

Camden County Board of Commissioners

August 7, 2017

Closed Session – 6:30 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 August 7, 2017 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

WELCOME & CALL TO ORDER

| Attendee | Title | Status |
|---------------------|---------------------------------|---------------|
| Clayton Riggs | Chairman | Present |
| Tom White | Vice Chairman | Present |
| Garry Meiggs | Commissioner | Present |
| Randy Krainiak | Commissioner | Present |
| Ross Munro | Commissioner | Remote |
| | | |
| Stephanie Humphries | Interim Manager/Finance Officer | Present |
| John Morrison | County Attorney | Present |
| Karen Davis | Clerk to the Board | Present |
| Dan Porter | Planning Dept. | Present |
| Dave Parks | Zoning Dept. | Present |
| David Credle | Public Works | Present |
| Lisa Anderson | Tax Dept. | Present |

Chairman Clayton Riggs called the meeting to order at 6:34 p.m.

6:30 PM CLOSED SESSION

Motion to go into closed session for the purpose of discussion with the county attorney pertaining to existing litigation, potential litigation and personnel matters.

Commissioner Ross Munro was not present due to work obligations and did not participate in the closed session. He did participate remotely in the regular session.

| | |
|----------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Tom White, Commissioner |
| AYES: | Riggs, White, Meiggs, Krainiak |
| ABSENT: | Munro |

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Motion to come out of closed session.

| | |
|----------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak |
| ABSENT: | Munro |

7:00 PM OPEN SESSION - RECONVENE BOC

Chairman Riggs reconvened the Camden County Board of Commissioners at 7:00 PM.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Marc O'Neal gave the invocation and the Board let in the Pledge of Allegiance.

ITEM 1. PUBLIC COMMENTS

None.

ITEM 2. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

ITEM 3. PRESENTATIONS

None.

RECESS TO SOUTH CAMDEN WATER & SEWER DISTRICT BOARD OF DIRECTORS MEETING

Chairman Riggs recessed the Board of Commissioners and called to order the South Camden Water & Sewer District Board of Directors.

David Credle presented the South Camden Water and Sewer Monthly Work Order Report for June 2017.

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Please turn Cell Phone ringers off during the meeting.

Agenda

Camden County Board of Commissioners
SCWSD - Regular Meeting
August 07, 2017
7:00 PM
Historic Courtroom, Courthouse Complex

1. CALL TO ORDER

ITEM 2. 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 3. CONSIDERATION OF THE AGENDA

ITEM 4. OLD BUSINESS (For discussion and possible action)

ITEM 5. NEW BUSINESS (For discussion and possible action)

A. Monthly Update - June 2017

ITEM 6. ADJOURN

South Camden Water & Sewer Board

Monthly Work Order Statistics Report

Period: June 2017

| | <i>Submitted Work Orders</i> | <i>Completed Work Orders</i> | <i>Percentage Completed</i> | <i>Status of Uncompleted Work Orders</i> |
|---------------------------|------------------------------|------------------------------|-----------------------------|--|
| <i>Water/Distribution</i> | 103 | 103 | 100% | 0 |
| <i>Sewer/Collection</i> | 0 | 0 | 100% | 0 |

Locates:

Water Line: 43

Sewer Line: 6

Water & Sewer, same ticket:7

Public Works Director Notes/Comments:

Ten work orders have been reviewed for accuracy.

Chairman Riggs adjourned the South Camden Water & Sewer District Board of Directors meeting at 7:15 p.m. and reconvened the Board of Commissioners meeting.

ITEM 4. PUBLIC MEETING

Public Meeting UDO 2017-05-01 Sketch Plan Sleepy Hollow Estates Major Subdivision

Dan Porter presented the Sketch Plan for Sleepy Hollow Estates major subdivision.

Eddie Hyman with E.T. Hyman Surveying who was representing the landowner, Daniel Cartwright, addressed the board and presented site data.

Dan Porter presented the Staff Finding of Facts and a brief discussion followed.

Joe Forbes of 244 Sawyer's Creek Road addressed the board. Mr. Forbes owns the adjoining property and stated that no one has discussed with him drainage issues.

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Mr. Hyman explained that the adjoining landowners were notified by letter of the plans for the property. The current request is that the landowner receives approval from the Board to move forward.

STAFF REPORT

**UDO 2017-05-21
Sketch Plan Sleepy Hollow Estates
Major Subdivision**

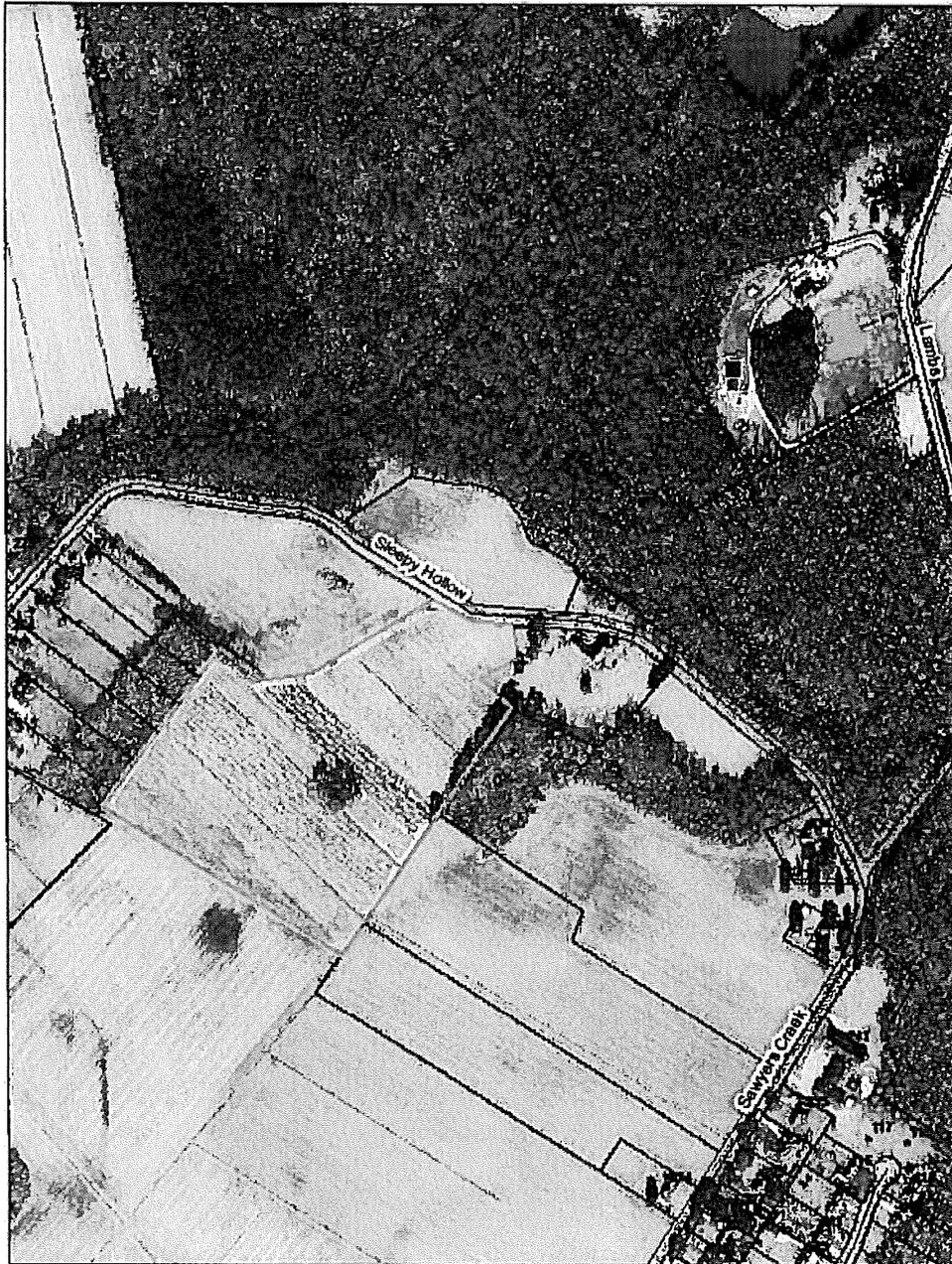
PROJECT INFORMATION

| | | | |
|---------------------------------|---|---|--|
| 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:

