



CAMDENCOUNTY

new energy. new vision.

**BOARD
OF
COMMISSIONERS**

August 07, 2017

7:00 PM

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 - Regular Meeting
August 07, 2017
7:00 PM
Historic Courtroom, Courthouse Complex**

Welcome & Call to Order

ITEM 6:30 PM Closed Session

ITEM 7 PM Reconvene BOC

Invocation & Pledge of Allegiance

Invocation - Pastor Marc O'Neal

Pledge of Allegiance - Commissioner Tom White

ITEM 1. 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 2. Consideration of Agenda (For discussion and possible action)

ITEM 3. Presentations (For discussion and possible action)

Recess to South Camden Water & Sewer District Board of Directors Meeting

Reconvene Commissioners' Meeting

ITEM 4. Public Meetings

1. Public Meeting UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Major Subdivision

ITEM 5. Public Hearings

- A. CAMA Application for South Mills Boat Ramp Property Acquisition
- B. Public Hearing UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing
- C. Public Hearing - Special Use Permit UDO 2017-06-04 Camden Dam Solar LLC
- D. Public Hearing UDO 2017-06-07 SUP Sandy Solar LLC

ITEM 6. Board Appointments (For discussion and possible action)

- 1. Board Appointment - Gale Perry to Jury Commission
- 2. Board Appointment - Jane Snyder to Library Board of Trustees
- 3. Board Appointment - Sandy Duckwall to East Albemarle Regional Library Board of Trustees
- 4. Commissioner Appointment - DSS Board

ITEM 7. Consent Agenda

- A. BOC Minutes - July 18, 2016
- B. BOC Minutes - January 3, 2017
- C. BOC Minutes - July 3, 2017
- D. BOC Minutes - July 10, 2017
- E. School Budget Amendments
- F. Refunds Over \$100.00
- G. Tax Collection Report - June 2017
- H. Pickups, Releases and Refunds
- I. Refunds Over \$100.00
- J. DMV Monthly Report
- K. Proclamation - Senior Citizens Week
- L. Surplus Property
- M. Set Public Hearing Ordinance 2017-07-01
- N. Set Public Hearing Ordinance 2017-07-03

ITEM 8. New Business (For discussion and possible action)

- A. June Tax Report
- B. Opioid Epidemic

- C. Economic Development Incentive Grant
- D. Albemarle Commission - New Office Facility Agreement

ITEM 9. Old Business (For discussion and possible action)

- A. CEDC - Taylor Oaks

ITEM 10. Commissioners' Reports

ITEM 11. County Manager's Report

ITEM 12. Information, Reports & Minutes From Other Agencies

- A. Register of Deeds Reports
- B. June 2017 Library Statistics
- C. Community Advisory Committee Visitation Report

ITEM 13. Other Matters (For discussion and possible action)

ITEM 14. Adjourn



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 4.1

Meeting Date: August 07, 2017

Submitted By: Amy Barnett, Planning Clerk
Administration
Prepared by: Amy Barnett

Item Title **Public Meeting UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Major Subdivision**

Attachments: UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates
Major Subdivision (PDF)
UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates
Major Subdivision Map
(PDF)

Summary:

Public Meeting; Sketch Plan Sleepy Hollow Estates 9 lot Major Subdivision - Daniel Cartwright (UDO 2017-05-21)

Planning Board met on June 21, 2017 to consider the Sketch Plan for Sleepy Hollow Estates, a 9 lot major subdivision. Adjacent property owners concerned with a property line dispute located in the Northwest area of the property (identified as residual). The applicant was aware of the possible problem and that is why the area of concern is listed as residual land and not part of the area being developed at this time. Planning Board and Staff informed adjacent property owners that if the residual parcel were to be developed at a later time, it would require a whole new application. After discussion with staff, applicant, adjacent property owners, and considering Technical Review Committee input, Planning Board recommended approval of the 9 lot Sketch Plan for Sleepy Hollow Estates with the recommendations as stated in Staffs Findings on a 5-0 vote.

Recommendation:



1. Hold Public Meeting.
2. Amend agenda for consideration.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
NO MOTION	_____
VOTE:	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: Sketch Plan/Staff Findings/TRC inputs
Submitted By: Planning Department

ITEM TITLE: Public Meeting; Sketch Plan
 Sleepy Hollow Estates 9 lot Major
 Subdivision – Daniel Cartwright,
 (UDO 2017-05-21)

SUMMARY:

Planning Board met on June 21, 2017 to consider the Sketch Plan for Sleepy Hollow Estates a 9 lot major subdivision. Adjacent property owners concerned with a property line dispute located in the Northwest area of the property (identified as residual). The applicant was aware of the possible problem and that is why the area of concern is listed as a residual land and not part of the area being developed at this time. Planning Board and Staff informed adjacent property owners that if the residual parcel were to be developed at a later time, it would require a whole new application. After discussion with staff, applicant, adjacent property owners, and considering Technical Review Committee input, Planning Board recommended approval of the 9 lot Sketch Plan for Sleepy Hollow Estates with the recommendations as stated in Staffs Findings on a 5-0 vote.

RECOMMENDATION:

- Hold Public Meeting
- Amend Agenda for consideration.

STAFF REPORT**UDO 2017-05-21
Sketch Plan Sleepy Hollow Estates
Major Subdivision****PROJECT INFORMATION**

File Reference:	UDO 2017-05-21	Application Received:	9/26/16
Project Name;	Sleepy Hollow Estates	By:	David Parks, Permit Officer
PIN:	02-8935-01-28-8169	Application Fee paid:	\$2,400 Check #231
Applicant:	Daniel Cartwright	Completeness of Application:	Application is generally complete
Address:	366 N. Gregory Rd Shawboro, NC 27973	Documents received upon filing of application or otherwise included:	
Phone:	(252) 202-6645	A.	Land Use Application
Email:		B.	Sketch/Yield Plan
Agent for Applicant:	E.T. Hyman Surveying	C.	Agent for Applicant letter
Address:	133 U.S. Hwy 158 W.	D.	Deed
Phone:	(252) 338-2913	E.	Perc Tests (2) from Albemarle Regional Health Services
Email:		F.	TRC Inputs
Current Owner of Record:			
Meeting Dates:			
6/6/2017	Technical Review Committee		
6/7/2017	Neighborhood Meeting		
6/21/2017	Planning Board		

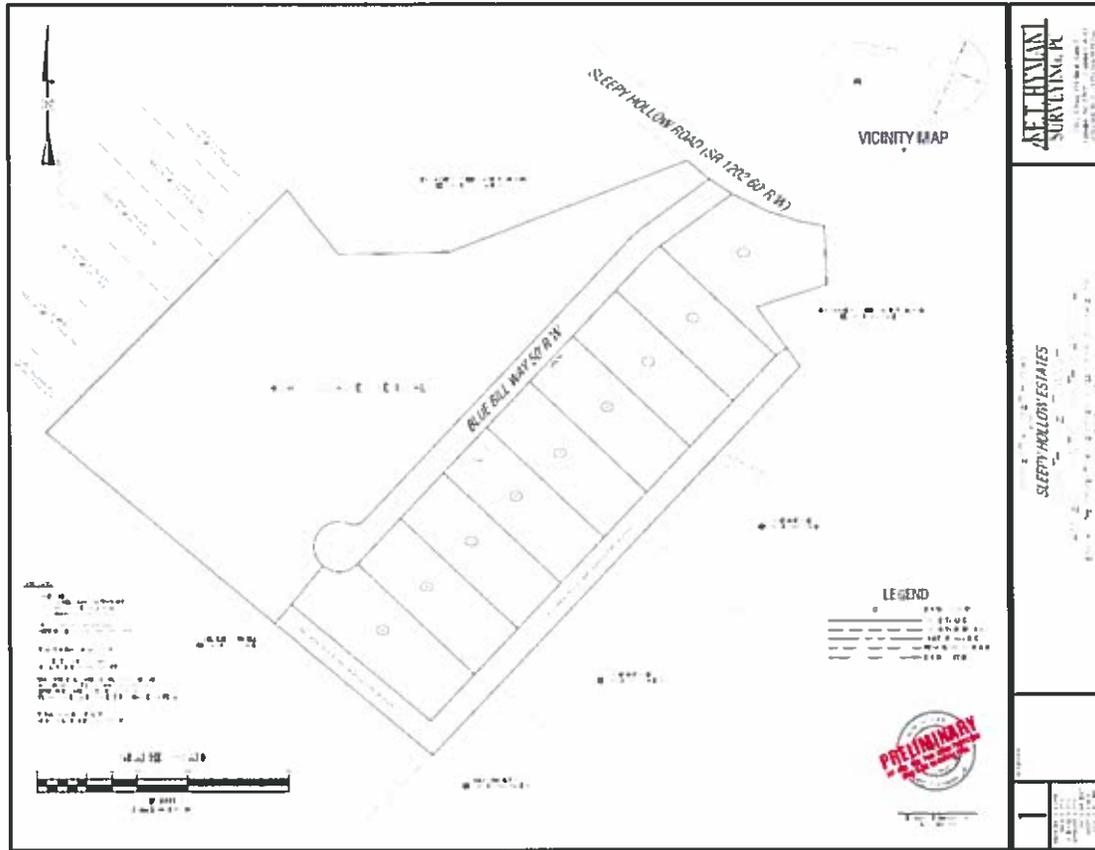
PROJECT LOCATION:

Street Address: Off Sleepy Hollow Road Adjacent to address 312
Location Description: Courthouse Township

Vicinity Map:



REQUEST: Sketch/Yield Plan Sleepy Hollow Estates Major Subdivision – 9 lots - Article 151.230 of the Code of Ordinances.



SITE DATA

- Lot size:** Approximately 23 acres
- Flood Zone:** Zone AE/X
- Zoning District(s):** Mixed Single Family Residential (R2)
- Adjacent property uses:** Predominantly agriculture with some residential.
- Streets:** Shall be dedicated to public under control of NCDOT.
- Street/Subdivision name:** Subdivision name: Sleepy Hollow Estates
Street Names: Blue Bill Way

Open Space:	Required: 12 acres X .05 = .61 acres
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.
 2. **Albemarle Regional Health Department.** Approved.
 3. **South Camden Fire Department.** Reviewed with no comments.
 4. **Pasquotank EMS (Central Communications).** Subdivision/road name approved.
 5. **Sheriff's Office.** Approved.
 6. **Postmaster Elizabeth City.** No response
 7. **Superintendent/Transportation Director of Schools.** Approved with comments.
 8. **Camden Soil & Water Conservationist.** Approved with comments. Outfall runs through adjacent property. Need to work with them on maintenance of ditch.
 9. **NCDOT.** No response.
 10. **Mediacom.** No response.
 11. **Century Link.** Reviewed no comments.
-

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 R2 (Mixed Single Family Residential) prior to adoption of Comprehensive Plan Future Land Use Maps which has area designated as Rural Preservation.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sleepy Hollow Road (SR 1202) and internal road will be dedicated to public.

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 Double-wide, Modular and Site built homes, consistent with the area.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 6 students (.67 per household X 9 lots). High School over capacity: **2016/2017 capacity: 570 Enrollment: 607**

Yes No

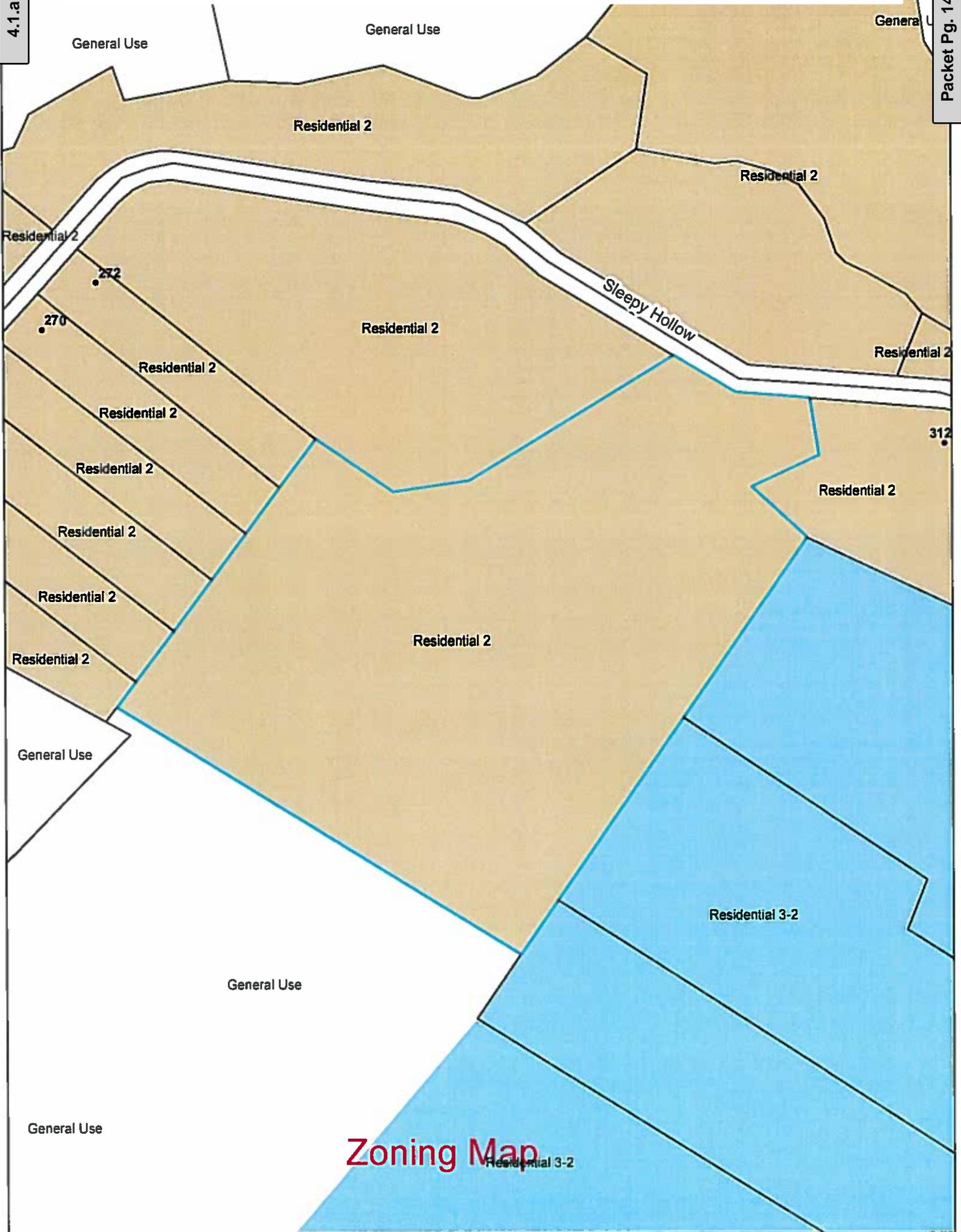
Fire and rescue: Approved.

Yes No

Law Enforcement: Approved.

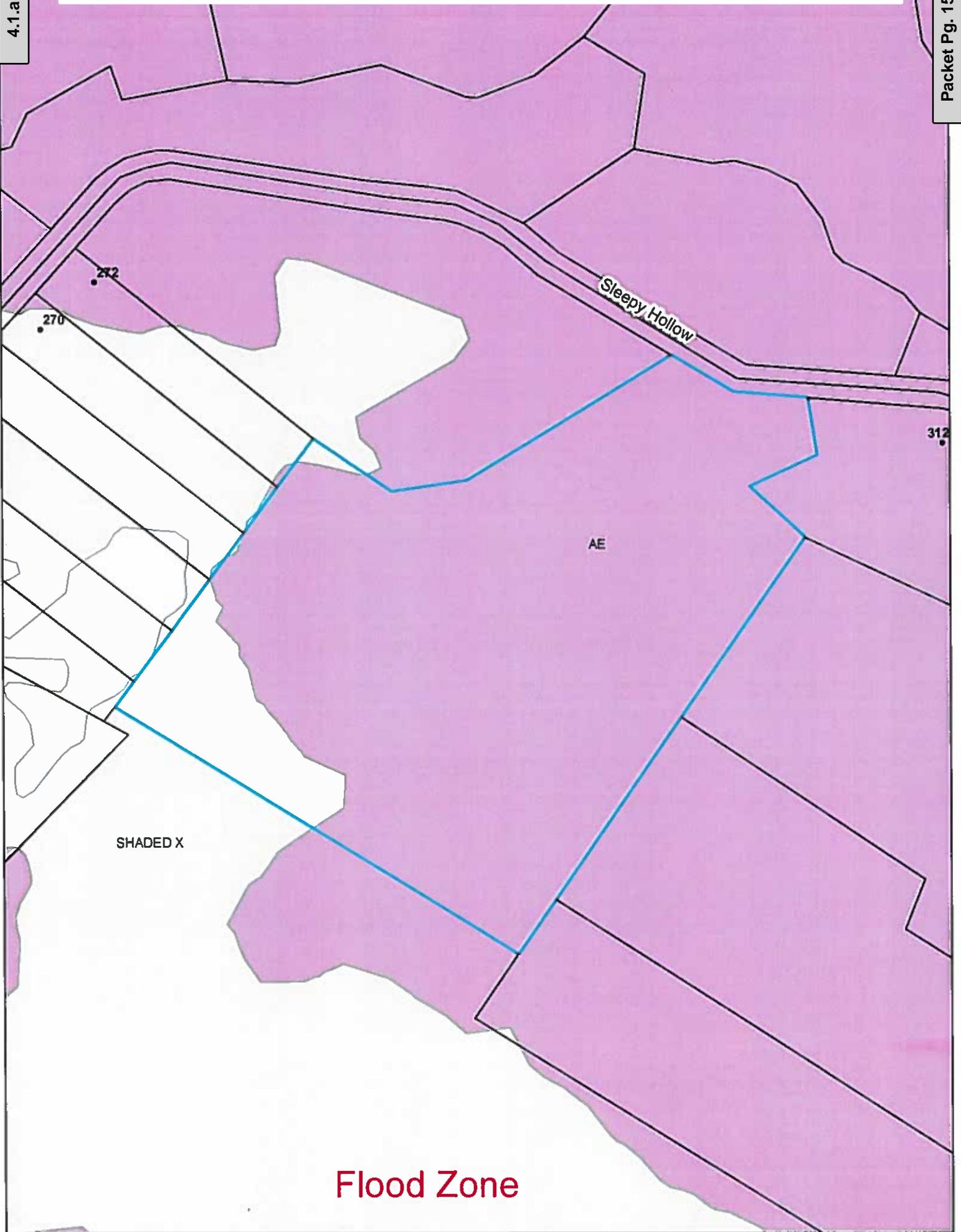
At their June 21, 2017 meeting, Planning Board recommended approval on a 5-0 vote with the following recommendations:

1. Need to look at obtaining drainage easements from adjacent property owners to the outfalls.
2. Consider all TRC Comments.

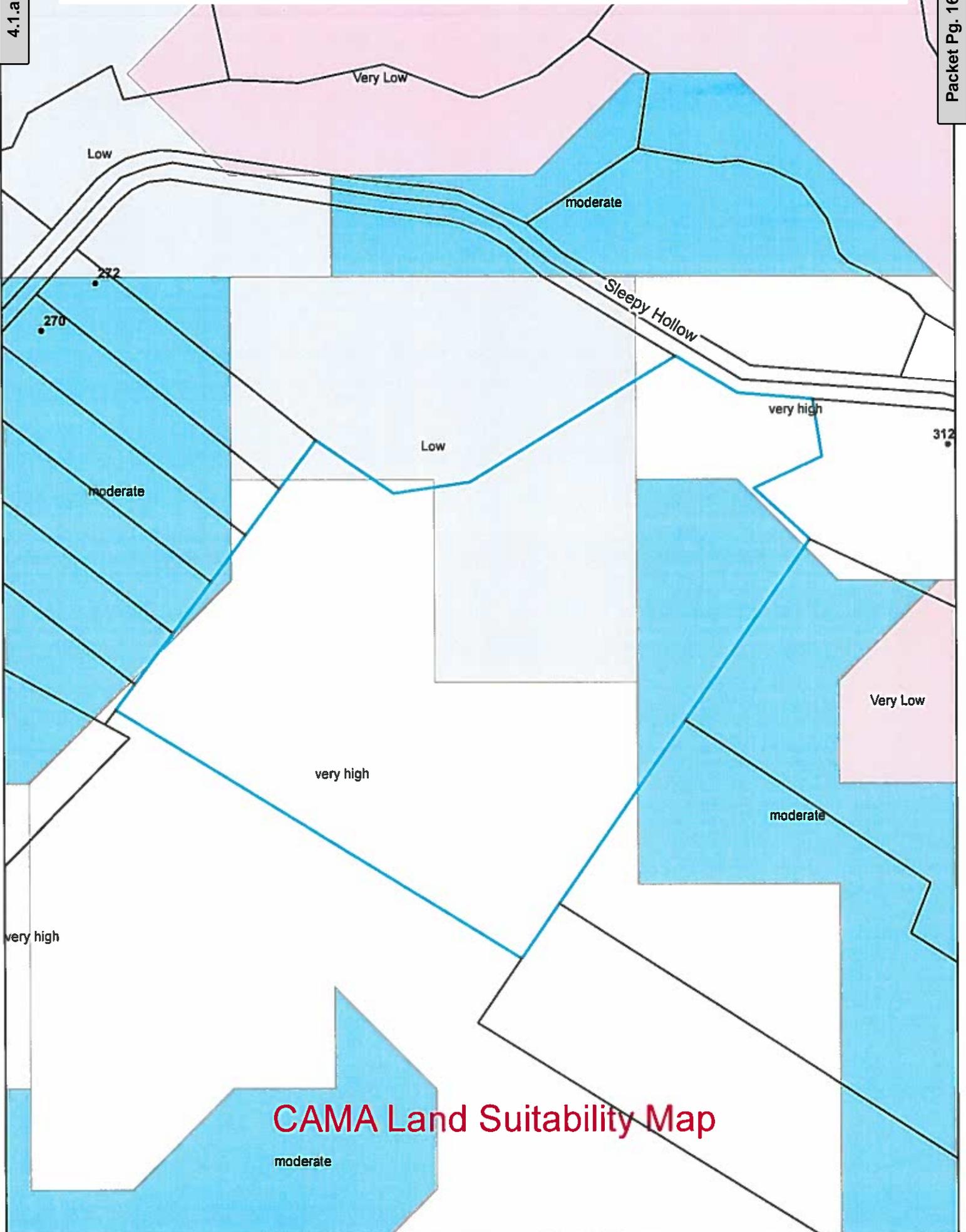


Zoning Map

Residential 3-2



Flood Zone



CAMA Land Suitability Map

moderate

Low

Very Low

moderate

Sleepy Hollow

272

270

moderate

Low

very high

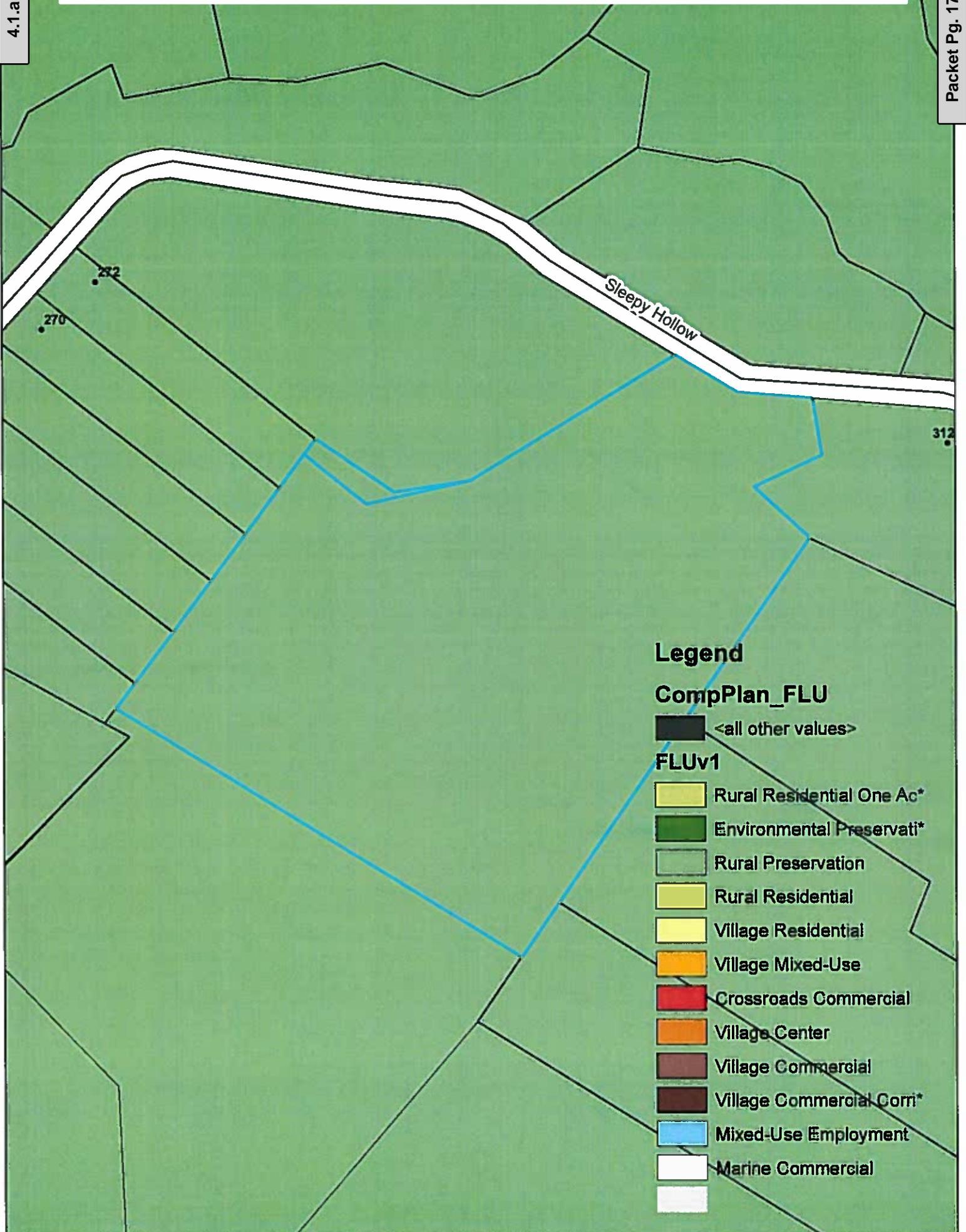
312

Very Low

very high

moderate

very high



Legend

CompPlan_FLU

 <all other values>

FLUv1

-  Rural Residential One Ac*
-  Environmental Preservati*
-  Rural Preservation
-  Rural Residential
-  Village Residential
-  Village Mixed-Use
-  Crossroads Commercial
-  Village Center
-  Village Commercial
-  Village Commercial Corri*
-  Mixed-Use Employment
-  Marine Commercial
- 



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>02-8935-01-28-8169</u>
UDO#	<u>2017-05-21</u>
Date Received:	<u>5/19/17</u>
Received by:	<u>WP</u>
Zoning District:	<u>R-2</u>
Fee Paid \$	<u>2550.00</u>
Please Do Not Write In This Box	

CK # 5058
WP

PLEASE PRINT OR TYPE

Applicant's Name: Daniel Clay Cartwright

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.

Applicant's Mailing Address: 366 N. Gregory Road

Shawboro, NC 27973

Daytime Phone Number 252-202-6645

Street Address Location of Property: Sleepy Hollow Road beside New Sawyer's Creek Baptist Church

General Description Of Proposal 9 ~~1~~-Lot Major Subdivision - SLEEPY HOLLOW ESTATES

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:

Dated: 5-19-2017

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

Dave Parks

From: Eddie Hyman <eddie@ethymansurveying.com>
Sent: Monday, June 12, 2017 3:34 PM
To: 'Dave Parks'
Cc: 'Daniel Cartwright'
Subject: FW: Permission to represent

Dave,

Attached is the permission statement.

Thanks Eddie

-----Original Message-----

From: Daniel Cartwright [<mailto:countryscapesclay@hotmail.com>]
Sent: Monday, June 12, 2017 3:19 PM
To: Eddie Hyman
Subject: Permission to represent

Sorry I can't find Mr. Parks email. Can you forward this to him please. I give Eddie Hyman authority to represent me, Clay Cartwright, for the Sleepy Hollow project. Thank you.

Clay

Doc No: 203194
 Recorded: 04/10/2017 04:48:11 PM
 Fee Amt: \$26.00 Page 1 of 2
 Excise Tax: \$300.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 366 PG 366 - 367 (2)

Excise Tax: \$

Recording Time, Book and Page:

Parcel No: 02-8935-01-28-8169-0000

Mail after recording to: **Brumsey and Brumsey, PLLC, P. O. Box 100, Currituck, NC 27929**

This instrument was prepared by: **William Brumsey, III/ekm** File No: 119-1B OFM 4-10-17

*\$150,000.00 / \$1,500.00 per acre
 no delinquent taxes - 4-10-17*

Brief Description for Index: **Courthouse Township, Camden County**

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this **6th** day of **April** 2017 by and between

GRANTOR

**JAMES H. FEREBEE, JR. and wife,
 DIANE H. FEREBEE**

GRANTEE

**DANIEL CLAY CARTWRIGHT and wife,
 VICKI M. CARTWRIGHT**

**382 N. Gregory Rd
 Shawboro, NC 27973**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantees in fee simple, all that certain lot or parcel of land situated in the City of , Courthouse Township, Camden County, North Carolina, more particularly described as follows:

That tract of land containing 22.70 acres, more or less, shown on a plat prepared by J. C. Shearin, Surveyor, dated March 15, 1947 entitled "Map Showing Property Belonging to Blanche B. Sawyer Est., Mary F. Mitchell, Power Atty, Courthouse Township, Camden County, N.C. and copy of said plat being filed in the office of the Register of Deeds of Camden County in Map Book 1, Page 15.

There is expressly EXCEPTED from the conveyance any part of the lands described herein that may have been conveyed to the New Sawyers Creek Church by deed recorded in Deed Book 79, Page 293 and Deed Book 36, Page 339.

There is also EXCEPTED from this deed any part of the lands lying within the rights of way of any State Road or Highway specifically including any interest conveyed by deed recorded in Deed Book 95, Page 161.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

This instrument prepared by: **William Brumsey, III, a licensed North Carolina attorney.** Delinquent taxes, if any, to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.

ALBEMARLE REGIONAL HEALTH SERVICES

240302

Applicant:

CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Owner:

CARTWRIGHT, DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Site Location: Lot 1

SLEEPY HOLLOW ROAD
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

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

- * Fill Area 95 ft. by 50 ft. with 18 in. of Sand

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:

Fill house pad higher than septic area

EHS: 
Carver, Kevin

Date: 06/08/2017

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

ALBEMARLE REGIONAL HEALTH SERVICES

240303

Applicant:

CARTWRIGHT , DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Owner:

CARTWRIGHT , DANIEL CLAY
382 N. GREGORY ROAD
SHAWBORO, NC 27973

Site Location: Lot 9

SLEEPY HOLLOW ROAD
CAMDEN, NC 27921

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

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

- * Fill Area 95 ft. by 50 ft. with 18 in. of Sand

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
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BOARD OF COMMISSIONERS

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RANDY KRAINIAK
ROSS MUNRO



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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Schools

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

 Approved as is

 SB Reviewed with no comments.

 ✓ Approved with the following comments/recommendations:

ROADS MUST CONFORM TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO. SCHOOLS
PERMISSION TO USE ROADS AND RELEASING LIABILITY FOR DAMAGE

 Disapproved with the following comments: (Provide factual evidence for denial)

Name: ROGER MORGAN Signature: *RM*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Sheriff's Office

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

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Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

 Disapproved with the following comments: (Provide factual evidence for denial)

Name: Tony Perry Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Soil & Water Conservation

RE: Sketch Plan – Sleepy Hollow Estates – 17 lot Major Subdivision

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- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Outfall Ditch currently thru adjacent property owner. Cooperation with this property owner on drainage maintenance needed.
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian Lannon Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

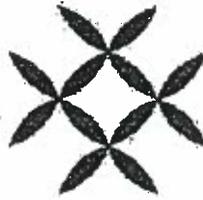
Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Chief

RE: Sketch Plan - Sleepy Hollow Estates - 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings Signature:

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

BOARD OF COMMISSIONERS

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ROSS MUNRO



Camden County
NEEDING FOR NEW VISION

MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department

To: Technical Review Staff CENTURY LINK

RE: Sketch Plan - Sleepy Hollow Estates - 17 lot Major Subdivision

Attached is a copy of the Sketch Plan for Sleepy Hollow Estates for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jon Raduns Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 5.A

Meeting Date: August 07, 2017

Submitted By: Dan Porter, Planning Director
Planning & Zoning
Prepared by: Karen Davis

Item Title **CAMA Application for South Mills Boat Ramp Property Acquisition**

Attachments:

Summary:

The County proposes to submit an application to the Coastal Resource Commission for a CAMA ACCESS grant to acquire approximate 5 acre lot adjacent to Turner's Cut for the future development of a public boat ramp to serve the residents of South Mills, other Camden County citizens, and attract visitors to the county.

In order to obtain assistance from CAMA an application has been prepared and **must be submitted August 14, 2017**. The acquisition cost is \$50,000 and if successful the CAMA grant will provide 90% funding with a 10% local match. Donations of cash, discounted land value, materials, services may be counted toward a portion local matching requirement.

Staff will be present to answer questions regarding the proposed project.

Recommendation:

Motion to approve the CAMA application and authorize Chairman to execute application documents.



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 5.B

Meeting Date: August 07, 2017

Submitted By: Amy Barnett, Planning Clerk
Administration
Prepared by: Amy Barnett

Item Title **Public Hearing UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing**

Attachments: UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing Major Subdivision (PDF)

Summary:

Public Hearing; Preliminary Plat Sandy Hook Crossing Major Subdivision - Steve Bradshaw (UDO 2016-09-14)

Planning Board met on June 21, 2017 to consider a Special Use Permit Application for Preliminary Plat 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 Special Use Permit for Preliminary Plat Sandy Hook Crossing with the conditions as stated in Staff's Findings on a vote of 4-0.

Recommendation:

1. Hold Public Hearing.
2. Amend agenda for consideration.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
NO MOTION	_____
VOTE:	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: Preliminary Plat/Staff Findings/TRC inputs
Submitted By: Planning Department

ITEM TITLE: Public Hearing; Preliminary Plat
 Sandy Hook Crossing Major Subdivision
 – Steve Bradshaw (UDO 2016-09-14)

SUMMARY:

Planning Board met on June 21, 2017 to consider a Special Use Permit Application for Preliminary Plat 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 Special Use Permit for Preliminary Plat Sandy Hook Crossing with the conditions as stated in Staffs Findings on a vote.of 4-0.

RECOMMENDATION:

- a. Hold Public Hearing
- b. Amend Agenda for consideration.

**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2016-09-14
PRELIMIARY PLAT
SANDY HOOK CROSSING**

PROJECT INFORMATION

File Reference:	UDO 2016-09-14	Application Received:	5/15/2017
Project Name;	Sandy Hook Crossing	By:	David Parks, Permit Officer
PIN:	03-8964-00-94-3691	Application Fee paid:	\$3,200 Check #1003
Applicant:	Sandy Hook Crossing LLC – 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.	Preliminary Plat (10 Copies)
Agent for Applicant:	Eastern Carolina Engineering	C.	Construction Drawings (2 Copies)
Address:	154 U.S. Hwy 158 East	D.	Perc Tests (16) from Albemarle Regional Health Services
Phone:	(252) 335-1888	E.	NCDENR approved E&S Plan and Stormwater Permit
Email:		F.	Approval letter for Drainage Plan
Current Owner of Record:	Same as applicant	G.	Technical Review Committee inputs.
Meeting Dates:			
Technical Review:	June 6, 2017		
Planning Board:	June 21, 2017		

PROJECT LOCATION:

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

Vicinity Map:



REQUEST: Special Use Permit Preliminary Plat Sandy Hook Crossing Major Subdivision – 16 lots
Article 151.230 of the Code of Ordinances.

SITE DATA

Lot size:	Approximately 22 acres.
Flood Zone:	Zone X (Located outside the 100 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 name:	Sheba Court
Open Space:	Required: 22 acres X .05 = .44 Provided: 4.97 acres
Landscaping:	Provided in Construction Drawings.
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 (Under required 30 lot minimum)

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: None

Distance & description of nearest outfall: 3/4 mile across Sandy Hook Road through farm field ditch out to swamp.

TECHNICAL REVIEW STAFF (PRELIMINARY PLAT) COMMENTS

1. **South Camden Water.** Approved.
2. **Albemarle Regional Health Department.** Perc test completed on all lots.
3. **South Camden Fire Department.** Approved.
4. **Postmaster Elizabeth City.** Did not attend TRC. Community Mail Box location on plans.
5. **Army Corps of Engineer.** No wetlands on site.

6. **Superintendent Camden County Schools.** Did not attend TRC or respond.
7. **Superintendent/Transportation Director of Schools.** Approved with comments.
8. **Sheriff's Office.** Approved.
9. **Camden Soil & Water Conservationist.** Reviewed not comments.
10. **NCDOT.** Approved.
11. **Mediacom.** Did not attend TRC meeting.
12. **Albemarle EMC.** Approved.
13. **Century Link.** Reviewed no comments.
14. **Pasquotank EMS.** Approved.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:

Consistent Inconsistent

Land Suitability Maps (below) reflect Moderate Suitability for the property proposed to be subdivided.

2035 Comprehensive Plan

Consistent Inconsistent

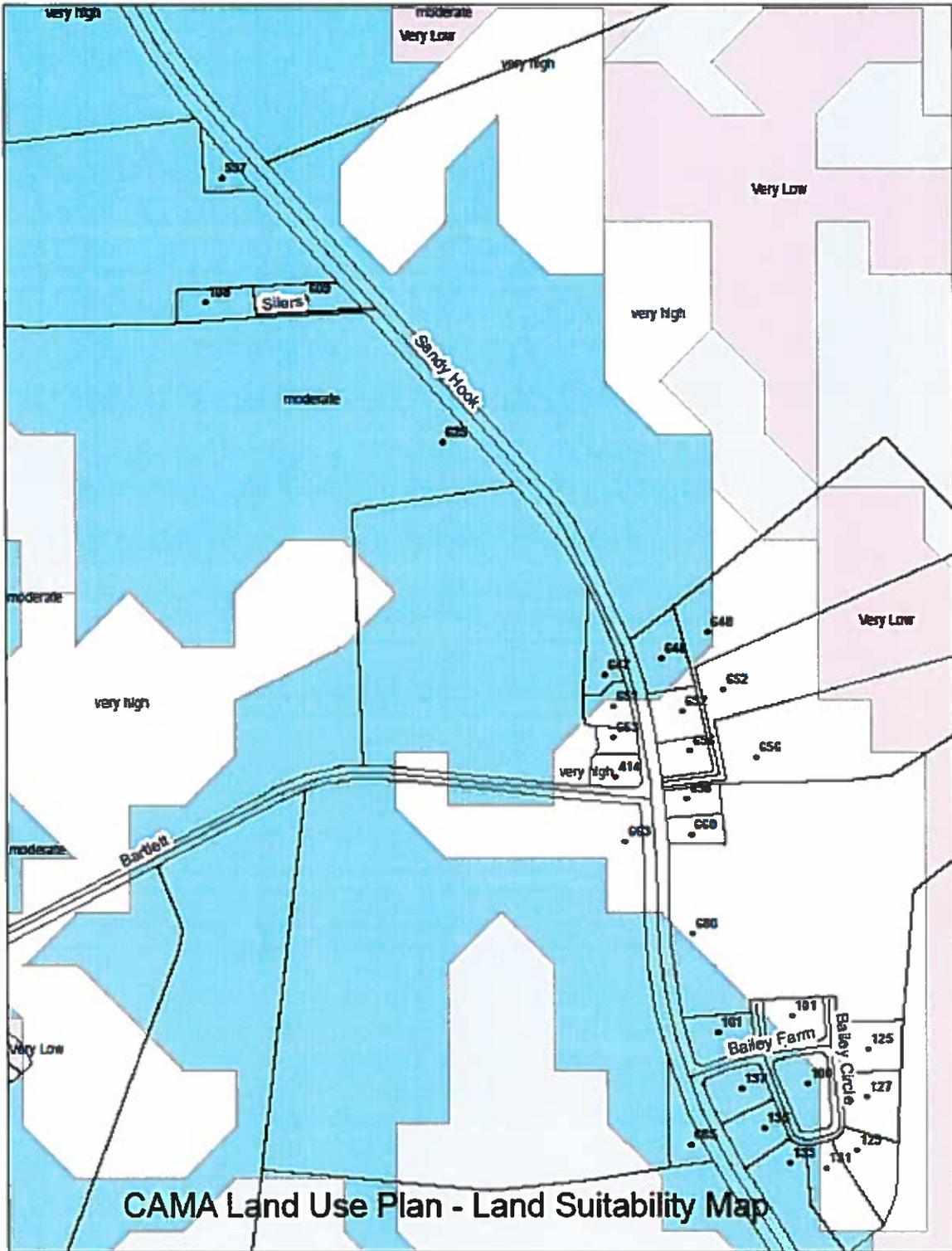
Property zoned R3-1 (prior to adoption of Plan) is inconsistent with Comprehensive Plan as area to be subdivided is designated as Rural Preservation.

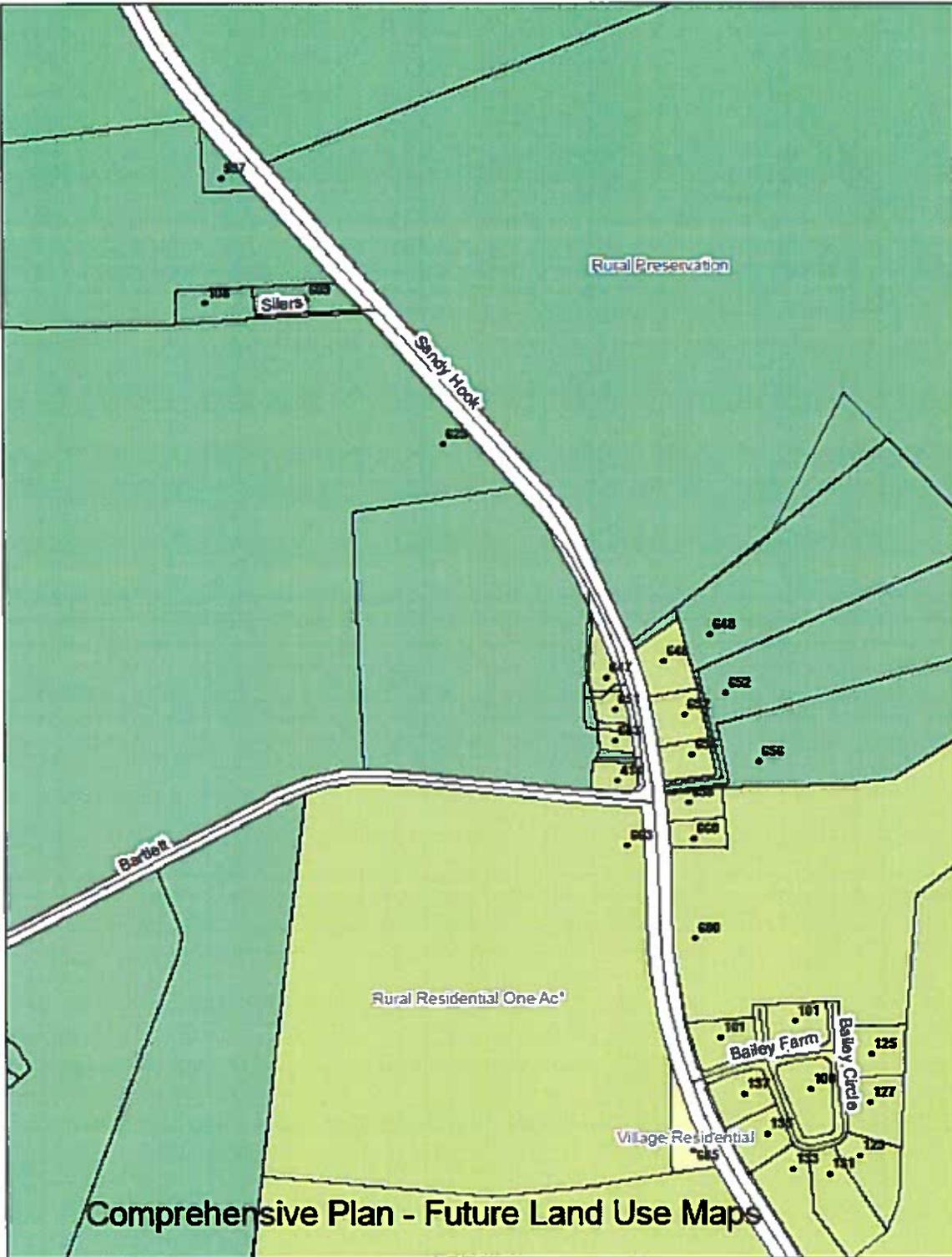
PLANS CONSISTENCY – cont.

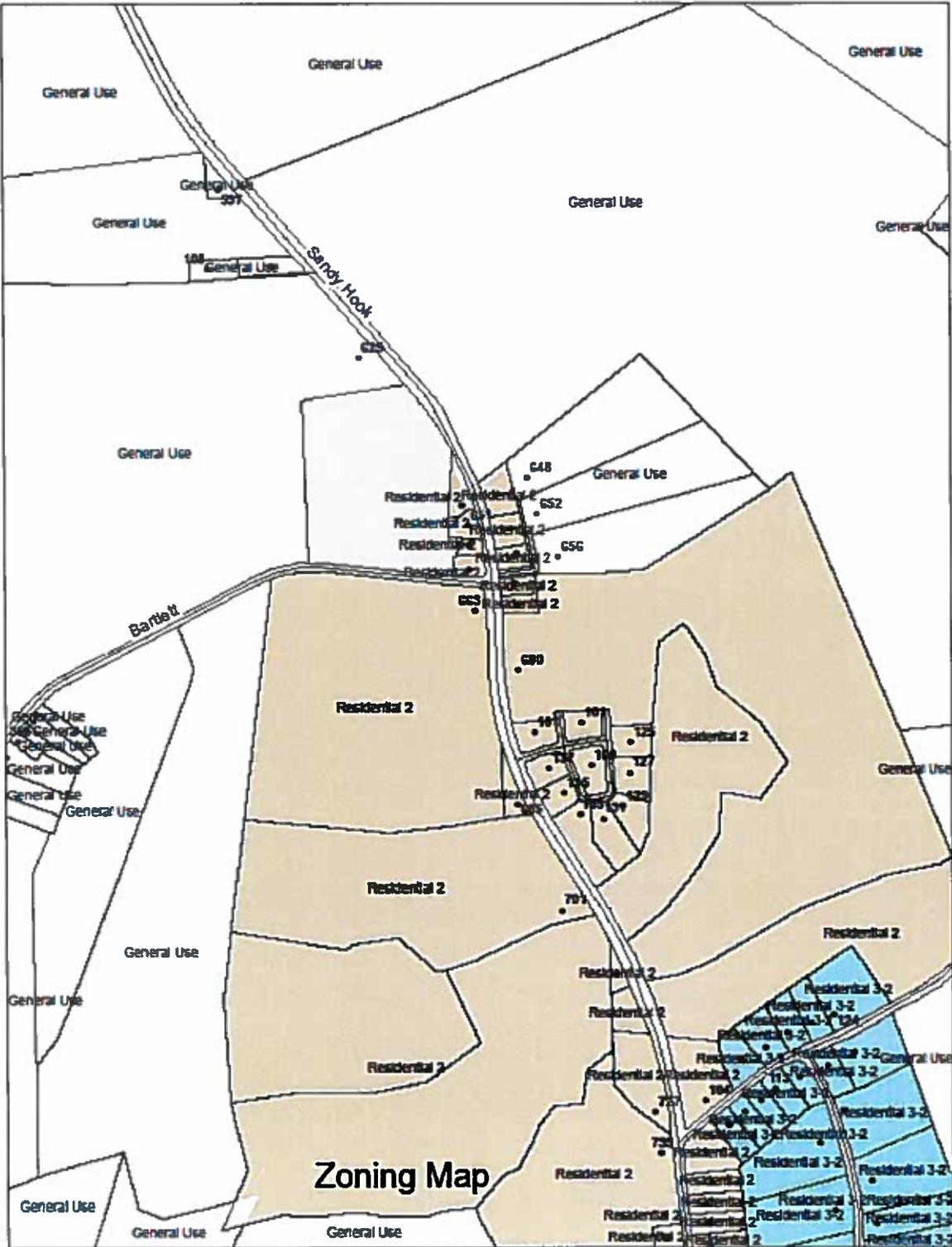
Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Sandy Hook (SR 1107) and Bartlett Road (SR 1118). Internal road to be dedicated to the public.







FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property was rezoned to R3-1 (one are lots) in February 2012. Comprehensive Plan has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will generate 11 students (.67 per household X 16 households). High School over capacity: 2016/2017 capacity: 570 Enrollment: 607

Yes No

Fire and rescue: Approved by the South Camden Fire Chief.

Yes No

Law Enforcement: Approved by Sherriff's Office.

PLANNING BOARD RECOMMENDATION:

At their June 21, 2017 meeting Planning Board recommended approval of the Special Use Permit for Preliminary Plat Sandy Hook Crossing with the following conditions on a 4-0 vote:

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 Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2016-09-14).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings listed as Building Pad Elevations. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
4. Developer shall make reasonable efforts to obtain off site drainage/maintenance easements to the outfall.
5. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Sandy Hook Crossing every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
6. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - d. Maintenance of all open space and improvements throughout the subdivision.
7. 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 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>07-8964-00-94-3691</u>
UDO#	<u>2016-09-14</u>
Date Received:	<u>5/15/17</u>
Received by:	<u>[Signature]</u>
Zoning District:	<u>A-3-1</u>
Fee Paid \$	<u>3,200.00</u>
Please Do Not Write In This Box	

*PK CK #1003
or*

PLEASE PRINT OR TYPE

Applicant's Name: Sandy Hook Crossing, 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.

Steven Bradshaw

Applicant's Mailing Address: 102 Avery Drive

Shiloh NC 27974

Daytime Phone Number 252-455-1028

Street Address Location of Property: 21.99 Acres Sandy Hook & Bartlett Roads

General Description Of Proposal Sandy Hook Crossing 16 Lot Major Subdivision Preliminary Plat

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 O. Bradshaw

Dated: May 11, 2017

Flood Zone? X
 A
 AE
 AEFW

Located in Watershed Protection Area? Yes
 No

Taxes Paid? Yes
 No

ALBEMARLE REGIONAL HEALTH SERVICES

239182

Applicant:

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

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT#1 SANDY HOOK CROSSING
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: PS w/Fill

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

- * Fill Area 80 ft. by 50 ft. with 14 in. of Sand

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:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. *Soil wetness 22"*

EHS: 
Carver, Kevin

Date: 05/29/2017

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

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):

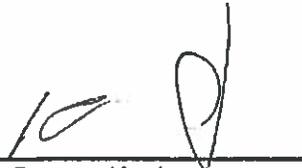
To obtain an Authorization to Construct:

- * 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

ALBEMARLE REGIONAL HEALTH SERVICES

239192

Applicant:

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

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, 27974

Site Location:

LOT# 4
SHILOH, NC 27974

GPD: 360 LTAR: 0.500 Classification: PS Shallow Placement

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:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS:



Carver, Kevin

Date: 05/29/2017

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

ALBEMARLE REGIONAL HEALTH SERVICES

239207

Applicant:

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

Owner:

AVERY FAMILY REVOCABLE TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT#13
SHILOH, NC 27974

GPD: 360 LTAR: 0.400 Classification: PS w/Fill

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

- * Fill Area 95 ft. by 50 ft. with 16 in. of Sand

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:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 20"

EHS: 
Carver, Kevin

Date: 05/29/2017

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

ALBEMARLE REGIONAL HEALTH SERVICES

230539

Applicant:

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

Owner:

AVERY FAMILY TRUST
102 AVERY DRIVE
SHILOH, NC 27974

Site Location:

LOT 15 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):

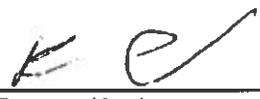
To obtain an Authorization to Construct:

- * 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 30"

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

ALBEMARLE REGIONAL HEALTH SERVICES

239209

Applicant:

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

Owner:

AVERY FAMILY REVOCABLE TRUST
 102 AVERY DRIVE
 SHILOH, 27974

Site Location:

LOT#16
 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:

House pad needs to be filled higher than finished septic tank grade. Top of tank is a minimum, 12" higher than finished grade of rock in trenches. Soil Wetness 30"

EHS:


 Carver, Kevin

Date: 05/29/2017

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



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

TRACY DAVIS
Director

July 14, 2017

LETTER OF APPROVAL WITH GUIDELINES

Sandy Hook Crossing, LLC
Attn: Mr. Steven O. Bradshaw, Managing Member
102 Avery Drive
Shiloh, North Carolina 27974

RE: Erosion and Sedimentation Control Plan No. Camde-2017-003
Project Name: Sandy Hook Crossing
Location: South NC 343 County: Camden
River Basin: Pasquotank
Date Received by LQS: June 30, 2017
Acres Approved: 23 Project Type: New
Project Description: Grading associated with the development of a residential subdivision.

Dear Sir:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. (NOTE: Attached is a list of guidelines and statutory requirements for conducting land disturbing activities) This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as required by 15A NCAC 4B.0129, unless modified by other legislation.

Please be advised that 15A NCAC 4B.0118(a) requires that a copy of the approved erosion and sedimentation control plan be on file at the job site. Also, you should consider this letter as giving the Notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance oriented, requiring protection of existing natural resources and adjoining properties through the use of reasonable and appropriate Best Management Practices throughout the course of the project. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (G.S. 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations and rules. In addition, local city or county ordinances or



Sandy Hook Crossing, LLC
Attn: Mr. Steven O. Bradshaw, Managing Member
July 14, 2017
Page 2

rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you have submitted. You are required to file an amended form if there is any change in the information included on the form. NOTE: Neither this approval nor the financial responsibility/liability cited in it automatically transfer with a change in project ownership. In addition, 15A NCAC 4B.0127(c) requires that you notify this office of the proposed starting date for this project (using the enclosed Project Information Sheet). Please notify us if you plan to have a preconstruction conference.

Please be aware that your project will be covered by the enclosed NPDES General Stormwater Permit NCG010000 (Construction Activities). You should first become familiar with all of the requirements for compliance with the enclosed permit.

Sincerely,



Richard Peed, CPESC
Regional Engineering Associate

Enclosures

cc w/o enc: Kimberly D. Hamby, PE, Eastern Carolina Engineering, P.C.
WaRO Surface Water Operation Section Supervisor, Division of Water Resources

Erosion and Sedimentation Control Plan No. Camde-2017-003
Project Name: Sandy Hook Crossing
July 14, 2017
Guidelines and Statutory Requirements
Page 1

1. **AS THE DECLARED RESPONSIBLE PARTY, YOUR LEGAL RESPONSIBILITY** is to understand the Act and comply with the following minimum requirements of the Act:
 - A. In the event of a conflict between the requirements of the Sedimentation Pollution Control Act, the submitted plan and/or the contract specifications, the more restrictive requirement shall prevail;
 - B. The land-disturbing activity shall be conducted in accordance with the approved erosion and sedimentation control plan;
 - C. The **LATEST APPROVED** erosion and sediment control plan will be used during periodic unannounced inspections to determine compliance and a copy of the plan must be on file at the job site. If it is determined that the implemented plan is inadequate, this office may require the installation of additional measures and/or that the plan be revised to comply with state law;
 - D. All revisions, including those required by other local, state or federal agencies, which affect site layout, drainage patterns, limits of disturbance and/or disturbed acreage must be submitted to this office for approval a minimum of 15 days prior to the start of construction;
 - E. Revisions exceeding the approved scope of this project without prior approval of the plan showing the changes can be considered a violation. Failure to comply with any part of the approved plan or with any requirements of this program could result in appropriate legal action (civil or criminal) against the financially responsible party. Legal actions include Stop Work Orders and the assessing of a civil penalty of up to \$5000 for the initial violation plus an additional penalty of up to \$5000 per day for each day the site is out of compliance;
 - F. The **CERTIFICATE OF PLAN APPROVAL** must be posted at the primary entrance to the job site and remain until the site is permanently stabilized;
 - G. In cases of natural disaster related changes to the proposed land disturbing activity, all appropriate actions and adequate measure installations may be performed to prevent sediment damage, prior to submitting and receiving approval of the revised plan. A revised plan must be submitted for approval as soon as possible, but no later than 15 days after all emergency actions have been performed;

Erosion and Sedimentation Control Plan No. Camde-2017-003

Project Name: Sandy Hook Crossing

July 14, 2017

Guidelines and Statutory Requirements

Page 2

- H. Erosion and sediment control measures or devices are to be constructed and/or installed to safely withstand the runoff resulting from a 10 year storm event (25 year storm event in High Quality Zones). The 10 year storm event is generally equivalent to a storm producing 6.5 - 7 inches of rain in 24 hours or at the rate of 6.5 - 7 inches of rain in 1 hour, depending on the location of the project within the region;
- I. No earthen material is to be brought on or removed from the project site, until the off-site borrow and/or disposal sites are identified as part of the erosion control plan. If an off-site borrow and/or disposal site is to be utilized, prior to the start of construction submit the name and identification number (E&SCP # or Mine Permit #) using the enclosed Project Information Sheet;
- J. Buffer zone, sufficient to restrain visible sedimentation within the 25% of the width closest to the land disturbance, must be provided and maintained between the land-disturbing activity and any adjacent property or watercourse;
- K. In order to comply with the intent of the Act, the scheduling of the land-disturbing activities is to be such that both the area of exposure and the time between the land disturbance and the providing of a ground cover is minimized;
- L. Unless a temporary, manufactured, lining material has been specified, a clean straw mulch must be applied, at the minimum rate of 2 tons/acre, to all seeded areas. The mulch must cover at least 75% of the seeded area after it is either tacked, with an acceptable tacking material, or crimped in place;
- M. New or affected cut or filled slopes must be at an angle that can be retained by vegetative cover, AND must be provided with a ground cover sufficient to restrain erosion within 21 calendar days of completion of any phase (rough or final) of grading (ANNUAL RYE GRASS IS NOT in the APPROVED seeding specifications NOR is it an ACCEPTABLE substitute for the providing of a temporary ground cover);
- N. A permanent ground cover, sufficient to restrain erosion, must be provided within the shorter of 15 working or 90 calendar days (if in a High Quality Zone, the shorter of 15 working or 60 calendar days) after completion of construction or development on any portion of the tract (ANNUAL RYE GRASS IS NOT in the APPROVED seeding specifications NOR is it an ACCEPTABLE substitute for the providing of a nurse cover for the permanent grass cover);

Erosion and Sedimentation Control Plan No. Camde-2017-003
Project Name: Sandy Hook Crossing
July 14, 2017
Guidelines and Statutory Requirements
Page 3

- O. All sediment and erosion control details for this project must conform to the standards as shown in the current Erosion & Sediment Control Planning and Design Manual; these details must be utilized for construction and incorporated in the plan. The manual can be found online at <http://portal.ncdenr.org/web/lr/publications>
2. Adequate and appropriate measures must be properly installed downstream, within the limits of disturbance, of any land disturbing activity to prevent sediment from leaving the limits of disturbance, entering existing drainage systems, impacting an on-site natural watercourse or adjoining property.

PROJECT INFORMATION SHEET

APPROVAL DATE: July 14, 2017

RESPONSIBLE PARTY: Sandy Hook Crossing, LLC

PROJECT NAME: Sandy Hook Crossing

COUNTY: Camden NO.: Camde-2017-003

OFF-SITE BORROW AND/OR DISPOSAL SITE: _____ NO.: _____

START-UP DATE: _____

CONTRACTOR: _____

ON-SITE CONTACT: _____

ON-SITE PHONE NO.: _____

OFFICE PHONE NO.: _____

**COMPLETE & RETURN THIS FORM
PRIOR TO THE START OF CONSTRUCTION TO:**

**N.C.D.E.N.R.
LAND QUALITY SECTION
ATTN: *James Edwards*
943 WASHINGTON SQUARE MALL
WASHINGTON, NORTH CAROLINA 27889**

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A - 57 (4) and 113A - 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

SANDY HOOK CROSSING - SOLTA NC 343 - CAMDEN COUNTY
Project Name and Location

7/14/2017
Date of Plan Approval



Samia Van Lee, P.E.
Regional Engineer

Camden-2017-003



ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

TRACY DAVIS
Director

June 26, 2017

Sandy Hook Crossing, LLC
Attn: Mr. Steven Bradshaw
102 Avery Drive
Shiloh, NC 27974

**Subject: Stormwater Permit No. SW7170506
Sandy Hook Crossing
Low Density Subdivision Permit
Camden County**

Dear Mr. Bradshaw:

The Washington Regional Office received a complete Stormwater Management Permit Application for the Sandy Hook Crossing project on May 17, 2017. Staff review of the plans and specifications has determined that the project, as proposed, will comply with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000. We are forwarding Permit No. SW7170506, dated June 26, 2017, for the construction of the subject project.

This permit shall be effective from the date of issuance until rescinded, and shall be subject to the conditions and limitations as specified therein, and does not supercede any other agency permit that may be required.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within thirty (30) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made this permit shall be final and binding.

If you have any questions, or need additional information concerning this matter, please contact me at (252) 946-6481.

Sincerely,

William Carl Dunn, PE
Environmental Engineer

cc: Kimberly Hamby, PE – Eastern Carolina Engineering, PC
Camden County Inspections
Washington Regional Office

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

STATE STORMWATER MANAGEMENT PERMIT

Low Density Development

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules and Regulations

PERMISSION IS HEREBY GRANTED TO

Sandy Hook Crossing, LLC

Sandy Hook Crossing

Bartlett Road, Camden County

FOR THE

construction, operation and maintenance of a 24% low density subdivision in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "stormwater rules") and the approved stormwater management plans and specifications, and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources (Division) and considered a part of this permit.

The Permit shall be effective from the date of issuance until rescinded and shall be subject to the following specific conditions and limitations:

I. DESIGN STANDARDS

1. Each of the 16 lots is limited to a maximum of 10,000 square feet of built-upon area as indicated in the application and as shown on the approved plans.
2. The overall tract built-upon area percentage for the project must be maintained at 24% per the requirements of Section .1005 of the stormwater rules. Additional impervious areas beyond the approved 176,580 square feet will require a permit modification to be approved prior to construction.
3. The built-upon areas associated with this project shall be located at least 50 feet landward of all perennial and intermittent surface waters.
4. The only runoff conveyance systems allowed will be vegetated conveyances such as swales with minimum side slopes of 3:1 (H:V) as defined in the stormwater rules and approved by the Division.

5. All roof drains must terminate at least 50 foot from the mean high water mark.
6. Two stormwater attenuation basins are proposed to meet the requirements of the Camden County's stormwater management ordinances and as such are not part of this permit.
7. Approved plans and specifications for projects covered by this permit are incorporated by reference and are enforceable parts of the permit.

II. SCHEDULE OF COMPLIANCE

1. Swales and other vegetated conveyances shall be constructed in their entirety, vegetated, and be operational for their intended use prior to the construction of any built-upon surface.
2. During construction, erosion shall be kept to a minimum and any eroded areas of the swales or other vegetated conveyances will be repaired immediately.
3. The permittee shall at all times provide the operation and maintenance necessary to operate the permitted stormwater management systems at optimum efficiency to include:
 - a. Inspections
 - b. Sediment removal.
 - c. Mowing, and re-vegetating of the side slopes.
 - d. Immediate repair of eroded areas.
 - e. Maintenance of side slopes in accordance with approved plans and specifications.
 - f. Maintenance of level spreaders and infiltration areas in accordance with approved plans and O&M documents.
4. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any of the items shown on the approved plans, including the stormwater management system, design concept, built-upon area, details, etc.
 - b. Project name change.
 - c. Transfer of ownership.
 - d. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - e. Further subdivision, acquisition, or selling of the project area.
 - f. Filling in, altering or piping any vegetative conveyance shown on the approved plan.
5. The permittee shall submit all information requested by the Director or his representative within the time frame specified in the written information request.
6. No piping shall be allowed except that minimum amount necessary to direct runoff beneath an impervious surface such as a road, the minimum amount needed under driveways to provide access to lots and piping associated with the attenuation basin outlets.

7. Unless specified elsewhere, permanent seeding requirements for the swales must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.
8. Within 30 days of completion of the project, the permittee must certify in writing that the project's stormwater controls, and impervious surfaces have been constructed within substantial intent of the approved plans and specifications. Any deviation from the approved plans must be noted on the Certification.
9. The permittee is responsible for verifying that the proposed built-upon area does not exceed the allowable built-upon area. Once the lot transfer is complete, the built-upon area may not be revised without approval from the Division, and responsibility for meeting the built-upon area limit is transferred to the individual property owner, provided that the permittee complies with the requirements of Section II.12 and II.13 of this permit.
10. Deed restrictions are incorporated into this permit by reference and must be recorded with the Office of the Register of Deeds prior to the sale of any lot. Recorded deed restrictions must include, as a minimum, the following statements related to stormwater management:
 - a. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW7170506, as issued by the Division of Energy, Mineral, and Land Resources under NCAC 2H.1000.
 - b. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the Stormwater Management Permit.
 - c. These covenants are to run with the land and be binding on all persons and parties claiming under them.
 - d. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Energy, Mineral, and Land Resources.
 - e. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the Division of Energy, Mineral, and Land Resources.
 - f. The maximum built-upon area for all 16 lots is 10,000 square feet. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, brick, stone, slate, and coquina, but does not include raised, open wood decking, or the water surface of swimming pools.
 - g. Filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the development except for average driveway crossings, is strictly prohibited by any persons.
 - h. Each lot will maintain a 50 foot wide vegetated buffer between all impervious areas and surface waters.
 - i. All roof drains shall terminate at least 50 foot from the mean high water mark.
 - j. If permeable pavement credit is desired, the property owner must submit a request, with supporting documentation, to the permittee and receive approval prior to construction of the permeable pavement.
11. The permittee shall submit a copy of the recorded deed restrictions within 30 days of the date of recording.

12. If the permittee sets up an Architectural Review Committee or Board (ARC or ARB) to review plans for compliance with the restrictions, the plans reviewed must include all proposed built-upon area (BUA). Any approvals given by the ARC or ARB do not relieve the lot owner of the responsibility to maintain compliance with the permitted BUA limit.
13. All stormwater conveyances will be located in either dedicated right-of-way (public or private), recorded common areas or recorded drainage easements. The final plats for the project will be recorded showing all such required easements, in accordance with the approved plans.
14. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.
15. If permeable pavement credit is desired, the permittee must submit a request to modify the permit to incorporate such language as required by the Division. The request to modify must include a soils report identifying the type of soil, the Seasonal High Water Table elevation and the infiltration rate. Upon the successful completion of a permit modification, the individual lot owners that request to utilize permeable pavements must submit the necessary forms and documentation to the permittee and receive approval prior to construction of the permeable pavement.

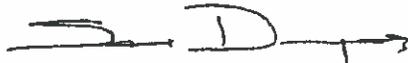
III. GENERAL CONDITIONS

1. This permit is not transferable to any person or entity except after notice to and approval by the Director. The Director may require modification or revocation and re-issuance of the permit to change the name and incorporate such other requirements as may be necessary. In the event of a name or ownership change, a completed Name/Ownership Change form, signed by both parties, must be submitted to the Division accompanied by the supporting documentation as listed on page 2 of the form. The approval of this request will be considered on its merits, and may or may not be approved.
2. The permittee is responsible for compliance with all permit conditions until the Director approves a transfer of ownership. Neither the sale of the project nor the transfer of common areas to a third party, such as a homeowner's association, constitutes an approved transfer of the stormwater permit.
3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to an enforcement action by the Division, in accordance with North Carolina General Statutes 143-215.6A to 143-215.6C.
4. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules, and regulations contained in Title 15A of the North Carolina Administrative Code, Subchapter 2H.1000; and North Carolina General Statute 143-215.1 et. al.

5. In the event that the facilities fail to perform satisfactorily, including the creation of nuisance conditions, the Permittee shall take immediate corrective action, including those as may be required by the Division, such as the construction of additional or replacement stormwater management systems.
6. The permittee grants permission to DEQ Staff to enter the property during normal business hours, for the purpose of inspecting all components of the stormwater management facility.
7. The permit issued shall continue in force and effect until revoked or terminated. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and re-issuance, or termination does not stay any permit condition.
8. Unless specified elsewhere, permanent seeding requirements for the swales must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.
9. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.
10. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state and federal), which have jurisdiction.
11. The permittee shall notify the Division in writing of any name, ownership or mailing address changes at least 30 days prior to making such changes.

Permit issued this the 26th day of June, 2017.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



for

Tracy E. Davis, PE, CPM
Division of Energy, Mineral, and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW7170506

Dave Parks

From: Greg Johnson <greg316@cox.net>
Sent: Friday, July 21, 2017 5:55 AM
To: 'Dave Parks'
Subject: FW: Sandy Hook

Good morning Dave

The engineer supplied that final data I requested to make a determination for the project to proceed through the remainder of the review process. I reviewed the materials and recommend that the project be accepted. She has demonstrated that the project emulates the existing drainage. The project's runoff and drainage should not have negative impact on adjoining properties. She accomplished this through complex drainage modeling and calculations. I will be happy to answer any questions you might have.

Greg

C. Gregory Johnson
3536 W. Coral Key
Virginia Beach, VA 23452-4404
Cell 757.353.8695

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Schools

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

ROADS MUST CONFORM TO NCDOT SPECIFICATIONS
DEVELOPER MUST SUBMIT A LETTER GIVING CAMDEN CO SCHOOLS
PERMISSION TO USE ROADS AND RELEASING LIABILITY FOR DAMAGE

Disapproved with the following comments: (Provide factual evidence for denial)

Name: ROGER MORGAN Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

[Signature]

Dan Porter
Planning Director
Camden County

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County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff South Camden Fire Chief

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

_____ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Kirk Jennings Signature: *Kirk Jennings*

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

Dan Porter
Planning Director
Camden County

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County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Sheriff's Office

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: TONY PERRY Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff SCWTSO

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

Approved as is
 Reviewed with no comments.
 Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,

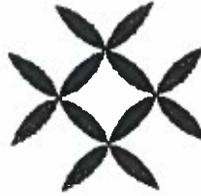
Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff NCOOT

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:
Discretionary permits required for lots 1-4 as well as the Development Entrance as well as encroachments required for work w/in ROW
- Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jim Hooley Signature: James W Hooley

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
Dan Porter

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff Soil & Water Conservation

RE: Preliminary Plat Sandy Hook Crossing – 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend pleas fill out, sign and fax to the Planning Office at 333-1603.

- Approved as is
- Reviewed with ~~no~~ comments.
- Approved with the following comments/recommendations:

_____ Disapproved with the following comments: (Provide factual evidence for denial)

Name: Brian Lannon Signature: [Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Signature]

Dan Porter
Planning Director
Camden County

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MICHAEL BRILLHART
County Manager

AMY BARNETT
Asst Clerk to the Board

JOHN S. MORRISON
County Attorney

May 23, 2017

From: Camden County Planning Department
To: Technical Review Staff CENTURYLINK

RE: Preliminary Plat Sandy Hook Crossing - 16 lot Major Subdivision

Attached is a copy of the Preliminary Plat for Sandy Hook Crossing for your review and comments.

After you have reviewed the plans, please complete the section below and provide this memo with your comments at the Technical Review Committee meeting on Tuesday, June 6, 2017 at 10:00 AM in the upstairs courtroom of the Historic Camden County Courthouse. If you are unable to attend please fill out, sign and fax to the Planning Office at 333-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

Disapproved with the following comments: (Provide factual evidence for denial)

Name: Jon RADINS Signature: [Handwritten Signature]

Thank you for your prompt attention to this matter. If you have any questions, please call me at (252) 338-1919 ext 263.

Sincerely,
[Handwritten Signature]

Dan Porter
Planning Director
Camden County



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 5.C

Meeting Date: August 07, 2017

Submitted By: Amy Barnett, Planning Clerk
Administration
Prepared by: Amy Barnett

Item Title **Public Hearing - Special Use Permit UDO 2017-06-04
Camden Dam Solar LLC**

Attachments: UDO 2017-06-04 SUP Camden Dam Solar Pt 1 (PDF)
UDO 2017-06-04 SUP Camden Dam Solar Pt 2 (PDF)
UDO 2017-06-04 SUP Camden Dam Solar Maps (PDF)

Summary:

Public Hearing - Special Use permit Application (UDO 2017-06-04) Camden Dam Solar LLC (SunEnergy1) - for a 5MW AC Solar Farm

Camden Dam Solar LLC has applied for a Special Use Permit application for a 5MW AC solar farm located on North Mill Dam Road. The application went to the Planning Board on July 19, 2017 and after discussion with applicant, staff and input from the public a motion was made to recommend approval of the Special Use Permit (UDO 2017-06-04) with the conditions as listed in staff's findings of facts. Motion passed on a 6-0 vote.

Recommendation:

1. Hold Public Hearing.
2. Amend agenda for consideration.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
NO MOTION	_____
VOTE:	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: SUP Findings of Facts with supporting documents
Submitted By: Planning Department

ITEM TITLE: Public Hearing – Special Use Permit
 Application (UDO 2017-06-04) Camden Dam
 Solar LLC (SUNENERGY1) - for a 5MW AC
 Solar Farm

SUMMARY:

Camden Dam Solar LLC has applied for a Special Use Permit application for a 5MW AC solar farm located on North Mill Dam Road. The application went to the Planning Board on July 19, 2017 and after discussion with applicant, staff and input from the public a motion was made to recommend approval of the Special Use Permit (UDO 2017-06-04) with the conditions as listed in staff’s findings of facts. Motion passed on a 6-0 vote.

RECOMMENDATION:

1. Hold Public Hearing.
2. Amend agenda for consideration.

**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2017-06-04
SOLAR FARM**

PROJECT INFORMATION

File Reference: UDO 2017-06-04
Project Name: Camden Dam Solar, LLC
PIN: 02-8944-00-75-7172
Applicant: CAMDEN DAM SOLAR, LLC
 SUNENERGY1
Address: 192 Raceway Drive
 Mooresville, NC 28117
Phone: (704) 662-0375
Email:
Agent for Applicant:
Address:
Phone:
Email:
Current Owner of Record: Kim Sawyer
Meeting Dates: 7/19/2017 **Planning Board**
Application Received: 6/2/17

By: David Parks, Permit Officer
Application Fee paid: \$400 Check # 18532
Completeness of Application: Application is generally complete
Documents received upon filing of application or otherwise included:
 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
 F. Technical Review comments
 G. Drainage Report (Pending/See attached email from County Engineer)
 H. Kirkland Appraisals, LLC Impact Study

PROJECT LOCATION:

Street Address: West of 122 Mill Dam Road
Location Description: Courthouse 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 50 acres in size
Flood Zone: AE/X
Zoning District(s): General Use District (GUD)
Existing Land Uses: Farmland/Woodland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	GUD	GUD	GUD	GUD
Use & size	Woodland- 11 acres/Ar	Woodland – 12 plus acres	3 residential lots	Farmland – 50 acres

Proposed Use(s): 5MW AC Solar Facility

Description of property:

Property has approximately 5 acres of woodland and 50 acres under farm use.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Armuese Creek is to the North

Distance & description of nearest outfall:

INFRASTRUCTURE

There are currently no utilities servicing the property.

Traffic: During construction phase there will be increased traffic along South 343 and Mill Dam 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 during construction phase.
- 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 250 feet on NC 343.
- 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:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property zoned for proposed use. Comprehensive Plan has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will not impact schools.

Yes No

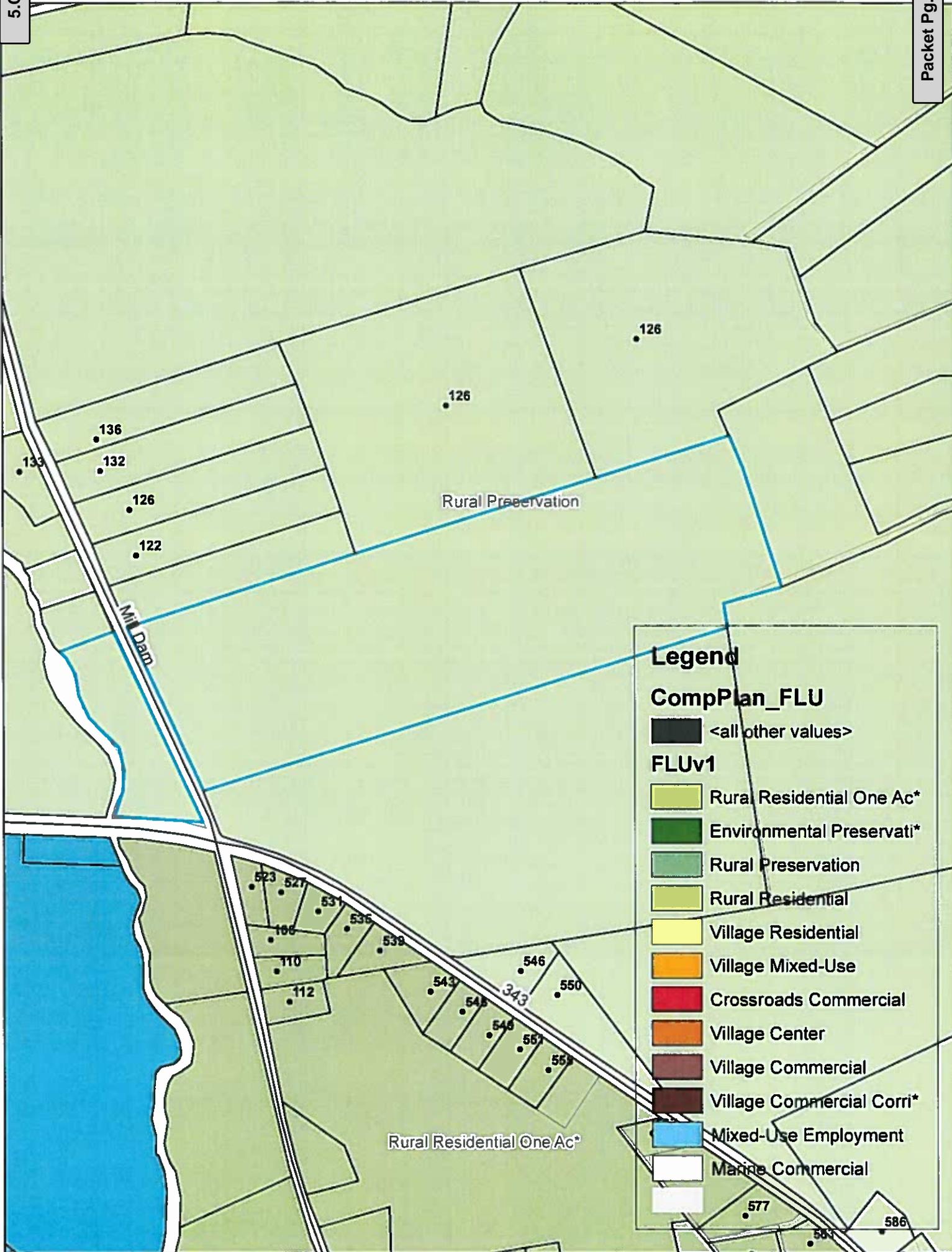
Fire and rescue:

Yes No

Law Enforcement:

At their July 19, 2017 meeting, Planning Board recommended approval on a 6-0 vote of the Special Use Permit for Camden Dam Solar, LLC 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 2017-06-04.
3. There shall be no land disturbing activity until County receives approved DENR E & S Control Plan, Stormwater Permit and Drainage Plan approved by Camden County.
4. 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.
5. 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.
6. Applicant shall provide the Sheriff's Office 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.
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. 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.



