Plan Sandy Hook Crossing major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

All lots have to install CBU's for
customers. Make sure the correct
zip code is being used

Disapproved with the following comments:

Name: Derick E. Bourne Signature: [Signature]

Date: 11/2/16

From: Technical Review Staff South Camden W+S District
(Organization)

To: Camden County Planning Department

RE: Sketch Plan Sandy Hook Crossing – 16 lots

The following is SCWSD input for the Sketch Plan Sandy Hook Crossing major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments:

Name: David Credle Signature: David Credle

Date: 10/31/16

From: Technical Review Staff Sheriff's Office
(Organization)

To: Camden County Planning Department

RE: Sketch Plan Sandy Hook Crossing -- 16 lots

The following is Sheriff's input for the Sketch Plan Sandy Hook Crossing major residential subdivision:

Approved as is.

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments:

Name: Rodney Meads Signature: [Handwritten Signature]

Dave Parks

From: Barefoot, Ronnie <barefootr@co.pasquotank.nc.us>
Sent: Thursday, November 03, 2016 4:25 PM
To: Dave Parks
Cc: Dan Porter
Subject: RE: Proposed Stree Name/Subdivision Name

Dave,

I have no attached form for me to make comments.

I have no issues with anything presented.



Ronnie D. Barefoot, ENP
 Technical Operations Manager
 Pasquotank County Sheriff's Office
 Communications Division
 200 E. Colonial Ave.
 Elizabeth City, NC 27909
 (O) 252-338-3772
 (C) 252-339-7848

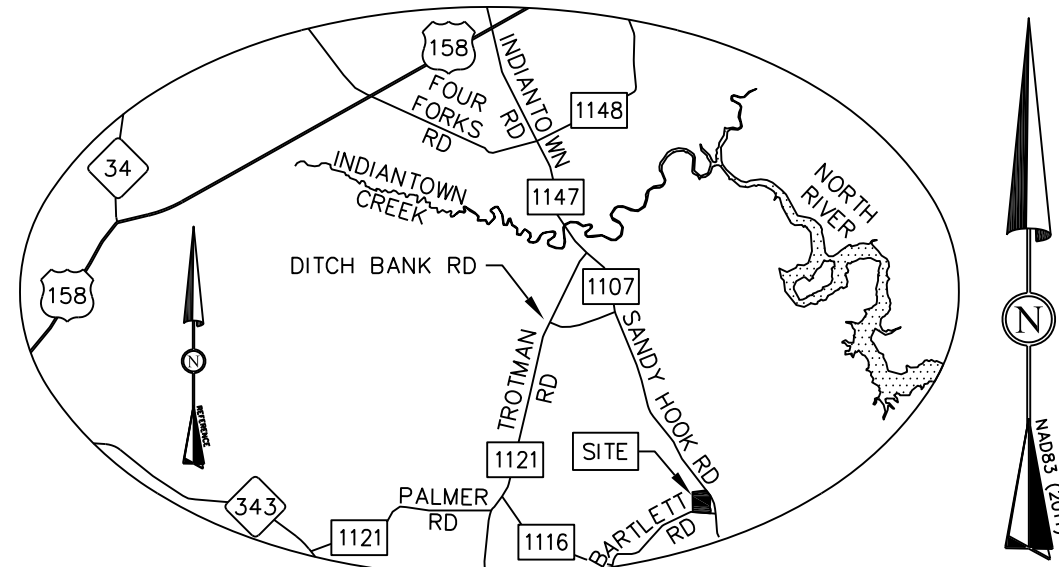
Randy Cartwright, Sheriff

Southeastern Regional Director
 NENA Institute Board

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Monday, August 08, 2016 9:29 AM
To: Barefoot, Ronnie
Cc: Dan Porter
Subject: Proposed Stree Name/Subdivision Name

Ronnie,

Attached is the Preliminary Plat for Mill Run Subdivision located in South Mills. Need verification on subdivision name and street name "Mill Run Loop". In process of addressing (range 100-200).



VICINITY MAP

1" = 10,000'

SITE DATA:

- OWNER/DEVELOPER:
AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, NC 27974
252-455-1028
- SITE INFORMATION:
PIN# 038964009436910000
D.B. 324, PG. 177

SITE AREA: 957,884 SF = 21.99 AC
ZONING: R-3-1 (RESIDENTIAL)
- LOTS TO BE CREATED:
RESIDENTIAL: 16
(MINIMUM LOT SIZE: 43,560 SF = 1.00 AC)
OPEN SPACE: 2
TOTAL: 18
- MINIMUM SETBACKS:
FRONT: 50'
SIDE: 25'
REAR: 25'
- SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. PANEL 3720896400K, DATED DECEMBER 16, 2005.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY TAKEN FROM SURVEY ENTITLED "BOUNDARY SURVEY FOR RANDY WILLIAMS" DATED 11-11-2010 BY SCOTT P. FENWICK, PLS, RECORDED IN P.B. 293, PG. 73.
- MAINTENANCE OF REQUIRED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION, AS APPLICABLE.

N/F
L. L. STEVENS HEIRS
C/O BETTY S. JEWITT
PIN# 038964006453940000
D.B. 86E, PG. 20
ZONING: GUD

LINE TABLE			
LINE	BEARING	TANGENT	DISTANCE
L1	S85° 53' 49"E		21.06

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	489.18'	1998.71'	245.82	14°01'23"	N35° 22' 31"W	487.96'
C2	165.13'	4335.43'	82.57	21°0'56"	N87° 31' 32"W	165.12'