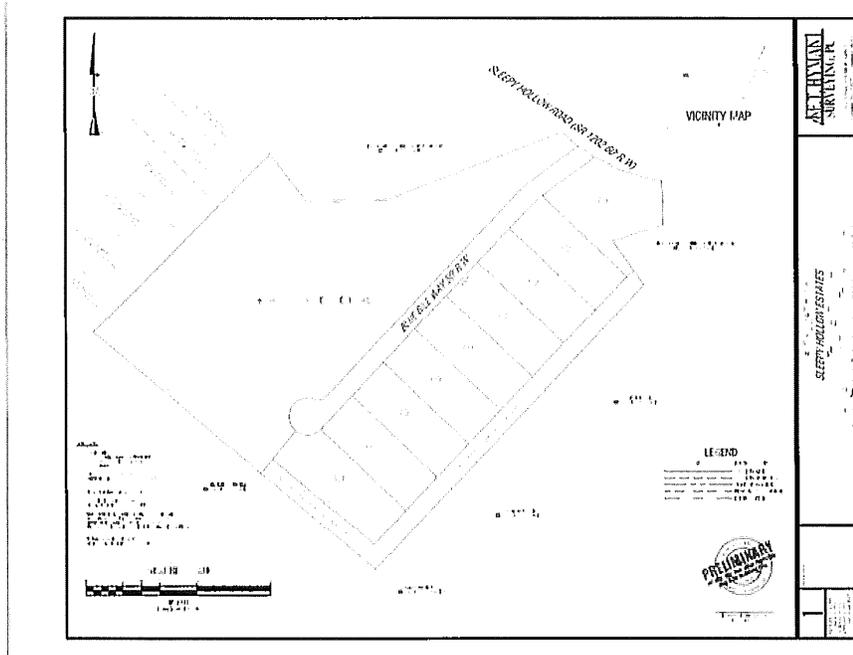
Street Address: Off Sleepy Hollow Road Adjacent to address 312
Location Description: Courthouse Township

Vicinity Map:



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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

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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.

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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

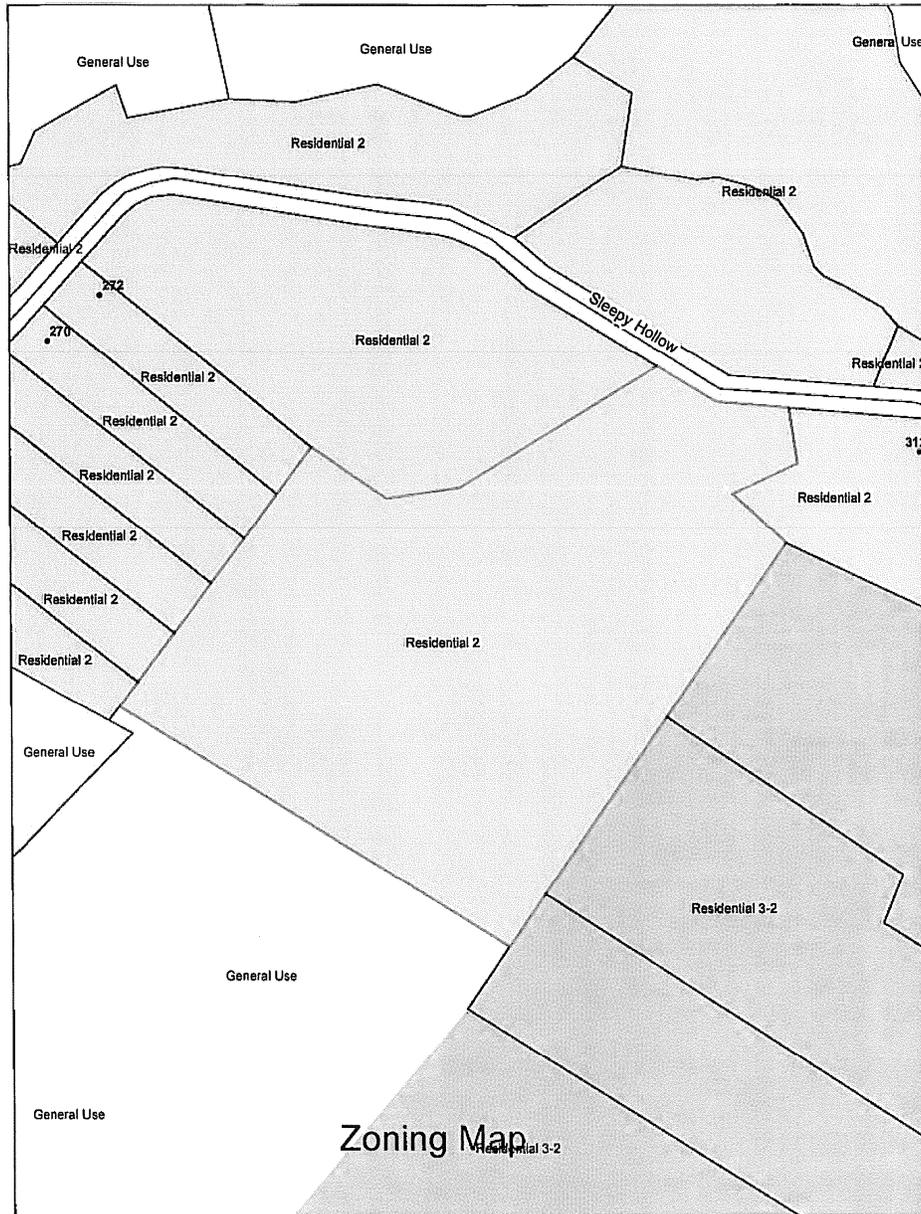
Fire and rescue: Approved.