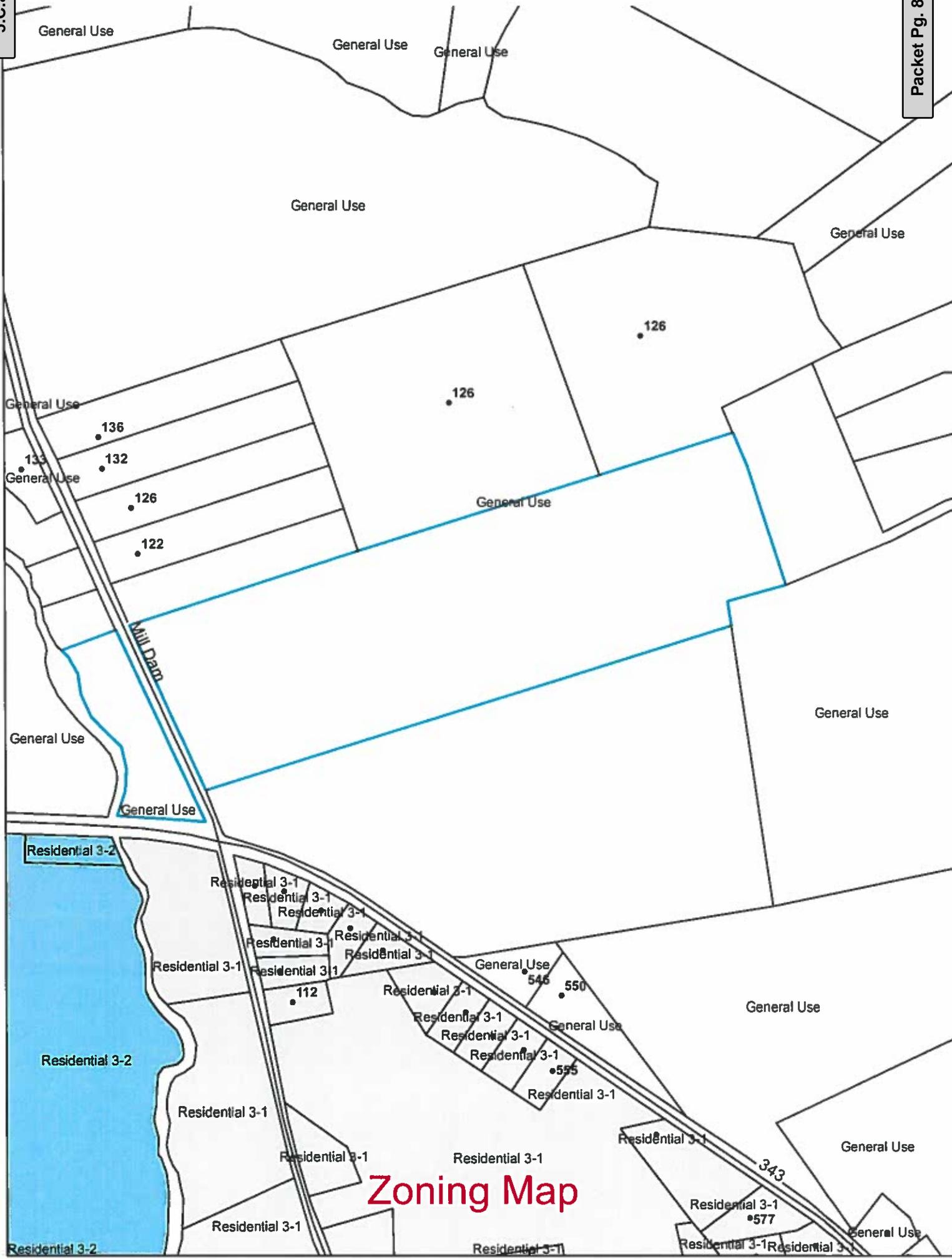
Legend

CompPlan_FLU

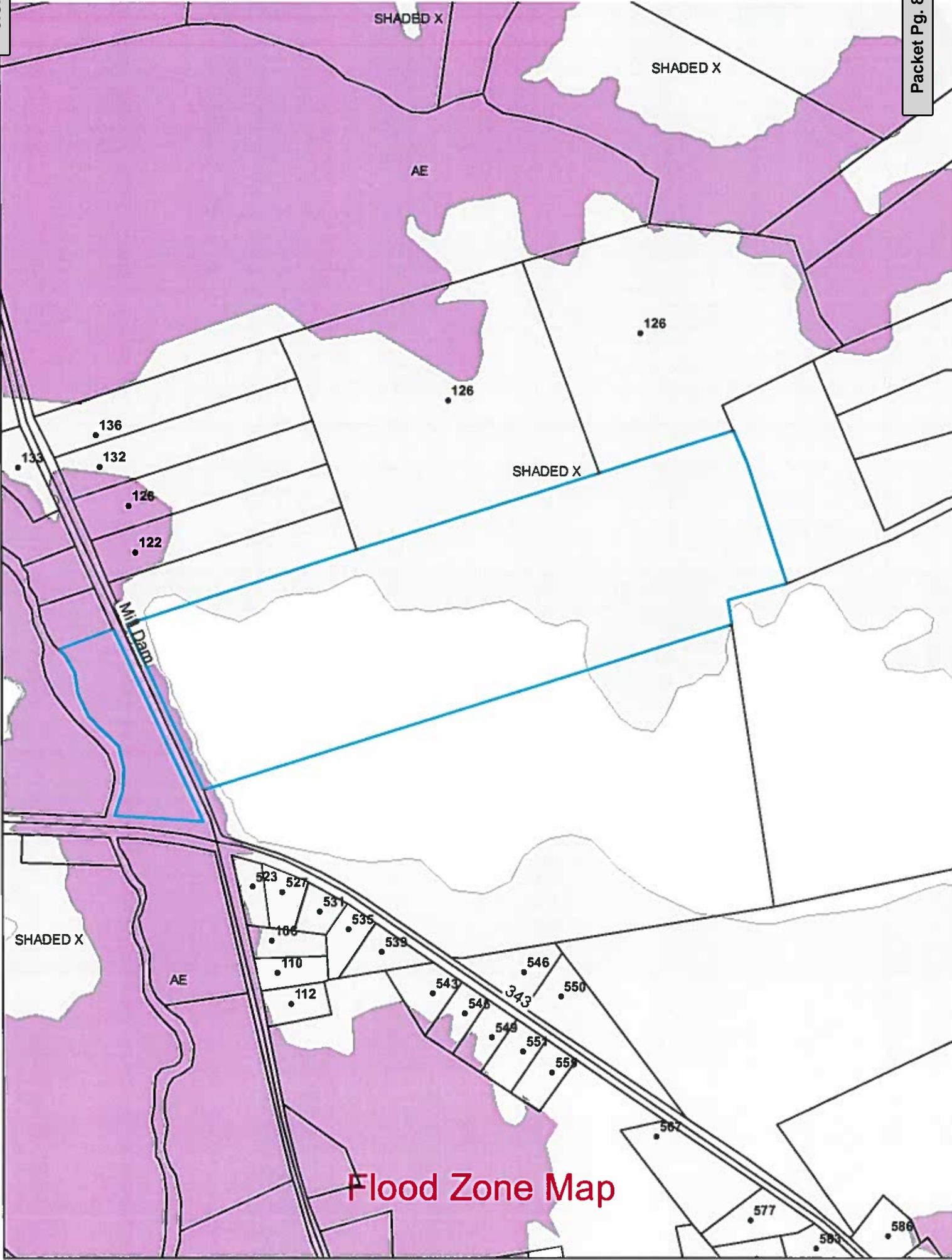
- <all other values>

FLUv1

- Rural Residential One Ac*
- Environmental Preservati*
- Rural Preservation
- Rural Residential
- Village Residential
- Village Mixed-Use
- Crossroads Commercial
- Village Center
- Village Commercial
- Village Commercial Corri*
- Mixed-Use Employment
- Marine Commercial



Zoning Map





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>02-8944-00-75-7172</u>
UDO#	<u>2017-06-04</u>
Date Received:	<u>6/2/17</u>
Received by:	<u>of</u>
Zoning District:	<u>640</u>
Fee Paid \$	<u>400.00</u>

CK # 18532

PLEASE PRINT OR TYPE

Applicant's Name: Camden Dam 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.

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

Daytime Phone Number: (704) 662-0375

Street Address Location of Property: approximately at 122 North Mill Dam Road Camden, NC 27921 GPS Point 36.184461 & -76.073217

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: 5/31/17

* 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. Studies conducted by 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 additional 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 General Use and conforms to Camden County Special Use Permit table of permissible (151.334) 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. The applicant is willing to provide emergency training to the fire and rescue team.
- (c) Law Enforcement
 The construction of the facility will not impact the Camden county law enforcement. The applicant is willing to provide emergency training to 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)814-5400

Account
Login
Create
Site
Account

Click Here To:

[View Document Filings](#) [File an Annual Report](#) [Amend a Previous Annual Report](#)
[Print a Pre-Populated Annual Report form](#)

Corporate Names

Legal: Camden Dam Solar, LLC
Prev Legal: Camden Mill Dam Road Solar, LLC

Limited Liability Company Information

SosId: 1394567
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 8/7/2014
Fiscal Month: January
Registered Agent: Habul, Kenny

Corporate Addresses

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

Camden Dam Solar, LLC

Adjoining/Abutting Property Owners approximately 250 feet from purposed site

Owner Name	Owner's Address	PIN #
William & Brenda Jones	P.O Box 88 Camden NC 27921	028944009471510000
Maria Clarke & Howard D. Clarke III	960 Othello Court Delton, FL 32738	028944005489290000
Michael H. Francis & Heather L. Francis	126-C North Mill Dam Rd, Camden NC 27921	028944007670490000
Edward L. Sawyer	162 Milltown Rd, Shiloh NC 27974	028944007318680000
Stacy M. & Trisha A. Wilkins	126-B North Mill Dam Rd Camden, NC 27921	028944006577420000
Kim Sawyer	8236 Station House Court Lorton, VA 22079	028944007571720000
Brent & Stephanie Harding	442 Morgans Ridge Road Front Royal VA 22630	028944008535520000
Bradley Grundman	132 North Mill Dam Road Camden, NC 27921	028944005555720000
Ryan Cottrell & Courtney Cote	136 North Mill Dam Road Camden, NC 27921	028944005557200000
Walter & Rosita Golden	527 South Hwy 343 Camden, NC 27921	028944005385570000 028944005395900000
Robert & Elizabeth Fraser	531 South Hwy 343 Camden, NC 27921	028944006314450000
Danise & Jimmy Lane	913 Hanbury Ct. Chesapeake, VA 23322	028944006323750000
Merlin Kynaston	539 South Hwy 343 Camden, NC 27921	028944006332970000



CAMDEN DAM SOLAR, LLC

PROPOSED SOLAR PROJECTS

SPECIAL USE PERMIT APPLICATION

Project Overview:

Camden Dam 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 Camden Dam solar site is located approximately at 122 North Mill Dam Road Camden, North Carolina 27921 GPS point 36.184461 & -76.073217.

The 5 MW AC project will be a ground-mounted solar photovoltaic facility utilizing a single-axis tracking system and comprised of approximately 21,2,2 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 40-foot wide security access gate(s) 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 or schools.

The panels do not generate any noise, have no emissions, odor or 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.

Permits:

The Applicant, 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.



Land Control:

Camden Dam 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
Kim Sawyer	028944007571720000	8236 Station House Court Lorton, VA 22079	General Use

Flood Zone:

The proposed site is located on three different flood zones as can be seen on the below map. Portion of the parcel is located on a minimal flood risk zone, zone AE and 0.2% (or 500 year) annual chance flood hazard. The Applicant will elevate all electrical connections one foot above the base flood elevation to meet the county requirement.



Legend

Panels	Flood Hazard Areas
Postboat Areas	AE Floodway (AE)
Stream Centerline	0.2% Annual Chance Flood Hazard
Cross Sections	Future Conditions 1% Annual Chance Flood Hazard
Levee	

North Carolina Floodplain Mapping Program



192 Raceway Drive, Mooresville, NC 28117 · Phone: 704.662.0375 · info@sunenergy1.com

www.sunenergy1.com



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.

Camden Dam Solar Project has an estimated useful lifetime of 30 years or more, with an extended opportunity for a lifetime of 50 years or more with equipment replacement and repowering. This section of the document, however, assumes that at the end of the useful lifetime of the original equipment the facility will be completely dismantled, materials removed, recycled, and the site returned to its original agricultural state.

Decommissioning of the project will be handle by the solar facility owner. All cost (labor, disposal) associated with the decommissioning of the project site will be the facility owner's responsibility.

As discussed above the end of life of the facility is within 30 years, however the facility can be decommissioned if any of the below items occurs;

1. The end of the land lease where the property owner declines to renew the lease with the facility owner
2. The solar facility is abandoned and no longer provide any power production for a duration of 12 months
3. The system is damaged and cannot be repaired or replaced
4. At the facility owner' discretion

Procedures for decommissioning after ceasing operation

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.



Temporary Erosion Control

Appropriate temporary (construction-related) erosion and sedimentation control best management practices (BMP) will be used during the decommissioning phase of the project. The BMPs will be inspected on a regular basis to ensure their function.

General Removal Process

Effectively, the decommissioning of the solar plant proceeds in reverse order of the installation.

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



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.

The estimated cost of removal will be prepared by a third-party engineer and submitted prior to receipt of the building permit. The estimated cost is subject to the final decision from the Camden County Board of Commissioners on solar ordinance No. 2017-05-01 "An Ordinance Amending the Camden County Code of Ordinances" Section 10 and 11.

Applicant/Applicant Representative Signature: [Signature] Date: 6/1/17

5.C.a

Packet Pg. 99

Issued Nov 28 2001
\$.00
State of Camden
North Carolina County
Real Estate Excise Tax

Filed in Camden County, NC
on Nov 28 2001 at 10:48:12 AM
by Peggy C. Kight
Register of Deeds

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$ -0-
\$2.00 per 1,000 value

BOOK 152 PAGE 455

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 02-8744-00-75-2526 split
Verified by 375-02-LSG County on the 29th day of November, 2001
by -0- -0 -

Mail after recording to H.T. Mullen, Jr., Attorney at Law
Post Office Box 365 Elizabeth City, NC 27907

This instrument was prepared by H.T. Mullen, Jr.

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of July, 2001, by and between

GRANTOR

GRANTEE

Edward L. Sawyer, Free Trader;
Kim Sawyer, unmarried; and
Janice Pressnel Sawyer, widow

Kim (formerly Ida May) Sawyer
8236 Station House Court
Lorton, VA 22079

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Courthouse Township, Camden County, North Carolina and more particularly described as follows:

Lot # 3 of that certain map or plat entitled "L. R. Sawyer Heirs", Camden County, North Carolina and the same being dated January 20, 1967 and July 11, 2001, the same having been prepared by S. Elmo Williams, Registered Surveyor and a copy of the aforesaid map or plat is by reference incorporated herein.

The above-described lands were acquired by Deed dated the December 30, 1976 and the same being of record in Deed Book 66 at Page 23 of the Camden County Public Registry.

BOOK 152 PAGE 456

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: Edward L. Sawyer, Free Trader (SEAL)
Kim Sawyer, unmarried (SEAL)
Janice Pressnel Sawyer, widow (SEAL)
USE BLACK INK ONLY



NORTH CAROLINA, Pasquotank County.
I, a Notary Public of the County and State aforesaid, certify that Edward L. Sawyer, Free Trader & Kim Sawyer, unmarried Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of July 2001
My commission expires: 9-31-03 K. Alison Bray Notary Public



ALABAMA, LIMESTONE County.
I, a Notary Public of the County and State aforesaid, certify that Janice Pressnel Sawyer, widow personally came before me this day and acknowledged that she is the wife of Edward L. Sawyer, a North Carolina Corporation, and that by her signature on the foregoing instrument she has acknowledged the execution of the foregoing instrument as a corporate officer. Witness my hand and official stamp or seal, this 13th day of Oct 2001
My Commission Expires 8-13-2002 Lisa D. Williams Notary Public

The foregoing Certificate(s) of K. Alison Bray, Notary Public of Camden Co., NC and Lisa D. Williams, Notary Public of the State of Alabama at Large

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 Peggy C. Knight REGISTER OF DEEDS FOR CAMDEN COUNTY Deputy/Assistant - Register of Deeds

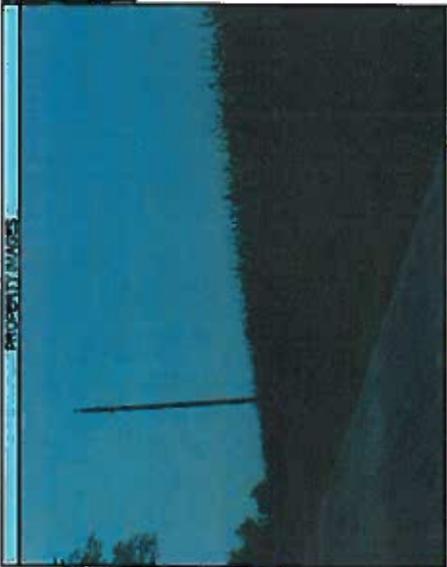
Camden County, North Carolina
 PO Box 123, Camden, NC 27021 (252) 338-1919

PARCEL ID: 02.8944.00.75.7172.0000 1 of 1 1
 OWNER INFORMATION

SANTER KIM

8236 STATION HOUSE COURT
 LORION VA 22079

NOTES



MILL DAM RD N	
DEED BOOK PAGE	PLAT REF TO
152 455	3 98A
APPOINT	INSTR CODE
20000000	5/05/2017

LEGAL DESCRIPTION	LOT	SALES INFORMATION
	3	DATE: 1/8/2005
		PRICE: \$175,000
		QUALIFIED: Q

STRUCTURE	STORIES	0.000
FOUNDATION	CONDITION	
EXT SIDING	GRADE	
ROOF STYLE	YEAR BUILT	0
ROOF MATERIAL	EFFECTIVE YEAR	0
INSIDE WALLS	DRYTT	0
FLOORING	BATHS	0.00
HEAT	FIREPLACES	
HEAT FUEL	TOTAL SQFT	0
AIR COND		

ZONE	CODE	DESCRIPTION	FRONT DEPTH	LAND USE	UNITS	RATE	VALUE
GUD	20160	OPEN LAND AC			49.830 A	\$5,608.79	\$279,486
Total Land Value							\$279,486

ZONE	CODE	DESCRIPTION	FRONT DEPTH	LAND USE	UNITS	RATE	VALUE
GUD	124000	OPEN LAND #4			3.360 A	\$40.00	\$134
GUD	121000	OPEN LAND #1			46.470 A	\$1,200.00	\$55,764
Total Land Use Value							\$55,898

DESCRIPTION	LENGTH	WIDTH	AREA	ADU/RATE	YEAR	VALUE	
Total Out Building Value							\$0

OTHER FEATURES	TOTAL VALUE	Total Sections Value	\$0
TOTAL BUILDING VALUE			
LAND	\$279,486	ASSESSED VALUE	\$279,486
BUILDING	\$0	LESS DEFERRED	\$223,588
OUT BUILDINGS	\$0	TAXABLE VALUE	\$55,898

COURTHOUSE

SAW-2016-02215

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

Action ID. SAW-2016-02215County: Camden

NO DEPARTMENT OF THE ARMY AUTHORIZATION REQUIRED

Property Owner: Eric SchudtSun Energy 1Address: 6750 NC Highway 30 East
Bethel, NC, 27812Telephone Number: (252) 825-1731

Size and Location of Property (waterbody, road name/number, town, etc.): **Property is located at the junction of North Mill Dam Road and Route 343 in Camden, Camden County, North Carolina. It is primarily agricultural land of 49.81 acres. The nearest tributary is Mill Dam Creek which flows into the Areneuse Creek a tributary to the Pasquotank River a TNW.**

Description of Activity: **Proposed Solar Energy Site.**

Your work as proposed does not require Department of the Army authorization for the following reason(s):

- There are no jurisdictional waters or wetlands within the boundaries of the property.
 The proposed project does not impact jurisdictional waters or wetlands.
 The proposed project is exempt from Department of the Army regulation.
 Specify: _____.

This Department of the Army determination does not relieve the permittee of the responsibility to obtain any other required Federal, State, or local approvals/permits. The permittee may need to contact appropriate State and local agencies before beginning work.

For any activity within the twenty coastal counties, before beginning work, you must contact the N.C. Division of Coastal Management in Washington, North Carolina, at (252) 956-6481 to discuss any required State authorization.

Any changes in the above described work must be coordinated with the Corps of Engineers prior to commencement. If you have any questions regarding the Corps of Engineers regulatory program, please contact Krystynka Stygar at telephone number 910-251-4619 or Krystynka.B.Stygar@usace.army.mil.

Regulatory Project Manager Signature STYGAR.KRSTYNKA
BETHANIE.1408680
 Date: December 12, 2016

Digitally signed by
 STYGAR.KRSTYNKA.BETHANIE.1408680430
 DN: c=US, o=U.S. Government, ou=DoD,
 ou=PKI, ou=USA,
 cn=STYGAR.KRSTYNKA.BETHANIE.1408680430
 Date: 2016.12.12 11:37:19 -05'00'

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, located online at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

SAW-2016-02215

SURVEY PLATS, FIELD SKETCH, WETLAND DELINEATION FORM, ETC., MUST BE ATTACHED TO THE FILE COPY OF THIS FORM, IF REQUIRED OR AVAILABLE.

Copy Furnished:

Brad Breslow
Resource Environmental Solutions, LLC
302 Jefferson Street, Suite 110
Raleigh, NC 27605

(919)209-1062

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

Action Id. SAW-2016-02215 County: Camden U.S.G.S. Quad: NC-ELIZABETH CITY

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner/Applicant: Sun Energy I
Eric Schudt
Address: 6750 NC Highway 30 East
Bethel, NC, 27812

Telephone Number: (252) 825-1731

Size (acres)	<u>49.81</u>	Nearest Town	<u>Camden</u>
Nearest Waterway	<u>Areneuse Creek</u>	River Basin	<u>Albemarle-Chowan</u>
USGS HUC	<u>03010205</u>	Coordinates	Latitude: <u>36.311156</u> Longitude: <u>-76.126218</u>

Location description: Property is located at the junction of North Mill Dam Road and Route 343 in Camden, Camden County, North Carolina.

Indicate Which of the Following Apply:

A. Preliminary Determination

- There are waters, including wetlands, on the above described project area, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in 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.
- There are waters of the U.S., including wetlands, on 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.
- We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

SAW-2016-02215

- The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. If you wish to have the delineation surveyed, the Corps can review and verify the survey upon completion. Once verified, this survey will provide an accurate depiction of all areas subject to CWA and/or RHA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.
- The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. 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.
- There are no waters of the U.S., to include wetlands, present on the above described property which are subject to the permit requirements of Section 404 of the Clean Water Act (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.
- The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Elizabeth City, NC, at (252) 264-3901 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Krystynka Stygar at 910-251-4619 or Krystynka.B.Stygar@usace.army.mil.

C. Basis for Determination: This site exhibits no wetland criteria as described in the 1987 Corps Wetland Delineation Manual and supplemental Atlantic and Gulf Coast supplement.

D. Remarks: Agricultural field has been effectively drained and ditched since the 1980s, and has become normal conditions for this state. Please see attached Map titled: Camden Dam Wetland Map

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. 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

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 **February 10, 2017.**

****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: STYGAR.KRSTYNKA
.BETHANIE.140868
0430

Digitally signed by
STYGAR.KRSTYNKA.BETHANIE.1408680430
DN: c=US, o=U.S. Government, ou=D&D,
ou=PIQ, ou=USA,
cn=STYGAR.KRSTYNKA.BETHANIE.1408680430
Date: 2016.12.12 11:42:17 -05'00'

SAW-2016-02215

Date: December 12, 2016

Expiration Date: December 12, 2021

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, located online at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

Copy Furnished:

Brad Breslow
Resource Environmental Solutions, LLC
302 Jefferson Street, Suite 110
Raleigh, NC 27605

(919)209-1062

SAW-2016-02215

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Eric Schudt Sun Energy 1	File Number: SAW-2016-02215	Date: December 12, 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 <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or 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.

SAW-2016-02215

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
2407 west 5th street
Washington, NC 27889**

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.

Date:

Telephone number:

Signature of appellant or agent.

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, 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**

STATE OF NORTH CAROLINA

OPTION TO LEASE

COUNTY OF CAMDEN

THIS OPTION TO LEASE (this "Agreement") made as of the 20th day of December, 2016 (the "Effective Date") by and between KIM SAWYER, having an address at 8236 Stationhouse Court, Lorton, Virginia 22079 ("Owner") and CAMDEN DAM 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 ("Tenant").

WITNESSETH

WHEREAS, Owner owns approximately 49.83 acres of real property located in Camden County, North Carolina, together with any improvements located thereon and all rights, privileges, and easements appurtenant thereto;

WHEREAS, Tenant desires to acquire an option to lease up to approximately 49.83 acres for the purpose of constructing and operating certain improvements thereon consisting of solar photovoltaic electricity generating facilities and related facilities (collectively, the "Development"); and

NOW, THEREFORE, in consideration of the promises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. Option.

(a) Owner, for and in consideration of the sum of [REDACTED] (the aforesaid sum, together with all interest earned thereon and any extension payments made in accordance with the provisions of Paragraph 2 below, is hereinafter referred to as the "Option Fee") to be paid by Tenant within five (5) business days after the full execution of this Agreement to Owner, does hereby give and grant unto Tenant, its successors or assigns, or Tenant's related affiliate, its successors or assigns, the exclusive right, option and privilege to lease the Property (the "Option") in accordance with the terms and conditions set forth in this Agreement. The Option Fee shall be nonrefundable and shall be retained by Owner regardless of whether Tenant exercises the Option, except as provided in Section 12 below.

(b) Tenant, and/or Tenant's related affiliate, contemplates developing solar photovoltaic electricity generating facilities and related facilities on the Property. Prior to the end of the Option Period (as defined below), Tenant shall cause the Property, and to the extent then identified, the "Easement Areas", as such term is defined in the form of Ground Lease and Easement Agreement (collectively, the "Lease") attached as Exhibit B to this Agreement, to be surveyed. The term "Property", as used herein, shall mean both the land described on Exhibit A (herein sometimes referred to as the "Site") and also such property(ies) of Owner, if any, as Tenant shall identify as the "Easement Areas" (as such

term is defined in the Lease). The legal description of the Site and the Easement Areas shall be attached to the Lease as Exhibit A of the Lease and the aggregate number of gross acres of the Site shall be inserted into Section 4.1 of the Lease and shall be used to calculate the Base Rent (as defined herein) payable thereunder. Upon such designation of the Easement Areas with specificity, the parties shall execute and record a supplemental Memorandum of Option which shall describe the Site and Easement Areas with specificity.

2. Option Term. This Option shall begin as of the date hereof and shall expire, unless extended as hereinafter provided, on December 31, 2017 (the aforesaid period is hereinafter referred to as the "Option Period"). In the event Tenant shall be unable to determine during the Option Period whether the Property is suitable for the Development, then it may allow the Option to expire without being exercised.

3. Option Exercise.

(a) At any time during the Option Period and following the written approval by both Tenant and Owner (such approval not to be unreasonably withheld, conditioned or delayed) of the final legal description of the Site as described above. Tenant may exercise this Option with respect to the Site by delivering to Owner written notice of its election. Promptly following such exercise of its Option, Tenant will deliver to Owner four (4) originals of the Lease identifying the Site (together with each Easement Agreement, the form of which is included therewith) fully executed by Tenant. Upon said delivery of the Lease by Tenant, Owner shall also execute the Lease (together with each Easement Agreement, the form of which is included therewith) and thereby lease to Tenant, and Tenant shall lease from Owner, the Site and the Easement Areas. In the event Tenant does not exercise the Option in accordance with this Paragraph 3, all rights of Tenant and obligations of Owner under this Agreement shall terminate, except as otherwise specifically provided below.

(b) Site Preparation. In the event Tenant does exercise the Option in accordance with this paragraph 3, Owner agrees, covenants and warrants that the Site shall be free and clear of all crops, trees and other structures or obstructions as of the Effective Date of the Lease, except as otherwise provided in Rider A to the Lease, if applicable.

4. The Lease. Owner and Tenant agree and acknowledge that the Lease, along with all of the exhibits to the Lease, has been negotiated in good faith by both parties. In the event Tenant exercises its option pursuant to Section 3 herein, both parties shall execute the Lease and all exhibits to the Lease in the form attached hereto as Exhibit B, with the final acreage and the descriptions of the Site and the Easement Areas which will comprise the Property (as determined pursuant to Section 1(b) above) to be inserted into said Lease.

5. Base Rent. In the event Tenant exercises its Option pursuant to Section 3 above and enters into a Lease with Owner, Tenant and Owner agree that the annual rent ("Base Rent") during the initial fifteen (15) year term shall be [REDACTED] of the Site per year, payable annually in advance. During the first five (5) year renewal term, the Base Rent shall be in the amount of [REDACTED] of the Site

per year, payable annually in advance. During the second five (5) year renewal term, the Base Rent shall be in the amount of [REDACTED] of the Site per year, payable annually in advance. During the third five (5) year renewal Term, Base Rent shall be in the amount of [REDACTED] of the Site per year, payable annually in advance.

6. Title and Survey Matters. It is understood and agreed that should the Option be exercised, the Property will be leased to Tenant, and/or Tenant's related affiliate, under the Lease free and clear of all liens and encumbrances except (i) the lien of real and personal property ad valorem taxes for the year in which the Lease shall commence, (ii) such easements, covenants and restrictions as are of record as of the Effective Date and disclosed on Tenant's title commitment respecting the Property which title commitment is subject to review and approval by Owner prior to Tenant's exercise of the Option, and (iii) such matters as would be revealed by a current, accurate survey of the Property, as of the date that is the earlier of the date Tenant exercises its Option hereunder or the date of the survey, if any, obtained by Tenant regarding the Property (collectively the "Permitted Exceptions").

7. Tenant Due Diligence. During the Option Period, Tenant and its agents may enter the Property to conduct certain tests and inspections (including, without limitation surveys, engineering and environmental studies, soil tests, groundwater measurements, test borings and such other tests or studies which Tenant may deem advisable) and conduct other evaluations of, and inquiries into the suitability of the Property for development of the Development thereon (collectively, the "Due Diligence"). Tenant shall not damage or alter the Property while conducting its inspections, tests and studies. Tenant agrees to indemnify and hold Owner harmless from any claim, liability, loss, cost, damage, or expense suffered by Owner as a result of Tenant's Due Diligence activities on the Property. Owner agrees to cooperate with Tenant in conjunction with the Due Diligence, and will promptly upon the execution hereof furnish Tenant with copies of (or otherwise make available to Tenant for its inspection) any information in its possession specifically requested by Tenant that would be relevant to Tenant's Due Diligence.

8. Owner's Representations. Excepting for and subject to the application and impact of the above Permitted Exceptions thereon, Owner hereby represents and warrants to Tenant as follows, which representations and warranties shall be deemed made by Owner to Tenant also as of the date of Tenant's exercise of the Option.

(a) Owner has full power and authority to execute, deliver and carry out the terms and provisions of this Agreement. This Agreement has been duly executed and delivered by Owner and (upon execution and delivery by Tenant) constitutes the legal, valid and binding obligation of Owner, enforceable against it in accordance with the terms hereof, subject as to enforceability of remedies to limitations imposed by bankruptcy, insolvency, reorganization, moratorium or other similar laws relating to or affecting the enforcement of creditors' rights generally and general principles of equity.

(b) There are no material claims, actions, suits, or proceedings pending, or to the best of Owner's knowledge, threatened against or affecting the Property.

(c) No person, firm or other legal entity has any right or option to acquire the Property or any portion or portions thereof or any interest or interests therein, including but not limited to agricultural and/or farming leases.

(d) Owner has not entered into any agreement with reference to the Property, and neither Owner nor the Property is subject to any claim, demand, suit, unfiled lien, proceeding or litigation of any kind, pending or outstanding, or to the best of Owner's knowledge, threatened or likely to be made or instituted which would (i) be binding upon Tenant; or (ii) limit Tenant's full use and enjoyment of the Property; or (iii) limit Owner's ability to enter into this Agreement and consummate the transaction contemplated hereby.

(e) There is no pending or, to Owner's best knowledge, threatened, condemnation or similar proceeding or special assessment, affecting the Property, nor to Owner's best knowledge is any such proceeding or assessment contemplated by any governmental authority.

(f) Owner holds valid fee simple and marketable title to the Property (subject to the Permitted Exceptions), has done nothing to impair such title to the entire interest in the Property as Owner received, and will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Owner.

(g) In the event this Option is exercised, occupancy and possession of the Property shall be delivered to the Tenant at the commencement of the Term of the Lease free and clear of (i) adverse parties in possession, (ii) leases in effect covering the Property, including any agricultural and/or farm leases and (iii) deed or other restrictions on the Property except for covenants and restrictions as are of record as of the Effective Date and disclosed on Tenant's title commitment respecting the Property.

(h) To the best of Owner's knowledge, Owner has complied with all federal, state and local laws, rules and regulations relating to the Property.

(i) Access to the Property is by public road or by non-exclusive easement that is shared by Owner and other landowners whose tracts adjoin the easement or otherwise depend on it for access to the public road. To the best knowledge and belief of Owner, there is no pending or threatened governmental proceeding which would impair or result in the limitation or termination of such access;

(j) Owner has not stored any hazardous substance or toxic waste on, in or under the Property or permitted the Property to be used for the storage, release or discharge of any of the same. To the best of Owner's knowledge, there has been no storage, release or discharge of any hazardous substance or toxic material on, in or under the Property or the location of any underground storage tank, landfill or dumping ground on, in or under or related to the Property. Owner has no knowledge of the assertion of any environmental problem or proceeding with respect to the Property by any governmental agency, authority or instrumentality. To the best of Owner's knowledge, there has been no assertion of any environmental problem or proceeding with respect to any adjoining property by any governmental agency, authority or instrumentality. Owner shall indemnify and hold Tenant

harmless from any cost, loss or liability incurred with respect to any hazardous substance, toxic material, underground storage tank, landfill or dumping ground being found on, in or under the Property which results from any occurrence to the commencement of the Lease not caused by Tenant or by Tenant's agents, employees or contractors.

(k) Except as specifically provided for herein, Owner has received the consent or approval of any outside person or entity (including, but not limited to, governmental agencies or authorities) that is required with respect to the execution and delivery of this Agreement or the Lease by Owner or the consummation by Owner of the transaction contemplated hereby or the performance by Owner of its obligations hereunder.

9. Representations and Warranties of Tenant. Tenant represents and warrants unto Owner as follows:

(a) Tenant has full power and authority to execute, deliver and carry out the terms and provisions of this Agreement. This Agreement has been duly executed and delivered by Tenant and (upon execution and delivery by Owner) constitutes the legal, valid and binding obligation of Tenant, enforceable against it in accordance with the terms hereof, subject as to enforceability of remedies to limitations imposed by bankruptcy, insolvency, reorganization, moratorium or other similar laws relating to or affecting the enforcement of creditors' rights generally and general principles of equity.

(b) Except as specifically provided for herein, no consent or approval of any outside person or entity (including, but not limited to governmental agencies or authorities) is required with respect to the execution and delivery of this Agreement or the Lease by Tenant or the consummation by Tenant of the transaction contemplated hereby or the performance by Tenant of its obligations hereunder.

(c) Tenant shall be responsible for and promptly pay before default any personal property taxes or special assessments, if any, that may be levied or assessed against any improvements, or other personal property, situated on the Property, it being the mutual intention of the parties that Owner shall not be required to pay any taxes on personal property by reason of permitting Tenant to enter this Agreement or any resulting Lease. Tenant also agrees to indemnify Owner against any loss or liability resulting from any and all claims or liens in connection with such taxes and assessments.

10. Memorandum of Option. The parties hereto agree to enter into a short form Memorandum of Option for the purpose of recording the same in the Camden County, North Carolina Public Registry or other applicable recording office. Tenant shall bear the cost of preparing and recording said Memorandum of Option.

11. No Waste. During the Option Period, Owner shall commit no waste upon the Property.

12. Default/Remedies. In the event of a breach of this Option by Owner, Tenant shall have the option, as its remedy hereunder, either (a) to terminate this Option and receive a return of its Option Fee, in which event neither party shall have any further obligation to the other hereunder

except for the indemnification obligations of Paragraph 6 and Paragraph 14; or (b) to demand and sue for specific performance by Owner of its obligations hereunder.

13. Survey. Engineering Data. Development Plans. Building Plans. Etc. As soon as possible after the date hereof, Owner shall deliver to Tenant (or otherwise make available to Tenant for copying) copies of all surveys, engineering studies, site plans, development plans, building plans, special use permits, zoning information, water and sewer permits and tap-ons, and related data, licenses, permits and information with respect to the Property, if any, which may be owned by and readily available to Owner at no cost or expense other than reasonable reproduction charges.

14. Notice. Any notice required to be given hereunder shall be in writing and shall be deemed to have been duly delivered as of: (i) the date and time the same is either delivered personally or by email, unless such delivery is made (a) on a day that is not a business day in the place of receipt or (b) after 5:00 p.m. local time on a business day in the place of receipt, in either of which cases such delivery will be deemed to be made on the next succeeding business day, (ii) on the next business day after timely delivery to a reputable overnight courier, or (iii) deposited, postage prepaid, in the United States mail, to be mailed by registered or certified mail, return receipt requested, addressed to the party to whom the same is directed at the following addresses:

If to Tenant: Camden Dam Solar, LLC
192 Raceway Drive
Mooresville, NC 28117
Attention: Kenny Habul, Manager
Email: kenny@sunenergy1.com

With a copy to: SunEnergy1, LLC
192 Raceway Drive
Mooresville, NC 28117
Attention: Legal Department
Email: legal@sunenergy1.com

If to Owner: Ms. Kim Sawyer
8236 Stationhouse Court
Lorton, VA 22079

With a copy to: _____

15. Brokerage. Tenant and Owner warrant and represent to each other that no real estate agents' commissions, binders, fees or other like charges are due and owing or, to the best of the knowledge and belief of either of them, are claimed or asserted by any person, firm or corporation in connection with this Option and any subsequent leasing of the Property. Each

party agrees to hold the other harmless from and against any expense (including court costs and attorney's fees) resulting from any such claim which is based upon any dealings by any third party with the indemnifying party.

16. Survival. Section 19 of this Agreement shall survive the expiration or any other termination of this Agreement for a period of 12 months. In the event the Option is exercised and the Lease is executed, the provisions of this Agreement shall not survive and the provisions of the Lease shall control.

17. Assignment. This Agreement may be assigned by Tenant without the consent of Owner to (a) any entity which controls, is controlled by or under common control with Tenant; (b) any entity resulting from the merger or consolidation of Tenant; (c) any person or entity which acquires all of the assets of Tenant as a going concern of the business that is being conducted on the Site, provided that said transferee assumes all of the obligations of Tenant under the Ground Lease; provided, however, Tenant shall notify Owner in writing of any such Assignment.

18. General Provisions.

(a) No Waiver. No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

(b) Entire Agreement. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

(c) Amendment. No amendment to this Agreement shall be binding upon any of the parties hereto unless such amendment is in writing and executed by all parties hereto.

(d) Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective administrators, executors, personal representatives, successors and assigns.

(e) Counterparts; Signatures. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. Owner and Tenant hereby acknowledge and agree that facsimile signatures or signatures transmitted by electronic mail in so-called "pdf" format shall be legal and binding and shall have the same full force and effect as if an original of this Agreement had been delivered. Owner and Tenant (i) intend to be bound by the signatures on any document sent by facsimile or electronic mail, (ii) are aware that the other Party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this Ground Lease based on the foregoing forms of signature.

(f) Headings, etc. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

(g) Severability. If any term or provision of this Option to Lease Agreement is, to any extent, determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Option to Lease Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. Confidentiality. Owner agrees to use commercially reasonable efforts to keep confidential, and not publicly disclose, the terms of this Option or of the Lease and any information provided by Tenant to Owner in relation to the transaction contemplated hereby.

20. Advice of Counsel. Owner and Tenant represent and warrant to each other that each has read and fully understands the terms and provisions of this Agreement and the Lease attached as Exhibit B, has had an opportunity to review this Agreement and the Lease with legal counsel, and has executed this Agreement based upon such party's own judgment and advice of independent legal counsel (if sought).

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Option to Lease Agreement to be executed under seal as of the date first above written.

OWNER:

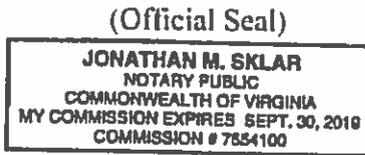
By: *Kim Sawyer*
Name: Kim Sawyer

STATE OF VIRGINIA
COUNTY OF Fairfax

I, Jonathan M. Sklar, a Notary Public, do hereby certify that KIM SAWYER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 8 day of December, 2016.

Jonathan M. Sklar
Notary Public
My Commission Expires: 09/30/2019



[SIGNATURES CONTINUE ON NEXT PAGE]

TENANT

CAMDEN DAM SOLAR, LLC

By: 
Name: Kenny Habul
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Julie N. Williamson, a Notary Public, do hereby certify that KENNY HABUL personally appeared before me this day and acknowledged that he is the Manager of CAMDEN DAM 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 the 25th day of January, 2017


Notary Public
My Commission Expires: 9/14/18

(Official Seal)

JULIE N WILLIAMSON
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
9/14/18

EXHIBIT A

Legal Description of the Property

Located in Camden County, North Carolina, and more particularly described as follows:

Certain real property consisting of up to approximately 49.83 acres, owned by Kim Sawyer, located at/near 122 North Mill Dam Road, Camden, NC 27921 (PIN# 02.8944.00.75.7172.0000). The particular acreage will be described in a survey. The survey descriptions will replace this paragraph in the final Ground Lease and Easement Document as well as this Option Document.



OFFICIAL COPY

September 25, 2014

FILED

SEP 29 2014

Clerk's Office
N.C. Utilities Commission

*2 Gail ✓
1 Betty JH*

Via U.S. First Class Mail
Gail L. Mount, Chief Clerk
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, NC 27699-4325

RE: Docket No. SP-4230, Sub 0
Camden Mill Dam Road Solar, LLC - Amendment to Application for CPCN

Dear Ms. Mount:

Pursuant to Rule R8-64(d)(3), Camden Mill Dam Road Solar, LLC (the "Applicant") notifies the Commission that the proposed location of the Facility in the above referenced docket has been modified.

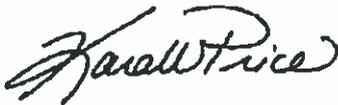
The initial application sought a Certificate of Public Convenience and Necessity ("CPCN") to construct a 5 MW (AC) solar facility located near Camden, NC in Camden County, NC on one parcel of land consisting of approximately 49.85 acres on or near the intersection of North Mill Dam Road and Highway 343 being leased from Edward Sawyer as outlined in Exhibit A hereto. The Commission entered an Order Requiring Publication of Notice on September 10, 2014.

The Applicant hereby requests that the CPCN be amended to include an additional parcel located on North Mill Dam Road consisting of approximately 49.83 acres being leased from Kim Sawyer as outlined in Exhibit B hereto. The revised site layout consisting of the two total parcels (the 49.85 acre parcel and the additional 49.83 parcel) is attached as Exhibit C. All other information in the initial CPCN Application remains the same.

The Applicant understands that the Commission will enter an Order Requiring Publication of notice based on these material changes. Therefore please find enclosed 12 original copies of this amended filing along with notarized verification. If you have any questions, please feel free to contact me.

Very truly yours,

Camden Mill Dam Road Solar, LLC



By: Kara W. Price
Project Development Associate

Enclosures

EXHIBIT A- Parcel outlined in Blue below is in the current CPCN

49.85 acres – owned by Edward L. Sawyer



EXHIBIT B: Parcel outlined below in RED needs to added to the current CPCN

49.83 acres – owned by Kim Sawyer



EXHIBIT C – The parcels outlined in RED below comprise the entire amended proposed site.

- 49.85 acres – being leased from Edward L. Sawyer
- 49.83 acres – being leased from Kim Sawyer



Mount, Gail

OFFICIAL COPY

From: State Clearinghouse <State.Clearinghouse@doa.nc.gov>
Sent: Friday, September 19, 2014 9:59 AM
To: Mount, Gail
Subject: EMAIL NOTIFICATION: SCH# 15-E-4600-0202, SP-4230, Sub 0

FILED
 SEP 19 2014
 State Office
 N.C. Department of Administration

Dear Ms. Mount,

This is a notification to you that the N.C. State Environmental Review Clearinghouse has received the *Application of Camden Mill Dam Road Solar, LLC* project. This project has been assigned State Clearinghouse #15-E-4600-0202 and this number should be used in all inquiries or correspondence with this office.

Copies of the environmental document are being sent to various governmental organizations for review and comment. In addition, notification of the availability of the document will appear on the North Carolina Environmental Bulletin at <http://www.doa.nc.gov/clearing/ebulletin.aspx>.

The review of this project should be completed on **October 16, 2014**. After the review has concluded, the comments and signoff letter will be email to the email address used for this message. If you have an alternate email, please email it to me at State.Clearinghouse@doa.nc.gov.

Should you have any questions, please email State.Clearinghouse@doa.nc.gov

Sincerely,

Crystal Best

State Environmental Review Clearinghouse
 NC Department of Administration
 Office: (919) 807-2419
 Email: State.Clearinghouse@doa.nc.gov

Notice: E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

FILED
SEP 05 2014
Clerk's Office
N.C. Utilities Commission

STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH

DOCKET NO. Sp-4230 Sub 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of)
Application of Camden Mill Dam Road Solar, LLC)
for a Certificate of Public)
Convenience and Necessity for a 5-MW)
Solar Facility Located in Camden County, NC)

VERIFICATION

I, Kenny Habul, Managing Member of Camden Mill Dam Road Solar, LLC, verify that the contents of the application for a Certificate of Public Convenience and Necessity by Camden Mill Dam Road Solar, LLC filed in this docket are true to the best of my knowledge. I am duly authorized to act on behalf of Camden Mill Dam Road Solar, LLC.

Date: September 4, 2014



Kenny Habul, Managing Member

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF IREDELL)

Sworn to and subscribed before me
this 4th day of September, 2014

Maria B. Childers
Notary Public

My Commission Expires: 2/23/19

MARIA B CHILDERS
Notary Public, North Carolina
Iredell County
My Commission Expires
2/23/19

OFFICIAL COPY

Camden Mill Dam Road Solar, LLC
192 Raceway Drive, Mooresville, NC 28117 • Phone: 704.662.0375

September 5, 2014

Via U.S. First Class Mail
Gail L. Mount, Chief Clerk
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, NC 27699-4325

RECEIVED FILING FEE

25.00

FILED
SEP 05 2014
Clerk's Office
N.C. Utilities Commission

SP-4230 Sub 0

RE: CPCN Application for a 5 MW Solar Photovoltaic Array located in/near Camden, NC in Camden County

Dear Ms. Mount:

Enclosed for filing with the NCUC please find a new Application from **Camden Mill Dam Road Solar, LLC** for a Certificate of Public Necessity and Convenience of an Electric Generating Facility for the above-referenced location. Included with this filing are the original application with verification, twelve (12) copies of the application, and payment in the amount of \$25.00 for the filing fee.

If you have any comments or questions, please feel free to contact us. Thank you for your assistance.

Sincerely,

Maria Childers

Maria Childers

Enclosures

STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH

DOCKET NO. SP 4230 Sub 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	)	APPLICATION FOR
Application of Camden Mill Dam Road	)	CERTIFICATE OF
Solar, LLC for a Certificate of Public	)	PUBLIC NECESSITY AND
Convenience and Necessity for a 5 MW Solar	)	CONVENIENCE FOR AN
Facility located in Camden County, NC	)	ELECTRIC GENERATING
		FACILITY

1. Full Name, Business Address, and Business Telephone Number of Applicant:

Camden Mill Dam Road Solar, LLC
192 Raceway Drive
Mooresville, NC 28117
Attn: Kenny Habul
Phone: (704) 662-0375
Email: kenny@sunenergy1.com

2. Applicant:

Camden Mill Dam Road Solar, LLC
a North Carolina Limited Liability Company organized August 7, 2014

Kenny Habul, Managing Member
192 Raceway Drive
Mooresville, NC 28117
Phone: (704) 662-0375
Email: kenny@sunenergy1.com

3. Nature of the generating facility including the type and source of its power or fuel:

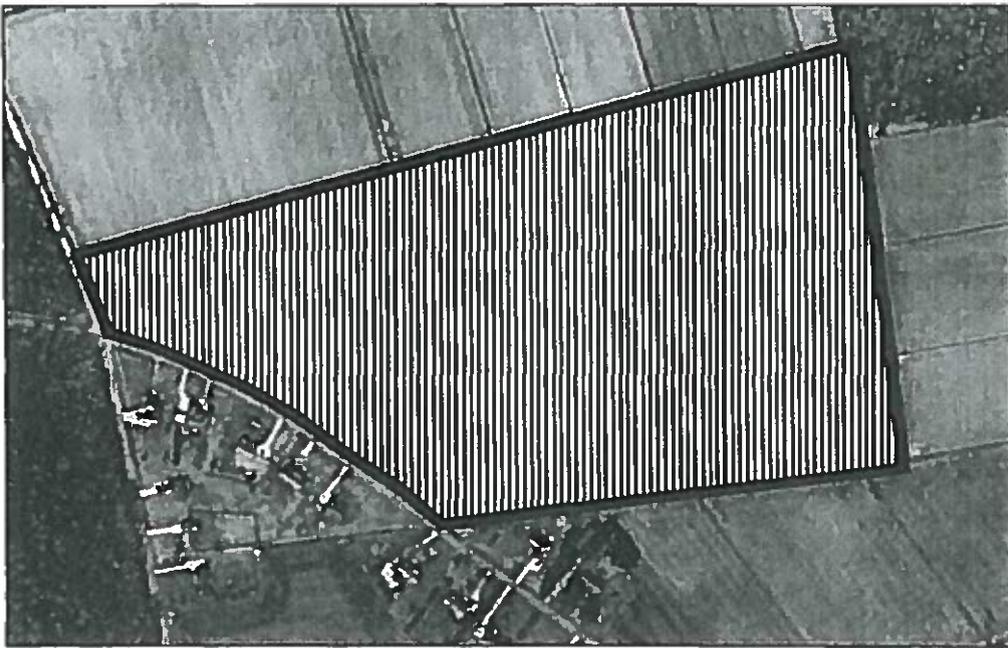
The generating facility will be one 5 MW (AC) photovoltaic array. The source of its power is solar energy.

4. Address or location of generating facility set forth in terms of local highways, streets, river, streams, or other generally known landmarks together with a map such as a county road map with the location indicated on the map:

At the intersection of Highway 343 and Mill Dam Road, Camden, NC

Located in Camden County, North Carolina

(i) The proposed layout



All major equipment, including the generator, fuel handling equipment, plant distribution system, and startup equipment:

Inverters: Power One Ultra 1500-TL-OUTD-2-US-690

Panels: Jinko Solar 305P

Racking: Array Technologies Inc DuraTrack

Please note – the blue vertical lines above depict modules & racking – no structures will be constructed on the site.

(iii) The site boundary:



The site boundary is identified by the red line in the layout above.

- (iv) Planned and existing pipelines, planned and existing roads, planned and existing water supplies, and planned and existing electric facilities:

- No existing or planned pipelines.
- No existing or planned roads on site, however a gravel entrance will be provided to access the site.
- No existing or planned water supplies on site, other than drainage ditches.
- There are no existing electric facilities on site but a 5 MW-ac solar facility will be built on site per above layout.

5. Owner of site, if the owner is not the applicant, and the owner's interest in the site or relation to application:

Applicant is leasing the site from Edward L. Sawyer and applicant will own 100% of the generating facility.

6. A description of the buildings, structures and equipment comprising the generating facility and the manner of their operation:

The facility is a single N-S axis tracking ground-mount solar photovoltaic system consisting of approximately 22,951 PV modules and will utilize four (4) 1.25 MW inverters. The entire project will be fenced.

7. The projected maximum dependable capacity of facility in megawatts:

Solar is an intermittent energy source, the maximum dependable capacity is 0 MW.

8. The projected cost of the facility:

The projected cost is approximately \$17,000,000.00

9. The projected date on which the facility will come on line:

The facility is expected to be energized in phases as available with the complete system on line by 12/31/2015.

10. The applicant's general plan for sale of the electricity to be generated, including the utility to which the applicant plans to sell the electricity, any provisions for wheeling of the electricity, arrangements for firm, non-firm or emergency generation, the service life of the project, and the projected annual sales in kilowatt hours.

The applicant plans to sell the electricity to Dominion Power under a Power Purchase Agreement.

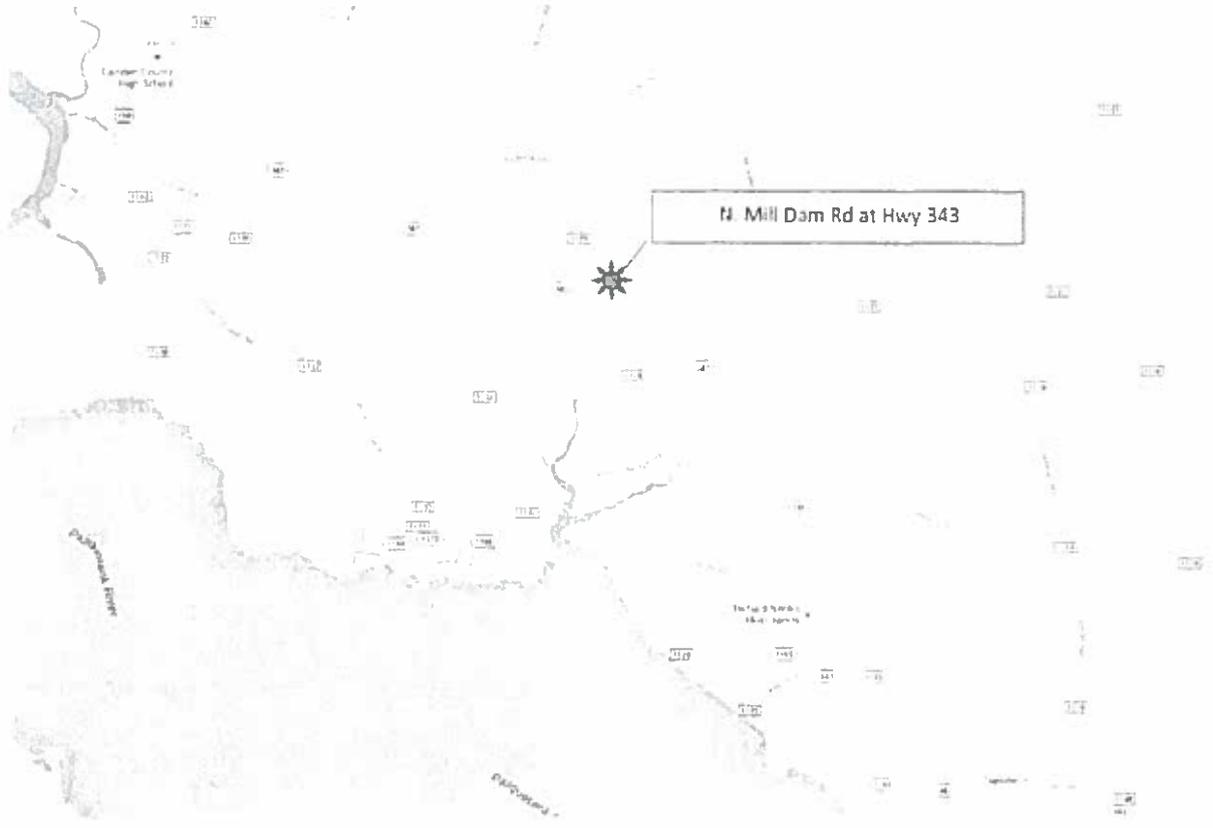
The projected lifetime of the equipment is twenty years. The projected annual sales of electricity from this facility is approximately 11,970,000 KWh. The applicant intends to produce renewable energy certificates that can be used to comply with North Carolina's Renewable Energy Portfolio Standard.

11. A complete list of all federal and state licenses, permits and exemptions required for construction and operation of the generating facility and a statement of whether each has been obtained or applied for. A copy of those that have been obtained should be filed with the application; a copy of those that have not been obtained at the time of the application should be filed with the Commission as soon as they are obtained:

The applicant plans to file for or is in the process of applying for the following:

- Self-certification as a Qualifying Facility with the Federal Energy Regulatory Commission

Location of Site



Site is located on Mill Dam Road in Camden, NC and Camden County

9-30-14
PUBLIC NOTICE
DOCKET NO. SP-4230, SUB 0
APPLICATION OF CAMDEN MILL DAM
ROAD SOLAR, LLC
FOR A CERTIFICATE OF PUBLIC
CONVENIENCE AND NECESSITY

NOTICE IS HEREBY GIVEN that on September 5, 2014, Camden Mill Dam Road Solar, LLC (Applicant), filed an application seeking a certificate of public convenience and necessity pursuant to G.S. 62-110.1(a) for construction of a 5-MW solar photovoltaic electric generating facility to be located at the intersection of Highway 343 and Mill Dam Road in Camden, Camden County, North Carolina. The Applicant plans to sell the electricity to Dominion North Carolina Power.

Details of the application may be obtained from the Office of the Chief Clerk of the North Carolina Utilities Commission, 430 N. Salisbury Street, 5th Floor, Dobbs Building, Raleigh, North Carolina 27603 or 4325 Mail Service Center, Raleigh, North Carolina 27699-4325 or on the Commission's website at www.ncuc.net.

If a complaint is received within ten days after the last date of the publication of this notice, the Commission will schedule a public hearing to determine whether a certificate should be awarded, will give reasonable notice of the time and place of the hearing to the Applicant and to each complaining party, and will require the Applicant to publish notice of the hearing in this newspaper. If no complaint is received within the time specified above, and if the Commission does not order a hearing upon its own initiative, the Commission will enter an order awarding the certificate sought by the Applicant.

Persons desiring to lodge complaints may file statements to that effect with the Commission. Such statements should reference Docket No. SP-4230, Sub 0 and be addressed as follows: Chief Clerk, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325.

Statements may also be directed to Christopher J. Ayers, Executive Director, Public Staff - North Carolina Utilities Commission, 4326 Mail Service Center, Raleigh, North Carolina 27699-4326 or to The Honorable Roy Cooper, Attorney General of North Carolina, 9001 Mail Service Center, Raleigh, North Carolina 27699-9001.

9/16, 23, 30, 10/7

Dave Parks

From: Kirk Jennings <kirkjennings@centurylink.net>
Sent: Friday, June 16, 2017 11:01 AM
To: Dave Parks
Subject: Re: Solar Farms

Yes, that would be the only thing that we would request.

Thanks
Kirk

Sent from my iPhone

On Jun 16, 2017, at 9:08 AM, Dave Parks <dparks@camdencountync.gov> wrote:

Tony and Kirk,

The last solar farm (located on Sassafra in Shiloh) that was approved a condition was placed on the Special Use Permit as follows:

1. 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.

I have two more applications for Special Use Permits for Solar farms. Do you desire the same condition in place for each Solar Farm considered for approval?

Thanks,

David Parks
Permit Officer
Camden County

Dave Parks

From: Tony Perry <tperry@camdencountync.gov>
Sent: Friday, June 16, 2017 9:07 AM
To: 'Dave Parks'; kirkjennings@centurylink.net
Cc: Colonel Rodney Meads; Lt. Max Robeson
Subject: RE: Solar Farms

Yes, place the same condition on these Special Use Permits. I don't know any other requirements at this time. Thanks.

Sheriff Tony Perry

Camden County Sheriff's Office
PO Box 57, 117 North NC343,
Camden, NC 27921
Office: 252-338-5046
Fax: 252-335-4300

"The only thing necessary for the triumph of evil is for good men to do nothing."
Edmund Burke

From: Dave Parks [mailto:dparks@camdencountync.gov]
Sent: Friday, June 16, 2017 9:09 AM
To: 'Tony Perry'; kirkjennings@centurylink.net
Subject: Solar Farms

Tony and Kirk,

The last solar farm (located on Sassafras in Shiloh) that was approved a condition was placed on the Special Use Permit as follows:

1. 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.

I have two more applications for Special Use Permits for Solar farms. Do you desire the same condition in place for each Solar Farm considered for approval?

Thanks,

David Parks
Permit Officer
Camden County

Dave Parks

From: Greg Johnson <greg316@cox.net>
Sent: Wednesday, July 19, 2017 9:07 PM
To: 'Dave Parks'
Cc: 'Dan Porter'; 'Rick Baker'
Subject: Mill Dam Solar

Good morning Dave

Based upon our conversation this evening and my review of the materials provided thus far on this project, I recommend that the project proceed through the review process. I do have high confidence that the engineer will be able to complete the improvements that will allow the project to comply with County requirements and criteria. Part of the challenge they are having is that the existing drainage along Mill Dam Road may be impaired. NCDOT was contacted and they are in the process of cleaning the road side ditch. NCDOT suspects that the road underdrain may be crushed or so blocked that cannot be found and that it does not function. I understand from the project engineer that a new pipe might be installed by NCDOT to allow proper drainage and for the benefit of the project. I suggest that if NCDOT fails to fix this situation that Mill Dam Solar assume this responsibility and allow the project to properly drain.

I have discussed the project's needed improvements and plan revisions with the engineer. We are in agreement on the steps that need to be taken and he will write a commitment letter to this effect. I have very high confidence that the project can ultimately comply with County requirements and that with NCDOT assistance present issues can be resolved. Please call me with any questions you may have.

Greg

C. Gregory Johnson
3536 W. Coral Key
Virginia Beach, VA 23452-4404
Cell 757.353.8695



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

July 5, 2017

Ms. Linda Nwadike
SunEnergy1
192 Raceway Drive
 Mooresville, NC 28117

RE: Camden Dam Solar Impact Study

Ms. Nwadike:

At your request, I have considered the impact of a solar farm proposed to be constructed on a portion of a 49.83-acre tract located at approximately 122 N Mill Dam Road, Camden, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will “substantially injure the value of adjoining or abutting property” and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is SunEnergy 1 represented to me by Ms. Linda Nwadike. My findings support the conditional use application. The effective date of this consultation is June 30, 2017. I provided an earlier draft of this report on June 30, 2017. This version includes minor updates with no change in the opinion of impact.

Proposed Use Description

The proposed solar farm is to be constructed on a portion of a 49.83-acre tract located at approximately 122 N Mill Dam Road, Camden, North Carolina.

Adjoining land is primarily residential and agricultural. The solar farm will consist of solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The panels will be less than 9 feet in height and located behind a chain link fence.

I have considered adjoining uses and included a map to identify each parcel’s location. The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	16.69%	50.00%
Agricultural	72.15%	33.33%
Agri/Res	11.16%	16.67%
Total	100.00%	100.00%



Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin Acres	Adjoin Parcels	Distance (ft) Home/Panel
			Acres	Present Use			
1	2894400548929	Clarke	6.16	Residential	2.67%	16.67%	N/A
2	2894400657742	Wilkins	25.72	Agri/Res	11.16%	16.67%	525
3	2894400767049	Francis	21.48	Residential	9.32%	16.67%	525
4	2894400853552	Harding	10.83	Residential	4.70%	16.67%	N/A
5	2894400947151	Jones	116.48	Agricultural	50.53%	16.67%	N/A
6	2894400731868	Sawyer	49.85	Agricultural	21.63%	16.67%	N/A
Total			230.520		100.00%	100.00%	525

I. Market Analysis of the Impact on Value from Solar Farms

I have researched a number of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This search has primarily been in North Carolina, but I have also been looking at Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, and Montana.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property earlier in this report. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Harmony of Use section of this report.

While compiling that data, I have been looking for matched pairs for analysis. A matched pair analysis considers two similar properties with only one difference of note to determine whether or not that difference has any impact on value. Within the appraisal profession, matched pair analysis is a well-recognized method of measuring impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered matched pairs of vacant residential and agricultural land.



1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.

	Americana SqFt: 3,194 Bed / Bath: 3 / 3.5	Price: \$237,900 View Now »		Washington SqFt: 3,292 Bed / Bath: 4 / 3.5	Price: \$244,900 View Now »
	Presidential SqFt: 3,400 Bed / Bath: 5 / 3.5	Price: \$247,900 View Now »		Kennedy SqFt: 3,494 Bed / Bath: 5 / 3	Price: \$249,900 View Now »
	Virginia SqFt: 3,449 Bed / Bath: 5 / 3	Price: \$259,900 View Now »			

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC

View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair - White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

5.C.b

Attachment: UDO 2017-06-04 SUP Camden Dam Solar Pt 2 (1773 : Public Hearing - Special Use Permit

Packet Pg. 144

9

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09
Percentage Differences				
Median Price Per Acre	0%			

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC



This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair – Mulberry, Selmer, TN



This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

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From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which 9% is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

#	TAX ID	Owner	Date Sold	Sales Price	Adjustments*						
					Acres	Built	GBA	Style	Parking	Total	
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$0	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$0	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

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Nearby Sales Adjusted				Adjustments*					
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157
0900 A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Percentage Differences

Median Price	3%
Median Size	1%
Median Price/SF	0%

Based on the data presented above, I find that the price per square foot for finished homes are not being impacted negatively by the presence of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

5. Matched Pair – Pine Valley Solar Farm, West End, NC



This solar farm will adjoin a mix of residential and agricultural uses and is proposed to be completed in 2017. After the solar farm project was approved I discovered an adjoining sale of a manufactured home. I compared it to another similar age and size manufactured home in that same community that did not adjoin the proposed solar farm. The data is presented below and shows no impact on value.

Adjoining Residential Sales After Solar Farm Announced

#	TAX ID	Address	Solar Farm	Acres	Date Sold	Sales Price	Assessed	Built	GBA	\$/GBA	Const.	Frontage
9	16893	Pine Valley Lot 46	Adjoins	0.46	8/10/2016	\$66,000	\$54,830	1990	1,350	\$48.89	Manuf.	Interior
	16897	Pine Valley Lot 16	Not	0.57	8/26/2016	\$59,000	\$46,640	1994	1,150	\$51.30	Manuf.	Interior

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Adjustments			GLA	Const.	Frontage	Total	
			Time	Acres	YB					
Lot 46	8/10/2016	\$66,000							\$66,000	
Lot 16	8/26/2016	\$59,000		\$0	\$0	-\$2,360	\$9,800	\$0	\$0	\$66,440

Time adjustment based on 2%/year and 3% downward for listing.

GLA adjustment based on difference in size times \$49.

Year Built based on 1% per year diff

Percentage Differences

Lot 46 Vs Lot 16 -0.67%

This is within typical market friction and supports an indication of no impact on property value.

7. Matched Pair – Leonard Road Solar Farm, Hughesville, MD



This solar farm mostly adjoins agricultural and residential uses to the west, south and east as shown above. The property also adjoins retail uses and a church. I looked at a 2016 sale of an adjoining home with a positive impact on value adjoining the solar farm of 2.90%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below.

Leonardtown Road Solar Farm, Hughesville, MD

Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Bsmt	Park	Upgrades	Other
14595 Box Elder Ct	Adjoins	3.00	2/12/2016	\$291,000	1991	2,174	\$133.85	Colonial	5/2.5	He	2 Car Att	H/A	Deck
15313 Bassford Rd	Not	3.32	7/20/2016	\$329,800	1990	2,520	\$130.87	Colonial	3/2.5	Finished	2 Car Att	Custom	Scr Por/Patio

*\$9,000 concession deducted from sale price for Box Elder and \$10,200 deducted from Bassford

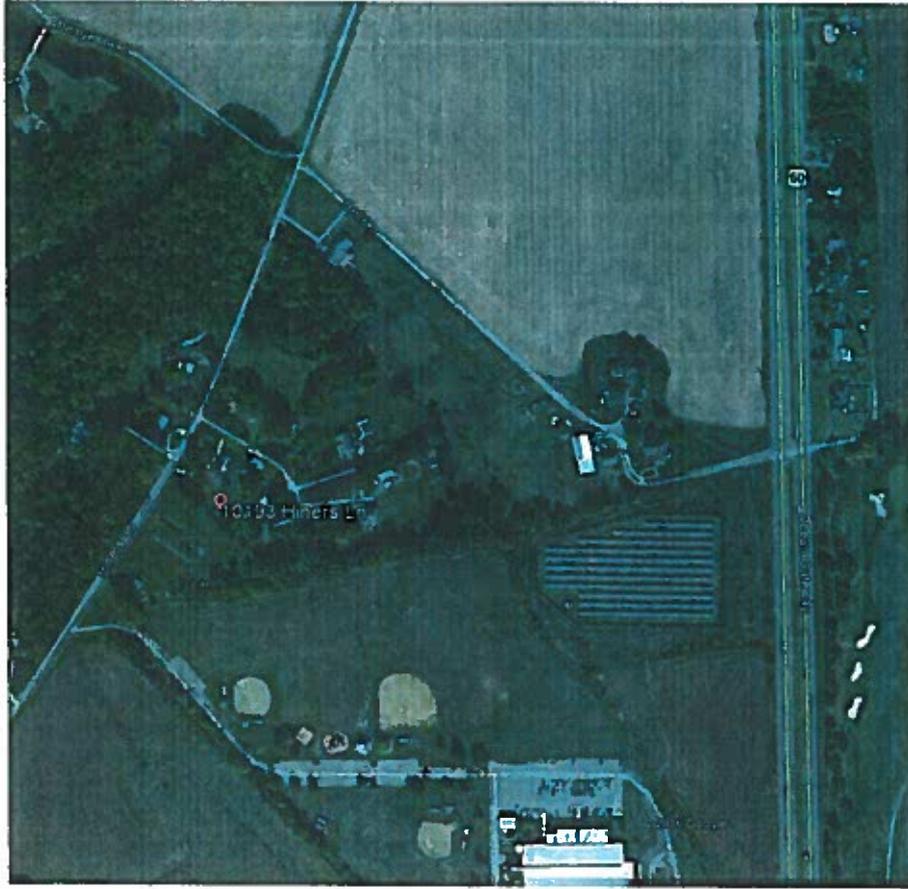
Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Time	Adjustments				Total	
				GLA	Bsmt	Upgrades	Other		
14595 Box Elder Ct	2/12/2016	\$291,000						\$291,000	
15313 Bassford Rd	7/20/2016	\$329,800		-\$3,400	-\$13,840	-\$10,000	-\$15,000	-\$5,000	\$282,560

Difference Attributable to Location \$8,440
2.90%

This is within typical market friction and supports an indication of no impact on property value.

8. Matched Pair – Talbot County Community Center Solar Farm, Easton, MD



This solar farm mostly adjoins agricultural and residential uses but also the Community center and located across the street from a golf course which can be seen just to the east. I looked at a 2012 sale of a home 1,000 feet to the west of the solar farm with a slight positive impact on value nearby the solar farm.

I have shown this data below.

Talbot County Community Center, Easton, MD

Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Park	Upgrades
10193 Hiners	Nearby	1.00	10/31/2012	\$136,092	1947	776	\$175.38	Bungalow	2/1	3 Car Det	N/A
10711 Hiners	Not	0.60	12/15/2012	\$135,000	1957	832	\$162.26	Bungalow	2/1	1 Car Det	Upd. Bath

*\$5,908 concessions deducted from 10193 Hiners sales price

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Age	Adjustments				Total
				Acres	Park	Upgrades	Other	
10193 Hiners	10/31/2012	\$136,092						\$136,092
10711 Hiners	12/15/2012	\$135,000	-56,750	\$4,000	\$6,000	-\$3,000	\$0	\$135,250

Difference Attributable to Location \$842

9. Matched Pair – Alamo II, San Antonio, Texas



This project is located at 8203 Binz-Engleman Road, Converse, Texas, on 98.37 acres with a 4.4 MW output. This project is located with small lot residential development on to the north west and south. There appears to be minimal landscaping along this project. The closest home to the north is 83 feet from the solar panels, while the homes to the west are 110 feet and the homes to the south are 175 feet away from the solar panels.

This solar farm strongly shows an acceptance of nearby residential development and solar farms as the minimal landscaping, close proximity, small adjoining lot sizes, and the development of homes on three sides of the solar farm are all indicators of a harmony of uses.

Adjoining Use Breakdown

Acreage	Parcels
Residential	94.64%
Agricultural	5.36%
Total	100.00%

I have considered home sales in the three adjoining subdivisions to look at matched pair data. There are sales and resales of homes in Glenloch and Mustang Valley subdivisions to the south and west of this solar farm.

I have considered multiple matched pairs from these subdivisions to show typical appreciation and no impact on property value both before and after the solar farm was constructed in 2013. I have looked at a

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number of home sales and resales in the larger subdivisions, but I have focused on those directly adjoining/facing the solar farm in the examples shown below. These are sales and resales of the homes adjoining the solar farm both before and after the solar farm project in 2013.

The comparables shown below are compared to an earlier sale prior to the solar farm announcement or construction followed by a second sale after the solar farm. The first two have solar farms in the Backyard (B), while the other has the solar farm in the Side yard (S). All of these sales show appreciation that falls within the typical annual appreciation for homes in this area over this time period.

7703 Redstone Mnr (B)			7807 Redstone Mnr (B)			7734 Sundew Mist (S)		
	<u>Date</u>	<u>Price</u>		<u>Date</u>	<u>Price</u>		<u>Date</u>	<u>Price</u>
Sale	10/3/2012	\$149,980	Sale	5/11/2012	\$136,266	Sale	5/23/2012	\$117,140
Sale	3/24/2016	\$166,000	Sale	8/11/2014	\$147,000	Sale	11/18/2014	\$134,000
	<u>Time - YRS</u>	<u>% Incr.</u>		<u>Time - YRS</u>	<u>% Incr.</u>		<u>Time - YRS</u>	<u>% Incr.</u>
	3.47	10.7%		2.25	7.9%		2.49	14.4%
	<u>Per Year</u>	<u>3.1%</u>		<u>Per Year</u>	<u>3.5%</u>		<u>Per Year</u>	<u>5.8%</u>
Years	3.5	<u>10.8%</u>	Years	2.5	<u>8.7%</u>	Years	2	<u>11.6%</u>

I therefore conclude that this set of matched pairs shows no impact on property value and that homes in the area are showing typical appreciation consistent with other homes not in the vicinity of solar farms.

10. Matched Pair – Neal Hawkins Solar, Gastonia, NC



This project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

11. Matched Pair – Summit/Ranchland Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of those sales and the permit was approved well prior to that in 2015.

I looked at multiple possible matched pairs for the two sales as shown below. This gives a range of impacts with the most significant impacts shown on the second comparable where matched pairs ranged from plus 6% to 15%. The sales are all in the adjoining mixed community that includes older residential dwellings and generally newer manufactured homes.

These two matched pairs are significantly further from the adjoining solar panels than typical at 1,060 to 2,020 feet.

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	MFG
	Not	102 Timber	1.39	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	MFG
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	MFG

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$170,000	
\$0	\$10,000	-\$29,484	\$13,435	\$0	\$0	\$169,451	0%
\$10,200	\$10,000	-\$20,230	\$3,284	\$0	\$0	\$173,254	-2%

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#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Park
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Ranch	Det gar
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Ranch	Garage
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Ranch	N/A
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1910	\$115.13	3/2	Ranch	Gar +3 det Gar

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$206,000	
\$3,860	\$10,000	-\$6,755	-\$25,359	\$0	\$0	\$174,746	15%
\$1,470	\$10,000	-\$24,500	-\$8,227	\$0	\$5,000	\$179,743	13%
\$9,896	\$10,000	-\$10,995	-\$24,523	\$0	-\$10,000	\$194,278	6%

12. Matched Pair – White Cross II, Chapel Hill, NC



This project is located in rural Orange County on White Cross Road with a 2.8 MW facility. This project is a few parcels south of White Cross Solar Farm that was developed by a different company. An adjoining home sold after construction as presented below.

Adjoining Residential Sales After Solar Farm Completed

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	97482114578	11.78	2/29/2016	\$340,000	1994	1,601	\$212.37	3/3	Garage	Ranch
Not	4200B Old Greensbor	12.64	12/28/2015	\$380,000	2000	2,075	\$183.13	3/2.5	Garage	Ranch

Adjoining Residential Sales After Solar Farm Adjoining Sales Adjusted

Solar	TAX ID/Address	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
Adjoins	97482114578	\$340,000							\$340,000	
Not	4200B Old Greensbor	\$380,000	\$3,800	\$0	-\$15,960	-\$43,402	\$5,000	\$0	\$329,438	3%

Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, with most of the projects being in areas with a 1-mile radius population under 1,000, but with several outliers showing solar farms in farm more urban areas.

The median income for the population within 1 mile of a solar farm is \$49,761 with a median housing unit value of \$217,862. Most of the comparables are under \$350,000 in the home price, with \$770,000 being the high end of the set of matched pairs.

The adjoining uses show that residential and agricultural uses are the predominant adjoining uses.

These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural.

Matched Pair Summary				Adj. Uses By Acreage				1 mile Radius (2010-2016 Data)		
Name	City	State	Acres	Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	38%	23%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5%	95%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	7%	93%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	13%	84%	3%	467	\$40,936	\$171,746
5	Pine Valley	West End	NC	89	87%	6%	7%	272	\$52,386	\$225,000
6	Nixon's	W. Friendship	MD	97	10%	90%	0%	939	\$166,958	\$770,433
7	Leonard	Hughesville	MD	47	10%	85%	5%	525	\$106,550	\$350,000
8	Talbot	Easton	MD	50	81%	19%	0%	536	\$47,136	\$250,595
9	Alamo II	Converse	TX	98	95%	5%	0%	9,257	\$62,363	\$138,617
10	Neal Hawkins	Gastonia	NC	35	33%	23%	44%	4,689	\$35,057	\$126,562
11	Summit	Moyock	NC	2034	4%	94%	2%	382	\$79,114	\$281,731
12	White Cross II	Chapel Hill	NC	34	25%	75%	0%	213	\$67,471	\$319,929
Average				230	34%	58%	8%	1,613	\$67,014	\$276,137
Median				49	19%	80%	1%	496	\$57,375	\$237,798

I have pulled the matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -5% to +7% with an average and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this 1% rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Similarly, the land sales shows a median upward impact of 3% due to adjacency to a solar farm. I still consider that to be within the typical variability of real estate sales and conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

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Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx		Sale Date	Sale Price	Adj. Sale Price	% Diff
						Distance	Tax ID/Address				
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Pine Valley	West End	NC	Rural	5	175	16893	Aug-16	\$66,000		
							16897	Aug-16	\$59,000	\$65,490	1%
12	Nixon's	W. Friendship	MD	Rural	2	660	12909 Vistaview	Sep-14	\$775,000	\$771,640	
							2712 Friendship Farm	Jun-14	\$690,000	\$755,000	2%
13	Leonard Rd	Hughesville	MD	Rural	5.5	230	14595 Box Elder	Feb-16	\$291,000		
							15313 Bassford Rd	Jul-16	\$329,800	\$292,760	-1%
14	Talbot Cnty	Easton	MD	Rural	0.55	1000	10193 Hiners	Oct-12	\$136,092		
							10711 Hiners	Dec-12	\$135,000	\$135,250	1%
15	Alamo II	San Antonio	TX	Suburban	4.4	360	7703 Redstone Mnr	Mar-16	\$166,000		
							7703 Redstone Mnr	Oct-12	\$149,980	\$165,728	0%
16	Alamo II	San Antonio	TX	Suburban	4.4	170	7807 Redstone Mnr	Aug-14	\$147,000		
							7807 Redstone Mnr	May-12	\$136,266	\$145,464	1%
17	Alamo II	San Antonio	TX	Suburban	4.4	150	7734 Sundew Mist	Nov-14	\$134,000		
							7734 Sundew Mist	May-12	\$117,140	\$125,928	6%
18	Neal Hawkins	Gastonia	NC	Suburban	5	275	139179	Mar-17	\$270,000		
							139179	Mar-17	\$270,000	\$270,000	0%
19	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
20	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
21	White Cross II	Chapel Hill	NC	Rural	2.8	1,479	2018 Elkins	Feb-16	\$340,000		
							42008 Old Greensbor	Dec-15	\$380,000	\$329,438	3%
				Average	11.62	506				Average	1%
				Median	5.00	280				Median	1%
				High	80.00	2,020				High	7%
				Low	0.55	150				Low	-5%

First of Pair Adjoins Solar Farm

Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Diff
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
						Average					Average	3%
						Median					Median	3%
						High					High	6%
						Low					Low	0%

First of Pair Adjoins Solar Farm

II. Harmony of Use/Compatibility

I have visited over 200 solar farms and sites on which solar farms are proposed in North Carolina and Virginia as well as other states to determine what uses are compatible with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

5.C.b

Attachment: UDO 2017-06-04 SUP Camden Dam Solar Pt 2 (1773 : Public Hearing - Special Use Permit

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Percentage By Adjoining Acreage

Total Solar Farms Reviewed								All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
	173								
Average	13%	57%	22%	1%	0%	0%	5%	94%	5%
Median	6%	63%	7%	0%	0%	0%	0%	100%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Total Number of Adjoining Parcels

Total Solar Farms Reviewed								All Res Uses	All Comm Uses
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		
	173								
Average	58%	27%	9%	0%	0%	2%	4%	94%	5%
Median	63%	25%	4%	0%	0%	0%	0%	100%	0%

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential use except for one, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

5.C.b

Attachment: UDO 2017-06-04 SUP Camden Dam Solar Pt 2 (1773 : Public Hearing - Special Use Permit

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III. Summary of Local Solar Farm Projects

Below is a breakdown of other solar farms that have been built, approved, or undergoing the approval process in the surrounding counties. A summary of that data is presented below.

Parcel #	County	City	Name	Output (MW)	Acres	Avg. Dist Closest		Adjoining Use by Acreage			
						to home	Home	Res	Agri	Com	
30	Pasquotank	Morgans Corner	Morgans Corner N		107.3				29%	70%	1%
31	Pasquotank	Morgans Corner	Morgans Corner S		72.84				16%	84%	0%
78	Currituck	Moyock	Wildwood	80	2034	674	360	4%	94%	2%	
Total Number of Solar Farms					4						
				Average	80.00	571.76	539	360	15%	84%	1%
				Median	80.00	90.10	539	360	13%	87%	0%
				High	80.00	2034.00	674	360	29%	94%	2%
				Low	80.00	72.84	403	360	4%	70%	0%

IV. Specific Factors on Harmony of Use

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no noticeable odor.

3. Noise

These are passive solar panels with no associated noise beyond a barely audible sound during daylight hours. The transformer reportedly has a hum similar to a fluorescent light in an office building that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

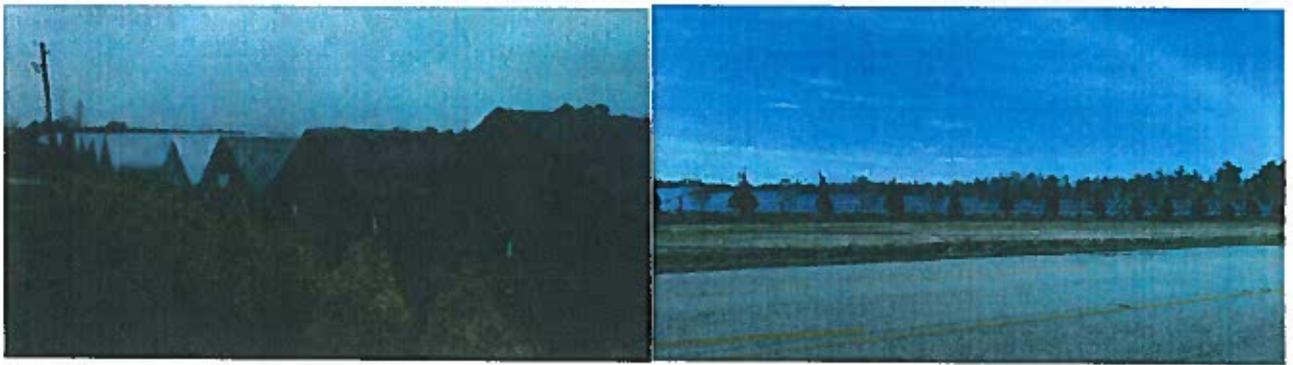
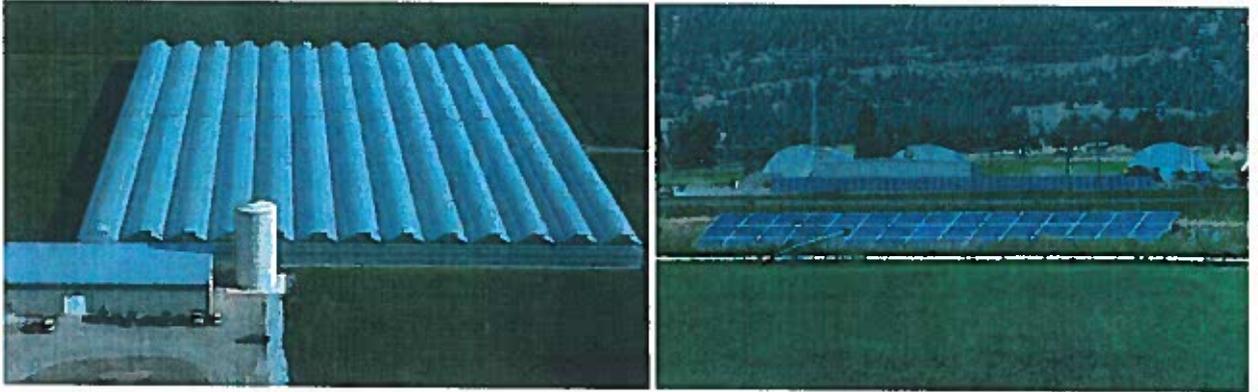
There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The fixed solar panels are all less than 9 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, it would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels. The panels will be located behind a chain link fence.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Market Commentary

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources; below are excerpts from my conversations with different clients or other real estate professionals.

I spoke with Betty Cross with Keller Williams Realty in Chapel Hill, who sold the tract of land adjoining the White Cross Road solar farm. She indicated that the solar farm was not considered a negative factor in marketing the property and that it had no impact on the final price paid for the land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This property is located in rural Orange County west of Chapel Hill. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.