SKETCH PLAT

FOR

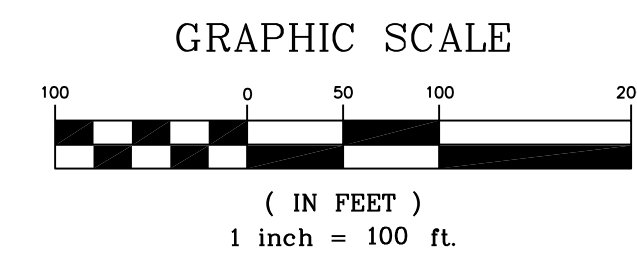
SANDY HOOK CROSSING

SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA

- LEGEND
- BENCH MARK
 - EXISTING IRON PIPE
 - EXISTING IRON REBAR
 - CALCULATED CORNER
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE
 - PROPOSED LANDSCAPING TREE
 - SOIL CLASSIFICATION (SEE CHART BELOW)
 - PROPOSED SEPTIC FIELD LOCATION
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT OF WAY
 - CENTERLINE OF ROAD
 - SOIL TYPE BOUNDARY
 - EXISTING CONTOUR
 - EXISTING TOP OF BANK
 - EXISTING CENTERLINE OF DITCH
 - EXISTING STORMWATER PIPE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING 6" WATERLINE
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT

SOIL CLASSIFICATION CHART

- MuA MUNDEL LOAMY SAND
- S1A STATE FINE SANDY LOAM
- P1A PORTSMOUTH FINE SANDY LOAM
- AaA ALTAVISTA FINE SANDY LOAM



NCCS MONUMENT "CAM22"
N: 944033.96' ± FT
E: 2870212.20' ± FT
ELEV: 12.09' ± FT (NAVD 88)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
DATE OF REVISION: 9/22/2016

RELEASED
9/22/2016

SKETCH PLAT FOR SANDY HOOK CROSSING
SHILOH TOWNSHIP / CAMDEN COUNTY
NORTH CAROLINA

REVISIONS:	NUM.	DATE	DESCRIPTION
Project #:	160018		Sketch
Drawing #:	160018		Sketch
Drawn by:	JAMBLR		
Checked:	KDH		
Approved:	JAM		
Date:	9/22/2016		
Sheet #:	1/1		
Scale:	1" = 60'		

SHEET TITLE: SKETCH PLAT
SHEET NUMBER: C200





Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 13.4
Meeting Date: December 05, 2016

Submitted By: Dave Parks, Permit Officer
 Planning & Zoning
 Prepared by: Amy Barnett

Item Title **Set Public Hearing - UDO 2016-10-03 Solar Facility - Shiloh Hwy 1108 Solar LLC**

Attachments: UDO 2016-10-03 Shiloh Hwy 1108 Solar LLC - FOF (PDF)
 UDO 2016-10-03 Shiloh Hwy 1108 Solar Preliminary Layout Map (PDF)

Summary:

FOR CONSENT AGENDA

Planning Board met on November 16, 2016 to consider the Special Use Permit application and after discussion with staff, adjacent property owners, and applicant, and considering Technical Review Committee input, Planning Board recommended approval of the Special Use Permit application with the conditions as stated in Staffs Findings on a 6-0 vote.

Recommendation:

- 1) Set Public Hearing at the BOC next scheduled regular meeting.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY:
 M. McLain _____
 G. Meiggs _____
 S. Duckwall _____
 T. White _____
 C. Riggs _____
 NO MOTION _____

VOTE:
 M. McLain _____
 G. Meiggs _____
 S. Duckwall _____
 T. White _____
 C. Riggs _____
 ABSENT _____
 RECUSED _____

Item Number:

Meeting Date: December 5, 2016
Attachments: SUP Findings of Facts with supporting documents
Submitted By: Planning Department

ITEM TITLE: Set Public Hearing – Special Use Permit
 Application (UDO 2016-10-03) for a 5MW AC
 Solar Facility for Shiloh Hwy 1108 Solar LLC
 (SUNENERGY1)

SUMMARY:

Planning Board met on November 16, 2016 to consider the Special Use Permit application and after discussion with staff, adjacent property owners, applicant and considering Technical Review Committee input, Planning Board recommended approval of the Special Use Permit application with the conditions as stated in Staffs Findings on a 6-0 vote.

RECOMMENDATION:

- 1) Set Public Hearing at the BOC next scheduled regular meeting.

**UDO 2016-10-03
Special Use Permit
Findings of Facts**

PROJECT INFORMATION

<p>File Reference: UDO 2016-10-03 Project Name; Solar Farm PIN: 03-8973-00-40-4337 Applicant: Shiloh Hwy 1108 Solar LLC Address: 192 Raceway Drive Mooresville, NC 28117 Phone: (704) 662-0375 Email:</p> <p>Agent for Applicant: Linda Nwadike Address: Phone: Email:</p> <p>Current Owner of Record: Michael/Stacey Riggs</p> <p>Meeting Dates: 11/16/2016 Planning Board</p>	<p>Application Received: 10/10/2016 By: David Parks, Permit Officer</p> <p>Application Fee paid: \$400 Check # 16843</p> <p>Completeness of Application: Application is generally complete</p> <p>Documents received upon filing of application or otherwise included:</p> <ul style="list-style-type: none"> A. Land Use/Development Application B. Commercial Site Plan C. Project Summary Letter D. Deed & Lease Agreement E. Documentation of all requirements from NC State Utilities Commission (not in packet). F. Technical Review comments G. Drainage Report (Not in packet)
---	---

PROJECT LOCATION:

Street Address: Intersections of Sandy Hook Road and Sassafras Lane
Location Description: Shiloh Township

Vicinity Map:



REQUEST: Construction of a 5MW AC Solar Facility. Camden County Code Article 151.334 Table of Permissible Uses (Use # 17.400); Specific Standards – Article 151.347(V).

SITE DATA

Lot size: Approximately 90 acres in size
Flood Zone: X
Zoning District(s): Mixed Single Family Residential (R2)
Existing Land Uses: Farmland/Woodland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	R2/GUD/CC	R2/GUD	R2	R2
Use & size	Woodland/Farmland 41 acres	Farmland over 88 acres/4 residential lots – 4 acres	Woodland – approx 32 acres; 1 residential lot	7 residential lots will be adjacent to the solar farm.

Proposed Use(s): Solar Farm

Description of property:

Property has approximately 36 acres of woodland and 54 acres under farm use.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall:

INFRASTRUCTURE

There are currently no utilities servicing the property.