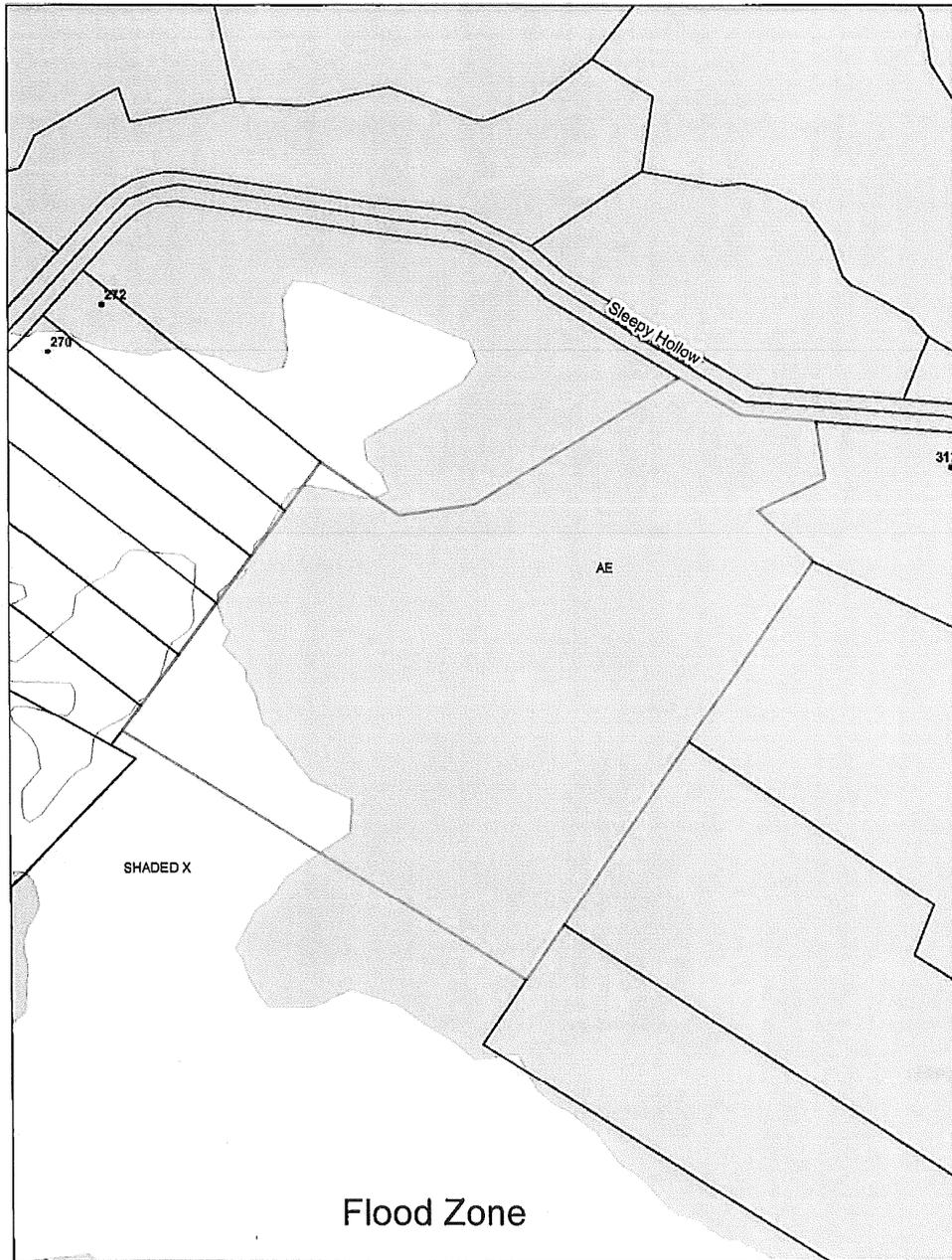
Yes No

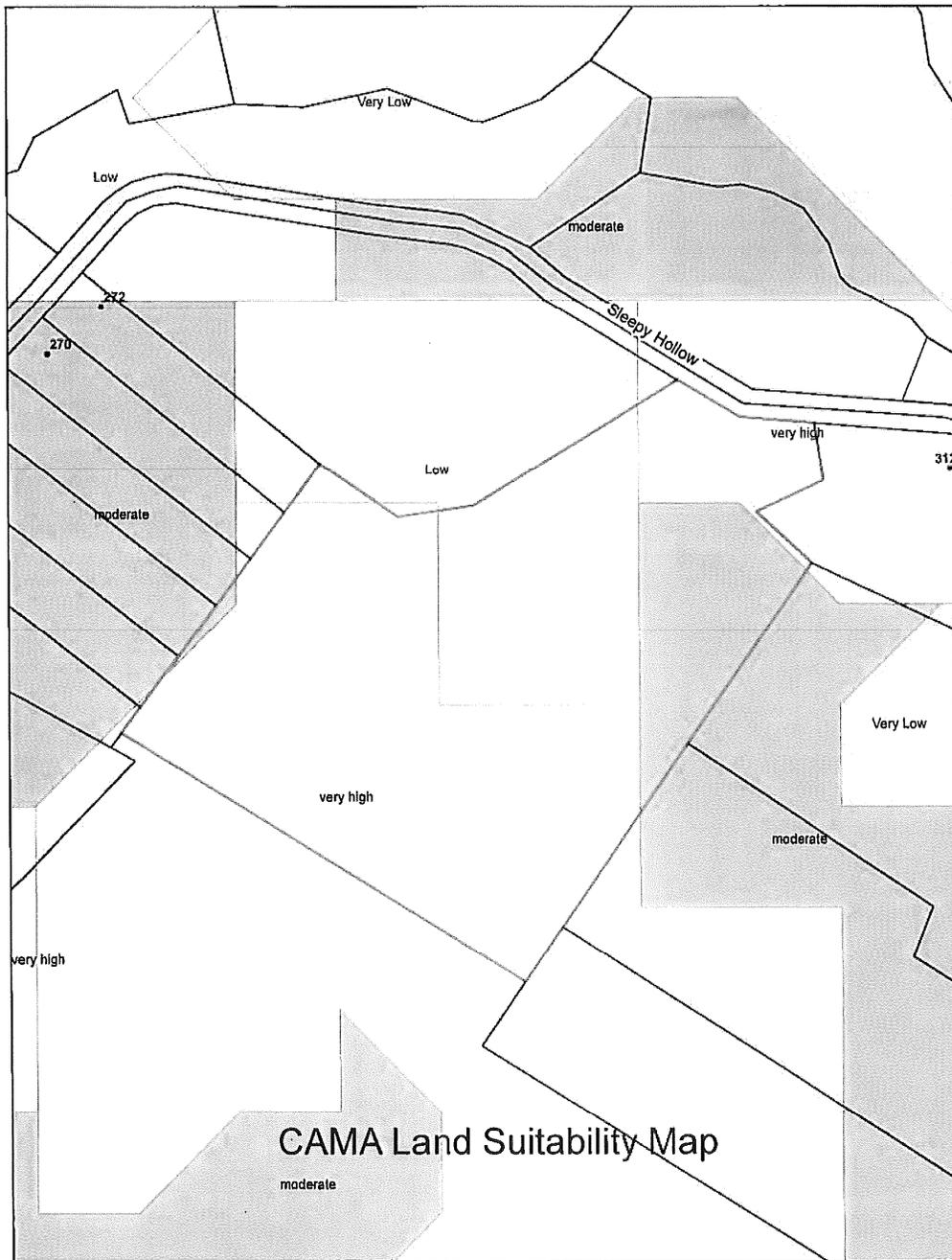
Law Enforcement: Approved.

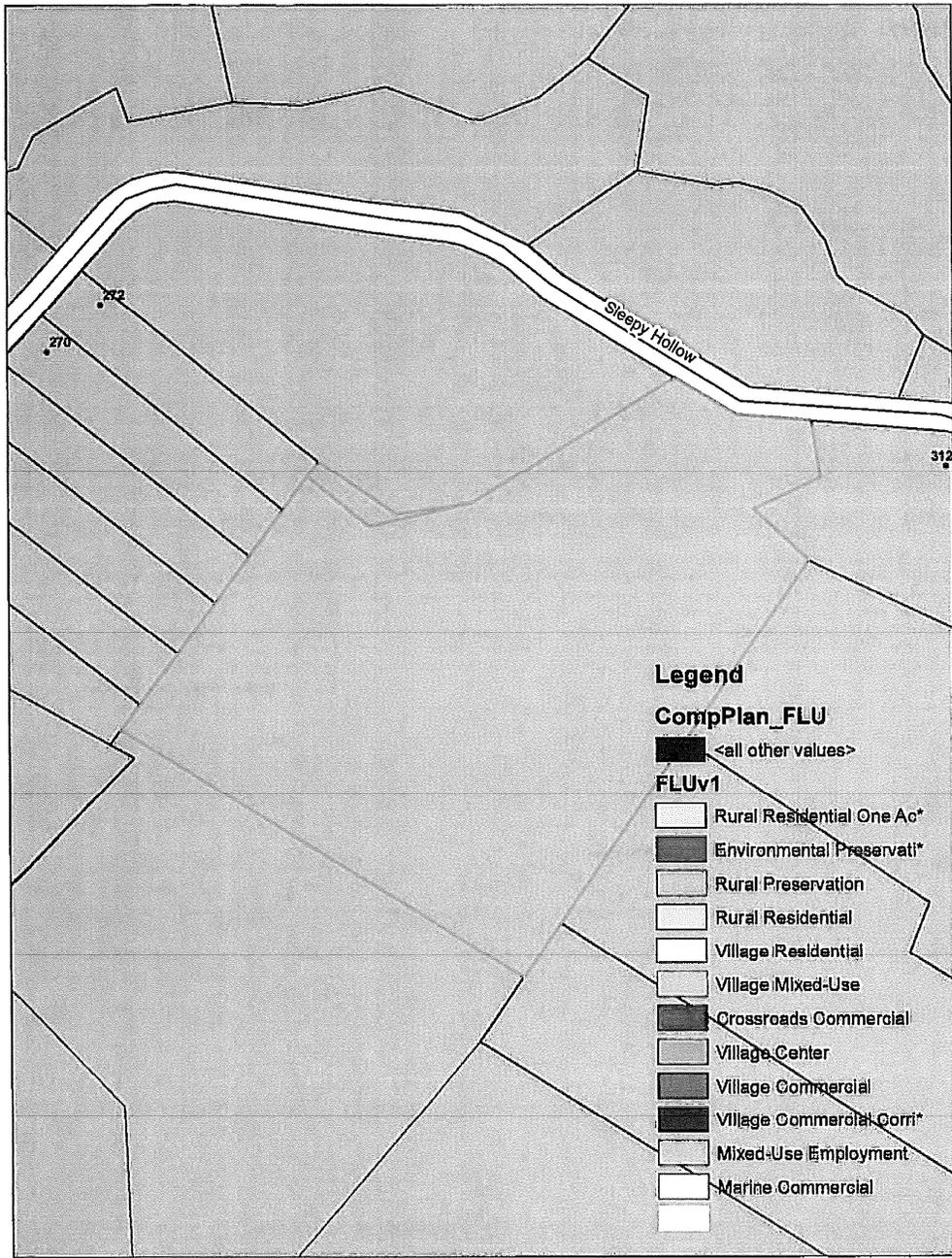
At their June 21, 2017 meeting, Planning Board recommended approval on a 5-0 vote with the following recommendations:

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









Motion to add UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Major Subdivision to New Business as Item 8.E.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

ITEM 5. PUBLIC HEARINGS

A. CAMA Application for South Mills Boat Ramp Property Acquisition

Motion to go into Public Hearing for CAMA Application for South Mills Boat Ramp Property Acquisition.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Randy Krainiak, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

Dan Porter addressed the board concerning staff's plan to submit an application to the Coastal Resource Commission for a CAMA Access Grant to acquire approximately 5 acres adjacent to Turner's Cut for future development of a public boat ramp to serve the residents of South Mills, Camden County citizens and to attract visitors to the county.

A pre-application has been provided to CAMA and CAMA has invited the county to prepare and submit a final application due August 14, 2017. The Board reviewed maps of the referenced property.

Motion to approve the CAMA application and authorize the county manager to execute the application documents.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

B. Public Hearing UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing

Motion to go into quasi-judicial hearing to consider Special Use Permit Application for UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

Commissioner Ross Munro did not participate in the quasi-judicial hearing.

Dan Porter: Mr. Chairman, for reference prior to any of the swearing in I would just like to introduce this as a preliminary plat for Sandy Hook Crossing. The location is at the property fronted by Bartlett and Sandy Hook Roads. The application is by Mr. Steve Bradshaw. I believe

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he is represented by East Carolina Engineering, Jason Mizelle. The application is complete. We've received it, it's been advertised. The perc tests have been accomplished and it has gone to technical review. What I'd like to do at this point is first of all have anyone that wants to speak in favor or opposing this sworn in all at one time so we can then proceed.

Chairman Riggs: Okay, anyone who speaks needs to come and be sworn in. We're going to change the sign in thing because it takes a while to get up there and sign in. Either take one to your seat and sign it for Karen or when you come to the microphone make sure you speak clearly so she knows who you are.

Dave Parks: Anyone here for the Special Use Permit for Sandy Hook Crossing?

Chairman Riggs: Okay, gentlemen.

[Witnesses are sworn in.]

Dan Porter: The first order of business will be to ask Jason if he'll explain this project to you.

Jason Mizelle: Good evening, my name is Jason Mizelle with Eastern Carolina Engineering. Thank you for having us this evening. The project before you, Sandy Hook Crossing, is a 16-lot major subdivision at the intersection of Bartlett and Sandy Hook Roads. What you see before you has not changed since what you saw in January for those that were here. We have still stuck with the exact same layout, same amount of open space. We have obtained all of our state permits, all our TRC approvals, our drainage approval. We are exceeding the UDO's requirement for drainage. The subdivision consists of four lots that front...two on Sandy Hook and two on Bartlett and the other twelve will be served off the internal road. Water line is six inch up to the hydrant and four inch beyond that. Short of that we have the buffer around the west and north sides; 50-foot buffer, vegetative buffer that we burned and vegetated. Drainage is served by property line swells to rear lot line ditches that then convey it to the ponds. Two ponds; one on the north, one on the east. Perc tests all came back very well on all these lots; very little fill requirements except for maybe one or two. Most had no fill. Short of that I'll be more than happy to answer any questions that you guys have.

Chairman Riggs: Any questions from the board?

Jason Mizelle: Thank you.

Chairman Riggs: This might be easier than you thought.

Dan Porter: Mr. Chairman, in your packet you have the complete Findings of Facts that include the maps and all the information from the various technical review committees. I would like to submit that as evidence in this hearing at this point.

Attorney Morrison: Mr. Chairman, you should rule whether that accepted or not and becomes part of the record.

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Chairman Riggs: We're going to accept the information as presented by the Planning Department.

Attorney Morrison: And that would be marked Staff's Exhibit Number 1. Is that correct, Mr. Porter?

Dan Porter: Correct.

Attorney Morrison: Okay. Madame Clerk.

Dan Porter: And that will be the whole package. As Mr. Mizelle pointed out this property is 22 acres. It's located in Flood Zone X, which means it's outside the 100-year floodplain. It's zoned as R3-1 which is a minimum lot size of one acre. The adjacent lot uses are predominantly agricultural with some residential. The streets will be dedicated to the public under control of NCDOT at the time that there's enough housing along the road. The street name will be Sheba Court. The required open space is 4.97 acres. The majority if not all of that open space will be provided through the buffer that's being required along the outside along the perimeter. Landscaping will be required. It will be in the construction drawings when they submit those construction drawings. There is no particular recreational land required as these are less than the 30-lot subdivision. There are no particular streams or creeks or major ditches in the subdivision. However, the outfalls under Sandy Hook Road across a field about three-quarters of a mile through a farm ditch into the swamp. Presented to Technical Review for their comments, South Camden Water approved it; Albemarle Regional Health Department perced all the lots. They did complete their percs. South Camden Fire Department approved it. Postmaster did not attend the TRC but as I typically mention he requires a community mailbox location in the subdivision and that community mailbox will also include the mailboxes for the four lots that are on Sandy Hook Road and Bartlett Road, for some reason. There are no wetlands on the site. Camden County Schools did not attend the TRC but the transportation of schools did offer a few comments with regard to the size of the cul-de-sac; make sure that buses could turn around. The sheriff's department has approved it. Soil and Water Conservation has reviewed it; provided no comments. NCDOT has approved. Mediacom did not attend. Albemarle EMC has approved it. I don't believe they provide any community power in that area. That's Dominion power. CenturyLink reviewed with no comments and the EMS approved.

As far as plan consistency, this is consistent with our CAMA Land Use Plan. As I mentioned in the Sleepy Hollow project, this is the same situation where it is consistent with the CAMA plan but it's inconsistent with our comprehensive plan in that zoning for this area does allow one acre minimum lot sizes and the Comprehensive 2035 Plan calls for five-acre minimum lot sizes. However, the zoning was completed before the Comprehensive Plan and regulates whether or not they can do this particular subdivision and they can without requesting a rezoning.