A new solar farm was built on Zion Church Road, Hickory at the Two Lines Solar Farm on the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm, which further supports the matched pair analysis earlier in this report.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a sizeable amount of family and agricultural land, and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income from the property. He believes that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive: "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property: "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

VI. Conclusion

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The criteria for making downward adjustments on property values such as appearance, noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas.

Similar solar farms have been approved adjoining agricultural uses, schools and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will not substantially injure the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise stated.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not completed any appraisal related assignment on this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser



Kirkland Appraisals, LLC

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Mobile (919) 414-8142
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PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
OR State Certified General Appraiser # C001204	
SC State Certified General Appraiser # 6209	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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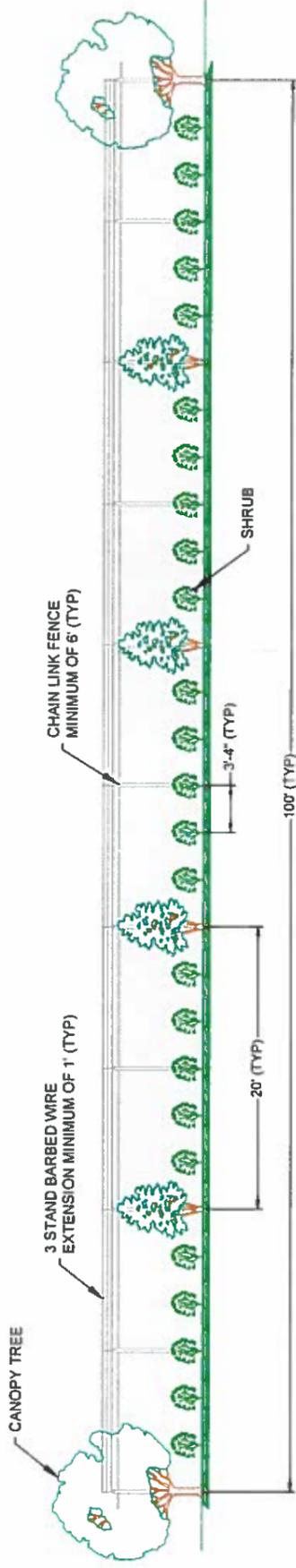
CONTINUING EDUCATION

Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005

Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

 SCALE 1" = 100' 0 50 100 200	KEY PLAN	 192 Raceway Dr. Mooresville, NC 28117 (704) 662-0375 (F) 704-662-0352	DRAWING LOG NO. 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	KEY PLAN		192 Raceway Dr. Mooresville, NC 28117 (704) 662-0375 (F) 704-662-0352	DRAWING LOG <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td>01/28/17</td><td>REVISED TO REFLECT FIELD CHANGES</td></tr> <tr><td>2</td><td>01/27/17</td><td>REVISED FOR LANDSCAPE QUANTITIES</td></tr> </table>	NO.	DATE	DESCRIPTION	1	01/28/17	REVISED TO REFLECT FIELD CHANGES	2	01/27/17	REVISED FOR LANDSCAPE QUANTITIES	CHECKED KCR	DRAWN HJN	21 JUNE 2017 PJM AA1-061	PROJECT NAME CAMDEN DAM SOLAR, LLC FOR PV POWER PLANT 122 N. MILL DAM RD	DRAWING NO. SL1.2	LANDSCAPE DETAIL
NO.	DATE	DESCRIPTION																	
1	01/28/17	REVISED TO REFLECT FIELD CHANGES																	
2	01/27/17	REVISED FOR LANDSCAPE QUANTITIES																	



- NOTES:**
1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6' IN HEIGHT, WITH A MINIMUM OF 1" TOPPER UTILIZING AT LEAST 3 STRANDS OF BARBED WIRE PER NEC 110.31
 2. LANDSCAPE BUFFER SHALL CONSIST OF 2 CANOPY TREES, 4 UNDER STORY TREES, AND 25 SHRUBS FOR EVERY 100 FT.
 3. FENCE SETBACK A MINIMUM OF 50' FEET FROM PROPERTY BOUNDARY.

LANDSCAPING BUFFER DETAIL
SECTION VIEW SCALE: 1"=5'-0"



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 5.D
Meeting Date: August 07, 2017
Submitted By: Amy Barnett, Planning Clerk
 Administration
 Prepared by: Amy Barnett

Item Title **Public Hearing UDO 2017-06-07 SUP Sandy Solar LLC**

Attachments: UDO 2017-06-07 SUP Sandy Solar LLC Pt 1 (PDF)
 UDO 2017-06-07 SUP Sandy Solar LLC Pt 2 (PDF)
 UDO 2017-06-07 SUP Sandy Solar LLC Maps (PDF)

Summary:

Public Hearing - Special Use Permit Application (UDO 2017-06-07) Sandy Solar LLC (SunEnergy1) - For a 5MW AC Solar Farm

Sandy Solar LLC has applied for a Special Use Permit application for a 5MW AC solar farm located on Sandy Hook Road. The application went to the Planning Board on July 19, 2017 and after discussion with applicant, staff, and input from the public, the Planning Board made a motion to recommend approval of the Special Use Permit (UDO 2017-06-07) with the conditions as listed in staff's findings of facts on a 6-0 vote.

Recommendation:

1. Hold Public Hearing.
2. Amend agenda for consideration.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
NO MOTION	_____

VOTE:	
C. Riggs	_____
T. White	_____
G. Meiggs	_____
R. Krainiak	_____
R. Munro	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: SUP Findings of Facts with supporting documents
Submitted By: Planning Department

ITEM TITLE: Public Hearing – Special Use Permit
 Application (UDO 2017-06-07) Sandy Solar
 LLC (SUNENERGY1) - for a 5MW AC Solar
 Farm

SUMMARY:

Sandy Solar LLC has applied for a Special Use Permit application for a 5MW AC solar farm located on Sandy Hook Road. The application went to the Planning Board on July 19, 2017 and after discussion with applicant, staff and input from the public made a motion to recommend approval of the Special Use Permit (UDO 2017-06-07) with the conditions as listed in staff's findings of facts on a 6-0 vote.

RECOMMENDATION:

1. Hold Public Hearing.
2. Amend agenda for consideration.

**STAFF FINDINGS OF FACTS
SPECIAL USE PERMIT
UDO-2017-06-07
SOLAR FARM**

PROJECT INFORMATION

File Reference: UDO 2017-06-07
Project Name; Sandy Solar, LLC
PIN: 03-8965-00-62-8349
Applicant: SANDY SOLAR,
LLC SUNENERGY1

Address: 192 Raceway Drive
 Mooresville, NC
 28117

Phone: (704) 662-0375

Email:

Agent for Applicant:

Address

Phone:

Email:

Current Owner of Record: James Williams &
Linda Nash

Meeting Dates:

7/19/2017

Planning Board

Application Received: 6/7/17
By: David Parks, Permit Officer

Application Fee paid: \$400

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A. Land Use/Development Application
- B. Commercial Site Plan
- C. Project Summary Letter
- D. Lease Agreement
- E. Documentation of all requirements from NC State Utilities Commission
- F. Technical Review comments
- G. Drainage Report (Pending/See attached email from County Engineer)
- H. Kirkland Appraisals, LLC Impact Study

PROJECT LOCATION:

Street Address: Across from 467 Sandy Hook Road

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 50 acres in size
Flood Zone: AE/X
Zoning District(s): General Use District (GUD)
Existing Land Uses: Farmland/Woodland

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	GUD	GUD	GUD	GUD
Use & size	Woodland- 11 acres/Ar	Woodland – 12 plus acres	3 residential lots	Farmland – 50 acres

Proposed Use(s): 5MW AC Solar Facility

Description of property:

Property has approximately 5 acres of woodland and 50 acres under farm use.

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Arnuese Creek is to the North

Distance & description of nearest outfall:

INFRASTRUCTURE

There are currently no utilities servicing the property.

Traffic: During construction phase there will be increased traffic along South 343 and Mill Dam 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 during construction phase.
- 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 250 feet on NC 343.
- 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:

Yes No

Endangering the public health and safety?

Staffs opinion is that application does not appear to endanger the public health and safety.

Yes No

Injure the value of adjoining or abutting property.

Without any evidence to the contrary - staffs opinion is that application does not appear to injure the value of adjoining or abutting property.

Yes No

Harmony with the area in which it is located.

Property zoned for proposed use. Comprehensive Plan has property identified as Rural Preservation.

EXCEED PUBLIC FACILITIES:

Yes No

Schools: Proposed development will not impact schools.

Yes No

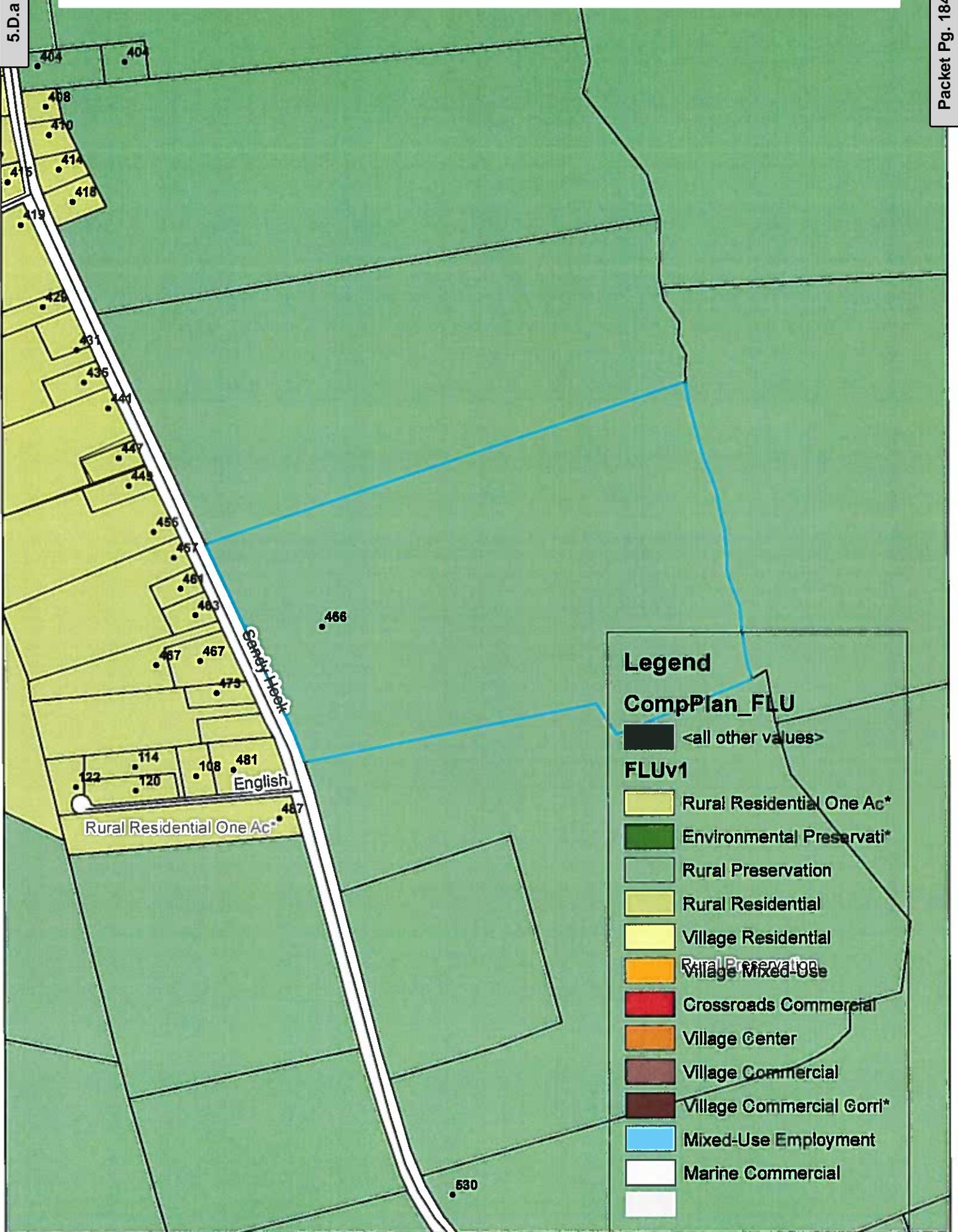
Fire and rescue:

Yes No

Law Enforcement:

At their July 19, 2017 meeting, Planning Board recommended approval on a 6-0 vote of the Special Use Permit for Camden Dam Solar, LLC 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 2017-06-04.
3. There shall be no land disturbing activity until County receives approved DENR E & S Control Plan, Stormwater Permit and Drainage Plan approved by Camden County.
4. 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.
5. 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.
6. Applicant shall provide the Sheriff's Office 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.
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. 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.



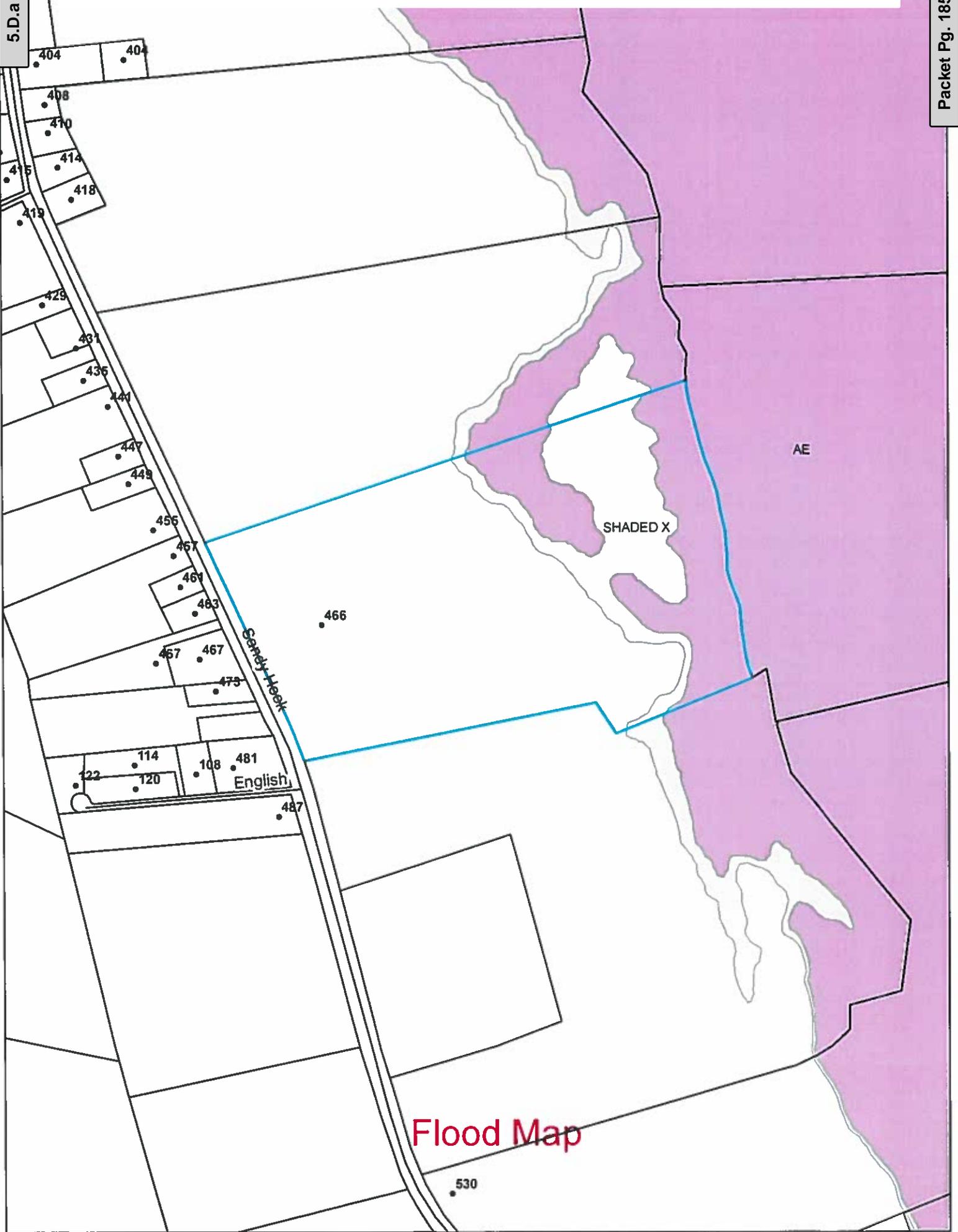
Legend

CompPlan_FLU

█ <all other values>

FLUv1

- █ Rural Residential One Ac*
- █ Environmental Preservation*
- █ Rural Preservation
- █ Rural Residential
- █ Village Residential
- █ Village Mixed-Use
- █ Crossroads Commercial
- █ Village Center
- █ Village Commercial
- █ Village Commercial Corri*
- █ Mixed-Use Employment
- █ Marine Commercial



Flood Map



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>03-8965-00-62-8349</u>
UDO#	<u>2017-06-07</u>
Date Received:	<u>6/17/17</u>
Received by:	<u>W</u>
Zoning District:	<u>640</u>
Fee Paid \$	<u>400.00</u>

*f-l. CAH
18533*

PLEASE PRINT OR TYPE

Applicant's Name: *Sandy* ~~Frotman Road~~ 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.

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

Daytime Phone Number: (704) 662-0375

Street Address Location of Property: approximately at 474 North Sandy Hook Rd, Shawboro NC *466 Sandy Hook Rd*

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: 6/17/17

* Information to be filled out by Planning Department

*Is the Property in a Watershed Protection area? NO

*Flood Zone (from FIRM Map): X IAF *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. Studies conducted by 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.

(3) Is the proposal in conformity with the:

- (a) Land Use Plan The parcel is currently zoned General Use and conforms to Camden County Special Use Permit table of permissible (151.334) 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. The applicant is willing to provide emergency training to the fire and rescue team.
- (c) Law Enforcement
 The construction of the facility will not impact the Camden county law enforcement. The applicant is willing to provide emergency training to 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 29522 Raleigh, NC 27626-0622 (919) 814-5400

Account
Login

Several elections issues have been in the media lately. Please remember that in North Carolina, the NC Secretary of State's Office does not have jurisdiction over elections and voting. Those duties are administered by an independent board of elections. This Department does not oversee that board in any way. Their contact information is as follows::

State Elections

Mailing Address: PO Box 27255, Raleigh, NC 27611-7255
Physical Address: 441 North Harrington St, Raleigh, NC 27603
(919) 733-7173 or (866) 522-4723
Elections.sboe@ncsbe.gov

Click Here To:

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

Corporate Names

Legal: Sandy Solar, LLC
Prev Legal: Shiloh Sandy Hook Solar, LLC
Prev Legal: Trotman Road Solar, LLC

Limited Liability Company Information

SosId: 1391115
Status: Current-Active
Annual Report Status: Current
Citizenship: Domestic
Date Formed: 7/21/2014
Fiscal Month: January
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



SANDY SOLAR LLC
PROPOSED SOLAR PROJECT
SPECIAL USE PERMIT APPLICATION

Project Overview:

Sandy Solar, LLC (the "Applicants") formerly known as Shiloh Sandy Hook Solar, LLC 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 Sandy Solar site is located approximately at 474 North Sandy Hook Rd, Shawboro, North Carolina, GPS point 36.330625 & -76.059464.

The 5 MW AC projects will be a ground-mounted solar photovoltaic facility utilizing a single-axis tracking system and comprised of approximately 21,212 solar modules. There will be 6-foot security fence encompassing each solar farm and there will be a 40-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 the 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 poles 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 each site will take two to three months from issuance of a building permit and will 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 at each site.

Permits:

The Applicants, 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.

Land Control:

The Applicant has entered into an Option to Lease with the below property owner(s) and will own 100% of the generating facility built on the site. The site is comprised of the parcels as identified below:

Owner	Parcel #	Owner Address	Current Zoning
James Williams & Linda Nash	038965006283490000	45 Cypress Lane, Southern Shores NC 27949	General Use

Flood Zone:

The proposed site is located on three different flood zones as can be seen on the below map. Portion of the parcel is located on flood Zone X which is a minimal flood risk zone. Other portions of the parcel are location on a 1% annual chance flood hazard and on a 0.2% (or 500 year) annual chance flood hazard. The Applicant will elevate all electrical connections one foot above the base flood elevation to meet the county requirement for equipment located within 100-year flood zone.





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.

Sandy Solar Project has an estimated useful lifetime of 30 years or more, with an extended opportunity for a lifetime of 50 years or more with equipment replacement and repowering. This section of the document, however, assumes that at the end of the useful lifetime of the original equipment the facility will be completely dismantled, materials removed, recycled, and the site returned to its original agricultural state.

Decommissioning of the project will be handle by the solar facility owner. All cost (labor, disposal) associated with the decommissioning of the project site will be the facility owner's responsibility.

As discussed above the end of life of the facility is within 30 years, however the facility can be decommissioned if any of the below items occurs;

1. The end of the land lease where the property owner declines to renew the lease with the facility owner
2. The solar facility is abandoned and no longer provide any power production for a duration of 12 months
3. The system is damaged and cannot be repaired or replaced
4. At the facility owner' discretion

Procedures for decommissioning after ceasing operation

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.



Temporary Erosion Control

Appropriate temporary (construction-related) erosion and sedimentation control best management practices (BMP) will be used during the decommissioning phase of the project. The BMPs will be inspected on a regular basis to ensure their function.

General Removal Process

Effectively, the decommissioning of the solar plant proceeds in reverse order of the installation.

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



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.

The estimated cost of removal will be prepared by a third-party engineer and submitted prior to receipt of the building permit. The estimated cost is subject to the final decision from the Camden County Board of Commissioners on solar ordinance No. 2017-05-01 "An Ordinance Amending the Camden County Code of Ordinances" Section 10 and 11.

Applicant/Applicant Representative Signature:  Date: 6/2/17

Sandy Solar, LLC

Adjoining/Abutting Property Owners approximately 250 feet from proposed site

Owner Name	Owner's Address	PIN #
Garland Dustan Jr.	P.O Box 402 Kitty Hawk NC 27949	038965006335000000
James Williams	45 Cypress Lane Southern Shores, NC 27949	038965006283490000
Larry & Janet Grimes	1921 Hillock Drive Raleigh NC 27612	038965007057620000
Heirs Stevens C/O William Art Stevens	P.O. Box 341 Camden, NC 27921	038965009249520000
Susan Mason Bundy	463 Sandy Hook Road, Shawboro, NC 27973	038965005231490000
Belinda UTE MCcauley Trustee	142 Edinburg CT Lake Mary FL, 32746	038965004198380000
Janise Ferrell Mason	457 Sandy Hook Rd Shawboro, NC 27973	038965004292140000
Wesley Mason	461 Sandy Hook Rd, Shawboro NC 27973	038965005233040000
Barbara & Alan Maver	475 Sandy Hook Rd, Shawboro, NC 27973	038965005116680000, 038965005158200000, 038965005156730000
Lillie Forbes English	481 Sandy Hook Rd, Shawboro, NC 27973	038965005164100000
Brandon & Casey Ferrell C/O Wesley Ferrell	449 Sandy Hook Rd Shawboro, NC 27973	038965004276510000
Larry & Isadora Gibbs	487 Sandy Hook Rd Shawboro, NC 27973	038965005131100000

STATE OF NORTH CAROLINA

OPTION TO LEASE

COUNTY OF CAMDEN

THIS OPTION TO LEASE (this "Agreement") made as of the 30th day of December, 2016 (the "Effective Date") by and between JAMES R. WILLIAMS, having an address at 45 Cypress Lane, Southern Shores, NC 27949 and LINDA NASH having an address at 247 Ivy Neck Road, Camden, NC 27921 (collectively "Owner") and SHILOH SANDY HOOK 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 ("Tenant").

WITNESSETH

WHEREAS, Owner owns approximately 72.9 acres of real property located in Camden County, North Carolina, together with any improvements located thereon and all rights, privileges, and easements appurtenant thereto;

WHEREAS, Tenant desires to acquire an option to lease up to approximately 50 acres for the purpose of constructing and operating certain improvements thereon consisting of solar photovoltaic electricity generating facilities and related facilities (collectively, the "Development"); and

NOW, THEREFORE, in consideration of the promises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. Option.

(a) Owner, for and in consideration of the sum of [REDACTED] (the aforesaid sum, together with all interest earned thereon and any extension payments made in accordance with the provisions of Paragraph 2 below, is hereinafter referred to as the "Option Fee") to be paid by Tenant within ten (10) business days after the full execution of this Agreement to Owner, in equal shares, does hereby give and grant unto Tenant, its successors or assigns, or Tenant's related affiliate, its successors or assigns, the exclusive right, option and privilege to lease the Property (the "Option") in accordance with the terms and conditions set forth in this Agreement. The Option Fee shall be nonrefundable and shall be retained by Owner regardless of whether Tenant exercises the Option, except as provided in Section 12 below.

(b) Tenant, and/or Tenant's related affiliate, contemplates developing solar photovoltaic electricity generating facilities and related facilities on the Property. Prior to the end of the Option Period (as defined below), Tenant shall cause the Property, and to the extent then identified, the "Easement Areas", as such term is defined in the form of Ground Lease and Easement Agreement (collectively, the "Lease") attached as Exhibit B to this Agreement, to be surveyed. The term "Property", as used herein, shall mean both the land

described on Exhibit A (herein sometimes referred to as the "Site") and also such property(ies) of Owner, if any, as Tenant shall identify as the "Easement Areas" (as such term is defined in the Lease). The legal description of the Site and the Easement Areas shall be attached to the Lease as Exhibit A of the Lease and the aggregate number of gross acres of the Site shall be inserted into Section 4.1 of the Lease and shall be used to calculate the Base Rent (as defined herein) payable thereunder. Upon such designation of the Easement Areas with specificity, the parties shall execute and record a supplemental Memorandum of Option which shall describe the Site and Easement Areas with specificity.

2. Option Term. This Option shall begin as of the date hereof and shall expire on December 31, 2017 (the aforesaid period is hereinafter referred to as the "Option Period"). In the event Tenant shall be unable to determine during the Option Period whether the Property is suitable for the Development, then it may allow the Option to expire without being exercised.

3. Option Exercise.

(a) At any time during the Option Period and following the written approval by both Tenant and Owner (such approval not to be unreasonably withheld, conditioned or delayed) of the final legal description of the Site as described above, Tenant may exercise this Option with respect to the Site by delivering to Owner written notice of its election. Promptly following such exercise of its Option, Tenant will deliver to Owner four (4) originals of the Lease identifying the Site (together with each Easement Agreement, the form of which is included therewith) fully executed by Tenant. Upon said delivery of the Lease by Tenant, Owner shall also execute the Lease (together with each Easement Agreement, the form of which is included therewith) and thereby lease to Tenant, and Tenant shall lease from Owner, the Site and the Easement Areas. In the event Tenant does not exercise the Option in accordance with this Paragraph 3, all rights of Tenant and obligations of Owner under this Agreement shall terminate, except as otherwise specifically provided below.

(b) Site Preparation. In the event Tenant does exercise the Option in accordance with this paragraph 3, Owner agrees, covenants and warrants that the Site shall be free and clear of all crops, trees and other structures or obstructions as of the Effective Date of the Lease, except as otherwise provided in Rider A to the Lease, if applicable.

4. The Lease. Owner and Tenant agree and acknowledge that the Lease, along with all of the exhibits to the Lease, has been negotiated in good faith by both parties. In the event Tenant exercises its option pursuant to Section 3 herein, both parties shall execute the Lease and all exhibits to the Lease in the form attached hereto as Exhibit B, with the final acreage and the descriptions of the Site and the Easement Areas which will comprise the Property (as determined pursuant to Section 1(b) above) to be inserted into said Lease.

5. Base Rent. In the event Tenant exercises its Option pursuant to Section 3 above and enters into a Lease with Owner, Tenant and Owner agree that the annual rent ("Base Rent") during the initial fifteen (15) year term shall be [REDACTED] per acre of the Site per year, payable annually in advance. During the first five (5) year

renewal term, the Base Rent shall be in the amount of [REDACTED] of the Site per year, payable annually in advance. During the second five (5) year renewal term, the Base Rent shall be in the amount of [REDACTED] per acre of the Site per year, payable annually in advance. During the third five (5) year renewal Term, Base Rent shall be in the amount of [REDACTED] of the Site per year, payable annually in advance.

6. Title and Survey Matters. It is understood and agreed that should the Option be exercised, the Property will be leased to Tenant, and/or Tenant's related affiliate, under the Lease free and clear of all liens and encumbrances except (i) the lien of real and personal property ad valorem taxes for the year in which the Lease shall commence, (ii) such easements, covenants and restrictions as are of record as of the Effective Date and disclosed on Tenant's title commitment respecting the Property which title commitment is subject to review and approval by Owner prior to Tenant's exercise of the Option, and (iii) such matters as would be revealed by a current, accurate survey of the Property, as of the date that is the earlier of the date Tenant exercises its Option hereunder or the date of the survey, if any, obtained by Tenant regarding the Property (collectively the "Permitted Exceptions").

7. Tenant Due Diligence. During the Option Period, Tenant and its agents may enter the Property to conduct certain tests and inspections (including, without limitation surveys, engineering and environmental studies, soil tests, groundwater measurements, test borings and such other tests or studies which Tenant may deem advisable) and conduct other evaluations of, and inquiries into the suitability of the Property for development of the Development thereon (collectively, the "Due Diligence"). Tenant shall not damage or alter the Property while conducting its inspections, tests and studies. Tenant agrees to indemnify and hold Owner harmless from any claim, liability, loss, cost, damage, or expense suffered by Owner as a result of Tenant's Due Diligence activities on the Property. Owner agrees to cooperate with Tenant in conjunction with the Due Diligence, and will promptly upon the execution hereof furnish Tenant with copies of (or otherwise make available to Tenant for its inspection) any information in its possession specifically requested by Tenant that would be relevant to Tenant's Due Diligence.

8. Owner's Representations. Excepting for and subject to the application and impact of the above Permitted Exceptions thereon, Owner hereby represents and warrants to Tenant as follows, which representations and warranties shall be deemed made by Owner to Tenant also as of the date of Tenant's exercise of the Option.

(a) Owner has full power and authority to execute, deliver and carry out the terms and provisions of this Agreement. This Agreement has been duly executed and delivered by Owner and (upon execution and delivery by Tenant) constitutes the legal, valid and binding obligation of Owner, enforceable against it in accordance with the terms hereof, subject as to enforceability of remedies to limitations imposed by bankruptcy, insolvency, reorganization, moratorium or other similar laws relating to or affecting the enforcement of creditors' rights generally and general principles of equity.

(b) There are no material claims, actions, suits, or proceedings pending, or to the best of Owner's knowledge, threatened against or affecting the Property.

(c) No person, firm or other legal entity has any right or option to acquire the Property or any portion or portions thereof or any interest or interests therein, including but not limited to agricultural and/or farming leases.

(d) Owner has not entered into any agreement with reference to the Property, and neither Owner nor the Property is subject to any claim, demand, suit, unfiled lien, proceeding or litigation of any kind, pending or outstanding, or to the best of Owner's knowledge, threatened or likely to be made or instituted which would (i) be binding upon Tenant; or (ii) limit Tenant's full use and enjoyment of the Property; or (iii) limit Owner's ability to enter into this Agreement and consummate the transaction contemplated hereby.

(e) There is no pending or, to Owner's best knowledge, threatened, condemnation or similar proceeding or special assessment, affecting the Property, nor to Owner's best knowledge is any such proceeding or assessment contemplated by any governmental authority.

(f) Owner holds valid fee simple and marketable title to the Property (subject to the Permitted Exceptions), has done nothing to impair such title to the entire interest in the Property as Owner received, and will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Owner.

(g) In the event this Option is exercised, occupancy and possession of the Property shall be delivered to the Tenant at the commencement of the Term of the Lease free and clear of (i) adverse parties in possession, (ii) leases in effect covering the Property, including any agricultural and/or farm leases and (iii) deed or other restrictions on the Property except for covenants and restrictions as are of record as of the Effective Date and disclosed on Tenant's title commitment respecting the Property.

(h) To the best of Owner's knowledge, Owner has complied with all federal, state and local laws, rules and regulations relating to the Property.

(i) Access to the Property is by public road or by non-exclusive easement that is shared by Owner and other landowners whose tracts adjoin the easement or otherwise depend on it for access to the public road. To the best knowledge and belief of Owner, there is no pending or threatened governmental proceeding which would impair or result in the limitation or termination of such access;

(j) Owner has not stored any hazardous substance or toxic waste on, in or under the Property or permitted the Property to be used for the storage, release or discharge of any of the same. To the best of Owner's knowledge, there has been no storage, release or discharge of any hazardous substance or toxic material on, in or under the Property or the location of any underground storage tank, landfill or dumping ground on, in or under or related to the Property. Owner has no knowledge of the assertion of any environmental problem or proceeding with respect to the Property by any governmental agency, authority or instrumentality. To the best of Owner's knowledge, there has been no assertion of any environmental problem or proceeding with respect to any adjoining property by any governmental agency, authority or instrumentality. Owner shall indemnify and hold Tenant

harmless from any cost, loss or liability incurred with respect to any hazardous substance, toxic material, underground storage tank, landfill or dumping ground being found on, in or under the Property which results from any occurrence to the commencement of the Lease not caused by Tenant or by Tenant's agents, employees or contractors.

(k) Except as specifically provided for herein, Owner has received the consent or approval of any outside person or entity (including, but not limited to, governmental agencies or authorities) that is required with respect to the execution and delivery of this Agreement or the Lease by Owner or the consummation by Owner of the transaction contemplated hereby or the performance by Owner of its obligations hereunder.

9. Representations and Warranties of Tenant. Tenant represents and warrants unto Owner as follows:

(a) Tenant has full power and authority to execute, deliver and carry out the terms and provisions of this Agreement. This Agreement has been duly executed and delivered by Tenant and (upon execution and delivery by Owner) constitutes the legal, valid and binding obligation of Tenant, enforceable against it in accordance with the terms hereof, subject as to enforceability of remedies to limitations imposed by bankruptcy, insolvency, reorganization, moratorium or other similar laws relating to or affecting the enforcement of creditors' rights generally and general principles of equity.

(b) Except as specifically provided for herein, no consent or approval of any outside person or entity (including, but not limited to governmental agencies or authorities) is required with respect to the execution and delivery of this Agreement or the Lease by Tenant or the consummation by Tenant of the transaction contemplated hereby or the performance by Tenant of its obligations hereunder.

(c) Tenant shall be responsible for and promptly pay before default any personal property taxes or special assessments, if any, that may be levied or assessed against any improvements, or other personal property, situated on the Property, it being the mutual intention of the parties that Owner shall not be required to pay any taxes on personal property by reason of permitting Tenant to enter this Agreement or any resulting Lease. Tenant also agrees to indemnify Owner against any loss or liability resulting from any and all claims or liens in connection with such taxes and assessments.

10. Memorandum of Option. The parties hereto agree to enter into a short form Memorandum of Option for the purpose of recording the same in the Camden County, North Carolina Public Registry or other applicable recording office. Tenant shall bear the cost of preparing and recording said Memorandum of Option.

11. No Waste. During the Option Period, Owner shall commit no waste upon the Property.

12. Default/Remedies. In the event of a breach of this Option by Owner, Tenant shall have the option, as its remedy hereunder, either (a) to terminate this Option and receive a return of its Option Fee, in which event neither party shall have any further obligation to the other hereunder

except for the indemnification obligations of Paragraph 6 and Paragraph 14; or (b) to demand and sue for specific performance by Owner of its obligations hereunder.

13. Survey, Engineering Data, Development Plans, Building Plans, Etc. As soon as possible after the date hereof, Owner shall deliver to Tenant (or otherwise make available to Tenant for copying) copies of all surveys, engineering studies, site plans, development plans, building plans, special use permits, zoning information, water and sewer permits and tap-ons, and related data, licenses, permits and information with respect to the Property, if any, which may be owned by and readily available to Owner at no cost or expense other than reasonable reproduction charges.

14. Notice. Any notice required to be given hereunder shall be in writing and shall be deemed to have been duly delivered as of: (i) the date and time the same is either delivered personally or by email, unless such delivery is made (a) on a day that is not a business day in the place of receipt or (b) after 5:00 p.m. local time on a business day in the place of receipt, in either of which cases such delivery will be deemed to be made on the next succeeding business day, (ii) on the next business day after timely delivery to a reputable overnight courier, or (iii) deposited, postage prepaid, in the United States mail, to be mailed by registered or certified mail, return receipt requested, addressed to the party to whom the same is directed at the following addresses:

If to Tenant: Shiloh Sandy Hook Solar, LLC
192 Raceway Drive
Mooresville, NC 28117
Attention: Kenny Habul, Manager
Email: kenny@sunenergy1.com

With a copy to: SunEnergy1, LLC
192 Raceway Drive
Mooresville, NC 28117
Attention: Legal Department
Email: legal@sunenergy1.com

If to Owner: James R. Williams
45 Cypress Lane
Southern Shores, NC 27949

Linda Nash
247 Ivy Neck Road
Camden, NC 27921

With a copy to: _____

15. **Brokerage.** Tenant and Owner warrant and represent to each other that no real estate agents' commissions, binders, fees or other like charges are due and owing or, to the best of the knowledge and belief of either of them, are claimed or asserted by any person, firm or corporation in connection with this Option and any subsequent leasing of the Property. Each party agrees to hold the other harmless from and against any expense (including court costs and attorney's fees) resulting from any such claim which is based upon any dealings by any third party with the indemnifying party.

16. **Survival.** Section 19 of this Agreement shall survive the expiration or any other termination of this Agreement for a period of 12 months. In the event the Option is exercised and the Lease is executed, the provisions of this Agreement shall not survive and the provisions of the Lease shall control.

17. **Assignment.** This Agreement may be assigned by Tenant without the consent of Owner to (a) any entity which controls, is controlled by or under common control with Tenant; (b) any entity resulting from the merger or consolidation of Tenant; (c) any person or entity which acquires all of the assets of Tenant as a going concern of the business that is being conducted on the Site, provided that said transferee assumes all of the obligations of Tenant under the Lease; provided, however, Tenant shall notify Owner in writing of any such Assignment.

18. **General Provisions.**

(a) **No Waiver.** No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

(b) **Entire Agreement.** This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

(c) **Amendment.** No amendment to this Agreement shall be binding upon any of the parties hereto unless such amendment is in writing and executed by all parties hereto.

(d) **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective administrators, executors, personal representatives, successors and assigns.

(e) **Counterparts: Signatures.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. Owner and Tenant hereby acknowledge and agree that facsimile signatures or signatures transmitted by electronic mail in so-called "pdf" format shall be legal and binding and shall have the same full force and effect as if an original of this Agreement had been delivered. Owner and Tenant (i) intend to be bound by the signatures on any document sent by facsimile or electronic mail, (ii) are aware that the other Party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature.

(f) Headings, etc. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

(g) Severability. If any term or provision of this Agreement is, to any extent, determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. Confidentiality. Owner agrees to use commercially reasonable efforts to keep confidential, and not publicly disclose, the terms of this Option or of the Lease and any information provided by Tenant to Owner in relation to the transaction contemplated hereby.

20. Advice of Counsel. Owner and Tenant represent and warrant to each other that each has read and fully understands the terms and provisions of this Agreement and the Lease attached as Exhibit B, has had an opportunity to review this Agreement and the Lease with legal counsel, and has executed this Agreement based upon such party's own judgment and advice of independent legal counsel (if sought).

[Signature Pages Follow]

OWNER:

By James R. Williams
Name: James R. Williams

By Linda Nash x
Name: Linda Nash

STATE OF NORTH CAROLINA
COUNTY OF Nash

I, Jim A. Harris, a Notary Public, do hereby certify that JAMES R. WILLIAMS personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 13 day of December, 2016.

Jim A. Harris
Notary Public
My Commission Expires: 2-01-2020

(Official Seal)

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2020

STATE OF NORTH CAROLINA
COUNTY OF Nash

I, Jim A. Harris, a Notary Public, do hereby certify that LINDA NASH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of December, 2016.

Jim A. Harris
Notary Public
My Commission Expires: 2-01-2020

(Official Seal)

JIM A. HARRIS
NOTARY PUBLIC
NASH COUNTY, NC
COMMISSION EXPIRES 2-01-2020

[Signatures Continued From Previous Page]

TENANT

SHILOH SANDY HOOK SOLAR, LLC

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

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Julie N. Williamson, a Notary Public, do hereby certify that KENNY HABUL personally appeared before me this day and acknowledged that he is the Manager of SHILOH SANDY HOOK 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 the 20th day of December, 2016.

[Signature]
Notary Public
My Commission Expires: 9/14/18

(Official Seal)

JULIE N WILLIAMSON
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
9/14/18

EXHIBIT A

Legal Description of the Property

Located in Camden County, North Carolina, and more particularly described as follows:

Certain real property consisting of up to approximately 50 acres, owned by James R. Williams and Linda Nash, located at 474 N. Sandy Hook Road, Shiloh, NC; a portion of Parcel ID 03.8965.00.62.8349.0000. The particular acreage will be described in a survey. The survey descriptions will replace this paragraph in the final Lease.



Camden County, North Carolina
 PO Box 128 Camden, NC 27921 (252) 338-9799

03.8965.00.62.8349.0000	1 of 1	1
-------------------------	--------	---

WILLIAMS JAMES R.
 45 CYPRESS LANE
 SOUTHERN SHORES NC 27949



PROPERTY ADDRESS		
SANDY HOOK RD		
107 583	LOT/BLK	BLK/PT
ACCOUNT	ISSUE DATE	ISSUED
30000000		5/05/2017

1/2 INTEREST

STRUCTURE		STORIES	0.000
FOUNDATION		CONDITION	
EXT BONDG		GRADE	
ROOF STYLE		YEAR BUILT	0
ROOF MATERIAL		EFFECTIVE YEAR	0
SIDE WALLS		DRPT	0
FLOORING		SAFES	0.00
HEAT		FRPLACES	
HEAT FUEL		TOTALSFT	0
AIR COND			

ZONE	CODE	Description	FRONT (Depth)	WIDTH	RATE	VALUE
GUD	20080	OPEN LAND AC		72.900 A	\$4,223.99	\$153,964

Acres **72.900** Total Land Value **\$153,964**

ZONE	CODE	Description	FRONT (Depth)	WIDTH	RATE	VALUE
GUD	122000	OPEN LAND #2		11.790 A	\$990.00	\$5,836
GUD	121000	OPEN LAND #1		55.380 A	\$1,200.00	\$53,228
GUD	124000	OPEN LAND #4		0.020 A	\$40.00	
GUD	123000	OPEN LAND #3		5.710 A	\$740.00	\$2,112

Total Land Use Value: **\$41,176**

DESCRIPTION	LENGTH	WIDTH	UNIT	AREA	TAX	VALUE
Total Out Building Value \$0						

OTHER FEATURES	Total Sections Value		\$0
TOTAL VALUE	Total Section Value		\$0
Total Section Value			
LAND	\$153,964	ASSESSOR VALUE	\$153,964
BUILDING	\$0	USE	\$112,788
OUT BUILDINGS	\$0	CHANGES	
		TAXABLE VALUE	\$41,176

HOTIHS

BOOK 107 PAGE 583

Filed
'95 JAN LD AM 11 38

BETTY J. JONES
REGISTER OF DEEDS
CAMDEN COUNTY, N.C.

NORTH CAROLINA EXCISE TAX
ATTACHED AND CANCELLED : 20-
\$2.00 PER 1,000 VALUE.

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 03-896500-42-3319
Verified by S. G. LSG County on the 10th day of January 1995
by D. - D.

Mail after recording to Mrs. Linda W. Nash, Ivy Neck Road, Camden, N. C. 27921

This instrument was prepared by E. Ray Etheridge, Attorney

Brief description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

OF GIFT

THIS DEED/made this 6th day of January, 1995, by and between

GRANTOR

GRANTEE

JOHN THOMAS (JOHNNIE) WILLIAMS and wife,
DORIS W. WILLIAMS

LINDA W. NASH
Ivy Neck Road
Camden, N. C. 27921

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the Grantors' interests, being a one-half undivided interest in the certain lot or parcel of land situated in the City of Camden

County, North Carolina and more particularly described as follows:
Beginning at a laurel at the mouth of a ditch known as the James Berry and William Hughes lead ditch; thence Westwardly binding said ditch to the main road; thence a North course down the main road to W. L. Forbes corner line; binding said Forbes land to a black gum at B. W. Stevens corner line; thence Eastwardly down a line of marked trees to the first station, containing 80 acres, more or less. Being the same one half interest which A. W. Dozier, V and wife, Gayle S. Dozier conveyed to Bailey D. Forbes and wife, Harguerite P. Forbes, by deed recorded in the Office of the Register of Deeds of Camden County, and being the same one half interest in those lands devised by Item Four of the Last Will and Testament of H. G. Dozier to his grandson, Ambrose W. Dozier, V. Said one half interest is also the one half interest acquired by H. G. Dozier from W. W. Morrisette, widower, by deed recorded in Book 25, page 572, in the same Registry. The remaining one half undivided interest is owned by James R. Williams.

BOOK 107 584

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 56, page 99, Camden County Registry, from Bailey D. Forbes and wife, Marguerite P. Forbes

A map showing the above described property is recorded in Plat Book page TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances therein 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: (Corporate Name) John Thomas (Johnnie) Williams

President Doris W. Williams

ATTEST: Secretary (Corporate Seal)



NORTH CAROLINA, Pasquotank County, Perquimans I, a Notary Public of this County and State aforesaid, certify that John Thomas (Johnnie) Williams and wife, Doris W. Williams Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6th day of January, 1995. My commission expires: Oct. 7, 1995. Nettie Umphlett Notary Public

SEAL-STAMP NORTH CAROLINA, County, I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that be is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, seated with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of Nettie Umphlett, a Notary Public of Perquimans Co., NC

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. Betty M Jones REGISTER OF DEEDS FOR CAMDEN COUNTY DEPUTY ASSISTANT REGISTER OF DEEDS

Shiloh Sandy Hook Solar, LLC
192 Raceway Drive, Mooresville, NC 28117 • Phone: 704.662.0375 X104

August 8, 2014

FILED

AUG 11 2014

Clerk's Office
N.C. Utilities Commission

*2 Gail ✓
1 Green ✓*
Via U.S. First Class Mail
Gail L. Mount, Chief Clerk
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, NC 27699-4325

OFFICIAL COPY

**RE: CPCN Application for a 5 MW Solar Photovoltaic Array located in/near
Shiloh, NC in Camden County**

SP4104 SUBO

Dear Ms. Mount:

Enclosed for filing with the NCUC please find a new Application from **Shiloh Sandy Hook Solar, LLC** for a Certificate of Public Necessity and Convenience of an Electric Generating Facility for the above-referenced location. Included with this filing are the original application with verification, twelve (12) copies of the application, and a check in the amount of \$25.00 for the filing fee.

If you have any comments or questions, please feel free to contact us. Thank you for your assistance.

Sincerely,

Maria Childers

Maria Childers

Enclosures

STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH

DOCKET NO. _____

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of)
Application of Shiloh Sandy Hook Solar, LLC)
for a Certificate of Public)
Convenience and Necessity for a 5-MW)
Solar Facility Located in Camden County, NC)

FILED
AUG 11 2014
VERIFICATION Clerk's Office
N.C. Utilities Commission

I, Kenny Habul, Managing Member of Shiloh Sandy Hook Solar, LLC, verify that the contents of the application for a Certificate of Public Convenience and Necessity by Shiloh Sandy Hook Solar, LLC filed in this docket are true to the best of my knowledge. I am duly authorized to act on behalf of Shiloh Sandy Hook Solar, LLC.

Date: July 31, 2014

Kenny Habul
Kenny Habul, Managing Member

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF IREDELL)

Sworn to and subscribed before me
this 31st day of July, 2014

MARIA B CHILDERS
Notary Public, North Carolina
Iredell County
My Commission Expires
2/23/19

Maria B. Childers
Notary Public

My Commission Expires: 2/23/19

STATE OF NORTH CAROLINA
UTILITIES COMMISSION
RALEIGH

DOCKET NO. SP 4104 SUBD

FILED

AUG 11 2014

Clerk's Office
N.C. Utilities Commission

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	)	APPLICATION FOR
Application of Shiloh Sandy Hook Solar, LLC	)	CERTIFICATE OF
for a Certificate of Public Convenience and	)	PUBLIC NECESSITY AND
Necessity for a 5 MW Solar Facility	)	CONVENIENCE FOR AN
located in Camden County, NC	)	ELECTRIC GENERATING
	)	FACILITY

1. Full Name, Business Address, and Business Telephone Number of Applicant

Shiloh Sandy Hook Solar, LLC
192 Raceway Drive
Mooresville, NC 28117
Attn: Kenny Habul
Phone: (704) 662-0375
Email: kenny@sunenergy1.com

2. Applicant

Shiloh Sandy Hook Solar, LLC
a North Carolina Limited Liability Company organized July 21, 2014

Kenny Habul, Managing Member
192 Raceway Drive
Mooresville, NC 28117
Phone: (704) 662-0375
Email: kenny@sunenergy1.com

3. Nature of the generating facility including the type and source of its power or fuel

The generating facility will be one 5 MW (AC) photovoltaic array. The source of its power is solar energy.

4. Address or location of generating facility set forth in terms of local highways, streets, river, streams, or other generally known landmarks together with a map such as a county road map with the location indicated on the map.

474 N. Sandy Hook Road, Shiloh, NC

Located in Camden County, North Carolina

(i) The proposed layout



All major equipment, including the generator, fuel handling equipment, plant distribution system, and startup equipment:

Inverters: Power One Ultra 1500-TL-OUTD-2-US-690 and Power One
Ultra 1100-TL-OUTD-2-US-690

Panels: Jinko Solar 305P

Racking: Array Technologies Inc
DuraTrack

Please note – the blue vertical lines above depict modules & racking – no structures will be constructed on the site.

(iii) The site boundary:



The site boundary is identified by the red line in the layout above.

- (iv) Planned and existing pipelines, planned and existing roads, planned and existing water supplies, and planned and existing electric facilities:

- No existing or planned pipelines.
- No existing or planned roads on site. however a gravel entrance will be provided to access the site.
- No existing or planned water supplies on site. other than drainage ditches.
- There are no existing electric facilities on site but a 5 mw-ac solar facility will be built on site per above layout.

5. Owner of site, if the owner is not the applicant, and the owner's interest in the site or relation to application

Applicant is leasing the site from James R. Williams and Linda Nash and applicant will own 100% of the generating facility.

6. A description of the buildings, structures and equipment comprising the generating facility and the manner of their operation

The facility is a single N-S axis tracking ground-mount solar photovoltaic system consisting of approximately 22,951 PV modules and will utilize two (2) 1.5MW inverters and two (2) 1.0MW inverters. The entire project will be fenced.

7. The projected maximum dependable capacity of facility in megawatts

Solar is an intermittent energy source, the maximum dependable capacity is 0 MW.

8. The projected cost of the facility

The projected cost is approximately \$17,000,000.00

9. The projected date on which the facility will come on line:

The facility is expected to be energized in phases as available with the complete system on line by 12/31/2015.

10. The applicant's general plan for sale of the electricity to be generated, including the utility to which the applicant plans to sell the electricity, any provisions for wheeling of the electricity, arrangements for firm, non-firm or emergency generation, the service life of the project, and the projected annual sales in kilowatt hours.

The applicant plans to sell the electricity to Dominion Power under a Power Purchase Agreement.

The projected lifetime of the equipment is twenty years. The projected annual sales of

electricity from this facility is approximately 11,970,000 KWh. The applicant intends to produce renewable energy certificates that can be used to comply with North Carolina's Renewable Energy Portfolio Standard.

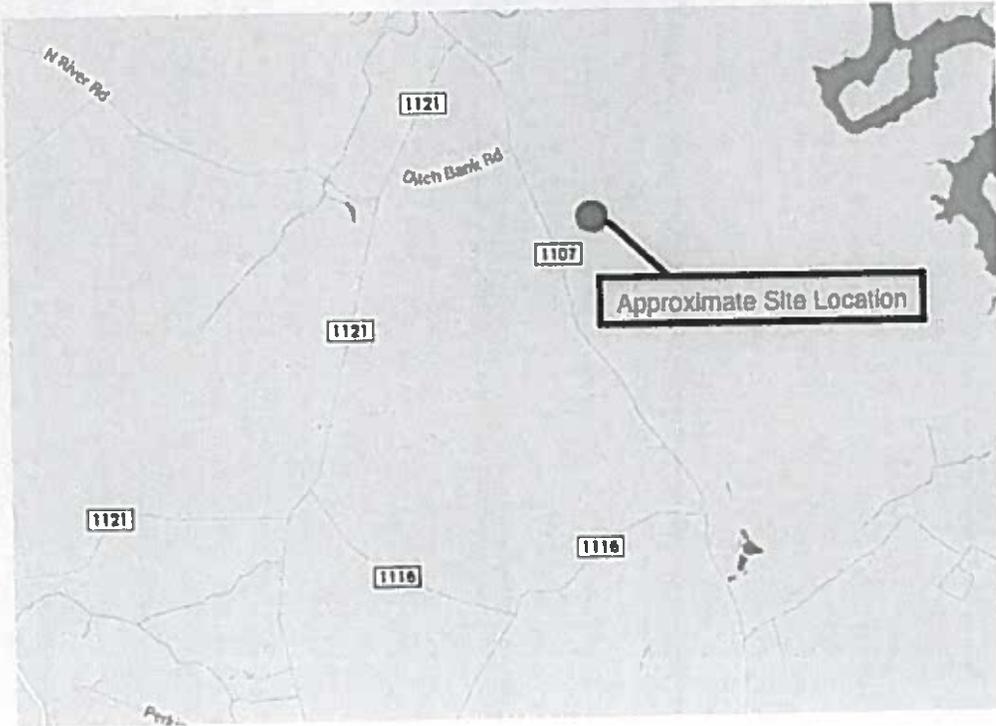
11. A complete list of all federal and state licenses, permits and exemptions required for construction and operation of the generating facility and a statement of whether each has been obtained or applied for. A copy of those that have been obtained should be filed with the application; a copy of those that have not been obtained at the time of the application should be filed with the Commission as soon as they are obtained.

The applicant plans to file for or is in the process of applying for the following:

- Self-certification as a Qualifying Facility with the Federal Energy Regulatory Commission

Location of Site

Site is located at 474 N. Sandy Hook Road, Camden County, NC





North Carolina Department of Public Safety

**Emergency Management
Geospatial and Technology Management**

Pat McCrory, Governor
Frank L. Perry, Secretary

Michael A. Sprayberry, Director

September 2, 2014

State Clearinghouse
N.C. Department of Administration
1301 Mail Service Center
Raleigh, North Carolina 27699-1301

Subject: Intergovernmental Review State Number: 15-E-4600-0141
Shiloh Sandy Hook Solar, LLC, Camden County

As requested by the North Carolina State Clearinghouse, the North Carolina Department of Public Safety Division of Emergency Management Office of Geospatial and Technology Management (GTM) reviewed the proposed project listed above and offer the following comments:

- 1) The project site is located in Camden County. Camden County participates in the National Flood Insurance Program and enforces a Flood Damage Prevention Ordinance that requires a Floodplain Development Permit be issued for all development located in the Special Flood Hazard Area (SFHA) within its jurisdiction. Please ensure Camden County's Floodplain Administrator reviews and issues permits for each part of the Shiloh Sandy Hook Solar, LLC Photovoltaic Electric Generating Facility within a SFHA.
- 2) The site outlined in the application encroaches on the SFHA. Please see Flood Insurance Rate Map Panel 8964. Any grading, fill or placement of equipment or materials in the SFHA will require a floodplain development permit issued by Camden County.
- 3) All structures and utilities should be protected to the regulatory flood protection elevation as described in Camden County's ordinance and 44 CFR 60.3.

Thank you for your cooperation and consideration. If you have any questions concerning the above comments, please contact Dan Brubaker, P.E., CFM, the NC NFIP Engineer at (919) 825-2300, by email at dan.brubaker@ncdps.gov or at the address shown on the footer of this document.

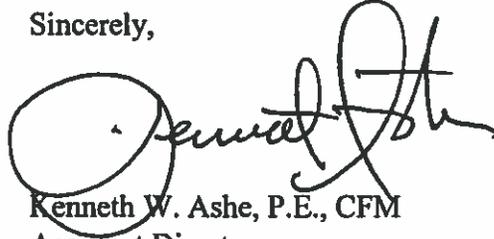
MAILING ADDRESS:
4218 Mail Service Center
Raleigh NC 27699-4218
www.ncem.org



GTM OFFICE LOCATION:
4105 Reedy Creek Road
Raleigh, NC 27607
Telephone: (919) 825-2341
Fax: (919) 825-0408

15-E-4600-0141
September 2, 2014
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth W. Ashe". The signature is fluid and cursive, with a large initial "K" and "A".

Kenneth W. Ashe, P.E., CFM
Assistant Director
Geospatial and Technology Management Office

cc: John Gerber, NFIP State Coordinator
Dan Brubaker, NFIP Engineer
David Parks, Permit Officer, Camden County

NORTH CAROLINA STATE CLEARINGHOUSE

DEPARTMENT OF ADMINISTRATION
INTERGOVERNMENTAL REVIEW

COUNTY: CAMDEN

H11: ENERGY RELATED
FACILITIES/ACTIVITIES

STATE NUMBER: 15-E-4600-01
DATE RECEIVED: 08/25/2014
AGENCY RESPONSE: 09/19/2014
REVIEW CLOSED: 09/24/2014

MS CAROLYN PENNY
CLEARINGHOUSE COORDINATOR
CC&PS - DIV OF EMERGENCY MANAGEMENT
FLOODPLAIN MANAGEMENT PROGRAM
MSC # 4719
RALEIGH NC

RECEIVED

AUG 21 2014

REVIEW DISTRIBUTION

ALBEMARLE REG PLANNING COMM
CC&PS - DIV OF EMERGENCY MANAGEMENT
DENR - COASTAL MGT
DENR LEGISLATIVE AFFAIRS
DEPT OF AGRICULTURE
DEPT OF CULTURAL RESOURCES
DEPT OF TRANSPORTATION

PROJECT INFORMATION

APPLICANT: N.C. Department of Commerce
TYPE: State Environmental Policy Act
Environmental Review

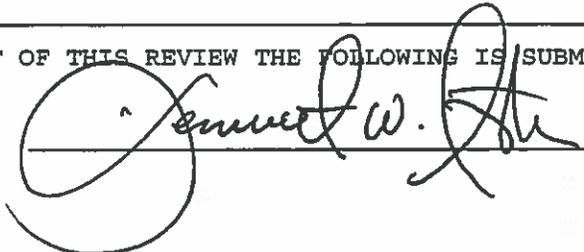
DESC: Application of Shiloh Sandy Hook Solar, LLC for Certificate to construct a 5 MW Solar Photovoltaic Electric Generating Facility in Camden Co. Docket #SP-4104, Sub 0. - View document at <http://starwl.ncuc.net/NCUC/portal/ncuc/page/Dockets/portal.aspx>, Type SP-4104 Sub 0 in the Docket Number search line.

Located at 474 N. Sandy Hook Road, Shiloh, NC

The attached project has been submitted to the N. C. State Clearinghouse for intergovernmental review. Please review and submit your response by the above indicated date to 1301 Mail Service Center, Raleigh NC 27699-1301.

If additional review time is needed, please contact this office at (919)807-2425.

AS A RESULT OF THIS REVIEW THE FOLLOWING IS SUBMITTED: NO COMMENT COMMENTS ATTACHED

SIGNED BY: 

DATE: 9/2/14

9-17-14
PUBLIC NOTICE
DOCKET NO. SP-4104, SUB 0
APPLICATION OF
SHILOH SANDY HOOK SOLAR, LLC
FOR A CERTIFICATE OF PUBLIC
CONVENIENCE AND NECESSITY

NOTICE IS HEREBY GIVEN that on August 11, 2014, Shiloh Sandy Hook Solar, LLC (Applicant), filed an application seeking a certificate of public convenience and necessity pursuant to G.S. 62-110.1(a) for construction of a 5-MW solar photovoltaic electric generating facility to be located at 474 N. Sandy Hook Road in Shiloh, Camden County, North Carolina. The Applicant plans to sell the electricity to Dominion North Carolina Power.

Details of the application may be obtained from the Office of the Chief Clerk of the North Carolina Utilities Commission, 430 N. Salisbury Street, 5th Floor, Dobbs Building, Raleigh, North Carolina 27603 or 4325 Mail Service Center, Raleigh, North Carolina 27699-4325 or on the Commission's website at www.ncuc.net.

If a complaint is received within ten days after the last date of the publication of this notice, the Commission will schedule a public hearing to determine whether a certificate should be awarded, will give reasonable notice of the time and place of the hearing to the Applicant and to each complaining party, and will require the Applicant to publish notice of the hearing in this newspaper. If no complaint is received within the time specified above and if the Commission does not order a hearing upon its own initiative, the Commission will enter an order awarding the certificate sought by the Applicant.

Legal Notices

Persons desiring to lodge complaints may file statements to that effect with the Commission. Such statements should reference Docket No. SP-4104, Sub 0 and be addressed as follows: Chief Clerk, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325.

Statements may also be directed to Christopher J. Ayers, Executive Director, Public Staff - North Carolina Utilities Commission, 4326 Mail Service Center, Raleigh, North Carolina 27699-4326 or to The Honorable Roy Cooper, Attorney General of North Carolina, 9001 Mail Service Center, Raleigh, North Carolina 27699-9001.

9/10, 17, 24, 10/1

Dave Parks

From: Kirk Jennings <kirkjennings@centurylink.net>
Sent: Friday, June 16, 2017 11:01 AM
To: Dave Parks
Subject: Re: Solar Farms

Yes, that would be the only thing that we would request.

Thanks
Kirk

Sent from my iPhone

On Jun 16, 2017, at 9:08 AM, Dave Parks <dparks@camdencountync.gov> wrote:

Tony and Kirk,

The last solar farm (located on Sassafras in Shiloh) that was approved a condition was placed on the Special Use Permit as follows:

1. 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.

I have two more applications for Special Use Permits for Solar farms. Do you desire the same condition in place for each Solar Farm considered for approval?

Thanks,

David Parks
Permit Officer
Camden County

Dave Parks

From: Tony Perry <tperry@camdencountync.gov>
Sent: Friday, June 16, 2017 9:07 AM
To: 'Dave Parks'; kirkjennings@centurylink.net
Cc: Colonel Rodney Meads; Lt. Max Robeson
Subject: RE: Solar Farms

Yes, place the same condition on these Special Use Permits. I don't know any other requirements at this time. Thanks.

Sheriff Tony Perry

Camden County Sheriff's Office
 PO Box 57, 117 North NC343,
 Camden, NC 27921
 Office: 252-338-5046
 Fax: 252-335-4300

"The only thing necessary for the triumph of evil is for good men to do nothing."
 Edmund Burke

From: Dave Parks [<mailto:dparks@camdencountync.gov>]
Sent: Friday, June 16, 2017 9:09 AM
To: 'Tony Perry'; kirkjennings@centurylink.net
Subject: Solar Farms

Tony and Kirk,

The last solar farm (located on Sassafras in Shiloh) that was approved a condition was placed on the Special Use Permit as follows:

1. 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.

I have two more applications for Special Use Permits for Solar farms. Do you desire the same condition in place for each Solar Farm considered for approval?

Thanks,

David Parks
 Permit Officer
 Camden County

Dave Parks

From: Greg Johnson <greg316@cox.net>
Sent: Wednesday, July 19, 2017 8:40 PM
To: 'Dave Parks'
Cc: 'Eric Schudt'; 'Dan Porter'
Subject: Sandy Solar Project

Good morning Dave

Based upon my conversations with you today I recommend that Sandy Solar move forward in the review process. They have demonstrated that they will emulate with the construction of the solar farm the existing runoff and drainage patterns. They will need a NCDOT permit to install culverts under the driveways. I suggest that we require that the engineer provide us with documentation on the sizing of the pipes and that the final version of the plans be revised to show the culverts sizes and inverts. Please call if you have any questions.

Greg

C. Gregory Johnson
3536 W. Coral Key
Virginia Beach, VA 23452-4404
Cell 757.353.8695



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

July 56 2017

Ms. Linda Nwadike
SunEnergy1
192 Raceway Drive
 Mooresville, NC 28117

RE: Sandy Solar Impact Study

Ms. Nwadike:

At your request, I have considered the impact of a solar farm proposed to be constructed on a portion of a 72.90-acre tract located off N Sandy Hooks Road, Camden, North Carolina. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will “substantially injure the value of adjoining or abutting property” and whether “the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located.”

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in North Carolina, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is SunEnergy 1 represented to me by Ms. Linda Nwadike. My findings support the special use application. The effective date of this consultation is June 30, 2017. I provided an earlier draft of this report on June 30, 2017 and on July 5, 2017. This version includes a name correction.

Proposed Use Description

The proposed solar farm is to be constructed on a portion of a 72.90-acre tract located off N Sandy Hooks Road, Camden, North Carolina.

Adjoining land is primarily residential and agricultural. The solar farm will consist of solar panels that will generate no noise, no odor, and less traffic than a residential subdivision. The panels will be less than 9 feet in height and located behind a chain link fence.

I have considered adjoining uses and included a map to identify each parcel's location. The breakdown of those uses by acreage and number of parcels is summarized below.

Adjoining Use Breakdown

	Acreage	Parcels
Residential	10.36%	75.00%
Agricultural	89.64%	25.00%
Total	100.00%	100.00%



Surrounding Uses

#	MAP ID	Owner	GIS Data		Adjoin Acres	Adjoin Parcels	Distance (ft) Home/Panel
			Acres	Present Use			
1	38965006335	Dunstan	65.32	Agricultural	28.78%	8.33%	N/A
2	3896500924952	Stevens	50.00	Agricultural	22.03%	8.33%	N/A
3	3896500705762	Grimes	88.11	Agricultural	38.83%	8.33%	N/A
4	389650051641	English	1.38	Residential	0.61%	8.33%	420
5	3896500515673	Maver	0.92	Residential	0.41%	8.33%	370
6	3896500511668	Maver	5.46	Residential	2.41%	8.33%	N/A
7	389650051582	Maver	0.92	Residential	0.41%	8.33%	370
8	3896500514937	Belinda	1.74	Residential	0.77%	8.33%	380
9	3896500419838	Belinda	3.21	Residential	1.41%	8.33%	560
10	3896500523149	Bundy	0.96	Residential	0.42%	8.33%	370
11	3896500523304	Mason	1.04	Residential	0.46%	8.33%	390
12	3896500429214	Mason	7.87	Residential	3.47%	8.33%	360
Total			226.930		100.00%	100.00%	403

I. Market Analysis of the Impact on Value from Solar Farms

I have researched a number of solar farms in numerous states to determine the impact of these facilities on the value of adjoining property. This search has primarily been in North Carolina, but I have also been looking at Virginia, South Carolina, Tennessee, Texas, Oregon, Mississippi, Maryland, New York, and Montana.

Wherever I have looked at solar farms, I have derived a breakdown of the adjoining uses to show what adjoining uses are typical for solar farms and what uses would likely be considered consistent with a solar farm use similar to the breakdown that I've shown for the subject property earlier in this report. A summary showing the results of compiling that data over hundreds of solar farms is shown later in the Harmony of Use section of this report.

While compiling that data, I have been looking for matched pairs for analysis. A matched pair analysis considers two similar properties with only one difference of note to determine whether or not that difference has any impact on value. Within the appraisal profession, matched pair analysis is a well-recognized method of measuring impact on value. In this case, I have considered residential properties adjoining a solar farm versus similar residential properties that do not adjoin a solar farm. I have also considered matched pairs of vacant residential and agricultural land.



1. Matched Pair – AM Best Solar Farm, Goldsboro, NC

This solar farm adjoins Spring Garden Subdivision which had new homes and lots available for new construction during the approval and construction of the solar farm. The recent home sales have ranged from \$200,000 to \$250,000. This subdivision sold out the last homes in late 2014. The solar farm is clearly visible particularly along the north end of this street where there is only a thin line of trees separating the solar farm from the single-family homes.

Homes backing up to the solar farm are selling at the same price for the same floor plan as the homes that do not back up to the solar farm in this subdivision. According to the builder, the solar farm has been a complete non-factor. Not only do the sales show no difference in the price paid for the various homes adjoining the solar farm versus not adjoining the solar farm, but there are actually more recent sales along the solar farm than not. There is no impact on the sellout rate, or time to sell for the homes adjoining the solar farm.

I spoke with a number of owners who adjoin the solar farm and none of them expressed any concern over the solar farm impacting their property value.

The data presented on the following page shows multiple homes that have sold in 2013 and 2014 adjoining the solar farm at prices similar to those not along the solar farm. These series of sales indicate that the solar farm has no impact on the adjoining residential use.

The homes that were marketed at Spring Garden are shown below.

 <p>Americana SqFt: 3,194 Bed / Bath: 3 / 3.5</p>	<p>Price: \$237,900</p> <p>View Now »</p>	 <p>Washington SqFt: 3,292 Bed / Bath: 4 / 3.5</p>	<p>Price: \$244,900</p> <p>View Now »</p>
 <p>Presidential SqFt: 3,400 Bed / Bath: 5 / 3.5</p>	<p>Price: \$247,900</p> <p>View Now »</p>	 <p>Kennedy SqFt: 3,494 Bed / Bath: 5 / 3</p>	<p>Price: \$249,900</p> <p>View Now »</p>
 <p>Virginia SqFt: 3,449 Bed / Bath: 5 / 3</p>	<p>Price: \$259,900</p> <p>View Now »</p>		

Matched Pairs

As of Date: 9/3/2014

Adjoining Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600195570	Helm	0.76	Sep-13	\$250,000	2013	3,292	\$75.94	2 Story
3600195361	Leak	1.49	Sep-13	\$260,000	2013	3,652	\$71.19	2 Story
3600199891	McBrayer	2.24	Jul-14	\$250,000	2014	3,292	\$75.94	2 Story
3600198632	Foresman	1.13	Aug-14	\$253,000	2014	3,400	\$74.41	2 Story
3600196656	Hinson	0.75	Dec-13	\$255,000	2013	3,453	\$73.85	2 Story
	Average	1.27		\$253,600	2013.4	3,418	\$74.27	
	Median	1.13		\$253,000	2013	3,400	\$74.41	

Adjoining Sales After Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
0	Feddersen	1.56	Feb-13	\$247,000	2012	3,427	\$72.07	Ranch
0	Gentry	1.42	Apr-13	\$245,000	2013	3,400	\$72.06	2 Story
	Average	1.49		\$246,000	2012.5	3,414	\$72.07	
	Median	1.49		\$246,000	2012.5	3,414	\$72.07	

Adjoining Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600183905	Carter	1.57	Dec-12	\$240,000	2012	3,347	\$71.71	1.5 Story
3600193097	Kelly	1.61	Sep-12	\$198,000	2012	2,532	\$78.20	2 Story
3600194189	Hadwan	1.55	Nov-12	\$240,000	2012	3,433	\$69.91	1.5 Story
	Average	1.59		\$219,000	2012	2,940	\$74.95	
	Median	1.59		\$219,000	2012	2,940	\$74.95	

Nearby Sales After Solar Farm Completed

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600193710	Barnes	1.12	Oct-13	\$248,000	2013	3,400	\$72.94	2 Story
3601105180	Nackley	0.95	Dec-13	\$253,000	2013	3,400	\$74.41	2 Story
3600192528	Mattheis	1.12	Oct-13	\$238,000	2013	3,194	\$74.51	2 Story
3600198928	Beckman	0.93	Mar-14	\$250,000	2014	3,292	\$75.94	2 Story
3600196965	Hough	0.81	Jun-14	\$224,000	2014	2,434	\$92.03	2 Story
3600193914	Preskitt	0.67	Jun-14	\$242,000	2014	2,825	\$85.66	2 Story
3600194813	Bordner	0.91	Apr-14	\$258,000	2014	3,511	\$73.48	2 Story
3601104147	Shaffer	0.73	Apr-14	\$255,000	2014	3,453	\$73.85	2 Story
	Average	0.91		\$246,000	2013.625	3,189	\$77.85	
	Median	0.92		\$249,000	2014	3,346	\$74.46	

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	Style
3600191437	Thomas	1.12	Sep-12	\$225,000	2012	3,276	\$68.68	2 Story
3600087968	Lilley	1.15	Jan-13	\$238,000	2012	3,421	\$69.57	1.5 Story
3600087654	Burke	1.26	Sep-12	\$240,000	2012	3,543	\$67.74	2 Story
3600088796	Hobbs	0.73	Sep-12	\$228,000	2012	3,254	\$70.07	2 Story
	Average	1.07		\$232,750	2012	3,374	\$69.01	
	Median	1.14		\$233,000	2012	3,349	\$69.13	

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$253,600	\$253,000	\$246,000	\$249,000
Year Built	2013	2013	2014	2014
Size	3,418	3,400	3,189	3,346
Price/SF	\$74.27	\$74.41	\$77.85	\$74.46

Percentage Differences

Median Price	-2%
Median Size	-2%
Median Price/SF	0%

I note that 2308 Granville Drive sold again in November 2015 for \$267,500, or \$7,500 more than when it was purchased new from the builder two years earlier (Tax ID 3600195361, Owner: Leak). The neighborhood is clearly showing appreciation for homes adjoining the solar farm.

The Median Price is the best indicator to follow in any analysis as it avoids outlying samples that would otherwise skew the results. The median sizes and median prices are all consistent throughout the sales both before and after the solar farm whether you look at sites adjoining or nearby to the solar farm. The average for the homes nearby the solar farm shows a smaller building size and a higher price per square foot. This reflects a common occurrence in real estate where the price per square foot goes up as the size goes down. This is similar to the discount you see in any market where there is a discount for buying larger volumes. So when you buy a 2 liter coke you pay less per ounce than if you buy a 16 oz. coke. So even comparing averages the indication is for no impact, but I rely on the median rates as the most reliable indication for any such analysis.

AM Best Solar Farm, Goldsboro, NC



View of home in Spring Garden with solar farm located through the trees and panels – photo taken on 9/23/15.



View from vacant lot at Spring Garden with solar farm panels visible through trees taken in the winter of 2014 prior to home construction. This is the same lot as the photo above.

2. Matched Pair – White Cross Solar Farm, Chapel Hill, NC



A new solar farm was built at 2159 White Cross Road in Chapel Hill, Orange County in 2013. After construction, the owner of the underlying land sold the balance of the tract not encumbered by the solar farm in July 2013 for \$265,000 for 47.20 acres, or \$5,606 per acre. This land adjoins the solar farm to the south and was clear cut of timber around 10 years ago. I compared this purchase to a nearby transfer of 59.09 acres of timber land just south along White Cross Road that sold in November 2010 for \$361,000, or \$6,109 per acre. After purchase, this land was divided into three mini farm tracts of 12 to 20 acres each. These rates are very similar and the difference in price per acre is attributed to the timber value and not any impact of the solar farm.

Type	TAX ID	Owner	Acres	Date	Price	\$/Acre	Notes	Conf By
Adjoins Solar	9748336770	Haggerty	47.20	Jul-13	\$265,000	\$5,614	Clear cut	Betty Cross, broker
Not Near Solar	9747184527	Purcell	59.09	Nov-10	\$361,000	\$6,109	Wooded	Dickie Andrews, broker

The difference in price is attributed to the trees on the older sale.

No impact noted for the adjacency to a solar farm according to the broker.

I looked at a number of other nearby land sales without proximity to a solar farm for this matched pair, but this land sale required the least allowance for differences in size, utility and location.

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$5,614	\$5,614	\$6,109	\$6,109
Adjustment for Timber	\$500	\$500		
Adjusted	\$6,114	\$6,114	\$6,109	\$6,109
Tract Size	47.20	47.20	59.09	59.09

Percentage Differences

Median Price Per Acre 0%

This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

3. Matched Pair – Wagstaff Farm, Roxboro, NC

This solar farm is located at the northeast corner of a 594-acre farm with approximately 30 acres of solar farm area. This solar farm was approved and constructed in 2013.

After approval, 18.82 acres were sold out of the parent tract to an adjoining owner to the south. This sale was at a similar price to nearby land to the east that sold in the same time from for the same price per acre as shown below.

Type	TAX ID	Owner	Acres	Present Use	Date Sold	Price	\$/AC
Adjoins Solar	0918-17-11-7960	Piedmont	18.82	Agricultural	8/19/2013	\$164,000	\$8,714
Not Near Solar	0918-00-75-9812 et al	Blackwell	14.88	Agricultural	12/27/2013	\$130,000	\$8,739

Matched Pair Summary

	Adjoins Solar Farm		Nearby Solar Farm	
	Average	Median	Average	Median
Sales Price	\$8,714	\$8,714	\$8,739	\$8,739
Tract Size	18.82	18.82	14.88	14.88

Percentage Differences

Median Price Per Acre	0%
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This matched pair again supports the conclusion that adjacency to a solar farm has no impact on adjoining residential/agricultural land.

4. Matched Pair - Mulberry, Selmer, TN



This solar farm adjoins two subdivisions with Central Hills having a mix of existing and new construction homes. Lots in this development have been marketed for \$15,000 each with discounts offered for multiple lots being used for a single home site. I spoke with the agent with Rhonda Wheeler and Becky Hearnberger with United County Farm & Home Realty who noted that they have seen no impact on lot or home sales due to the solar farm in this community.

I have included a map below as well as data on recent sales activity on lots that adjoin the solar farm or are near the solar farm in this subdivision both before and after the announced plan for this solar farm facility. I note that using the same method I used to breakdown the adjoining uses at the subject property I show that the predominant adjoining uses are residential and agricultural, which is consistent with the location of most solar farms.

Adjoining Use Breakdown

	Acreage	Parcels
Commercial	3.40%	0.034
Residential	12.84%	79.31%
Agri/Res	10.39%	3.45%
Agricultural	73.37%	13.79%
Total	100.00%	100.00%

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From the above map, I identified four recent sales of homes that occurred adjoining the solar farm both before and after the announcement of the solar farm. I have adjusted each of these for differences in size and age in order to compare these sales among themselves. As shown below after adjustment, the median value is \$130,776 and the sales prices are consistent with one outlier which 9% is also the least comparable home considered. The close grouping and the similar price per point overall as well as the similar price per square foot both before and after the solar farm.

Matched Pairs

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	2.65	2007	1,511	\$86.04	1 Story	2 Garage
12	0900 A 003.00	Amerson	Aug-12	\$130,000	1.20	2011	1,586	\$81.97	1 Story	2 Garage
15	099C A 003.00	Smallwood	May-12	\$149,900	1.00	2002	1,596	\$93.92	1 Story	4 Garage
16	099C A 002.00	Hessing	Jun-15	\$130,000	1.00	1999	1,782	\$72.95	1 Story	2 Garage
		Average		\$134,975	1.46	2005	1,619	\$83.72		
		Median		\$130,000	1.10	2005	1,591	\$84.00		

Adjustments*

#	TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total
6&7	0900 A 011.00	Henson	Jul-14	\$130,000	-\$7,500	\$2,600	\$6,453	\$0	\$0	\$131,553
12	0900 A 003.00	Amerson	Aug-12	\$130,000	\$0	\$0	\$0	\$0	\$0	\$130,000
15	099C A 003.00	Smallwood	May-12	\$149,900	\$0	\$6,746	-\$939	\$0	-\$15,000	\$140,706
16	099C A 002.00	Hessing	Jun-15	\$130,000	\$0	\$7,800	-\$14,299	\$0	\$0	\$123,501
		Average		\$134,975	-\$1,875	\$4,286	-\$2,196	\$0	-\$3,750	\$131,440
		Median		\$130,000	\$0	\$4,673	-\$470	\$0	\$0	\$130,776

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

I also considered a number of similar home sales nearby that were both before and after the solar farm was announced as shown below. These homes are generally newer in construction and include a number of larger homes but show a very similar price point per square foot.

Nearby Sales Before Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
099B A 019	Durrance	Sep-12	\$165,000	1.00	2012	2,079	\$79.37	1 Story	2 Garage
099B A 021	Berryman	Apr-12	\$212,000	2.73	2007	2,045	\$103.67	1 Story	2 Garage
0900 A 060	Nichols	Feb-13	\$165,000	1.03	2012	1,966	\$83.93	1 Story	2 Garage
	Average		\$180,667	1.59	2010	2,030	\$88.99		
	Median		\$165,000	1.03	2012	2,045	\$83.93		

Nearby Sales After Solar Farm Announced

TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	\$/GBA	Style	Parking
090N A 040	Carrithers	Mar-15	\$120,000	1.00	2010	1,626	\$73.80	1 Story	2 Garage
099C A 043	Cherry	Feb-15	\$148,900	2.34	2008	1,585	\$93.94	1 Story	2 Garage
	Average		\$134,450	1.67	2009	1,606	\$83.87		
	Median		\$134,450	1.67	2009	1,606	\$83.87		

I then adjusted these nearby sales using the same criteria as the adjoining sales to derive the following breakdown of adjusted values based on a 2011 year built 1,586 square foot home. The adjusted values are consistent with a median rate of \$128,665, which is actually lower than the values for the homes that back up to the solar farm.

Nearby Sales Adjusted				Adjustments*						
TAX ID	Owner	Date Sold	Sales Price	Acres	Built	GBA	Style	Parking	Total	
099B A 019	Durrance	Sep-12	\$165,000	\$0	-\$825	-\$39,127	\$0	\$0	\$125,048	
099B A 021	Berryman	Apr-12	\$212,000	-\$7,500	\$4,240	-\$47,583	\$0	\$0	\$161,157	
0900 A 060	Nichols	Feb-13	\$165,000	\$0	-\$825	-\$31,892	\$0	\$0	\$132,283	
090N A 040	Carrithers	Mar-15	\$120,000	\$0	\$600	-\$2,952	\$0	\$0	\$117,648	
099C A 043	Cherry	Feb-15	\$148,900	-\$7,500	\$2,234	\$94	\$0	\$0	\$143,727	
	Average		\$165,500	-\$1,875	\$798	-\$30,389	\$0	\$0	\$134,034	
	Median		\$165,000	\$0	-\$113	-\$35,510	\$0	\$0	\$128,665	

* I adjusted all of the comparables to a base line 2011 Year Built and 1,586 s.f. based on Lot 12

If you consider just the 2015 nearby sales, the range is \$117,648 to \$143,727 with a median of \$130,688. If you consider the recent adjoining sales the range is \$123,501 to \$131,553 with a median of \$127,527.

This difference is less than 3% in the median and well below the standard deviation in the sales. The entire range of the adjoining sales prices is overlapped by the range from the nearby sales. These are consistent data sets and summarized below.