Traffic: During construction phase there will be increased traffic along Sandy Hook Road and Sassafras Lane.

1. **Utilities:**
 - A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Applicant requesting use of portable toilet.
 - B. **Does the applicant propose the use of public sewage systems?** No
 - C. **Does the applicant propose the use of public water systems?** No.

- D. **Distance from existing public water supply system:** Approximately 2,500 feet on Sandy Hook Road.
- E. **Is the area within a five-year proposal for the provision of public water?** No
- F. **Is the area within a five-year proposal for the provision of public sewage?** No

2. **Landscaping**

- A. **Is any buffer required?** Yes. Indicated on site plan.
- B. **Is any landscaping described in application:** Yes.

3. **Findings Regarding Additional Requirements:**

- A. **Endangering the public health and safety:**
- B. **Injure the value of adjoining or abutting property:**
- C. **Harmony with the area in which it is located:** Yes. The property is zoned for the proposed use.
- D. **Conformity with the Plans**
 - (1). Land Use Plan – Area is consistent with County’s Future Land Use Map for proposed use.
 - (2). Thoroughfare Plan – Only access to site is off Sassafras Lane (SR 1108)
 - (3). Other Plans officially adopted by the Board of Commissioners – N/A
- E. **Will not exceed the county’s ability to provide public facilities**
 - (1). Schools – No impact.
 - (2). Fire and rescue – Minimal impact.
 - (3). Law Enforcement – Minimal impact.
- F. **Other County Facilities** – N/A

Planning Staff is recommending approval of the Special Use Permit for the installation of the requested Solar Farm with the following conditions:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved plans contained in the file titled UDO 2016-10-03.
3. Applicant shall provide Camden County Planning Office proof of the continuous operation annually (no later than January 30th) or upon request of the county which shall not be unreasonable in the form a letter from the facility owner stating the facility has been operational during the previous year.
4. Upon completion of the installation of the solar farm, Sun Energy shall provide training to Fire Marshall, South Camden Volunteer Fire Department and Sheriff’s Office personnel as to the potential risks involved in case of an emergency inside the facility.
5. Applicant shall provide the Sheriff’s Officer with a key or combination to the entrance into the facility in case of an emergency. Sheriff’s office shall contact owner prior to entry to ensure all power has been secured prior to entry.

6. Place Type A – Opaque Landscape Buffer starting at the South East portion of the property from Sassafras Lane to a point 10 feet past the out building of the property that abuts the solar farm.
7. Hours of operations during construction phase shall be Monday – Saturday, dawn to dusk.
8. Property shall be maintained throughout the solar farms lifetime to include maintenance of the buffer area and grass. Grass shall not exceed 24 inches in height.
9. Applicant shall provide Camden County with a third party estimate of the salvage value of all equipment related to the project.
10. The property shall sign a decommissioning plan/agreement that obligates either the facility or property owner to decommission the facility as required by Camden County.
11. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.



Land Use/Development Application

County of Camden, North Carolina

Depending upon the type of proposal, the proposal may require a Zoning Permit, Conditional Use Permit, or Special Use Permit. This form is used as the start of application process. All applicants must submit a site plan (see "Minimum Site Plan Requirements") and a valid Health Department permit. Applicants for a Conditional Use Permit or Special Use Permit should review the "Requirements for Conditional Use Permit and Special Use Permit Applications".

Applicants for a subdivision must submit this form as their Special Use Permit application.

Please consult the Planning Office (1-252-338-1919) with any questions about your application.

Please Do Not Write in this Box	
PIN:	<u>03-8973-00-40-437</u>
UDO#	<u>2016-10-03</u>
Date Received:	<u>10/10/16</u>
Received by:	<u>of</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>400.⁰⁰/₁₀₀</u>

CK #
16843

PLEASE PRINT OR TYPE

Applicant's Name: Shiloh Hwy 1108 Solar, LLC

If the Applicant is acting as agent for another person (the "principal"), please give that person's name on the line below and submit a copy of the agency agreement/letter with this Application.

Linda Nwadike

Applicant's Mailing Address: 192 Raceway Drive Mooresville, NC 28117

Daytime Phone Number: (704) 662-0375 X104

Street Address Location of Property: approximately at S. Sandy Hook Rd, Shiloh NC 27974 GPS Point 36.161082 & -76.020209

General Description of Proposal: Construction of a 5MW AC solar facility.

I swear or affirm that the foregoing information and all attachments hereto (now or subsequently provided as part of this application) are true and correct to the best of my knowledge.

Signed: [Signature]

Dated: 10/7/16

* Information to be filled out by Planning Department

*Is the Property in a Watershed Protection area? NO

*Flood Zone (from FIRM Map): X *Taxes paid? no

(F) Applicants for a Conditional Use Permit or a Special Use Permit must respond to the following issues and include those responses with their application: [Article 151.509] (The applicant may use separate sheets for answers to these questions.)

(1) Will the proposal in any way endanger the public health or safety?

The installation of the solar photovoltaic facility will not endanger public health or safety. The solar panels do not generate any emissions that will cause negative health effects to the public. The panels do not generate any noise, odor or lighting. The panels are safe and the technology have been widely used since the 1950s. Additionally, the panels do not have any impact on the environment.

(2) Will the proposal in any way injure the value of adjoining or abutting property?

The proposed solar facility will not injure the property value of adjoining or abutting properties in the vicinity of the project site. Many studies conducted by real estate companies, banks and local home value assessors have concluded that having a solar facility next to your home does not affect the value of that home positively or negatively. The solar facility will implement setbacks from property boundaries as required by the county ordinance. Additionally, a vegetative buffer will be added to mitigate any visual impact. A solar facility is a low impact use of neighboring property. A long term lease of the proposed solar facility site protects the property current zoning status and ensures there are no additionally development of the property for 25+ years. A list of property owners within 250 feet of the proposed site is shown on the preceding page.