It is consistent with the Transportation Plan. I think we looked at the Land Suitability maps at the time we viewed the sketch plan. In reviewing the rest of the application the staff feels like that it will not endanger the public health or safety; it will not injure the adjoining or abutting properties. We have both yes and no in terms of harmony with the area. Again, that has to do with that consistency/inconsistency in the two different plans. It will exceed the schools

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capacity, although the school has approved the plan. The project is expected to produce eleven students distributed among the three schools. Fire and Rescue has approved it. The sheriff has approved it.

Planning Board has met and are recommending approval of the Special Use Permit with the following conditions:

1. That the applicant must strictly abide by all the requirements of the Unified Development Ordinance of Camden County, North Carolina and must also strictly comply with all other local, state and federal ordinance laws, rules and regulations as one or more ordinance laws, rules and regulations may apply.
2. The applicant shall complete the development strictly in accordance with the approved preliminary plat, which you have in front of you, and the specifications submitted to the Planning Office of Camden County, North Carolina contained in the file 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.

Those are the conditions and those are our recommendations. If you have any questions, glad to answer them.

Chairman Riggs: You gentlemen got any questions? All right.

Dan Porter: And you'll note that the recommendations was to hold the public hearing and to amend the agenda for consideration. Excuse me. The recommendation is to hold the public hearing, which we have, and to amend the agenda for consideration.

Chairman Riggs: So do we have a motion to amend the agenda and add this as Item F. under New Business?

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Commissioner White: So moved.

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

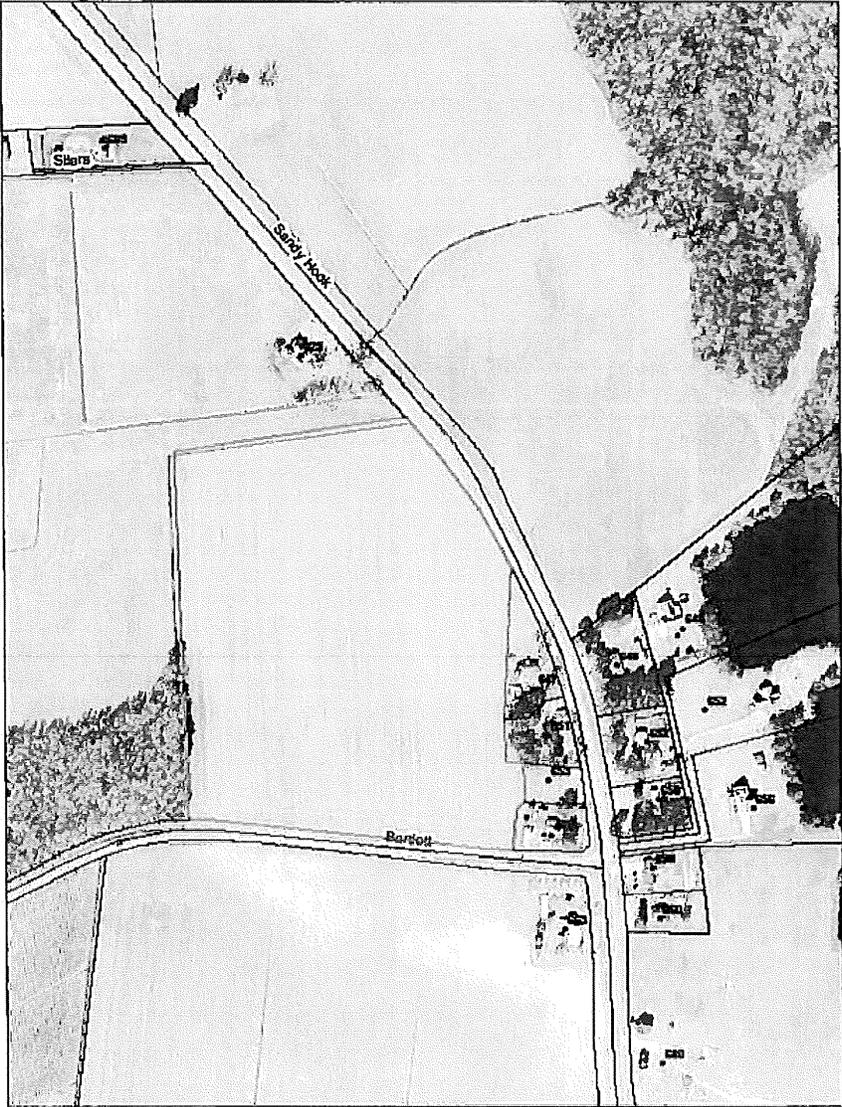
PROJECT INFORMATION

| | | | |
|---------------------------------|--|---|--|
| 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:



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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.

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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**

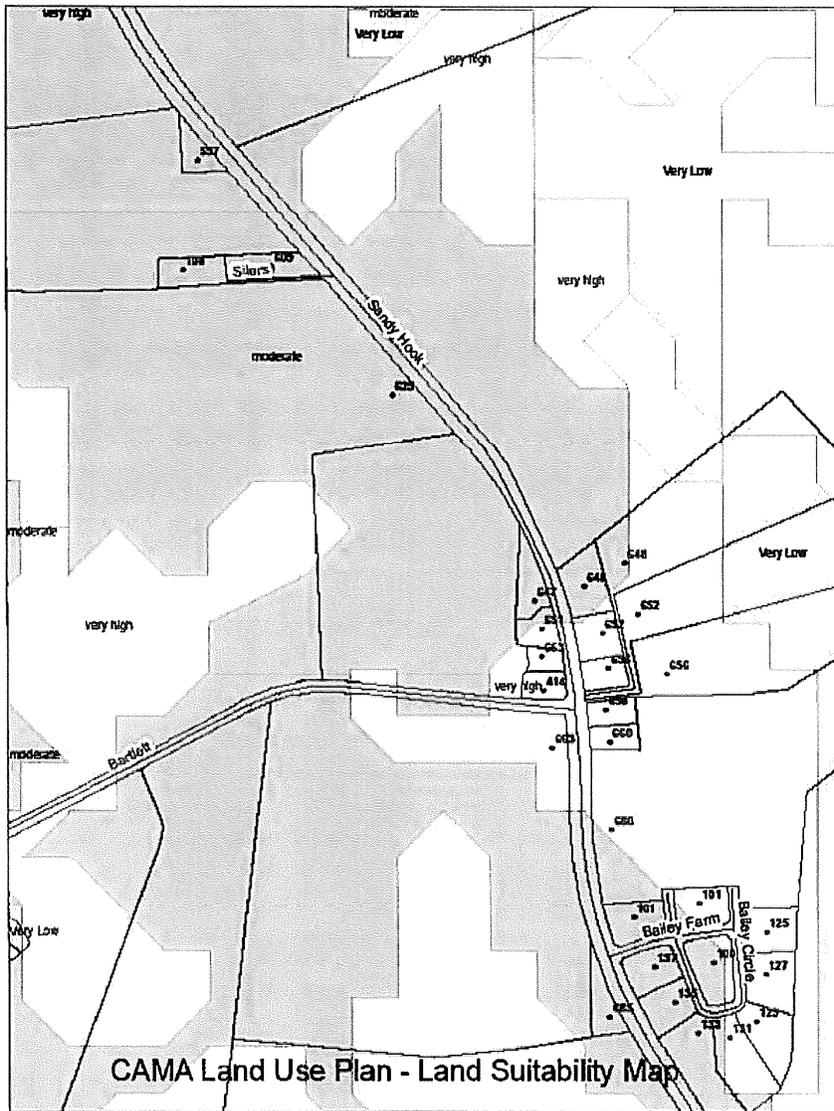
Property zoned R3-1 (prior to adoption of Plan) is inconsistent with Comprehensive Plan as area to be subdivided is designated as Rural Preservation.