Matched Pair Summary

	Adjoins Solar Farm		Nearby After Solar Farm	
	Average	Median	Average	Median
Sales Price	\$134,975	\$130,000	\$134,450	\$134,450
Year Built	2005	2005	2009	2009
Size	1,619	1,591	1,606	1,606
Price/SF	\$83.72	\$84.00	\$83.87	\$83.87

Percentage Differences

Median Price	3%
Median Size	1%
Median Price/SF	0%

Based on the data presented above, I find that the price per square foot for finished homes are not being impacted negatively by the presence of the solar farm. The difference in pricing in homes in the neighborhood is accounted for by differences in size, building age, and lot size. The median price for a home after those factors are adjusted for are consistent throughout this subdivision and show no impact due to the proximity of the solar farm. This is consistent with the comments from the broker I spoke with for this subdivision as well.

5. Matched Pair – Pine Valley Solar Farm, West End, NC



This solar farm will adjoin a mix of residential and agricultural uses and is proposed to be completed in 2017. After the solar farm project was approved I discovered an adjoining sale of a manufactured home. I compared it to another similar age and size manufactured home in that same community that did not adjoin the proposed solar farm. The data is presented below and shows no impact on value.

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Adjoining Residential Sales After Solar Farm Announced

#	TAX ID	Address	Solar Farm	Acres	Date Sold	Sales Price	Assessed	Built	GBA	\$/GBA	Const.	Frontage
9	16893	Pine Valley Lot 46	Adjoins	0.46	8/10/2016	\$66,000	\$54,830	1990	1,350	\$48.89	Manuf.	Interior
	16897	Pine Valley Lot 16	Not	0.57	8/26/2016	\$59,000	\$46,640	1994	1,150	\$51.30	Manuf.	Interior

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Time	Adjustments			GLA	Const.	Frontage	Total
				Acres	YB					
Lot 46	8/10/2016	\$66,000								\$66,000
Lot 16	8/26/2016	\$59,000		\$0	\$0	-\$2,360	\$9,800	\$0	\$0	\$66,440

Time adjustment based on 2%/year and 3% downward for listing.

GLA adjustment based on difference in size times \$49.

Year Built based on 1% per year diff

Percentage Differences

Lot 46 Vs Lot 16 -0.67%

This is within typical market friction and supports an indication of no impact on property value.

6. Matched Pair – Nixon's Solar Farm, West Friendship, MD

This solar farm mostly adjoins agricultural and residential uses as shown above. I compared a recent sale of 12909 Vistaview Drive to 2713 Friendship Farm Court. While this does not look at an adjacent home sale, it is close proximity and based on the matched pair data in the report it shows a \$16,640 positive impact on value due to proximity to the solar farm, or 2.16%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below.

Nixon's Farm Solar Farm, West Friendship, MD**Nearby Residential Sale After Solar Farm Construction**

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Park
12909 Vistaview	Nearby	0.92	9/12/2014	\$771,640	2003	2,692	\$286.64	Colonial	4/3.5	2 Car Det
2713 Friendship Farm	Not	0.98	6/20/2014	\$690,000	2000	2,792	\$247.13	Colonial	4/2.5	2 Car Att

*\$3,360 concession deducted from sale price for Vistaview

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Adjustments					Total
			Time	Acres	YB	BR/BA	Other	
12909 Vistaview	9/12/2014	\$771,640					\$771,640	
2713 Friendship Farm	6/20/2014	\$690,000	\$0	\$0	\$0	\$10,000	\$755,000	
Difference Attributable to Location							\$16,640	
							2.16%	

7. Matched Pair – Leonard Road Solar Farm, Hughesville, MD



This solar farm mostly adjoins agricultural and residential uses to the west, south and east as shown above. The property also adjoins retail uses and a church. I looked at a 2016 sale of an adjoining home with a positive impact on value adjoining the solar farm of 2.90%. This is within typical market friction and supports an indication of no impact on property value.

I have shown this data below.

Leonardtown Road Solar Farm, Hughesville, MD

Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm Adjoins	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Bsmt	Park	Upgrades	Other
14595 Box Elder Ct	Adjoins	3.00	2/12/2016	\$291,000	1991	2,174	\$133.85	Colonial	5/2.5	No	2 Car Att	N/A	Deck
15313 Bassford Rd	Not	3.32	7/20/2016	\$329,800	1990	2,520	\$130.87	Colonial	3/2.5	Finished	2 Car Att	Custom	Scr Por/Patio

*\$0,000 concession deducted from sale price for Box Elder and \$10,200 deducted from Bassford

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Time	Adjustments					Total
				GLA	Bsmt	Upgrades	Other		
14595 Box Elder Ct	2/12/2016	\$291,000							\$291,000
15313 Bassford Rd	7/20/2016	\$329,800		-\$3,400	-\$13,840	-\$10,000	-\$15,000	-\$5,000	\$282,560
Difference Attributable to Location									\$8,440
									2.90%

This is within typical market friction and supports an indication of no impact on property value.

8. Matched Pair – Talbot County Community Center Solar Farm, Easton, MD



This solar farm mostly adjoins agricultural and residential uses but also the Community center and located across the street from a golf course which can be seen just to the east. I looked at a 2012 sale of a home 1,000 feet to the west of the solar farm with a slight positive impact on value nearby the solar farm.

I have shown this data below.

Talbot County Community Center, Easton, MD

Nearby Residential Sale After Solar Farm Construction

Address	Solar Farm	Acres	Date Sold	Sales Price*	Built	GBA	\$/GBA	Style	BR/BA	Park	Upgrades
10193 Hiners	Nearby	1.06	10/31/2012	\$136,092	1947	776	\$175.38	Bungalow	2/1	3 Car Det	N/A
10711 Hiners	Not	0.60	12/15/2012	\$135,000	1957	832	\$162.26	Bungalow	2/1	1 Car Det	Upd. Bath

*\$5,909 concessions deducted from 10193 Hiners sales price

Adjoining Sales Adjusted

Address	Date Sold	Sales Price	Age	Adjustments				Total	
				Acres	Park	Upgrades	Other		
10193 Hiners	10/31/2012	\$136,092						\$136,092	
10711 Hiners	12/15/2012	\$135,000		-\$6,750	\$1,000	\$6,000	-\$1,000	\$0	\$135,250

Difference Attributable to Location 5842

9. Matched Pair – Alamo II, San Antonio, Texas

This project is located at 8203 Binz-Engleman Road, Converse, Texas, on 98.37 acres with a 4.4 MW output. This project is located with small lot residential development on to the north west and south. There appears to be minimal landscaping along this project. The closest home to the north is 83 feet from the solar panels, while the homes to the west are 110 feet and the homes to the south are 175 feet away from the solar panels.

This solar farm strongly shows an acceptance of nearby residential development and solar farms as the minimal landscaping, close proximity, small adjoining lot sizes, and the development of homes on three sides of the solar farm are all indicators of a harmony of uses.

Adjoining Use Breakdown

Acreage	Parcels
Residential	94.64%
Agricultural	5.36%
Total	100.00%

I have considered home sales in the three adjoining subdivisions to look at matched pair data. There are sales and resales of homes in Glenloch and Mustang Valley subdivisions to the south and west of this solar farm.

I have considered multiple matched pairs from these subdivisions to show typical appreciation and no impact on property value both before and after the solar farm was constructed in 2013. I have looked at a

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number of home sales and resales in the larger subdivisions, but I have focused on those directly adjoining/facing the solar farm in the examples shown below. These are sales and resales of the homes adjoining the solar farm both before and after the solar farm project in 2013.

The comparables shown below are compared to an earlier sale prior to the solar farm announcement or construction followed by a second sale after the solar farm. The first two have solar farms in the Backyard (B), while the other has the solar farm in the Side yard (S). All of these sales show appreciation that falls within the typical annual appreciation for homes in this area over this time period.

7703 Redstone Mnr (B)			7807 Redstone Mnr (B)			7734 Sundew Mist (S)		
	<u>Date</u>	<u>Price</u>		<u>Date</u>	<u>Price</u>		<u>Date</u>	<u>Price</u>
Sale	10/3/2012	\$149,980	Sale	5/11/2012	\$136,266	Sale	5/23/2012	\$117,140
Sale	3/24/2016	\$166,000	Sale	8/11/2014	\$147,000	Sale	11/18/2014	\$134,000
	<u>Time - YRS</u>	<u>% Incr.</u>		<u>Time - YRS</u>	<u>% Incr.</u>		<u>Time - YRS</u>	<u>% Incr.</u>
	3.47	10.7%		2.25	7.9%		2.49	14.4%
	<u>Per Year</u>	<u>3.1%</u>		<u>Per Year</u>	<u>3.5%</u>		<u>Per Year</u>	<u>5.8%</u>
Years	3.5	<u>10.8%</u>	Years	2.5	<u>8.7%</u>	Years	2	<u>11.6%</u>

I therefore conclude that this set of matched pairs shows no impact on property value and that homes in the area are showing typical appreciation consistent with other homes not in the vicinity of solar farms.

10. Matched Pair – Neal Hawkins Solar, Gastonia, NC



This project is located on the south side of Neal Hawkins Road just outside of Gastonia. The property identified above as Parcel 4 was listed for sale while this solar farm project was going through the approval process. The property was put under contract during the permitting process with the permit being approved while the due diligence period was still ongoing. After the permit was approved the property closed with no concerns from the buyer. I spoke with Jennifer Bouvier, the broker listing the property and she indicated that the solar farm had no impact at all on the sales price. She considered some nearby sales to set the price and the closing price was very similar to the asking price within the typical range for the market. The buyer was aware that the solar farm was coming and they had no concerns.

This two-story brick dwelling was sold on March 20, 2017 for \$270,000 for a 3,437 square foot dwelling built in 1934 in average condition on 1.42 acres. The property has four bedrooms and two bathrooms.

11. Matched Pair – Summit/Ranchland Solar, Moyock, NC



This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of those sales and the permit was approved well prior to that in 2015.

I looked at multiple possible matched pairs for the two sales as shown below. This gives a range of impacts with the most significant impacts shown on the second comparable where matched pairs ranged from plus 6% to 15%. The sales are all in the adjoining mixed community that includes older residential dwellings and generally newer manufactured homes.

These two matched pairs are significantly further from the adjoining solar panels than typical at 1,060 to 2,020 feet.

Adjoining Residential Sales After Solar Farm Completed

#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	MFG
	Not	102 Timber	1.39	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	MFG
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	MFG

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$170,000	
\$0	\$10,000	-\$29,484	\$13,435	\$0	\$0	\$169,451	0%
\$10,200	\$10,000	-\$20,230	\$3,284	\$0	\$0	\$173,254	-2%

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#	Solar Farm	Address	Acres	Date Sold	Sales Price	Built	GLA	\$/GLA	BR/BA	Style	Park
53	Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Ranch	Det gar
	Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Ranch	Garage
	Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Ranch	N/A
	Not	127 Ranchland	0.99	6/9/2015	\$219,900	1988	1910	\$115.13	3/2	Ranch	Gar +3 det Gar

Adjoining Sales Adjusted

Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
						\$206,000	
\$3,860	\$10,000	-\$6,755	-\$25,359	\$0	\$0	\$174,746	15%
\$1,470	\$10,000	-\$24,500	-\$8,227	\$0	\$5,000	\$179,743	13%
\$9,896	\$10,000	-\$10,995	-\$24,523	\$0	-\$10,000	\$194,278	6%

12. Matched Pair – White Cross II, Chapel Hill, NC



This project is located in rural Orange County on White Cross Road with a 2.8 MW facility. This project is a few parcels south of White Cross Solar Farm that was developed by a different company. An adjoining home sold after construction as presented below.

Adjoining Residential Sales After Solar Farm Completed

Solar	TAX ID/Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style
Adjoins	97482114578	11.78	2/29/2016	\$340,000	1994	1,601	\$212.37	3/3	Garage	Ranch
Not	4200B Old Greensbor	12.64	12/28/2015	\$380,000	2000	2,075	\$183.13	3/2.5	Garage	Ranch

Adjoining Residential Sales After Solar Farm Adjoining Sales Adjusted

Solar	TAX ID/Address	Sales Price	Time	Acres	YB	GLA	BR/BA	Park	Total	% Diff
Adjoins	97482114578	\$340,000							\$340,000	
Not	4200B Old Greensbor	\$380,000	\$3,800	\$0	-\$15,960	-\$43,402	\$5,000	\$0	\$329,438	3%

Conclusion

The solar farm matched pairs shown above have similar characteristics to each other in terms of population, with most of the projects being in areas with a 1-mile radius population under 1,000, but with several outliers showing solar farms in farm more urban areas.

The median income for the population within 1 mile of a solar farm is \$49,761 with a median housing unit value of \$217,862. Most of the comparables are under \$350,000 in the home price, with \$770,000 being the high end of the set of matched pairs.

The adjoining uses show that residential and agricultural uses are the predominant adjoining uses.

These figures are in line with the larger set of solar farms that I have looked at with the predominant adjoining uses being residential and agricultural.

Matched Pair Summary				Adj. Uses By Acreage			1 mile Radius (2010-2016 Data)			
Name	City	State	Acres	Res	Ag	Com/Ind	Population	Med. Income	Avg. Housing Unit	
1	AM Best	Goldsboro	NC	38	38%	23%	39%	1,523	\$37,358	\$148,375
2	White Cross	Chapel Hill	NC	45	5%	95%	0%	213	\$67,471	\$319,929
3	Wagstaff	Roxboro	NC	30	7%	93%	0%	336	\$41,368	\$210,723
4	Mulberry	Selmer	TN	160	13%	84%	3%	467	\$40,936	\$171,746
5	Pine Valley	West End	NC	89	87%	6%	7%	272	\$52,386	\$225,000
6	Nixon's	W. Friendship	MD	97	10%	90%	0%	939	\$166,958	\$770,433
7	Leonard	Hughesville	MD	47	10%	85%	5%	525	\$106,550	\$350,000
8	Talbot	Easton	MD	50	81%	19%	0%	536	\$47,136	\$250,595
9	Alamo II	Converse	TX	98	95%	5%	0%	9,257	\$62,363	\$138,617
10	Neal Hawkins	Gastonia	NC	35	33%	23%	44%	4,689	\$35,057	\$126,562
11	Summit	Moyock	NC	2034	4%	94%	2%	382	\$79,114	\$281,731
12	White Cross II	Chapel Hill	NC	34	25%	75%	0%	213	\$67,471	\$319,929
Average				230	34%	58%	8%	1,613	\$67,014	\$276,137
Median				49	19%	80%	1%	496	\$57,375	\$237,798

I have pulled the matched pairs from the above referenced solar farms to provide the following summary of home sale matched pairs and land sales next to solar farms. The summary shows that the range of differences is from -5% to +7% with an average and median of +1%. This means that the average and median impact is for a slight positive impact due to adjacency to a solar farm. However, this 1% rate is within the typical variability I would expect from real estate. I therefore conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Similarly, the land sales shows a median upward impact of 3% due to adjacency to a solar farm. I still consider that to be within the typical variability of real estate sales and conclude that this data shows no negative or positive impact due to adjacency to a solar farm.

Residential Dwelling Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Approx Distance	Tax ID/Address	Sale Date	Sale Price	Adj. Sale Price	% Diff
1	AM Best	Goldsboro	NC	Suburban	5	280	3600195570	Sep-13	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
2	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Sep-13	\$260,000		
							3600194813	Apr-14	\$258,000	\$258,000	1%
3	AM Best	Goldsboro	NC	Suburban	5	280	3600199891	Jul-14	\$250,000		
							3600198928	Mar-14	\$250,000	\$250,000	0%
4	AM Best	Goldsboro	NC	Suburban	5	280	3600198632	Aug-14	\$253,000		
							3600193710	Oct-13	\$248,000	\$248,000	2%
5	AM Best	Goldsboro	NC	Suburban	5	280	3600196656	Dec-13	\$255,000		
							3601105180	Dec-13	\$253,000	\$253,000	1%
6	AM Best	Goldsboro	NC	Suburban	5	280	3600182511	Feb-13	\$247,000		
							3600183905	Dec-12	\$240,000	\$245,000	1%
7	AM Best	Goldsboro	NC	Suburban	5	280	3600182784	Apr-13	\$245,000		
							3600193710	Oct-13	\$248,000	\$248,000	-1%
8	AM Best	Goldsboro	NC	Suburban	5	280	3600195361	Nov-15	\$267,500		
							3600195361	Sep-13	\$260,000	\$267,800	0%
9	Mulberry	Selmer	TN	Rural	5	400	0900A011	Jul-14	\$130,000		
							099CA043	Feb-15	\$148,900	\$136,988	-5%
10	Mulberry	Selmer	TN	Rural	5	400	099CA002	Jul-15	\$130,000		
							0990NA040	Mar-15	\$120,000	\$121,200	7%
11	Pine Valley	West End	NC	Rural	5	175	16893	Aug-16	\$66,000		
							16897	Aug-16	\$59,000	\$65,490	1%
12	Nixon's	W. Friendship	MD	Rural	2	660	12909 Vistaview	Sep-14	\$775,000	\$771,640	
							2712 Friendship Farm	Jun-14	\$690,000	\$755,000	2%
13	Leonard Rd	Hughesville	MD	Rural	5.5	230	14595 Box Elder	Feb-16	\$291,000		
							15313 Bassford Rd	Jul-16	\$329,800	\$292,760	-1%
14	Talbot Cnty	Easton	MD	Rural	0.55	1000	10193 Hiners	Oct-12	\$136,092		
							10711 Hiners	Dec-12	\$135,000	\$135,250	1%
15	Alamo II	San Antonio	TX	Suburban	4.4	360	7703 Redstone Mnr	Mar-16	\$166,000		
							7703 Redstone Mnr	Oct-12	\$149,980	\$165,728	0%
16	Alamo II	San Antonio	TX	Suburban	4.4	170	7807 Redstone Mnr	Aug-14	\$147,000		
							7807 Redstone Mnr	May-12	\$136,266	\$145,464	1%
17	Alamo II	San Antonio	TX	Suburban	4.4	150	7734 Sundew Mist	Nov-14	\$134,000		
							7734 Sundew Mist	May-12	\$117,140	\$125,928	6%
18	Neal Hawkins	Gastonia	NC	Suburban	5	275	139179	Mar-17	\$270,000		
							139179	Mar-17	\$270,000	\$270,000	0%
19	Summit	Moyock	NC	Suburban	80	1,060	129 Pinto	Apr-16	\$170,000		
							102 Timber	Apr-16	\$175,500	\$169,451	0%
20	Summit	Moyock	NC	Suburban	80	2,020	105 Pinto	Dec-16	\$206,000		
							127 Ranchland	Jun-15	\$219,900	\$194,278	6%
21	White Cross II	Chapel Hill	NC	Rural	2.8	1,479	2018 Elkins	Feb-16	\$340,000		
							4200B Old Greensbor	Dec-15	\$380,000	\$329,438	3%
				Average	11.62	506				Average	1%
				Median	5.00	280				Median	1%
				High	80.00	2,020				High	7%
				Low	0.55	150				Low	-5%

First of Pair Adjoins Solar Farm

Land Sale Matched Pairs Adjoining Solar Farms

Pair	Solar Farm	City	State	Area	MW	Tax ID	Sale Date	Sale Price	Acres	\$/AC	Adj. \$/AC	% Diff
1	White Cross	Chapel Hill	NC	Rural	5	9748336770	Jul-13	\$265,000	47.20	\$5,614		
						9747184527	Nov-10	\$361,000	59.09	\$6,109	\$5,278	6%
2	Wagstaff	Roxboro	NC	Rural	5	91817117960	Aug-13	\$164,000	18.82	\$8,714		
						91800759812	Dec-13	\$130,000	14.88	\$8,737	\$8,737	0%
						Average					Average	3%
						Median					Median	3%
						High					High	6%
						Low					Low	0%

First of Pair Adjoins Solar Farm

II. Harmony of Use/Compatibility

I have visited over 200 solar farms and sites on which solar farms are proposed in North Carolina and Virginia as well as other states to determine what uses are compatible with a solar farm. The data I have collected and provide in this report strongly supports the compatibility of solar farms with adjoining agricultural and residential uses. While I have focused on adjoining uses, I note that there are many examples of solar farms being located within a quarter mile of residential developments, including such notable developments as Governor's Club in Chapel Hill, which has a solar farm within a quarter mile as you can see on the following aerial map. Governor's Club is a gated golf community with homes selling for \$300,000 to over \$2 million.



The subdivisions included in the matched pair analysis also show an acceptance of residential uses adjoining solar farms as a harmonious use.

Beyond these anecdotal references, I have quantified the adjoining uses for a number of solar farm comparables to derive a breakdown of the adjoining uses for each solar farm. The chart below shows the breakdown of adjoining or abutting uses by total acreage.

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Percentage By Adjoining Acreage

Total Solar Farms Reviewed									173		
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		All Res Uses	All Comm Uses	
Average	13%	57%	22%	1%	0%	0%	5%		94%	5%	
Median	6%	63%	7%	0%	0%	0%	0%		100%	0%	

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

I have also included a breakdown of each solar farm by number of adjoining parcels rather than acreage. Using both factors provides a more complete picture of the neighboring properties.

Percentage By Total Number of Adjoining Parcels

Total Solar Farms Reviewed									173		
	Res	Ag	Res/AG	Park	Sub	Comm	Ind		All Res Uses	All Comm Uses	
Average	58%	27%	9%	0%	0%	2%	4%		94%	5%	
Median	63%	25%	4%	0%	0%	0%	0%		100%	0%	

Res = Residential, Ag = Agriculture, Sub = Substation, Com = Commercial, Ind = Industrial.

Both of the above charts show a marked residential and agricultural adjoining use for most solar farms. Every single solar farm considered included an adjoining residential use except for one, which included an adjoining residential/agricultural use. These comparable solar farms clearly support a compatibility with adjoining residential uses along with agricultural uses.

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III. Summary of Local Solar Farm Projects

Below is a breakdown of other solar farms that have been built, approved, or undergoing the approval process in the surrounding counties. A summary of that data is presented below.

Parcel #	County	City	Name	Output (MW)	Acres	Avg. Dist Closest		Adjoining Use by Acreage		
						to home	Home	Res	Agri	Com
30	Pasquotank	Morgans Corner	Morgans Corner N		107.3			29%	70%	1%
31	Pasquotank	Morgans Corner	Morgans Corner S		72.84			16%	84%	0%
78	Currituck	Moyock	Wildwood	80	2034	674	360	4%	94%	2%
Total Number of Solar Farms					4					
Average				80.00	571.76	539	360	15%	84%	1%
Median				80.00	90.10	539	360	13%	87%	0%
High				80.00	2034.00	674	360	29%	94%	2%
Low				80.00	72.84	403	360	4%	70%	0%

IV. Specific Factors on Harmony of Use

I have completed a number of Impact Studies related to a variety of uses and I have found that the most common areas for impact on adjoining values typically follow the following hierarchy with descending levels of potential impact. I will discuss each of these categories and how they relate to a solar farm.

1. Hazardous material
2. Odor
3. Noise
4. Traffic
5. Stigma
6. Appearance

1. Hazardous material

The solar farm presents no potential hazardous waste byproduct as part of normal operation. Any fertilizer, weed control, vehicular traffic, or construction will be significantly less than typically applied in a residential development or even most agricultural uses.

The various solar farms that I have inspected and identified in the addenda have no known pending environmental impacts associated with the development and operation.

2. Odor

The various solar farms that I have inspected produced no noticeable odor.

3. Noise

These are passive solar panels with no associated noise beyond a barely audible sound during daylight hours. The transformer reportedly has a hum similar to a fluorescent light in an office building that can only be heard in close proximity to this transformer and the buffers on the property are sufficient to make emitted sounds inaudible from the adjoining properties. No sound is emitted from the facility at night.

The various solar farms that I have inspected were inaudible from the roadways. I heard nothing on any of these sites associated with the solar farm.

4. Traffic

The solar farm will have no onsite employee's or staff. The site requires only minimal maintenance. Relative to other potential uses of the site (such as a residential subdivision), the additional traffic generated by a solar farm use on this site is insignificant.

5. Stigma

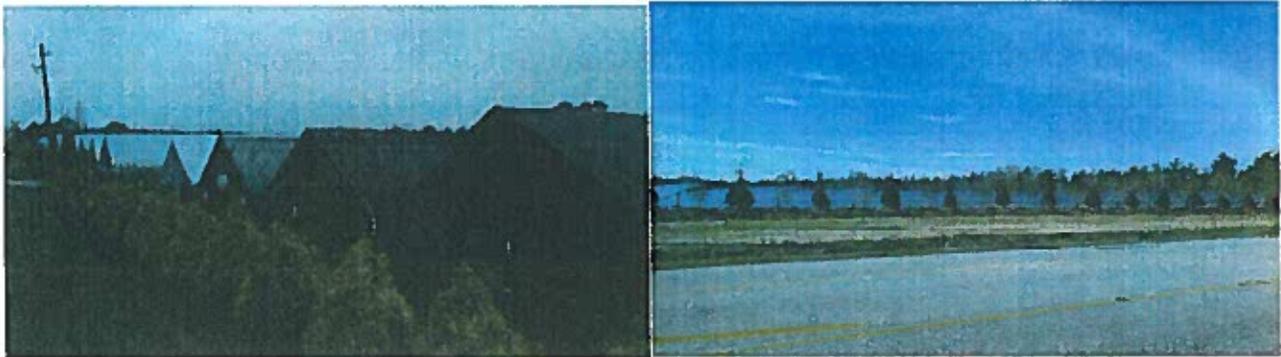
There is no stigma associated with solar farms and solar farms and people generally respond favorably towards such a use. While an individual may express concerns about proximity to a solar farm, there is no specific stigma associated with a solar farm. Stigma generally refers to things such as adult establishments, prisons, rehabilitation facilities, and so forth.

Solar panels have no associated stigma and in smaller collections are found in yards and roofs in many residential communities. Solar panels on a roof are often cited as an enhancement to the property in marketing brochures.

I see no basis for an impact from stigma due to a solar farm.

6. Appearance

Larger solar farms using fixed panels are a passive use of the land that is considered in keeping with a rural/residential area. As shown below, solar farms are comparable to larger greenhouses. This is not surprising given that a greenhouse is essentially another method for collecting passive solar energy. The greenhouse use is well received in residential/rural areas and has a similar visual impact as a solar farm.



The fixed solar panels are all less than 9 feet high, which means that the visual impact of the solar panels will be similar in height to a typical greenhouse and lower than a single story residential dwelling. Were the subject property developed with single family housing, it would have a much greater visual impact on the surrounding area given that a two-story home with attic could be three to four times as high as these proposed panels. The panels will be located behind a chain link fence.

7. Conclusion

On the basis of the factors described above, it is my professional opinion that the proposed solar farm will be in harmony with the area in which it is to be developed. The breakdown of adjoining uses is similar to the other solar farms tracked.

V. Market Commentary

I have surveyed a number of builders, developers and investors regarding solar farms over the last year. I have received favorable feedback from a variety of sources; below are excerpts from my conversations with different clients or other real estate professionals.

I spoke with Betty Cross with Keller Williams Realty in Chapel Hill, who sold the tract of land adjoining the White Cross Road solar farm. She indicated that the solar farm was not considered a negative factor in marketing the property and that it had no impact on the final price paid for the land.

I spoke with Lynn Hayes a broker with Berkshire Hathaway who sold a home at the entrance to Pickards Mountain where the home exits onto the Pickard Mountain Eco Institute's small solar farm. This property is located in rural Orange County west of Chapel Hill. This home closed in January 2014 for \$735,000. According to Ms. Hayes the buyer was excited to be living near the Eco Institute and considered the solar farm to be a positive sign for the area. There are currently a number of 10 acre plus lots in Pickards Meadow behind this house with lots on the market for \$200,000 to \$250,000.

A new solar farm was built on Zion Church Road, Hickory at the Two Lines Solar Farm on the Punch property. After construction of the solar farm in 2013, an adjoining tract of land with 88.18 acres sold for \$250,000, or \$2,835 per acre. This was a highly irregular tract of land with significant tree cover between it and the solar farm. I have compared this to a current listing of 20.39 acres of land that is located southeast just a little ways from this solar farm. This land is on the market for \$69,000, or \$3,428 per acre. Generally, a smaller tract of land would be listed for more per acre. Considering a size adjustment of 5% per doubling in size, and a 10% discount for the likely drop in the closed price off of the asking price, I derive an indicated value per acre of the smaller tract of \$2,777 per acre. This is very similar to the recently closed sale adjoining the solar farm, which further supports the matched pair analysis earlier in this report.

Rex Vick with Windjam Developers has a subdivision in Chatham County off Mt. Gilead Church Road known as The Hamptons. Home prices in The Hamptons start at \$600,000 with homes over \$1,000,000. Mr. Vick expressed interest in the possibility of including a solar farm section to the development as a possible additional marketing tool for the project.

Mr. Eddie Bacon, out of Apex North Carolina, has inherited a sizeable amount of family and agricultural land, and he has expressed interest in using a solar farm as a method of preserving the land for his children and grandchildren while still deriving a useful income from the property. He believes that solar panels would not in any way diminish the value for this adjoining land.

I spoke with Carolyn Craig, a Realtor in Kinston, North Carolina who is familiar with the Strata Solar Farms in the area. She noted that a solar farm in the area would be positive: "A solar farm is color coordinated and looks nice." "A solar farm is better than a turkey farm," which is allowed in that area. She would not expect a solar farm will have any impact on adjoining home prices in the area.

Mr. Michael Edwards, a broker and developer in Raleigh, indicated that a passive solar farm would be a great enhancement to adjoining property: "You never know what might be put on that land next door. There is no noise with a solar farm like there is with a new subdivision."

These are just excerpts I've noted in my conversations with different clients or other real estate participants that provided other thoughts on the subject that seemed applicable.

VI. Conclusion

The matched pair analysis shows no impact in home values due to the adjacency to the solar farm as well as no impact to adjacent vacant residential or agricultural land. The criteria for making downward adjustments on property values such as appearance, noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas.

Similar solar farms have been approved adjoining agricultural uses, schools and residential developments. Industrial uses rarely absorb negative impacts from adjoining uses.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will not substantially injure the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located.

If you have any further questions please call me any time.

Sincerely,



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

- ❖ The basic limitation of this and any appraisal is that the appraisal is an opinion of value, and is, therefore, not a guarantee that the property would sell at exactly the appraised value. The market price may differ from the market value, depending upon the motivation and knowledge of the buyer and/or seller, and may, therefore, be higher or lower than the market value. The market value, as defined herein, is an opinion of the probable price that is obtainable in a market free of abnormal influences.
- ❖ I do not assume any responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that the title to the property is good and marketable unless otherwise stated.
- ❖ I am appraising the property as though free and clear of any and all liens or encumbrances unless otherwise stated.
- ❖ I assume that the property is under responsible ownership and competent property management.
- ❖ I believe the information furnished by others is reliable, but I give no warranty for its accuracy.
- ❖ I have made no survey or engineering study of the property and assume no responsibility for such matters. All engineering studies prepared by others are assumed to be correct. The plot plans, surveys, sketches and any other illustrative material in this report are included only to help the reader visualize the property. The illustrative material should not be considered to be scaled accurately for size.
- ❖ I assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I take no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ❖ I assume that the property is in full compliance with all applicable federal, state, and local laws, including environmental regulations, unless the lack of compliance is stated, described, and considered in this appraisal report.
- ❖ I assume that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this appraisal report.
- ❖ I assume that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- ❖ I assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
- ❖ I am not qualified to detect the presence of floodplain or wetlands. Any information presented in this report related to these characteristics is for this analysis only. The presence of floodplain or wetlands may affect the value of the property. If the presence of floodplain or wetlands is suspected the property owner would be advised to seek professional engineering assistance.
- ❖ For this appraisal, I assume that no hazardous substances or conditions are present in or on the property. Such substances or conditions could include but are not limited to asbestos, urea-formaldehyde foam insulation, polychlorinated biphenyls (PCBs), petroleum leakage or underground storage tanks, electromagnetic fields, or agricultural chemicals. I have no knowledge of any such materials or conditions unless otherwise stated. I make no claim of technical knowledge with regard to testing for or identifying such hazardous materials or conditions. The presence of such materials, substances or conditions could affect the value of the property. However, the values estimated in this report are predicated on the assumption that there are no such materials or conditions in, on or in close enough proximity to the property to cause a loss in value. The client is urged to retain an expert in this field, if desired.
- ❖ Unless otherwise stated in this report the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the

Americans with Disabilities Act (effective 1/26/92). The presence of architectural and/or communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- ❖ Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- ❖ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ❖ I have no obligation, by reason of this appraisal, to give further consultation or testimony or to be in attendance in court with reference to the property in question unless further arrangements have been made regarding compensation to Kirkland Appraisals, LLC.
- ❖ Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of Kirkland Appraisals, LLC, and then only with proper qualifications.
- ❖ Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.
- ❖ Any income and expenses estimated in this report are for the purposes of this analysis only and should not be considered predictions of future operating results.
- ❖ This report is not intended to include an estimate of any personal property contained in or on the property, unless otherwise state.
- ❖ This report is subject to the Code of Professional Ethics of the Appraisal Institute and complies with the requirements of the State of North Carolina for State Certified General Appraisers. This report is subject to the certification, definitions, and assumptions and limiting conditions set forth herein.
- ❖ The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- ❖ This is a Real Property Appraisal Consulting Assignment.

Certification – Richard C. Kirkland, Jr., MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal;
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
10. I have not made a personal inspection of the property that is the subject of this report, and;
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report I have completed the requirements of the continuing education program of the Appraisal Institute;
13. I have not completed any appraisal related assignment on this property within the last three years.

Disclosure of the contents of this appraisal report is governed by the bylaws and regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this appraisal report shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communications without the prior written consent and approval of the undersigned.



Richard C. Kirkland, Jr., MAI
State Certified General Appraiser





Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
OR State Certified General Appraiser # C001204	
SC State Certified General Appraiser # 6209	

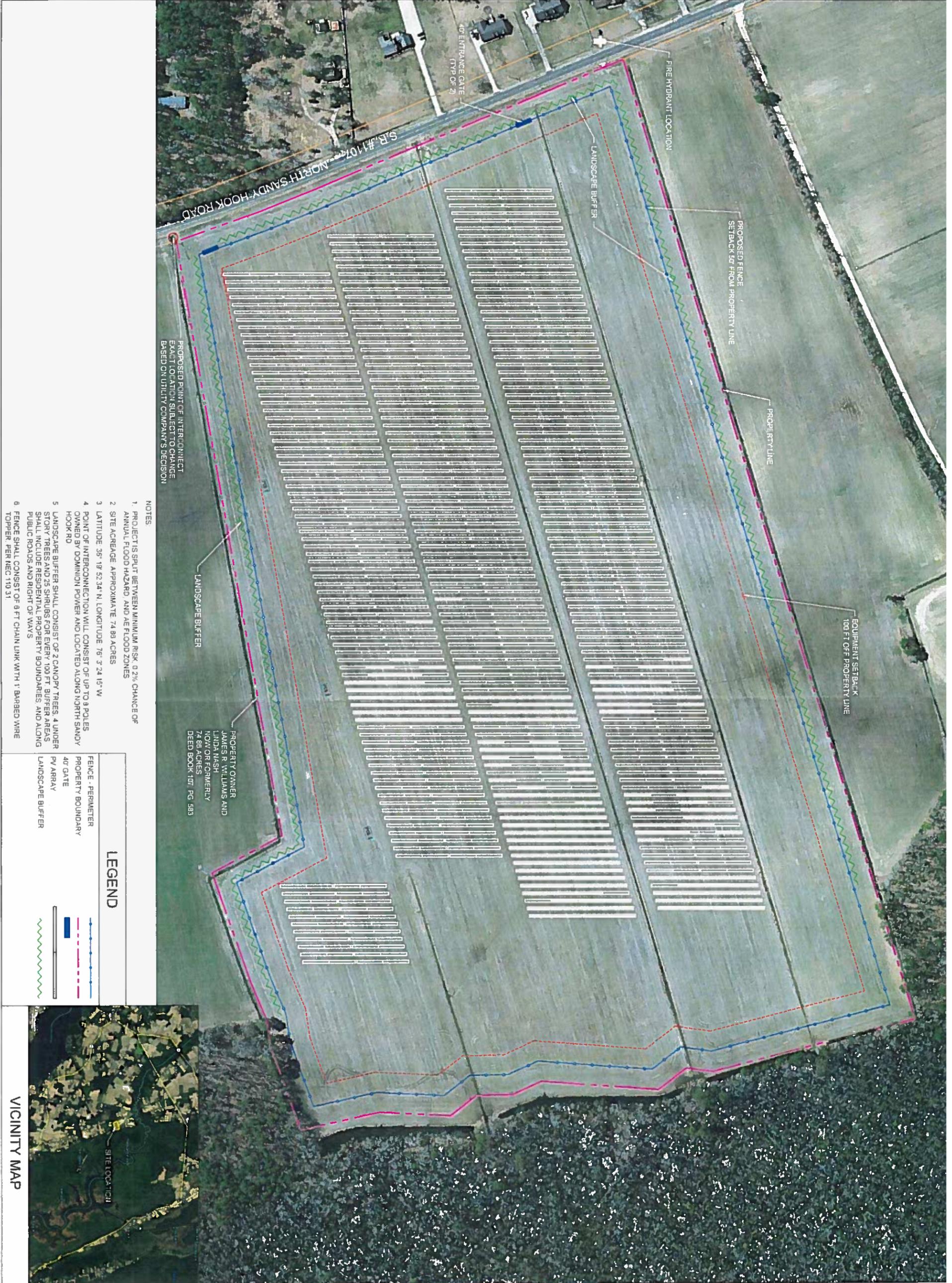
EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
--	------

CONTINUING EDUCATION

Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012
Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005

Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996



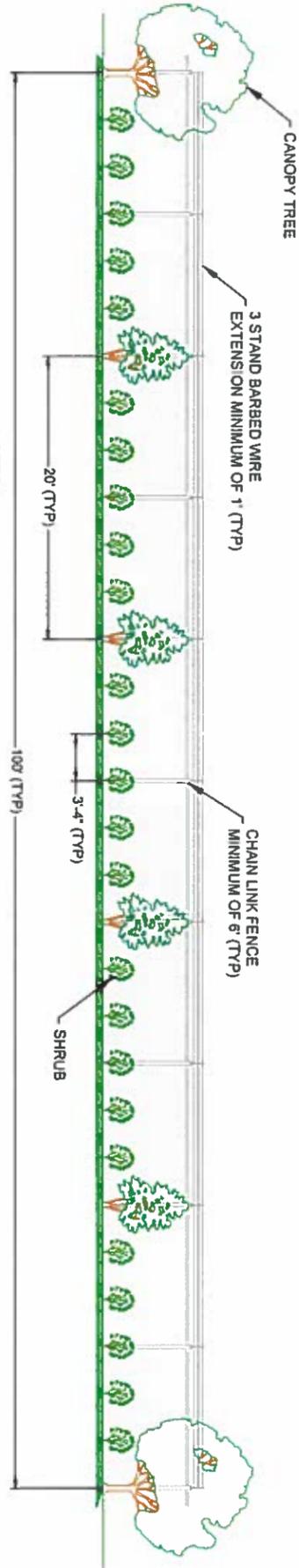
- NOTES**
1. PROJECT IS SPLIT BETWEEN MINIMUM RISK 0.2% CHANCE OF ANNUAL FLOOD HAZARD AND A FLOOD ZONES
 2. SITE ACREAGE APPROXIMATE 74.88 ACRES
 3. LATITUDE 36° 19' 52.34" N. LONGITUDE 76° 3' 24.16" W
 4. POINT OF INTERCONNECTION WILL CONSIST OF UP TO 9 POLES OWNED BY DOMINION POWER AND LOCATED ALONG NORTH SANDY HOOK RD
 5. LANDSCAPE BUFFER SHALL CONSIST OF 2 CANOPY TREES, 4 UNDER STORY TREES AND 25 SHRUBS FOR EVERY 100 FT BUFFER AREAS SHALL INCLUDE RESIDENTIAL PROPERTY BOUNDARIES AND ALONG PUBLIC ROADS AND RIGHT OF WAYS
 6. FENCE SHALL CONSIST OF 8 FT CHAIN LINK WITH 1 BARBED WIRE TOPPER PER REC 110.31

LEGEND

	FENCE - PERIMETER
	PROPERTY BOUNDARY
	40' GATE
	PV ARRAY
	LANDSCAPE BUFFER



PROJECT NAME SANDY SOLAR, LLC FOR PV POWER PLANT IN CAMDEN, NC	DRAWING LOG			192 Raceway Dr. Mooresville, NC 28117 (T) 704-662-0375 (F) 704-662-0352
	JOB NO. NC14063	CHECKED KCR			DATE 06 JUNE 2017	DRAWN HJN
PROJECT TITLE PRELIMINARY SITE LAYOUT	DRAWING NO. SL1.1	KEY PLAN 		



- NOTES:**
1. FENCE SHALL BE CHAIN LINK INSTALLED AT A MINIMUM OF 6' IN HEIGHT, WITH A MINIMUM OF 1' TOPPER UTILIZING AT LEAST 3 STRANDS OF BARBED WIRE PER NEC 110.31
 2. LANDSCAPE BUFFER SHALL CONSIST OF 2 CANOPY TREES, 4 UNDER STORY TREES, AND 25 SHRUBS FOR EVERY 100 FT.
 3. FENCE SETBACK A MINIMUM OF 50' FEET FROM PROPERTY BOUNDARY.

LANDSCAPING BUFFER DETAIL
SECTION VIEW SCALE: 1"=5'-0"

KEY PLAN

DRAWING LOG

NO.	DATE	DESCRIPTION
3	5/16/17	PRELIMINARY LAYOUT
1	05/27/17	RE-REVISED TO MEET NEW CAMDEN COUNTY ORDINANCES
2	06/01/17	RE-REVISED PER CAMDEN COUNTY COMMENTS

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

SANDY SOLAR, LLC
FOR PV POWER PLANT
IN CAMDEN, NC

JOB NO.	CHECKED
NC14063	KCR
DATE	BY
06 JUNE 2017	HJN

LANDSCAPE DETAIL

SL1.2



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 6.1

Meeting Date: August 07, 2017

Submitted By: Paula Harrison, Clerk of Courts
Clerk of Court
Prepared by: Karen Davis

Item Title **Board Appointment - Jury Commission**

Attachments: Jury Commission - Gale Perry (PDF)

Summary:

Paula Harrison requests that the Board of Commissioners reappoint Gale Perry of Shiloh to serve on the Jury Commission. Mrs. Perry has served in this capacity before and is aware of the duties of the commission.

Recommendation:

Approve board appointment.



State of North Carolina
General Court of Justice
CLERK OF SUPERIOR COURT

PAULA J. HARRISON, CLERK
 EX OFFICIO JUDGE OF PROBATE

CAMDEN COUNTY
 P.O. BOX 219, 117 NC HWY 343 NORTH
 CAMDEN, NC 27921-0219
 TELEPHONE: (252) 336-4000
 FAX: (252) 336-401

JERRY R. TILLET
 RESIDENT JUDGE

July 28, 2017

Camden County Board of Commissioners
 P.O. Box 190
 Camden, NC 27921

Re: Jury Commission Appointee

Dear Commissioners:

It will soon be time for the jury commission to begin its work. This committee consists of three members: one selected by the Senior Resident Superior Court Judge, the second selected by the Clerk of Superior Court and the third person named by the Board of Commissioners. This task usually takes approximately half a day to complete and the members are paid minimum wage or a fee determined by the Board.

I would ask that you consider re-appointing Gale Perry of Shiloh as the Board's candidate for this position. Mrs. Perry has served in this capacity before and is aware of the duties of the commission.

Thank you for your consideration in this matter.

Respectfully,

Paula J. Harrison
 Clerk of Superior Court

Attachment: Jury Commission - Gale Perry (1782 : Board Appointment - Jury Commission)



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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 6.2
Meeting Date: August 07, 2017

Submitted By: Krystal Lancaster, Librarian
 Library
 Prepared by: Karen Davis

Item Title **Board Appointment - Jane Snyder to Library Board of Trustees**

Attachments: Jane Snyder (PDF)

Summary:
 Jane Snyder has volunteered to serve on the Library Board of Trustees.

Recommendation:
 Approve appointment.



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 mrenshaw@camdencountync.gov.

Name: Jane Snyder

Mailing Address: 375 Lamb Road

Township you live in: Camden

Telephone (home): 415-827-3133 (business): _____

Email address: jsnyder9199@aol.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: Financial background with experience in non-profit organizations. Have served as President and treasurer for several Boards prior to moving to Camden from Nashville, TN.

Boards or Commissions upon which you are interested in serving: Camden County Library 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

Signature: Jane Snyder Date: July 11, 2017



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 6.3
Meeting Date: August 07, 2017
Submitted By: Krystal Lancaster, Librarian
Library
Prepared by: Karen Davis

Item Title **Board Appointment - Sandy Duckwall to East Albemarle
Regional Library Board of Trustees**

Attachments:

Summary:

With Gwen Wescott's resignation from the Library Board of Trustees, a vacancy occurred on the East Albemarle Regional Library (EARL) Board of Trustees. Sandy Duckwall has agreed to fill the vacancy with a four-year term to begin at the next meeting on October 18, 2017.

Recommendation:

Approve board appointment.



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Board Appointments

Item Number: 6.4
Meeting Date: August 07, 2017
Submitted By: Karen Davis, Clerk to the Board
Administration
Prepared by: Karen Davis

Item Title **Board Appointment - DSS Board**

Attachments:

Summary:

Commissioner Krainiak was appointed to the DSS Board in March 2017 to replace Sandra Duckwall who did not seek re-election. The term for this appointment expired June 30, 2017.

Recommendation:

Reappoint Commissioner Krainiak to the DSS Board.



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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.A
Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Board of Commissioners
Prepared by: Karen Davis

Item Title **BOC Minutes - July 18, 2016**

Attachments: bocminutes_07182016 (DOCX)

Summary:
Minutes from July 18, 2016 Board of Commissioners Meeting

Recommendation:
Review and approve.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

**Camden County Board of Commissioners
BOC - Regular Meeting
July 18, 2016
7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on July 18, 2016 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

WELCOME & CALL TO ORDER

Attendee Name	Title	Status
P. Michael McLain	Chairman	Present
Sandra Duckwall	Commissioner	Present
Garry Meiggs	Vice Chairman	Present
Clayton Riggs	Commissioner	Absent
Tom White	Commissioner	Present
Michael Brillhart	County Manager	Present
John Morrison	County Attorney	Present
Angela Wooten	Clerk to the Board	Present

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Tom White

1. PUBLIC COMMENTS

None

2. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

23 **RESULT:** PASSED [UNANIMOUS]
 24 **MOVER:** Tom White
 25 **AYES:** White, Meiggs, Duckwall, McLain
 26 **ABSENT:** Riggs

27

28 **3. PRESENTATIONS**

29 None.
 30

31 **4. OLD BUSINESS**

32 A. Camden County Community Park Lighting Project Bids
 33

34 County Manager Michael Brillhart presented the Board with three bids for the proposed Camden
 35 Community Park Lighting project.
 36

37 After a brief discussion concerning the similarities between the bids as to the work to be done a
 38 motion was made to offer the contract to the lowest bidder.
 39

40 **RESULT:** PASSED [UNANIMOUS]
 41 **MOVER:** Garry Meiggs, Vice Chairman
 42 **AYES:** White, Meiggs, Duckwall, McLain
 43 **ABSENT:** Riggs

44

45 **5. PUBLIC HEARINGS**

46
 47 A. Public Hearing – Ordinance No. 2016-06-03 Proposed Amendments to Code of
 48 Ordinances
 49

50 **Motion to go into Public Hearing on Ordinance No. 2016-06-03 Proposed Amendments to**
 51 **Code of Ordinances.**
 52

53 **RESULT:** PASSED [UNANIMOUS]
 54 **MOVER:** Sandy Duckwall, Commissioner
 55 **AYES:** White, Meiggs, Duckwall, McLain
 56 **ABSENT:** Riggs

57

58 Dan Porter explained to the board that Open Space Subdivisions allows for lots as small as
 59 20,000, 15,000 and 10,000 square feet under certain conditions with the availability of water and
 60 sewer with the preservation of 50% of the land as open space. However, it does not allow for

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

61 smaller setbacks. If you have a lot that is 100 feet wide and 200 feet deep, current setbacks
 62 would limit an owner to a dwelling width of only 50 feet. Per the county attorney's letter, which
 63 was presented to the board, since the ordinance allows for smaller lot sizes in exchange for larger
 64 open space it would seem that setbacks would be diminished as well. The proposed amendment
 65 went to the Planning Board on June 15, 2016 and after discussion with Planning staff, the
 66 ordinance was recommended for approval.

67

68 **Motion to close the public hearing.**

69

70	RESULT:	PASSED [UNANIMOUS]
71	MOVER:	Tom White, Commissioner
72	AYES:	White, Meiggs, Duckwall, McLain
73	ABSENT:	Riggs

74

75

76 **Motion to amend the agenda to add Ordinance 2016-06-03 to New Business, 6.B.**

77	RESULT:	PASSED [UNANIMOUS]
78	MOVER:	Tom White, Commissioner
79	AYES:	White, Meiggs, Duckwall, McLain
80	ABSENT:	Riggs

81

82 B. Public Hearing – Ordinance 2016-06-02 Rezoning Application: Lindsey W. Hewitt

83

84 **Motion to go into Public Hearing on Ordinance 2016-06-02 Rezoning Application.**

85

86	RESULT:	PASSED [UNANIMOUS]
87	MOVER:	Garry Meiggs, Vice Chairman
88	AYES:	White, Meiggs, Duckwall, McLain
89	ABSENT:	Riggs

90

91 Dan Porter introduced the request. Mr. Lindsey Hewitt received permission from the property
 92 owner, Steve Dail, to apply to rezone one acre of the 26-acre parcel of land off Spence Lane in
 93 South Mills Township from General Use District (GUD) to Basic Residential (R3-1).

94

95 Mrs. Patricia Hewitt addressed the board. She stated that she and her husband, Lindsey Hewitt,
 96 are interested in purchasing the one-acre lot, which is part of the 26-acre farm, for residential
 97 purposes. Mrs. Hewitt stated that they received a positive vote from the Planning Board of 4-1.

98

99 Dan Porter presented to the Board photos and maps of the referenced property for further
 100 discussion. He also explained that small-scale rezonings are not illegal in North Carolina.

101

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

102 Mrs. Hewitt questioned the Board as to the possibility of the county benefitting from the
 103 rezoning by changing the way in which the property is taxed.

104

105 **Motion to come out of public hearing.**

106

107	RESULT:	PASSED [UNANIMOUS]
108	MOVER:	Tom White, Commissioner
109	AYES:	White, Meiggs, Duckwall, McLain
110	ABSENT:	Riggs

111

112 **Motion to add Ordinance 2016-06-02 to New Business, Item 6.C.**

113	RESULT:	PASSED [UNANIMOUS]
114	MOVER:	Tom White, Commissioner
115	AYES:	White, Meiggs, Duckwall, McLain
116	ABSENT:	Riggs

117

118 **6. NEW BUSINESS**

119

120 A. Mixed Beverage Election

121

122 County Manager Brillhart stated that after a discussion at its July 12th meeting the Camden
 123 County Economic Development Commission has suggested that Mixed Beverage Election be
 124 looked at and discussed for consideration by the voters. The Commission is requesting that the
 125 Board of Commissioners look at a resolution that would call for a referendum on the General
 126 Election November 8, 2016.

127

128 County Attorney Morrison explained that there are two ways a liquor-by-the-drink referendum
 129 could occur: 1) A simple majority vote resolution vote by the Board of Commissioners to have it
 130 put on the ballot for the voters to decide. 2) 35% of the registered voters sign a petition in
 131 proper form and submit it to the Board of Commissioners.

132

133 Dan Porter stated that according to Elections Director Elaine Best, the deadline to have this
 134 request submitted to be on the November ballot is August 25th. According to state law, special
 135 referendums such as this can only be held in the years in which there is a General Election.

136

137 Commissioner Meiggs stated that this is an issue upon which the voters should decide.

138 Commissioner Duckwall stated her support of the same. Commissioner White stated his support
 139 of the same.

140

141

142

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

143 **Motion to allow a Mixed Beverage Election on the November 1016 ballot.**

144	RESULT:	PASSED [UNANIMOUS]
145	MOVER:	Garry Meiggs, Vice Chairman
146	AYES:	White, Meiggs, Duckwall, McLain
147	ABSENT:	Riggs

148
149 **B. Ordinance 2016-06-03 Proposed Amendments to Code of Ordinances**
150

Ordinance No. 2016-06-03

**An Ordinance
Amending the Camden County
Code of Ordinances**

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

COMMON OPEN SPACE SUBDIVISIONS

§ 151.291 APPLICABILITY AND LOT SIZES.

(A) In any single-family residential subdivision, a developer may create open space subdivision lots that have or contain the minimum lot sizes as specified below, subject to Health Department approval, if the developer complies with the provisions of this subchapter.

- (1) 20,000 square feet minimum, if there is no centralized water or sewer available to all of the lots;
- (2) 15,000 square feet minimum, if there is either centralized water or centralized sewer available to all lots; or
- (3) 10,000 square feet minimum, if there is both centralized water and centralized sewer available to all lots.

151
152

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

(B) The intent of this section is to authorize the developer to decrease lot sizes and leave the land "saved" by so doing as open space, thereby lowering development costs and increasing the amenity of the project without increasing the density beyond what would be permissible if the land were subdivided into lots using conventional subdivision standards as provided in §§ 151.060 through 151.068.

(C) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

OPEN SPACE. Those areas, as defined in §§ 151.195 through 151.200, except that subsurface waste water disposal fields and subsurface septic tanks, may, at the discretion of the Board of Commissioners, be counted as open space.

(D) ~~All setbacks, building height and lot coverage standards established in §§ 151.060 through 151.068 for development on lots, shall apply in common open space subdivisions.~~ Setbacks for Open Space Subdivisions shall be no less than 25 feet front/rear structural, 10 feet side structural, and 5 feet vehicular setback.

(E) (1) Previously approved subdivisions having valid sketch plan approval, may, at the discretion of the Board of Commissioners, request to develop the property in accordance with the common open space provisions at the density originally approved.

(2) Density bonuses shall not apply to subdivisions where the number of lots originally approved exceed current county density requirements.

Adopted by the Board of Commissioners for the County of Camden this day of July, 2016.

County of Camden

P. Michael McLain, Chairman
Board of Commissioners

ATTEST:

Angie Wooten
Clerk to the Board

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155
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157

Motion to approve amendment to Ordinance 2016-06-03.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom White, Commissioner
AYES:	White, Meiggs, Duckwall, McLain
ABSENT:	Riggs

162
163
164

C. Ordinance 2016-06-02 Rezoning Application for Lindsey Hewitt

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

Ordinance No. 2016-06-02

**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina**

Article I: Purpose

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

Article II. Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The property currently shown in the Camden County Tax Assessor's Office as PIN 01-7989-00-36-1006, on acre as indicated in hereby re-zoned from General Use District (GUD) to Basic Residential (R3-1).

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.
3. This Ordinance may also be enforced by any appropriate equitable action.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

- 4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- 5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

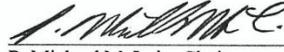
If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.

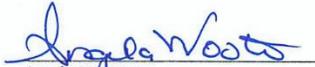
Adopted by the Board of Commissioners for the County of Camden this *18th* day of *July* 2016

County of Camden



P. Michael McLain, Chairman
Camden County Board of Commissioners

ATTEST:


Angie Wooten
Clerk to the Board

166
167
168
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Motion that Ordinance 2016-06-02 Rezoning Application is non-consistent with Camden County’s Comprehensive Plan.

171	RESULT:	PASSED [UNANIMOUS]
172	MOVER:	Garry Meiggs, Vice Chairman
173	AYES:	White, Meiggs, Duckwall, McLain
174	ABSENT:	Riggs

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176
177
178
179
180
181

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

182 **Motion to approve Ordinance 2016-06-02 Rezoning Application as presented.**

183	RESULT:	PASSED [UNANIMOUS]
184	MOVER:	Garry Meiggs, Vice Chairman
185	AYES:	White, Meiggs, Duckwall, McLain
186	ABSENT:	Riggs

187

188 **7. BOARD APPOINTMENTS**

189

190 A. Parks and Recreation Advisory Board – Keith Ward and Karen Friend

191

192 **Motion to accept the recommendations presented.**

193

194	RESULT:	PASSED [UNANIMOUS]
195	MOVER:	Sandy Duckwall, Commissioner
196	AYES:	White, Meiggs, Duckwall, McLain
197	ABSENT:	Riggs

198

199 B. Tourism Development Authority – Doug Cherrix.

200

201 **Motion to accept the recommendations presented.**

202

203	RESULT:	PASSED [UNANIMOUS]
204	MOVER:	Tom White, Commissioner
205	AYES:	White, Meiggs, Duckwall, McLain
206	ABSENT:	Riggs

207

208 C. Adult Care Home Community Advisory Committee

209

210 A resignation has been submitted from Dana Smith. Chairman McLain requested that anyone
211 interested fill out a volunteer application form.

212

213 **8. CONSENT AGENDA**

214

215 A. BOC Minutes – May 2, 2016

216

B. BOC Minutes – June 20, 2016

217

C. BOC Minutes – July 5, 2016

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

218 D. Refunds Over \$100.00

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System																		
NCVTS Pending Refund report																		
Refund Name	Primary Owner	Secondary Owner	Address 1	Address 2	Refund Type	Bill #	Plate #	Status	Transaction #	Refund Description	Refund Amount	Create Date	Authorization Date	Tax	Levy	Change	Interest	Total
RUSSELL, JOEY SHANE	JOEY SHANE	RUSSELL, ANGIE RIGGS	129 WILSON RD	SHILOH, NC 27174	Provision	0028067638	EY336	AUTHORIZED	8065226	Refund Generated due to provision on Bill #0028067638-2015-2015-0000-00	Sumter	06/03/2016	06/29/2016 11:37:45 AM	1943	Tax	(\$2.59)	\$0.00	\$178.81
																		Refund: \$178.81

Submitted by Lisa S. Anderson Date 7-5-16
 Lisa S. Anderson, Tax Administrator Camden County

Approved by P. Michael McLain Date _____
 P. Michael McLain, Chairman Camden County Board of Commissioners

219
220
221

NAME	REASON	TYPE NO.
Christopher Michael Foy	\$184.00 Turned in plates - for Refund	Pick-Up/19151 VTS-30278725
Ann Marie Loucks	\$115.56 Released - never lived in Camden	Pick-Up/19153 V-13010-00
Drachma, Inc.	\$2,932.63 Legal Fees	Pick-Up/19141 R-92399-15
Harry Spence c/o Mills Walston	\$190.44 Parcel created due to (2) 2014 survey billed with parent parcel.	Pick-Up/19140 R-94485-15
Joey Shane Russell	\$178.81 Turned in plates-for Refund	Pick-Up/19138 VTS-26067936
Abner Wayne Staples	\$208.41 Adjustment - Farm Use correction	Pick-Up/19159 R-93815-15

222
223
224

E. Refunds Over \$100.00

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016**

REFUNDS OVER \$100.00

ACS Tax System
7/08/16 16:13:26

CAMDEN COUNTY

Refunds to be Issued by Finance Office

Refund\$	Remit To:	Reference:	Drawer/Transaction Info:
105.32	CAMDEN COUNTY TAX OFFICE P.O. BOX 125 CAMDEN NC 27921	2008 V 0024847 apply refund to V33378/2008	20160708 99 226243
208.41	STAPLES, ABNER WAYNE 1358 SOUTH 343 SHILOH NC 27974	2015 R 03-8972-00-83-3514.0000 farm use correction	20160708 99 226250
313.73	Total Refunds		***

Submitted by Lisa S. Anderson Date 7-8-16
 Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
 P. Michael McLain, Chairman Camden County Board of Commissioners

225
226
227

F. DMV Monthly Report

STATE OF NORTH CAROLINA
 COUNTY OF CAMDEN
 TO: The Tax Administrator of Camden County July Ren. Due 08/15/16

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.

228
229
230

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
22,974.13	23,329.77	12,890.25	59,194.15

G. Tax Collection Report – June

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

246 **9. COMMISSIONERS' REPORTS**

247
 248 Chairman McLain reported that the Trillium Park Dedication took place at the Community Park.
 249 He also reported that the new SPCA has a new building. It is located on Enterprise Drive off of
 250 Pitts Chapel Road in Elizabeth City.
 251

252 **10. COUNTY MANAGER'S REPORT**

253
 254 For the August 1, 2016 meeting staff will prepare a resolution for the Board's review and
 255 consideration requesting for the Mixed Beverage Referendum. In order for it to go forward on
 256 the ballot will require the Board of Commissioners to approve it.
 257
 258

259 **RECESS TO SOUTH CAMDEN WATER & SEWER DISTRICT BOARD OF**
 260 **DIRECTORS MEETING**

261

262 **I. PUBLIC COMMENTS**

263 None
 264

265 **II. CONSIDERATION OF THE AGENDA**

266 Commissioner Sandra Duckwall made a motion to accept the agenda as presented.

267 RESULT:	PASSED [UNANIMOUS]
268 MOVER:	Sandra Duckwall, Commissioner
269 AYES:	McLain, Duckwall, Meiggs, White

270

271 **III. NEW BUSINESS**

272 A. David Credle gave the report for June 2016.

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

South Camden Water & Sewer Board
 Monthly Work Order Statistics Report
 Period: June 2016

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water Collection/Distribution	102	102	100%	0
Sewer	5	5	100%	0

Locates:

Water Line: 47

Sewer Line: 5

Water & Sewer, same ticket: 1

Public Works Director Notes/Comments:

Ten work orders have been reviewed for accuracy.

The raw water main to connect the new Seymour Well to the Water Treatment Plant has been installed and is currently being tested. The new well is under construction.

273

274 **IV. CONSENT AGENDA**

275 A. SCWSD Draft Minutes.

276 Commissioner Tom White made a motion to approve the consent agenda as presented.

277 RESULT:	PASSED [UNANIMOUS]
278 MOVER:	Tom White, Commissioner
279 AYES:	McLain, Duckwall, Meiggs, White

280

281 **V. OTHER**

282 None

283

284 **VI. ADJOURN**

285 The meeting adjourned at 7:33 PM.

286

287

 Michael McLain, Chairman
 Camden County Board of Commissioners

288

289

290 *ATTEST:*

291

292

 Angela L. Wooten
 Clerk to the Board

293

294

295

296 **11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES**

297

298 A. 2016-2017 Final State Budget Summary

299 B. Register of Deeds Monthly Report

Attachment: bocminutes_07182016 (1778 : BOC Minutes - July 18, 2016)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 18, 2016

300 C. NCACC Review of 2016 Short Session

301 D. Resolution Opposing House Bill 763: an Act to Protect North Carolina's Military
302 Footprint

303

304 **12. OTHER MATTERS**

305

306 None.

307

308 With no further matters to be discussed, Chairman McLain adjourned the Board of
309 Commissioners Meeting.

310

311

312

313

314

Chairman, Board of Commissioners

315

316 ATTEST:

317

318

319

Clerk to the Board

320



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.B
Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Administration
Prepared by: Karen Davis

Item Title **BOC Minutes - January 3, 2017**

Attachments: bocminutes_01032017 (DOCX)

Summary:
Minutes from January 3, 2017 Board of Commissioners meeting.

Recommendation:
Review and approve.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

Camden County Board of Commissioners

January 3, 2017

Regular Meeting - 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on January 3, 2017 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

WELCOME & CALL TO ORDER

Board Member	Title	Status
Clayton Riggs	Chairman	Present
Tom White	Vice Chairman	Present
Garry Meiggs	Commissioner	Present
Randy Krainiak	Commissioner	Present
Ross Munro	Commissioner	Present

Staff Members	Title	Status
Michael Brillhart	County Manager	Present
Stephanie Humphries	Finance Director	Present
John Morrison	County Attorney	Present
Angela Wooten	Clerk to the Board	Present

Other Staff Present	Title	Status
Dave Parks	Planning	Present
Lisa Anderson	Tax Administrator	Present
Brian Lannon	Soil & Water	Present
David Credle	Public Works	Present

7:00 PM OPEN SESSION

Chairman Riggs called the Camden County Board of Commissioners meeting to order at 7:00 PM.

INVOCATION & PLEDGE OF ALLEGIANCE

Chairman Clayton Riggs gave the invocation and led in the Pledge of Allegiance.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

23 **ITEM 1. PUBLIC COMMENTS**

24
25 None.

26 **ITEM 2. CONSIDERATION OF AGENDA**

27
28 Manager Brillhart – Item 3.D.d. – There is no action necessary. It is recommended that Item 3.D.d
29 be placed on the agenda for the February 6, 2017 meeting.

30
31 Item H – Item dealing with contract that was approved earlier in 2016 but was not formally signed
32 of record. The item is on the agenda to have the current chair sign the approved document.

33
34 Chairman Riggs – Item 3.C., additional board appointments. The Trillium position still needs to
35 be filled by a commissioner. Chairman Riggs has volunteered to serve in said capacity.

36
37 Item 8.E. – Commissioner Krainiak has volunteered to serve on the Albemarle Commission Board
38 for the Community Services Block Grant.

39 **Motion to approve the agenda as amended.**

40 RESULT:	PASSED [UNANIMOUS]
41 MOVER:	Garry Meiggs, Commissioner
42 AYES:	Meiggs, Riggs, White, Krainiak, Munro

43
44 **ITEM 3. OLD BUSINESS**

45
46 A. Voting Delegate Designation Form

47
48 Commissioner Randy Krainiak made a motion to send Chairman Riggs as the voting
49 delegate to the State Legislative Goals Convention January 12-13, 2017.

50 RESULT:	PASSED [UNANIMOUS]
51 MOVER:	Randy Krainiak, Commissioner
52 AYES:	Meiggs, Riggs, White, Krainiak, Munro

53
54 B. Commissioner Appointments – DSS

55
56 Commissioner Krainiak will replace Sandy Duckwall for the next six months on DSS
57 Board, with his term to start at that time.

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

58 C. Additional Commissioner Appointments to Boards – Chairman Riggs has volunteered to
 59 fill the current Trillium vacancy.

60

61 D. JLL-Proposal for Land Sales and Marketing Services – Eco-Industrial Park

62

63 Manager Brillhart – Section 2.E. includes the registered prospects, the new information
 64 suggested for inclusion by the county attorney.

65 Attorney Morrison – Has been advised that the language is agreeable with the real estate
 66 company.

67

68 **Motion to approve the contract with JLL, proposal for Land Sales property at Eco Park as**
 69 **amended by the county attorney.**

70

71	RESULT:	PASSED [UNANIMOUS]
72	MOVER:	Tom White, Vice Chairman
73	AYES:	Meiggs, Riggs, White, Krainiak, Munro

74

75

76 E. Memorandum of Understanding Between BOC and School Board

77

78 Manager Brillhart has been in discussion with the Superintendent of Camden County
 79 schools in regard to the possibility of having more ongoing discussion with the Board of
 80 Commissioners. The county attorney was requested to review the Adequate Public
 81 Facilities Ordinance and the Memorandum of Understanding. The recommendation is that
 82 the Adequate Public Facilities is sufficient on its own merit and the Memorandum of
 83 Understanding could be adjusted accordingly as shown by the county attorney. It is
 84 suggested that the Memorandum of Understanding be adjusted accordingly within the
 85 agenda to allow the county manager and two county commissioners to serve on the
 86 Adequate Public Facilities Committee and this committee will transition to monthly
 87 meetings. This arrangement will be ongoing until both the Board of Education and
 88 commissioners agree that the discussion of budgetary concerns have been met.

89

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN
CAMDEN COUNTY AND THE CAMDEN COUNTY BOARD OF EDUCATION
UNDER DATE OF APRIL 16, 2007

This amendment to the above captioned memorandum of understanding (MOU) is entered by the referenced governing boards effective on the dates hereafter appearing by the Chairpersons signatures, in open session, as by law required.

RECITALS

1. The parties entered into the recited MOU to promote cooperation in executing a County Ordinance, No. 2007-01-01 entitled: AN ORDINANCE OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS REGARDING ADEQUATE PUBLIC FACILITIES.
2. The same, in section 1 and 2 thereof, provides for the establishment of a committee composed of Board Members and their staff to meet quarterly to discuss issues associated with the Adequate Public Facilities Ordinance.
3. Both parties have determined the public interest would be bettered served if meetings of the established committees were held with more frequency, increased representation from the Board of Commissioners, and the scope of discussions were expanded beyond the APFO to include all topics regarding County public education, including but not limited to, enrollment, growth, facilities, finance, budgets, Capital plant development and the like.

Now, therefore, it is agreed the MOU of April 16, 2007 shall be amended as follows and in no other regard:

Section 1 D shall be altered to appear as:

The County Manager; and the Chairman, or the Chairman's designee (from the Board of Commissioner) and one other member of the Board of commissioners...

Section 2 shall be altered by deleting the word "quarterly" appearing in the first paragraph and replacing it with the word "Monthly"

90

ADOPTED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS THIS THE _____
DAY OF _____, 2017

BY _____
CLAYTON RIGGS
CHAIRMAN CAMDEN
COUNTY BOARD OF COMMISSIONERS

ATTEST: _____
ANGEL WOOTEN
CLERK TO THE BOARD

ADOPTED BY CAMDEN COUNTY BOARD OF EDUCATION THIS THE _____
DAY OF _____, 2017

By _____
, CHAIRMAN
CAMDEN COUNTY BOARD OF EDUCATION

ATTEST: _____
SECRETARY TO THE BOARD

91
92
93

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

94 **Motion to approve the Memorandum of Understanding as presented.**

95	RESULT:	PASSED [UNANIMOUS]
96	MOVER:	Tom White, Vice Chairman
97	AYES:	Meiggs, Riggs, White, Krainiak, Munro

98
99

100 **ITEM 4. PUBLIC HEARINGS**

101

102 The public hearing for UDO 2016-10-03 Shiloh Hwy 1108 Solar LLC – Solar Facility will be held
103 first due to the fact that the representative of the application for the Mining Operation will be late
104 due to his attendance in another meeting in Currituck County.

105

106 Attorney Morrison explained to those in attendance that the board is going into a quasi-judicial
107 hearing and provided further explanation as to the legality and meaning of such.

108

109 **Motion to open a public hearing for the application for Shiloh Hwy 1108 Solar LLC facility**
110 **located on Sandy Hook Road and Sassafras Lane in Shiloh Township.**

111	RESULT:	PASSED [UNANIMOUS]
112	MOVER:	Tom White, Vice Chairman
113	AYES:	Meiggs, Riggs, White, Krainiak, Munro

114

115 Commissioner White: I just want to make it clear I have no interest in the property in question
116 where the solar farm will be located; won't receive any money. I have no ownership in it.
117 However, I do own a farm on Trotman Road and the owner, Michael Riggs, farms that. So I just
118 wanted to disclose that.

119

120 Attorney Morrison: All right, so the applicant rent lands from you. Is that correct?

121

122 Commissioner White: That's correct.

123

124 Attorney Morrison: All right. But you have no...what the law requires before you're allowed to
125 recuse yourself is you have a direct pecuniary financial interest in this project. And if I'm
126 understanding correctly you have no financial interest in this whatsoever. Your only correction to
127 this, and I congratulate you for making this known, you simply have another business relationship
128 with the applicant or the owner of this land, who will not actually be running the solar farm. That
129 will be someone else. Is that correct?

130

131 Commissioner White: That's correct.

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

132 Attorney Morrison: Okay. So the person who owns the land on which this project is proposed
133 rents a farm from you.

134

135 Commissioner White: Correct.

136

137 Attorney Morrison: Okay.

138

139 Chairman Riggs: Mr. Attorney.

140

141 Attorney Morrison: Yes.

142

143 Chairman Riggs: So I have the same predicament 'cause Mr. Riggs rents my farm also.

144

145 Attorney Morrison: Well I think like Mr. Trump said, we need to drain the swamp. (laughter)

146

147 Chairman Riggs: It could be.

148

149 Attorney Morrison: To the public and to the commissioners, we've got two competing interests
150 here. The law does not lightly allow you to refuse to participate, okay. You asked for this job and
151 they are frequently difficult decisions. The other competing interest is but it's very narrowly
152 defined. It is not proper for you to participate in this if you have a direct pecuniary interest. And
153 your situation is identical to that of Commissioner White's. You have no interest in this solar farm
154 whatsoever. You would not make one penny out of it if it was approved. Is that correct?

155

156 Chairman Riggs: Correct.

157

158 Attorney Morrison: All right. Now we live in a small county and everybody knows what
159 everybody else's business is and we have problems like this all the time. So let me ask you one
160 further question. Given that you know the applicant and have business relationships with him will
161 that in any way influence your decision?

162

163 Chairman Riggs: No, sir.

164

165 Commissioner White: No.

166

167 Attorney Morrison: No, all right. And I would assume since you guys are land barons that you
168 could easily rent your farm to someone else if the applicant/owner had a hissy fit. Yes. Okay, all
169 right. Now other members of the board, before these people would be allowed to step down there
170 would need to be a motion. They can't recuse themselves on their own. They would have to

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

171 request to be recused and you could have to vote for the recusal or you on your motion could ask
172 that they be recused. Is there a motion for recusal or does any other commissioner have any
173 question they would like to put to the Chairman or Commissioner White? Hearing none, it is the
174 opinion of the county attorney this does not amount to a legal conflict of interest and it has been
175 publicly disclosed.

176
177 Chairman Riggs: All right, Mr. Parks. We've had a motion to open. We voted on it and now
178 we're ready to move forward.

179
180 Dave Parks: At this time I would like to have everybody that's going to speak on this issue to
181 please come up and get sworn in.

182
183 Clerk: Do you all swear to tell the truth, the whole truth and nothing but the truth?

184
185 All: Yes.

186
187 Dave Parks: Yes, Mr. Chairman, SunEnergy1 which will be represented by Ms. Linda Nwadike,
188 got it right, she'll be representing them tonight, has applied for a Special Use Permit application
189 for a solar farm on property at the intersection of Sandy Hook Road and Sassafras Lane. The site
190 plan is on the board for the audience to see. There are some posters back in the back. The property
191 is located outside --- and at this time staff has...would like to submit as evidence the Special Use
192 Permit application and all its supporting documents, which is included in your board packet.

193
194 Attorney Morrison: That would be Staff Exhibit 1, correct?

195
196 Dave Parks: Yes, sir.

197
198 Attorney Morrison: Mr. Chairman, it's encumbered upon you to either accept that into evidence
199 or not. I see no reason not to accept it.

200
201 Chairman Riggs: So we accept all documentation presented in the Special Use Permit as evidence
202 now.

203
204 Attorney Morrison: That is correct.

205
206 Dave Parks: Thank you. I would like to state that all the requirements of Unified Development
207 have been met as far as advertising, posting the property and letters to adjacent property owners.
208 At this time staff would like to introduce Ms. Linda Nwadike and she will speak on the project

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

209 itself and then I'll come back in and I'll go over the staff Finding of Facts and then we'll open it
210 up for public comment. Ms. Nwadike.

211
212 Linda Nwadike: Good evening, everyone. My name is Linda Nwadike and I'm representing
213 SunEnergy1 for the Special Use Permit.

214
215 Attorney Morrison: Can you get up to the mic just a little bit?

216
217 Linda Nwadike: Sure, sir. Can you hear me better now? I'm representing SunEnergy1 on the
218 Special Use Application for a 5-megawatt solar facility for Sassafras Lane and South Sandy Hook
219 Road, like Mr. Parks has mentioned. SunEnergy1 has been in business since 2010 and we have
220 built various solar facilities over the state in North Carolina and also South Carolina and now going
221 into Virginia. The --- in question, we have made the ordinance in regards to setbacks requirement;
222 the buffer requirement. And we have also tried of course to work with the neighbors because
223 wherever we go we like to be good neighbors and discuss items with the neighbors. We also like
224 for you to...for anyone to construct a solar facility to meet the federal, state and of course the
225 county requirements and this is one of the requirements; why we're here today. If you can take a
226 look at the maps on the television you can see we're on the north side of the property. You can
227 see the owners of the property, which is Mr. Michael and Mrs. Stacey Riggs. And also you can
228 see the fence line, which is the blue lines going across the property. I don't know if you guys can
229 see that clearly on the television. And also we have two entrances on the south side, on Sassafras
230 Lane. We also pushed back the 50 feet in, which meets the solar ordinance that the county has in
231 place. We have listed...you know we did the storm water plan per the county requirement and --
232 - per independent engineer that the county has provided to review that documentation. We have
233 gone through the various requirements from the state and the state has reviewed the application
234 and in regards to their review, they have sent it to various agencies from Wildlife to Historic
235 Resources to groundwater personnel. It varies. Take a look at our application and the state has
236 actually given all the certification to go ahead and build the solar facility as long as the county is
237 in agreement with it. So this is just a brief summary of the solar facility and I'm here if you guys
238 have any questions. Thank you.

239
240 Dave Parks: Yes, Mr. Chairman of the Board, like I said the property is approximately 90 acres in
241 size. This will be the construction of a 5-megawatt solar facility. The staff would like to now go
242 over the Finding of Facts on the property. Like I said, the property is about 90 acres. I think the
243 use is about 50 acres for the facility itself. In the environmental assessments, there is no streams,
244 creeks are major ditches on site. Infrastructure – there is currently no infrastructure on the property
245 as the use is...like I said it is a solar facility so the entrance will be off Sassafras Lane and the
246 applicant during the construction will be utilizing Port-a-Johns for their employees. Once the
247 facility is completed there will be no employees on site unless in the case of an emergency and

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

248 maintaining of the property. The use does not require the use of any public water. The nearest
 249 water is on Sandy Hook Road, which the solar facility would not be using any water for the use.
 250 There's no five-year plan for any water extension on Sassafras Lane. Landscaping required.
 251 Landscaping is indicated on the site plan and the maintenance of the property will be taken care of
 252 by the applicant. Findings regarding additional requirements-endangering the public health and
 253 safety: Staff feels that there is no danger to the public health and safety. That's their opinion.
 254 Injury to value of adjoining or abutting property: Staff's opinion that the proposed use will not
 255 injure the value of abutting property. Is it in harmony with the areas they're located? The property
 256 is zoned for the use pending the approval of a Special Use Permit application. Is it conforming
 257 with our land use plan? Areas consistent with the county's future land use maps for --- use.
 258 Thoroughfare plan: The only access on the site is off of Sassafras Lane. Like I said, the traffic
 259 generation will be increased during the construction phase. Once the facility has been completed
 260 there will be minimal increase in the traffic along Sassafras. It will not exceed the county's ability
 261 to provide public facilities. As far as schools, there's no impact on your schools. Fire and rescue;
 262 there is minimal impact. I'll be reading the conditions here in a little bit which will address the
 263 sheriff's office and fire department that the applicant will provide training if they should so need
 264 to get into the site. And other county facilities is not applicable.

265

266 The Planning Board at their November 16, 2016 meeting recommended approval of the Special
 267 Use Permit for the installation of the requested solar farm on a 6-0 vote with the following
 268 conditions:

- 269 1. The applicant must strictly abide by all requirements of the Unified Development
 270 Ordinance of Camden County, North Carolina, and must also strictly comply with all
 271 other local, state, and federal ordinances, laws, rules and regulations as one or more
 272 ordinances, laws, rules and regulations may apply to this development.
- 273 2. The applicant shall complete the development strictly in accordance with the
 274 approved plans contained in the file titled UDO 2016-10-03.
- 275 3. Applicant shall provide Camden County Planning Office proof of the continuous
 276 operation annually (no later than January 30th) or upon request of the county which
 277 shall not be unreasonable in the form a letter from the facility owner stating the
 278 facility has been operational during the previous year.
- 279 4. Upon completion of the installation of the solar farm, SunEnergy shall provide
 280 training to Fire Marshall, South Camden Volunteer Fire Department and
 281 Sheriff's Office personnel as to the potential risks involved in case of an
 282 emergency inside the facility.
- 283 5. Applicant shall provide the sheriff's office with a key or combination to the
 284 entrance into the facility in case of an emergency. The sheriff's office prior to
 285 entering shall contact owner to ensure all power has been secured. We don't
 286 want nobody going in with it being operational. We'll have the ability to
 287 secure power to the facility.
- 288 6. Place Type A- Opaque Landscape Buffer starting at the South East portion of the

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

- 289 property from Sassafra Lane to a point 10 feet past the out building of the
 290 property that abuts the solar farm. Actually they modified their site plan to
 291 include that condition.
- 292 7. Hours of operations during construction phase shall be Monday through Saturday,
 293 dawn to dusk.
- 294 8. Property shall be maintained throughout the solar farm's lifetime to include
 295 maintenance of the buffer area and grass. Grass shall not exceed 24 inches in height.
- 296 9. Applicant shall provide Camden County with a third party estimate of the
 297 salvage value of all equipment related to the project.
- 298 10. The property owner shall sign a decommissioning plan/agreement that obligates
 299 either the facility or property owner to decommission the facility as required by
 300 Camden County.
- 301 11. If any of the conditions affixed hereto or any part thereof shall be held invalid or void,
 302 then this approval in its entirety shall be void and have no effect.

303
 304 Commissioners have any questions for staff? If not, staff would like to open it up to the public
 305 that would like to speak on this matter.

306
 307 Attorney Morrison: I didn't hear your last line.

308
 309 Dave Parks: Staff would like to open it up to the public who got sworn in to speak on this matter.

310
 311 Attorney Morrison: Excuse me, Mr. Chairman. May I ask a question of Mr. Parks? Mr. Parks,
 312 do you have an opinion as to whether the application is complete?

313
 314 Dave Parks: The application is complete.

315
 316 Attorney Morrison: Do you have an opinion whether the proposal complies with the Unified
 317 Development Ordinance?

318
 319 Dave Parks: The application complies with the standards of the Camden County Unified
 320 Development Ordinance.

321
 322 Attorney Morrison: All right, thank you.

323
 324 Chairman Riggs: So now we need to open up for public comment.

325
 326 Dave Parks: Those that got sworn in, yes sir.

327
 328 Attorney Morrison: This would be public testimony, actually, would it not?

329
 330 Chairman Riggs: Public testimony.

331

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332 Attorney Morrison: Public testimony.

333

334 Dave Parks: Testimony.

335

336 Attorney Morrison: Yeah.

337

338 Chairman Riggs: So do we want to let Solar Farm go first or...

339

340 Commissioner Meiggs: That's what we're in now.

341

342 Dave Parks: That's what we're in. If anybody wanted to speak who was sworn in, if you come
343 up and state your name and address for the record.

344

345 Faye Perry: I'm not scared of y'all. (laughter) My name is Faye Perry. I live at 948 South
346 Sandy Hook Road. I also own 944 South Sandy Hook Road, which is on the north side of the
347 adjoining property in question here. And I'm not sure if this is allowable or not but can I ask a
348 question?