(3) Is the proposal in conformity with the:

(a) Land Use Plan The parcel is currently zoned Residential 2 and conforms to Camden County Special Use Permit table (151.334) of permissible Use No 17.400 for Solar farms.

(b) Thoroughfare Plan Not applicable

(c) Watershed Plan Not applicable

(4) Will the proposal exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities?

(a) Schools The installation of the solar facility will not affect nor impact the Camden county school system in anyway.

(b) Fire and rescue

The solar facility will not affect the Camden county fire and rescue facilities.

(c) Law Enforcement

The construction of the facility will not impact the Camden county law enforcement. The Applicant will need security personnel during construction of the facility and is willing to hire local law enforcement.

(d) Other County facilities

There will be no additional burden to the Camden County infrastructure including the roadway system, water and sewer service.



Elaine F. Marshall
Secretary

North Carolina

DEPARTMENT OF THE
SECRETARY OF STATE

PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

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[Print a Pre-Populated Annual Report form](#)

Corporate Names

Legal: Shiloh Hwy 1108 Solar, LLC

Limited Liability Company Information

SosId: 1391111
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 7/21/2014
Fiscal Month: January
State of Incorporation: NC
Registered Agent: Habul, Kenny

Corporate Addresses

Mailing: 192 Raceway Drive
Mooresville, NC 28117-6509
Principal Office: 192 Raceway Drive
Mooresville, NC 28117-6509
Reg Office: 192 Raceway Drive
Mooresville, NC 28117-6509
Reg Mailing: 192 Raceway Drive
Mooresville, NC 28117-6509

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager: Kenny Habul
192 Raceway Drive
Mooresville NC 28117



SHILOH HWY 1108 SOLAR LLC

PROPOSED SOLAR PROJECTS

SPECIAL USE PERMIT APPLICATION

Project Overview:

Shiloh Hwy 1108 Solar, LLC (the "Applicant") is proposing to build a 5 MW (AC) renewable energy generating facility within Camden County. The facility will be constructed on approximately 50 acres of land. The Shiloh Hwy 1108 solar site is located approximately at South Sandy Hook Rd, Shiloh, North Carolina, GPS point 36.161082 & -76.020209.

The 5 MW AC project will be a ground-mounted solar photovoltaic facility utilizing a single-axis tracking system and comprised of approximately 23,000 solar modules. There will be 6-foot security fence with 1-foot barbed wire that will enclose the solar facility and there will be a 10-foot wide security access gate to allow operation and maintenance personnel access to the site. Once the solar farm has been constructed, it is anticipated the crew will visit each site less than once a month. There will be no additional burden to Camden County infrastructure including the roadway system, water and sewer service, schools or fire/police.

The panels do not generate any noise, have no emissions, no odor, no lighting and are remotely monitored on a 24-hour basis. The panels will be mounted on a racking system secured by piles driven into the ground. Geotechnical evaluations will determine the depth of the piles and all work will be in accordance with North Carolina Codes and certified by North Carolina engineers. The structural design will be designed to withstand local hurricane requirements.

Construction Timeframe & Jobs:

We anticipate construction of the site will take two to three months from issuance of a building permit and intend to hire local vendors and subcontractors whenever possible. We anticipate the creation of 100-200 full-time jobs during construction and four to five permanent positions.

Permits:

The applicant, Shiloh Hwy 1108 Solar, LLC will comply with all local building codes, North Carolina Utilities Commission rules & regulations, storm-water and erosion control standards, and Federal Energy Regulatory Commission regulations to ensure a safe and viable development for Camden County and its residents. Applicant will follow all Camden County zoning requirements in regards to setbacks, buffering, height & decommissioning



restrictions. At the end of the solar facility’s useful life, the land can be easily returned to its current state.

Land Control:

Shiloh Hwy 1108 Solar LLC has entered into an Option to Lease with the below property owner and will own 100% of the generating facility built on the site. The site is comprised of the parcel as identified below:

Owner	Parcel #	Owner Address	Current Zoning
Michael Carey Riggs & Stacey Midgette Riggs	038973004033370000	1442 South 343 Shiloh, NC 27974	Residential 2

Flood Zone:

The proposed site is located on flood Zone X as can be seen on the below map, which is a minimal flood risk zone. This area is outside the 1% annual chance floodplain.





Decommissioning Plan:

The applicant will follow Camden County ordinance for decommissioning. If the solar facility does not generate any electricity for a continuous period of 12 months, the facility owner has 12 months to complete decommissioning. However, the 12 months does not include any delay resulting from force majeure.

The Project consists of numerous recyclable materials, including glass, semiconductor material, steel, wood, aluminum, copper, and plastics. When the Project reaches the end of its operational life, the component parts can be dismantled and recycled. The Project components will be dismantled and removed using minimal impact conventional construction equipment and recycled or disposed of safely.

This Project has an estimated useful lifetime of 30 years or more, with an opportunity for a lifetime of 50 years or more with equipment replacement and repowering. However, this plan assumes that at the end of the 25-years the system will be completely dismantled and the site restored to its preconstruction state.

In case of abandonment of project during construction, the same decommissioning procedures will be undertaken and the same decommissioning and restoration program will be honored. The facility will be dismantled, materials removed and recycled, the soil that was removed will be graded and the site returned to its preconstruction state.

General Removal Process:

1. The PV facility shall be disconnected from the utility power grid.
2. PV modules, shall be disconnected, collected and returned per the Solar Collection and Recycling Program
3. Site aboveground and underground electrical interconnection and distribution cables shall be removed and recycled off-site by an approved recycling facility.
4. PV module support beams and aluminum racking shall be removed and recycled off-site by an approved recycler.
5. PV module support steel and support posts shall be removed and recycled off-site by an approved metals recycler.
6. Electrical and electronic devices, including transformers and inverters shall be removed and recycled off-site by an approved recycler.
7. Fencing shall be removed and will be recycled off-site by an approved recycler.