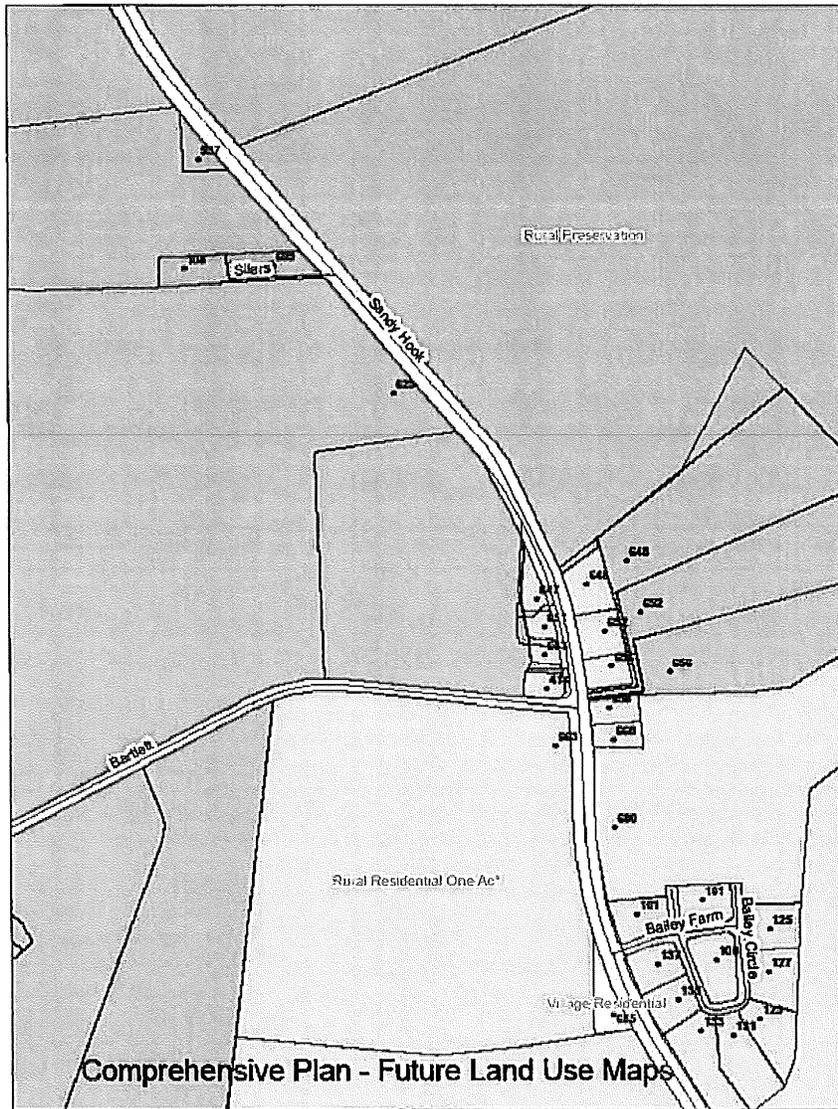
PLANS CONSISTENCY – cont.

Comprehensive Transportation Plan

Consistent **Inconsistent**

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





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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.

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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.

Chairman Riggs: Mr. White has a made a motion to amend the agenda and add the preliminary plat for Sandy Hook Crossing to New Business under Item F, Madam Clerk.

| | |
|--------------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

Commissioner Munro did not vote or participate in the public hearing.

Attorney Morrison: Madam Clerk, the record should reflect that Commissioner Munro did not vote nor participate.

C. Public Hearing – Special Use Permit UDO 2017-06-04 Camden Dam Solar, LLC

Motion to go into Public Hearing for Special Use Permit UDO 2017-06-04 Camden Dam Solar, LLC.

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| | |
|--------------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

County Attorney Morrison explained to the audience the procedures in regard to the public hearing as a quasi-judicial hearing.

Dave Parks invited those who wanted to speak in regard to the application to come forward to be sworn in. [Witnesses are sworn in.]

Dave Parks: Thank you. Mr. Chairman, Camden Dam Solar, LLC who is being represented here tonight by Linda Nwadike from SunEnergy1 has applied for a Special Use Permit for the construction of a 5 megawatt solar farm on property located west of 122 Mill Dam Road. At this time I would like to bring up Ms. Linda Nwadike to speak on the application itself and then staff will take over from there. Ms. Nwadike.

Chairman Riggs: We get to see you a lot.

Linda Nwadike: Unfortunately, yes. Thank you, Mr. Parks and good evening, members of The Board and the community. My name is Linda Nwadike and my address is 192 Raceway Drive in Mooresville, North Carolina. My background is in Engineering. I have over a decade in Nuclear Engineering, oh I'm sorry; in --- and one that I think is the best energy sector, which is solar; renewable. So I'm here today to kindly request that you approve our request to build the Camden Dam facility here in the county. Camden Dam project is 5 megawatts, like Mr. Parks has mentioned. It is located on North Mill Dam Road. As you know before a facility can be built anywhere, we must meet or exceed federal, state and county rules and regulations. We must meet the federal regulatory commission rules and regulation and the national electric code, to name a few. We must approved by the North Carolina Utility Commission, which is a rigorous process. It requires review by various agencies. These agencies are put in place to protect us, the public. To name a few of these agencies that look at our application are the North Carolina Department of Environmental and Natural Resources; the North Carolina State Division of Water Resources; the State Department of Cultural Resources. The State Department of Agriculture actually looks at our application, just to name a few. Again, these agencies are here to protect us, the public.

So for us, we have kind of met the state requirements and have what is called our CPCN Certificate, which is part of the packet that you guys are looking at. Right now we are trying to meet the rules and regulation that the county has placed. As you can see in that drawing being shown here, we have met the solar ordinance 100-foot setback. We also planned the 50-foot buffer perimeter fence to shield it from public view per the ordinance. We are going to plant the vegetative requirements that you guys have put in place such as the canopy trees, the --- trees and also the shrubs that you guys have in your ordinance, which is also shown in that drawing as the hatch marks.

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We have provided decommissioning plan as specified by the ordinance and per the ordinance we will definitely...our solar panels when tilted fully is less than the 15 feet that you guys required and we will elevate ---.

We have also submitted our stormwater plan, which is being reviewed by the county engineer and also it will be reviewed by the state agency as well. As you know, solar energy is widely used from ---, poles, heaters and things of that nature. And I do have two experts today to speak a little bit about solar and I do want to put some of their documentations into record. One of the speakers today is Thomas Cleveland and I would like Tommy to...

Dave Parks: --- (inaudible)

Linda Nwadike: Oh sure.

Chairman Riggs: We don't want to listen to you but so much. (laughter)

Dave Parks: Yes, before we get into the expert witnesses first in your packet is the Special Use Permit application and all the supporting documents. At this time staff would like to submit that as evidence in this matter.

Attorney Morrison: You just rule whether you accept that, Mr. Chairman. That would be...

Chairman Riggs: We're going to accept the Finding of Facts. That's what you mean, right? We're ready. Do we need a motion?

Attorney Morrison: No, you can rule on it.

Chairman Riggs: We can simply accept the Finding of Facts by the staff.

Attorney Morrison: That would be Planning Department Exhibit 1?

Dave Parks: Yes, sir.

Attorney Morrison: Okay, Madam Clerk.

Dave Parks: Staff would also state that all the requirements of the ordinance have been met as far as advertising, posting of the property and all the requirements of the public hearing. Like I said, the property itself is west of 122 Mill Dam Road. In your application was the commercial site plan, which is up on the screen; deed and lease agreement; documentation of all requirements from the North Carolina State Utilities Commissions; Technical Review Comments. Drainage report is still pending. This property is in corn, so once the corn is done we'll be able to...they're almost done with the drainage plan itself. And in your packet there is an appraisal from Kirkland Appraisals for an impact study.