349

350 Attorney Morrison: No ma'am. You can't...

351

352 Faye Perry: I can just state what I want to state.

353

354 Attorney Morrison: You can make a statement, yes ma'am.

355

356 Faye Perry: Okay, that was...I had asked Mr. Parks and Mr. Porter during the planning meeting
357 if this was part of the economic development for Camden County and I was told at that time this
358 is not part of your economic development plan for the county. So I just want to make sure that
359 that is what it is. I'm not asking if it is or not but I'm just stating that that's what we were told at
360 the meeting; that it is not part of the economic development plan for the county. Also, the
361 impervious nature of the solar farms I believe in my opinion and I may not be able to say this,
362 but due to the impervious nature of the solar farm structure it could possibly, maybe, maybe not,
363 I guess that's okay to say; that the water would drain onto the property that I live on and that
364 during heavy rains it does flood the area that I live on and it has come up part of the way in my
365 house. I live 96 feet...my back door is 96 feet from the property line where this is going to be
366 going. Her pictures show 250 but that's not from my house. That's from an adjoining house.
367 But my property line is only 96 feet from this solar farm and I just wanted to make sure that on
368 Item Number 6, Mr. Parks' list, that it would have the opaque landscaping and I would like to
369 ensure that that does include not only just Sassafras Lane but it does include along Sandy Hook
370 Road. Can I say that?

371

372 Attorney Morrison: Yes, ma'am.

373

374 Faye Perry: Okay.

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375 Attorney Morrison: May I ask the witness a question? Mrs. Perry, you have a concern about
376 stormwater runoff given the opaque nature of the panels. Is that correct?
377 Faye Perry: Yes, sir.
378
379 Attorney Morrison: Okay. You are not aware of any engineering studies that would indicate...
380
381 Faye Perry: No, sir. I'm not aware of anything.
382
383 Attorney Morrison: Just your best guess.
384
385 Faye Perry: I can't back it up. This is just an opinion.
386
387 Attorney Morrison: It's a legitimate concern, all right.
388
389 Faye Perry: Yes, just a concern.
390
391 Attorney Morrison: Thank you very much.
392
393 Faye Perry: Thank you.
394
395 Attorney Morrison: Thank you.
396
397 Christina Barker: My name is Christina Barker. I currently reside at 108 Sassafras Lane in
398 Shiloh. I'm here tonight on behalf of myself and my concerned neighbors, adjacent to the
399 proposed solar farm of SunEnergy1 and landowners Mike and Stacey Riggs. I have some
400 educational packets that I guess...will I be allowed to submit?
401
402 Attorney Morrison: Yes, ma'am.
403
404 Christina Barker: Okay.
405
406 Attorney Morrison: If I could see that first for a minute please. Thank you.
407
408 Christina Barker: ---. (too low)
409
410 Attorney Morrison: Okay. Commissioners, before you look at this document let me review it
411 first. Commissioners, the first document I reviewed is on the letterhead of North Carolina State
412 University North Carolina Cooperative Extension Service. It purports to be authored by
413 Cameron Lowe, the interim County Extension Director and it contains a report to the effect that
414 solar farms may not be a good idea. It would be my opinion, and this is...the report is by Dr.
415 Ron Heiniger, Core Science Extension Specialist with North Carolina State. It will be my
416 opinion that this hearsay. Dr. Heiniger is not here, would not be subject to cross-examination.
417 Dr. Heiniger is not taking an oath as to the authenticity of this. Do you understand my point? So

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418 respectfully...I mean it's up to you to admit it but on advice of counsel I do not think you should
 419 consider this because it is hearsay. You can't cross-examine a piece of paper. Ma'am, did you
 420 understand my concerns?

421
 422 Christina Barker: Yes.

423
 424 Attorney Morrison: Okay. I commend you for your work but this is...you're the victim of a
 425 lawyer trick, okay. But it's an important concept. Do not consider this, all right. Now the next
 426 document ma'am, that you have, is...

427
 428 Chairman Riggs: So we can't take those.

429
 430 Attorney Morrison: That would be my recommendation. You need to rule on that
 431 commissioners; that you're not going to consider it because it's hearsay.

432
 433 Chairman Riggs: So do I need to rule...we need to vote on it.

434
 435 Attorney Morrison: You need to make a motion.

436
 437 Chairman Riggs: Yeah, we need to make a motion. We need someone to make a motion that we
 438 do not accept those.

439
 440 Commissioner White: **I will make a motion that we do not accept that as evidence on the**
 441 **advice of our counsel.**

442
 443 Attorney Morrison: All right. And the advice is it's hearsay.

444
 445 Chairman Riggs: All in favor...you've heard the motion. Wait a minute, excuse me. You've
 446 heard the motion. We're not going to accept the documentation on the advice of the counsel and
 447 not being able to cross-examine the author of that document.

448
 449 Attorney Morrison: Yeah, it's therefore hearsay, okay.

450
 451 Chairman Riggs: So all in favor say aye. Against? Passed.

452

453	RESULT:	PASSED [UNANIMOUS]
454	MOVER:	Tom White, Vice Chairman
455	AYES:	Meiggs, Riggs, White, Krainiak, Munro

456
 457 Attorney Morrison: All right ma'am, the next document you wish the board to consider is a
 458 proposed ordinance on solar farms. Is that correct?

459

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460 Christina Barker: Correct.

461

462 Attorney Morrison: Okay, that's your recommendation. And I don't know if it's relevant but
 463 they can consider it. How would this be relevant?

464

465 Christina Barker: Um...

466

467 Attorney Morrison: You're asking that the ordinance be changed?

468

469 Christina Barker: Yes.

470

471 Attorney Morrison: All right. Well the ordinance cannot be changed tonight. They may or may
 472 not wish to consider change in the future and this would be a wonderful resource for them to
 473 look at in that time. But I would say you not consider this tonight because it's not relevant.

474

475 Chairman Riggs: Do we need to vote on that?

476

477 Attorney Morrison: Yes.

478

479 Chairman Riggs: So now we need a motion to decline or not accept the draft version of the UDO
 480 changes for Solar Farm regulations. One of you guys want to make a motion?

481

482 Commissioner Munro: **Chair, I want to make a motion that...**

483

484 Commissioner Krainiak: Whatever you just said.

485

486 Commissioner Munro: **...we don't accept it...**

487

488 Attorney Morrison: In that it's not relevant tonight.

489

490 Commissioner Munro: **...it's not relevant tonight.**

491

492 Chairman Riggs: All in favor say aye. All against?

493

494	RESULT:	PASSED [UNANIMOUS]
495	MOVER:	Ross Munro, Vice Chairman
496	AYES:	Meiggs, Riggs, White, Krainiak, Munro

497

498 Chairman Riggs: It passed. So we won't be accepting that this evening.

499

500 Christina Barker: I think that cancels out...

501

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502 Chairman Riggs: We're almost a year late on getting an ordinance to the UDO into the cogs to be
503 moving for tonight. It takes almost a year for us to change a document.

504

505 Christina Barker: Yes, I apologize. I did not hear of these meetings prior to November's
506 meetings. I was not made aware. That was most of the speech tonight. So I guess let me
507 shorten it up by just saying in making your decision tonight I just want to make sure that you as
508 county commissioners, that you have the community's health, safety and welfare in place before
509 making your decision tonight.

510

511 Chairman Riggs: All right, thank you. We do want to talk about the devalue of our homes with
512 the property with SunEnergy1.

513

514 Attorney Morrison: You own a home nearby. Is that correct?

515

516 Christina Barker: I do own a home.

517

518 Attorney Morrison: The law is...even though she may not be a realtor you can always express an
519 opinion as to the value of your own property so this would be competent. You may testify,
520 ma'am.

521

522 Christina Barker: Okay. I would just like...I guess the homeowners would like to see something
523 put in tonight that if SunEnergy's Special Use Permit is approved, that the devalue of our home,
524 that's something that they're held responsible for; for the difference in the devalue of our home.

525

526 Attorney Morrison: Well she can make the request but you don't...there's nothing in the
527 ordinance that allows you to do that. So the way the law is written they don't have the ability to
528 do that. But ma'am, if you have any evidence...now you can't talk about anybody else's
529 property; you can talk about yours. If you have any evidence that your property values of your
530 home is going to be diminished that would be competent and the board can consider it. But
531 you've got to have evidence that that is the case.

532

533 Christina Barker: Thank you for your time.

534

535 Attorney Morrison: Thank you.

536

537 Robert Williams: Hello, my name is Robert Williams. I live at 140 Sassafras Lane. And it was
538 explained to me by the people at SunEnergy that they can't modify what they've submitted at all.
539 And I'd like to request that they do away with the tree line along my property you know on my
540 personal regions. I don't want it blocked in. I'd like to make that request.

541

542 Attorney Morrison: Excuse me, sir. Could you repeat that, please? You would like them to alter
543 the tree line?

544

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545 Robert Williams: Just do away with it along my property line for claustrophobic reasons you
546 know.

547

548 Attorney Morrison: Oh okay. All right.

549

550 Chairman Riggs: Can I ask him questions?

551

552 Attorney Morrison: Yes.

553

554 Chairman Riggs: Mr. Williams...

555

556 Robert Williams: Yes, sir.

557

558 Chairman Riggs: I'm gonna make sure I'm understanding you. You just want to do away with
559 the trees and have flat...that buffer just flat ground. So they just keep it mowed and it gives you
560 visibility.

561

562 Robert Williams: Thank you.

563

564 Chairman Riggs: I think that would save the builder money, myself.

565

566 Dave Parks: The ordinance does require the landscaping there. That'd be up to the board. I
567 don't know if it would be legality-wise as far as modifying that requirement.

568

569 Attorney Morrison: You can modify it if it's for health and safety reasons. The witness testified
570 he is claustrophobic. Did I understand that? Is that a medical condition or you just don't want to
571 be boxed in?

572

573 Robert Williams: When they plant corn in front of my property and I'm sitting on my porch it
574 feels like we're boxed in and I do feel claustrophobic. I'm afraid when they do plant the corn
575 they're closing in that side also because I'm already on the left side; you know on the other side
576 that...

577

578 Attorney Morrison: Do you have an actual medical condition of claustrophobia?

579

580 Robert Williams: No, sir. No, sir.

581

582 Attorney Morrison: Okay. All right. Well I don't think you can deviate from your ordinance
583 without...you can deviate from your ordinance to an extent for health and safety reasons but I
584 don't believe that testimony would rise to that level.

585

586 Chairman Riggs: What if that trip was gonna clip the tip of his wing when he come to land?

587

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588 Dave Parks: I'd like to ask the applicant a question. What type of vegetation do you have
589 planted up alongside there?
590
591 Chairman Riggs: You might have me in there.
592
593 Linda Nwadike: ---. (too low)
594
595 Dave Parks: To the height of how?
596
597 Linda Nwadike: When I plant it it would be about 4 feet but it grows up to about 20 or above
598 feet.
599
600 Dave Parks: The ordinance requires a vegetative buffer. The vegetative buffers, the trees can be
601 replaced with some other sort or type of buffer if that would satisfy the adjacent property owner.
602 Instead of trees they could plant other things.
603
604 Chairman Riggs: I got a question. I was getting ready to ask you that. Instead of planting 20-
605 foot tall trees, she could plant 3-foot tall shrubbery.
606
607 Linda Nwadike: We can definitely do that; whatever --- (too low) would like.
608
609 Attorney Morrison: All right, good.
610
611 Chairman Riggs: It's still vegetation. We're still fulfilling the...we're still fulfilling the...
612
613 Dave Parks: Intent of the ordinance.
614
615 Chairman Riggs: ...intent of making some kind of shrubbery.
616
617 Attorney Morrison: Okay, very good.
618
619 Commissioner Meiggs: --- the UDO. (too low, cross talk)
620
621 Dave Parks: Yes, it does.
622
623 Attorney Morrison: All right.
624
625 Chairman Riggs: Let's go with that.
626
627 Attorney Morrison: I love it when government works.
628
629 Michael Riggs: My name is Michael Riggs. I live at 1442 South 343. Me and my wife own the
630 property. I discussed it with them before they bought their property a year ago; that we were

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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631 putting a solar farm there. And I discussed it when they were buying and I told him and my
632 brother-in-law, Bobby before I ever made the decision to go with SunEnergy. It was a business
633 decision for me. All I've done is farm all my life and I couldn't raise a crop for what they pay
634 me. It was a business decision for me and that's all I got to say.

635
636 Linda Nwadike: I just want to address their concerns because again, like said previously,
637 SunEnergy likes to be good neighbors and we always like to work with the neighbors. And
638 they do have some concerns which I definitely want to talk about. In regards to Mrs.
639 Barker's...actually, I'm sorry...

640
641 Faye Perry: Perry.

642
643 Linda Nwadike: ...Mrs. Perry's runoffs and things of that nature and we do the stormwater plan.
644 'Cause she's talking about the drainage system on her property. There is a stormwater plan that
645 has been completed like I mentioned previously with the help of an independent engineer who
646 looked at it. It doesn't really affect what we are doing. And in regards to Mrs. Barker's
647 comment on the appraisal of her property, that's a good concern to have, which I actually
648 understand where her concern is coming from. But as you can see in your package there was an
649 appraisal done on the solar facility in ---, North Carolina. And what happens with it is when they
650 looked the appraisal was completed, the conclusion was there isn't any positively or negatively.
651 It doesn't affect your property at all; positive or negative, it does not. However, the things that
652 affect your property value is if you have a subdivision you don't know how is going to move in.
653 Drug use, your neighbors can affect your property value; the homes next door can affect your
654 property value. So I wanted to make sure she understands that, as well. And we have tried as a
655 company...I met up with the neighbors end of November; November 30th at the library here in
656 the county and we talked about the solar facility without any of the county personnel. And we
657 talked about the solar facility with them and they can testify to that. We spoke about it. They
658 asked questions, we answered all their questions at that time. And their major issues were
659 eyesore and property value and I did give them the appraisal reports for them to take home and
660 take a look at it. And in regards to eyesore, the ordinance states that we have vegetative buffer.
661 We talked them in regards...some of them were inclined to having a fence, a privacy fence. But
662 we came to a compromise I thought with it, to put it on their property. We are willing to pay for
663 the privacy fence if it makes them happy. And we came to that conclusion. If you want a
664 privacy fence, get the neighbors all together, which Mrs. Barker was supposed to have taken
665 charge of. Get them together, sign a document stating that this is the type of fence you want;
666 privacy fence that you want; the details of privacy fence, send it to us; let's take a look at it. But
667 that never happened unfortunately. I called Mrs. Barker several times in regards to what are they
668 thinking and didn't really get a response if the group had come to a consensus. So that's kind of
669 where we are because I just want to make sure you understand that wherever we go we always
670 try to be good neighbors and work with the neighbor that we might affecting. Thank you.

671
672 Chairman Riggs: Excuse me, we have a couple of questions. Mr. Meiggs...

673

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674 Linda Nwadike: Sure.

675

676 Commissioner Meiggs: Is Sun still willing to maintain that same attitude about the fence?

677

678 Linda Nwadike: Yes, sir. (short laugh) We always...again, we're always willing...if they come
679 back to me...because I know they have never responded to me in regards to that...

680

681 Commissioner Meiggs: ---. (too low) Is Sun still willing to negotiate --- concerning a fence?

682

683 Linda Nwadike: Yes, sir. I'm willing to work with them and if they can get me documentation
684 and our engineer techs will look at it and if the fence can be on their property and not on our
685 property, we are willing to do something in regards to that.

686

687 Commissioner Munro: I have a question I'd like to ask. Ma'am, the appraisal, Kirkland
688 Appraisals, LLC...

689

690 Linda Nwadike: Yes, sir.

691

692 Commissioner Munro: Who hired them to do the appraisal and the study for this packet?

693

694 Linda Nwadike: This is an independent...it's --- solar. It's not even related to SunEnergy1. This
695 is a different solar company that did the appraisal. We wanted to make sure...

696

697 Commissioner Munro: But it was a solar company that hired them?

698

699 Linda Nwadike: Correct.

700

701 Commissioner Munro: Okay.

702

703 Linda Nwadike: But it wasn't SunEnergy1. We are not related anyhow with them.

704

705 Commissioner Munro: But it was a solar industry that paid for the appraisal report.

706

707 Linda Nwadike: It was an independent solar company that paid for the appraisal for...

708

709 Commissioner Munro: Independent solar company. I understand, thank you.

710

711 Chairman Riggs: We have some more. You're gonna be busy. (laughter)

712

713 Attorney Morrison: If I may ask a question, to your point sir. This appraisal that was done was
714 not done on Camden County property though.

715

716 Linda Nwadike: No, it was not.

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717 Attorney Morrison: All right so you can treat that, give it such weight as you can. You could
718 consider it relevant to be trends in the industry or you could consider it remote. It doesn't deal
719 with this land. Maybe that's the case in Winston-Salem but doesn't necessarily apply here. So
720 you give it what weight you think it deserves.
721
722 Commissioner Munro: Understand.
723
724 Attorney Morrison: All right.
725
726 Commissioner Munro: Go ahead, Tom.
727
728 Commissioner White: I had a question about the appraisal, too. That was...I assume that was a
729 certified appraiser ---. (too low)
730
731 Linda Nwadike: Yes, sir. Yes, sir.
732
733 Commissioner White: So supposedly whoever hired them, it doesn't matter. They're supposed
734 to be independent and supposed to --- appraisal or they can get in big trouble.
735
736 Linda Nwadike: That is correct, sir.
737
738 Chairman Riggs: Mr. Meiggs.
739
740 Commissioner Meiggs: I was gonna say ---. (too low)
741
742 Linda Nwadike: Yes, sir. That's correct.
743
744 Commissioner Munro: I do have a couple more questions.
745
746 Linda Nwadike: Sure.
747
748 Commissioner Munro: Let me see if I can phrase this correctly. How many solar farms has
749 SunEnergy built to date?
750
751 Linda Nwadike: We have built about 400 megawatt-ac. The solar...depends on the capacity. It
752 varies. But right to date, about 400 megawatt-ac.
753
754 Commissioner Munro: How many solar...independent solar farms, pieces of property is that?
755
756 Linda Nwadike: I can't give you a number. If I give you a number it will be an inaccurate
757 number.
758
759 Commissioner Munro: Okay. And how many of those does SunEnergy still own?

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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760 Linda Nwadike: We own various, as well. So it varies. I want to say we own probably...I want
761 to say 5 to 10 of them independently and most of them are --- now.

762

763 Commissioner Munro: They have been resold?

764

765 Linda Nwadike: Some of them are sold, some of them utilities own them, correct.

766

767 Commissioner Munro: Thank you.

768

769 Linda Nwadike: Um hum.

770

771 Dave Parks: Board, if you don't mind I would like to elaborate on their agreement with the
772 property owners about a privacy on their agreement with the property owners about a privacy
773 fence on their property. Correct me if I'm wrong, Mr. Morrison, is we can't set a condition for
774 the applicant to put structures put up on adjacent property. Special Use Permit applies to the
775 property itself and not adjacent properties.

776

777 Chairman Riggs: That's just out of the kindness of her heart if she does it. --- (cross talk)

778

779 Dave Parks: Yes, sir. Yes, sir.

780

781 Chairman Riggs: Here's what I want you to address. I'd like for you to address the drainage
782 plan.

783

784 Dave Parks: The applicant submitted a drainage plan to the county which was reviewed by Mr.
785 Greg Johnson, our county engineer. He approved the drainage plan, stating that it meets the
786 drainage requirements of the Unified Development Ordinance.

787

788 Attorney Morrison: That was done by an engineer ---. (cross talk)

789

790 Chairman Riggs: Where does it drain to and across Sandy Hook Road at?

791

792 Dave Parks: I'm not sure where it drains to. That would be...I'm not an engineer.

793

794 Chairman Riggs: The gentleman behind you raised his hand.

795

796 Dave Parks: Please state your name and address.

797

798 Eric Schudt: My name is Eric Schudt. I live in Greenville, North Carolina. I'm the civil engineer
799 with SunEnergy. The drainage was done by an independent civil engineering company,
800 Timmons, out of Raleigh and that was approved by the county. The water...the way we do it,
801 we hardly do any kind of grading whatsoever. We don't change where the water's gonna go.
802 The water wants to go where it wants to go and we're just going to let it go there. So where it's

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803 draining now is where it's going to continue to drain. To answer the other lady's question about
804 impervious area, we're very low impervious area. Like a normal residential subdivision will be
805 like 60-70% paved surfaces or rooftops. We're around 3% because the only thing that we have
806 to count is the actual post that's going into the ground and the pad that the inverters or
807 transformers sit on 'cause otherwise the water gets underneath the panels and meets the ground
808 just like it would otherwise. So we...we have consulting engineers that put the plans together so
809 we abide by all the stormwater ordinances and ---; the erosion control and all that stuff. So I'm
810 available if there's any other questions about the stormwater or even afterwards if you want to
811 ask me something.

812
813 Attorney Morrison: Yes, may I ask a question? Mr. Chair, may I ask?

814
815 Chairman Riggs: Go ahead.

816
817 Attorney Morrison: You indicated you're a licensed civil engineer?

818
819 Eric Schudt: I am a licensed civil engineer in the State of North Carolina.

820
821 Attorney Morrison: Okay. And when did you obtain your Engineering degree?

822
823 Eric Schudt: My undergrad was finished in December of '91. I got my Master's in technically
824 '95 and I've been licensed since '99.

825
826 Attorney Morrison: In North Carolina.

827
828 Eric Schudt: Not in North Carolina. I just received my North Carolina license.

829
830 Attorney Morrison: All right, your license now. When were you licensed in North Carolina?

831
832 Eric Schudt: I just received it like last month.

833
834 Attorney Morrison: Okay. And where did you take your undergraduate and master's degrees?

835
836 Eric Schudt: My undergraduate was at Perdue University in Indiana and my master's was at the
837 University of Notre Dame.

838
839 Attorney Morrison: And have you practiced engineering continuously since 1999?

840
841 Eric Schudt: In the 20 years since I graduated I've been practicing engineering for about 16 of
842 those years.

843
844 Attorney Morrison: And how many of those drainage plans have you reviewed and created
845 approximately? Hundreds?

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846 Eric Schudt: I would have to go into the hundreds, yes.

847

848 Attorney Morrison: Okay. Mr. Chairman, my purpose for asking these questions would indicate
849 that this witness is an expert and therefore capable of rendering an opinion. You do not have to
850 believe the testimony of an expert simply because they are an expert. However, if you choose to
851 believe the witness on normal issues of credibility and ability to understand what he's talking
852 about, he is capable of rendering an opinion where a lay witness would not be.

853

854 Eric Schudt: That's all I had but I'm available for questions.

855

856 Chairman Riggs: Anybody have any more questions, Commissioners? Any more evidence you
857 want to bring forward?

858

859 [?] Talk about the stormwater runoff. (laughter)

860

861 Michael Riggs: It's a sandy ridge. The only time you have water standing if you have a six or
862 eight-inch rain. If you have a two or three-inch rain the ground soaks it up. It is not...the only
863 time if you have maybe a six or eight-inch rain that's when you have water and then it drains off.

864

865 Chairman Riggs: Tell me somewhere in the county that a six or eight-inch rain doesn't stand and
866 that's where we build the next project.

867

868 Faye Perry: It is sandy land but if you go into my yard any time that we have rain I own...if you
869 look on the pictures you'll see the two houses right there and the field between the other three
870 houses; that whole front right there. The whole back of my property is all the ditch that that
871 water that he's talking runs through. And there's a dip in between the two lots, between my
872 house lot and my spare lot. And there's a little...where we built up the property at, it does sit in
873 there and you can go down there at any time that you want to and you can see water standing
874 there because it does not flow across the church, which is across the street. On the other side,
875 you can see where the church is over there and it does...it's either clogged or whatever. So I
876 can't ask the county to dig out the ditch but if you could make the water flow away that would be
877 wonderful.

878

879 Christina Barker: I want to add to the drainage. Per the Camden County Planning Department.
880 When we built our home we were made to put 12-foot ditches in because of the drainage and the
881 holding water.

882

883 Dave Parks: If I could answer the question, the house lot that you had purchased, there was a
884 four-lot minor subdivision done a while ago by Mr. Riggs. Part of the ordinance requirement is
885 they provide us a drainage plan for those four lots and the drainage was put in and was certified.

886

887 Michael Riggs: Talking about the drainage, Faye's lot, on my property is three-foot higher. She
888 graded her property so it cut her property down. That's the reason the water stands. It'll drain

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889 but across 343 is where the swamp is stopped up or filled in. That's what slows it up. That's the
890 reason the water lays.

891
892 Chairman Riggs: That's not a job for...that drainage across 343 is not a job for this but it is...it is
893 one that our soil and water guy takes care of.

894
895 Michael Riggs: That swamp there has filled in.

896
897 Eric Schudt: I would also like to say about the drainage thing, right now the site is fine. And I
898 don't know the specifics of his farming practices but one would presume that once the crops
899 grow you harvest them and then we have bare ground. Once we have the solar farm in it's
900 essentially going to be like open grasslands. Once we get the grass established we'll no longer
901 be using fertilizer so we'll have less of a nutrient load. But also the runoff will be slightly less
902 because of the grass there. It won't ever be bare ground, at least while the solar farm is there.

903
904 Chairman Riggs: Being you're the expert, usually ground that has grass growing absorbs water
905 faster than bare ground because bare soil, it runs off of it like running off of a 2 x 4. And the
906 grass actually helps the absorption rate. True?

907
908 Eric Schudt: Correct. Yes, the grass will slow down the runoff, which will extend the amount of
909 time it takes for the water to reach one part of the property into the other to the ditch it drains out
910 of, it also...the grass will absorb the water and the water will go out through transpiration. It'll
911 you know come out through the leaves and all that. So the grass does absorb some of the water
912 and it also slows it down so the actual highest...I don't want to say flood stage, but the highest
913 level that the water gets after a storm event will be lower and it'll be lengthened. But the only
914 thing is that property is sort of at the local...I hate to say high because of the way this county is,
915 but everything...nothing...we're not gonna be blocking flow at all. I mean the water flows from
916 our site out. So you know and we're not gonna be adding any water to the flow and we're also
917 not gonna be blocking up any waterways.

918
919 Chairman Riggs: Right, it's not like you're building a development where you have retaining
920 ponds or any of that kind of stuff. So whatever nature puts there, it's gonna go somewhere in its
921 natural flow.

922
923 Eric Schudt: Correct.

924
925 Chairman Riggs: I'm very familiar with that. Thank you.

926
927 Commissioner Krainiak: I've got one question.

928
929 Chairman Riggs: Mr. Krainiak has a question. I think it's directed at you.

930

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931 Commissioner Krainiak: Yes, ma'am. This is a high hunting area. Are you gonna have...there's
932 gonna be a fence around it?

933

934 Linda Nwadike: Yes, sir.

935

936 Chairman Riggs: Deer; do they affect the solar panels and by chance somebody hits it with a
937 stray bullet what happens then?

938

939 Linda Nwadike: Okay. The panels...okay, first question. There will be a six-foot fence going
940 around our perimeter; chain-link fence in addition to if we decide to go ahead and do their
941 privacy fence. So what will happen in regards to the deer, the deer will move the pack. It's like
942 any other subdivision where you put a home in, wildlife will just move the area where they go
943 because they can't go through with the fences. And third question in regards to the bullet,
944 hopefully that won't happen but the panels are monitored...seriously, the panels are monitored
945 24 hours remotely. So if something happens someone in our office will see it and additionally
946 it's monitored by the utility as well. So someone will know there is a problem with the panel
947 because a bullet went through it so that panel will probably not work anymore. So one our O&M
948 personnel, our maintenance and operation personnel will come up and take a look at what has
949 happened.

950

951 Chairman Riggs: I'm gonna ask you one question because I happen to know that many of their
952 neighbors are bears. Has a bear had a negative effect on one of these panels? I mean they walk
953 around. I'm sure they get in there and walk around them because they're like kids. They will
954 climb a fence or anything. We don't have high-voltage accidents or anything like that with the
955 animals.

956

957 Linda Nwadike: No, we haven't heard anything about that. But again, it will just...the path that
958 the bear goes through will just be a little different because of the fence going around it and it will
959 be pushed back. But if they climb on top of it, again I hope not, but that's something that we will
960 mitigate. And if we see something that's going on we'll have somebody come out here and take
961 a look.

962

963 Commissioner Munro: Ma'am, I have a question.

964

965 Linda Nwadike: Sure.

966

967 Commissioner Munro: Is this the first solar farm that you've built this close to the coast in North
968 Carolina?

969

970 Linda Nwadike: Sir, no. We have one that we just completed in Currituck County this past
971 December. We have various panels, various sites in Washington County and Bertie County.
972 We've built a couple in this area.

973

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- 974 Commissioner Munro: So being a coastal community, what wind force can the panels sustain?
 975
- 976 Linda Nwadike: I think it's 110 miles per hour. That's what it is built to at this time.
 977
- 978 Commissioner Munro: If by chance the winds exceed that, and the panels come off and a lot of
 979 the panels are damaged, what's the plan for getting rid of the panels? Can they be taken to the
 980 local dump?
 981
- 982 Linda Nwadike: Yeah, these panels are not hazardous at all. They can be you know recycled or
 983 they can be put in the landfill. There's no hazardous materials associated with these panels at all.
 984 And like I said, the panels are monitored 24/7 in case that issue arises and the panels fall out
 985 somebody will notice if something is wrong and come out and pick up the panels and reinstall a
 986 new one if need be and recycle the others.
 987
- 988 Commissioner Meiggs: Ma'am I got just two things. One, I think it'll be safe to say that this
 989 array will be --- operate; remotely operated.
 990
- 991 Linda Nwadike: That's correct.
 992
- 993 Commissioner Meiggs: Panels, if I'm not too far out, about 98-99% of these generation two
 994 panels are recycled.
 995
- 996 Linda Nwadike: That's correct.
 997
- 998 Commissioner Meiggs: Is that correct?
 999
- 1000 Linda Nwadike: Yes, sir.
 1001
- 1002 Commissioner Meiggs: Compared to the old panels which were probably what, 40-50%;
 1003 something like this?
 1004
- 1005 Linda Nwadike: No, the ones...
 1006
- 1007 Commissioner Meiggs: The old ones.
 1008
- 1009 Linda Nwadike: The panels that we use are actually the old type of panels made in the 1950's;
 1010 the technology done in the 1950's. He has a sample of the panel. That's what I'm showing.
 1011
- 1012 Commissioner Meiggs: But these are rebuildable also.
 1013
- 1014 Linda Nwadike: These are rebuildable panels that are made with silicon.
 1015
- 1016 Chairman Riggs: Do we need to accept that as evidence?

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- 1017 Attorney Morrison: If they're offering it. Are you offering that into evidence?
1018
1019 Linda Nwadike: Sure, I can put this...I just wanted you guys to take a look at it. I can...
1020
1021 Chairman Riggs: Well we need to accept it if you're going to show it to us.
1022
1023 Linda Nwadike: Oh sorry. Do you want to accept it? (laughter)
1024
1025 Attorney Morrison: I don't want it.
1026
1027 Chairman Riggs: Make a motion so we can accept to view them.
1028
1029 Attorney Morrison: If you would pass it up and let them look at it.
1030
1031 Linda Nwadike: These are the type of panels...these are panels...you have seen these panels all
1032 over even the highways and these panels are used on the rooftops. Actually I believe Mr.
1033 Williams has a set of panels on his property right now, as well; is used widely. It's 1950's
1034 technology. There's no environmental impact of these panels. It's actually the same
1035 technology...I don't know if you guys know the little calculators that use the cells, solar cells.
1036 It's the same technology as these panels. But of course the one we utilize is bigger than that.
1037 This is just a sample.
1038
1039 Commissioner Munro: One more question before you leave, ma'am.
1040
1041 Linda Nwadike: Sure.
1042
1043 Commissioner Munro: If I'm correct here, this is a 5 megawatt solar farm?
1044
1045 Linda Nwadike: Yes, sir.
1046
1047 Commissioner Munro: Why was the choice for a 5 megawatt farm made by SunEnergy?
1048
1049 Linda Nwadike: Because of the size of the property. We're only using 50 acres. It was 90 acres
1050 in total. But if you look on the top those are wetlands and we cannot build on wetlands. I wish I
1051 had a pointer; on the north side. And so we couldn't build it on wetlands. So we have to you
1052 know come down on it. So that's why it's a 5 megawatts. But if the property was larger it
1053 would have been a bigger capacity.
1054
1055 Commissioner Munro: Has SunEnergy built bigger?
1056
1057 Linda Nwadike: Oh yeah. We've built...
1058
1059 Commissioner Munro: In North Carolina?

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1060 Linda Nwadike: In Elizabeth City we have one of the biggest ones. Actually in Conetoe there's
 1061 an 80 megawatt AC.

1062
 1063 Commissioner Meiggs: About 1800 acres thereabout?

1064
 1065 Linda Nwadike: That is correct.

1066
 1067 Commissioner Meiggs: That's right.

1068
 1069 Linda Nwadike: Conetoe, too. Yeah in Elizabeth City. So...

1070
 1071 Chairman Riggs: Okay. We will now close this public hearing. Anybody have anything further
 1072 to discuss? Do I have a motion to close this public hearing?

1073
 1074 Commissioner Meiggs: So moved.

1075
 1076 Chairman Riggs: **Mr. Meiggs made a motion we close this public hearing.** All in favor say
 1077 aye.

1078

1079	RESULT:	PASSED [UNANIMOUS]
1080	MOVER:	Garry Meiggs, Commissioner
1081	AYES:	Meiggs, Riggs, White, Krainiak, Munro

1082
 1083 Chairman Riggs: We need to take five minutes before we go into the next session.

1084
 1085 Commissioner Meiggs: Mr. Chairman before you do...before you do I would like to ask the
 1086 board that I be recused from the upcoming public hearing because I do have a financial interest
 1087 in that one.

1088
 1089 Attorney Morrison: All right so Mr. Chairman you would accept a motion that Commissioner
 1090 Meiggs be allowed to recuse himself and that would require a vote.

1091
 1092 **Motion that Commissioner Meiggs be recused in the Mining Operation request since he has**
 1093 **a financial interest in the property.**

1094

1095	RESULT:	PASSED [UNANIMOUS]
1096	MOVER:	Tom White, Vice Chairman
1097	AYES:	Riggs, White, Krainiak, Munro

1098
 1099 Chairman Riggs declared a five-minute recess.

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1100 Chairman Riggs reconvened the Board of Commissioners meeting.

1101

1102 **Motion to amend the agenda to add the Special Use Permit and finding of facts from staff**
1103 **as New Business Item 6.D.**

1104	RESULT:	PASSED [UNANIMOUS]
1105	MOVER:	Garry Meiggs, Chairman
1106	AYES:	Riggs, White, Krainiak, Munro

1107

1108 Dave Parks: Mr. Chairman, the Planning Board at their November 16, 2016 meeting
1109 recommended approval of the Special Use Permit Application UDO 2016-10-03 for a five
1110 megawatt A/C solar facility located at the intersection of Sassafras and Sandy Hook Road with
1111 the conditions as stated in staff's finding of facts. If the commissioners would like to consider
1112 either approval or denial we would recommend that they approve or deny the Special Use Permit
1113 Application UDO 2016-10-03 with the conditions as stated in the staff finding of facts.

1114

1115 Attorney Morrison: And I believe they have to consider each issue individually and vote upon
1116 that.

1117

1118 Dave Parks: They would consider the application as a whole.

1119

1120 Attorney Morrison: All right. They don't have to consider number one, is the application
1121 complete; number two...? (cross talk)

1122

1123 Dave Parks: Yes, they would. They would have to consider based off what staff submitted...you
1124 would have to consider is the application.

1125

1126 Attorney Morrison: All right. Where is that in the application, Dave?

1127

1128 Dave Parks: It's actually not in the application itself. It's part of the ordinance; the very
1129 beginning of the ordinance; to consider the commissioners would have to state whether they
1130 believe that the application submitted by staff is complete.

1131

1132 Attorney Morrison: But they also have to consider other items, as well.

1133

1134 Dave Parks: With the supporting documents, sure.

1135

1136 Attorney Morrison: Do we have the ordinance?

1137

1138 Dave Parks: I do not have the ordinance with me, no sir.

1139

1140 Attorney Morrison: Can you pull it up for us?

1141

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1142 Dave Parks: I don't have it up here. ---.

1143

1144 Attorney Morrison: Commissioners, you have to consider I think there are five criteria and you
1145 have to find all five. One I know is the application complete; two, would it violate the health,
1146 safety, welfare; would it diminish property values, etc. We need to vote on each one of those I
1147 think.

1148

1149 Chairman Riggs: You've got the five questions?

1150

1151 Attorney Morrison: Mr. Chairman, I do and I will...unfortunately we don't have them for you
1152 printed but I will suggest we need to have a motion of the five things and then a vote on each
1153 motion separately, okay. All right, number one: Do we have a motion to find that the application
1154 is complete? Someone needs to make that motion.

1155

1156 **Motion that the application is complete.**

1157	RESULT:	PASSED [UNANIMOUS]
1158	MOVER:	Garry Meiggs, Chairman
1159	AYES:	Meiggs, Riggs, White, Krainiak, Munro

1160

1161 Attorney Morrison: Number two: Does the proposed project comply with the Unified
1162 Development Ordinance?

1163

1164 **Motion that the proposed project complies with the Unified Development Ordinance.**

1165	RESULT:	PASSED [UNANIMOUS]
1166	MOVER:	Tom White, Vice Chairman
1167	AYES:	Meiggs, Riggs, White, Krainiak, Munro

1168

1169 Attorney Morrison: Number three: Will the proposed project at the current location endanger the
1170 public health and safety? And I think there's no evidence that it will but that's for you to decide.
1171 So do we have a motion that the proposed project will not endanger the public health and safety?

1172

1173 **Motion that the proposed project will not endanger public health and safety.**

1174	RESULT:	PASSED [UNANIMOUS]
1175	MOVER:	Randy Krainiak, Commissioner
1176	AYES:	Meiggs, Riggs, White, Krainiak, Munro

1177

1178 Attorney Morrison: All right the next would motion would be that the proposed project will not
1179 injure the value of adjoining or abutting property. There was no competent evidence introduced
1180 that it would.

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1181 Chairman Riggs: So we entertain a motion?

1182

1183 Attorney Morrison: That it will not injure the value of adjoining or abutting property.

1184

1185 **Motion that the proposed project will not injure the value of adjoining or abutting**
1186 **property.**

1187 **RESULT: PASSED [UNANIMOUS]**

1188 **MOVER:** Garry Meiggs, Chairman

1189 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

1190

1191 Attorney Morrison: Is the proposed project in harmony with the area in which it is located? I
1192 believe, Dave, this property is zoned for this, right?

1193

1194 Dave Parks: The property is zoned for the use.

1195

1196 Attorney Morrison: Okay. So do we have a motion that this project is in harmony with the area
1197 in which it is located?

1198

1199 **Motion that this project is in harmony with the area in which it is located.**

1200 **RESULT: PASSED [UNANIMOUS]**

1201 **MOVER:** Tom White, Vice Chairman

1202 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

1203

1204 Attorney Morrison: Next we need a motion that it is in conformity with the Land Use Plan of the
1205 county – and it is. Is that correct?

1206

1207 Dave Parks: The current Land Use Plan does not address solar farms.

1208

1209 Attorney Morrison: All right. So it's hard to say whether it is or is not consistent. This is not
1210 reviewable by a court. It's a --- the General Assembly makes you vote on this. You could vote
1211 it's not and still approve the project or you can vote that it is. We have no Land Use Plan that
1212 addresses solar farms. Is that correct?

1213

1214 Dave Parks: That is correct. The current Land Use Plan does not address solar farms.

1215

1216 Attorney Morrison: I would assume logic then is if we don't have an ordinance on this it would
1217 have to be consistent.

1218

1219 Dave Parks: That is correct.

1220

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1221 Attorney Morrison: All right. So is it consistent with the...

1222

1223 Chairman Riggs: It won't have any effect...

1224

1225 Attorney Morrison: It won't have any effect one way or the other. But so I would say that you
1226 have a motion...

1227

1228 Chairman Riggs: So the motion is it conforms to the Land Use Plan. Do we have a motion to
1229 that effect? So we have a motion that it conforms to the Land Use Plan as currently...(cross talk)

1230

1231 **Motion that the proposed project conforms to the Land Use Plan.**

1232

1233 Chairman Riggs: We've got one more to do, right?

1234

1235 Attorney Morrison: One last one. Did you vote on that one?

1236

1237 Commissioner Meiggs: What's the motion?

1238

1239 Attorney Morrison: The motion is it's in conformity with the Land Use Plan.

1240

RESULT:	FAILED.
MOVER:	Ross Munro, Commissioner
AYES:	None.
NO:	White, Meiggs, Riggs, Krainiak, Munro

1241

1242

1243

1244

1245 Attorney Morrison: The last is it will not exceed the county's ability to provide public facilities.

1246

1247 **Motion that it will not exceed the county's ability to provide public facilities.**

1248

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ross Munro, Commissioner
AYES:	Meiggs, Riggs, White, Krainiak, Munro

1249

1250

1251

1252 Attorney Morrison: All right this having been taken you would not entertain a motion to approve
1253 the application with the staff findings. Is that correct?

1254

1255 Dave Parks: That's correct.

1256

1257 **Motion to approve the application with all submitted evidence, including staff findings.**

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1258 **RESULT:** PASSED. [4-1]
1259 **MOVER:** Garry Meiggs, Chairman
1260 **AYES:** Meiggs, Riggs, White, Krainiak,
1261 **NO:** Munro

1262
1263 The ordinance passes with a 4-1 vote.

1264
1265
1266 **Motion to go into Public Hearing for UDO 2016-08-10 B&M Investments of North**
1267 **Carolina – Mining Operation.**

1268 **RESULT:** PASSED
1269 **MOVER:** Tom White, Vice Chairman
1270 **AYES:** Riggs, White, Krainiak, Munro
1271 **RECUSED:** Meiggs

1272
1273 Dave Parks: Yes, Mr. Chairman, at this time staff would invite all public entities to provide
1274 testimony in this matter to come up and get sworn in.

1275
1276 Clerk: Do you all swear to tell the truth, the whole truth and nothing but the truth?

1277
1278 All: Yes.

1279
1280 Dave Parks: Yes, Mr. Chairman and Board, B&M Investments of North Carolina, LLC, who will
1281 be represented by Mr. Garry Meiggs tonight has applied for a Special Use Permit application for
1282 a mining operation on property located at the end of Ponderosa Road in South Mills Township.
1283 The property is located at the northern border of Virginia and North Carolina. Give me a second
1284 here. All the people were sworn in. The Special Use Permit application, back in 2007 the
1285 county approved a Special Use Permit application for the same use on the same property. Due to
1286 the downturn in the economy the Special Use Permit had expired. The applicant is coming in
1287 with a whole new application for the same use, same conditions; same type plan and everything
1288 for the board to consider.

1289
1290 At this time staff would like to offer into evidence the Special Use Permit application, which was
1291 included in your board packet to include all of the supporting documents. Staff would also like
1292 to submit as evidence in the looking over the state discharge permit, the old permit had expired
1293 that was put in your packet. It was expired in 2014. The State Department of Environmental and
1294 Natural Resources renewed it in 2015 and it shall expire in 2020 with the actual general permit
1295 for the mining operation. Staff would like to submit as evidence A.

1296
1297 Attorney Morrison: Yes, exhibit A.

1298

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1299 Chairman Riggs: You swung your head just a little bit, Mr. Parks. You said the current DENR
 1300 application permit...

1301

1302 Dave Parks: Part of the mining operations with the state is what they call a discharge permit for
 1303 water.

1304

1305 Chairman Riggs: That's good until 2020?

1306

1307 Dave Parks: It is good through 2020. And it says that the certificate of coverage shall remain in
 1308 effect for the duration of the general permit. General Permit expires in 2020.

1309

1310 Attorney Morrison: Mr. Chairman, just for the record you need to make a ruling. You may have
 1311 and I could've missed it, but you accept into evidence Exhibit A, the application and Exhibit B,
 1312 the Certificate of Coverage. Is that correct?

1313

1314 Dave Parks: That is correct, for the ---. (cross talk)

1315

1316 Attorney Morrison: So A and B, okay.

1317

1318 Chairman Riggs: Okay. So we need a motion to accept into evidence Item A, the application and
 1319 Item B, this is a Certificate of Coverage.

1320

1321 **Motion to accept Exhibit A and B.**

1322

1323 Chairman Riggs: Mr. White has a made a motion that we accept Exhibits A and B.

1324	RESULT:	PASSED [UNANIMOUS]
1325	MOVER:	Tom White, Vice Chairman
1326	AYES:	Riggs, White, Krainiak, Munro
1327	RECUSED:	Meiggs

1328

1329 Dave Parks: Thank you. Again, the property is located at South Mills Township at the end of
 1330 Ponderosa Road. All advertisements have been done and completed in accordance with the
 1331 Camden County Unified Development Ordinance. At this time staff would like to turn it over to
 1332 Mr. Meiggs if he would like to say anything about the project. After that, staff will read over the
 1333 staff finding of facts and then we'll open it up for any public to offer testimony in this matter.

1334

1335 Attorney Morrison: Before Mr. Meiggs speaks the record should reflect that Mr. Meiggs is the
 1336 managing member of the LLC. Is that correct, Mr. Meiggs?

1337

1338 Garry Meiggs: Yes.

1339

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1340 Attorney Morrison: Therefore, you always have the right to represent yourself and he can do
 1341 that.

1342

1343 Dave Parks: Would you like to speak on it or let the application stand as is?

1344

1345 Garry Meiggs: To start with, I had no intention of being put in this situation tonight but because
 1346 of issues going on in our adjoining county to the east, our engineer could not be with us tonight.
 1347 I think it all stands on its own. Planning...the permits and things, it's a reissuance and that's
 1348 really all I've got to say. Thank you.

1349

1350 Dave Parks: Yes, Mr. Chairman, the zoning on the property is light industrial, which allows the
 1351 use of the mining operation. Property size is about 113 acres. It's zoned light industrial.
 1352 Properties adjoining to it to the North is the State of Virginia, to the south is woodlands and
 1353 some farms, over 23 acres. To the east, some woodland and approximately 95 acres. And to the
 1354 west there is a single-family dwelling on a 10-acre lot. The utilization of the access ingress and
 1355 egress of the use will be off of Ponderosa Road. The nearest outfall is the Dismal Swamp Canal.
 1356 There's a lead ditch out there and everything drains into the Dismal Swamp. There are no
 1357 service utilities servicing the property; no water, no bathroom facilities, no septic systems. Up
 1358 on Ponderosa Road, there are actually two other mining operations up there. Mr. Williams owns
 1359 a tract that the exit is off the northern portion of his property onto 17. That does not access
 1360 Ponderosa Road. There is...Camden Yards Material has a Special Use Permit application for
 1361 their mining operations which utilize Ponderosa Road as access for ingress and egress for their
 1362 development.

- 1363 • Under utilities, like I said under utilities there's no utilities servicing the property at this
 1364 time.
- 1365 • Landscaping; is there any buffer required. Yes, there is buffering required and it is
 1366 indicated on their site plan.
- 1367 • Findings regarding additional requirements: Endangering the public health and safety.
 1368 Like I said, these are staff opinions; we are not experts. If the ingress and egress is
 1369 proposed off of Ponderosa Road, which is a private road, staff feels that with the width of
 1370 Ponderosa Road and current road conditions proposed use will have an impact on the
 1371 residents that utilize the road if not kept up to drivable standards.
- 1372 • Injury to value of adjoining or abutting property: Staff feels that and is of the opinion that
 1373 proposed use will not injure value of the adjoining properties. The whole area up there is
 1374 zoned light industrial for commercial uses.
- 1375 • It in harmony within the areas located? Yes, it is. The property is zoned I-1. Again, the
 1376 proposed use is permissible in that zone with the approval of a Special Use Permit.
- 1377 • Is it in conformity with county plans? Is it in conformity with the Land Use Plan? Area
 1378 is consistent with the county's Future Land Use map for the proposed use. Thoroughfare
 1379 plan - only access to the site is off Ponderosa Road. Again, it is a private easement. It is
 1380 not a state-maintained road. It is an unpaved road.

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- 1381 • Will not exceed the county's ability to provide public facilities: It will have no impact on
 1382 your schools, little impact on your fire and rescue, little impact on your law enforcement.
 1383

1384 At the November 16, 2016 Planning Board, Planning Board recommended approval to reissue a
 1385 new Special Use Permit with the following conditions, which were taken from the previous
 1386 permit.

- 1387 1) The applicant must strictly abide by all the requirements of the Unified Development
 1388 Ordinance of Camden County, North Carolina and must also strictly comply with all
 1389 other local, state and federal ordinances, laws, rules and regulations as one or more
 1390 ordinances, laws, rules and regulations may apply to this development.
 1391 2) The applicant shall complete the development strictly in accordance with the approved
 1392 plans contained in the file title UDO 2016-08-10.
 1393 3) Applicant shall aid in maintaining the upkeep of Ponderosa Road to current conditions.
 1394 4) Applicant shall retain the cut over trees that lay within the buffer area indicated on the
 1395 site plans.
 1396 5) The hours of operation shall be April 1-October 31, 7:00 a.m. to 6:00 p.m., Monday
 1397 through Friday; and then from November 1-March 31, 7:00 a.m. to 5:00 p.m., Monday
 1398 through Friday. This is to coincide with Daylight Savings.
 1399 6) If any of the conditions affixed hereto or any part thereof shall be held invalid or void,
 1400 then this approval in its entirety shall be void and have no effect.

1401
 1402 At this time staff would entertain any public to offer testimony in this matter.
 1403

1404 Attorney Morrison: Excuse me, Mr. Parks did you make a finding the application was complete?
 1405

1406 Dave Parks: It is staff's opinion and findings that the application is complete.
 1407

1408 Chairman Riggs: Anyone in the public wants to make a comment?

1409 Jeremy Rosenberger: Jeremy Rosenberger, owner of 373 Ponderosa and 363. I do have a major
 1410 concern. I have pictures that I'd like to present as evidence that I would like to ask...concern of
 1411 there's a picture of our road, picture of my car on the road. I would like to know where anybody
 1412 sees it can facilitate two dump trucks side by side first off.
 1413

1414 Attorney Morrison: All right, just a moment please, sir. You'll get to make those remarks. What
 1415 is your...what is your last name, sir? I'm sorry.
 1416

1417 Jeremy Rosenberger: Rosenberger.
 1418

1419 Attorney Morrison: Rosenberger?
 1420

1421 Jeremy Rosenberger: Yes, sir.
 1422

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- 1423 Attorney Morrison: Mr. Chairman, I think you should receive this as Rosenberger Exhibits 1
1424 and 2.
1425
1426 Chairman Riggs: All in favor of receiving Mr. Rosenberger's Exhibits 1 and 2 say aye.
1427
1428 Commissioner White: Aye.
1429
1430 Commissioner Krainiak: Aye.
1431
1432 Commissioner Munro: Aye.
1433
1434 Chairman Riggs: She's making us a copy.
1435
1436 Jeremy Rosenberger: Also I've got another one here showing my house as well for evidence,
1437 instead of just the road.
1438
1439 Attorney Morrison: Hand that up to Commissioner White and this would be Rosenberger Exhibit
1440 3.
1441
1442 Chairman Riggs: We'll accept Mr. Rosenberger's Exhibit 3. If you're in favor say aye.
1443
1444 Commissioner White: Aye.
1445
1446 Commissioner Krainiak: Aye.
1447
1448 Commissioner Munro: Aye.
1449
1450 Chairman Riggs: Any against? Passed.
1451
1452 Commissioner White: She's working on it. [Clerk is making copies.]
1453
1454 Chairman Riggs: Is this your house, Mr. Rosenberger?
1455
1456 Jeremy Rosenberger: Yes, sir.
1457
1458 Chairman Riggs: You're on the right-hand side as you're progressing back towards 17.
1459
1460 Jeremy Rosenberger: Yes, sir.
1461
1462 Chairman Riggs: As we're going out towards 17 you're on the right-hand side.
1463
1464 Jeremy Rosenberger: Yes, sir. That is correct.
1465

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1466 Commissioner Munro: North on Ponderosa; north side of Ponderosa?

1467

1468 Jeremy Rosenberger: Yes, sir. That is correct. The concern is that's a three-mile dirt road. It is
1469 a privately...private road. It's a road that me and the residents maintain. It's a big concern with
1470 the maintenance of it. When you're talking...if I'm not mistaken, the permit is issued for 100 to
1471 200 trucks a day. I want to make sure that me and my wife can get home. As far as my
1472 neighbor, Ms. Mary, and the other residents, I currently purchased another piece of property. It's
1473 not all zoned industrial property back there. I have a residential, she has a residential. I just
1474 purchased another 15 acres back there. I'm currently getting rezoned in the process. I've got a
1475 final inspection. I'm rezoning that into residential, as well.

1476

1477 Chairman Riggs: We can't accept what you're going to do.

1478

1479 Jeremy Rosenberger: Okay, I own residential property.

1480

1481 Chairman Riggs: Okay, I understand that.

1482

1483 Jeremy Rosenberger: I own residential property, sir, yes. And I want to make sure that I can
1484 access my home and my wife can, as well. Another concern is you see that it is not paved. You
1485 run 100 trucks on that road, I just lost my freedom to open the windows in my house because you
1486 see I'm not far off the road. It's dust. It is gonna be a dust field. I will have dust blown all in my
1487 house; brake dust coming off these dump trucks. Is that a...is that healthy for my children to be
1488 playing in the front yard, 15 feet off that road? I'm asking that the board does not issue a mining
1489 permit.

1490

1491 Chairman Riggs: Anybody else? Anything else?

1492

1493 Jeremy Rosenberger: Yes. Is there a permit...has there been a permit that's already been issued
1494 for the clearing that's already been done back there. Is there a valid permit for that?

1495

1496 Attorney Morrison: You cannot ask the board members questions. You can present evidence.
1497 You can ask questions.

1498

1499 Jeremy Rosenberger: I'm asking for evidence to be presented. It's not...I'm asking evidence for
1500 work that's already been done back there. Is there a permit that has been issued that can be
1501 cited?

1502

1503 Attorney Morrison: Who are you addressing that question to?

1504

1505 Jeremy Rosenberger: Anybody who can answer it.

1506

1507 Attorney Morrison: Okay, that's a good idea. I have no idea one way or the other. Mr. Parks?

1508

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1509 Dave Parks: The clearing of property greater than an acre requires an Erosion and Sedimentation
1510 Control Plan approved by the state. Part of the mining permit that was received by the state
1511 includes that Erosion and Sedimentation Control Plan for the clearing. The clearing, even
1512 without the mining permit the applicant could use the Erosion and Sedimentation Control Plan to
1513 clear-cut the property. And the other issue with the residential, if I can clarify that with the board
1514 while I'm up here; is the residential use is up there. They are classified as legal non-conforming
1515 uses; legal at the time they were created; just not conforming to current zoning; under current
1516 zoning. Like I said, if the...

1517
1518 Attorney Morrison: That's commonly what's referred to as being 'grandfathered in'.
1519

1520 Dave Parks: I was doing the legal thing. So that would clarify as far as the...all residential uses
1521 up along there are classified as legal non-conforming.
1522

1523 Commissioner Krainiak: I've got one question, Mr. Chairman.
1524

1525 Jeremy Rosenberger: That's all the evidence.
1526

1527 Chairman Riggs: Mr. Krainiak has a question for you.
1528

1529 Jeremy Rosenberger: Yes, sir.
1530

1531 Commissioner Krainiak: I don't think it's for you, I think it's for Mr. Parks. This says the
1532 applicant shall aid and maintain the upkeep of Ponderosa Road in current conditions. They'll
1533 maintain it so he can get home? Because with 100 trucks going up and down there I can see that
1534 might be a...if it's nice and wet like it's been today that might be a little issue for them. I don't
1535 know if you're gonna...
1536

1537 Jeremy Rosenberger: It's muddy right...it's got ruts in it now and that's just from little POVs;
1538 not from 100 loaded dump trucks; 20, 50. It's gonna be...it's happened in the past.
1539

1540 Commissioner Krainiak: Were you living back there when they were doing it before?
1541

1542 Jeremy Rosenberger: No, sir. But I've heard nightmares of it and I'm just trying to prevent.
1543

1544 Commissioner Krainiak: I just didn't know what the conditions were.
1545

1546 Chairman Riggs: You say it's happened in the past. There's already mining operations back
1547 there. Highway 17 was built by one of those sandpits that's back there.
1548

1549 Jeremy Rosenberger: Okay so we need another one to open up?
1550

1551 Chairman Riggs: Well I mean this road survived that one.

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1552 Jeremy Rosenberger: Look, I'm protecting my home, my family.

1553

1554 Chairman Riggs: I understand.

1555

1556 Jeremy Rosenberger: I'm not trying to protect 17.

1557

1558 Chairman Riggs: I understand.

1559

1560 Jeremy Rosenberger: There's two pits that are already there; established.

1561

1562 Chairman Riggs: Is there trucks going in and out of those two pits?

1563

1564 Jeremy Rosenberger: No, sir.

1565

1566 Chairman Riggs: Okay.

1567

1568 Jeremy Rosenberger: No, sir. And that's we can, as residents, maintain that property. We
1569 maintain the road with our farm tractors, our personal equipment. I can't...my question is you
1570 see the width. There is evidence proof width of the road. Let's start with width. Do you see
1571 where there is ample enough area for two dump trucks to be side by side? If I'm coming home I
1572 don't want to have to back up two and a half miles to get a dump truck around me. He's not
1573 gonna back up. My question is where is the room to facilitate two dump trucks side by side? I
1574 haven't even...let's just begin with that before we get into the ruts, the mud. There's not enough
1575 width. That's the bottom line. Evidence shows. That's all I have.

1576

1577 Commissioner Krainiak: Getting back to the question there, has that been addressed; the
1578 maintenance situation; rocks; whatever they agreed?

1579

1580 Dave Parks: I was not privy to be at the Planning Board meeting. The maintenance of the road,
1581 usually...Mr. Coleman has a similar...same operation to the west of the property. Part of
1582 his...correct me if I'm wrong, Mr. Coleman. Part of his requirements to maintain the road does
1583 require some of the watering when dust picks up. Is that correct? Part of it does require the
1584 watering of the property. The continued use, I agree with what Mr. Rosenberger earlier said;
1585 was it will kick up dust. The watering helps. The care and maintenance of the road is
1586 everybody's responsibility back there. Like I said it's...you know...I don't...you could ask...

1587

1588 Chairman Riggs: Being that you are a member of the staff, the current road that we're looking at,
1589 is that a legal right-of-way or is it just an easement?

1590

1591 Dave Parks: It is a private easement, private road; 30 feet. It does not meet any DOT
1592 requirements because it is private.

1593

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1594 Chairman Riggs: I know but as I understand it there's a difference between an easement and a
1595 right-of-way.
1596
1597 Dave Parks: If I'm correct the easements and right-of-way are allowable for ingress and egress.
1598 It's just...
1599
1600 Attorney Morrison: There could be. Who owns this easement? Do we know?
1601
1602 Dave Parks: That's the magical question. In the research it is there platted as an ingress/egress.
1603 It's on some surveys we've seen as ingress and egress for the property owners to utilize.
1604
1605 Jeremy Rosenberger: The property owners, when we signed deeds we signed an easement right-
1606 of-way.
1607
1608 Attorney Morrison: Okay.
1609
1610 Jeremy Rosenberger: It's almost like...
1611
1612 Attorney Morrison: Did you sign a road maintenance agreement, as well?
1613
1614 Chairman Riggs: How many feet was it? How many feet wide was the easement you signed?
1615
1616 Jeremy Rosenberger: I'd have to get the information on it. I think he's got the survey on that if
1617 I'm not mistaken.
1618
1619 Attorney Morrison: Do we have the deed or easement or the deed of right-of-way saying who has
1620 the right to use that road?
1621
1622 Dave Parks: No, sir.
1623
1624 Attorney Morrison: All but this...
1625
1626 Dave Parks: It just reflects as an easement.
1627
1628 Attorney Morrison: All right this property has been zoned to permit sandpits. Is that correct?
1629
1630 Dave Parks: That is correct.
1631
1632 Attorney Morrison: All right. And this sandpit and this and other sandpits are in the area and are
1633 serviced by this road?
1634

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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1635 Dave Parks: There are two sandpits in the area; one, the northern side of Ponderosa; the Williams
1636 tract, which their ingress and egress is off a...their path to the north, they don't access Ponderosa
1637 Road.

1638
1639 Attorney Morrison: All right. Is there any other sand mine serviced by this particular road?

1640
1641 Dave Parks: Yes, Camden Yard Materials ---. (cross talk)

1642
1643 Attorney Morrison: Okay. How long has that sandpit been there?

1644
1645 Dave Parks: To the best of my knowledge, since 2002.

1646
1647 Attorney Morrison: Okay. And the residents that built there, they are non-conforming. They
1648 were there first. Is that right?

1649
1650 Dave Parks: That is correct.

1651
1652 Attorney Morrison: Okay. But when the property was rezoned to allow sandpits...when was it
1653 rezoned to allow this?

1654
1655 Dave Parks: The rezoning...the county in 2004 did a major rezoning and the county was rezoned
1656 at that time.

1657
1658 Attorney Morrison: And it was rezoned in 2004.

1659
1660 Dave Parks: Correct, which changed that to a light industrial zone.

1661
1662 Attorney Morrison: All right so it's a light...you have residences but they're in light industrial
1663 zoned area.

1664
1665 Dave Parks: Which will classify them as a legal non-conforming...

1666
1667 Attorney Morrison: Okay, I understand.

1668
1669 Chairman Riggs: When you ponder that, Mr. Morrison, when Camden Yard applied for their
1670 permit quite some time ago, we had the same path that we're looking at right here. Camden
1671 Yard operated for several years. Are they still in business?

1672
1673 Dave Parks: Yes, they are.

1674
1675 Chairman Riggs: They hauled sand out of there for several years. And they maintained the road
1676 while they were doing it. I mean you know they'd put a little sand in the holes. They drug it on
1677 a regular basis.

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1678 Attorney Morrison: I think this gentleman's concern, in addition to road maintenance, is road
1679 width. Can vehicles headed in opposite directions pass each other? And if the road is (cross
1680 talk)...just a minute. The road width I've heard is 30 feet and I believe you're contending it's
1681 less than 30 feet?

1682
1683 Dave Parks: The plat easement is 30 feet.

1684
1685 Attorney Morrison: 30 feet, okay. All right so that would be 15 feet in either direction.

1686
1687 Jeremy Rosenberger: That 30 feet, though, is not...that 30 feet is on the other side of the ditch.
1688 On the south side is where that pin in that survey is from.

1689
1690 Attorney Morrison: So you're saying it's not actually 30 feet wide.

1691
1692 Jeremy Rosenberger: Absolutely not.

1693
1694 Dave Parks: The road itself...correct, it's not 30 feet. The easement runs I think...

1695
1696 Attorney Morrison: What we're interested in I guess more so than the easement is passable
1697 roadway. How wide is that?

1698
1699 Dave Parks: Well the road itself, you're looking at about 20 feet maybe. It all depends on the
1700 width of the dump trucks; the way that the existing mining operations ingressed and egressed
1701 out; what if they would see another truck coming off the road; they would pull off to the side.

1702
1703 Attorney Morrison: Is there room to do that?

1704
1705 Dave Parks: The speed limit was restricted.

1706
1707 Attorney Morrison: Is there room for these vehicles to pull off to the side?

1708
1709 Dave Parks: We've had probably one incident I think with Camden Yard Materials where one of
1710 the trucks actually went in the ditch up there over since 2002.

1711
1712 Attorney Morrison: What would happen if the commissioners were so inclined to approve this to
1713 make a condition that the sand mine vehicles, the trucks, would have to yield to residential traffic
1714 coming in? Is that a possibility where they could...the truck could pull off to the side of the road
1715 to allow a residential vehicle to get in?

1716
1717 Dave Parks: I believe so.

1718
1719 Attorney Morrison: Wouldn't that be within the authority of the commissioners to do that for the
1720 health, safety and welfare?

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1721 Dave Parks: Yes, sir.
1722
1723 Attorney Morrison: Okay.
1724
1725 Jeremy Rosenberger: I disagree with the width.
1726
1727 Attorney Morrison: I don't have a vote; I'm just asking.
1728
1729 Jeremy Rosenberger: There's pictures. I don't...that's evidence. It's not an opinion. It's a
1730 stated picture. His mining operation was...it is more off to the west, where this new one is, it's
1731 further east down Ponderosa, which the road consistently gets narrower. That is where my home
1732 is located.
1733
1734 Commissioner Munro: Dave, I have a question for you. On page 81 of the application there's a
1735 order to grant a Special Use Permit by the Board of Commissioners of Camden, North Carolina.
1736 It was written in July 16, 2007.
1737
1738 Dave Parks: That's correct.
1739
1740 Commissioner Munro: Did you write this? Were you employed...
1741
1742 Dave Parks: I was part of the findings, yes sir.
1743
1744 Commissioner Munro: Okay. On Findings Regarding Additional Requirements, 24,
1745 Endangering the Public Health and Safety, did you write this?
1746
1747 Dave Parks: It was an opinion of the staff, yes.
1748
1749 Commissioner Munro: What's that?
1750
1751 Dave Parks: It was opinion of staff, yes.
1752
1753 Commissioner Munro: Yeah. And nothing has changed to the status of that road?
1754
1755 Dave Parks: No, sir.
1756
1757 Commissioner Munro: Okay so this is still applicable today?
1758
1759 Dave Parks: Yes, sir.
1760
1761 Commissioner Munro: Okay. 'Cause the findings...(cross talk)
1762
1763 Attorney Morrison: That's not binding.

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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1764 Dave Parks: It's not binding because the permit expired.
1765
1766 Attorney Morrison: The permit expired.
1767
1768 Dave Parks: At that time, yes sir.
1769
1770 Commissioner Munro: At that time. And the road is still the same width?
1771
1772 Dave Parks: Yes, sir.
1773
1774 Commissioner Munro: Okay. So nothing's changed.
1775
1776 Dave Parks: The misunderstanding is Mr. Rosenberger property, Camden Yard Materials, their
1777 mine pit is before Mr. Rosenberger's property so they're not actually going by his property. If
1778 you're coming down Ponderosa...
1779
1780 Commissioner Munro: Explain that part.
1781
1782 Dave Parks: Okay. Camden Yard Materials' mine is probably about two miles before the
1783 proposed applicant here. Mr. Rosenberger's property is beyond Camden Yard so and there was
1784 no actual...there is no truck traffic from Camden Yard Materials impacting Mr. Rosenberger's
1785 property.
1786
1787 Commissioner Munro: No, this is B&M investment.
1788
1789 Dave Parks: Right. But what I want to say is Camden Yard is coming up first, then you've got
1790 Mr. Rosenberger's property and then you've got B&M. So Camden Yard does not impact Mr.
1791 Rosenberger's property as far as truck traffic.
1792
1793 Commissioner Munro: Right. This wasn't written for Camden Yard. This was written in 2007
1794 for B&M.
1795
1796 Dave Parks: That was for B&M, yes sir.
1797
1798 Commissioner Munro: Yes. And it says on number 24, Findings Regarding Additional
1799 Requirements Endangering Public Health and Safety under Finding A, it says if ingress/egress is
1800 proposed off Ponderosa Road staff feels that the width of Ponderosa Road and current road
1801 conditions proposed use will have a severe impact on the public health and safety. That was
1802 written in 2007 for B&M.
1803
1804 Dave Parks: That is correct. It was in our opinion like I said with the dirt road condition during
1805 periods of rain...
1806

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- 1807 Commissioner Munro: And you just stated the road conditions haven't changed any.
1808
1809 Dave Parks: No, they haven't changed.
1810
1811 Commissioner Munro: So wouldn't it be the same finding today?
1812
1813 Dave Parks: That is correct.
1814
1815 Commissioner Munro: If the road conditions haven't changed any...because you made this
1816 finding in 2007 and the road conditions have not changed any, so under findings today
1817 Regarding Additional Requirements...
1818
1819 Dave Parks: That they're endangering the public health and safety?
1820
1821 Commissioner Munro: Yes.
1822
1823 Dave Parks: Yeah staff in the current...
1824
1825 Commissioner Munro: What page do you have that on?
1826
1827 Dave Parks: It'll be under number three, Findings Regarding Additional Requirements. I don't
1828 have the same page number you have in your packet since you've got multiple pages there. But
1829 it'll be under the...let me see here, if you go to the fourth page of the application.
1830
1831 Commissioner Munro: Fourth page of the application, roger that.
1832
1833 Dave Parks: Under number three, Findings Regarding Additional Requirements.
1834
1835 Commissioner Munro: Okay so yeah, under three; number three.
1836
1837 Dave Parks: Correct. A is Endangering Public Health and Safety.
1838
1839 Commissioner Munro: Yeah.
1840
1841 Dave Parks: If the ingress and egress is proposed off Ponderosa Road, which is private, staff
1842 feels with the width of Ponderosa Road, like I say it's a 30-foot easement and current conditions,
1843 proposed use will have an impact on the residents that utilize the road if not kept up to drivable
1844 standards.
1845
1846 Commissioner Munro: I lost my place here on that old one. Here it is. I got it, thank you. So in
1847 2007 it was a severe impact and now it's just an impact on the residents.
1848
1849 Dave Parks: Correct.

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1850 Commissioner Munro: But the road hasn't changed any.
1851
1852 Attorney Morrison: I believe Mr. Meiggs wanted to make a statement.
1853
1854 Garry Meiggs: I do. Having just been shown a picture...of the picture that you were shown, I
1855 found it extremely interesting, gentlemen. In today's technology and you gonna bring me a
1856 picture in here that's just as black you can't hardly see it? Let me assure you, that's quite a
1857 skewed version of the way that path looks; quite skewed right by because you've got very little
1858 traffic, if any, that goes by Mr. Rosenberger's...any. If you think that no traffic moving on the
1859 road don't impact how wide that you'll run it out, if it's so narrow then how is Mr. Coleman with
1860 Camden Yard Materials passing? How are these people meeting those trucks up and down that
1861 path? It doesn't seem to be an issue with that.
1862
1863 Commissioner Munro: Mr. Meiggs, can I ask you one more question please?
1864
1865 Garry Meiggs: Yes, sir.
1866
1867 Commissioner Munro: I didn't see it in here. How many trucks are gonna be coming in and out
1868 on a daily basis?
1869
1870 Garry Meiggs: Commissioner, I don't mean this ugly but you know that's more than --- knows.
1871
1872 Commissioner Munro: Who?
1873
1874 Garry Meiggs: Because who knows? This man hadn't hauled a load out of his pit up there in
1875 years. So how am I gonna sit here and tell you exactly how many loads I'm gonna move...
1876
1877 Commissioner Munro: I didn't ask for an exact number.
1878
1879 Garry Meiggs: ...when one pit up there is shut down and so is the other one?
1880
1881 Commissioner Munro: Mr. Meiggs...
1882
1883 Garry Meiggs: It might not be none, sir.
1884 Commissioner Munro: Mr. Meiggs, I just asked you for an approximate number.
1885
1886 Garry Meiggs: And I just answered you; I don't know.
1887
1888 Attorney Morrison: All right...
1889
1890 Commissioner Munro: And you don't need to get cross with me, I'm just asking you a question.
1891
1892 Garry Meiggs: I don't know. I don't know.

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1893 Attorney Morrison: All right, if I may, we've heard I believe from Mr. Rosenberger that there are
 1894 gonna be hundreds of trucks heavily loaded and that just came in. We might want to ask...Mr.
 1895 Parks, is there anything in the application or any evidence you have as to how many truckloads
 1896 will be coming in and out a day?

1897
 1898 Dave Parks: No, sir. Like I said with a mining operation the use is going to dictate on the
 1899 contracts that they get to provide sand. Again, with Mr. Coleman's pit it ran down a couple
 1900 years because the downturn in the economy, there was no demand for it.

1901
 1902 Attorney Morrison: All right so there's...(cross talk) we have no scientific evidence of any kind
 1903 as to how many trucks will be coming in and out during the day. Is that correct?

1904
 1905 Dave Parks: That is correct.

1906
 1907 Attorney Morrison: All right.

1908
 1909 Chairman Riggs: The only one caveat that I have is...the only evidence we have is that there's
 1910 been times when he was hauling like crazy because he had a contract. Now his trucks have sat
 1911 idle for quite some time because there's not nobody mining that volume of sand. And like you
 1912 say, it's supply and demand. And the guy who has the sand on the day that it's required then
 1913 that's the guy who's going to do it.

1914
 1915 Attorney Morrison: Well I've got no dog in this fight. Let me just explain though, you have to
 1916 base your decision on competent evidence. There is no competent evidence at this point that
 1917 there will be hundreds of trucks a day. I mean that was a surmise. There's no evidence as to
 1918 what it will be. This thought further occurs to me since this is so very important to the developer
 1919 and to the homeowners, Mr. Meiggs your engineer, Mr. Bissell, was not able to be here because
 1920 he's got a conflict in Currituck. Is that correct?

1921
 1922 Garry Meiggs: Correct.

1923
 1924 Attorney Morrison: Is your engineer capable of addressing this; about the traffic?

1925
 1926 Garry Meiggs: I would say no because he's a lawyer.

1927 Attorney Morrison: He's an engineer, I'm a lawyer. (laughter)

1928
 1929 Garry Meiggs: Well he's not in the sand business.

1930
 1931 Attorney Morrison: Okay. It is within your right certainly to go forward. People are here and
 1932 they're prepared to address this. If you think it would be of assistance you can recess the hearing
 1933 and request the parties to bring you further information on the number of trucks, the width of the
 1934 road and the condition of the road. Engineers frequently take into account traffic patterns and

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1935 traffic flow. I do not know as to whether Mr. Bissell has done that or not. But that's usually
 1936 within their expertise.
 1937
 1938 Chairman Riggs: I'm confused and I'm probably going to ask you a question...maybe I should
 1939 keep my mouth shut. But why do we want to delay the process?
 1940
 1941 Attorney Morrison: You may not.
 1942
 1943 Chairman Riggs: We've already proven that them trucks that he owns can go in and out of there
 1944 on a regular basis and haul sand.
 1945
 1946 Attorney Morrison: That is purely...(cross talk)
 1947
 1948 Jeremy Rosenberger: That one's further west down Ponderosa. That's not...his trucks were not
 1949 coming from...(cross talk) where the photos were taken from.
 1950
 1951 Chairman Riggs: Just because you happen to move another few feet...
 1952
 1953 Attorney Morrison: Okay.
 1954
 1955 Chris Coleman: I can probably enlighten everybody.
 1956
 1957 Chairman Riggs: Did you swear in, sir?
 1958
 1959 Dave Parks: Can you come up? Yes, sir.
 1960
 1961 Chris Coleman: Yes.
 1962
 1963 Commissioner Munro: Please do.
 1964
 1965 Chairman Riggs: Please come help us.
 1966
 1967 Commissioner Krainiak: Enlighten us.
 1968
 1969 Chris Coleman: Good evening. My name is Chris Coleman. I am the managing member of
 1970 Camden Yard Materials. I would be the pit approximately a mile and a half west of the
 1971 applicant. I had my speech planned for when I got up here, but in listening to what everybody's
 1972 trying to understand about the easement, okay, there is a platted easement, 30-foot. That doesn't
 1973 mean the 30-foot is where the road is at. In fact, if you blow up their drawings you will see that
 1974 the easement is on the other side of the canal. Therefore, the width of the road is reduced in half
 1975 in some locations. In my case, years ago, back in 2001-2002, had the similar issue. I actually
 1976 had to purchase an additional 30-foot right-of-way in order to facilitate two-way traffic. Now as
 1977 you go along the existing Ponderosa Road, it's a dirt road, but you compare that in an overlay on

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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1978 the actually 30-foot easement and the preponderance of Ponderosa lies in the canal. Now when
 1979 we got our permit we had stipulations, and I can enter this as evidence. It's already in...should
 1980 be in the package; where upfront we had to have a I believe it was a 25-foot paved entrance
 1981 approximately 1300 feet built to NCDOT specifications. We also had to install a mile and a half
 1982 of millings, wrap. Do we all know what that is?

1983
 1984 Chairman Riggs: Right.

1985
 1986 Chris Coleman: So basically a gravel road 20-feet wide to the entrance of my pit. So we
 1987 improved two miles of roadway to the cost of almost \$750,000 in order to operate. That's what
 1988 this gentleman is talking about; is you've got another mile and a half. Where's the improvement
 1989 coming from and where does that road lie within the layover of the easement? Does everybody
 1990 understand?

1991
 1992 Chairman Riggs: I'm with you.

1993
 1994 Chris Coleman: That make sense now? I guess I'll enter this as evidence. At the
 1995 entranceway...I'm gonna jump back while she's doing that. If you look at page 1 on the
 1996 applicant, they're designed by Bissell Group. On the left-hand side in the sequence of
 1997 construction of the notes, and it states that the minimum low count is 100 loads a day, to a
 1998 maximum of 200 loads a day. Now double that 'cause that's in and out, okay. I shouldn't have
 1999 to put that in as evidence; you've got that.

2000
 2001 Attorney Morrison: It's already been received.

2002
 2003 Chris Coleman: Okay. So that answers the question. Everybody was saying does anybody
 2004 know? Well the engineer already put that in there; 200 loads a day. Now if you go back to the
 2005 meeting minutes, which you should have in your package that should be evidence, on the...I
 2006 guess that would be the October meeting before the...

2007
 2008 Dave Parks: Let me get some copies of this for you. These are the ---. (too low)

2009
 2010 Chris Coleman: You messed up my speech up. I got to remember all this again; the whole
 2011 packet. I guess this will be...he's got two; we'll call this three; this will be four.

2012
 2013 Dave Parks: ---. (too low)

2014
 2015 Attorney Morrison: How much of that do they need? Do they need the whole document, sir?

2016
 2017 Chairman Riggs: It's just a set of minutes from the Planning Board meeting.

2018
 2019 Dave Parks: These are the Planning Board minutes of the October meeting, correct?

2020

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2021 Chris Coleman: Uh huh.

2022

2023 Chairman Riggs: Can't we pull them right up on the web site?

2024

2025 Dave Parks: You can pull it up on the web site.

2026

2027 Attorney Morrison: Sir, can you quote to the board the applicable provisions from the Planning
2028 Board minutes or do they need to look at the entire document?

2029

2030 Chris Coleman: I would need my document back.

2031

2032 Attorney Morrison: Yeah, yeah.

2033

2034 Dave Parks: ---. (too low) If you want to brief the commissioners as far as this goes and I will
2035 provide them copies. We can pass it around as far as any ---. (too low)

2036

2037 Chairman Riggs: October 19th? This right here?

2038

2039 Dave Parks: Okay what we got here, we've got the meetings on the screen here and we'll have
2040 them up here. And I can always enlarge if you need to see it a little bit better.

2041

2042 Chris Coleman: I've got notes on several pages; 5 and 13.

2043

2044 Dave Parks: Page 5 and 13. Go to the middle of the page.

2045

2046 Chris Coleman: I'll start with that. During the October meeting, and I would like to state for the
2047 record, the issue of traffic on Ponderosa Road and its easement and narrow ways of existing
2048 roadway and the issue of the overlay was brought up before the Planning Board by me. I
2049 requested a meeting, a deferral of the decision, I requested a meeting amongst the powers-that-
2050 be, the applicant and myself, so we can sit down and try to sort things out. I'm very disappointed
2051 to say that I was never contacted; not an email, not a phone call or anything. For the record I
2052 requested a meeting to resolve this. When you go into the aspect of endangering public life and
2053 you already pointed on that; you know staff recommended one thing before; they have a different
2054 opinion at this time. I made it very, very, very clear to the Planning Board in trying to get them
2055 to envision the worst-case scenario because that's the way you've got to look at it. If the
2056 applicant is at full operation at 200 trucks, I'm at full operation at 200 trucks that's 400 trucks
2057 times two; that's 800 trips. That's a truck every .6 of a minute.

2058

2059 Chairman Riggs: Ya'll wish you were gonna be that busy.

2060

2061 Chris Coleman: I was that busy when things were good. It'll come back, it always does. History
2062 repeats itself. But you have to look at the worst-case scenario. So my whole position was the
2063 only stipulation put on the applicant was help maintain the road and I said well wait a minute;

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2064 I've got three pages of stipulations when I got my permit that I have to follow. Mr. Porter said,
2065 "Well you know if anything happens trust me, I'm gonna come down there and we're gonna get
2066 it right." And you know I...and I told him, I said you know don't take this the wrong way but
2067 you can't come down and police this. You know 400 dump trucks rolling up and down a three
2068 and a half mile road and you've left open to the imagination who's gonna take care of what. It's
2069 gonna be a major finger-pointing campaign that I don't want to be involved in. I requested that
2070 the county meet and let's set up some rules. You know you got to have some rules to go
2071 forward. If you want to plan, if you want to bring in infrastructure, and I'm a business man,
2072 you've got to plan for this. You just can't leave it wide open you know. This isn't the Wild
2073 Wild West anymore. Again, I'm discouraged I never got a phone call.

2074
2075 On page 6 of 13, item #3, it states the applicant...this is part of their rules that they need to
2076 follow. *The applicant shall aid in maintaining the upkeep of Ponderosa Road to current*
2077 *conditions.* That's it.

2078
2079 Again, on page 7 of 13, Chairman Calvin Leary observed that condition #3 of the staff's
2080 recommendations stipulate that B&M Investments shall be required to aid in the maintenance of
2081 the roadway. Well somebody needs to define what maintenance is.

2082
2083 On page 8 of 13, sixth bullet down, Mr. Meiggs promises that he will keep up the road as he is
2084 wanting to do business at that location. So here we go, we've got promises. That means nothing
2085 to me.

2086
2087 Mr. Rick McCall asked Mr. Meiggs how many trucks per week would be traveling the road if
2088 this project went forward. Mr. Meiggs replied that there would be 12-15 loads a day, which
2089 means anywhere between 84-105 truckloads a week. Now that's totally different than what that
2090 permit says. It's totally different than what I know as an expert in my field of what can happen.
2091 I believe Mr. Meiggs' testimony induced that board to de-scope the magnitude of the impact.
2092 Why would he say that? That's 3 trucks. That's 3 trucks. If it's gonna be 3 trucks I don't have a
2093 problem; none at all. I do have a problem with 200 trucks running daily over the two miles that
2094 I'm required in writing, under a permit that I have to maintain. That's the only thing we got in
2095 writing. I got to maintain it. So to have 200 trucks of a competitor running over my \$750,000
2096 worth of improvements, I've got a problem with that. And you know anybody would have a
2097 problem with that.

2098
2099 So again, I voiced you know my concerns and my opinions where you know I've seen firsthand
2100 what happens on that road with our own operations. It was all that we could do to keep up. It's a
2101 job. You know I don't want somebody's life on my conscience. Something needs...there needs
2102 to be discussions on how this would be handled. And it also...you need to look at the overlay of
2103 the easement. You can't fill the canal in to widen the road. Army Corps ain't gonna let you do
2104 that. You're not gonna move the culvert on 17 you know unless you want to spend a million
2105 bucks. You know my conditions as in what you would have as Exhibit 3, issued by the County
2106 of Camden, condition 6 and condition 7, that's what I was made to do in order to provide access

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2107 for my operations and to make the road safe for everybody that bordered; owners of Ponderosa
2108 Road. Actually I brought in 10,000 tons of millings.

2109
2110 If you look on Exhibit 4, these are the conditions of the Special Use Permit for Camden Yard
2111 Materials and specifically in regards to the road would be item #6, permittee shall pave to
2112 NCDOT standards the right-of-way known as Ponderosa Drive from US 17 to a point...blah,
2113 blah, blah; ya'll can read that; a width of 22 feet with additional shoulders and drainage.