8. The only roads constructed for the project site will be the interior and perimeter access roads constructed of a minimum 4" aggregate base. These roads can remain onsite should the landowner choose to retain them, or be removed and the gravel repurposed either on- or off-site.
9. The Project Site may be converted to other uses in accordance with applicable land use regulations in effect at that time of decommissioning. There are no permanent changes to the site and it can be restored to its original condition including re-vegetation. Any soil removed for construction purposes will be relocated on the site or used for landscaping after construction is complete. [d]

Estimated Demolition Cost:

Demolition of Solar Arrays	\$	434,946.78
Electrical Demo Costs	\$	75,093.81
Labor Demo Costs	\$	140,797.73
Equipment Costs and Operator	\$	32,497.62
Truck Costs	\$	82,914.50
Landfill Costs	\$	103,643.12
Demolition of O&M Building	\$	253.10
Costs to Demo Building	\$	-
Transportation Costs to remove building	\$	75.93
Landfill Costs for Building	\$	177.17
Demolition of Substation	\$	-
Costs to demo Substation Steel and Equipment	\$	-
Decommission MPT, remove oil & ship	\$	-
Transportation Costs to remove debris (per truck)	\$	-
Landfill Costs for Substation Debris (per truck)	\$	-
Transportation Costs of foundation debris	\$	-
Landfill costs of foundation debris	\$	-
Demolition of Transmission Line	\$	-
Labor Costs to remove T-Line, Poles, equipment, etc.	\$	-
Landfill costs for Poles	\$	-
Demolition of Perimeter Fences	\$	16,000.00
Labor Costs to remove security Fence	\$	14,400.00
Transportation Costs	\$	1,600.00



Land Restoration	\$	47,531.57
Land Restoration Costs for Array Area	\$	47,531.57
Land Restoration at Substation	\$	-
Management and Overheads (10% of Total)	\$	48,273.15
Demolition Total	\$	547,004.60

Estimated Decommissioning Cost:

Investment	\$	12,654,838.00	2.0%
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Year	Removal Costs (assume 2% annual labor cost inflation) (\$)	Salvage Value (\$)	NET (\$)
1	547,005	8,858,387	8,311,382
2	557,945	8,459,759	7,901,814
3	569,104	8,079,070	7,509,966
4	580,486	7,675,117	7,094,631
5	592,096	7,291,361	6,699,265
6	603,938	6,890,336	6,286,398
7	616,017	6,511,368	5,895,351
8	628,337	6,088,129	5,459,792
9	640,904	5,692,401	5,051,497
10	653,722	5,293,933	4,640,211
11	666,796	4,923,358	4,256,562
12	680,132	4,554,106	3,873,974
13	693,735	4,212,548	3,518,813
14	707,610	3,875,544	3,167,934
15	721,762	3,565,500	2,843,738
16	736,197	3,244,605	2,508,408
17	750,921	2,952,591	2,201,670
18	765,939	2,657,332	1,891,393
19	781,258	2,391,599	1,610,341
20	796,883	2,128,523	1,331,640
21	812,821	1,894,385	1,081,564
22	829,077	1,667,059	837,982
23	845,659	1,467,012	621,353
24	862,572	1,246,960	384,388
25	879,823	1,097,325	217,502



26	897,419	987,593	90,174
27	915,367	987,593	72,226
28	933,674	987,593	53,919
29	952,347	987,593	35,246
30	971,394	987,593	16,199

As discussed above, this plan assumes that at the end of the 25-years the system will be completely dismantled. At the end of the useful life of the solar modules, the facility value will be reduced to that of the commodity materials it's constructed of – steel, copper, and aluminum.

As illustrated on the above table at year 25 the estimated removal cost of the system is \$879,823 and the salvage value is \$1,097,325. Therefore, the salvage value of the system is greater than the demolition cost.

An irrevocable letter of credit required per the County Ordinance which is equal to the estimated removal cost of the solar facility less the salvage value of the equipment should be waived as the salvage value is greater than the removal cost.

Camden County, North Carolina

PO Box 128, Camden, NC 27821 (919) 339-1919

03.8973.00.40.3337.0000 1 of 1 1

RIGGS MICHAEL CAREY
STACEY HIDGETTE RIGGS
1442 SOUTH 343
SHILOH NC 27974

No Image Found

SANDY HOOK RD

OPEN BOOK PAGE	PAGE # OF PAGES	EFFECTIVE DATE
237 754	3 47	
ACCOUNT	NEWS BOOK	ISSUES
	0	7/04/2014

HOTELS

LOCAL DESCRIPTION	LOT
	0

STRUCTURE		STORIES	0.000
FOUNDATION	CONCRETE		
EXT BRICK	CRABE		
ROOF STYLE	TDM FLAT	0	
ROOF MATERIAL	SP/ECTIVE TYPA	0	
WIND WALLS	SPRT	0	
FLOORING	BATHS	0.00	
HEAT	FIREPLACED		
HEAT FUEL			
AIR COND	TOTALS/FT	0	

SOLICITATION	
DATE	10/4/2006
PRICE	\$15,000
QUALIFIED	0

LANDS

ZONE	CODE	DESCRIPTION	FRONT FEET	DEPTH	ACRES	RATE	VALUE
R-2	20070	OPEN LAND AC			56.960 A	\$4,200.00	\$239,232
R-2	40030	WOODLAND AC			34.180 A	\$1,200.00	\$41,016

ACRES 91.140 Total Land Value \$280,248

ZONE	CODE	DESCRIPTION	FRONT FEET	DEPTH	ACRES	RATE	VALUE
R-2	122000	OPEN LAND #2			17.590 A	\$1,010.00	\$17,765
R-2	125000	OPEN LAND #5			39.370 A	\$675.00	\$26,574
R-2	141000	WOODLAND #1			34.180 A	\$440.00	\$15,039