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The lot size of the property is approximately 50 acres in size. The property is located in an AE/X zone. Any development in an AE zone will require them to elevate those panels above the base flood. Zoning district is General Use District. Again, the use is permissible with the approval of a Special Use Permit. The property has approximately 5 acres of woodland and 50 acres under farm use. The nearest stream, creek or major ditch is Arneuse Creek to the north. There are no current utilities servicing the property. Traffic generation during construction, there will be increased traffic along 343 and Mill Dam Road. Once the site is completed that traffic will be down to normal. Again, there are no utilities servicing the building. The nearest water line is out there on 343. Landscaping; is there any buffer required? Yes there is a buffer required in accordance with the ordinance. It is a 50-foot vegetative buffer surrounding the property, except the backend toward the back part where there is woodland. There's no such buffering woodland itself.

Findings regarding additional requirements: Does the application endanger the public health and safety? Staff's opinion is that the application does not appear to endanger the public health and safety. Injure the value of adjoining or abutting property: Without any evidence to the contrary staff's opinion is that the applicant does not appear to injure the value or adjoining or abutting property. Is it in harmony with the area in which it is located? The property is zoned for the proposed use. Comprehensive Plan has properly identified as Rural Preservation.

Exceed Public Facilities: It has no impact on public facilities.

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, SunEnergy 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.

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8. Property shall be maintained throughout the solar farm's 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.

That's what the staff's report is and we'll turn it back over to Ms. Nwadike to continue on with her presentation.

Linda Nwadike: Thanks again, Mr. Parks. Like Mr. Parks mentioned, the facility will not endanger the public health, safety and also as discussed in the staff document. As I mentioned previously I do have two experts, Tommy Cleveland and Dave Williams, whom are qualified to speak to that as well. The project will not injure the value of the adjoining or abutting property. As I mentioned previously other studies have been performed that shows that having a solar facility next to your home would not negatively or positively impact it. What usually impacts your home is the houses around you, sometimes your neighbors, unfortunately, of course crime rate, drug use and the quality of the schools around that area as well. As Mr. Parks mentioned, we have previously submitted the appraisal that was conducted by a qualified and certified appraiser and he can speak to that document, as well, at the moment. First of all I would like to present this documentation from Mr. Cleveland into the records. And I'll call him up here to kind of talk a little bit about his expertise.

Attorney Morrison: What is that that's being submitted now?

Tommy Cleveland: This is credentials and background.

Linda Nwadike: That is more of his credentials, his background and also the documentation that he's presenting now.

Attorney Morrison: I think he should present those.

Linda Nwadike: Correct. He's right behind me.

Attorney Morrison: Let's let him do that.

Tommy Cleveland: Thank you. Good evening, Board. My name is Tommy Cleveland. I'm a professional engineer in North Carolina and have been since 2008 and have focused on solar energy since finishing my undergraduate and master's degree in Mechanical Engineering at NC State back in 2004. Until very recently I was employed at NC State University at the Clean Energy Technology Center working in solar energy. Earlier this year I transferred employment to Advanced Energy and now am doing Interconnection Commissioning Inspections on behalf of Duke Energy for solar projects around the state.

Attorney Morrison: What is your address, Sir?

Tommy Cleveland: 4141 Laurel Hills Road in Raleigh.

Attorney Morrison: Thank you.

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Tommy Cleveland: And I'm here as a Consulting Engineer; not as representing Advanced Energy or NC State. My background on these questions in particular about health and safety impacts of solar, this is a question I've looked closely for the last few years while I was at NC State that resulted in a paper. And we've got a copy of that as well that was published earlier this year by the Clean Technology Center at NC State and I was the lead author on that paper. So I was going to talk briefly about what's in that paper and then I also helped lead the authorship of another similar paper from the Clean Tech Center about Agriculture and Solar and potential impacts of solar on agricultural use of the land. So I can address some of those concerns.

Attorney Morrison: If I may, sir, you're gonna speak about the safety of these projects in general or this particular project?

Tommy Cleveland: Both; primarily in general but this particular is equivalent to the technology that other projects are using.

Attorney Morrison: All right. Have you specifically reviewed the plans of this project?

Tommy Cleveland: I have. Yes, sir.

Attorney Morrison: Okay, thank you. Mr. Chairman, members of the board, you may accept this witness as an expert to render opinions about the safety of solar energy in general and this particular project if you so choose. You are not bound by his opinion simply because he is an expert but he should be allowed to render opinions and then you can give those opinions what weight you want. For the public, experts can render opinions. Unless you're an expert in a field, normally you will not be allowed to do that, all right.

Chairman Riggs: So we need a consensus of the board?

Attorney Morrison: To accept this witness as an expert?

Chairman Riggs: We will accept the engineer's report.

Attorney Morrison: All right. You may continue, sir.

Tommy Cleveland: Thank you. And what I've submitted into records is a simple one and a half page letter summarizing the comments I plan to give right now in reference of this report; the two reports from NC State that I was the lead author on. I plan on keeping my comments fairly brief and I'm glad to answer any additional questions you have. And I want touch a whole lot on health and safety because there's another witness that is gonna speak a little bit more to the health and safety impacts. So I may just jump right ahead into some of the various concerns that are indirectly related to health and safety, which are concerns about impacts to the land or agricultural productivity on the land and toxicity coming from the panels or anything that may come from the system that might impact you know health or productivity of the land. The technology to be used at this project and that's used in hundreds of projects around North Carolina are technologies that have been in use for decades. It's just that until recently they were too expensive to use at the large scale that we've been seeing the last few years. So the technology is well understood by the experts. It's known what happens when they're in the field for decades. So I'm confident in saying and what our research showed and the

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experts that reviewed our paper agree with; that there's no emissions from the project during the life of the system. The panels have a glass front and plastic encapsulation that keeps air and water away from all the inside components. Other than that it's primarily steel and aluminum structure and copper and aluminum wiring and then some smaller power electronics units; a transformer and inverters that use typical construction materials.

At the end of the life of the project there can be concerns about what happens with those materials. The expectation is once the project has reached the end of its productive life it could be reenergized with new components or at some point expectation is it will be decommissioned. The construction process is very straightforward and the decommissioning process is just that construction process in reverse. So it's easy to foresee how you would take apart a solar project. The panels are still expected to be working at the end of their life. They have a 25-year power warranty. The standard across the industry says after 25 years the panels will still produce 80% of what they originally produced. So it's possible there will be a secondary market for those panels. Expectation is they would be recycled. The worst-case is they would be landfilled. They do pass EPA-based tests that federal waste regulations require the panels to be tested to determine if they're hazardous waste or not. So both types of technologies for solar that's used or could be used pass the EPA test called the Toxic Characteristic Leaching Procedure Test that says those panels or that product could be put in a landfill and is nonhazardous waste. So you can extrapolate from that there would not be a health or safety concern from panels being abandoned on the site or damaged and left on the site in a real extreme case. Because that test is quite extreme it breaks the panel up in little tiny pieces and rolls it around in an acid bath for a period of time and sees what hazardous materials leach out of that product.

As far as other impacts to the site and potential for agricultural productivity in the future, this was outside of my academic expertise but I led the literature review and questioning of NC State professors that had this expertise and Department of Environmental Quality in North Carolina on these questions. And the consensus was there could be a marginal short-term impact of agricultural productivity in the future that could be amended in a short period time; essentially removing the compaction from construction, adding lime to bring the pH back to a more normal or a more neutral level if it hadn't been...had lime applied. Similarly applying fertilizer to add the nutrients back to the soil if depending on the vegetation had been maintained during the life of the project. And possibly redistributing topsoil, although industry practice is even if there's some grading involved topsoil is scraped to the side, the site's graded and then the topsoil is generally spread around as well as possible at end of construction or at the end of grading period.

I can't speak directly to SunEnergy practices but I can speak to the industry practices for the state for vegetation maintenance, which is that these sites are primarily maintained by planting turf grass; that they want to encourage good property growth to avoid erosion and then primarily mowing that to maintain the vegetation; also using weed eaters and herbicides at locations around the site, particularly perimeters of fences and the inverter pads. And that's based on interviews with a number of the firms that are doing the vegetation maintenance for about 150 solar projects around the state that I conducted last year.