2114
2115 Item #7, permittee shall improve to NCDOT standards the roadway known as Ponderosa Drive
2116 from a point equal to the east end of Lot 12, that's the subdivision that's right there, to the
2117 entrance of the sand mine, which is another mile and a half with standard shoulders and drainage.

2118
2119 Item #8, this goes in and talks about the stop signs, etc., etc., etc.

2120
2121 Chairman Riggs: Let's back up one second where you just said #8.

2122
2123 Chris Coleman: Yes, sir.

2124
2125 Chairman Riggs: It says in lieu of paving the road shall be improved to 18 feet width. You can
2126 pass two trucks on 18 feet?

2127
2128 Chris Coleman: Barely.

2129
2130 Chairman Riggs: Barely. That's where you tear off mirrors and stuff. Okay. Who can answer,
2131 is this piece of road right here 18 feet wide?

2132
2133 Chris Coleman: There was a picture that I saw had a vehicle in it. And no, that's not 18 feet.

2134
2135 Chairman Riggs: I know that, I saw that piece. But I'm looking...you know there's grass on both
2136 sides. There may be 18 feet of usable road there that's just not grassed up. And once the
2137 applicant goes and improves the road, his 18 feet wide and carries it back to his pit, then he's got
2138 a road. The question comes to mind you know how do we make these two entities cooperate and
2139 do this. And then Mr. Rosenberger's piece of property actually puts a floodgate in the middle of
2140 this thing if his property line goes all the way up and he says no, we're not gonna let you go by
2141 there. It's only gonna be one truck by his piece of property. I'm sure he's got some amount of
2142 easement there.

2143
2144 Chris Coleman: I think where a lot of concern is unless I'm missing something that the county
2145 has not put any stipulations on what the road improvement needs to be like they did on me. You
2146 know I got forced to spend \$750,000 to get the improvements to operate.

2147 Chairman Riggs: I understand your plight. I was sitting on this board when you got those
2148 stipulations. I understand your plight.

2149

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2150 Chris Coleman: You know in addition we put up 1200 foot of privacy fence as a barrier. That
2151 was item #9. You know in addition I put in 1200 foot of landscape buffer next to that fence.
2152 The list went on and on and on. And we complied and it was expensive. You know the question
2153 of whether or not they have enough is again by the overlay of the survey. And if you blow that
2154 up what this gentleman is saying is the pin is on the other side of the ditch and he doesn't have
2155 enough room. I don't know. All I can do is go by that. Again, we had the same scenario as is
2156 Exhibit 1, where I had to purchase 30 additional feet in order to get the roadway width to allow
2157 two vehicles to pass because the ditch or the canal is actually constructed in the easement. So
2158 there's a big difference between 400 trucks a day and 3 trucks a day. You know personally I
2159 don't see how it can be done; to have both operations running at the same time. If they'd like to
2160 buy mine I'll sell it to them. (short laugh) And he's got one to deal with. Does anybody have
2161 any other questions for me?

2162
2163 Chairman Riggs: No, sir.

2164
2165 Chris Coleman: Thank you.

2166
2167 Chairman Riggs: Thank you.

2168
2169 Garry Meiggs: Is there any other questions for me? You've heard both sides of it. The best that
2170 I know the improvements that we done by Camden Yard, that's what they are. I had nothing to
2171 do with that. The development of that road initially, I had a lot to do with it. I'm the man that
2172 basically got it so that it was...you were able to get up and down it. Isn't that right? When I
2173 logged in there I cut every bit of that timber. I've hauled in excess of about 400-600 acres out of
2174 that road. It's amazing how I did it and got by and made the improvements to the road. The first
2175 rockings that went on on that road, I believe if I'm not wrong was done by me and Union Camp
2176 Corporation. That's where the first base of rock; not from Camden Yard Materials, gentlemen.
2177 It was a lot of work done on that road before anybody else showed up back there; anybody.

2178
2179 Commissioner Krainiak: I think we need to table it.

2180
2181 Chairman Riggs: Anybody else want to speak?

2182
2183 Mary Roberts: I'd like to ask something if I could.

2184
2185 Chairman Riggs: Let the lady speak.

2186
2187 Mary Roberts: I'm the last house on Ponderosa. What happens if we have an emergency?
2188 'Cause I've been having problems with my heart. So what do I do; just tell the ambulance they
2189 just have to wait till all these trucks go in and out?

2190
2191 Chairman Riggs: No ma'am. I can assure you that when that ambulance pulls in there with them
2192 lights on them trucks are gonna move away.

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2193 Mary Roberts: All right, I'll keep you to that.
2194
2195 Chairman Riggs: Yes ma'am. They're not gonna take your life...
2196
2197 Attorney Morrison: The last lady to speak needs to give her name and address for the record.
2198
2199 Mary Roberts: Mary Roberts, 370 Ponderosa Drive.
2200
2201 Chairman Riggs: Mr. Rosenberger, I want you to answer a couple of questions before you start.
2202
2203 Jeremy Rosenberger: Sure, sure.
2204
2205 Chairman Riggs: The lots that are in the development of Ponderosa, is the actual entrance from
2206 Deer Trail or do you guys...or do all of them come off of Ponderosa Drive?
2207
2208 Jeremy Rosenberger: Ponderosa Drive.
2209
2210 Dave Parks: Deer Trail is the road name to the subdivision.
2211
2212 Jeremy Rosenberger: Yes, sir. Off of 17 it's straight onto Ponderosa. And then you...
2213
2214 Chairman Riggs: Correct, I understand that. And then you have to do that little hook and go into
2215 Heritage and then into the main subdivision part. But technically, are the houses supposed to
2216 come in from the subdivision side or from the Ponderosa side?
2217
2218 Commissioner Krainiak: It is a common driveway from Heritage and Ponderosa initially?
2219
2220 Jeremy Rosenberger: I'm still confused.
2221
2222 Chairman Riggs: Here's what I'm getting at, Mr. Planning Department. Why do we have a road
2223 that doesn't have the correct width easement on it and we're calling it one of our roads?
2224
2225 Dave Parks: Deer Trail?
2226
2227 Chairman Riggs: Ponderosa Drive.
2228
2229 Commissioner White: That used to be a farm path.
2230
2231 Chairman Riggs: It was a farm path.
2232
2233 Dave Parks: There are a lot of named private roads out in the county.

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

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2234 Chairman Riggs: But how did we let a development build without building a road to meet DOT
2235 standards? I mean we could've stopped them at the --- of the development. But this man just
2236 said when he started Camden Yard he built that road in there. You see what I'm getting at?

2237
2238 Dave Parks: No, sir.

2239
2240 Chairman Riggs: We let somebody build a development without having the proper roads.

2241
2242 Dave Parks: When you're talking development are you talking the sand pit or are you talking the
2243 residential development there?

2244
2245 Chairman Riggs: I'm talking all these houses right there.

2246
2247 Dave Parks: Those were houses exempt subdivisions and you're building a lot; or existing lots.
2248 You can build a house on existing lots when they were put in there. I do not know what the
2249 requirements were back there when they were put in.

2250
2251 Commissioner White: Well I can tell you I remember Ralph Sawyer was the one that developed
2252 that...

2253
2254 Dave Parks: That little subdivision, yes.

2255
2256 Commissioner White: ...(cross talk) And he just came off of Ponderosa Road, which was really
2257 a farm path and a lot of people logged up and down there and came off that. (cross talk)

2258
2259 Dave Parks: In your current county ordinance it does allow...

2260
2261 Chairman Riggs: That gets me back to where I was though.

2262
2263 Dave Parks: Your current ordinance does allow private access subdivisions.

2264
2265 Chairman Riggs: Right.

2266
2267 Dave Parks: And like I said, I do not know what the standards were when they were done. That
2268 was...

2269
2270 Chairman Riggs: It's too long ago to have had to match the UDO.

2271
2272 Dave Parks: At that time we would classify them as legal 'cause they are there.

2273
2274 Chairman Riggs: Okay.

2275
2276 Commissioner Krainiak: Can we table this?

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2277 Chairman Riggs: Mr. Rosenberger's standing up. We're gonna give you one minute, Mr.
2278 Rosenberger. Is that what you need?

2279
2280 Jeremy Rosenberger: Yes, sir.

2281
2282 Chairman Riggs: We're gonna give you one minute.

2283
2284 Jeremy Rosenberger: Excuse me?

2285
2286 Chairman Riggs: I saw you stand up. I thought you wanted to say something.

2287
2288 Jeremy Rosenberger: I was just wanting to refer to Mrs. Mary's statement here. That is one of
2289 the biggest concerns. I have three children. She is my neighbor and we can sit here and say that
2290 yes, I'm gonna maintain. Equipment fails, machines fail. If a machine goes down they can't
2291 maintain that road. Trucks get stuck on that road. It is nothing but mud. I don't know where
2292 that rock is. I haven't seen it. It's mud. Trucks get stuck. It's one way in, one way out. How is
2293 a ambulance gonna get back there? And as a father and as a neighbor that's a huge concern of
2294 ours.

2295
2296 Chairman Riggs: But she's still on the paved though, right?

2297
2298 Jeremy Rosenberger: She's right beside me.

2299
2300 Chairman Riggs: Oh she's way back where you're at.

2301
2302 Jeremy Rosenberger: She's right beside the development that's trying to get past. She's adjacent
2303 to that. I'm beside her.

2304
2305 Chairman Riggs: Okay.

2306
2307 Jeremy Rosenberger: It's a one-way in, one-way out. It's a major, major concern. Not only
2308 ambulance; what about a fire? If that road is tore slam up because equipment's broke down; oh I
2309 can't do nothing, my equipment's broke down, how's a fire truck supposed to get back there?
2310 And that's a heavy machine itself if it's full of water 'cause there is no fire hydrants back there.
2311 So in your decisions I ask that ya'll just take that...lives into consideration.

2312
2313 Chairman Riggs: All right, Mr. Parks.

2314
2315 Dave Parks: Mr. Chairman, if I may make a recommendation, I was not privy to the Planning
2316 Board meeting to where Mr. Coleman had stated some statements of fact there. And basically
2317 the main concern again, is those roads; that Mr. Coleman is held to a higher standard than what is
2318 in our condition. In consulting with Mr. Meiggs that he be privy to a condition on the permit to
2319 improve those roads to unpaved standards, which would be the asphalt millings underneath and

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2320 possibly maybe if it would be okay to get an agreement with the property owners and developers
2321 and everything on a more itemized description as far the maintenance; how that maintenance is
2322 going to occur on those roads.

2323
2324 Chairman Riggs: Okay.

2325
2326 Garry Meiggs: I don't have any problems with that. I don't know about Mr. Coleman. I've cut
2327 over 600-700 acres of timber out of there. Mrs. Mary, ya'll know that. I never let that path get
2328 out of shape no kind of way. 'Cause let's think about this, fellows. I'm not interested in tearing
2329 equipment all to pieces. I'm not interested in these people having issues either; none. I don't
2330 know how these other facilities have been existing up and down. That's amazing to me a little
2331 bit. But I assure you we don't have any problems with what Mr. Parks has just said about paving
2332 so that Mr. Rosenberger doesn't have the issues with brake dust or dust or by Mrs. Mary's house
2333 either. I've known this lady ever since she moved back there. I'm the guy that got that path so
2334 you could get back there.

2335
2336 Chairman Riggs: I can address one of those points for you because I am in the automotive
2337 business. There's no asbestos in those brakes anymore. It's Kevlar and metal. All right.

2338
2339 Dave Parks: Well that would be a recommendation from staff...

2340
2341 Chairman Riggs: Here's the question I have for you, Mr. Staff. Do we take this back to the
2342 Planning Board and let you put the conditional uses on it and get the two parties to agree, get
2343 everything aligned and then you bring it back?

2344
2345 Dave Parks: We can actually sit down with the property owners and both Mr. Coleman and Mr.
2346 Meiggs to go over a maintenance agreement on that road which will be satisfactory to all. Once
2347 it's satisfactory then we'll bring that back to the commissioners.

2348
2349 Chairman Riggs: We're just not gonna vote on it. We're gonna allow them to go back and work
2350 on it with the Planning Department and finalize the plan.

2351
2352 Attorney Morrison: All right then you would need to recess this hearing.

2353
2354 Chairman Riggs: All right we're gonna recess this part.

2355
2356 Attorney Morrison: And you need to recess it to a time and date certain.

2357
2358 Chairman Riggs: Can we do February?

2359
2360 Attorney Morrison: How much time will you need?

2361
2362 Chairman Riggs: Can we do that in February; if we recess this public hearing until February?

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2363 Garry Meiggs: Personally I'm not so sure that it bothers us any, Mr. Chair. My only concern
2364 would be I guess that there's so much concern with this that any and all ingress and egress
2365 whether it's my mine or Mr. Coleman's or whoever's, maybe it all just needs to stop until we've
2366 had adequate time to sit down and talk to people.

2367
2368 Dave Parks: I think 60 days.

2369
2370 Chairman Riggs: So we're going to recess this public hearing until such time that the conditions
2371 can be finalized and the Planning Department brings it back to us.

2372
2373 Attorney Morrison: I think if you're gonna recess it, one of the advantages of recessing is you
2374 don't have to re-advertise and so forth.

2375
2376 Dave Parks: That's correct.

2377
2378 Attorney Morrison: So you need to recess it to February or March or whenever. And if they're
2379 not ready then you can recess it again. But you need to give notice tonight this is gonna be
2380 recessed to...what's our first meeting in February? Recessed to February 6th.

2381
2382 Dave Parks: March.

2383
2384 Attorney Morrison: March.

2385
2386 Commissioner Munro: Chairman, I make a motion that we recess it till March.

2387
2388 Chairman Riggs: Okay what's the date in March? 6 March.

2389
2390 Attorney Morrison: The first Monday in March is the 6th; so to the March 6th meeting.

2391
2392 Chairman Riggs: Okay. We have a motion on the floor to recess this public hearing...

2393
2394 Attorney Morrison: Quasi-judicial hearing.

2395
2396 Chairman Riggs: ...quasi-judicial hearing until March 6th. All in favor?

2397
2398 **Motion to recess the hearing until March 6th.**

2399	RESULT:	PASSED [UNANIMOUS]
2400	MOVER:	Ross Munro, Commissioner
2401	AYES:	Riggs, White, Krainiak, Munro
2402	RECUSED:	Meiggs

2403
2404

**CAMDEN COUNTY BOARD OF COMMISSIONERS
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2405 **ITEM 5. PUBLIC MEETING**

2406

2407 Public Meeting – Sandy Hook Crossing Major Subdivision

2408

2409 Dave Parks presented to the board Staff Findings regarding plans for Sandy Hook Crossing.

2410 Steve Bradshaw is developer/co-owner of property. Sketch plan is for a 16-lot major

2411 subdivision. Sketch plan to determine what the applicant can get as far as a yield off the

2412 property without going into engineering work. Property is located off of Sandy Hook and Bartlett

2413 Road in Shiloh Township. Property was rezoned several to R3-1 which does allow one-acre lot

2414 subdivisions. Neighborhood meeting was held on October 25, 2016, a requirement of the

2415 ordinance. Two adjacent property owners attended the meeting in support. Staff is

2416 recommending approval of the sketch plan for the 16 lots.

2417

2418 Steve Bradshaw addressed the board and described the property in further detail. The property is

2419 outside of the flood plain. His plan is to provide single-family quality-built homes. Planned

2420 square footage of the homes will be between 1500-1800 square feet.

2421

2422 Mr. Parks added that the plan is inconsistent with the county's comprehensive plan. However,

2423 the property is zoned for the proposed use.

2424

2425 **Motion to amend the agenda to add consideration UDO 2016-09-14 Sandy Hook Crossing**

2426 **Major Subdivision to New Business 6.E.**

2427 **RESULT: PASSED [UNANIMOUS]**

2428 **MOVER:** Garry Meiggs, Chairman

2429 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

2430

2431 **ITEM 6. PUBLIC MEETING**

2432

2433 **6.E. Motion to approve site plan as presented for UDO 2016-09-14 Sandy Hook Crossing**

2434 **Major Subdivision.**

2435 **RESULT: PASSED [UNANIMOUS]**

2436 **MOVER:** Tom White, Vice Chairman

2437 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

2438

2439

2440

2441

2442

2443

2444

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2445 **6.A. November Monthly Tax Report**

2446

2447 Lisa Anderson presented the tax report for November 2016.

2448

**MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE
CAMDEN COUNTY BOARD OF COMMISSIONERS**

OUTSTANDING TAX DELINQUENCIES BY YEAR

<u>YEAR</u>	<u>REAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>
2015	100,820.32	6,553.80
2014	45,858.61	4,142.92
2013	21,273.61	7,236.28
2012	13,478.84	9,497.50
2011	8,907.94	7,564.22
2010	6,640.02	5,150.04
2009	4,656.70	4,853.71
2008	4,139.16	5,231.68
2007	4,010.88	7,077.45
2006	1,544.50	12,586.22

2449

2450

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

TOTAL REAL PROPERTY TAX UNCOLLECTED	211,330.58
TOTAL PERSONAL PROPERTY UNCOLLECTED	69,893.82
TEN YEAR PERCENTAGE COLLECTION RATE	99.58%
COLLECTION FOR 2016 vs. 2015	6,324.94 vs. 10,909.68

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2015	98.38%
2014	99.26%
2013	99.59%

2451

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

EFFORTS AT COLLECTION IN THE LAST 30 DAYS

ENDING November 2016

BY TAX ADMINISTRATOR

- 27 NUMBER DELINQUENCY NOTICES SENT
- 21 FOLLOWUP REQUESTS FOR PAYMENT SENT
- 7 NUMBER OF WAGE GARNISHMENTS ISSUED
- 8 NUMBER OF BANK GARNISHMENTS ISSUED
- 2 NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
- 0 NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
- 0 PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
- 0 NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
- 0 NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
- 1 REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
- 1 NUMBER OF JUDGMENTS FILED

2452

Roll	Parcel Number	Unpaid Amount	YrsDly	Taxpayer Name	City	Property Address
R	03-8943-04-74-3506.0000	10,923.68	2	BILLOTT & DONNA JACOBS	SHILOH	117 SONGPT AVE
R	01-7989-00-01-1714.0000	10,157.02	2	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8899-00-45-2682.0000	8,669.45	2	SDMARK INC.	SHILOH	HOLLY RD
R	03-8953-04-81-9632.0000	5,926.96	4	MAIDIA S. CECIL HEIRS	SHILOH	113 TROYMAN RD
R	03-8871-00-12-0477.0000	4,510.23	1	GILBERT WAYNE OVERTON &	SHILOH	187 THOMAS POINT RD
R	02-8934-04-61-9891.0000	4,390.72	1	WILLIAM EDGAR STAPLES	CAMDEN	244 COUNTRY CLUB RD
R	01-7998-01-00-8621.0000	3,895.77	3	WILLIE L. TURNER ETAL	SOUTH MILLS	1288 343 HWY N
R	02-8945-00-41-2060.0000	3,767.79	2	LASELLE ETHERIDGE SR.	CAMDEN	168 BUSHELL RD
R	01-7898-01-08-6797.0000	3,548.33	1	HOWARD E. HARRIS JR.	SOUTH MILLS	1298 343 HWY N
R	02-8935-02-66-7093.0000	3,177.05	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US 8
R	03-8945-00-23-1025.0000	2,928.05	2	SEARON EVANS MURDEN	SHILOH	556 TROYMAN RD
R	02-8944-00-87-7021.0000	2,772.19	1	MARK W. BRIGMAN SR & LISA L.	CAMDEN	175 MCKIMMEY RD
R	03-8954-00-40-9557.0000	2,587.50	2	LASALLE SEARS HEIRS	SHILOH	291 BARTLETT RD
R	02-8923-00-19-3774.0010	2,549.94	2	WILLIAM CONOVER	CAMDEN	431 158 US W
R	03-8971-00-23-2253.0000	2,512.90	1	ABODE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT E
R	01-7080-00-62-1977.0000	2,489.37	6	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	01-7081-00-52-7312.0000	2,408.68	2	WILLIAM K. COLOMBA	SOUTH MILLS	256 COLPEPPER RD
R	03-8943-04-99-8214.0000	2,369.36	2	L. F. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	02-8945-03-84-1099.0000	2,344.37	1	GERTIE LEE & JONOLA T ROUNTREE	CAMDEN	263 BELCROSS RD
R	03-8973-00-19-2109.0000	2,288.25	1	WANDA ADAMS	SHILOH	755 SANDY HOOK RD
R	01-7989-04-90-6715.0000	2,214.24	4	ANDREW FERREBE HEIRS	SOUTH MILLS	1336 343 HWY N
R	02-8936-00-81-3147.0000	2,115.37	2	JUDITH TILLET	CAMDEN	190 RUN SWAMP RD
R	01-7988-00-91-0179.0001	2,110.86	8	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8953-03-12-6266.0000	2,065.05	1	R. VERNON BRAY, JR.	SHILOH	120 LAUREN LN
R	03-8952-00-95-8737.0000	2,023.42	1	AUDREY TILLET	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	1,948.43	1	LEME BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	02-8935-01-08-8786.0000	1,947.45	2	LINWOOD GREGORY	CAMDEN	253 SLEEPY HOLLOW R
R	03-8965-00-46-7929.0000	1,937.83	1	WELDON & KATHLEEN MCCULLLEN	SHILOH	404 SANDY HOOK RD
R	01-7989-00-13-8596.0000	1,822.28	1	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	02-8937-00-50-8036.0000	1,747.79	1	CLEVELAND KALSTON LE	CAMDEN	187 HERMAN ARNOLD E

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Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 JANUARY 3, 2017

Roll	Parcel Number	YrsDly	Unpaid Amount	Taxpayer Name	City	Property Address
R	03-8999-00-45-2682.0000	10	6,669.46	SEAMARK INC.	SHILOH	HOLLY RD
R	03-8945-04-93-8214.0000	10	2,369.36	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	03-8952-00-95-8737.0000	10	2,023.42	ANDREY TILLET	SHILOH	171 NECK RD
R	01-7999-00-92-3313.0000	10	1,998.43	LEAH BARD	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	1,821.39	WESLEY MITCHELL HEIRS	SOUTH MILLS	168 BUNKER HILL RD
R	01-7985-04-60-1954.0000	10	1,202.85	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	897.36	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	02-8955-00-13-7846.0000	10	664.80	MARIE MERCER	CAMDEN	17V NECK RD
R	02-8936-00-24-7426.0000	10	633.37	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	01-7090-00-95-8262.0000	10	263.32	JOHN F. SAWYER HEIRS	SOUTH MILLS	OLD SWAMP RD
R	03-8905-00-45-1097.0000	10	244.85	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8380-00-61-1969.0000	10	242.00	WILHELMINE VACATION	SHILOH	CAMDEN POINT RD
R	03-8899-00-37-0046.0000	10	177.48	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2462.0000	10	151.18	WOLD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	01-7989-00-91-0179.0000	9	10,187.02	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	01-7988-00-91-0179.0000	9	2,110.86	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	02-8935-01-19-4055.0000	9	1,388.49	ANDERSON CARTWRIGHT SR.	CAMDEN	271 SHERBY HOLLOW RD
R	03-8962-00-50-0273.0000	9	866.96	DAISY WILLIAMS BURNHAM	SHILOH	RAYMONS CREEK RD
R	01-7998-00-47-2800.0000	9	427.63	TINA RENEE LEARY	SOUTH MILLS	111 LINTON RD
R	01-7998-00-47-2800.0000	8	3,767.79	LASELLE BISHOP SR.	CAMDEN	168 BUSHILL RD
R	02-8945-00-41-2060.0000	8	1,040.53	EMMA BRUTE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7999-04-60-1568.0000	7	1,926.93	MEDIL S. CECIL HEIRS	SHILOH	113 TROPAN RD
R	03-8953-04-81-9832.0000	7	2,489.37	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	01-7080-00-62-1977.0000	7	495.66	HOWARD DAVENPORT	CAMDEN	117 GOMBERY RD
R	02-8935-03-40-3652.0000	7	475.00	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	03-9809-00-24-8322.0000	7	3,895.77	WILLIE L. TURNER ETAL	SOUTH MILLS	1289 343 HWY N
R	01-7998-01-08-8821.0000	5	3,548.13	HOWARD B. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	03-8964-00-40-9957.0000	5	2,587.60	LASALLE SPARS HEIRS	SHILOH	291 BARTLETT RD
R	03-8980-00-84-0931.0000	5	158.98	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	03-8899-00-43-4597.0000	5	102.68	JAMES EDWARD GIZZELL	SHILOH	HOLLY RD

2454

Roll	Parcel Number	Unpaid Amount	YrsDly	Taxpayer Name	City	Property Address
R	0001709	1,767.99	7	JOHN MATTHEW CARTER	CAMDEN	158 HWY
R	0002482	1,239.55	1	MASTEC NORTH AMERICA	CAMDEN	
R	0001046	1,176.87	11	TRIN VAN NGUYEN	SHILOH	133 EDGEWATER DR
R	0000738	1,159.82	5	LESLIE BERRIDGE JR	CAMDEN	421 158 US W
R	0000689	878.41	1	ROCKY'S WELDING, INC.	SHILOH	864 SANDY HOOK RD
R	0001538	840.70	8	JAPFREY EDWIN DAVIS	HERTFORD	WIC MAC TRAIL
R	0001072	813.82	11	PAM BUNDY	SHILOH	165 AARON DR
R	0001893	655.29	5	DUNG LE TRAN	SHILOH	255 SAILBOAT ROAD
R	0001827	652.02	2	KARRN BUNDY	CAMDEN	431 158 US W
R	0001667	512.56	1	PETRI L'ABBE	CAMDEN	158 HWY I
R	0001230	443.65	10	ROBERT F. NERNEY	ELIZABETH CITY	107 SMALL DRIVE
R	0001104	411.11	4	JAMES NYR	SOUTH MILLS	101 ROBIN CT W
R	0002194	399.81	2	MICHAEL & MITCHELL STONE	CAMDEN	107 RIDGE ROAD
R	0000248	397.16	1	MORGAN ROBERSON	SHILOH	849 SANDY HOOK RD S
R	0000956	326.53	13	ROBERT H. OWENS	CAMDEN	363 # 15
R	0001010	314.49	11	HUNG PHI LE	SHILOH	103 EDGEWATER DR
R	0001634	304.99	3	RAYBURN BURGESS	SHILOH	116 EDGEWATER DR
R	0000543	280.68	4	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
R	0001703	273.95	1	TRACK 1 OF CAMDEN	CAMDEN	743 259 US W
R	0001106	270.00	2	VAN WANDER	MDYOCK	812 TULLS CREEK RD
R	0001693	263.99	9	JAMI ELIZABETH VANHORN	SOUTH MILLS	817 MAIN ST
R	0001693	261.90	7	ALLIANCE NISSAN	CAMDEN	158 HWY W
R	0001681	252.38	4	STEVE WILLIAMS	CAMDEN	150 158 HWY W
R	0001602	242.75	2	ROBERT EUGENE SNOOK	SOUTH MILLS	116 OTTERS PL
R	0001250	238.99	1	MICHELLE LEE TAYLOR-BOKIE	SOUTH MILLS	108 BINGHAM RD
R	0001982	238.91	4	SANDY BOTTOR MATERIALS, INC	SOUTH MILLS	319 POMEROY RD
R	0001220	219.05	11	KIMBERLY DIANE JOHNSON	SOUTH MILLS	172 FEETER BARN RD
R	0001976	207.80	3	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
R	0003724	200.84	1	THOMAS NIX	SOUTH MILLS	POWELLS MOBILE HOME P
R	0000965	192.87	1	KVYN & STACY ANDERSON	SHILOH	111 AARON DR

2455

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001046	11	1,176.57	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0000738	11	1,159.82	DESLIK RATHERIDGE JR	CAMDEN	
P	0001072	11	813.82	PAK SUNDY	SHILOH	105 JARON DR
P	0000248	11	326.53	ROBERT H. OWENS	CAMDEN	363 # 15
P	0000956	11	374.49	HUNG PHU LE	SHILOH	103 EDGEWATER DR
P	0001220	11	219.05	KIMBERLY DIANE JOHNSON	SHILOH	172 KESTER BAY RD
P	0000837	11	139.42	DUC MINH LE	SOUTH MILLS	
P	0000216	11	122.12	JAMES P. JONES	CAMDEN	142 SANDHILLS RD
P	0000352	10	443.65	ROBERT P. BERNEY	ELIZABETH CITY	107 SMALL DRIVE
P	0001106	10	263.99	JAMI ELIZABETH VANHORN	SOUTH MILLS	517 MAIN ST
P	0001538	8	840.70	JEFFREY EDWIN DAVIS	HERTFORD	NEC MAC TRAIL
P	0001540	8	129.95	DAVID LUKE	ELIZABETH CITY	CAMDEN CAUSEWAY
P	0001709	7	1,767.99	JOHN MATTHEW CARTER	CAMDEN	158 HWY
P	0001693	7	251.90	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001673	7	177.05	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0001827	6	652.02	KAREN BUNNY	CAMDEN	431 158 US W
P	0001883	5	655.29	DUNG LE TRAN	SHILOH	255 SAILBOAT ROAD
P	0000891	5	165.68	LAC VAN TU	SHILOH	105 EDGEWATER DR
P	0001697	5	144.00	RANDY BRICKHOUSE	CAMDEN	150 158 HWY W
P	0001722	5	140.55	JANET LEARY	SOUTH MILLS	LINTON ROAD
P	0001230	4	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001694	4	280.66	THOMAS D. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001681	4	252.38	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001290	4	238.92	MICHELE LEE TAYLOR-DUXE	SOUTH MILLS	108 BINGHAM RD
P	0001952	4	235.31	RANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0003724	4	200.84	THOMAS NIX	SOUTH MILLS	POWELL MOBILE HOME PA
P	0001350	4	185.11	JOHN LARRY GAITHER	CAMDEN	124 SONNER WAY
P	0000865	4	136.83	DIAN BURHAM COHENS	SHILOH	133 ALDER BRANCH RD
P	0001517	4	128.90	CLAYTON DANIEL RODGERS	CAMDEN	201 RIVERVIEW AVE
P	0000770	4	124.50	MARSHA GAIL BOGGS	CAMDEN	276 BELCROSS RD

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2458

Motion to approve the November tax report as presented.

2459 **RESULT:** PASSED [UNANIMOUS]
2460 **MOVER:** Garry Meiggs, Chairman
2461 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

2462
2463 B. Albemarle Commission Area Agency on Aging
2464
2465 Report was reviewed by the board.

2466
2467 C. Records Retention Schedule Amendment

2468
2469 **Motion to approve the Records Retention Schedule Amendment as provided by NC state**
2470 **mandate.**

2471 **RESULT:** PASSED [UNANIMOUS]
2472 **MOVER:** Tom White, Vice Chairman
2473 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

2474
2475 **ITEM 7. BOARD APPOINTMENTS**

2476
2477 1. Parks and Recreation Advisory Board – Rhiana Srebro

2478
2479
2480

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

2481 **Motion to appoint Rhiana Srebro to the Parks and Recreation Advisory Board.**

2482	RESULT:	PASSED [UNANIMOUS]
2483	MOVER:	Garry Meiggs, Chairman
2484	AYES:	Meiggs, Riggs, White, Krainiak, Munro

2485

2486 **ITEM 8. CONSENT AGENDA**

2487

2488 **Motion to approve the consent agenda as presented.**

2489	RESULT:	PASSED [UNANIMOUS]
2490	MOVER:	Tom White, Vice Chairman
2491	AYES:	Meiggs, Riggs, White, Krainiak, Munro

2492

2493 A. Budget Amendments

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

**2016-17-BA008
CAMDEN COUNTY BUDGET AMENDMENT**

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10399610-439900	Fund Balance (15-16 Fund Raisers)	\$3,431	
Expenses			
106210-566000	Capital Outlay-Inventory	\$3,431	

This Budget Amendment is made to increase revenue and expenditures for donations received last fiscal year for Sr. Center Equipment.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 3rd day of January, 2017.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

2494

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

**2016-17-BA010
CAMDEN COUNTY BUDGET AMENDMENT**

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017.

Section 1. To amend the DSS Trust Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
51330800-437800	Trust Account	\$7,200	
Expenses			
518000-537800	Trust Account	\$7,200	

This Budget Amendment is made to increase appropriations in Trust Account for new Trust Account recipient.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 3rd day of January, 2017.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

**2016-17-BA011
CAMDEN COUNTY BUDGET AMENDMENT**

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10-6200	Grant Revenue	\$1,800	
Expenses			
10-6200	Grant Expense	\$1,800	

This Budget Amendment is made to increase appropriations for grant funds awarded.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 3rd day of January, 2017.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

2496

2497

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

**2016-17-BA009
CAMDEN COUNTY BUDGET AMENDMENT**

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2017.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10360510-434701	Taser Grant	\$4,389	
Expenses			
108100-543701	Tasers	\$4,389	

This Budget Amendment is made appropriate revenue and expenditures for Taser Grant.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 3rd day of January, 2017.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

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Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

2508 B. CCS Budget Amendments – Dec. 2016

Budget Amendment

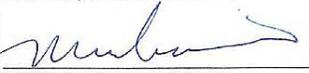
Camden County Schools Administrative Unit

Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 5th day of December, 2016 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	1,356.00	
6100	Reg Curricular Prog Support		183.00
6500	Operational Support Services	13.00	
6900	Policy, Leadership, Pub Relation		1,186.00
Explanation:			
Total Appropriation in Current Budget		\$	873,732.27
Amount of Increase/Decrease of Above Amendment			.00
Total Appropriation in Current Amended Budget		\$	873,732.27

<p>Passed by majority vote of the Board of Education of Camden County on the 5th day of December 2016.</p>  <p>Chairman, Board of Education</p>  <p>Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20__.</p> <p>_____</p> <p>Chairman, Board of County Commissioners</p> <p>_____</p> <p>Clerk, Board of County Commissioners</p>
--	--

2509

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

Budget Amendment

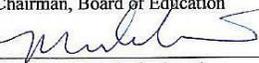
Camden County Schools Administrative Unit

Capital Outlay Fund

The Camden County Board of Education at a meeting on the 5th day of December, 2016, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
6550	Category III Projects	83,698.00	
Explanation:			
	Total Appropriation in Current Budget	\$	391,453.72
	Amount of Increase / (Decrease) of Above Amendment		+ 83,698 .00
	Total Appropriation in Current Amended Budget	\$	475,151.72

Passed by majority vote of the Board of Education of Camden County Schools on the 5 th day of December 2016 .  Chairman, Board of Education  Secretary, Board of Education	We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this ____ day of _____ 2 ____. _____ Chairman, Board of County Commissioners _____ Clerk, Board of County Commissioners
---	---

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Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

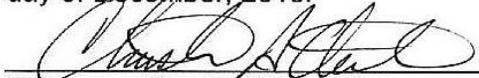
BUDGET AMENDMENT
 December 5, 2016

4. Capital Outlay Fund

- A. We must adjust our budget to reflect the the purchase of a yellow school bus that will be provided by NCDPI. We will receive funding as the installments are paid and recorded by NCDPI during the term of the lease. We request your approval of the following amendment.

<u>Category III Projects</u>	
6550.120.551 Pur of School Bus	\$ + 83,698.00
Total – Category III Projects	\$ + 83,698.00
3430.120 Revenue – State Public School Fund	\$ - 83,698.00

Passed by majority vote of the Board of Education of Camden County on the 5th day of December, 2016.



 Chairman, Board of Education



 Secretary, Board of Education

2512

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

Budget Amendment

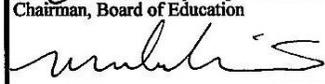
Camden County Schools Administrative Unit

Local Current Expense Fund

The Camden County Board of Education at a meeting on the 5th day of December, 2016 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5200	Special Instructional Programs		5,156.00
5400	School Leadership Services	101.00	
5800	Alternative Programs	430.00	
6300	Alternative Prog. Support Serv	430.00	
6500	Operational Support Services	1,956.00	
6600	Financial & Hum Resources	215.00	
6900	Policy, Ldrshp, & Pub Relations	416.00	
7100	Reg Community Services	1,608.00	
Explanation:			
	Total Appropriation in Current Budget	\$ 2,385,686.00	
	Amount of Increase/Decrease of Above Amendment		.00
	Total Appropriation in Current Amended Budget	\$ 2,385,686.00	

<p>Passed by majority vote of the Board of Education of Camden County on the 5th day of December 2016.</p>  <p>Chairman, Board of Education</p>  <p>Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20 ____.</p> <p>_____ Chairman, Board of County Commissioners</p> <p>_____ Clerk, Board of County Commissioners</p>
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Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

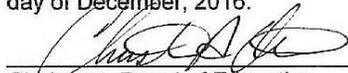
BUDGET AMENDMENT
December 5, 2016

2. Local Current Expense Fund

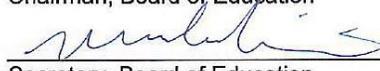
- A. We have reviewed this area of the budget and must transfer funds to cover merit pay for locally paid employees within the program area. We request your approval of the following amendment.

<u>Additional Pay</u>			
5210.911.181	Supplementary Pay	\$ -	3,300.00
5240.911.181	Supplementary Pay	-	1,856.00
5400.911.231	Emp Hosp Ins Costs	+	101.00
5840.911.180	Bonus Pay	+	430.00
6300.911.180	Bonus Pay	+	430.00
6540.911.180	Bonus Pay	+	108.00
6540.911.211	Emp Soc Sec Costs	+	8.00
6580.911.180	Bonus Pay	+	1,717.00
6580.911.211	Emp Soc Sec Costs	+	123.00
6620.911.180	Bonus Pay	+	215.00
6940.911.180	Bonus Pay	+	386.00
6940.911.211	Emp Soc Sec Costs	+	30.00
7100.911.180	Bonus Pay	+	1,503.00
7100.911.211	Emp Soc Sec Costs	+	105.00
Total – Additional Pay		\$ +	.00

Passed by majority vote of the Board of Education of Camden County on the 5th day of December, 2016.



Chairman, Board of Education



Secretary, Board of Education

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2525

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017

2532 D. Tax Pick-Ups, Releases and Refunds

<u>NAME</u>	<u>REASON</u>	<u>TYPE NO.</u>
Dave Silva	\$171.66 Release - Listed in Pequimans County	Pick-Up/19734 P-6485-10
Dave Silva	\$123.42 Release - Listed in Pequimans County	Pick-Up/19735 P-5542-09
Richard S. & Royce S. Macken, Sr.	\$806.92 Value Correction	Pick-Up/19758 R-100230-16
Trevor John Wendt	\$1,492.60 Correction, house was not picked-up.	Pick-Up/19759 R-86562-16
Atner Wayne Staples	\$117.29 Value Correction - Refund	Pick-Up/19761 R-100996-16
Minnie Blackwell	\$143.32 Value Correction	Pick-Up/19762 R-99253-16
Bessie P. Jackson	\$489.92 Foreclosure Fee	Pick-Up/19757 R-88175-15

2533

2534 E. Community Services Block Grant

2535 F. Surplus Property

2536 G. Volunteer Forms

2537 H. Contact: East Carolina Engineering for WWTP

2538 **ITEM 9. COMMISSIONERS' REPORTS**

2539

2540 Commissioner White reported from the Parks and Recreation Board the following statistics from
 2541 2016 regarding the number of children that participated in various sports events sponsored by
 2542 Parks and Recreation:

- 2543 • Camden Youth League Basketball Teams – 523 participants
- 2544 • Soccer – 179 participants
- 2545 • Camden Youth Football/Cheering – 120 participants
- 2546 • Girls' Volleyball – 80 participants
- 2547 • Youth Basketball – 248 participants
- 2548 • Total of 1150 sign-ups

2549

2550 Chairman Riggs reported from the Albemarle District Jail board.

- 2551 • Flooring is being recoated with sealer.
- 2552 • There is sufficient funds in the General Fund and are no longer operating in the red.

2553

2554

2555

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

2556 **ITEM 10. COUNTY MANAGER'S REPORT**

2557

2558 None.

2559

2560 **SOUTH CAMDEN WATER AND SEWER DISTRICT BOARD OF DIRECTORS**

2561

2562 Chairman Riggs recessed the Camden County Board of Commissioners and called to order the
2563 South Camden Water and Sewer District Board of Directors.

Agenda

**Camden County Board of Commissioners
SCWSD - Regular Meeting
January 03, 2017
7:00 PM
Historic Courtroom, Courthouse Complex**

CALL TO ORDER

ITEM 1. 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 2. CONSIDERATION OF THE AGENDA

ITEM 3. NEW BUSINESS (For discussion and possible action)

A. Monthly Update

ITEM 4. CONSENT AGENDA

ITEM 5. OTHER

ITEM 6. ADJOURN

2564

*South Camden Water & Sewer Board
Monthly Work Order Statistics Report
Period: November 2016*

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
<i>Water</i>	<i>42</i>	<i>42</i>	<i>100%</i>	<i>0</i>
<i>Collection/Distribution</i>				
<i>Sewer</i>	<i>2</i>	<i>2</i>	<i>100%</i>	<i>0</i>

Locates:

Water Line: 37

Sewer Line: 9

Water & Sewer, same ticket: 14

Public Works Director Notes/Comments:

Ten work orders have been reviewed for accuracy.

11/24 Water main leak @ Burnt Mills on 343 North, staff repaired the break.

2565

2566

Attachment: bocminutes_01032017 (1768 : BOC Minutes - January 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JANUARY 3, 2017**

2567 David Credle presented the South Camden Water and Sewer District report for March 2016.

2568

2569 Chairman Riggs adjourned the South Camden Water and Sewer District Board of Directors and
2570 reconvened the Board of Commissioners Meeting.

2571

2572 ITEM 11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES

2573

2574 A. DMV Monthly Report

2575 B. 2017 Parks and Recreation Advisory Board Meeting Schedule

2576 C. Letter from Twiford Law – Regular Joint Meetings with School Board

2577

2578 ITEM 12. OTHER MATTERS

2579

2580 A. Camden County's Code of Ethics

2581 B. Clerk of Superior Court – Office Space Request

2582

2583 There being no further business Chairman Riggs adjourned the meeting of the Camden County
2584 Board of Commissioners.

2585

2586

2587

2588

Chairman Clayton Riggs

2589

2590 ATTEST:

2591

2592

2593

2594

2595 Clerk to the Board of Commissioners



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.C
Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Administration
Prepared by: Karen Davis

Item Title **BOC Minutes - July 3, 2017**

Attachments: bocminutes_07032017 (DOCX)

Summary:

Minutes from July 3, 2017 Board of Commissioners meeting.

Recommendation:

Review and approve.

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

Camden County Board of Commissioners

July 3, 2017

Closed Session – 5:00 PM

Regular Meeting - 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on July 3, 2017 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

WELCOME & CALL TO ORDER

Board Member	Title	Status	Arrived
Clayton Riggs	Chairman	Present	5:12 PM
Tom White	Vice Chairman	Present	4:50 PM
Garry Meiggs	Commissioner	Present	4:50 PM
Randy Krainiak	Commissioner	Present	4:50 PM
Ross Munro	Commissioner	Remote	4:50 PM

Staff Members	Title	Status	Arrived
John Morrison	County Attorney	Present	4:50 PM
Karen Davis	Clerk to the Board	Present	4:50 PM

Other Staff Present	Title	Status	Arrived
Lisa Anderson	Tax Administrator	Present	6:50 PM
David Credle	Public Works	Present	6:50 PM

5:00 PM CLOSED SESSION

Vice Chairman White having called the open session into order at approximately 5:05, PM in the absence of Chairman Riggs, he thereafter entertained a motion to go into closed session which was made by Commissioner Meiggs and unanimously agreed to. All individuals left the meeting excepting the Commissioners and the County Attorney.

Commissioner Riggs, not yet being present, the closed session took no action nor entered into any discussion until Chairman Riggs arrived at approximately 5:12 PM. Thereafter, Chairman Riggs presided.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

28

29 **7:00 PM OPEN SESSION - RECONVENE BOC**

30 Chairman Riggs reconvened the Camden County Board of Commissioners at 7:00 PM.

31

32 **INVOCATION & PLEDGE OF ALLEGIANCE**

33 Commissioner Randy Krainiak gave the invocation and led in the Pledge of Allegiance.

34

35

36 **ITEM 1. PUBLIC COMMENTS**

37

38 Linda Nwadike of SunEnergy1 addressed the Board to request that the Board revisit the
39 decommissioning language of the Camden County Solar Ordinance and that it be added for
40 discussion to the agenda of the next meeting or that a special meeting be scheduled. Ms.
41 Nwadike specifically referred to items 10 and 11 of the ordinance.

42

43 Attorney John Morrison reminded the Board that under the current ordinance the applicant for a
44 solar farm is required to put up a bond or a letter of credit for 125% of the estimated
45 decommissioning cost, with no credit for salvage. He stated that it is the preference of the solar
46 industry that the industry would prefer a one-time building permit fee or inspection fee upfront
47 and that there be no decommissioning expenses. Staff had explained that there must be some
48 nexus between the fee for a service and the service itself. The board had requested that staff and
49 Attorney Morrison come back with alternatives at the next meeting, which would have been
50 June. This did not happen due to the fact that staff needed more time to research the matter as
51 well as Attorney Morrison's limited availability. One possibility suggested would be to have the
52 landowner submit to the county a promissory note secured by a deed of trust on the property that
53 in the event there is an issue with decommissioning, the landowner is responsible and should he
54 not pay the county can foreclose on the property. Attorney Morrison stated that the issue is
55 putting a bind on the industry as it is delaying further progress.

56

57 Chairman Riggs stated that the issue may be added to the August 7, 2017 agenda and that Dan
58 Porter will be requested to submit options for discussion.

59

60 **ITEM 2. CONSIDERATION OF AGENDA**

61

62 Amendments to the agenda:

- 63 • The order of presentations was reversed, allowing the Albemarle Commission
64 presentation to be first and the South Mills Fire Department to be second. This was done
65 to give more time for one of the firefighters to arrive.
- 66 • Personnel matter added to New Business as Item 6.C.

67

68

69

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

70 **Motion to approve the agenda as amended.**

71	RESULT:	PASSED [UNANIMOUS]
72	MOVER:	Tom White, Vice Chairman
73	AYES:	Meiggs, Riggs, White, Krainiak, Munro

74
75 **ITEM 3. PRESENTATIONS**

76
77 1. Cathy Davison of Albemarle Commission presented the 2016 Stewardship Report.

78
79 Commissioner White thanked Mrs. Davison on behalf of Camden County for all of the
80 Commission's work.

81
82 2. South Mills Volunteer Fire Department

83
84 The Board of Commissioners recognized the Junior Firefighters and advisors of the South Mills
85 Volunteer Fire Department with certificates of achievement for their hard work and dedication.

86
87 **RECESS TO SOUTH CAMDEN WATER & SEWER DISTRICT BOARD OF**
88 **DIRECTORS MEETING**

89
90 **Motion to recess to South Camden Water & Sewer District Board of Directors meeting.**

91	RESULT:	PASSED [UNANIMOUS]
92	MOVER:	Garry Meiggs, Chairman
93	AYES:	Meiggs, Riggs, White, Krainiak, Munro

94
95 David Credle presented the South Camden Water and Sewer Monthly Work Order Report for
96 May 2017.

Agenda

**Camden County Board of Commissioners
SCWSD - Regular Meeting
July 03, 2017
7:00 PM
Historic Courtroom, Courthouse Complex**

1. CALL TO ORDER

ITEM 2. PRESENTATIONS (For discussion and possible action)

ITEM 3. 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 4. CONSIDERATION OF THE AGENDA

ITEM 5. OLD BUSINESS (For discussion and possible action)

ITEM 6. NEW BUSINESS (For discussion and possible action)

A. South Camden Water & Sewer Monthly Update - May 2017

ITEM 7. CONSENT AGENDA

ITEM 8. INFORMATION

ITEM 9. OTHER

ITEM 10. ADJOURN

97

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

98

*South Camden Water & Sewer Board
Monthly Work Order Statistics Report
Period: May 2017*

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	68	68	100%	0
Sewer/Collection	1	1	100%	0

Locates:

Water Line: 73

Sewer Line: 9

Water & Sewer, same ticket: 2

Public Works Director Notes/Comments:

Ten work orders have been reviewed for accuracy.

Attachment: May 2017 (1735 : Monthly Update)

99
100101 **Motion to adjourn the South Camden Water & Sewer Board of Directors meeting.**

RESULT: PASSED [UNANIMOUS]
MOVER: Tom White, Vice Chairman
AYES: Meiggs, Riggs, White, Krainiak, Munro

105
106 **Chairman Riggs reconvened the meeting of the Board of Commissioners.**

107
108 **ITEM 4. OLD BUSINESS**109
110 None.111
112 **ITEM 5. PUBLIC HEARING**113
114 A. Public Hearing on Taylor Oaks Economic Development Incentive115
116 **Motion to go into Public Hearing on Taylor Oaks Economic Development Incentive.**

117
118 **RESULT:** PASSED [UNANIMOUS]
 119 **MOVER:** Garry Meiggs, Commissioner
 120 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

121
122 Steven Needham of 918 S. Sandy Hook Road addressed the board. Mr. Needham shared with
 123 the board the history of the Taylor Oaks project. The citizens of Shiloh have been very
 124 supportive of a restaurant in the area. He thanked the board for the opportunity to go through the
 125 process of applying for an economic development grant and any help the county can give
 126 towards the project.

127

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

128 William Earl Brinkley of 131 Lauren Lane addressed the board. He requested that the board do
 129 whatever possible to help the Needhams open Taylor Oaks Restaurant.

130

131 Carl Brinkley of 207 Texas Road addressed the board. On behalf of the Needhams it is his hope
 132 that the board can do the maximum possible to assist in this project.

133

134 Jim Bronson of Shiloh addressed the board in support of funding the Taylor Oaks project.

135

136 Alex Leary addressed the board in support of funding the Taylor Oaks project.

137

138 Chairman Riggs stated that Mr. Needham has rebuilt, reconstructed or saved from destruction
 139 eleven pieces of property, which equals approximately \$2 million worth of tax revenue to the
 140 county every year. It is his desire to do as much as possible to help open the doors to the
 141 restaurant.

142

143 Attorney Morrison requested that an inquiry be made as to the increased revenue, both real
 144 property and sales tax, that would come to the county as a result of this project.

145

146 Chairman Riggs stated that the investment of the county will be recouped in three to five years.

147

148 Rodney Needham of 916 Sandy Hook Road thanked those in attendance for supporting the
 149 Taylor Oaks project.

150

151 **Motion to come out of Public Hearing on Taylor Oaks Economic Development Incentive.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom White, Vice Chairman
AYES:	Meiggs, Riggs, White, Krainiak, Munro

152

153

154

155

156

Motion to add Taylor Oaks Economic Development Incentive to New Business as Item 6.D.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom White, Vice Chairman
AYES:	Meiggs, Riggs, White, Krainiak, Munro

157

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162

ITEM 6. NEW BUSINESS

A. County Leadership Forum on Opioid Abuse as Requested by NCACC

163

164

165

166

167

**Motion to appoint Commissioners Tom White and Garry Meiggs to attend the July 13th
 SPC meeting at 2:00 p.m. at the Public Safety Building in Elizabeth City.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ross Munro, Commissioner
AYES:	Meiggs, Riggs, White, Krainiak, Munro

168

169

170

171

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

172 B. May Monthly Tax Report
 173
 174 Lisa Anderson presented the May 2017 tax report.
 175

MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE
CAMDEN COUNTY BOARD OF COMMISSIONERS

OUTSTANDING TAX DELINQUENCIES BY YEAR

<u>YEAR</u>	<u>REAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>
2016	198,893.46	9,645.00
2015	65,390.49	2,288.34
2014	36,199.34	2,426.85
2013	16,969.72	6,213.75
2012	11,514.08	8,795.48
2011	7,418.54	6,961.52
2010	5,094.17	5,039.20
2009	4,223.93	4,705.19
2008	3,795.46	5,127.46
2007	3,847.39	6,694.04

176

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

TOTAL REAL PROPERTY TAX UNCOLLECTED	353,346.58
TOTAL PERSONAL PROPERTY UNCOLLECTED	57,896.83
TEN YEAR PERCENTAGE COLLECTION RATE	99.40%
COLLECTION FOR 2017 vs. 2016	30,755.30 vs. 32,017.50

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2016	96.88%
2015	98.98%
2014	99.43%

177

EFFORTS AT COLLECTION IN THE LAST 30 DAYS

ENDING May 2017
 BY TAX ADMINISTRATOR

<u>276</u>	NUMBER DELINQUENCY NOTICES SENT
<u>17</u>	FOLLOWUP REQUESTS FOR PAYMENT SENT
<u>16</u>	NUMBER OF WAGE GARNISHMENTS ISSUED
<u>0</u>	NUMBER OF BANK GARNISHMENTS ISSUED
<u>25</u>	NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
<u>0</u>	NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
<u>0</u>	PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
<u>0</u>	NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
<u>15</u>	NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
<u>0</u>	REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
<u>0</u>	NUMBER OF JUDGMENTS FILED

178

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	03-8943-04-74-3506.0000	10,991.14	2	ELLIOTT & DONNA JACOBS	SHILOH	117 SUNSET AVE
R	02-8934-01-17-4778.0000	10,563.66	1	LARRY G. LAMB SR	CAMDEN	152 158 US W
RR	01-7989-00-01-1714.0000	9,438.94	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8971-00-12-0477.0000	8,062.31	2	GILBERT WAYNE OVERTON &	SHILOH	187 THOMAS POINT I
R	02-8944-00-87-7021.0000	6,461.39	1	MARK M. BRIGMAN SR & LISA L.	CAMDEN	175 MCKIMMEY RD
RR	03-8899-00-45-2682.0000	5,025.80	2	SEAMARK INC.	SHILOH	HOLLY RD
R	03-8971-00-23-2253.0000	4,991.10	1	ABODE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT
RR	01-7081-00-81-4060.0000	4,363.38	5	CRAGI S. CAREY	SOUTH MILLS	201 SHARON CHURCH
R	03-8953-04-81-9832.0000	4,103.62	2	MAIDIA S. CECIL HEIRS	SHILOH	113 TROTMAN RD
RR	03-8973-00-19-2109.0000	4,046.28	1	WANDA ADAMS	SHILOH	765 SANDY HOOK RD
R	02-8934-01-18-6001.0000	3,887.67	1	LINDA SUE LAMB HINTON	CAMDEN	150 158 US W
RR	01-7979-00-61-7358.0000	3,587.90	2	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	01-7998-01-08-6797.0000	3,462.61	1	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
RR	02-8935-04-63-0820.0000	3,350.78	1	BELCROSS PROPERTIES, LLC	CAMDEN	197 158 US E
R	02-8945-00-41-2060.0000	3,280.35	1	LASELLE ETHERIDGE SR.	CAMDEN	168 BUSHELL RD
RR	03-8943-04-93-3033.0000	2,977.80	2	TAYLOR LEIGH PROPERTIES LLC	SHILOH	RICKS WAY
RR	02-8935-02-66-7093.0000	2,977.80	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
RR	02-8937-00-50-8036.0000	2,897.97	2	CLEVELAND WALSTON LE	CAMDEN	187 HERMAN ARNOLD
RR	03-8972-00-44-8500.0000	2,897.97	2	ABODE OF CAMDEN INC.	SHILOH	343 HWY S
RR	01-7998-01-08-8621.0000	2,894.88	4	WILLIE L. TURNER ETAL	SOUTH MILLS	1289 343 HWY N
RR	03-8965-00-13-1025.0000	2,834.65	4	SHARON EVANS MUNDEN	SHILOH	556 TROTMAN RD
R	02-8916-00-94-8392.0000	2,583.58	1	GEORGE'S OF CAMDEN, INC.	CAMDEN	495 343 HWY N
RR	03-8899-00-16-2671.2425	2,560.76	1	SPRING LOTUS LLC	SHILOH	141 EDGWATER DR
RR	03-8965-00-44-7928.0000	2,532.94	2	WHALON & KATHLEEN MCCULLEN	SHILOH	404 SANDY HOOK RD
RR	03-8953-03-12-6266.0000	2,492.48	1	R. VERNON BRAY, JR.	SHILOH	120 LAUREN LN
RR	03-8964-00-40-9957.0000	2,471.11	1	LASALLE SEARS HEIRS	SHILOH	291 BARTLETT RD
RR	02-8936-00-81-9147.0000	2,445.10	1	JUDITH TILLET	CAMDEN	190 RUN SWAMP RD
RR	01-7989-00-25-4097.0000	2,408.97	1	JANET H. SPENCER	SOUTH MILLS	144 SPENCE RD
RR	02-8945-00-54-1099.0000	2,406.52	2	GERTIE LEE & JONOLA T ROUNTREE	CAMDEN	263 BELCROSS RD
R	02-8923-00-19-3774.0010	2,328.84	5	WILLIAM CONOVER	CAMDEN	431 158 US W

179

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	9,438.94	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
RR	03-8899-00-45-2682.0000	5,505.31	10	SEAMARK INC.	SHILOH	HOLLY RD
R	03-8943-04-93-3033.0000	2,189.23	10	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7988-00-91-0179.0001	1,956.64	10	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8952-00-95-8737.0000	1,927.12	10	AUDREY TILLET	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	1,777.65	10	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	1,714.51	10	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7989-04-60-1954.0000	1,088.28	10	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	03-8962-00-50-0273.0000	872.12	10	DAISY WILLIAMS BURNHAM	SHILOH	RAYMONS CREEK RD
R	01-7090-00-60-5052.0000	750.68	10	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
RR	02-8955-00-13-7846.0000	599.63	10	MARIE MERCER	CAMDEN	11V NECK RD
RR	02-8936-00-24-7426.0000	569.75	10	BERNICE PUGH	CAMDEN	103 BOURBON ST
R	01-7998-00-57-2800.1000	427.45	10	TINA RENEE LEARY	SOUTH MILLS	111 LINTON RD
R	01-7090-00-95-5262.0000	241.60	10	JOHN F. SAWYER HEIRS	SOUTH MILLS	OLD SWAMP RD
R	03-8980-00-61-1968.0000	218.33	10	WILLIAMSBURG VACATION	SHILOH	CAMDEN POINT RD
R	03-9809-00-45-1097.0000	203.83	10	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8899-00-37-0046.0000	160.06	10	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2462.0000	143.59	10	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	01-7989-04-60-1568.0000	977.64	9	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	02-8945-00-41-2060.0000	3,350.78	8	LASELLE ETHERIDGE SR.	CAMDEN	168 BUSHELL RD
R	01-7080-00-62-1977.0000	2,062.78	8	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
RR	03-9809-00-24-6322.0000	477.36	8	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	01-7998-01-08-6797.0000	3,587.90	7	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	03-8980-00-84-0931.0000	2,471.11	7	LASALLE SEARS HEIRS	SHILOH	291 BARTLETT RD
R	03-8953-04-81-9832.0000	1,566.62	6	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	03-8962-00-04-9097.0000	4,363.38	6	MAIDIA S. CECIL HEIRS	SHILOH	113 TROTMAN RD
R	03-8990-00-64-8379.0000	1,534.55	6	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8990-00-64-8379.0000	649.95	6	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	443.96	6	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW F
R	03-8962-00-70-7529.0000	434.79	6	MARY SNOWDEN	SHILOH	WICKHAM RD

180

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001623	3,885.70	1	ATLANTIC COASTAL CLEARING	CAMDEN	
P	0001709	1,734.90	8	JOHN MATTHEW CARTER	CAMDEN	158 HWY
P	0000738	837.43	6	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0000659	835.00	1	RICKY'S WELDING, INC.	SHILOH	864 SANDY HOOK RD
P	0001538	827.33	9	JEFFREY EDWIN DAVIS	HERTFORD	MIC MAC TRAIL
P	0001046	776.11	9	THIEN VAN NGUYEN	SHILOH	133 EDGWATER DR
P	0001883	671.13	9	PAM BUNDY	SHILOH	105 AARON DR
P	0001827	641.96	6	DUNG LE TRAN	SHILOH	255 SAILBOAT ROAD
P	0001827	483.28	5	KAREN BUNDY	CAMDEN	431 158 US W
P	0002185	448.60	1	DIRECT TV, LLC	CAMDEN	
P	0001104	428.00	1	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0001230	411.11	5	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0002194	407.91	2	MORGAN ROBERSON	SHILOH	849 SANDY HOOK RD
P	0001476	306.68	1	MIKE TAYLOR	ELIZABETH CITY	CAMDEN CAUSEWAY
P	0001546	303.28	2	GEORGE ROWLAND	CAMDEN	431 158 US W
P	0000543	293.06	2	TRACK 1 OF CAMDEN	CAMDEN	143 158 US W
P	0001694	288.99	5	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0002565	277.38	2	DUANE EDWARD DUNIVAN	SOUTH MILLS	115 WAYLAND CT
P	0001693	261.90	8	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001106	258.76	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	617 MAIN ST
P	0001681	254.46	5	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001952	238.91	5	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0001010	226.92	4	RAYBURN BURGESS	SHILOH	116 EDGWATER DR
P	0002886	222.38	6	GEORGE LINWOOD POWELL	CAMDEN	177 SANDHILLS RD
P	0001976	212.93	4	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0002255	204.06	1	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000905	200.35	2	KEVIN & STACY ANDERSON	SHILOH	111 AARON DR
P	0001250	198.81	2	MICHELE LEE TAYLOR-DUKE	SOUTH MILLS	108 BINGHAM RD
P	0000248	194.51	10	ROBERT H. OWENS	CAMDEN	363 # 15
P	0001673	177.05	8	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W

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Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0000738	10	837.43	LESLIE ETHERIDGE JR	CAMDEN	
P	0001046	10	776.11	THIEN VAN NGUYEN	SHILOH	
P	0001072	10	671.13	PAM BUNDY	SHILOH	133 EDGEWATER DR
P	0001106	10	258.76	JAMI ELIZABETH VANHORN	SOUTH MILLS	105 AARON DR
P	0000248	10	194.51	ROBERT H. OWENS	CAMDEN	617 MAIN ST
P	0001538	9	827.33	JEFFREY EDWIN DAVIS	HERTFORD	363 # 15
P	0001540	9	120.95	DAVID LUKE	ELIZABETH CITY	MIC MAC TRAIL
P	0001709	8	1,734.90	JOHN MATTHEW CARTER	CAMDEN	CAMDEN CAUSEWAY
P	0001693	8	261.90	ALLIANCE NISSAN	CAMDEN	158 HWY
P	0001673	8	177.05	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0000316	8	115.56	JAMES P. JONES	CAMDEN	142 SANDHILLS RD
P	0001827	7	483.28	KAREN BUNDY	CAMDEN	431 158 US W
P	0001883	6	641.96	DUNG LE TRAN	SHILOH	255 SAILBOAT ROAD
P	0002886	6	222.38	GEORGE LINWOOD POWELL	CAMDEN	177 SANDHILLS RD
P	0001722	6	140.55	JANET LEARY	SOUTH MILLS	LINTON ROAD
P	0001230	5	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001694	5	288.99	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001681	5	254.46	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001952	5	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0001250	5	198.81	MICHELE LEE TAYLOR-DUKE	SOUTH MILLS	108 BINGHAM RD
P	0000865	5	139.81	DIAN BURNHAM COHENS	SHILOH	133 ALDER BRANCH
P	0000770	4	129.00	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002194	4	407.91	MORGAN ROBERSON	SHILOH	849 SANDY HOOK RD
P	0001010	4	226.92	RAYBURN BURGESS	SHILOH	116 EDGEWATER DR
P	0001976	4	212.93	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0001104	2	428.00	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0001546	2	303.28	GEORGE ROWLAND	CAMDEN	431 158 US W
P	0000543	2	293.06	TRACK 1 OF CAMDEN	CAMDEN	143 158 US W
P	0000905	2	200.35	KEVIN & STACY ANDERSON	SHILOH	111 AARON DR
P	0002081	2	142.29	ROBERT VERNON BRAY	CAMDEN	120 LAUREN LANE

182

183 **Motion to approve the tax report as presented.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Tom White, Vice Chairman
AYES:	Meiggs, Riggs, White, Krainiak, Munro

187

C. Personnel

188

Chairman Riggs announced that as of 7:00 PM on July 3, 2017 there is no county manager.

191

Attorney Morrison added that the decision was made in closed session. By a poll of the board it was agreed that the decision was made by acclamation with Commissioners White, Meiggs, Riggs, Krainiak and Munro voting aye; no commissioner voting no and no commissioner not voting.

196

D. Taylor Oaks Economic Improvement Incentive Grant

197

Commissioner White questioned if the board has the authority to go over the incentive amount recommended by the CEDC of \$4,384.

201

Attorney Morrison stated that the board has the authority to make the decision to grant the maximum available under the current ordinance and request that the economic developer report that amount in open session at the next board meeting.

205

Motion to give the largest amount possible under the incentive program for economic development and have the economic developer announce the exact amount in the next meeting in open session.

208

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

209 **RESULT:** PASSED [UNANIMOUS]
 210 **MOVER:** Tom White, Vice Chairman
 211 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

212
 213 Attorney Morrison explained that the county's ability to make economic development grants are
 214 controlled by the authority given by the legislature.
 215

216 **ITEM 7. BOARD APPOINTMENTS**

217
 218 1. Roger Lambertson – Appointment to the Camden Economic Development Commission
 219 with a two-year term, expiring July 2, 2019.
 220

221 **Motion to appoint Roger Lambertson to the Camden County Economic Development**
 222 **Commission.**
 223

224 **RESULT:** PASSED [UNANIMOUS]
 225 **MOVER:** Tom White, Vice Chairman
 226 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

227
 228
 229 2. Sandra Duckwall – Appointment to the Senior Services Advisory Board, with a two-year
 230 term beginning September 5, 2017 and the Library Board of Trustees with a three-year
 231 term, beginning July 18, 2017.
 232

233 **Motion to approve Sandra Duckwall to the Senior Services Advisory Board and the**
 234 **Library Board of Trustees.**
 235

236 **RESULT:** PASSED [UNANIMOUS]
 237 **MOVER:** Garry Meiggs, Commissioner
 238 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

239
 240 3. NCACC Voting Delegate for August 2017 Business Meeting.
 241

242 **Motion to designate Chairman Clayton Riggs as the voting delegate to the annual**
 243 **conference of the NCACC.**

244 **RESULT:** PASSED [UNANIMOUS]
 245 **MOVER:** Garry Meiggs, Commissioner
 246 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

247
 248
 249

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

250 **ITEM 8. CONSENT AGENDA**

251
252 Amendment to Consent Agenda: Correct typographic error in minutes of April 3, 2017; page 15,
253 line 606.

254
255 **Motion to approve consent agenda as amended.**

256 **RESULT: PASSED [UNANIMOUS]**
257 **MOVER:** Garry Meiggs, Commissioner
258 **AYES:** Meiggs, Riggs, White, Krainiak, Munro

- 259
260 A. BOC Minutes – March 6, 2012
261 B. BOC Minutes – Special Meeting March 20, 2017
262 C. BOC Minutes – April 3, 2017
263 D. BOC Minutes - Budget Workshop April 4, 2017
264 E. BOC Minutes – CIP Meeting April 4, 2017
265 F. BOC Minutes – June 5, 2017
266 G. Budget Amendment
267

2017-18-BA001
CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2018.

Section 1. To amend the Community Park Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
65699613-433900	Fund Balance Appropriated	\$2,325	
Expenses			
656130	Park Operations	\$2,325	

This Budget Amendment is made appropriate funds for Park Maintenance.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 3rd day of July, 2017.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

268
269
270
271

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

272 H. School Budget Amendment

Budget Amendment

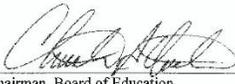
Camden County Schools Administrative Unit

Local Current Expense Fund

The Camden County Board of Education at a meeting on the 8th day of June, 2017 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	3,676.00	
5200	Special Instructional Programs	2,135.00	
5300	Alternative Learning Program		1,431.00
5800	School Based Support Services		3,610.00
6300	Alternative Support Services	60.00	
6500	Operational Support Services		920.00
6600	Financial/HR Support Services	30.00	
7100	Community Support Services	60.00	
8100	Pmts to Other Gov't Units		21,414.00
Explanation:			
Total Appropriation in Current Budget		\$	2,390,386.00
Amount of Increase/Decrease of Above Amendment			-21,414.00
Total Appropriation in Current Amended Budget		\$	2,368,972.00

Passed by majority vote of the Board of Education of Camden County on the 8 th day of June 2017.  Chairman, Board of Education  Secretary, Board of Education	We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20___. _____ Chairman, Board of County Commissioners _____ Clerk, Board of County Commissioners
--	--

273

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

BUDGET AMENDMENT
 June 8, 2017

2. Local Current Expense Fund

- A. We have reviewed this program area and find that we must transfer funds to cover expenses. We request your approval of the following amendment.

Classroom Support

5110.842.162	Substitute Pay	\$ +	900.00
5110.842.315	Reproduction Costs	-	3,436.00
5110.842.315.304	Reproduction Costs	-	230.00
5110.842.315.308	Reproduction Costs	+	3,476.00
5110.842.315.310	Reproduction Costs	+	855.00
5110.842.315.312	Reproduction Costs	+	880.00
5110.842.315.350	Reproduction Costs	+	1,155.00
5110.842.333	Field Trips	+	105.00
5110.842.333.304	Field Trips	+	275.00
5110.842.333.308	Field Trips	-	2,000.00
5110.842.333.310	Field Trips	-	1,980.00
5210.842.162	Substitute Pay	-	<u>1,500.00</u>

Total – Classroom Support \$ - 1,500.00

- B. We have reviewed this program and find that we must transfer funds into the program to cover expenses. We request your approval of the following amendment.

Exceptional Children

5210.849.311	Contracted Services	\$ +	<u>1,500.00</u>
--------------	---------------------	------	-----------------

Total – Exceptional Children \$ + 1,500.00

- C. We have reviewed this program area and find that we must transfer funds within to cover expenses of the budget. We request your approval of the following amendment.

Supplementary Pay

5110.911.181	Supplementary Pay	\$ +	3,021.00
5120.911.181	Supplementary Pay	+	2,050.00
5120.911.211	Emp Soc Sec Costs	+	60.00
5120.911.221	Emp Retirement Costs	+	205.00
5210.911.181	Supplementary Pay	+	900.00
5210.911.221	Emp Retirement Costs	-	305.00
5240.911.211	Emp Soc Sec Costs	-	120.00
5330.911.181	Supplementary Pay	-	1,431.00

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

BUDGET AMENDMENT
 Local Current Expense Fund
 June 8, 2017, Page 2

5830.911.181	Supplementary Pay	-	1,800.00
5840.911.181	Supplementary Pay	-	1,500.00
5840.911.211	Emp Soc Sec Costs	-	60.00
5840.911.221	Emp Retirement Costs	-	250.00
6300.911.211	Emp Soc Sec Costs	+	60.00
6550.911.181	Supplementary Pay	-	1,000.00
6550.911.211	Emp Soc Sec Costs	+	80.00
6620.911.211	Emp Soc Sec Costs	+	30.00
7100.911.211	Emp Soc Sec Costs	+	60.00

Total – Supplementary Pay \$ + .00

D. We have reviewed this area of the budget and must transfer funds to cover expenses in other areas of the budget. We request your approval of the following amendment.

Staff Development

5110.912.311	Contracted Services	\$ +	60.00
5110.912.361	Membership Dues & Fees	-	292.00
5210.912.312	Workshop Expenses	+	160.00

Total – Staff Development \$ - 72.00

E. We have reviewed this program area and find that we must transfer funds into the budget to cover expenses. We request your approval of the following amendment.

Vocational Program Support

5120.922.332	Travel	\$ -	50.00
5120.922.411	Instructional Supplies	-	900.00
5120.922.418	Computer Software & Supplies	\$ +	1,022.00

Total – Vocational Program Support \$ + 72.00

F. We have reviewed this program area and find that we must decrease to budget to match the revenue in Child Nutrition Fund budget. We request your approval of the following amendment.

Child Nutrition

8100.990.715	Transfer to Child Nutrition	\$ -	21,414.00
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Total – Child Nutrition \$ - 21,414.00

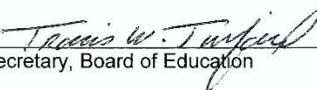
2.4910 Revenue – Fund Balance Appropriated \$ + 21,414.00

275

Passed by majority vote of the Board of
 Education of Camden County on the 8th
 day of June, 2017.



 Chairman, Board of Education



 Secretary, Board of Education

276
 277
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Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

Budget Amendment

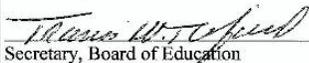
Camden County Schools Administrative Unit

Capital Outlay Fund

The Camden County Board of Education at a meeting on the 8th day of June, 2017, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
6500	Category III Projects	20,924.00	
Explanation:			
	Total Appropriation in Current Budget	\$	475,151.72
	Amount of Increase / (Decrease) of Above Amendment		+ 20,924.00
	Total Appropriation in Current Amended Budget	\$	496,075.72

<p>Passed by majority vote of the Board of Education of Camden County Schools on the 8th day of June 2017.</p> <p> _____ Chairman, Board of Education</p> <p> _____ Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this ____ day of _____ 20__.</p> <p>_____ Chairman, Board of County Commissioners</p> <p>_____ Clerk, Board of County Commissioners</p>
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**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

Budget Amendment

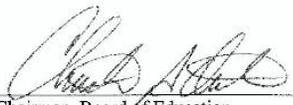
Camden County Schools Administrative Unit

Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 8th day of June, 2017 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Services	990.00	
5200	Special Instructional Services		90.00
6100	Regular Program Support Serv		390.00
6400	Technology Support Services	1,150.00	
6500	Operational Support Services	40.00	
6900	Policy, Leadership, Pub Relation		1,700.00
Explanation:			
Total Appropriation in Current Budget		\$	878,826.27
Amount of Increase/Decrease of Above Amendment		+	0.00
Total Appropriation in Current Amended Budget		\$	878,826.27

<p>Passed by majority vote of the Board of Education of Camden County on the 8th day of June 2017.</p>  <p>Chairman, Board of Education</p>  <p>Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20__.</p> <p>_____ Chairman, Board of County Commissioners</p> <p>_____ Clerk, Board of County Commissioners</p>
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CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

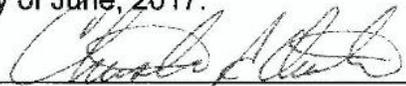
BUDGET AMENDMENT
 June 8, 2017

4. Capital Outlay Fund

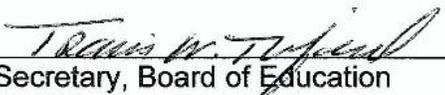
- A. We must increase our budget for the funds received for the purchase of a yellow bus from an allotment from NCDPI. We request your approval of the following amendment.

<u>Category III Projects</u>		
6550.120.551	Purchase of School Bus	\$ + <u>20,924.00</u>
Total – Category III Projects		\$ + 20,924.00 =====
4.3400.120	Revenue – State Allocation Funds	\$ - 20,924.00
Total – Revenue		\$ - 20,924.00 =====

Passed by majority vote of the Board of Education of Camden County on the 8th day of June, 2017.



 Chairman, Board of Education



 Secretary, Board of Education

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

BUDGET AMENDMENT
June 8, 2017

8. Other Local Current Expense Fund

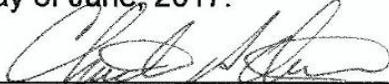
A. We have reviewed this area of the budget and find that we must transfer funds to cover other areas of the Other Local Current Expense Budget. We request your approval of the following amendment.

<u>Board of Education</u>		
6910.860.371	Legal Liability Insurance	\$ - 1,700.00
Total – Board of Education		\$ - 1,700.00

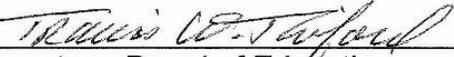
B. We have reviewed this area of the budget and find that we must transfer funds to cover expenses within this program area. We request your approval of the following amendment.

<u>Computer Tech</u>		
5110.905.311	Contracted Services	\$ + 990.00
5210.905.462	Pur of Non-Cap Comp Hdwe	- 90.00
6110.905.332	Travel	- 390.00
6400.905.343	Telecommunications Service	+ 1,150.00
6510.905.341	Telephone for Telecom (CO)	+ 40.00
Total – Computer Tech		\$ + 1,700.00

Passed by majority vote of the Board of Education of Camden County on the 8th day of June, 2017.



Chairman, Board of Education



Secretary, Board of Education

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Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

293 J. Pickups, Releases and Refunds
294

<u>NAME</u>	<u>REASON</u>	<u>TYPE NO.</u>
Neil Curtis Bennet, Jr.	\$126.50 Released - Plate Turned in -	Pick-Up/20045 36613555
Briarwood Forest Products	\$180.00 Pick-Up - Roll back taxes-R-01-7999-00-64-0991-0000 Lot 4 - R-01-7999-00-54-6880-0000 (Parent parcel)	Pick-Up/20071 R-80533-14 R-87659-15 R-94688-16
Briarwood Forest Products	\$571.20 Pick-Roll back taxes - R-01-7999-00-54-6880-0000 on Lots 1, 2, and 3	Pick-Up/20088 R-80533-14 R-87659-15 R-94688-16
Jennifer B. G. Fayad	\$105.30 Refund - Military Exempt	Pick-Up/20190 31293999

295
296
297 K. DMV Monthly Report
298

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County August Ren. Due 9/15/17

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
20,467.86	24,301.80	13,321.21	58,090.87

299
300 L. Refunds Over \$100.00

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017**

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System																			
NCVTS Pending Refund report																			
REFUNDS OVER \$100.00 MAY/17																			
Payee Name	Primary Owner	Secondary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change	
BEEN, FRANCIS WALTER	BEEN, FRANCIS WALTER	BEEN, JEAN MARIE	129 SCOTLAND RD	CAMDEN, NC 27921	Proration	0035649439	EHT9946	AUTHORIZED	67061746	Refund Generated due to proration on Bill #0035649439-2016-2016-0000-00	Tag Surrender	05/02/2017	5/4/2017 9:19:15 AM	1843	Tax	(\$219.87)	\$0.00	(\$219.87)	
														2	Tax	(\$3.23)	\$0.00	(\$3.23)	
BUNTON, WILLIAM LAMAR	BUNTON, WILLIAM LAMAR		141 PIER LNDG	SOUTH MILLS, NC 27976	Adjustment >= \$100	0034039077	EFZ3216	AUTHORIZED	67948514	Refund Generated due to adjustment on Bill #0034039077-2016-2016-0000-00	Military	05/19/2017	5/30/2017 4:23:16 PM	1843	Tax	(\$236.84)	(\$11.85)	(\$248.69)	
														1	Tax	(\$3.48)	(\$0.17)	(\$3.65)	
NISSAN OF ELIZABETH CITY	BENNETT, NEIL CURTIS JR		1712 N ROAD ST	ELIZABETH CITY, NC 27909	Proration	0036613555	EHT9982	AUTHORIZED	67548782	Refund Generated due to proration on Bill #0036613555-2016-2016-0000-00	Tag Surrender	05/12/2017	5/26/2017 10:49:24 AM	1843	Tax	(\$124.67)	\$0.00	(\$124.67)	
														2	Tax	(\$1.83)	\$0.00	(\$1.83)	
																		Refund	\$126.50

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M. Resolution 2017-07-01 Appointing Sally Norfleet as Deputy Finance Officer

RESOLUTION

APPOINTING DEPUTY FINANCE OFFICER

LEGISLATIVE INTENT:

North Carolina General Statutes (Section 159-24) require that each local government appoint a Finance Officer. The Finance Officer is responsible for maintaining accounting records, disbursing funds, making debt service payments, investing public funds, and preparing financial statements.

WHEREAS, Stephanie Humphries was appointed as the Finance Officer by the Camden County Board of Commissioners; and

WHEREAS, Camden County Board of Commissioners believes that it will be beneficial to the daily operations of the County to appoint a Deputy Finance Officer to serve in the Finance Officer's stead should the occasion arise.

WHEREAS, Camden County Board of Commissioners expects the work of the Deputy Finance Officer to be directed and supervised by the Finance Officer.

NOW, THEREFORE, BE IT RESOLVED THAT, Camden County Board of Commissioners appoints Sally Norfleet as Deputy Finance Officer, with duties as prescribed by law and as directed by the Finance Officer, commencing on July 3, 2017.

ADOPTED, this 3rd day of July 2017,

Clayton D Riggs, Chairman

Attest:

Karen Davis, Clerk

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306
307

Attachment: bocminutes_07032017 (1769 : BOC Minutes - July 3, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 3, 2017

- 308 N. Set Public Hearing for UDO 2016-09-14 Sandy Hook Crossing Preliminary Plat
309 O. Set Public Hearing for UDO 2017-06-04 SUP for Camden Dam Solar LLC
310 P. Set Public Meeting for UDO 2017-05-21 Sketch Plan for Sleepy Hollow Estates
311 Q. Set Public Hearing for UDO 2017-06-07 SUP for Sandy Solar LLC

312

313 **ITEM 9. COMMISSIONERS' REPORTS**

314

315 Commissioner Meiggs reported that he will be looking into resources that can be made available
316 in Camden County to assist in identifying and assisting students who are faced with challenging
317 issues.

318

319 **ITEM 10. COUNTY MANAGER'S REPORT**

320

321 None.

322

323 **ITEM 11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES**

324

325 A. May 2017 Library Statistics

326

327 **ITEM 12. Other Matters**

328

329 None.

330

331

332 **ITEM 13. ADJOURN**

333

334 Chairman Riggs adjourned the Camden County Board of Commissioners at 8:20 PM.



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.D
Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Administration
Prepared by: Karen Davis

Item Title **BOC Minutes - July 10, 2017**

Attachments: bocminutes_07102017 (DOCX)

Summary:
Minutes of July 10, 2017 Board of Commissioners meeting.

Recommendation:
Review and approve.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 10, 2017**

Camden County Board of Commissioners

July 10, 2017

Closed Session – 6:30 PM

Special Meeting - 7:00 PM

Historic Courtroom, Courthouse Complex

Camden, North Carolina

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on July 10, 2017 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

WELCOME & CALL TO ORDER

Board Member	Title	Status	Arrived
Clayton Riggs	Chairman	Present	6:20 PM
Tom White	Vice Chairman	Present	6:20 PM
Garry Meiggs	Commissioner	Present	6:20 PM
Randy Krainiak	Commissioner	Present	6:20 PM
Ross Munro	Commissioner	Remote	6:20 PM

Staff Members	Title	Status	Arrived
Stephanie Humphries	Finance Director/Interim County Manager	Present	6:50 PM
John Morrison	County Attorney	Present	6:20 PM
Karen Davis	Clerk to the Board	Present	6:20 PM

6:30 PM CLOSED SESSION

Motion to go into closed session for the purpose of discussion of personnel.

RESULT: PASSED [UNANIMOUS]
MOVER: Tom White, Vice Chairman
AYES: Meiggs, Riggs, White, Krainiak, Munro

Motion to come out of closed session.