Total Land Use Value \$59,378

DESCRIPTION	LENGTH	WIDTH	ACRES	AN. RATE	TAX	VALUE
Total Out Building Value \$0						

OTHER FEATURES TOTAL VALUE \$0

Total Sections Value \$0	
TOTAL PARCEL VALUE	
LAND	\$280,248
BUILDING	\$0
OUT BUILDING	\$0
ADDED VALUE	\$280,248
LESS DEFERRED	\$220,870
TAXABLE VALUE	\$59,378

Issued Jan 28 2003
\$270.00
State of North Carolina
Camden County
Real Estate Excise Tax

BOOK 168 PAGE 243

FILED in Camden County, NC
on Jan 28 2003 at 04:53:00 PM
by Peggy C. Kight
Register of Deeds

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$270.00
\$2.00 per \$1,000

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 270.00

Parcel Identifier No. 03-2973-00-40-5557 Verified by 31024 LSC County on the 29 day of January, 2003
By: 135,000 - 1350.00 per 100

Mails/Box to: WILLIAM H. MORGAN, JR., 410 EAST MAIN STREET, ELIZABETH CITY, NC 27909

This instrument was prepared by: WILLIAM H. MORGAN, JR., 410 East Main Street, Elizabeth City, NC 27909

Brief description for the index: 112.9 ACRE PARCEL, SHILOH TOWNSHIP

THIS DEED made this 29th day of January, 2003, by and between

GRANTOR	GRANTEE
ELIZABETH T. DWIGGINS and husband, JOHN A. DWIGGINS 4007 Dogwood Trail Greensboro, NC 27410	MICHAEL C. RIGGS and wife, STACEY M. RIGGS 1442 South Highway 343 Shiloh, NC 27974

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Shiloh Township, Camden County, North Carolina and more particularly described as follows:
SEE ATTACHED "EXHIBIT A" WHICH IS INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 3 page 47.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

See RIW agreement
BK 175 Pg 859

BOOK 168 PAGE 245

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exception: Easements, reservations, restrictions, and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Elizabeth I. Dwiggins, Her Attorney-in-Fact
By: Elizabeth I. Dwiggins, Her Attorney-in-Fact
Title: Elizabeth I. Dwiggins, Her Attorney-in-Fact
By:
Title:
By:
Title:

State of North Carolina - County of Caswell

I, the undersigned Notary Public of the County and State aforesaid, certify that JOHN A. DWIGGINS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of January, 2003.

My Commission Expires: Apr 10, 2004
Notary Public

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is the of a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in his name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this day of 20.

My Commission Expires:
Notary Public

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that

Witness my hand and Notarial stamp or seal, this day of 20.

My Commission Expires:
Notary Public

The foregoing Certificate(s) of is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: Register of Deeds for County Deputy/Assistant - Register of Deeds

GROUND LEASE AND EASEMENT AGREEMENT

This GROUND LEASE AND EASEMENT AGREEMENT, including any applicable exhibits and riders attached hereto (this "Ground Lease"), is dated as of the 17th day of March, 2016 ("Effective Date") between MICHAEL C. RIGGS and STACEY M. RIGGS, having an address at 1442 Highway 343 South, Shiloh, NC 27974 (collectively, "Owner") and SHILOH HWY 1108 SOLAR, LLC, a North Carolina limited liability company, having a principal business address at 192 Raceway Drive, Mooresville, NC 28117 and its related affiliated entities (collectively, "Tenant").

In consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound hereby, hereby agree as follows:

1. **Definitions.** For all purposes of this Ground Lease the following terms shall have the meanings assigned to them in this Article 1, and include the plural as well as the singular. Capitalized terms used in this Ground Lease and not defined herein shall have the meaning given in the Option to Lease entered into by and between the Parties hereto and dated December 1, 2014.

1.1 "Affiliate" means, when used with reference to a specified Person, any other Person that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with the Person specified. For purposes of the foregoing, "control", "controlled by" and "under common control with" with respect to any Person means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, whether through the ownership of voting securities, partnership interests or by contract or otherwise.

1.2 "Business Day" means any day other than Saturday or Sunday or a legal holiday observed by the State of North Carolina.

1.3 "Casualty" means any loss or destruction of or damages to the Facility or the Site resulting from any act of God, fire, explosion, earthquake, accident or the elements, whether or not covered by insurance and whether or not caused by the fault or negligence of either Party, or such Party's employees, agents, contractors, or visitors.

1.4 "Closing" has the meaning set forth in Section 23.2.

1.5 "Commercial Operation Date" means the date upon which Tenant notifies Owner that the Facility is commercially operational.

1.6 "Environmental Laws" means any federal, state or local law, code, statute, ordinance, rule, regulation, rule of common law, guideline or informal policy position, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material; or any substances or mixture of any Hazardous Materials regulated thereunder, now or hereafter enacted or promulgated (collectively, and including, without limitation, any such laws which require notice of the use, presence, storage, generation, disposal

further agrees to indemnify and hold Owner harmless for any and all damage of any kind arising from Tenant's failure to comply with the aforementioned rules and regulations.

24.19 No Waiver. Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any other provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent or approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed a consent to or approval of said action on any subsequent occasion. Any and all rights and remedies which either party may have under this Lease or by operation of law, either at law or in equity, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other; and no one of them whether exercised by said party or not, shall be deemed to be in exclusion of any other; and two or more or all of such rights and remedies may be exercised at the same time.

24.20 Advice of Counsel. Each party to this Ground Lease represents and warrants to each other party that such party has read and fully understands the terms and provisions hereof, has had an opportunity to review this Ground Lease with legal counsel, and has executed this Agreement based upon such party's own judgment and advice of independent legal counsel (if sought).

IN WITNESS WHEREOF, the Parties hereto have caused this Ground Lease to be duly executed by their respective officers thereto duly authorized as of the day and year first above written.

[Signature pages to follow]

OWNER:

Michael C. Riggs
Michael C. Riggs

Stacey M. Riggs
Stacey M. Riggs

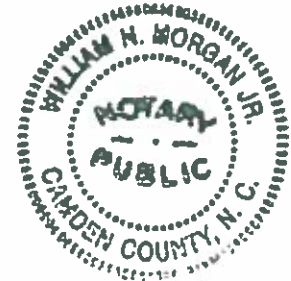
STATE OF NORTH CAROLINA
COUNTY OF PASQUOTANK

I, William H. Morgan, Jr., a Notary Public, do hereby certify that MICHAEL C. RIGGS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4th day of April, 2016.

William H. Morgan, Jr.
Notary Public
My Commission Expires: April 10, 2019

(Official Seal)



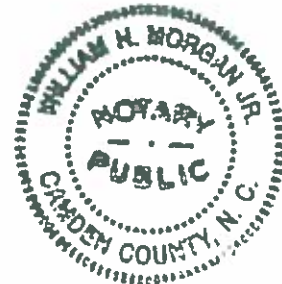
STATE OF NORTH CAROLINA
COUNTY OF PASQUOTANK

I, William H. Morgan, Jr., a Notary Public, do hereby certify that STACEY M. RIGGS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 4th day of April, 2016.

William H. Morgan, Jr.
Notary Public
My Commission Expires: April 10, 2019

(Official Seal)



[Signatures continued from previous page]

TENANT:

SHILOH HWY 1108 SOLAR, LLC

By: [Signature]
Name: Kenny Habul
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Mackenzie Meinhold a Notary Public, do hereby certify that Kenny Habul personally appeared before me this day and acknowledged that he is the Manager of SHILOH HWY 1108 SOLAR, LLC, and by authority duly given and as the act of Manager, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of April, 2016.

[Signature]
Notary Public
My Commission Expires: 4-2-19

(SEAL)



Dave Parks

From: Chris Carver <ccarver@cityofec.com>
Sent: Tuesday, November 01, 2016 10:18 AM
To: Dave Parks
Subject: Re: Proposed Solar Farm

Dave,

I do not see any major issues with this site. The only concern I see is that Sun Energy must maintain the site throughout its lifetime, meaning grass kept cut in and around the fenced area to prevent a grass fire. I feel that they do this at their other sites but wanted to put it in an official comment for TRC. I also agree with Kirk, that there needs to be some sort of training provided in the event an emergency occurs within the fenced in area. They should be aware of the amount of electricity that is present so that no one gets hurt. If you need anything else do not hesitate to give me a call.

*Chris Carver
Deputy Chief of Administration
Elizabeth City Fire Department
252-338-3913 Office
252-340-0343 Cell*

On Thu, Oct 27, 2016 at 2:21 PM, Dave Parks <dparks@camdencountync.gov> wrote:

Attached is a proposed site plan with summary letter on a proposed solar farm located at/near the intersection of Sandy Hook Road and Sassafras Road in Shiloh Township. The Special Use Permit for the use is scheduled to go to the Planning Board on November 16, 2016. Request provide any inputs you may have by November 4, 2016.

David Parks

Permit Officer

Camden County

(252) 338-1919 ext 232

Dave Parks

From: Kirk Jennings <kirkjennings@centurylink.net>
Sent: Monday, October 31, 2016 7:54 PM
To: Dave Parks
Subject: Re: Proposed Solar Farm

Dave

I don't see where this would pose any issues to the fire department. However, the only request that I do have would be for Sun Energy to provide us some type of tour and training of the facility when it is completed so that our personnel know what to do or not to do if we are ever faced with an emergency at the facility.

Thanks
Kirk

Sent from my iPhone

On Oct 27, 2016, at 2:21 PM, Dave Parks <dparks@camdencountync.gov> wrote:

Attached is a proposed site plan with summary letter on a proposed solar farm located at/near the intersection of Sandy Hook Road and Sassafras Road in Shiloh Township. The Special Use Permit for the use is scheduled to go to the Planning Board on November 16, 2016. Request provide any inputs you may have by November 4, 2016.

David Parks
Permit Officer
Camden County
(252) 338-1919 ext 232

<Sun Energy Summary.pdf>

<Shiloh_hwy 1108_10-7-16 Site Plan.pdf>

Dave Parks

From: Midgett, Randy <rmidgett@ncdot.gov>
Sent: Monday, October 31, 2016 11:21 AM
To: Dave Parks
Cc: Hoadley, James W
Subject: RE: Proposed Solar Farm

Dave,

Our only comments are that prior to construction they will need to apply for Driveway Permits and Encroachment Agreements.

Randy W. Midgett, PE
 District Field Engineer
 Division One – District One
 NC Department of Transportation

252 331 4737 office
 252 339 1766 mobile
rmidgett@ncdot.gov

1929 North Road Street
 Elizabeth City, NC 27909



Nothing Compares

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

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From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Thursday, October 27, 2016 2:21 PM
To: ccarver@cityofec.com; kirkjennings@centurylink.net; Bass, Brent W; Midgett, Randy
Cc: Dan Porter
Subject: Proposed Solar Farm

Attached is a proposed site plan with summary letter on a proposed solar farm located at/near the intersection of Sandy Hook Road and Sassafras Road in Shiloh Township. The Special Use Permit for the use is scheduled to go to the Planning Board on November 16, 2016. Request provide any inputs you may have by November 4, 2016.

David Parks
 Permit Officer
 Camden County
 (252) 338-1919 ext 232

Memorandum

To: Dan Porter, Planning Director
From: Greg Johnson, Drainage Engineer
Date: October 24, 2016
Re: Solar Energy1
Plan and Calculations Review



I received a drainage submittal package from the Timmons Group on Oct 20. The materials were dated October 14, 2016. Contained within the package were

1. Pre and Post development drainage area maps
2. A narrative
3. Solis report
4. NOAA Precipitation report and
5. Pre and Post predicted runoff reports from Pond Pack

The report directly addresses our criterion that the project reduces the potential curve number from the computed existing condition by four points. They note the existing curve numbers based upon row crops in good condition. I validated this as correct during my field inspection. They report that the post developed conditions emulates a grass (open space) condition after construction. Based upon previous experience I suggest that this is correct. There are reports available through an internet search which also suggest this outcome.