RESULT: PASSED [UNANIMOUS]
MOVER: Garry Meiggs, Commissioner
AYES: Meiggs, Riggs, White, Krainiak, Munro

Attachment: bocminutes_07102017 (1770 : BOC Minutes - July 10, 2017)

**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 10, 2017**

29 **Chairman Riggs reconvened the Board of Commissioners Meeting.**

30

31 **INVOCATION & PLEDGE OF ALLEGIANCE**

32

33 Commissioner Ross Munro gave the invocation and led in the Pledge of Allegiance.

34

35 **ITEM 1. PUBLIC COMMENTS**

36

37 None.

38

39 **ITEM 2. CONSIDERATION OF AGENDA**

40

41 The agenda was amended to add the FEMA Application for Citizen Assistance to New Business
42 as IV.4.

43

44 **Motion to approve the agenda as amended.**

45

46	RESULT:	PASSED [UNANIMOUS]
47	MOVER:	Tom White, Vice Chairman
48	AYES:	Meiggs, Riggs, White, Krainiak, Munro

49

50

51 **ITEM 3. OLD BUSINESS**

52

53 None.

54

55 **ITEM 4. NEW BUSINESS**

56

57 1. Appointment of Interim County Manager

58

59 During closed session the terms of the agreement were discussed concerning the appointment of
60 Stephanie Humphries, Finance Officer, as Interim County Manager. Ms. Humphries will receive
61 the county manager salary during the interim period. She will have the authorities of the county
62 manager position with the exception of hiring and firing, which will be at her will and with the
63 consent of the board of commissioners.

64

65 **Motion to appoint Stephanie Humphries as the Interim County Manager under said terms.**

66

67	RESULT:	PASSED [UNANIMOUS]
68	MOVER:	Randy Krainiak, Commissioner
69	AYES:	Meiggs, Riggs, White, Krainiak, Munro

70

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 10, 2017

71 2. Appoint Search Committee to Fill County Manager Vacancy

72

73 The estimated cost to advertise the vacancy for the County Manager position is \$1200-\$1400.

74 This includes advertising through the National Association of County Managers, the North

75 Carolina Association of County Commissioners, trade magazines and web sites.

76

77 Chairman Riggs suggested that each board member review each application, give it a numerical

78 score and review as a board collectively the top fifteen or twenty. The top five will be invited for

79 an interview.

80

81 After discussion it was decided that the clerk to the board will receive the applications and hold

82 them in the clerk's office for review by the commissioners. The Board of Commissioners will

83 serve as the search committee to fill the county manager vacancy.

84

85 **Motion that the Clerk to the Board will maintain the file of incoming applications for**

86 **County Manager.**

87	RESULT:	PASSED [UNANIMOUS]
88	MOVER:	Clayton Riggs, Chairman
89	AYES:	Meiggs, Riggs, White, Krainiak, Munro

90

91 3. August Retreat

92

93 The purpose of a Board of Commissioners Retreat is to provide department heads an opportunity

94 to share with the board the current state of the department as well as future goals and plans.

95

96 **Motion to hold a Board of Commissioners Retreat on August 24, 2017 from 8:30 a.m. to**

97 **12:00 p.m. at the Library Conference Room.**

98

99	RESULT:	PASSED [UNANIMOUS]
100	MOVER:	Tom White, Vice Chairman
101	AYES:	Meiggs, Riggs, White, Krainiak, Munro

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**CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 10, 2017**

113 4. FEMA Application for Citizen Assistance

RESOLUTION	
DESIGNATION OF APPLICANT'S AGENT	
North Carolina Division of Emergency Management	
Organization Name (hereafter named Organization): Camden County	Disaster Number: DR-4285
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): North Carolina Department of Crime Control and Public Safety	
Applicant's Fiscal Year (FY) Start 2017-2018	Month: July Day: 1
Applicant's Federal Employer's Identification Number:	
Applicant's Federal Information Processing Standards (FIPS) Number: 37029	
PRIMARY AGENT	SECONDARY AGENT
Agent's Name Stephanic Humphries	Agent's Name Christy Saunders
Organization Camden County	Organization Pasquotank-Camden Emergency Management Agency
Official Position County Finance Officer	Official Position Emergency Management Coordinator
Mailing Address P.O. Box 190 City, State, Zip Camden, NC 27921	Mailing Address 200 E. Colonial Avenue City, State, Zip Elizabeth City, NC 27909
Daytime Telephone 252-338-6363x107	Daytime Telephone 252-335-4444
Facsimile Number 252-331-7831	Facsimile Number 252-335-1777
Pager or Cellular Number 252-340-0176	Pager or Cellular Number 252-338-0935
<p>BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally.</p>	
<p>PASSED AND APPROVED this _____ day of _____, 20__.</p>	
GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title Camden County Board of Commissioners	Name Karen Davis
Name and Title	Official Position Clerk to the Board of Commissioners
Name and Title	Daytime Telephone 252-338-6363 x 100
CERTIFICATION	
<p>I, _____ Karen Davis _____ (Name) duly appointed and _____ Clerk to the Board _____ (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of _____ Camden County _____ (Organization) on the _____ day of _____ 20__.</p>	
Date: _____	Signature: _____

Rev. 03/04

CAMDEN COUNTY BOARD OF COMMISSIONERS

JULY 10, 2017

APPLICANT ASSURANCES

The applicant hereby assures and certifies that it will comply with the FEMA regulations, policies, guidelines and requirements including, but not limited to the following authorities: OMB Circulars Nos. A-87, A-95, A-102 and A-110, where applicable, and Part 13 of Title 44 of the Code of Federal Regulations (C.F.R.), as they relate to the application, acceptance and use of Federal funds for this Federally assisted project. Also, the Applicant gives assurance and certifies with respect to and as a condition for the grant that:

1. It possesses legal authority to apply for the grant, and to finance and construct the proposed facilities; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurance contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with the provisions of: Executive Order 11988, relating to Floodplain Management and Executive Order 11990, relating to Protection of Wetlands.
3. It will have sufficient funds available to meet the non-Federal share of the cost for construction projects. Sufficient funds will be available when construction is completed to assure effective operation and maintenance of the facility for the purpose constructed.
4. It will not enter into a construction contract(s) for the project or undertake other activities until the conditions of the grant program(s) have been met.
5. It will provide and maintain competent and adequate architectural engineering supervision and inspection at the construction site to insure that the completed work conforms with the approved plans and specifications; that it will furnish progress reports and such other information as the Federal grant or agency may need.
6. It will operate and maintain the facility in accordance with the minimum standards as may be required or prescribed by the applicable Federal, State and local agencies for the maintenance and operation of such facilities.
7. It will give the grantor agency and the Comptroller General, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the grant.
8. It will require the facility to be designed to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by the Physically Handicapped," Number A117.1-1961, as modified (41 CFR 101-17-7031). The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.
9. It will cause work on the project to be commenced within a reasonable time after receipt of notification from the approving Federal agency that funds have been approved and will see that work on the project will be prosecuted to completion with reasonable diligence.
10. It will not dispose of or encumber its title or other interests in the site and facilities during the period of Federal interest or while the Government holds bonds, whichever is the longer.
11. It agrees to comply with Section 311, P.L. 93-288 and with Title VI of the Civil Rights Act of 1964 (P.L. 83-352) and in accordance with Title VI of the Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
12. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
13. It will comply with the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of Federal and Federally-assisted programs.
14. It will comply with all requirements imposed by the Federal grantor agency concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with OMB Circular A-102, P.L. 93-288 as amended, and applicable Federal Regulations.
15. It will comply with the provisions of the Hatch Act which limit the political activity of employees.
16. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act, as they apply to hospital and educational institution employees of State and local governments.
17. (To the best of his knowledge and belief) the disaster relief work described on each Federal Emergency Management Agency (FEMA) Project Application for which Federal Financial assistance is requested is eligible in accordance with the criteria contained in 44 Code of Federal Regulations, Part 205, and applicable FEMA Handbooks.
18. The emergency or disaster relief work therein described for which Federal Assistance is requested hereunder does not or will not duplicate benefits received for the same loss from another source.
19. It will (1) provide without cost to the United States all lands, easements and rights-of-way necessary for accomplishment of the approved work; (2) hold and save the United States free from damages due to the approved work or Federal funding.
20. This assurance is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, reimbursements, advances, contracts, property, discounts of other Federal financial assistance extended after the date hereof to the Applicant by FEMA that such Federal Financial assistance will be extended in reliance on the representations and agreements made in this assurance and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the applicant, its successors, transferees, and assignees, and the person or persons whose signatures appear on the reverse as authorized to sign this assurance on behalf of the applicant.
21. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, approved December 31, 1973. Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Director, Federal Emergency Management Agency as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
22. It will comply with the insurance requirements of Section 314, P.L. 93-288, to obtain and maintain any other insurance as may be reasonable, adequate, and necessary to protect against further loss to any property which was replaced, restored, repaired, or constructed with this assurance.
23. It will defer funding of any projects involving flexible funding until FEMA makes a favorable environmental clearance, if this is required.
24. It will assist the Federal grantor agency in its compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470), Executive Order 11593, and the Archeological and Historic Preservation Act of 1966 (16 U.S.C. 469a-1 et seq.) by (a) consulting with the State Historic Preservation Officer on the conduct of investigations, as necessary, to identify properties listed in or eligible for inclusion in the National Register of Historic places that are subject to adverse effects (see 36 CFR Part 800.8) by the activity, and notifying the Federal grantor agency of the existence of any such properties, and by (b) complying with all requirements established by the Federal grantor agency to avoid or mitigate adverse effects upon such properties.
25. It will for any repairs or construction financed herewith, comply with applicable standards of safety, decency and sanitation and in conformity with applicable codes, specifications and standards; and, will evaluate the natural hazards in areas in which the proceeds of the grant or loan are to be used and take appropriate action to mitigate such hazards, including safe land use and construction practices.

STATE ASSURANCES

The State agrees to take any necessary action within State capabilities to require compliance with these assurances and agreements by the applicant or to assume responsibility to the Federal government for any deficiencies not resolved to the satisfaction of the Regional Director.

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Motion to appoint Stephanie Humphries as Primary Agent and Christy Saunders as Secondary agent on application.

120	RESULT:	PASSED [UNANIMOUS]
121	MOVER:	Ross Munro, Commissioner
122	AYES:	Meiggs, Riggs, White, Krainiak, Munro

123

Attachment: bocminutes_07102017 (1770 : BOC Minutes - July 10, 2017)

CAMDEN COUNTY BOARD OF COMMISSIONERS
JULY 10, 2017

124 **ITEM 5. COMMISSIONERS' REPORTS**

125

126 Commissioner Munro reported that he received a phone call from Mr. McBride who reported
127 that his power had been turned on via a temporary utility pole. Chairman Riggs stated that the
128 Planning Department had assisted in obtaining and installing a utility pole so that Mr. McBride,
129 whose home is being purchased by FEMA, could have temporary service to the RV in which he
130 is residing.

131

132 There being no further matters to be discussed Chairman Riggs adjourned the Board of
133 Commissioners meeting at 8:02 PM.



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.E

Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Schools
Prepared by: Karen Davis

Item Title **School Budget Amendments**

Attachments: School Budget Amendments (PDF)

Summary:

Local Current Expense Fund and Other Local Current Expense Fund

Recommendation:

Approve amendments.

Budget Amendment

Camden County Schools Administrative Unit

Local Current Expense Fund

The Camden County Board of Education at a meeting on the 29th day of June, 2017 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	11,115.00	
5200	Special Instructional Programs		671.00
5300	Alternative Learning Program		4,538.00
5400	School Building Leadership	308.00	
5500	Co-Curricular Programs	3730.00	
5800	School Based Support Services		2,123.00
6100	Regular Support Services		2.00
6300	Alternative Support Services		4.00
6500	Operational Support Services		9,707.00
6600	Financial/HR Support Services	931.00	
8100	Pmts to Other Gov't Units	961.00	
Explanation:			
	Total Appropriation in Current Budget	\$	2,368,972.00
	Amount of Increase/Decrease of		
	Above Amendment	+	.00
	Total Appropriation in Current Amended		
	Budget	\$	2,368,972.00

Passed by majority vote of the Board of Education of Camden County on the 29th day of June 2017.



Chairman, Board of Education



Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20__.

Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

BUDGET AMENDMENT
June 29, 2017

2. Local Current Expense Fund

- A. We have reviewed our charter school transfer funds and must increase this area of the budget to cover these transfers. We request your approval of the following amendment.

Charter School Funding

8100.036.717	Transfer to Charter Schools	\$ + <u>961.00</u>
Total – Charter School Funding		\$ + 961.00

- B. We have reviewed our transportation area of the local budget and must transfer funds to cover expenses. We request your approval of the following amendment.

Transportation of Pupils

6550.056.196	Salary – Workshop Participant	\$ - 1,411.00
6550.056.312	Workshop Expenses	+ 234.00
6550.056.319	Drug Testing	+ 187.00
6550.056.418	Computer Software & Supplies	+ 6,529.00
6550.056.423	Gas/Diesel	- <u>6,500.00</u>
Total – Transportation		\$ - 961.00

- C. We have reviewed the Community Schools program area and find that we must transfer funds to cover expenses within the program. We request your approval.

Community Schools

7100.704.113	Salary – Director	\$ + 756.00
7100.704.221	Emp Retirement Costs	+ 118.00
7100.704.231	Emp Hosp Ins Costs	+ 97.00
7100.704.311	Contracted Services	- 571.00
7100.704.312	Workshop Expenses	- <u>400.00</u>
Total – Community Schools		\$ + .00

- D. We have reviewed the operation of plant funds and must transfer funds from this area to cover expenses within the Local Current Expense budget. We request your approval.

Operation of Plant

6540.802.311...40	Contracted Services	\$ - 2,801.00
6540.802.329...40	Waste Management Services	+ 2,801.00

BUDGET AMENDMENT
Local Current Expense Fund
June 29, 2017, Page 2

6540.802.411...40 Supplies & Materials	-	<u>8,505.00</u>
Total – Operation of Plant	\$ -	8,505.00

- E. We have reviewed this program area and find that we must transfer funds to cover expenses. We request your approval of the following amendment.

Classroom Support

5110.842.162 Substitute Pay	\$ -	340.52
5110.842.315.304 Reproduction Costs	+	340.52
5110.842.319 Student Drug Testing	-	43.00
5110.842.332 Travel	+	<u>43.00</u>

Total – Classroom Support \$ + 0.00

- F. We have reviewed this program area and find that we must transfer funds within the benefits to cover expenses. We request your approval of the following amendment.

Band Program

5110.844.211 Emp Soc Sec Costs	\$ -	471.00
5110.844.221 Emp Retirement Cots	+	<u>471.00</u>

Total – Band Program \$ + .00

- G. We have reviewed this area of the budget and find that we must transfer funds to cover other areas within the Local Current Expense budget. We request your approval of the following amendment.

At-Risk Programs

5330.847.418 Computer Software & Supplies	\$ -	<u>3,730.00</u>
---	------	-----------------

Total – At-Risk Programs \$ - 3,730.00

- H. We have reviewed this program and find that we must transfer funds into the program to cover expenses. We request your approval of the following amendment.

Athletics

5500.850.181 Coaching Supplements	\$ +	4,116.00
5500.850.192 Athletic Director	+	4,280.00
5500.850.221 Emp Retirement Costs	-	<u>3,465.00</u>

BUDGET AMENDMENT
Local Current Expense Fund
June 29, 2017, Page 3

5500.850.331	Contracted Transportation	-	<u>1,201.00</u>
Total – Athletics		\$ +	3,730.00

- I. We have reviewed the school health area of the budget and find that we must transfer funds to cover expenses. We request your approval of the following amendment.

School Health

5840.855.312	Workshop Expenses	\$ -	250.00
5840.855.326	Contracted Rep & Mtce – Equipment	+	<u>250.00</u>
Total – School Health		\$ +	.00

- J. We have reviewed the Office of The Superintendent budget and must transfer funds to cover expenses within. We request your approval of the following amendment.

Office of The Superintendent

6940.865.113	Salary – Secondary Ed Director	\$ -	6,483.00
6940.865.129	Pay Differential	+	283.00
6940.865.211	Emp Soc Sec Costs	-	4,772.00
6940.865.311	Contracted Services	+	9,300.00
6940.865.327	Rentals	+	462.00
6940.865.332	Travel	+	385.00
6940.865.341	Telephone	+	410.00
6940.865.372	Vehicle Liability Insurance	+	405.00
6940.865.423	Gas/Diesel Fuel – Co Vehicle	+	<u>10.00</u>
Total – Office of The Superintendent		\$ +	.00

- K. We have reviewed the fiscal services area of the budget and find that we must transfer funds to cover expenses within the program. We request your approval of the following amendment.

Fiscal Services

6610.875.312	Workshop Expenses	\$ +	60.00
6610.875.363	Financial Expenses	+	540.00
6610.875.411	Supplies & Materials	-	<u>600.00</u>
Total – Fiscal Services		\$ +	.00

BUDGET AMENDMENT
Local Current Expense Fund
June 29, 2017, Page 4

L. We have reviewed this program area and find that we must transfer funds within to cover expenses. We request your approval of the following amendment.

<u>Accountability/Testing</u>		
6720.890.411	Supplies & Materials	\$ - 40.00
6720.890.418	Computer Software & Supplies	+ 40.00
Total – Accountability/Testing		\$ + .00

M. We have reviewed this program area and find that we must increase the budget to cover expenses. We request your approval.

<u>Personnel</u>		
6620.895.113	Salary – Personnel Director	\$ + 756.00
6620.895.221	Emp Retirement Costs	+ 118.00
6620.895.312	Workshop Expenses	+ 67.00
Total – Personnel		\$ + 941.00

N. We have reviewed this program area and must transfer funds to cover other program areas within the budget. We request your approval of the following amendment.

<u>NBPTS/TOY/ILT</u>		
5110.896.181	Supplemental Pay	\$ - 941.00
Total- NBPTS/TOY/ILT		\$ - 941.00

O. We have reviewed this program area and find that we must increase funds to cover expenses of the budget. We request your approval of the following amendment.

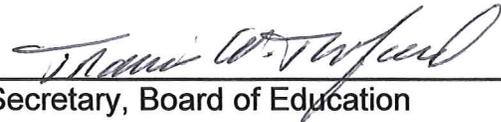
<u>Supplementary Pay</u>		
5110.911.181	Supplementary Pay	\$ + 10,374.00
5110.911.188	Annual Leave Payoff	- 200.00
5110.911.211	Emp Soc Sec Costs	+ 374.00
5110.911.221	Emp Retirement Costs	+ 1,508.00
5210.911.211	Emp Soc Sec Costs	- 204.00
5210.911.221	Emp Retirement Costs	- 89.00
5260.911.181	Supplementary Pay	- 300.00
5260.911.211	Emp Soc Sec Costs	- 29.00
5260.911.221	Emp Retirement Costs	- 49.00

BUDGET AMENDMENT
Local Current Expense Fund
June 29, 2017, Page 6

Passed by majority vote of the Board of
Education of Camden County on the 29th
day of June, 2017.



Chairman, Board of Education



Secretary, Board of Education

Budget Amendment

Camden County Schools Administrative Unit

Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 29th day of June, 2017 passed the following resolution.

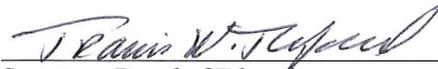
Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Services	312.00	
6400	Technology Support Services		40.00
6500	Operational Support Services	11,110.00	
6900	Policy, Leadership, Pub Relation		5,242.00
Explanation:			
	Total Appropriation in Current Budget	\$	878,826.27
	Amount of Increase/Decrease of Above Amendment		+ 6,140.00
	Total Appropriation in Current Amended Budget	\$	884,966.27

Passed by majority vote of the Board of Education of Camden County on the 29th day of June 2017.



Chairman, Board of Education



Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this _____ day of _____ 20_____.

Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

BUDGET AMENDMENT
June 29, 2017

8. Other Local Current Expense Fund

- A. We have reviewed this program area and find that we must transfer funds to cover expenses within the program. We request your approval of the following amendment.

USCG Jr. Leadership Program

5110.301.123	Salary – Instructor	\$	+	15.00
5110.301.221	Emp Retirement Costs		+	53.00
5110.301.333	Field Trips		-	<u>68.00</u>
Total – USCG Jr. Leadership Program		\$	+	.00

- B. We have reviewed this program and we must transfer funds within the benefit section. We request your approval of the following amendment.

AfterSchool Program

7100.701.211	Emp Soc Sec Costs	\$	-	1,070.00
7100.701.221	Emp Retirement Costs		+	<u>1,070.00</u>
Total – AfterSchool Program		\$	+	.00

- C. We have reviewed the Activity Bus program area and must increase the revenue to match the expenses. We request your approval of the following amendment.

Activity Bus

6550.706.171	Salary – Activity Bus Driver	\$	+	3,212.00
6550.706.175	Salary – Transportation Personnel		+	360.00
6550.706.211	Emp Soc Sec Costs		+	287.00
6550.706.231	Emp Hosp Ins Costs		+	21.00
6550.706.331	Contracted Transportation Serv.		+	82.00
6550.706.418	Computer Software & Supplies		+	2,130.00
6550.706.422	Repair Parts		+	24.00
6550.706.423	Gas/Diesel Fuel		+	<u>24.00</u>

Total – Activity Bus \$ + 6,140.00

4890.706 Revenue – Activity Bus \$ - 6,140.00

- D. We have reviewed this program and find that we must transfer funds to cover the budget. We request your approval.

Maintenance of Plant

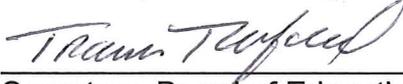
6580.802.175...50	Salary – Maintenance Worker	\$	+	2,700.00
6580.802.221...50	Emp Retirement Costs		+	580.00

BUDGET AMENDMENT
Other Local Current Expense Fund
June 29, 2017, Page 3

Passed by majority vote of the Board of Education of Camden County on the 29th day of June, 2017.



Chairman, Board of Education



Secretary, Board of Education



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.F
Meeting Date: August 07, 2017
Submitted By: Terri Smith,
Taxes
Prepared by: Terri Smith
Item Title Refunds Over \$100.00
Attachments: 20170801114651739.pdf (PDF)

Summary:
Refunds Over \$100.00 for July, 2017

Recommendation:
Review and Approve.

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report

JULY, 17 REFUNDS OVER \$100.00



Payee Name	Primary Owner	Secondary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
CURRITUCK COUNTY TAX DEPT	TEC SWEEP INC	COOPER, TERENCE EUGENE	P.O. BOX 9	CURRITUCK, NC 27929	Adjustment: >=\$100	0036137971	HE7424	AUTHORIZED	70890400	Refund Generated due to adjustment on Bill #0036137971-2016-2016-0000-00	Change of County	07/10/2017	7/11/2017 8:15:20 AM	1843	Tax	(\$6.23)	\$0.00	(\$6.23)
Refund \$429.70																		

* Check needs to be made out to: Currituck County Tax Dept.
 Attn: Tracy Sample
 P.O. Box 9
 Currituck, NC 27929

Vehicle information should have been sent to Currituck for billing.

Submitted by Lisa S. Anderson Date 8-1-17
 Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
 Clayton D. Riggs, Chairman Camden County Board of Commissioners



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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.G
Meeting Date: August 07, 2017

Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Karen Davis

Item Title **Tax Collection Report - June 2017**

Attachments: Tax Collection Report - June 2017 (PDF)

Summary:
Tax Collection Report - June 2017

Recommendation:
Review and approve.



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.H
Meeting Date: August 07, 2017

Submitted By: Terri Smith,
Taxes
Prepared by: Karen Davis

Item Title **Pickups, Releases and Refunds**

Attachments: Pickups, Releases & Refunds (PDF)

Summary:
Pickups, releases and refunds

Recommendation:
Review and approve.

NAME	REASON	TYPE NO.
Ann Falls Ward	\$124.82 Refund - Turned in plates	Pick-Up/20116 36778084
Janet H. Spencer	\$1,287.94 Pick -Up - was unknown owner. Picked up as Immaterial Irregularity as per Tony Simpson of DOR.	Pick-Up/20128 Multiple
Judith Tillett	\$225.00 Code Enforcement	Pick-Up/20173 R-98835-2016
Nelson Davila	\$185.00 Code Enforcement	Pick-Up/20172 R-94927-2016
Gary L. Sawyer	\$664.43 Pick-Up - Roll back taxes - 2014-2016	Pick-Up/20179 R-84241-2014 R-91372-2015 R-98569-2016

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)

FROM: CAMDEN COUNTY ADMINISTRATOR OFFICE

No. 20116

(1) REQUEST THE FOLLOWING CHANGES BE MADE

(2) EXPLANATION: () OVERCHARGED () DOUBLE LISTING
() LATE LISTING () OTHER Turned in plate

YEAR 2016 TOWNSHIP SH
NAME Ann Falls Ward (24046387)
ADDRESS 507 Crescent Hill Rd.
Kings Mountain, NC 28086
PIN # 0036778084

RELEASE

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

PICK UP

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

ADJUSTMENT/REFUND

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____				<u>124.82</u>	<u>367780</u>

Leri Smith
TAX ADMINISTRATOR Specialist

APPROVED _____ DAY OF _____ 20____

CHAIRMAN OF COMMISSIONERS/COUNTY MANAGER

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)

FROM: CAMDEN COUNTY ADMINISTRATOR OFFICE

No. 20128

(1) REQUEST THE FOLLOWING CHANGES BE MADE

(2) EXPLANATION: () OVERCHARGED () DOUBLE LISTING

2007-
YEAR 2016
TOWNSHIP SM
NAME Janet H. Spencer (1073)
ADDRESS 607 E. Main St.
Elizabeth City, NC 27909
PIN # R 01-7989-00-23-4593-0000

Was unknown owner.
Picked up
Immaterial
Irregularity
as per Tor
Simpson
DOR.

RELEASE

PROPERTY VALUE	COUNTY	FIRE	INTEREST	TOTAL	BILL #
Personal					
Real					
Total					

PICK UP

PROPERTY VALUE	COUNTY	FIRE	INTEREST	TOTAL	BILL #
Personal			July's int.		
2007-2014					
Real 2015-2016					
Total	876.70	14.32	396.92	1287.94 1281.25	Multipl

ADJUSTMENT/REFUND

PROPERTY VALUE	COUNTY	FIRE	INTEREST	TOTAL	BILL #
Personal					
Real					
Total					

Jeri Smith
TAX ADMINISTRATOR Specialist

APPROVED _____ DAY OF _____ 20____

CHAIRMAN OF COMMISSIONERS/COUNTY MANAGER

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)

★ \$435.00 was added + pickup/release done on 3-20-
 Just in case problem with the adjustment comes up.

7.H.a

FROM: CAMDEN COUNTY ADMINISTRATOR OFFICE

No. 20173

(1) REQUEST THE FOLLOWING CHANGES BE MADE

(2) EXPLANATION: () OVERCHARGED () DOUBLE LISTING
 () LATE LISTING () OTHER Code Enforcement

YEAR 2014 TOWNSHIP CH

NAME Judith Tillett (3005)

ADDRESS 109 Selden St.

Elizabeth City, NC 27909

PIN # R-02-8936-00-81-9147-0000

RELEASE

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

PICK UP

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____			<u>225.00</u>	<u>225.00</u>	<u>R98835</u>

Code Enl.

ADJUSTMENT/REFUND

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

Anna S. Anderson
 TAX ADMINISTRATOR

APPROVED _____ DAY OF _____ 20____

CHAIRMAN OF COMMISSIONERS/COUNTY MANAGER

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)

FROM: CAMDEN COUNTY ADMINISTRATOR OFFICE

No. 20172

(1) REQUEST THE FOLLOWING CHANGES BE MADE

(2) EXPLANATION: () OVERCHARGED () DOUBLE LISTING

() LATE LISTING (✓) OTHER Code Enforcement

YEAR 2016 TOWNSHIP SM

NAME Nelson Davila (# 26350)

ADDRESS 1903 magical Ln.

Kissimmee, FL 34744

PIN # R-01-7080-06-53-8650

RELEASE

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

PICK UP Code Enb.

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____			<u>185.00</u>	<u>185.00</u>	<u>R-94961</u>

ADJUSTMENT/REFUND

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

Asia S. Anderson
TAX ADMINISTRATOR

APPROVED _____ DAY OF _____ 20____

CHAIRMAN OF COMMISSIONERS/COUNTY MANAGER

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)

FROM: CAMDEN COUNTY ADMINISTRATOR OFFICE

No. 20179

(1) REQUEST THE FOLLOWING CHANGES BE MADE

(2) EXPLANATION: () OVERCHARGED () DOUBLE LISTING
() LATE LISTING (✓) OTHER Roll back tax

2014-
YEAR 2016

TOWNSHIP CW (2243)

NAME Gary L. Sawyer (W.L. + Brenda Sawyer) (40411)

ADDRESS P.O. Box 27
South Mills, NC 27976

PIN # R02-8916-00-68-3801-0000

RELEASE

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

PICK UP

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____	<u>565.02</u>	<u>8.76</u>	<u>90.65</u>	<u>664.43</u>	<u>R 84241 / R 91372 / R 98569</u>

ADJUSTMENT/REFUND

<u>PROPERTY VALUE</u>	<u>COUNTY</u>	<u>FIRE</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>BILL #</u>
Personal _____					
Real _____					
Total _____					

Jeri Smith
TAX ADMINISTRATOR Specialist

APPROVED _____ DAY OF _____ 20____

CHAIRMAN OF COMMISSIONERS/COUNTY MANAGER

Attachment: Pickups, Releases & Refunds (1791 : Pickups, Releases and Refunds)



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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.1
Meeting Date: August 07, 2017

Submitted By: Terri Smith,
Taxes
Prepared by: Terri Smith

Item Title Refunds Over \$100.00

Attachments: 20170712101050455.pdf (PDF)

Summary: Refunds Over \$100.00 June, 2017

Recommendation: Review and Approve

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report

JUNE REFUNDS OVER \$100.00

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
BOHN, ALBERT JAY	BOHN, ALBERT JAY		322 OLD SWAMP RD	SOUTH MILLS, NC 27976	>= \$100	0038019436	PF86429	AUTHORIZED	70232852	Refund Generated due to adjustment on Bill #0038019436-2016-2016-0000-00	Over Assessment	06/28/2017	6/29/2017 2:49:12 PM	1843	Tax	(\$5.20)	\$0.00	(\$5.20)
FAYAD, JENNIFER BECKY GAIL	FAYAD, JENNIFER BECKY GAIL		150 COUNTRY CLUB RD	CAMDEN, NC 27921	Adjustment >= \$100	0031293998	PAN7835	AUTHORIZED	69543106	Refund Generated due to adjustment on Bill #0031293998-2016-2016-0000-00	Military	06/16/2017	6/20/2017 10:21:16 AM	1843	Tax	(\$103.77)	\$0.00	(\$103.77)
WARD, ANN FALLS	WARD, ANN FALLS		507 CRESCENT HILL RD	KINGS MOUNTAIN, NC 28086	Proration	0036778084	BKC4589	AUTHORIZED	70149288	Refund Generated due to proration on Bill #0036778084-2016-2016-0000-00	Tag Surrender	06/27/2017	6/28/2017 9:02:44 AM	1843	Tax	(\$123.01)	\$0.00	(\$123.01)
															Tax	(\$1.81)	\$0.00	(\$1.81)
															Tax	Refund	Refund	\$124.82

Submitted by Lisa S. Anderson Date 7-12-17
 Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
 Clayton D. Riggs, Chairman Camden County Board of Commissioners



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.J
Meeting Date: August 07, 2017
Submitted By: Terri Smith,
Taxes
Prepared by: Terri Smith

Item Title **DMV Monthly Report**

Attachments: 20170630112750748.pdf (PDF)

Summary: DMV Monthly Report September Renewals Due 10/15/2017

Recommendation: Review and Approve

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County September Ren. Due 10/15/17

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
17,188.07	20,895.30	11,297.69	49,381.06

Witness my hand and official seal this _____ day of _____

Chairman, Camden County Board of Commissioners

Attest:

Clerk to the Board of Commissioners of Camden County

This is to certify that I have received the tax receipts and duplicates for collection in the amounts as listed herein.

Jean S. Anderson

Tax Administrator of Camden County

Attachment: 20170630112750748.pdf (1751 : DMV Monthly Report)



CAMDENCOUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.K

Meeting Date: August 07, 2017

Submitted By: Jasmine Wilson, Senior Center Director
Senior Center
Prepared by: Karen Davis

Item Title Proclamation - Senior Citizens Week August 14-21, 2017

Attachments: PROCLAMATION Senior Week (DOC)

Summary:

Request for the Board of Commissioners to declare the week of August 14-21, 2017 "Senior Citizens Week in Camden County."

Recommendation:

Review and approve.

PROCLAMATION

The Camden County Board of Commissioners wishes to declare the week beginning August 14th and ending August 21st Senior Citizens Week in Camden County,

WHEREAS, throughout our history, older people have achieved much for our families, our communities, and our country. That remains true today, and gives us ample reason this year to reserve a special day in honor of the senior citizens who mean so much to our land: and

WHEREAS, with improved health care and more years of productivity, older citizens are reinforcing their historical roles as leaders and as links with our patrimony and sense of purpose as individuals and as a Nation. Many older people are embarking on second careers, giving younger Americans a fine example of responsibility, resourcefulness, competence, and determination. And more than 4.5 million senior citizens are serving as volunteers in various programs and projects that benefit every sector of society. Wherever the need exists, older people are making their presence felt -- for their own good and that of others: and

WHEREAS, for all they have achieved throughout life and for all they continue to accomplish, we owe older citizens our thanks and a heartfelt salute. We can best demonstrate our gratitude and esteem by making sure that our communities are good places in which to mature and grow older -- places in which older people can participate to the fullest and can find the encouragement, acceptance, assistance, and services they need to continue to lead lives of independence and dignity: and

WHEREAS, Camden County should provide leadership, encouragement, and assistance to communities, and voluntary organizations in utilizing the potentials of our elder citizens: and

WHEREAS, Senior Citizens Day was established on August 14, because it was the day President Franklin Roosevelt signed the Social Security Act in 1935. However, President Ronald Reagan declared August 21 to be National Senior Citizens Day.

Approved by the Camden County Board of Commissioners on this day,

_____ Chairman, Date _____

_____ Clerk to the Board, Date _____

Attachment: PROCLAMATION Senior Week (1760 : Proclamation - Senior Citizens Week)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.L
Meeting Date: August 07, 2017
Submitted By: Tony Perry, Sheriff
Sheriff
Prepared by: Karen Davis

Item Title **Surplus Property**

Attachments: Surplus Property Requests - Sheriff's Department
(PDF)

Summary:
Surplus Property Requests from Sheriff's Department.
Recommendation:
Review and approve.

Surplus Property Request

Sheriff Perry

Requested by:
 Sell Dispose

Department:

Item:

Disposal Method:

Suggested Value:

Reason for surplus:

Item Description
 2002 Freight Liner Bus , miles 57,667

Manager Approval

Disposal Method:

Value:

Comments:

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request



Requested by: Sheriff Tony Perry

Sell Dispose

Department: Sheriff's office

Item: Lot of MDT

Disposal Method: GovDeals

Suggested Value: \$200.00

Reason for surplus: No longer useful to our office

Item Description

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *[Signature]*

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request



Requested by: Sheriff Tony Perry LESO Program

Sell Dispose

Department: Sheriff's office

Item: 1989 International Truck

Disposal Method: GovDeals

Suggested Value: \$5,000.00

Reason for surplus: No longer useful to our office

Item Description

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *SD*

Board Approval

Approved/Denied: _____

Date: _____

Final Disposition Date:

Method: _____

Amount: _____

Purchased by: _____

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request

Sheriff Perry

Requested by: Sheriff Tony Perry LESO Program

Sell Dispose

Department: Sheriff's office

Item: 2003 Ford F350 Stake Truck

Disposal Method: GovDeals

Suggested Value: \$10,000.00

Reason for surplus: No longer useful to our office

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *[Signature]*

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Item Description

[Empty box for Item Description]

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request

Sheriff Tony Perry

Requested by: Sheriff Tony Perry LESO Program

Sell Dispose

Department: Sheriff's office

Item: 2001 Box Van

Disposal Method: GovDeals

Suggested Value: \$2,000.00

Reason for surplus: No longer useful to our office

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *[Signature]*

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Item Description

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request

Requested by:

Sheriff Tony Perry LESO Program

Sell Dispose

Department:

Sheriff's office

Item:

Tractor ~~Hatch~~ hitch

Disposal Method:

Public aution

Suggested Value:

\$200.00

Reason for surplus:

No longer useful to our office

Item Description

Manager Approval

Disposal Method:

OK

Value:

OK

Comments:

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request

Sheriff Tony Perry

Requested by: Sheriff Tony Perry LESO Program

Sell Dispose

Department: Sheriff's office

Item: Sandblasting trailer

Disposal Method: GovDeals

Suggested Value: \$500.00

Reason for surplus: No longer useful to our office

Item Description

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *SA*

Board Approval

Approved/Denied: _____

Date: _____

Final Disposition Date:

Method: _____

Amount: _____

Purchased by: _____

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)

Surplus Property Request

Sheriff Tony Perry

Requested by: Sheriff Tony Perry

Sell Dispose

Department: Sheriff's office

Item: Side reach mower

Disposal Method: Public auction

Suggested Value: \$1,000.00

Reason for surplus: No longer useful to our office

Manager Approval

Disposal Method: *OK*

Value: *OK*

Comments: *[Signature]*

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Item Description

Attachment: Surplus Property Requests - Sheriff's Department (1783 : Surplus Property)



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.M
Meeting Date: August 07, 2017

Submitted By: Amy Barnett, Planning Clerk
Administration
Prepared by: Amy Barnett

Item Title **Set Public Hearing Ordinance 2017-07-01**

Attachments: Ord 2017-07-01 UDO 2017-06-14 Rezoning Old
Swamp and Lilly Rds
(PDF)

Summary:

Set Public Hearing - Ordinance 2017-07-01; Rezoning Application (UDO 2017-06-14) for Glen Carey

Glen Carey, who is being represented by his son Al Carey, has applied to rezone approximately 24 acres of land that abuts Old Swamp and Lilly Roads in South Mills Township from Basic Residential (R3-2) to Basic Residential (R3-1). Owner would like to do a minor subdivision (4 lots) but wants to preserve as much farmland as he can.

Application went to the Planning Board on July 19, 2017 and after discussion with applicant and staff, the following motions were made:

(1) Consistency Statement: Motion was made that the requested zoning change was consistent with Camden County's CAMA Land Use Plan and Comprehensive Plan as it allows for higher densities of one acre. Motion passed on a 6-0 vote.

(2) Recommendation: Motion was made recommending approval of the rezoning as recommended by planning staff. Motion passed on a 6-0 vote.



Recommendation:

Set Public Hearing for September 5, 2017.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY	
C. Riggs	_____
R. Munro	_____
G. Meiggs	_____
T. White	_____
R. Krainiak	_____
NO MOTION	_____

VOTE:	
C. Riggs	_____
R. Munro	_____
G. Meiggs	_____
T. White	_____
R. Krainiak	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: Ordinance/Findings/Planning Board Recommendation
Submitted By: Planning Department

ITEM TITLE: Set Public hearing - Ordinance 2017-07-01; Rezoning Application (UDO 2017-06-14) for Glen Carey

SUMMARY:

Glen Carey who is being represented by his son Al Carey has applied to rezone approximately 24 acres of land that abut Old Swamp and Lilly Roads in South Mills Township from Basic Residential (R3-2) to Basic Residential (R3-1). Owner would like to do a minor subdivision (4 lots) but wants to preserve as much farmland as he can.

Application went to the Planning Board on July 19, 2017 and after discussion with applicant and staff made the following motions:

- (1) **Consistency Statement:** Motion was made that the requested zoning change was consistent with Camden County’s CAMA Land Use Plan and Comprehensive Plan as it allows for higher densities of one acre. Motion passed on a 6-0 vote.
- (2) **Recommendation:** Motion was made recommending approval of the rezoning as recommended by planning staff. Motion passed on a 6-0 vote.

RECOMMENDATION:

Set Public Hearing for September 5, 2017.

Ordinance No. 2017-07-01

**An Ordinance
Amending the Camden County
Zoning Map
Camden County, North Carolina**

Article I: Purpose

The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

Article II. Amendment to Zoning Map

The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:

The property currently shown in the Camden County Tax Assessor’s Office as PIN 01-7090-00-73-2313 is hereby re-zoned from Basic Residential (R3-2) to Basic Residential (R3-1).

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.
3. This Ordinance may also be enforced by any appropriate equitable action.

- 4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- 5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this day of 2017.

County of Camden

Clayton Riggs, Chairman
Camden County Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board

(SEAL)

STAFF REPORT**UDO 2017-06-14
Zoning Map Amendment****PROJECT INFORMATION**

File Reference:	UDO 2017-06-14	Application Received:	6/9/17
Project Name;	N/A	By:	David Parks, Permit Officer
PIN:	01-7090-00-73-2313	Application Fee paid:	\$790 Check #18684
Applicant:	Al Carey	Completeness of Application:	Application is generally complete
Address:	P.O. Box 211 South Mills, NC	Documents received upon filing of application or otherwise included:	
Phone:	(252) 333-8596	A.	Rezoning Application
Email:		B.	Health Department Soil Evaluation
Agent for Applicant:		C.	Aerial of portion of property requested to be rezoned.
Address:		D.	Deed
Phone:		E.	GIS Aerial, existing zoning, Comprehensive Plan future land use and CAMA Land Use Plan Suitability Maps
Email:			
Current Owner of Record:	Glen Carey		
Meeting Dates:			
7/19/2017	Planning Board		

PROJECT LOCATION:

Street Address: Property located intersection of Old Swamp and Lilly Roads.
Location Description: South Mills Township

Vicinity Map:



REQUEST: Rezone approximately 24 acres from Basic Residential (R3-2) to Basic Residential (R3-1)

From: Basic Residential (R3-2)

To: Basic Residential (R3-1)

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-2 district requires a minimum of two acres per lot.

The R3 Districts are designed to provide for low density residential development in areas that are adjacent to those areas primarily devoted to agriculture. Subdivision in the R3-1 district requires a minimum of one acre per lot.

SITE DATA

Lot size: Approximately 24 acres.
Flood Zone: Shaded X/AE (100 year flood)
Zoning District(s): Basic Residential (R3-2)
Existing Land Uses: Agriculture

Adjacent Zoning & Uses:

	North	South	East	West
Zoning	Basic Residential (R3-2)	Basic Residential (R3-2)	Residential (R3-2) (R2)	Basic Residential (R3-2)
Use & size	Farmland/Some Housing	Tar Corner Subdivision	Farmland/Two Houses	Farmland

Proposed Use(s):

The Uses will remain the same; just the density change is requested from two to one acre.

Description of property:

Property abuts Old Swamp Road and Lilly Roads. Property has been in farm use for quite some time.

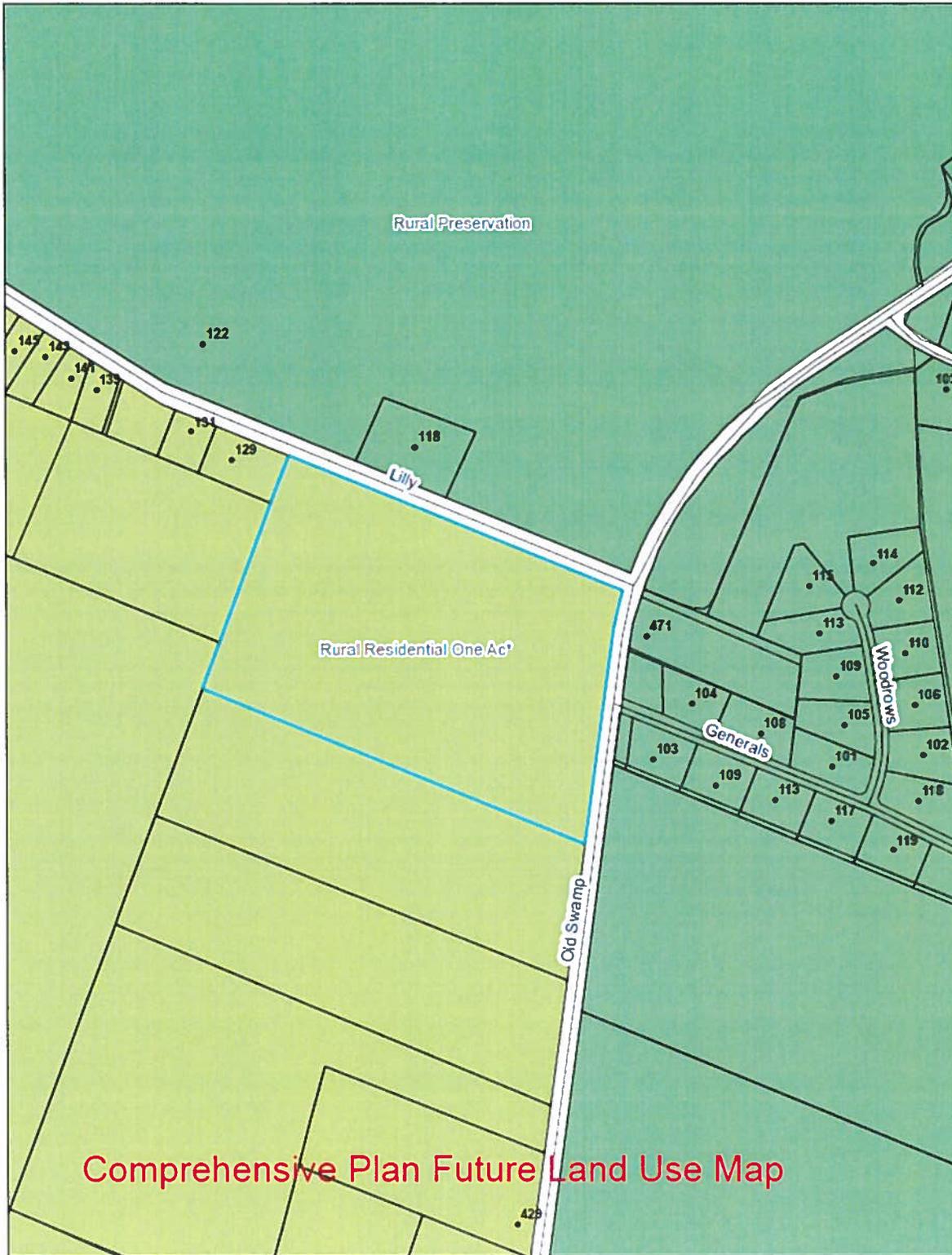
ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Joyce Creek.
Distance & description of nearest outfall: Less than 1 mile.

CAMA Land Suitability:



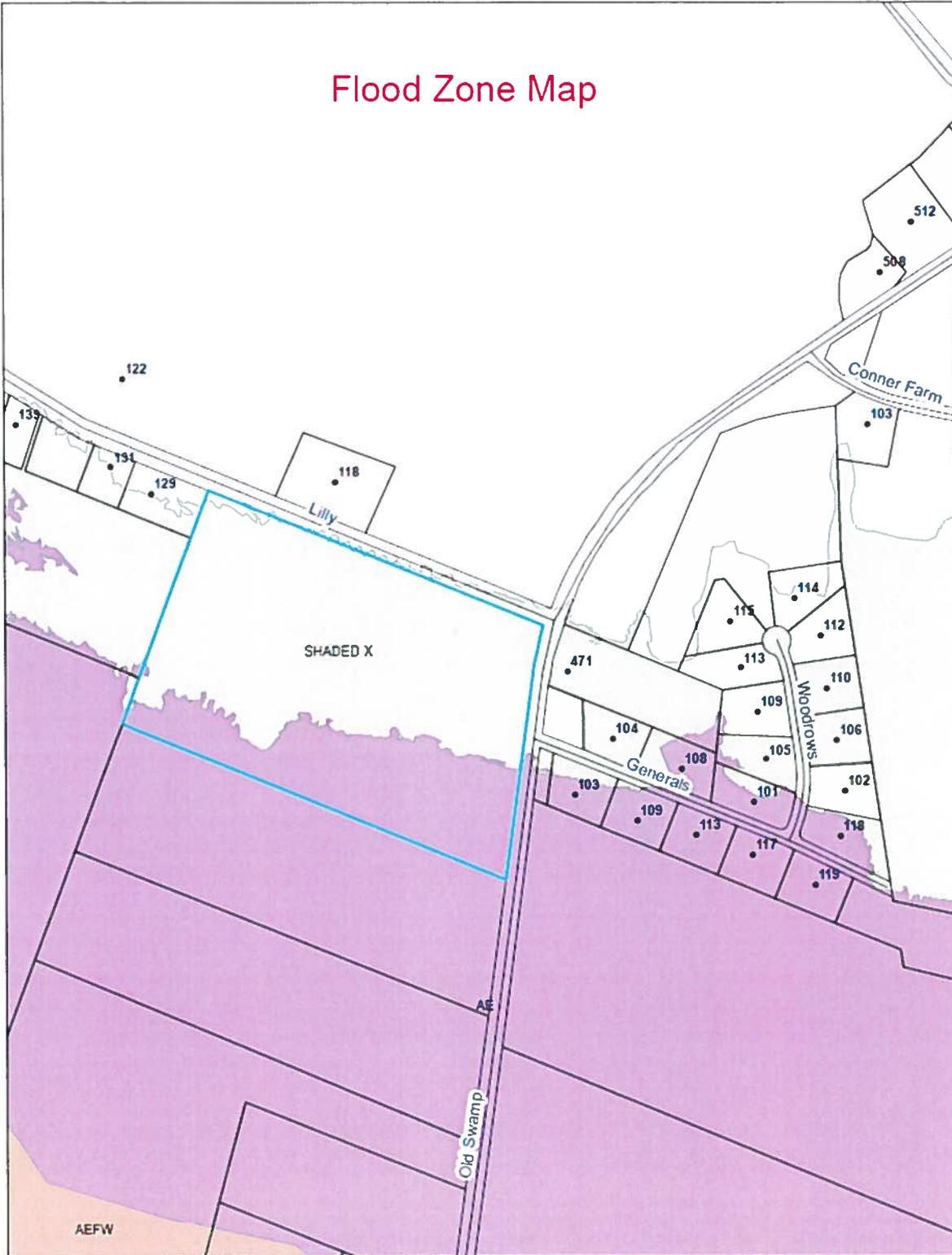
Comprehensive Plan Future Land Use Map



Comprehensive Plan Future Land Use Map



Floodplain Map



INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Old Swamp and Lilly roads.
Sewer	Perc test provided.
Fire District	South Mills Fire District. Property located approximately 3 miles from Station on Keeter Barn Road.
Schools	Impact calculated at subdivision.
Traffic	Staffs opinion is traffic will not exceed road capacities.

PLANS CONSISTENCY**CAMA Land Use Plan Policies & Objectives:**

Consistent Inconsistent

The proposed zoning change is consistent with the CAMA Land Use Plan which was adopted by the Camden County Board of Commissioners on April 4, 2005 in that the Future Land Use Maps has area as Low Density Residential 1-2 acres or greater.

PLANS CONSISTENCY – cont.**2035 Comprehensive Plan**

Consistent Inconsistent

Consistent with Comprehensive Plan (Adopted 2012) as Future Land Use Maps reflect land identified as Rural Residential 1 acre lots.

PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Old Swamp and Lilly Roads.

Other Plans officially adopted by the Board of Commissioners

N/A

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No **Will the proposed zoning change enhance the public health, safety or welfare?**

Reasoning: The proposed zoning change will enhance the public health, safety, or welfare as the proposed change will allow for higher density residential development to support future commercial development providing a needed tax base for County residents.

Yes No **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**

Reasoning: The allowable uses in the R3 (Basic Residential) zoning will not change as the request is for higher density from two acres to one acre.

For proposals to re-zone to non-residential districts along major arterial roads:

Yes No **Is this an expansion of an adjacent zoning district of the same classification? N/A**

Reasoning:

Yes No **What extraordinary showing of public need or demand is met by this application? N/A**

Reasoning:

Yes No **Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?**

Reasoning: All uses allowed in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

Yes No **Does the request impact any CAMA Areas of Environmental Concern?**

Reasoning: Property is outside any CAMA Areas of Environmental Concern.

Yes No **Does the county need more land in the zoning class requested?**

Reasoning: Higher density development in areas identified in the Comprehensive and CAMA plans provides needed roof tops to support commercial development.

Yes No **Is there other land in the county that would be more appropriate for the proposed uses?**

Reasoning: Proposed uses will not change.

Yes No **Will not exceed the county's ability to provide public facilities:**

Schools – The higher density would have an impact on the high school as it is over capacity. Owner desires to create a four lot minor subdivision and preserve the rest in farmland.

Fire and Rescue – Minimal impact.

Law Enforcement – Minimal impact.

Parks & Recreation – Minimal impact

Traffic Circulation or Parking – N/A

Other County Facilities – No.

Yes No **Is This A Small Scale “Spot” Rezoning Request Requiring Evaluation Of Community Benefits?**

If Yes (regarding small scale spot rezoning) – Applicants Reasoning:

	Personal Benefits/Impact	Community Benefits/Impact
With rezoning	Will allow owner to cut out a 4 lot minor subdivision of one acre lots.	Preservation of farmland and providing additional roof tops to support commercial development.
Without rezoning	Property owner will be wasting 4 acres of farm land under current zoning requiring two acre lot sizes.	No Change.

STAFF COMMENTARY:

The owner would like to create a 4 lot minor subdivision and preserve as much farm land as possible. By requesting to rezone the entire tract, if in the future the owner would need to subdivide again (there is a five year wait between minor subdivisions) the zoning will already be in place.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning as it is consistent with both the CAMA Land Use Plan and Comprehensive Plan as it allows for higher densities of one acre.

Planning Board: At the July 19, 2017 Planning Board meeting the following motions were made and approved on a 6-0 vote.

1. Motion was made and seconded that the rezoning application was consistent with both the CAMA Land Use Plan and the Comprehensive Plan as it allows for higher densities of one acre.
2. Motion was made to approve Rezoning request (UDO 2017-06-14)/Ordinance



Zoning Change Application County of Camden, North Carolina

A rezoning may be obtained pursuant to Article 151.580 of the Unified Development Ordinance (UDO) of Camden County and upon approval by the Board of Commissioners after a recommendation from the Planning Board.

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

Please Do Not Write in this Box	
PIN:	01-7090-00-73-2313
UDO#	2017-06-14
Date Received:	6/9/17
Received by:	DP
Zoning District:	R3-2
Fee Paid \$	790. ⁰⁰

PLEASE PRINT OR TYPE

Applicant's Name: Glenn A. Carey / AL Carey

rd
ck #
18684

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. *jo*

Applicant's Mailing Address: P.O. Box 211
South Mills, NC 27976

Daytime Phone Number: (252) 333-8596

Street Address Location of Property: Intersection of Old Swamp and Lilly Roads

General Description of Proposal: Request rezone 24 acres from Basic Residential (R3-2) to Basic Residential (R3-1)

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: *Glenn A. Carey*
Dated: 6/9/17

** Information to be filled out by Planning Department*

*Is the Property in a Watershed Protection area? No

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

Zoning Change Application Questions

The UDO requires the Board to consider to principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.

(A) How will the proposed zoning change enhance the public health, safety or welfare? (Article 151.585)

Provides added residential density to support commercial development,

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification? (Article 151.585)

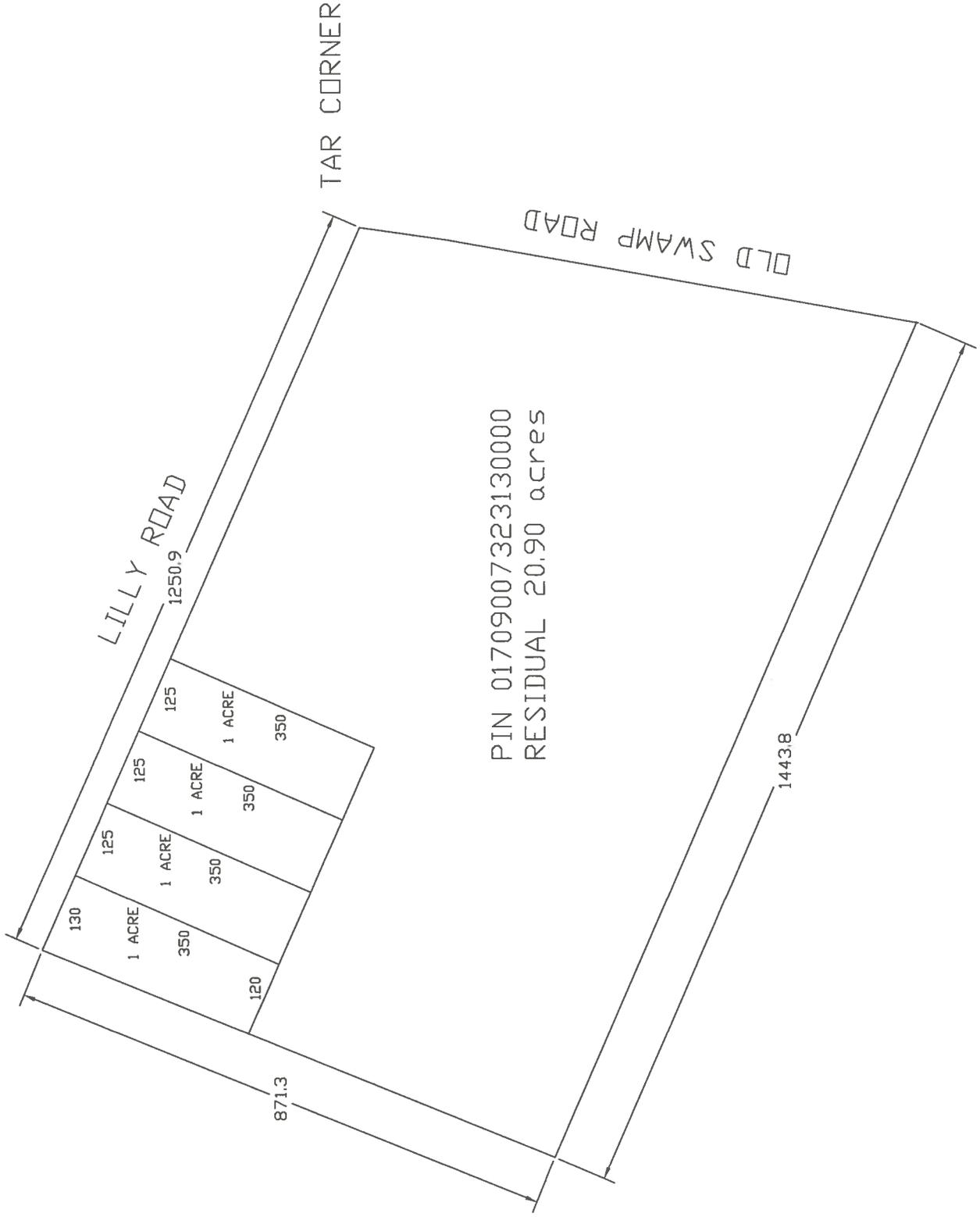
uses will not change / higher density / 2ac. lots to 1ac. lots

(C) For proposals to re-zone to non-residential districts along major arterial roads (Article 151.586):

(1) Is this an expansion of an adjacent zoning district of the same classification?

(2) What extraordinary showing of public need or demand is met by this application?

N/A



Camden County Department of Public Health

Health Director

Director, Environmental Health



June 27, 2017

CAREY JR., GLENN A.
P.O. BOX 211
SOUTH MILLS, NC 27976

Re: Application for improvement permit for Tax Lot 1; Tax Block ; Property Site
LILLY ROAD, SOUTH MILLS; Health Department file No. 240275-1

Dear CAREY JR., GLENN A.:

The Camden County Health Department, Environmental Health Division on 06/27/2017 evaluated the above-referenced property at the site designated on the plat/site plan that accompanied your improvement permit application. According to your application the site is to serve a 4 Bedroom Home with a design wastewater flow of 480 gallons per day. The evaluation was done in accordance with the laws and rules governing wastewater systems in North Carolina General Statute 130A-333 including related statutes and Title 15A, Subchapter 18A, of the North Carolina Administrative Code, Rule. 1900 and related rules.

Based on the criteria set out in Title 15A, Subchapter 18A, of the North Carolina Administrative Code, Rules .1940 through .1948, the evaluation indicated that the site is **UNSUITABLE** for a sanitary system of sewage treatment and disposal. Therefore, your request for an improvement permit is **DENIED**. A copy of the site evaluation is enclosed. The site is unsuitable based on the following:

X Unsuitable soil wetness condition (Rule .1942)

These severe soil or site limitations could cause premature system failure, leading to the discharge of untreated sewage on the ground surface, into surface waters, directly to ground water or inside your structure.

The site evaluation included consideration of possible site modifications, and modified, innovative or alternative systems. However, the Health Department has determined that none of the above options will overcome the severe conditions on this site. A possible option might be a system designed to dispose of sewage to another area of suitable soil or off-site to additional property.

For the reasons set out above, the property is currently classified **UNSUITABLE**, and no improvement permit shall be issued for this site in accordance with Rule .1948(c).

However, the site classified as **UNSUITABLE** may be classified as **PROVISIONALLY SUITABLE** if written documentation is provided that meets the requirements of Rule .1948(d). A copy of this rule is enclosed. You may hire a consultant to assist you if you wish to try to develop a plan under which your site could be reclassified as **PROVISIONALLY SUITABLE**.

You have a right to an informal review of this decision. You may request an informal review by the soil scientist or environmental health supervisor at the local health department. You may also request an informal review by the North Carolina Department of Health and Human Services regional soil specialist. A request for informal review must be made in writing to the local health department.

You also have a right to a formal appeal of this decision. To pursue a formal appeal, you must file a petition for a contested case hearing with the Office of Administrative Hearings, 6714 Mail Center, Raleigh, N.C. 27699-6714. To get a copy of a petition form, you may write the Office of Administrative Hearings or call the office at (919) 431-3000 or from the OAH web site at www.ncoah.com/forms.htm. The petition for a contested case hearing must be filed in accordance with the provision of North Carolina General Statutes 130A-24 and 150B-23 and all other applicable provisions of Chapter 150B. N.C. General Statute 130A-335 (g) provides that your hearing would be held in the county where your property is located.

Please note: If you wish to pursue a formal appeal, you must file the petition form with the Office of Administrative Hearings **WITHIN 30 DAYS OF THE DATE OF THIS LETTER**. The date of this letter is June 27, 2017. Meeting the 30 day deadline is critical to your right to a formal appeal.

If you file a petition for a contested case hearing with the Office of Administrative Hearings, you are required by law (N.C. General Statute 150B-23) to serve a copy of your petition on the Office of General Counsel, N.C. Department of Health and Human Services, 2001 Mail Service Center, Raleigh, N.C. 27699-2001.

Do **NOT** serve the copy of the petition on your local health department. Sending a copy of your petition to the local health department will **NOT** satisfy the legal requirement in N.C. General Statute 150B-23 that you send a copy to the Office of General Counsel, N.C. Department of Health and Human Services.

W. James Rivera, P.E.

P.O. Box 593
Kitty Hawk, NC 27949
757-287-7441
Email: seahawk1@earthlink.net

July 13, 2017

Briarwood Forest Products
197 Sharon Church Road
P.O. Box 211
South Mills, NC 27976

Attn: Al Carey

Re: Lilly Road Rezoning
PIN 01709007323130000
South Mills, Camden County, NC
Project # 17027

Dear Al:

In response to your request, please consider the following updated information regarding your proposed site development. Attached please find the original sketch and an updated version covering the four lots of concern addressing the septic and drainage issues.

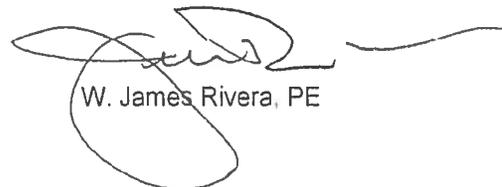
On July 6, 2017 you forwarded the site evaluation done by Kevin Carver from ARHS. Based upon his evaluation, he found the site (on lot 1) to be unacceptable due to soil wetness. At that time, I advised you to employ a soil scientist to further evaluate the lots and discover possible options to make the sites acceptable to ARHS.

This morning you and I met with David Meyer, LSS, from Protocol Sampling Service to further explore the soils. Dave will issue a formal report shortly detailing his inspection. The short version of what was found is this. The soil was wet at a distance from the surface of a little over twelve inches. Well drained sandy soil was found at about twenty inches. There is an existing drainage ditch in the southwest corner of lot 1 that runs south into Joyce Creek and is over 30 inches deep. There are two agricultural ditches that crisscross the lots that are over 24 inches deep. Dave and I agreed that we could build sand backfill trench septic systems in elevated fill mounds with the drainage features available.

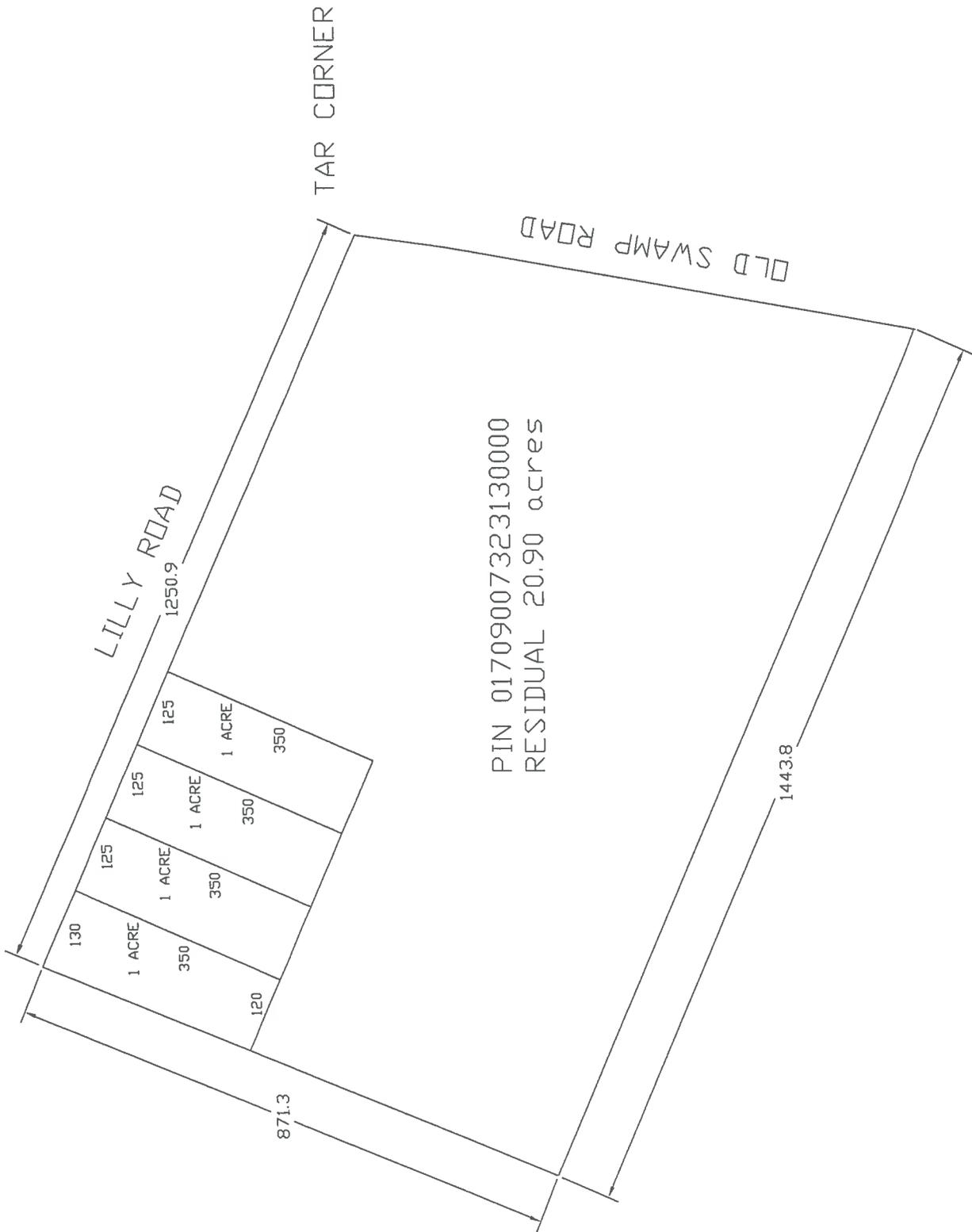
On the updated version, I have sketched in typical sand backfilled trench systems using a very low Long Term Acceptance Rate (LTAR). Mr. Meyer in his report will assign a final LTAR value which will likely make the septic system footprints smaller. I have also added side stormwater swales and rerouted the front agricultural ditch to the rear of lot 4. I included a house footprint at 40x60 (2400 sq ft). Wells would be located at the front of the property to maintain the required 100 foot separation.

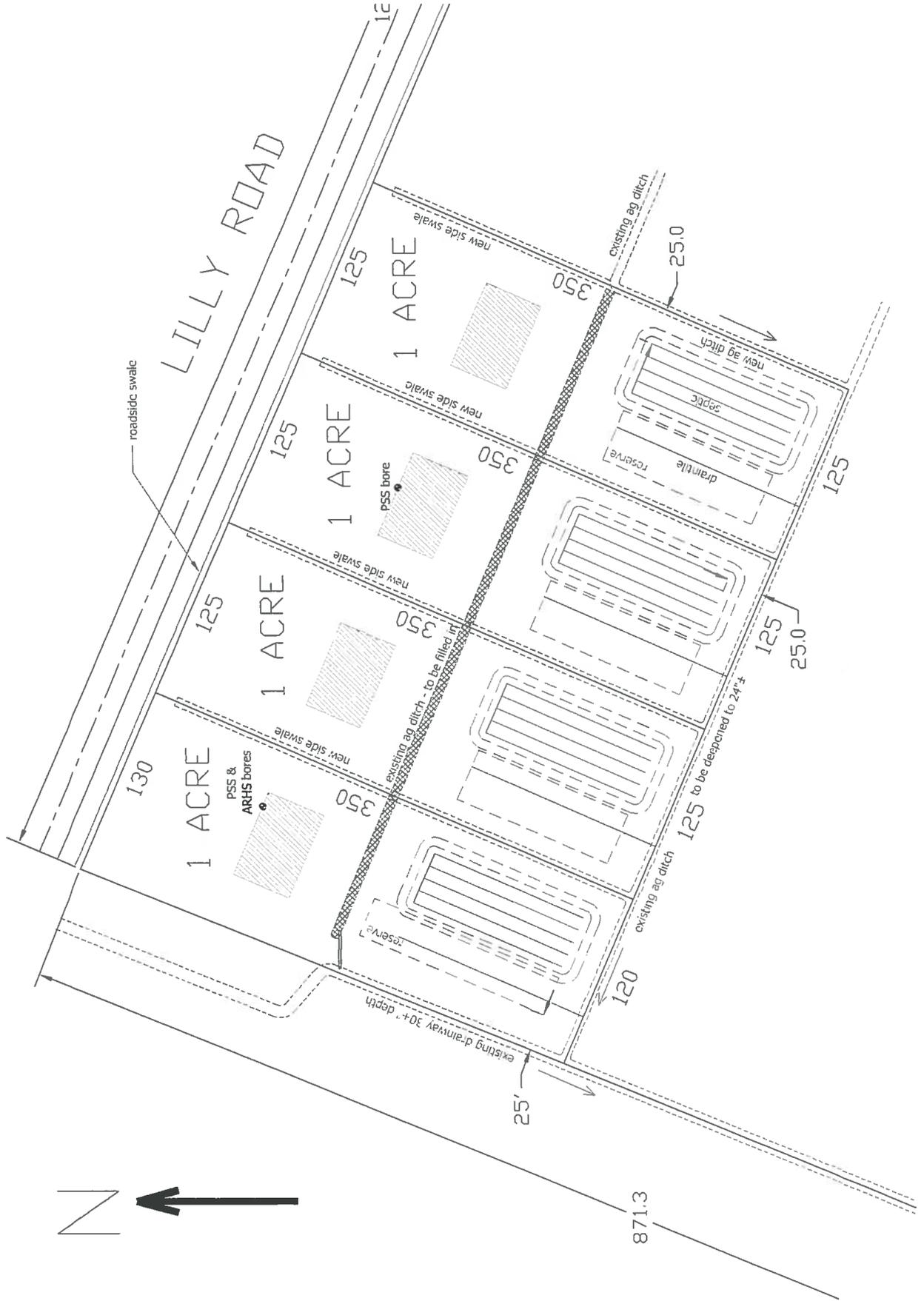
At this time, the design is very preliminary but it is my opinion based upon site conditions and Dave's field comments that one acre house sites are practical.

Best regards,



W. James Rivera, PE





871.3



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 7.N
Meeting Date: August 07, 2017

Submitted By: Amy Barnett, Planning Clerk
Administration
Prepared by: Amy Barnett

Item Title **Set Public Hearing Ordinance 2017-07-03**

Attachments: Ord 2017-07-03 Proposed amendments to UDO Solar
Farms (PDF)

Summary:

Set Public Hearing - Ordinance 2017-07-03; Proposed amendments to UDO Article 151.347(V)
Specific Standards - Solar Farms.

The Camden County Board of Commissioners directed Planning Staff to get together with
County Attorney to re-look at the Bonding requirement for Solar Farms. County Attorney and
Staff met on July 13, 2017 to discuss and based on our meeting came up with attached proposed
changes.

Recommendation:

Set public hearing for September 5, 2017.

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET

MOTION MADE BY:	
C. Riggs	_____
R. Krainiak	_____
G. Meiggs	_____
T. White	_____
R. Munro	_____
NO MOTION	_____
VOTE:	
C. Riggs	_____
R. Krainiak	_____
G. Meiggs	_____
T. White	_____
R. Munro	_____
ABSENT	_____
RECUSED	_____

Item Number:

Meeting Date: August 7, 2017
Attachments: Ordinance No. 2017-05-01 (Approved May 15, 2017) Specific Standards for Solar Farms;
 Ordinance No. 2017-07-03 – Proposed amendments to those standards.

Submitted By: Planning Department

ITEM TITLE: Set Public Hearing - Ordinance 2017-07-03;
 Proposed amendments to UDO Article 151.347 (V)
 Specific Standards – Solar Farms

SUMMARY:

The Camden County Board of Commissioners directed Planning Staff to get together with County Attorney to relook at the Bonding requirement for Solar Farms. County Attorney and Staff met on July 13, 2017 to discuss and based on our meeting came up with attached proposed changes.

RECOMMENDATION:

Set public hearing for September 5, 2017.

Ordinance No. 2017-07-03**An Ordinance
Amending the Camden County
Code of Ordinances****Camden County, North Carolina**

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:**CHAPTER 151: UNIFIED DEVELOPMENT****§ 151.347 SPECIFIC STANDARDS.**

(V) The following standards shall apply to all solar farms located in Camden County:

- (9) A ~~proposed decommissioning plan~~ *obligation shall be part of the lease between property owner and developer. The obligation shall be reviewed by County staff for compliance with standard listed below prior to signatures* ~~to be signed~~ by party responsible for decommissioning and the landowner (if different) and recordation in the County's Registry of Deeds. ~~addressing the following shall be submitted at permit application.~~ Decommissioning *Obligation* shall include:
- Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade.
 - Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
 - Description of any agreement (e.g. lease) with landowner regarding decommissioning *and acknowledgment by land owner, land owner may be held ultimately responsible for decommissioning.*
 - List the type of panels and material specifications being utilized at the site.

- e. The identification of the party currently responsible for decommissioning.
 - f. ~~Estimated cost of removal prepared by a third party engineer.~~
 - g. Prior to issuance of the Building Permit, approved decommissioning plan obligation shall be recorded in the Camden County Registry of Deeds and shall run with the land until decommissioning is completed.
 - h. ~~Decommissioning Plan and estimated cost of removal shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.~~
- (10) ~~Prior to approval of building permits applicant shall provide an automatically renewable guarantee in the form of a bond, cash escrow deposit, or an irrevocable letter of credit issued by a Federally chartered bank with a branch office in northeastern North Carolina, in favor of the county, which shall be drawn and paid in full in immediately available funds for an amount equal to the estimated removal cost of the solar facility in the event the owner fails to decommission the solar facility pursuant to the requirements of this section. The institution issuing the guarantee shall provide to the county a notice no less than 90 days in advance of any renewal, cancellation, termination or expiration of the guarantee.~~
Decommissioning Obligation shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.
- (11) The County shall periodically ~~request~~ require proof of the continuous operation of the solar farm from the applicant/owner. The nature of required evidence shall be determined as a condition of the special use permit.
- (12) The solar farm shall have 12 months to complete decommissioning of the solar facility if no electricity is generated for a continuous period of 12 months. For the purpose of this section this 12-month period shall not include delay resulting from force majeure. Failure to timely decommission the site in accordance with the obligation shall result in all actions available at law or in equity, including, but not limited to; Breach of contract, specific performance, mandatory injunctions, fines, abatement, nuisance, liens, assessments and judicial sale of the property.

Adopted by the Board of Commissioners for the County of Camden this day of , 2017.

County of Camden

Clayton Riggs, Chairman
Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board

Ordinance No. 2017-05-01

**An Ordinance
Amending the Camden County
Code of Ordinances**

Camden County, North Carolina

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (italics) and underlined.

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

§ 151.347 SPECIFIC STANDARDS.

Delete existing language and replace with the following:

(V) The following standards shall apply to all solar farms located in Camden County:

- (1) The minimum lot size for all solar farms shall be five acres.*
- (2) All structures shall meet a minimum 100-foot setback as measured from all property lines.*
- (3) There shall be 50-foot buffer prior to the perimeter fence that shields solar farm from routine view from public rights of way or adjacent residentially zoned property.*
- (4) The buffer shall consist of 2 canopy trees, 4 understory trees and 25 shrubs for every 100 feet. The maintenance of the buffer shall conform to current UDO standards and shall be binding to all successive grantees.*
- (5) Solar farms located within FEMA 's 100-year flood shall elevate all electrical connections one foot above the base flood elevation (BFE).*
- (6) All collectors shall be surrounded by a lockable minimum height six-foot fence.*
- (7) Solar power electric generation structures shall not exceed a height of 15 feet.*

- (8) The solar farm shall conform to the NAICS 221114 description of a ground-mounted solar powered energy system as well as any future amendments to said code.
- (9) A proposed decommissioning plan to be signed by party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted at permit application. Decommissioning shall include:
- a. Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade.
 - b. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
 - c. Description of any agreement (e.g. lease) with landowner regarding decommissioning.
 - d. List the type of panels and material specifications being utilized at the site.
 - e. The identification of the party currently responsible for decommissioning.
 - f. Estimated cost of removal prepared by a third party engineer
 - g. Prior to issuance of the Building Permit, approved decommissioning plan shall be recorded in the Camden County Registry of Deeds.
 - h. Decommissioning plan and estimated cost of removal shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.
- (10) Prior to approval of building permits applicant shall provide an automatically renewable guarantee in the form of a bond, cash escrow deposit, or an irrevocable letter of credit issued by a Federally chartered bank with a branch office in northeastern North Carolina, in favor of the county, which shall be drawn and paid in full in immediately available funds for an amount equal to the estimated removal cost of the solar facility in the event the owner fails to decommission the solar facility pursuant to the requirements of this section. The institution issuing the guarantee shall provide to the county a notice no less than 90 days in advance of any renewal, cancellation, termination or expiration of the guarantee.
- (11) The county shall periodically request proof of the continuous operation of the solar farm from the applicant/owner. The nature of required evidence shall be determined as a condition of the special use permit.
- (12) The solar farm shall have 12 months to complete decommissioning of the solar facility if no electricity is generated for a continuous period of 12 months. For purposes of this section this 12-month period shall not include delay resulting from force majeure.

Adopted by the Board of Commissioners for the County of Camden this 15th day of May, 2017.

County of Camden

Clayton D. Riggs

Clayton Riggs, Chairman
Board of Commissioners

ATTEST:

Karen Davis

Karen Davis
Clerk to the Board



The Twiford Law Firm, P.C.

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WEBSITE:
www.twifordlaw.com

Please Respond To:
Moyock

July 17, 2017

Dan Porter
VIA EMAIL

RE: Ordinance

Dear Dan:

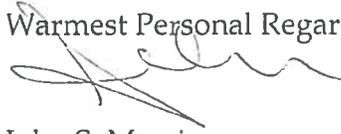
Thank you for the draft of the amendment to the current Solar Farm Ordinance regarding decommissioning.

I have these thoughts for your consideration.

1. In Paragraph V(9) I suggest the word "plan" be stricken and replaced with the word "obligation".
2. Has the term "decommissioning" been defined in the Ordinance? If not, should we do so?
3. I would add to Paragraph V(9)(c) the following language; "...and acknowledgment by land owner, land owner may be held ultimately responsible for decommissioning".
4. I would add to Paragraph V(9)(g); "...and shall run with the land until decommissioning is completed".
5. In Paragraph V(11); "the county shall periodically require" instead of the word "request".
6. In Paragraph V(12) I would use this for the County's remedies: *Failure to timely decommission the site in accordance with the obligation shall result in all actions available at law or in equity, including, but not limited to: Breach of contract, specific performance, mandatory injunctions, fines, abatement, nuisance, liens, assessments and judicial sale of the property.*

I am most interested in discussing this with you further. Perhaps a sit-down at your office would be best. I will be contacting you in the next day or so.

Warmest Personal Regards,



John S. Morrison



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 8.A
Meeting Date: August 07, 2017
Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Lisa Anderson

Item Title **June Monthly Report**

Attachments: 20170801083745446.pdf (PDF)

Summary:
June Monthly Report

Recommendation:
Review and approve.

**MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE
CAMDEN COUNTY BOARD OF COMMISSIONERS**

OUTSTANDING TAX DELINQUENCIES BY YEAR

<u>YEAR</u>	<u>REAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>
2016	154,710.37	8,374.62
2015	53,402.11	1,693.60
2014	27,292.14	2,011.93
2013	15,568.32	6,168.50
2012	9,703.52	8,562.21
2011	6,119.86	6,772.44
2010	5,134.58	5,035.78
2009	4,203.53	4,705.19
2008	3,878.48	5,127.46
2007	3,930.41	6,691.00

Attachment: 20170801083745446.pdf (1786 : June Tax Report)

TOTAL REAL PROPERTY TAX UNCOLLECTED	283,943.32
TOTAL PERSONAL PROPERTY UNCOLLECTED	55,142.73
TEN YEAR PERCENTAGE COLLECTION RATE	99.50%
COLLECTION FOR 2017 vs. 2016	45,683.88 vs. 23,577.63

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2016	97.56%
2015	99.17%
2014	99.57%

THIRTY LARGEST UNPAID ACCOUNTS

SEE ATTACHMENT "A"

THIRTY OLDEST UNPAID ACCOUNTS

SEE ATTACHMENT "B"

Attachment: 20170801083745446.pdf (1786 : June Tax Report)

EFFORTS AT COLLECTION IN THE LAST 30 DAYS

ENDING June 2017

BY TAX ADMINISTRATOR

- 60 NUMBER DELINQUENCY NOTICES SENT
- 22 FOLLOWUP REQUESTS FOR PAYMENT SENT
- 10 NUMBER OF WAGE GARNISHMENTS ISSUED
- 5 NUMBER OF BANK GARNISHMENTS ISSUED
- 14 NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
- 0 NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
- 0 PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
- 0 NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
- 0 NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
- 0 REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
- 0 NUMBER OF JUDGMENTS FILED

Attachment: 20170801083745446.pdf (1786 : June Tax Report)

Attachment "A"
Real

Roll	Parcel Number	Unpaid Amount	YrsDltg	Taxpayer Name	City	Property Address
R	02-8934-01-17-4778.0000	10,563.66	1	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	01-7989-00-01-1714.0000	9,438.94	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8971-00-12-0477.0000	8,062.31	2	GILBERT WAYNE OVERTON &	SHILOH	187 THOMAS POINT RD
R	03-8899-00-45-2682.0000	5,505.31	10	SEAMARK INC.	SHILOH	HOLLY RD
R	02-8844-00-87-7021.0000	5,191.87	1	MARK W. BRIGMAN SR & LISA L.	CAMDEN	175 MCKIMMEY RD
R	03-8971-00-23-2253.0000	5,025.80	2	ABODE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT RD
R	01-7979-00-61-7358.0000	3,887.67	2	WANDA ADAMS	SHILOH	765 SANDY HOOK RD
R	01-7998-01-09-6797.0000	3,587.90	1	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	02-8934-01-18-6001.0000	3,574.92	2	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	01-7889-00-25-4097.0000	3,299.99	1	LINDA SUE LAMB HINTON	CAMDEN	150 158 US W
R	02-8945-00-41-2060.0000	3,247.36	1	JANET H. SPENCER	SOUTH MILLS	144 SPENCE LN
R	02-8935-04-63-0820.0000	3,084.49	1	LASELLE ETHERIDGE SR.	CAMDEN	168 BUSHSELL RD
R	02-8935-02-66-7093.0000	2,998.34	2	BELCROSS PROPERTIES, LLC	CAMDEN	197 158 US E
R	02-8937-00-50-8036.0000	2,977.80	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	03-8972-00-44-8500.0000	2,897.97	2	CLEVELAND WALSTON LE	CAMDEN	187 HERMAN ARNOLD RD
R	01-7998-01-08-8621.0000	2,894.88	4	ABODE OF CAMDEN INC.	SHILOH	343 HWY S
R	03-8965-00-13-1025.0000	2,834.65	4	WILLIE L. TURNER ETAL	SOUTH MILLS	1289 343 HWY N
R	03-8953-04-81-9832.0000	2,577.17	4	SHARON EVANS MUNDEN	SHILOH	556 TROTMAN RD
R	03-8965-00-44-7928.0000	2,532.94	2	MAIDIA S. CECIL HEIRS	SHILOH	113 TROTMAN RD
R	03-8899-00-16-2671.2425	2,513.52	1	WHALON & KATHLEEN MCCULLEN	SHILOH	404 SANDY HOOK RD
R	03-8953-03-12-6266.0000	2,492.48	1	SPRING LOTUS LLC	SHILOH	141 EDGEWATER DR
R	02-8916-00-94-8392.0000	2,489.06	1	R. VERNON BRAY, JR.	SHILOH	120 LAUREN LN
R	02-8936-00-81-9147.0000	2,445.10	1	GEORGE'S OF CAMDEN, INC.	CAMDEN	495 343 HWY N
R	02-8923-00-19-3774.0010	2,328.84	5	JUDITH TILLET	CAMDEN	190 RUN SWAMP RD
R	03-8961-00-58-3593.0000	2,284.40	2	WILLIAM CONOVER	CAMDEN	431 158 US W
R	03-8943-04-93-8214.0000	2,189.23	10	SECRETARY OF VETERANS AFFAIRS	SHILOH	169 RAYMONS CREEK RD
R	01-7999-00-46-1105.0000	2,163.23	1	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	03-8899-00-06-0950.0000	2,132.04	2	LINDA EASON COLSON	SOUTH MILLS	176 PUDDING RIDGE RD
R	01-7080-00-62-1977.0000	2,062.78	7	NA NGUYEN	SHILOH	117 EDGEWATER DR
R				SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL

07/03/17 09:21:59

Delinquencies Top-30 Unpaid

Attachment "B"
Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	9,438.94	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8889-00-45-2682.0000	10	5,505.31	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7989-00-23-4593.0000	10	3,299.99	JANET H. SPENCER	SOUTH MILLS	HORSESHOE RD
R	03-8943-04-93-8214.0000	10	2,189.23	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7988-00-91-0179.0001	10	1,995.64	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8952-00-95-8737.0000	10	1,927.12	AUDREY TILLET	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	10	1,777.55	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7989-00-12-8596.0000	10	1,714.51	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7989-04-60-1954.0000	10	1,088.28	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	03-8962-00-50-0273.0000	10	872.12	DAISEY WILLIAMS BURNHAM	SHILOH	RAYMONS CREEK RD
R	01-7090-00-60-5052.0000	10	750.68	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	02-8955-00-13-7846.0000	10	599.63	MARIE MERCER	CAMDEN	IVY NECK RD
R	02-8936-00-24-7426.0000	10	569.75	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	01-7998-00-57-2800.1000	10	427.45	TINA RENEE LEARY	SOUTH MILLS	111 LINTON RD
R	01-7090-00-95-5262.0000	10	241.60	JOHN F. SAWYER HEIRS	SOUTH MILLS	OLD SWAMP RD
R	03-8980-00-61-1968.0000	10	218.33	WILLIAMSBURG VACATION	SHILOH	CAMDEN POINT RD
R	03-9809-00-45-1097.0000	10	203.83	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8899-00-37-0046.0000	10	160.05	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2452.0000	10	143.59	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	01-7989-04-60-1568.0000	9	977.64	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	02-8945-00-41-2060.0000	8	3,247.36	LASELLE ETHERIDGE SR.	CAMDEN	168 BUSHELL RD
R	01-7080-00-62-1977.0000	8	2,062.78	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	03-9809-00-24-6322.0000	8	477.36	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	01-7998-01-08-6797.0000	7	3,587.90	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	03-8980-00-84-0931.0000	7	1,156.62	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	03-8962-00-04-9097.0000	6	1,534.55	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8990-00-64-8379.0000	6	649.95	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	6	443.96	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	03-8962-00-70-7529.0000	6	434.79	MARY SNOWDEN	SHILOH	WICKHAM RD
R	01-7989-04-90-0938.0000	6	369.29	DORIS EASON	SOUTH MILLS	1352 343 HWY N

Delinquencies Top-30 Oldest

07/03/17 09:22:00

Attachment "A"
Personal

Roll	Parcel Number	Unpaid Amount	YrsDltg	Taxpayer Name	City	Property Address
P	0001623	3,885.70	1	ATLANTIC COASTAL CLEARING	CAMDEN	158 HWY
P	0001709	1,734.90	8	JOHN MATTHEW CARTER	CAMDEN	431 158 US W
P	0000738	837.43	6	LESLIE ETHERIDGE JR	CAMDEN	MIC MAC TRAIL
P	0001538	827.33	9	JEFFREY EDWIN DAVIS	HERTFORD	133 EDGEWATER DR
P	0001046	776.11	9	THIEN VAN NGUYEN	SHILOH	105 AARON DR
P	0001072	671.13	9	PAM BUNDY	SHILOH	431 158 US W
P	0001827	483.28	5	KAREN BUNDY	CAMDEN	
P	0002185	448.60	1	DIRECT TV, LLC	CAMDEN	
P	0001230	411.11	5	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0002194	407.91	2	MORGAN ROBERSON	SHILOH	849 SANDY HOOK RD S
P	0001476	306.68	1	MIKE TAYLOR	ELIZABETH CITY	CAMDEN CAUSEWAY
P	0001694	288.99	5	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001883	278.55	4	DUNG LE TRAN	SHILOH	255 SAILBOAT ROAD
P	0002565	277.38	1	DUANE EDWARD DUNIVAN	SOUTH MILLS	115 WAYLAND CT
P	0001693	261.90	8	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001106	258.76	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	617 MAIN ST
P	0001681	254.46	5	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001952	238.91	5	SANDY BOTTOM MATERIALS, INC	CAMDEN	319 PONDEROSA RD
P	0001010	226.92	4	RAYBURN BURGESS	SOUTH MILLS	116 EDGEWATER DR
P	0002886	222.38	6	GEORGE LINWOOD POWELL	CAMDEN	177 SANDHILLS RD
P	0001104	214.79	1	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0001976	212.93	4	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0000295	204.06	1	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000905	200.35	2	KEVIN & STACY ANDERSON	SHILOH	111 AARON DR
P	0000248	194.51	10	ROBERT H. OWENS	CAMDEN	363 # 15
P	0001250	181.80	2	MICHELE LEE TAYLOR-DUKE	SOUTH MILLS	108 BINGHAM RD
P	0001673	177.05	8	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0002081	142.29	2	ROBERT VERNON BRAY	CAMDEN	120 LAUREN LANE
P	0001722	140.55	6	JANET LEARY	SOUTH MILLS	LINTON ROAD
P	0001638	139.94	2	ERIC JASON WOODARD	SOUTH MILLS	612 MAIN

LOT 12

07/03/17 09:22:16

Delinquencies Top-30 Unpaid

Attachment "B"
Personal

07/03/17 09:22:17

1

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0000738	10	837.43	LESLIE ETHERIDGE JR	CAMDEN	133 EDGEWATER DR
P	0001046	10	776.11	THIEN VAN NGUYEN	SHILOH	105 AARON DR
P	0001072	10	671.13	PAM BUNDY	SOUTH MILLS	617 MAIN ST
P	0001106	10	258.76	JAMI ELIZABETH VANFORN	CAMDEN	363 # 15
P	0000248	9	194.51	ROBERT H. OWENS	HERTFORD	MIC MAC TRAIL
P	0001538	9	827.33	JEFFREY EDWIN DAVIS	ELIZABETH CITY	CAMDEN CAUSEWAY
P	0001540	8	120.95	DAVID LUKE	CAMDEN	158 HWY
P	0001709	8	1,734.90	JOHN MATTHEW CARTER	CAMDEN	158 HWY W
P	0001693	8	1,261.90	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001673	8	177.05	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0000316	8	115.56	JAMES P. JONES	CAMDEN	142 SANDHILLS RD
P	0001827	7	483.28	KAREN BUNDY	CAMDEN	431 158 US W
P	0002886	6	222.38	GEORGE LINWOOD POWELL	CAMDEN	177 SANDHILLS RD
P	0001722	6	140.55	JANET LEARY	SOUTH MILLS	LINTON ROAD
P	0001230	5	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001694	5	288.99	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001681	5	254.46	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001952	5	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000865	5	139.81	DIAN BURNHAM COHENS	SHILOH	150 158 HWY W
P	0002194	4	407.91	MORGAN ROBERSON	SHILOH	133 ALDER BRANCH RD
P	0001883	4	278.55	DUNG LE TRAN	SHILOH	849 SANDY HOOK RD S
P	0001010	4	226.92	RAXBURN BURGESS	SHILOH	255 SALLBOAT ROAD
P	0001976	4	212.93	ANA ALICIA MARTINEZ LOPEZ	SHILOH	116 EDGEWATER DR
P	0001250	4	181.80	MICHELE LEE TAYLOR-DUKE	SHILOH	110 AARON DR
P	0000905	2	200.35	KEVIN & STACY ANDERSON	SOUTH MILLS	108 BINGHAM RD
P	0002081	2	142.29	ROBERT VERNON BRAY	SHILOH	111 AARON DR
P	0001638	2	139.94	ERIC JASON WOODARD	CAMDEN	120 LAUREN LANE
P	0001623	1	3,885.70	ATLANTIC COASTAL CLEARING	SOUTH MILLS	612 MAIN
P	0002185	1	3,448.60	DIRECT TV LLC	CAMDEN	
P	0001476	1	306.68	MIKE TAYLOR	ELIZABETH CITY	CAMDEN CAUSEWAY

Delinquencies Top-30 Oldest



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 8.B
Meeting Date: August 07, 2017
Submitted By: Stephanie Humphries, Finance Director
 Administration
 Prepared by: Stephanie Humphries

Item Title **Opioid Epidemic**

Attachments:

Summary: In response to the growing Opioid Epidemic, we have been contacted by Albemarle Regional Health Services to develop leadership (Commissioner) education to foster your support of future efforts to prevent Opioid overdose. Each Commissioner has been provided a binder with a wealth of information to educate you on the issues surrounding the epidemic. It is the intent to invite you all to a Forum involving three adjoining counties and their municipalities.

Camden County would greatly benefit from the creation of a Camden County Task Force that would provide guidance and/or additional education to Commissioners specific to Camden County in relation to Opioid Overdose. Our members would include Law Enforcement, Social Services, Mental Health (child & adult) and board appointee(s).

Recommendation: **Approve the creation of a Camden County Task Force that would provide guidance and/or additional education to Commissioners specific to Camden County in relation to Opioid Overdose.**



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 8.C
Meeting Date: August 07, 2017
Submitted By: Charlie Bauman, Director
 Camden Economic Development Commission
 Prepared by: Karen Davis

Item Title **Economic Development Incentive Grant**

Attachments: EDI Adopted Policy (PDF)
 EDI CONTRACT 2.9.15 (PDF)

Summary: In response to the request by Commissioners to review the Economic Development Incentive options available to the County, staff contacted Lauren Arizaga-Womble with Twiford Law Firm to revisit the current Economic Development Incentive Grant as well as state statutes. It is important to note that Ms. Arizaga-Womble helped develop the EDIG policy for Camden. She was asked to collect the necessary information and provide a presentation to Commissioners on the options available to the County when a request for Economic Development Incentives occurs.

Recommendation: Commissioners will use the information provided to determine if there is a desire to make any changes to the existing EDIG used by the EDC in determining the allowable incentive available to grant applicants. Commissioners will also be able to use the information provided in making recommendations for current and future ED Incentive requests as allowable by statutes.

CAMDEN COUNTY ECONOMIC DEVELOPMENT INCENTIVE GRANT PROGRAM

I. Program Overview

- a. The Camden County Economic Development Incentive (EDI) Grant Program formalizes guidelines for the use of economic incentives to increase and diversify the tax base, offer improved employment opportunities for its citizens, and promote economic growth and welfare for the business and industrial community. The EDI program assists Camden County in remaining competitive with surrounding counties and states by promoting the area as an excellent site for new industrial and business locations, as well as, encouraging the expansion of existing industries and businesses within the county. This EDI Grant Program replaces any previously enacted policies established by the County.

II. Program Description

- a. The EDI grant involves a contractual agreement between the County and any new or existing industry and/or business, which would allow for a financial incentive grant up to five (5) years. If the business has met and continues to meet specific criteria as outlined in a formal agreement, the County will make an economic development grant to the company for a period of up to five (5) consecutive years.
- b. Each individual grant will require a separate contract agreement approved by the company and the County following a properly noticed public hearing.
- c. Under this incentive policy, companies may qualify for, but are not guaranteed, a financial incentive grant. The County reserves complete discretion in determining which eligible projects warrant a financial incentive grant. The County will use criteria outlined in this document and other policy documents to accept, reject or modify the grant amount
- d. Each development project will be evaluated utilizing a point system with a varying number of points allocated among twelve (12) categories of community benefits with a maximum 100 possible points. The resulting total points will determine which of five (5) incentive levels the project is eligible.
- e. The monetary value of each financial incentive grant shall be calculated as a percentage of annual property taxes paid by the company. For each year of the grant, the company will receive an award based on a percentage of property taxes paid that year. The percentage is determined by the project's score, as detailed below, and the percentage will decrease each of the five years. **Grant awards shall only be made after the company has paid its annual property tax and presented evidence of compliance with performance measures of the agreement.**

COPY

- f. All incentive grant programs must be inspected and confirmed by a representative of Camden County appointed by the Board of Commissioners or County Manager during the five (5) year grant period as to job retention, property value investment, wages paid and all other performance measures by which the project benefits are determined. Failure to annually meet the projected agreed upon benchmark evaluation thresholds shall result in a reduction or termination of grant award for that year as set forth in the executed grant agreement.

III. General Program Guidelines

- a. This policy only addresses one form of incentive that the County may offer: financial grant awards determined by property tax amounts. The County may, at its discretion, offer other kinds of incentives to companies in addition to—or instead of—this type of financial incentive.
- b. The guidelines for the program shall be subject to periodic review. Changing economic conditions or state incentive programs may cause the Board of Commissioners to modify, amend, or even terminate the program subject to compliance with any industrial or business development incentive grants in effect at that time. However any project that has been provided an incentive grant prior to any program changes shall continue to receive an annual award for the period of the agreement as long as it remains compliant with the terms of the agreement.
- c. Economic development incentive grant benefits may not be transferred to another party without the specific written consent of the Board of Commissioners.
- d. The Economic Development Incentive Grant Program will be under the purview of the County Manager or his designee with assistance from other county departments (i.e., Planning, Tax, Finance, etc.) and the Camden County Economic Development Commission.
- e. Applications from businesses or industries that otherwise may qualify for incentive grants may be rejected if that business or industry is judged to be detrimental to the quality of life, degrade the environment, use excess resources (water, etc.), or project a negative image of the county.

IV. Application for Participation

- a. Applicants may also pre-qualify for participation by submitting a letter-of-intent followed by a formal application. Satisfying this requirement does not guarantee approval for participation in the EDI Grant Program.
- b. **The letter of application must specifically include the following:**

- i. A statement formally requesting approval by the Camden County Board of Commissioners authorizing the business’s or industry’s participation in the Camden County Economic Development Incentive Grant Program;
- ii. A complete description of the business or industry including the mailing address, telephone number and specific location of the business or industry within Camden County, the business’s or industry’s tax identification number, the Standard Industrial Classification (SIC) code and the names, titles and addresses of all owners of the business or industry, or corporate officers for an incorporated entity;
- iii. A categorical summary of the qualifying capital investment made (or projected) in Camden County.
- iv. A non-refundable application fee of \$250.00.

V. Approval Process

- a. Following receipt of the application letter and fee, the County Manager or his designee will meet with applicant to identify additional materials required to evaluate the company.
- b. The company will be asked to provide the county with certain specific information regarding wages, payroll, and accounting records in order to complete the evaluation. This information will be maintained confidentially by the county to the fullest extent allowed by state and federal law.
- c. Following evaluation and final discussions with the applicant a standard grant contract will be prepared and submitted to the Board of Commissioners for consideration following a properly noticed public hearing.

VI. Businesses interested in participating in the Program must submit a letter of application to:

Chairman
 Camden County Board of Commissioners
 c/o: Camden County Manager: Michael Renshaw
 P.O. Box 190
 Camden, NC 27921

Program adoption and effective date

The Camden County Economic Development Commission on MARCH 11, 2014 endorsed these guidelines and qualification for the Camden County Economic Development Incentive Grant Program.

The effective date of implementation of the EDI Grant Program will be APRIL 7, 2014 for agreements related to new projects locating, and existing industrial or business expansions, occurring in the Camden County subject to agreements approved by the County Commissioners.

Adopted by the Camden County Board of Commissioners, this 7TH day of APRIL 2014.

CAMDEN COUNTY

Garry W. Meiggs
Garry W. Meiggs, Chairman
Board of Commissioners

ATTEST:

Amy D. Barnett
Clerk to the Board
(SEAL)



EVALUATION CRITERIA

JOBS		Points
Number of jobs created		
	1-5	8
	6-15	10
	16-25	12
	26-35	14
	36-45	16
	46 - 100	18
	Over 100	20
	<i>Maximum points</i>	<i>20</i>
Hiring Camden County residents (number of positions company seeks to fill in county through approved local hiring process)		
	1-4	3
	5-9	5
	10-14	7
	15-19	9
	20 and above	11
	<i>Maximum points</i>	<i>11</i>
Wage level of new jobs		
	100% of county average or more	5
	Greater than the lower of county average or state average	7
	Greater than the higher of county average or state average	9
	<i>Maximum points</i>	<i>9</i>
Quality of new jobs		
	Partial employer paid health insurance	2
	Total employer paid health insurance	4
	Retirement benefits	2
	Paid vacation	2
	<i>Maximum points</i>	<i>8</i>

CAPITAL INVESTMENT		Points
Level of capital investment	\$50,000 – \$249,000	3
	\$250,000 - \$500,000	5
	\$500,001 - \$750,000	6
	\$750,001 - \$999,999	8
	\$1,000,000 - \$2,999,999	10
	\$3,000,000 - \$4,9999,9999	11
	\$5,000,000 - \$10,000,000	12
	Over \$10,000,000	13

<i>Maximum points</i>	13
INDUSTRY CLUSTERS AND BUSINESS TYPE	Points
Company's in-county purchases and/or sales as percentage of total purchases and/or sales	
10-20%	7
20-30%	9
30% and above	11
<i>Maximum points</i>	11
Target clusters	6
Company headquarters located in county	4
Woman/minority owned business	4
ENVIRONMENTAL IMPACT	Points
Environmental features	
Green facility	4
Green operations	4
<i>Maximum points</i>	8
Building re-use	3
Location in target area	3

Summary of Points

Category	Number of points available
Jobs	48
Capital Investment	13
Industry Cluster/Business Type	25
Environmental impact	14
Total points	100

Number of points needed for each incentive level

Total points	Incentive Level
25-39	1
40-49	2
50-59	3
60-69	4
70-79	5
80 and above	6

Incentive award as percentage of property tax

Year	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6
Year 1	50%	70%	75%	80%	90%	90%
Year 2	40%	60%	65%	70%	80%	80%
Year 3	30%	50%	55%	60%	70%	75%
Year 4	20%	40%	45%	50%	60%	75%
Year 5	30%	35%	40%	50%	60	60%

ECONOMIC INCENTIVE GRANT AGREEMENT

This Economic Incentive Grant Agreement (“Agreement”) is made and entered into as of the ____ day of February, 2015 by and among **Camden Realty Group** (hereinafter referred to as “Company”), a North Carolina Limited Liability Company, duly organized and existing under the laws of North Carolina, whose principal address is 207 South Poindexter Street, Elizabeth City, NC, 27909, **Phase I Tenant (1), Phase I Tenant (2), Phase I Tenant (3), and Phase I Tenant (4)**, as delineated on pages eleven through fourteen (hereinafter collectively referred to as “Phase I Tenants”), North Carolina Limited Liability Companies, duly organized and existing under the law of North Carolina, and **CAMDEN COUNTY, NORTH CAROLINA**, a political subdivision of the State of North Carolina (the “County”). County, Company, and Phase I Tenants may from time to time hereinafter be referred to individually as a “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, the “Local Development Act of 1925” (the “Act”), as amended, (Article 1, Chapter 158 of the North Carolina General Statutes) grants counties the authority to make appropriations to aid and encourage the location/expansion of certain business enterprises in County or for other purposes which County’s governing body finds, in its discretion, will increase population, taxable property base, and business prospects of the County; and

WHEREAS, N.C.G.S. 158-7.1(b) lists specific economic development activities which a county may undertake, which list is not exclusive; and

WHEREAS, Company is expanding its operations, having already purchased property, desires to develop a multi-building commercial complex. Phase one of the Company’s project is the construction of a commercial building with four tenant spaces. The commercial building is to be constructed on Lot 3 of the Town Center Project, near the intersection of U.S. Highway 158 and N.C. Highway 343, Camden, NC 27932, as identified on Camden County tax maps as PIN Number: 028935032022760000 (“Facilities”); and

WHEREAS, Company will improve facilities at said location (“Facilities”) which will require site infrastructure and improvements, construction of buildings, and installation of additional equipment to accommodate Company’s and Phase I Tenant’s operations; and

WHEREAS, Phase I Tenants will produce a minimum of twenty-six full-time or full-time equivalent jobs with competitive wages, benefits packages and annual sales tax revenue.

WHEREAS, County’s Board of Commissioners have determined, following a public hearing on January 20th, 2015, the proposed activity by Company and Phase I Tenants will diversify the economy within County, increase population, taxable property base and business prospects of County and participation by County is necessary to cause the project to move

forward in County and without such participation by County the project would not be accomplished and it is in the public interest to provide assistance, as authorized by N.C.G.S. 158-7.1; and

WHEREAS, County's Board of Commissioners finds that the consideration County will receive is based on job creation and prospective tax revenues generated based by Company's capital investment and Phase I Tenants' operations. Over the next five (5) years the prospective tax revenues will exceed the amount of the grant offered herein.

NOW, THEREFORE, in consideration of the promises and other considerations, the receipt and sufficiency of which are hereby acknowledged, all parties agree:

1. Real Estate Purchase, Construction/Renovation, Machinery and Equipment Acquisition: Company shall cause a third party developer ("Developer") to construct Facilities on their behalf, and shall produce deed, title and/or other legal instruments showing proof of ownership of Facilities by Developer; documentation for improvements which have been made to the real estate; and receipts showing proof of acquisitions of machinery and equipment for the Facilities by the Company and/or Developer, for the purpose of constructing a multi-tenant commercial building. Such premises to be improved in accordance with the following:

a. All improvements shall be designed, constructed, and completed in accord with applicable standards established by federal, state, local, and County regulations and laws; and

b. County shall not be responsible for any aspect of the design or construction of the premises or improvements thereon.

2. Performance By Company and Phase I Tenants: This Agreement and the expenditure of County funds is expressly contingent upon Company achieving certain performance requirements within the time period set forth herein. These requirements are set out below.

a. Investment in Real Estate Improvements and Equipment: Improvements to the property and installation of machinery and equipment of at least \$2 million and accomplished on or before January 1, 2016.

b. Employment: Phase I Tenants will employ a minimum of twenty-six full-time or full-time equivalent employees by March 31st, 2016.

c. Use: Improvements shall be made to accommodate the intended purpose of operating a multi-tenant commercial building for Phase I Tenants.

d. Payment of Taxes by Company: County must receive confirmation from County's Tax Assessor's Office that Company has paid, in full, its annual taxes based on the increased value resulting from the new capital investment.

3. Documentation from Company and Phase I Tenants: In connection with the request for the grant Company and Phase I Tenants shall deliver to the County's Finance Director a performance letter certifying: (i) they have undertaken all necessary acts to meet the goals enumerated in Section 2 (ii) they have completed the improvements in accordance with the deadlines described in Section 2 for the applicable phase; and (iii) at the date of the letter, the Facilities have been substantially completed in accord with the established timeline, a Certificate of Occupancy has been issued, and they are in operation with no reduction in the number of new positions, wages, and benefits as set forth in Section 2. If Company or Phase I Tenants do not meet all conditions required to be certified in the performance letter, it shall not qualify for the reimbursement, subject to grant adjustment provisions set out in Section 5 herein.

Upon the request of County's Finance Director, Company and Phase I Tenants shall present to County such evidence as may be reasonably requested to confirm facts in the performance letter, especially those relating to employment. To the full extent allowed by law, such requested evidence shall not be considered a public record, shall be kept confidential and shall remain the property of Company and Phase I Tenants to be returned after County's review.

It is agreed, County, through its auditors, shall have the right upon reasonable notice and during normal business hours, to inspect, audit, examine and copy company records pertaining to capital expenditures made in respect of the Facilities and the wages paid to the Company and Phase I Tenant employees. All records revealed by Company or Phase I Tenants to the County's internal or external auditors are not public records and shall remain confidential and may be used by the County only for audit purposes to the full extent allowed by law.

The County acknowledges that some or all of the information made available by Company and/or Phase I Tenants to the County pursuant to this section may be considered "Trade Secrets" pursuant to North Carolina General Statutes §132-1.2 and any such information is proprietary. All information made available to County pursuant to this section and designated by Company and/or Phase I Tenants as a trade secret shall, to the extent allowed by State law, be held as confidential. County shall, if it receives a request for disclosure of any such information, notify the Company and/or Phase I Tenants of such request to enable Company and/or Phase I Tenants opportunity to defend any claims arising from efforts of others to cause such trade secrets to be disclosed as a public record.

Company and/or Phase I Tenants acknowledge they have been informed by County, that County is required by law, upon request, to disclose "Public Records" as the term is defined by North Carolina General Statutes §132-1. All information disclosed to County by the Company and/or Phase I Tenants which is subject to that definition and whose disclosure is not otherwise protected by law will be released by County upon request as provided by North Carolina General Statutes §132-6. County may withhold from disclosure confidential records as defined by North Carolina General Statutes §132-1.2. Company and Phase I Tenants acknowledge they have read and are familiar with County's obligations of public disclosure of documents and the definitions of confidential documents as contained in Chapter 132 of the North Carolina General Statutes. In order to prevent the disclosure of the confidentiality of information identified by Company and/or Phase I Tenants as a trade secret or confidential pursuant to North Carolina General Statute §132.1.2 County shall, if it receives a request for disclosure of such information, notify the Company and /or Phase I Tenants of such request to enable Company and/or Phase I Tenants to defend any claims arising from efforts of others to cause such trade secrets to be disclosed as a public record. Company and Phase I Tenants acknowledge this disclosure of County's public records requirements is given pursuant to North Carolina General Statutes §132-1.11(b) and agrees such disclosure is full and sufficient to the satisfaction of Company and Phase I Tenants.

4. Payment of Grant:

a. Once Company and Phase I Tenants have met the performance requirements set forth in Section 2 and have submitted required documentation under Section 3, County agrees to reimburse Company as follows:

In accordance with the requirements set out in Camden County Economic Development Incentive Grant Program dated April 7, 2014, Company qualifies for a level four incentive award. Based on the \$2,480,000.00 projected value of Facilities, the incentive grant payment will be:

Year 1	80%	\$14,284
Year 2	70%	\$12,499
Year 3	60%	\$10,713
Year 4	50%	\$8,928
Year 5	50%	\$8,928

The above listed grant award payment is subject to the value of Facilities on January 1, 2016, as determined by County's Tax Assessors Office. The aggregate grant award is not exceed \$55,352.00, without further approval by County's Board of Commissioners.

b. Grant payments are payable each year no later than March 31st to the Company and mailed directly to Managing Partner, William W. Owens, Camden Realty Group LLC., P.O. Box 1992, Elizabeth City, North Carolina, 27909 or at such other address as shall be provided to County in writing.

5. Adjustments to Grant Amount: If Company and Phase I Tenants do not achieve the minimum capital investment and/or job creation, Grant Payments for the initial tax year and subsequent tax years will be adjusted in accord with grant levels specified in the Camden County Economic Development Incentive Grant Program dated April 7, 2014.

6. Recapture of Grant: Company shall, on or before January 1st each year following a grant payment, provide to County a Company Representative's Certificate verifying Company's and Phase I Tenant's compliance with Section 2 and Section 3 herein. If Company and/or Phase I Tenants fail to comply with the terms set out in Section 2 and Section 3 of this agreement and fails to provide verification of compliance for a period of one-year from the date of the grant payment, Company shall pay to County the amount full amount of the grant award already paid, within thirty days of receipt by Company of written demand therefore.

7. Representations and Warranties:

a. Company and Phase I Tenants represent and warrant to County as of the date of this Agreement: (i) they are companies duly authorized to do business in the State of North Carolina; (ii) they have the power and authority to own its properties and assets and to carry on its business as now being conducted and the power and authority to execute and perform this Agreement; (iii) they have fee simple ownership of real and personal assets; (iv) this Agreement is the legal, valid and binding agreement on Company and Phase I Tenants, enforceable against Company and Phase I Tenants in accordance with its terms, does not violate any order of any court or other agency of government binding on Company and/or Phase I Tenants or the charter documents of the Company and/or Phase I Tenants, and does not conflict with, result in a breach of, or constitute an event of default under any material indenture, agreement or other instrument to which Company and/or Phase I Tenants are a party; and Company and/or Phase I Tenants have not received written notice of any action or proceeding that challenges the validity of this Agreement or Company's and/or Phase I Tenants' right and power to enter into and perform this Agreement.

b. County represents and warrants to the Company and Phase I Tenants that: (i) County is a political subdivision of the State of North Carolina with power and authority to

enter into and perform this Agreement; (ii) County has taken all action necessary to authorize execution, delivery and performance of this Agreement; (iii) this Agreement is a legal, valid, and binding obligation of County, enforceable against County in accordance with its terms; and (iv) County has not received written notice of any action or proceeding that challenges the validity of this Agreement or County's right and power to enter into and perform this Agreement.

8. Disclaimers:

a. Company and Phase I Tenants acknowledge County has not designed the Facilities, County has not supplied any plans or specifications with respect thereto, and County: (a) is not a manufacturer of, or dealer in any component parts of the Facility or similar facilities, (b) has not made any recommendation, given any advice nor taken any other action with respect to (i) the Facility or any component part thereof or any property rights relating thereto, or (ii) any action taken or to be taken with respect to the Facility or any component part thereof or any property or rights relating thereto at any stage of the construction thereof, (c) has not at any time had physical possession of the Facility or any component part thereof, and (d) had not made any warranty or other representation, express or implied, that the Facility or any component thereof or any property rights relating thereto, (i) which will to result in or cause injury or damage to persons or property, (ii) has been or will be properly designed, or will accomplish the results which Company and/or Phase I Tenants intend therefore, or (iii) is safe in any manner or respect.

b. EXCEPT AS OTHERWISE PROVIDED IN ANY OTHER WRITTEN AGREEMENT BETWEEN COUNTY, COMPANY AND PHASE I TENANTS OR ITS AFFILIATES, THE COUNTY MAKES NO EXPRESS OR IMPLIED WARRANTY OR REPRESENTATION OF ANY KIND WHATSOEVER WITH RESPECT TO THE FACILITIES OR ANY COMPONENT PART THEREOF INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION WITH RESPECT TO THE MERCHANTABILITY OR OF THE FITNESS OR SUITABILITY THEREOF FOR ANY PARTICULAR PURPOSE, AND FURTHER INCLUDING THE DESIGN OR CONDITION THEREOF, THE SAFETY, WORKMANSHIP, QUALITY, OR CAPACITY THEREOF; COMPLIANCE THEREOF WITH THE REQUIREMENTS OF ANY LAW, SPECIFICATION OR CONTRACT PERTAINING THERETO; ANY LATENT DEFECT; THE FACILITY'S ABILITY TO PERFORM ANY FUNCTION; OR ANY OTHER CHARACTERISTICS OF THE FACILITY; IT BEING AGREED THAT COMPANY ALL RISKS RELATING TO THE FACILITY, THE COMPELETION THEREOF OR THE TRANSACTIONS CONTEMPLATED HEREBY AND COMPANY AND PHASE I TENANTS HEREBY WAIVE THE BENEFITS OF ANY AND ALL IMPLIED WARRANTIES AND REPRESENTATION OF THE COUNTY.

9. Indemnification: Company and Phase I Tenants will indemnify and hold harmless County and its officers and employees (the "indemnified parties"), for damages imposed upon them

by a court of final determination from any claims of third parties arising out of any act or omission of Company or Phase I Tenants in the performance required of it by this Agreement, provided, however, that such indemnification (i) is subject to an aggregate cap equal to the Grant actually received by the Company and (ii) is not contrary to law. County agrees that none of the foregoing shall be construed to release the County from the obligations it has undertaken elsewhere in this Agreement, in connection with the Grant or otherwise. Except as otherwise set forth herein, each Indemnified Party, Company, and Phase I Tenants agree to pay its own costs incurred in connection herewith, including all costs incurred in connection with the preparation of this Agreement.

10. No Pledge of Faith and Credit; Purpose:

a. No provision of this Agreement will be construed or interpreted as creating a pledge of the faith and credit of County within the meaning of any constitutional debt limitation. All parties acknowledge that the scope, term and duration of this Agreement are in all events reasonable. No provision of this Agreement will be construed or interpreted as delegating governmental powers or as a donation or a lending of the credit of County within the meaning of the North Carolina Constitution. No provision of this Agreement will be construed to pledge or to create a lien on any class or source of County's moneys, nor will any provision of the Agreement restrict to any extent prohibited by law any action or right of action on the part of any future Camden County Board of Commissioners. County acknowledges that the commitments will be relied upon by Company and that revoking these commitments for reasons other than cause may be damaging to Company.

b. Company, Phase I Tenants and County acknowledge that all monies County appropriates and expends for economic development incentives, as provided in this Agreement, are for a *bona fide* public purpose and are expended in good faith reliance on the Act. If this Agreement or the Grants are challenged or are threatened to be challenged, (i) County will promptly notify Company in writing, (ii) County will have the right to participate in the defense of any challenge at its own expense and with counsel of its choosing, and (iii) County will defend this Agreement and the Grants from those challenges.

c. If the Grants, or any portion of the Grants, are deemed by a court of competent jurisdiction to be *ultra vires* or not authorized by the laws or Constitution of the State of North Carolina, then County will use reasonable efforts to provide equivalent incentives to Company as allowed by law.

11. Amendments to Agreement: This Agreement can be modified or amended only with the mutual written consent of all parties.

12. Parties: This Agreement shall be binding upon and shall inure to the benefit of the parties and their heirs and successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

13. Entire Agreement: This Agreement contains the entire agreement of all parties and there are no other representations, inducements, or other provisions other than those expressed in this writing. All changes, additions, or deletions hereto must be in writing and signed by all parties.

It is specifically understood and agreed that Company and Phase I Tenants will be subject to applicable County ordinances, policies, procedures, and other regulations.

14. Notices: Any notice permitted or required under this Agreement from one party to the other must be in writing and will be effective (a) on the date it was actually delivered to the addressee if delivered personally, or sent by a nationally recognized courier or (b) three days after having been deposited in the United States Mail, if sent by certified mail, return receipt request, in each case to the respective address of Company and County listed below, or those other addresses of which either party give the other party written notice:

If to the Company, to:

Camden Realty Group, LLC.
Attn: William W. Owens
P.O. Box 1992
Elizabeth City, NC 27909

With a copy to:

If to the County, to:

Mike Renshaw
Camden County Manager
330 U.S. Highway 158 East
P.O. Box 190
Camden, NC 27921

With a copy, to:

John S. Morrison
The Twiford Law Firm, P.C.
111 Currituck Commercial Drive
P.O. Box 669
Moyock, NC 27958

15. Defaults and Remedies.

a. If County defaults in the performance of its obligations under this Agreement, and such default continues for a period of 30 or more days after Company gives County written notice of such default, then Company will have the right to pursue legal action for specific performance and other such rights and remedies as are available in law.

b. If any warranty or representation of a party herein Section 7 shall have knowingly been false or inaccurate in any material respect when made and is not remedied within 30 days following the defaulting party's receiving written notice from the non-defaulting party (or in the case where it is capable of being remedied, but is incapable of being remedied within a period of 30 days, such further period as is reasonable in the circumstances), then the non-defaulting party will have such rights and remedies as may be available in law.

16. Laws of North Carolina to Control This Agreement: All parties agree that this Agreement is to be controlled by the laws of the State of North Carolina. The provisions of this agreement will be upheld by County to the extent allowed by North Carolina law. County will be held harmless to any provisions of this agreement deemed illegal in a North Carolina court of law.

17. Jurisdiction: Any controversy or claim arising out of this Agreement shall be settled by an action initiated in the appropriate division of the General Court of Justice in Camden County, North Carolina.

18. Assignment: Company and/or Phase I Tenants may assign all or part of its rights and/or obligations under this Agreement to one or more affiliate without consent of County. Company and/or Phase I Tenants shall have the right to assign this Agreement, and any rights, privileges, or claims under this Agreement, to any person or entity that is not an Affiliate only after it has received the written consent of County. If the assignee agrees in writing to assume Company's and/or Phase I Tenants' obligation under this Agreement, then Company and or the specified Phase I Tenant will be relieved of its obligations under this Agreement. Company and/or Phase I Tenants will give County written notice of any assignment and assumption.

(Signatures on next page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be fully executed as of the date and year first above written.

ATTEST:

COUNTY OF CAMDEN

Clerk, Camden County Commission

By: _____
Chairman, Camden County Commission

Date: _____

Date: _____

ATTEST:

CAMDEN REALTY GROUP, LLC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(Signatures continue on next page)

Phase I Tenant (1)

Company: _____

Address: _____

ATTEST:

COMPANY NAME:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(Signatures continue on next page)

Phase I Tenant (2)

Company: _____

Address: _____

ATTEST:

COMPANY NAME:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(Signatures continue on next page)

Phase I Tenant (3)

Company: _____

Address: _____

ATTEST:

COMPANY NAME:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(Signatures continue on next page)

Phase I Tenant (4)

Company: _____

Address: _____

ATTEST:

COMPANY NAME:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(Signatures continue on next page)

This Economic Development Agreement has been pre-audited to the extent, and in the manner required by the Local Government Budget and Fiscal Control Act.

Camden County Finance Officer on
Behalf of the County

Camden County Attorney

Camden County Commission approved this Agreement at its meeting duly held on the _____ day of _____, 2015.

Chairman, Camden County Commission

Attachment: EDI CONTRACT 2.9.15 (1787 : Economic Development Incentive Grant)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 8.D
Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Board of Commissioners
Prepared by: Karen Davis

Item Title **Albemarle Commission - New Office Facility**

Attachments: Camden County BOC Packet UPDATED (PDF)

Summary:
Cathy Davison will present a resolution for an Interlocal Agreement for the construction of a new office facility.

Recommendation:
Consider approval.



M E M O R A N D U M

U P D A T E D

To: County Board of Commissioners
Albemarle Commission Board of Delegates
County Managers

From: Cathy Davison, ICMA-CM, Executive Director

Date: July 17, 2017

Re: Interlocal Agreement for the Construction of a
new Albemarle Commission Office Facility

CAMDEN

CHOWAN

CURRITUCK

DARE

GATES

HYDE

PASQUOTANK

PERQUIMANS

TYRRELL

WASHINGTON

COLUMBIA

CRESWELL

DUCK

EDENTON

ELIZABETH CITY

GATESVILLE

HERTFORD

KILL DEVIL HILLS

KITTY HAWK

MANTEO

NAGS HEAD

PLYMOUTH

ROPER

SOUTHERN SHORES

WINFALL

Over the last two and half years, the Albemarle Commission has worked to provide effective and efficient comprehensive services to our County Members in the areas of Aging, Senior Nutrition, Rural Transportation Planning, Workforce Development, Economic Development and Administrative Services. You will find the financial analysis for the facility, as well as the facility space analysis, and Revenue Analysis attached.

Interlocal Agreement

In order for the Commission to construct a facility, and based on the requirements of the N.C. Local Government Commission, the County Members of the Commission must enter into an Interlocal Agreement allowing the Commission to pursue financing for a new facility. The Albemarle Commission requests that each county within the Region adopt the Resolution in order for this project to commence.

The highlights of the interlocal agreement are:

1. The Commission will finance no more than \$2,200,000 for a 17,000 square foot facility.
2. The Commission will utilize no more than \$800,000 of unappropriated fund balance for the Office Facility project.
3. County Members will continue to be members for the life of the lending instrument.
4. County Members agree that the Commission may obtain tax-free financing to construct the office facility.
5. If the Commission dissolves, the County Members will take ownership of the office facility and may dispose of the property as agreed upon by the County Members with the proceeds being proportionally distributed between the County Members.
6. The Commission will pay for the facility its current per capita dues structure and other local revenues without an additional assessment.

Financial Analysis

The financial analysis is provided based on the program expenses, the Commission's current facility, leasing a new space, borrowing funds for a period of 20 years or 40 years. See the attached facility pages

**Albemarle Commission
Facility Financial Analysis**

Current Expenses		Based on 10,984 Current Rented Square Footage		Projected Lease	
					Based on 17,000 Square Foot with an average rental rate of \$10.50 per sq. ft.
Lease on current facility 10,384	\$ 38,000.00	17000 Square Foot	\$ 178,000.00		
Lease for storage 350 sq. ft.	\$ 5,000.00	One time Renovation & Moving Expense (interior buildout)	\$ 300,000.00		
Lease on remate RPO office 250 sq. ft.	\$ 2,625.00	One Time Design Expense	\$ 100,000.00		
Offsite Meeting Expenses	\$ 13,000.00	Annual Utilities (approx)	\$ 20,000.00		
Current Annual Payment	\$ 58,625.00	First Years Annual Expense	\$ 598,000.00		
Price Per Square Foot CURRENT SPACE	\$ 5.34	Price Per Sq Ft for Year 1 LEASE	\$ 35.18		
		Years 2 plus	\$ 198,000.00		
		Price Per Square Foot LEASE	\$ 11.65		

Projected Building New Construction		Based on 17000 Square Foot New Construction with USDA 20 years 3.25%		Projected Building New Construction	
					Based on 17000 Square Foot New Construction with USDA 40 years 3.75%
Cost of new building	\$ 3,000,000.00	Cost of new building	\$ 3,000,000.00		
Down Payment	\$ 800,000.00	Down Payment	\$ 800,000.00		
Total Financed	\$ 2,200,000.00	Total Financed	\$ 2,200,000.00		
Annual Payment	\$ 151,313.54	Annual Payment	\$ 107,050.00		
Project Annual Utilities (approx)	\$ 20,000.00	Project Annual Utilities (approx)	\$ 20,000.00		
Total Annual Expenses	\$ 171,313.54	Total Annual Expenses	\$ 127,050.00		
Price Per Sq Ft 20 year NEW	\$ 10.08	Price Per Sq Ft 40 year NEW	\$ 7.47		

Local Revenues	
County Membership	\$ 121,765.00
Albemarle Regional Towns	\$ 8,350.00
Other Revenues (indirect)	\$ 366,152.00
Total Annual Income for spending	\$ 496,267.00

Albemarle Commission
Facility Financial Analysis

8.D.a

Current Expenses **Based on 10,984 Current Rented Square Footage**

Lease on current facility 10,384	\$	38,000.00
Lease for storage 350 sq. ft.	\$	5,000.00
Lease on remote RPO office 250 sq. ft.	\$	2,625.00
Offsite Meeting Expenses	\$	13,000.00
Current Annual Payment	\$	58,625.00
Price Per Square Foot CURRENT SPACE	\$	5.34



CDD: 7/14/2017

Albemarle Commission
Facility Financial Analysis

Projected Lease		Based on 17,000 Square Foot with an average rental rate of \$10.50 per sq. ft.	
17000 Square Foot		\$	178,000.00
One Time Renovation & Moving Expense (interior buildout)		\$	300,000.00
One Time Design Expense		\$	100,000.00
Annual Utilities (approx)		\$	20,000.00
First Years Annual Expense		\$	598,000.00
Price Per Sq Ft for Year 1 LEASE		\$	35.18
Years 2 plus		\$	198,000.00
Price Per Square Foot LEASE		\$	11.65



CDD: 7/14/2017

Albemarle Commission
Facility Financial Analysis

Projected Building New
Construction

Based on 17000 Square Foot New Construction with USDA 20
years 3.25%

Cost of new building	\$	3,000,000.00
Down Payment	\$	800,000.00
Total Financed	\$	2,200,000.00
Annual Payment	\$	151,313.54
Project Annual Utilities (approx)	\$	20,000.00
Total Annual Expenses	\$	171,313.54
Price Per Sq Ft 20 year NEW	\$	10.08



CDD: 7/14/2017

Albemarle Commission
Facility Financial Analysis

Projected Building New Construction

**Based on 17000 Square Foot New Construction with USDA 40
years 3.75%**

Cost of new building	\$	3,000,000.00
Down Payment	\$	800,000.00
Total Financed	\$	2,200,000.00
Annual Payment	\$	107,050.00
Project Annual Utilities (approx)	\$	20,000.00
Total Annual Expenses	\$	127,050.00
Price Per Sq Ft 40 year NEW	\$	7.47

CDD: 7/14/2017



Facility Space Analysis

The facility space analysis is provided based on the current program space allocations, current needs and future needs of the organization. See the attached analysis.

Albemarle Commission Square Footage Space Analysis

<u>Program</u>	<u>Current Space</u>	<u>Need NOW</u>	<u>Future Needs</u>	<u>TOTALS</u>
Aging & Nutrition	1,662		360	2,022
RPO	250		180	430
NWDB*	2,478	360	180	3,018
Economic Development	0	180	180	360
Indirect	1,594	600	580	2,774
Shared Space	5,000	3,000		8,000
Total	10,984	4,140	1,480	16,604

*Includes External Storage



ACS 03/2017

Revenue Analysis

See the attached revenue analysis based on current per capita dues and the 26% indirect rate through the FY 2017-2018 Budget (the Economic Development Administration certified a rate of 31%)

Thank you for your continued support of the Albemarle Commission as we provide services to you; our County Member, as well as the residents and businesses therein.

**Albemarle Commission
Facility Financial Analysis**

<u>Local Revenues Used to Pay Facility Expenses</u>	
County Membership	\$ 121,765.00
Albemarle Regional Towns	\$ 8,350.00
Other Revenues (Indirect)	\$ 366,152.00
Total Annual Income for spending	\$ 496,267.00

****Grant Opportunities have been researched; at this time there are no grants available for construction**

CDD: 7/14/2017



**RESOLUTION
CAMDEN COUNTY
COMMITMENT TO AN INTERLOCAL AGREEMENT
TO ASSIST THE ALBEMARLE COMMISSION
IN THE CONSTRUCTION OF AN OFFICE COMPLEX**

WHEREAS, the Albemarle Commission plans to construct a 17,000 square foot building in the Town of Hertford, Perquimans County which will serve as the office complex for the Albemarle Commission;

WHEREAS, the Albemarle Commission has, for 41 years rented office space which has served as the Albemarle Commission office complex;

WHEREAS, the Albemarle Commission will continue to need office space and continue to operate an office complex in order to continue to serve the members of the Albemarle Commission;

WHEREAS, the Albemarle Commission can legally own office space and property;

WHEREAS, the Albemarle Commission has approval from its Board of Delegates to move forward with the design and construction of a 17,000 square foot building which will serve as the office complex for the Albemarle Commission;

WHEREAS, Camden County has been an active member of the Albemarle Commission for 49 years;

WHEREAS, the Albemarle Commission has provided needed assistance to Camden County for 49 years and now needs our help in securing financing for their office complex;

WHEREAS, the Albemarle Commission is required by the Local Government Commission to have an approved Interlocal Agreement in place with its ten County Members for additional security for their financing, which has been drafted and is attached hereto;

NOW, THEREFORE, BE IT RESOLVED that Camden County commits to the Interlocal Agreement and the premises, covenants, and conditions, therein, and the Chairman is directed and authorized to enter into it.

BY VOTE OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS BY:
_____ AND SECONDED BY _____

This is the _____ day of _____, 2017

ATTEST:

, Clerk
Camden County Board of Commissioners

, Chairman
Camden County Board of Commissioners

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT, made and entered into this the _____ day of _____, 2017, by and between CAMDEN COUNTY "Camden", CHOWAN COUNTY "Chowan", CURRITUCK COUNTY "Currituck", DARE COUNTY "Dare", GATES COUNTY "Gates", HYDE COUNTY "Hyde", PASQUOTANK COUNTY "Pasquotank", PERQUIMANS COUNTY "Perquimans", TYRRELL COUNTY "Tyrrell", and WASHINGTON COUNTY "Washington", all being political subdivisions of the State of North Carolina, hereinafter referred to as "County Members";

And REGION R COUNCIL OF GOVERNMENTS, also known as the ALBEMARLE COMMISSION, a governmental entity under G.S. 153A-391 with county membership of the ten (10) counties listed above, hereinafter referred to as the "Commission";

WITNESSETH:

WHEREAS, the Commission plans to construct a 17,000-square foot office building in the Town of Hertford, Perquimans County, hereinafter referred to as the "Commission Office Complex" that will serve as the office complex for the Albemarle Commission; and

WHEREAS, Camden, Chowan, Currituck, Dare, Gates, Hyde, Pasquotank, Perquimans, Tyrrell, and Washington Counties are all County Members of the Commission and regularly use the services and resources provided by the Commission to help promote the public good and welfare of the residents and businesses within the boundaries of the County Members; and

WHEREAS, the Commission has for 41 years rented office space in its current facility which has served as the Commission office complex; and

WHEREAS, the Commission has for 48 years had full participation and membership of its ten (10) County Members; and

WHEREAS, the Commission will continue to need office space and need to continue to operate an office complex in order to continue to serve members of the Commission; and

WHEREAS, the Commission's current office space does not adequately meet the service needs of the programs the Commission operates; and

WHEREAS, the Commission can legally own office space and property; and

WHEREAS, it is estimated that the office complex will cost no more than \$3,000,000; and

WHEREAS, in order to purchase the Commission office complex, the Commission proposes to finance no more than \$2,200,000 from a commercial lender secured solely with the financed office complex; and

WHEREAS, the Commission's current dues structure and other local revenues are adequate to service the proposed debt; and

WHEREAS, the Commission's Board of Delegates approved on February 16, 2017 to pursue construction of an office complex; and

WHEREAS, in accordance with NCGS 160A-475(a), the Commission shall use the office complex as security for the bank loan to be obtained; and

WHEREAS, the Commission has adequate fund balance to pay the difference between the anticipated construction cost and financed amount; and

WHEREAS, the Commission is presently paying \$44,600 for office space; and

WHEREAS, the Commission presently pays approximately \$13,000 annually for expenses related to external meetings; and

WHEREAS, the Commission's programs host approximately 65 meetings/events outside of its facility; and

WHEREAS, the Commission has heretofore learned that financing over a 40-year term is available at rates under 4% a.p.r.; and

WHEREAS, the County Members have agreed with one another that it is in the best interest of their respective governments that they each continue as members of the Commission for a period of not less than the term of the financing which the Commission will obtain to construct the office complex; and the County Members have further agreed to approve the Commission to obtain tax-free financing to construct an office complex for the Commission; and

WHEREAS, the current total recurring annual local revenues which exceed the estimated annual loan payments of \$107,050 are:

County Members:	\$121,765
Albemarle Regional Towns	\$ 8,350
Other Revenues (Indirect)	\$366,152
TOTAL	\$496,267; and

WHEREAS, if the dissolution of the Commission did occur either during the duration of the bank loan or thereafter, in accordance with the Commission's Bylaws, the net proceeds of the Commission shall be distributed to its County Members in a proportional manner; and

WHEREAS, this Agreement is being entered into in order for this project, proposed by the Commission, to be implemented with all necessary approvals from the Local Government Commission; and

NOW, THEREFORE, in consideration of the foregoing premises and the following covenants and conditions, the parties hereto agree as follows:

- (1) The Albemarle Commission shall continue to operate for the benefit of the County Members and Albemarle Regional Towns, whose municipalities are located within the counties;
- (2) The County Members agree, with each other and with the Albemarle Commission, to join in and provide additional security for the Commission Loan, by continuing to remain members of the Commission and continuing to pay annual dues for the duration of the loan and in amounts adequate to enable the Commission to service the above debt to be incurred by the Commission, the Counties; relative dues payment to be based upon their relative respective annual population, as estimated by the state demographer;
- (3) The Commission shall be responsible for any costs of the building construction to accommodate its needs not to exceed \$3,000,000;
- (4) Should the Commission cease to exist, cease to do business, or cease to provide services to the County Members, the County Members shall be entitled to become title owners of the property described above, upon the County Members duly arranging for all remaining obligations to the lenders to be satisfied, including but not limited to the sale of the described property;
- (5) As part of the closing on the constructed facility described above, the Commission will execute all necessary documents to effectuate the County Members' rights described above; and
- (6) The terms and conditions of this Agreement may be amended from time to time, only by unanimous written consent of all parties hereto.

IN WITNESS WHEREOF, this agreement has been approved by Resolution of the County Members and the Commission a copy of said resolution has been spread across the minutes of their respective meetings, that this Agreement has been duly signed, sealed, and delivered by the County Members and the Commission the day and year as written.

Camden County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Currituck County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Dare County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Hyde County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Pasquotank County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Tyrrell County

By: _____, Chair

ATTEST:

By: _____, Clerk

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

_____, Finance Officer

Albemarle Commission

By: _____, Chair

ATTEST:

By: _____, Program Coordinator

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

, Finance Officer



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Old Business

Item Number: 9.A
Meeting Date: August 07, 2017
Submitted By: Charlie Bauman, Director
Economic Development
Prepared by: Karen Davis
Item Title CEDC - Taylor Oaks
Attachments: Taylor Oaks Summary (DOCX)

Summary:
Taylor Oaks Economic Development Incentive update will be presented.
Recommendation:
Discuss and consider.

Taylor Oaks Summary

Economic Development Incentive

The Taylor Oaks Restaurant investment is estimated to be approximately \$203,000.00 of which an estimated \$53,290.00 has been expended to date. The cost of the required septic system is estimated to be \$25,000.00. Based on the Taylor Oak Restaurant investment (\$203,000.00) and projected employment (10 employees), the County's standing Economic Development Incentive Grant Program requirements affords this specific project approximately \$4,384.00 in incentive grant funding over a five year period. The EDIP funding figure is significantly less than the expressed need of \$25,000.00 in order to fund the septic system requirement. Of important consideration is the restaurant investment is part of the overall corporate presence which includes the following entities; Needham Family Care Home, Community Medical Storage and a residential redevelopment entity which are all active within Camden County. This combined corporate activity to date has invested over \$2M in the County and is responsible for over \$10K in real and personal property tax annually to The County. This is in addition to the employment figures and spinoff benefit of the combined operations. The County will recover the cost of any incentive funding provided toward the Taylor Oaks Restaurant project singularly and, collectively on a corporate basis through the creation of new employment opportunities, property and sales taxes generated and as a result of a needed amenity in the area of the County where the investment occurs.



CAMDENCOUNTY

new energy. new vision.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Information, Reports & Minutes From Other Agencies

Item Number: 12.A

Meeting Date: August 07, 2017

Submitted By: Tammie Krauss, Register of Deeds
Register of Deeds
Prepared by: Karen Davis

Item Title **Register of Deeds Reports**

Attachments: Register of Deeds Report - June 2017 (PDF)
Register of Deeds Daily Deposit Report - June 2017
(XLS)
Register of Deeds Report - July 2017 (PDF)
Register of Deeds Daily Deposit Report - July 2017
(XLS)

Summary:

Register of Deeds Reports for June-July 2017

Recommendation:

For your information

Camden County Register of Deeds: Tammie Krauss
June 2017 Daily Deposit

DATE	NC CHILD/INC TRUST	DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMEN	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
06/01/17	\$ -	\$ -			\$ 1.07	\$ 6.37	\$ 6.20	\$ 57.36	\$ 71.00
06/02/17	\$ 5.00	\$ 30.00	\$ 197.96	\$ 206.04	\$ 3.28	\$ 16.67	\$ 18.60	\$ 144.85	\$ 622.40
06/05/17	\$ -	\$ -			\$ 1.77	\$ 10.26	\$ 18.60	\$ 87.17	\$ 117.80
06/06/17	\$ -	\$ -	\$ 386.12	\$ 401.88	\$ 2.13	\$ 12.02	\$ 24.80	\$ 103.05	\$ 930.00
06/07/17	\$ 5.00	\$ 30.00	\$ -	\$ -	\$ 3.72	\$ 20.08	\$ 18.60	\$ 170.40	\$ 247.80
06/09/17	\$ -	\$ -	\$ 311.64	\$ 324.36	\$ 4.94	\$ 27.36	\$ 55.80	\$ 241.10	\$ 965.20
06/12/17					\$ 0.54	\$ 2.93	\$ 6.20	\$ 26.33	\$ 36.00
06/13/17					\$ 7.90	\$ 51.84	\$ 12.40	\$ 454.26	\$ 526.40
06/14/17			\$ 58.80	\$ 61.20	\$ 1.80	\$ 10.47	\$ 18.60	\$ 89.13	\$ 240.00
06/15/17			\$ 780.57	\$ 812.43	\$ 5.65	\$ 32.50	\$ 62.00	\$ 277.05	\$ 1,970.20
06/16/17			\$ 833.00	\$ 867.00	\$ 5.04	\$ 27.94	\$ 62.00	\$ 241.22	\$ 2,036.20
06/19/17			\$ 254.80	\$ 265.20	\$ 2.13	\$ 12.02	\$ 24.80	\$ 103.05	\$ 662.00
06/20/17					\$ 1.47	\$ 7.78	\$ 18.60	\$ 69.95	\$ 97.80
06/21/17	\$ 5.00	\$ 30.00			\$ 4.38	\$ 22.57	\$ 37.20	\$ 192.85	\$ 292.00
06/22/17	\$ 5.00	\$ 30.00			\$ 1.44	\$ 5.34	\$ 6.20	\$ 48.02	\$ 96.00
06/23/17			\$ 254.80	\$ 265.20	\$ 5.52	\$ 32.22	\$ 55.80	\$ 274.46	\$ 888.00
06/26/17	\$ 5.00	\$ 30.00	\$ 324.87	\$ 338.13	\$ 5.80	\$ 31.28	\$ 43.40	\$ 271.12	\$ 1,049.60
06/27/17			\$ 56.35	\$ 58.65	\$ 4.14	\$ 25.01	\$ 37.20	\$ 209.65	\$ 391.00
06/28/17			\$ 181.30	\$ 188.70	\$ 3.69	\$ 19.78	\$ 49.60	\$ 172.93	\$ 616.00
06/29/17			\$ 165.62	\$ 172.38	\$ 2.85	\$ 16.75	\$ 24.80	\$ 145.60	\$ 528.00
06/30/17	\$ 5.00	\$ 30.00	\$ 1,150.03	\$ 1,196.97	\$ 8.19	\$ 46.04	\$ 68.20	\$ 388.57	\$ 2,893.00
									0.00
									0.00
									\$ -
TOTAL	\$ 30.00	\$ 180.00	\$ 4,955.86	\$ 5,158.14	\$ 77.45	\$ 437.23	\$ 669.60	\$ 3,768.12	\$ 15,276.40

TAMMIE KRAUSS, REGISTER OF DEEDS
Camden, NC

Date Range From Thursday, June 01, 2017 to Friday, June 30, 2017

Name	Amount
NC Children's Trust Fund	\$30.00
NC Domestic Violence Fund	\$180.00
State Revenue Stamp	\$4,955.86
County Revenue Stamp	\$5,158.14
Land Transfer Fee	\$0.00
Floodplain Map Fund	\$0.00
Supplemental Retirement	\$77.45
ROD Automation Fund	\$437.23
Dept Of Cultural Resources	\$0.00
Vital Records Fund	\$0.00
State General Fund	\$0.00
State Treasurer Amount	\$669.60
ROD General Fund	\$3,768.12
Total Distribution For Period	\$15,276.40
Cash Total	\$788.00
Check Total	\$14,488.40
Pay Account Total	\$0.00
ACH Total	\$0.00
Escrow Account Total	\$0.00
Overpayment Total	\$0.00
Total Deposit For Period	\$15,276.40

Camden County Register of Deeds: Tammie Krauss
June 2017 Daily Deposit

DATE	NC CHILDREN TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMENT	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
06/01/17	\$ -	\$ -			\$ 1.07	\$ 6.37	\$ 6.20	\$ 57.36	\$ 71.00
06/02/17	\$ 5.00	\$ 30.00	\$ 197.96	\$ 206.04	\$ 3.28	\$ 16.67	\$ 18.60	\$ 144.85	\$ 622.40
06/05/17	\$ -	\$ -			\$ 1.77	\$ 10.26	\$ 18.60	\$ 87.17	\$ 117.80
06/06/17	\$ -		\$ 386.12	\$ 401.88	\$ 2.13	\$ 12.02	\$ 24.80	\$ 103.05	\$ 930.00
06/07/17	\$ 5.00	\$ 30.00	\$ -	\$ -	\$ 3.72	\$ 20.08	\$ 18.60	\$ 170.40	\$ 247.80
06/09/17	\$ -	\$ -	\$ 311.64	\$ 324.36	\$ 4.94	\$ 27.36	\$ 55.80	\$ 241.10	\$ 965.20
06/12/17					\$ 0.54	\$ 2.93	\$ 6.20	\$ 26.33	\$ 36.00
06/13/17					\$ 7.90	\$ 51.84	\$ 12.40	\$ 454.26	\$ 526.40
06/14/17			\$ 58.80	\$ 61.20	\$ 1.80	\$ 10.47	\$ 18.60	\$ 89.13	\$ 240.00
06/15/17			\$ 780.57	\$ 812.43	\$ 5.65	\$ 32.50	\$ 62.00	\$ 277.05	\$ 1,970.20
06/16/17			\$ 833.00	\$ 867.00	\$ 5.04	\$ 27.94	\$ 62.00	\$ 241.22	\$ 2,036.20
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06/23/17			\$ 254.80	\$ 265.20	\$ 5.52	\$ 32.22	\$ 55.80	\$ 274.46	\$ 888.00
06/26/17	\$ 5.00	\$ 30.00	\$ 324.87	\$ 338.13	\$ 5.80	\$ 31.28	\$ 43.40	\$ 271.12	\$ 1,049.60
06/27/17			\$ 56.35	\$ 58.65	\$ 4.14	\$ 25.01	\$ 37.20	\$ 209.65	\$ 391.00
06/28/17			\$ 181.30	\$ 188.70	\$ 3.69	\$ 19.78	\$ 49.60	\$ 172.93	\$ 616.00
06/29/17			\$ 165.62	\$ 172.38	\$ 2.85	\$ 16.75	\$ 24.80	\$ 145.60	\$ 528.00
06/30/17	\$ 5.00	\$ 30.00	\$ 1,150.03	\$ 1,196.97	\$ 8.19	\$ 46.04	\$ 68.20	\$ 388.57	\$ 2,893.00
									0.00
									0.00
									\$ -
TOTAL	\$ 30.00	\$ 180.00	\$ 4,955.86	\$ 5,158.14	\$ 77.45	\$ 437.23	\$ 669.60	\$ 3,768.12	\$ 15,276.40

Attachment: Register of Deeds Daily Deposit Report - June 2017 (1762 : Register of Deeds Reports)

Camden County Register of Deeds: Tammie Krauss
June 2017 Daily Deposit

DATE	NC CHILDREN TRUST	DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMEN REV. STAMPS	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
06/01/17	\$ -	\$ -			\$ 1.07	\$ 6.37	\$ 6.20	\$ 57.36	\$ 71.00
06/02/17	\$ 5.00	\$ 30.00	\$ 197.96	\$ 206.04	\$ 3.28	\$ 16.67	\$ 18.60	\$ 144.85	\$ 622.40
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06/07/17	\$ 5.00	\$ 30.00	\$ -	\$ -	\$ 3.72	\$ 20.08	\$ 18.60	\$ 170.40	\$ 247.80
06/09/17	\$ -	\$ -	\$ 311.64	\$ 324.36	\$ 4.94	\$ 27.36	\$ 55.80	\$ 241.10	\$ 965.20
06/12/17					\$ 0.54	\$ 2.93	\$ 6.20	\$ 26.33	\$ 36.00
06/13/17					\$ 7.90	\$ 51.84	\$ 12.40	\$ 454.26	\$ 526.40
06/14/17			\$ 58.80	\$ 61.20	\$ 1.80	\$ 10.47	\$ 18.60	\$ 89.13	\$ 240.00
06/15/17			\$ 780.57	\$ 812.43	\$ 5.65	\$ 32.50	\$ 62.00	\$ 277.05	\$ 1,970.20
06/16/17			\$ 833.00	\$ 867.00	\$ 5.04	\$ 27.94	\$ 62.00	\$ 241.22	\$ 2,036.20
06/19/17			\$ 254.80	\$ 265.20	\$ 2.13	\$ 12.02	\$ 24.80	\$ 103.05	\$ 662.00
06/20/17					\$ 1.47	\$ 7.78	\$ 18.60	\$ 69.95	\$ 97.80
06/21/17	\$ 5.00	\$ 30.00			\$ 4.38	\$ 22.57	\$ 37.20	\$ 192.85	\$ 292.00
06/22/17	\$ 5.00	\$ 30.00			\$ 1.44	\$ 5.34	\$ 6.20	\$ 48.02	\$ 96.00
06/23/17			\$ 254.80	\$ 265.20	\$ 5.52	\$ 32.22	\$ 55.80	\$ 274.46	\$ 888.00
06/26/17	\$ 5.00	\$ 30.00	\$ 324.87	\$ 338.13	\$ 5.80	\$ 31.28	\$ 43.40	\$ 271.12	\$ 1,049.60
06/27/17			\$ 56.35	\$ 58.65	\$ 4.14	\$ 25.01	\$ 37.20	\$ 209.65	\$ 391.00
06/28/17			\$ 181.30	\$ 188.70	\$ 3.69	\$ 19.78	\$ 49.60	\$ 172.93	\$ 616.00
06/29/17			\$ 165.62	\$ 172.38	\$ 2.85	\$ 16.75	\$ 24.80	\$ 145.60	\$ 528.00
06/30/17	\$ 5.00	\$ 30.00	\$ 1,150.03	\$ 1,196.97	\$ 8.19	\$ 46.04	\$ 68.20	\$ 388.57	\$ 2,893.00
									0.00
									0.00
									\$ -
TOTAL	\$ 30.00	\$ 180.00	\$ 4,955.86	\$ 5,158.14	\$ 77.45	\$ 437.23	\$ 669.60	\$ 3,768.12	\$ 15,276.40

TAMMIE KRAUSS, REGISTER OF DEEDS
Camden, NC

Date Range From Thursday, June 01, 2017 to Friday, June 30, 2017

Name	Amount
NC Children's Trust Fund	\$30.00
NC Domestic Violence Fund	\$180.00
State Revenue Stamp	\$4,955.86
County Revenue Stamp	\$5,158.14
Land Transfer Fee	\$0.00
Floodplain Map Fund	\$0.00
Supplemental Retirement	\$77.45
ROD Automation Fund	\$437.23
Dept Of Cultural Resources	\$0.00
Vital Records Fund	\$0.00
State General Fund	\$0.00
State Treasurer Amount	\$669.60
ROD General Fund	\$3,768.12
Total Distribution For Period	\$15,276.40
Cash Total	\$788.00
Check Total	\$14,488.40
Pay Account Total	\$0.00
ACH Total	\$0.00
Escrow Account Total	\$0.00
Overpayment Total	\$0.00
Total Deposit For Period	\$15,276.40

Camden County Register of Deeds: Tammie Krauss
July 2017 Daily Deposit

DATE	NC CHILDREN TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMENT	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
07/03/17	\$ 10.00	\$ 60.00			\$ 1.80	\$ 4.82		\$ 43.38	\$ 120.00
07/05/17					\$ 2.56	\$ 16.22	\$ 6.20	\$ 146.02	\$ 171.00
07/06/17	\$ -	\$ -			\$ 2.46	\$ 15.33	\$ 18.60	\$ 127.61	\$ 164.00
07/07/17	\$ -		\$ 272.44	\$ 283.56	\$ 2.01	\$ 12.51	\$ 12.40	\$ 107.28	\$ 690.20
07/10/17			\$ 58.80	\$ 61.20	\$ 3.62	\$ 19.91	\$ 43.40	\$ 174.07	\$ 361.00
07/11/17	\$ -	\$ -	\$ 152.88	\$ 159.12	\$ 3.99	\$ 23.51	\$ 37.20	\$ 201.30	\$ 578.00
07/12/17			\$ 79.38	\$ 82.62	\$ 3.61	\$ 22.78	\$ 24.80	\$ 189.41	\$ 402.60
07/13/17			\$ 573.79	\$ 597.21	\$ 3.50	\$ 20.28	\$ 37.20	\$ 172.22	\$ 1,404.20
07/14/17	\$ 5.00	\$ 30.00			\$ 2.46	\$ 10.17	\$ 24.80	\$ 91.57	\$ 164.00
07/17/17			\$ 521.36	\$ 542.64	\$ 12.60	\$ 77.05	\$ 99.20	\$ 651.95	\$ 1,904.80
07/18/17			\$ 196.00	\$ 204.00	\$ 3.24	\$ 19.21	\$ 31.00	\$ 162.55	\$ 616.00
07/19/17					\$ 0.39	\$ 1.94	\$ 6.20	\$ 17.47	\$ 26.00
07/20/17			\$ 177.38	\$ 184.62	\$ 5.37	\$ 30.71	\$ 55.80	\$ 266.12	\$ 720.00
07/21/17					\$ 1.76	\$ 9.68	\$ 18.60	\$ 86.96	\$ 117.00
07/24/17			\$ 470.40	\$ 489.60	\$ 3.81	\$ 23.47	\$ 31.00	\$ 195.72	\$ 1,214.00
07/25/17			\$ 158.76	\$ 165.24	\$ 0.82	\$ 4.14	\$ 12.40	\$ 37.24	\$ 378.60
07/26/17			\$ 191.10	\$ 198.90	\$ 4.71	\$ 29.91	\$ 31.00	\$ 248.38	\$ 704.00
07/27/17			\$ 764.40	\$ 795.60	\$ 5.79	\$ 33.98	\$ 55.80	\$ 290.43	\$ 1,946.00
07/28/17			\$ 1,179.43	\$ 1,227.57	\$ 6.50	\$ 38.51	\$ 62.00	\$ 325.99	\$ 2,840.00
07/31/17			\$ 970.69	\$ 1,010.31	\$ 14.79	\$ 89.28	\$ 130.20	\$ 751.73	\$ 2,967.00
									\$ -
									0.00
									0.00
									\$ -
TOTAL	\$ 15.00	\$ 90.00	\$ 5,766.81	\$ 6,002.19	\$ 85.79	\$ 503.41	\$ 737.80	\$ 4,287.40	\$ 17,488.40

Attachment: Register of Deeds Daily Deposit Report - July 2017 (1762 : Register of Deeds Reports)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Information, Reports & Minutes From Other Agencies

Item Number: 12.B
Meeting Date: August 07, 2017

Submitted By: Krystal Lancaster, Librarian
Library
Prepared by: Krystal Lancaster

Item Title **June 2017 Library Statistics**

Attachments: 17_06 (PDF)

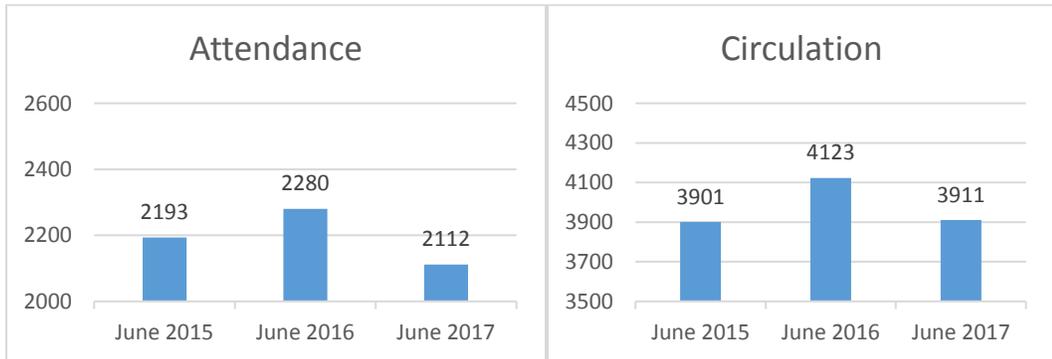
Summary:
Library Statistics for June 2017.

Recommendation:
For your review.

Camden County Public Library June 2017 Statistics

Visitor Count	2,112
Items in Collection	15,338
Library Card Holders	
Checkouts & Renewals	3,911
Computer-Wireless Usage	1,565
Juvenile Programs	
<i>No. of Programs</i>	14
<i>Attendance</i>	186
Adult Programs	
<i>No. of Programs</i>	2
<i>Attendance</i>	30
Meeting Room	
<i>No. of Reservations</i>	12
<i>Attendance</i>	77

Comparison by Year





Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Information, Reports & Minutes From Other Agencies

Item Number: 12.C

Meeting Date: August 07, 2017

Submitted By: Karen Davis, Clerk to the Board
Board of Commissioners
Prepared by: Karen Davis

Item Title **Community Advisory Committee Visitation Report**

Attachments: Community Advisory Committee Visitation report
(PDF)

Summary:
For your information.

Recommendation:
Review report.

Community Advisory Committee Quarterly/Annual Visitation Report

County <i>Camden</i>	Facility Type - <input type="checkbox"/> Family Care Home <input type="checkbox"/> Adult Care Home <input type="checkbox"/> Nursing Home <input type="checkbox"/> Combination Home	Facility Name <i>Needham Family Care</i>
Visit Date <i>01/14/17</i>	Time Spent in Facility <i>2</i> hr <i>45</i> min	Arrival Time <i>10:30</i> <input type="checkbox"/> am <input type="checkbox"/> pm
Name of Person Exit Interview was held with <i>Beth</i>		Interview was held <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Phone <small>(Name & Title)</small>
Committee Members Present: <i>Jasmine Wilson, Clarann Mousfeld, Ruth White</i>		Report Completed by: <i>Ruth White</i>
Number of Residents who received personal visits from committee members: <i>2</i>		
Resident Rights Information is clearly visible. <input type="checkbox"/> Yes <input type="checkbox"/> No		Ombudsman contact information is correct and clearly posted. <input type="checkbox"/> Yes <input type="checkbox"/> No
The most recent survey was readily accessible. <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(Required for Nursing Homes Only)</small>		Staffing information is posted. <input type="checkbox"/> Yes <input type="checkbox"/> No
Resident Profile		
<ol style="list-style-type: none"> 1. Do the residents appear neat, clean and odor free? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2. Did residents say they receive assistance with personal care activities, Ex. brushing their teeth, combing their hair, inserting dentures or cleaning their eyeglasses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3. Did you see or hear residents being encouraged to participate in their care by staff members? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 4. Were residents interacting w/ staff, other residents & visitors? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 5. Did staff respond to or interact with residents who had difficulty communicating or making their needs known verbally? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6. Did you observe restraints in use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 7. If so, did you ask staff about the facility's restraint policies? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<h3 style="text-align: left;">Comments & Other Observations</h3>	
Resident Living Accommodations		
<ol style="list-style-type: none"> 8. Did residents describe their living environment as homelike? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 9. Did you notice unpleasant odors in commonly used areas? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 10. Did you see items that could cause harm or be hazardous? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 11. Did residents feel their living areas were too noisy? <input type="checkbox"/> Yes <input type="checkbox"/> No 12. Does the facility accommodate smokers? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 12a. Where? <input checked="" type="checkbox"/> Outside only <input type="checkbox"/> Inside only <input type="checkbox"/> Both Inside & Outside. 13. Were residents able to reach their call bells with ease? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14. Did staff answer call bells in a timely & courteous manner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14a. If no, did you share this with the administrative staff? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<h3 style="text-align: left;">Comments & Other Observations</h3>	
Resident Services		
<ol style="list-style-type: none"> 15. Were residents asked their preferences or opinions about the activities planned for them at the facility? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 16. Do residents have the opportunity to purchase personal items of their choice using their monthly needs funds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 16a. Can residents access their monthly needs funds at their convenience? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 17. Are residents asked their preferences about meal & snack choices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 17a. Are they given a choice about where they prefer to dine? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 18. Do residents have privacy in making and receiving phone calls? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 19. Is there evidence of community involvement from other civic, volunteer or religious groups? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 20. Does the facility have a Resident's Council? <input type="checkbox"/> Yes <input type="checkbox"/> No Family Council? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<h3 style="text-align: left;">Comments & Other Observations</h3>	
Areas of Concern		Exit Summary
Are there resident issues or topics that need follow-up or review at a later time or during the next visit?		Discuss items from "Areas of Concern" Section as well as any changes observed during the visit.

This Document is a PUBLIC RECORD. Do not identify any Resident(s) by name or inference on this form.
Top Copy is for the Regional Ombudsman's Record, Bottom Copy is for the CAC's Records.

Community Advisory Committee Quarterly/Annual Visitation Report

County <i>Camden</i>	Facility Type - <input type="checkbox"/> Family Care Home <input checked="" type="checkbox"/> Adult Care Home <input type="checkbox"/> Nursing Home <input type="checkbox"/> Combination Home	Facility Name <i>Needham Adult Care Home</i>
Visit Date <i>10/14/17</i>	Time Spent in Facility <i>hr 45 min</i>	Arrival Time <i>11:20</i> <input checked="" type="checkbox"/> am <input type="checkbox"/> pm
Name of Person Exit Interview was held with <i>Sarah White</i>		Interview was held <input type="checkbox"/> In-Person <input type="checkbox"/> Phone <small>(Name & Title)</small>
Committee Members Present: <i>Jasmine Wilson, Clarann Mansfield, Ruth White</i>		Report Completed by: <i>Ruth White</i>
Number of Residents who received personal visits from committee members: <i>10</i>		
Resident Rights Information is clearly visible. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Ombudsman contact information is correct and clearly posted. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
The most recent survey was readily accessible. <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(Required for Nursing Homes Only)</small>		Staffing information is posted. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Resident Profile		Comments & Other Observations
<ol style="list-style-type: none"> 1. Do the residents appear neat, clean and odor free? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2. Did residents say they receive assistance with personal care activities, <i>Ex. brushing their teeth, combing their hair, inserting dentures or cleaning their eyeglasses?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3. Did you see or hear residents being encouraged to participate in their care by staff members? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 4. Were residents interacting w/ staff, other residents & visitors? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 5. Did staff respond to or interact with residents who had difficulty communicating or making their needs known verbally? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6. Did you observe restraints in use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 7. If so, did you ask staff about the facility's restraint policies? <input type="checkbox"/> Yes <input type="checkbox"/> No 		
Resident Living Accommodations		Comments & Other Observations
<ol style="list-style-type: none"> 8. Did residents describe their living environment as homelike? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 9. Did you notice unpleasant odors in commonly used areas? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 10. Did you see items that could cause harm or be hazardous? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 11. Did residents feel their living areas were too noisy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 12. Does the facility accommodate smokers? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 12a. Where? <input checked="" type="checkbox"/> Outside only <input type="checkbox"/> Inside only <input type="checkbox"/> Both Inside & Outside. 13. Were residents able to reach their call bells with ease? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14. Did staff answer call bells in a timely & courteous manner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14a. If no, did you share this with the administrative staff? <input type="checkbox"/> Yes <input type="checkbox"/> No 		
Resident Services		Comments & Other Observations
<ol style="list-style-type: none"> 15. Were residents asked their preferences or opinions about the activities planned for them at the facility? <input type="checkbox"/> Yes <input type="checkbox"/> No 16. Do residents have the opportunity to purchase personal items of their choice using their monthly needs funds? <input type="checkbox"/> Yes <input type="checkbox"/> No 16a. Can residents access their monthly needs funds at their convenience? <input type="checkbox"/> Yes <input type="checkbox"/> No 17. Are residents asked their preferences about meal & snack choices? <input type="checkbox"/> Yes <input type="checkbox"/> No 17a. Are they given a choice about where they prefer to dine? <input type="checkbox"/> Yes <input type="checkbox"/> No 18. Do residents have privacy in making and receiving phone calls? <input type="checkbox"/> Yes <input type="checkbox"/> No 19. Is there evidence of community involvement from other civic, volunteer or religious groups? <input type="checkbox"/> Yes <input type="checkbox"/> No 20. Does the facility have a Resident's Council? <input type="checkbox"/> Yes <input type="checkbox"/> No Family Council? <input type="checkbox"/> Yes <input type="checkbox"/> No 		
Areas of Concern		Exit Summary
Are there resident issues or topics that need follow-up or review at a later time or during the next visit?		Discuss items from "Areas of Concern" Section as well as any changes observed during the visit.

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