Reducing the curve number by four points helps ensure that the pre to post flow rates show a reduction once the project is completed. Based upon this information I advise that the materials be accepted with conditions.

The materials included runoff rates from the project using Pond Pack. I suggest that these rates may not be realistic and not acceptable. Because of the curve number analysis there is no present need to revise them. Our manual directs that EPA SWMM be used to calculate flows. The topography in our county is flat. Simply calculating a runoff without a routing of flows will result in misleading high flow rates. If there is a future need to calculate a flow rate a proper analysis shall be performed and shall analyze the hydraulic characteristics of the receiving system.

The engineer states within the materials that the existing grading and drainage patterns will be maintained. This is stated on the plans. I ask that as a condition of acceptance that an additional note be added that states that existing ditch grades and sections will be maintained and that no pipes or culverts will be placed on the project.

Materials Review
SunEnergy1

October 24, 2016
Page 2

The engineer also states that this submittal does not address the site under construction. The under construction condition can produce more runoff than the existing condition and release significant amounts of sediment. This must be addressed before construction begins.

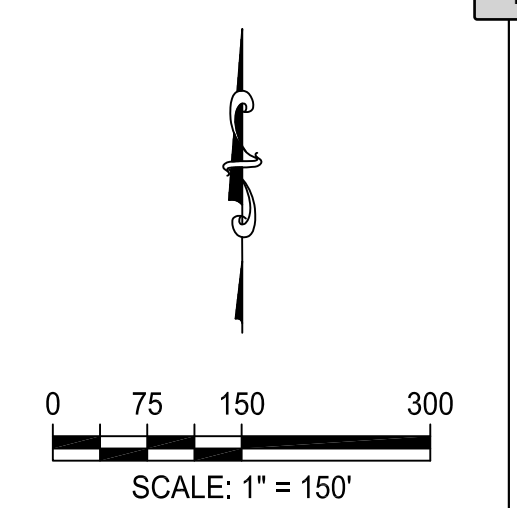
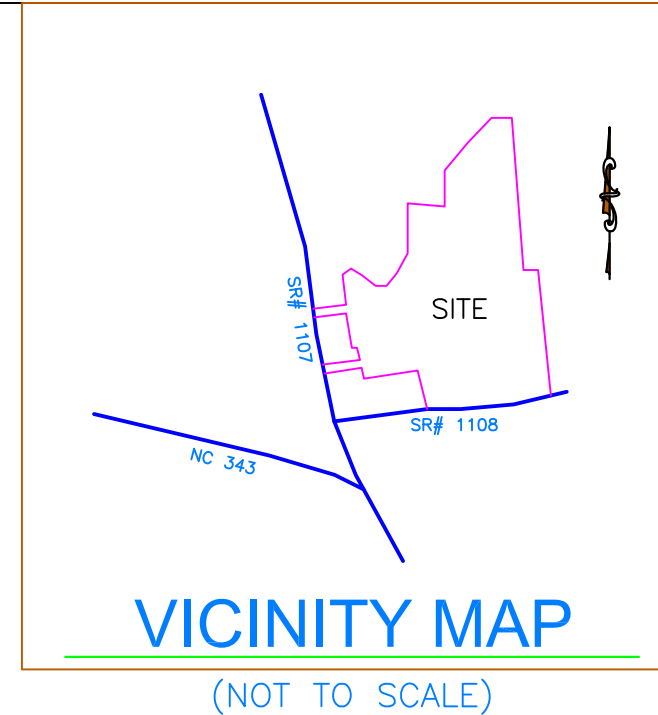
If you have any questions concerning these comments, please call me.

Respectively submitted



C. Gregory Johnson, P.E.
(757) 353-8695
3536 W. Coral Key
Virginia Beach, VA 23452-4404

C:\Users\vick.posey\Dropbox (SunEnergy1)\Engineering (1)\Shiloh Hwy 1108\Drawings\Preliminary Two 10-25-2016.dwg Layout: SL1.0 Plotted: 10/31/2016 4:31:27 PM



TOTAL AC OUTPUT	5 MW
ADDRESS	APPOX.958 SOUTH SANDY HOOK RD CAMDEN, NORTH CAROLINA 27973

LEGEND	
PROPERTY BOUNDARY	
FENCE	
GATE	
PV ARRAY	
"A" OPAQUE 25' BUFFER	
"B" SEMI-OPAQUE 25' BUFFER	

- NOTES:
- PROJECT IS LOCATED IN FLOOD ZONE X PER FEMA FLOOD MAPS.
 - TOTAL SITE ACREAGE: 91.140 ACRES UTILIZING 50.963 ACRES
 - LATITUDE: 36.161082
LONGITUDE: -76.020209
 - POINT OF INTERCONNECTION WILL CONSIST OF UP TO 5 POLES OWNED BY DOMINION POWER LOCATED ALONG THE LEFT SIDE OF SASSAFRAS LANE.
 - LANDSCAPE BUFFERS SHALL CONSIST OF TYPE A (OPAQUE BUFFER) ALONG RESIDENTIAL PROPERTY BOUNDARIES, AND TYPE B (SEMI-OPAQUE BUFFER) ALONG PUBLIC ROADS AND RIGHT OF WAYS. ALL BUFFERS SHALL BE APPROVED BY LOCAL AUTHORITIES.
 - FENCE SHALL CONSIST OF 6 FT CHAIN LINK WITH 1' BARBED WIRE TOPPER.

SUNENERGY1
 192 Raceway Dr.
 Mooresville, NC 28117
 (T) 704-662-0375
 (F) 704-662-0352

NO.	DATE	DESCRIPTION	CHECKED	DRAWN	REP
1	3/31/16	PRELIMINARY LAYOUT			

PROJECT NAME	SHILOH HWY 1108	
DRAWING TITLE	PV POWER PLANT IN CAMDEN, NORTH CAROLINA	
DATE ORIGINAL	3/31/16	SCALE
LATEST REVISION		JOB NO. NC14061

DRAWING NO.	SL1.0
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