So that's a little summary of what my statements are and what my findings have been in looking into these questions of health and safety impacts and other local property impacts from the projects. So it's my professional opinion that this project would not endanger the public health or safety.

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Attorney Morrison: If I may, Mr. Chairman. Sir, with regard to that last statement it would be helpful to the Board and to the public to know what your research and study was of not just industry standards but this particular project at this particular site; if you could help us with that, please.

Tommy Cleveland: Okay. The projects are...this project, as well as industry standards, there's only a few variables that change project to project. Some projects used fixed tilt structures; others use tracking structures that move slowly throughout the day and there's no difference in the health or safety impact there. Other big difference is the technology of the solar panels used, which could be a silicon panel...

Attorney Morrison: What about did you study the plans for this project?

Tommy Cleveland: Yes. And they are planning on using a tracker, which really is immaterial if it's a tracker or not.

Attorney Morrison: I'm not challenging you, I'm just trying to make the record complete.

Tommy Cleveland: Yes, sir.

Attorney Morrison: Could you tell us what you did in terms of studying the plans, the specifications of this particular project and the location in which it is to be situated. Can you tell us that, please?

Tommy Cleveland: Yes, sir. I studied this site map that you have here in front of us, as well as a slightly different version that didn't include the aerial photography. And then I also looked at Google Maps of the site and went in and looked at the immediate surrounding area to get a sense of the immediate area.

Attorney Morrison: What about the specifications of the project; what is going to be built and how it is to function? Did you study that?

Tommy Cleveland: I studied that in the sense of speaking with SunEnergy1 about that and the primary...

Attorney Morrison: But you did not study any particular plans?

Tommy Cleveland: I studied these plans that you see here on the board, which is the plan for this site; the primary variable being the general technology for the panel being used, which could be a silicon-based panel or a panel for solar that uses a different technology for the actual --- material. Both of those are common in the state and my conclusions are all the same for whichever design they decide to go with in the end.

Attorney Morrison: Thank you. Mr. Chair.

Chairman Riggs: Mr. Meiggs will ask a question, please.

Garry Meiggs: I'd just like to clarify one thing that I believe you said about the panels do not have to go to a hazardous waste landfill. Is that correct?

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Tommy Cleveland: That's correct, yes.

Chairman Riggs: You have a question, Mr. Krainiak?

Commissioner Krainiak: One question: Do the solar panels collect DC voltage, which is like no harmful effects at all? Where do they transfer into AC? Is it on the ground level? Do people have any exposure to that? I've heard all kinds of stuff about alternating current transferring...you know having three-legged frogs in the area. I don't know.

Tommy Cleveland: I can talk about that some but I believe the other expert also can, as well. So this is...the project when you see all these rows of panels, you're right; these are all DC. There's a large group that'll be wired together. And then it's not shown on this level of detailed plan, but there'll be several inverter pads; typically three around a site of this size. And at that inverter pad, the inverter is a piece of equipment that converts the DC to AC electricity. On that same pad there'll be a transformer that increases the voltage up to the utility voltage. That's the utility voltage at the street here where they're going to connect. So right, the type of EMF, Electromagnetic Fields, is different coming off the DC versus the AC portion. The place where you have the most EMF generated is at that little transition between the inverter and transformer. And those levels dissipate rapidly as you move away from that inverter pad.

Commissioner Krainiak: But no more exposure that you'd have there as you would have in front of this building underneath the power lines.

Tommy Cleveland: Correct. So outside of the fenced area here, you wouldn't see any exposure to...if that farm was there or not you wouldn't have any increased exposure. If you're closer to that inverter 5 feet away or 50 feet away, you would have some exposure. But even right there at the inverter a foot away those levels are below international occupational hazard safety levels. They're moderately high but they're not higher than is commonly experienced in electrical industry. And other than people working at the inverter nobody else is going to experience any increased EMF because it dissipates or it reduces so quickly when you move away from that inverter you're going to be having much more coming from the powerlines above head that are already there than anything coming from inside the project.

Commissioner Krainiak: One more question: The MSDS sheet, Material Safety Data Sheet, is there anything on that sheet that's hazardous to the public; anything on there?

Tommy Cleveland: I guess you're referring to the one for solar panels or some other like the inverter?

Commissioner Krainiak: Well you know the aluminum certainly is not going to have anything to it but you know the solar panel itself, anything inside those panels themselves that could be harmful to any public use or any public...

Tommy Cleveland: It depends on the panel technology used. But the silicon-based panels, most of them have some lead in the solder and it's a small amount of lead, similar to what you have in any consumer device that has electronic circuit board inside of it.

Commissioner Krainiak: There's probably more in a fishing weight when you go fishing out in the

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ocean than you would in a solar panel.

Tommy Cleveland: Correct. Other kind of technology is cadmium telluride that has some cadmium in it as the name suggests. That is a toxic metal. It's a very tiny amount of that and it's not free cadmium; it's bound up with another element, tellurium, which makes the cadmium telluride. So there's a tiny amount in there but it's one-hundredth the toxicity of cadmium itself. So it's not nearly as toxic as people think of when they heard cadmium because of the way it's bound up with the tellurium.

Commissioner Krainiak: Okay, so it's similar to what you've got in your cellphone that you've got pressed against your head.

Tommy Cleveland: I'm sorry, say that again?

Commissioner Krainiak: So cadmium would be in a cellphone pressed against your head.

Tommy Cleveland: Cadmium is in a number of consumer devices. I can't speak to every cellphone but yes, it is not uncommon to have it in consumer devices; not encapsulated in the same way that it is in a solar panel.

Commissioner Krainiak: Not at all.

Chairman Riggs: Any other questions?

Can we ask him questions?

Attorney Morrison: Yes, sir.

Chairman Riggs: You have to come to the front and state your name and address and talk into the mic.

Attorney Morrison: Are you finished your presentation, sir?

Tommy Cleveland: Yes.

Attorney Morrison: Okay. Yes, now it's fine to ask him questions.

David Owens: My name is David Owens.

Attorney Morrison: Where do you live?

David Owens: 546 South Highway 343 Camden.

Attorney Morrison: If you would come up, sir, to the podium so you can have a conversation.

David Owens: You may be familiar being you're an NC State man, this goes right to you. These are two gentlemen that were and still are employed at NC State that contradict your findings.

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Tommy Cleveland: I believe only one does.

Attorney Morrison: Wait a minute, wait a minute. Let the witness see what it is that you say contradicts. Now all right, now the first thing we want to know is what are you being shown, sir?

Tommy Cleveland: This is an article from July 25th from *The Carolina Journal*.

Attorney Morrison: And what is *The Carolina Journal*?

Tommy Cleveland: As I understand it it's a conservative political newsletter.

Attorney Morrison: Okay and where is it published?

Tommy Cleveland: In North Carolina. Beyond that I'm not sure exactly. This is printed from their website, *CarolinaJournal.com*.

Attorney Morrison: All right, does it have a date?

Tommy Cleveland: July 25th.

Attorney Morrison: And who is the author?

Tommy Cleveland: Dan Way. It seems to be a *Carolina Journal* reporter.

Attorney Morrison: To your knowledge is Dan Way a scientist?

Tommy Cleveland: Not to my knowledge.

Attorney Morrison: Okay. Are any scientists quoted in there?

Tommy Cleveland: I haven't had a chance to read the whole article.

Attorney Morrison: All right, sir, if you could show him please what you think the scientific...(cross talk)

David Owens: ...handed it back to me.

Attorney Morrison: All right do you want to review that?

David Owens: You can review it.

Attorney Morrison: How long will it take you to review that? Can you review that in five minutes?

Tommy Cleveland: Five minutes, sure.

Attorney Morrison: All right, Mr. Chairman, in order for him to answer intelligently questions that is asked, it's only fair that he be allowed to review the document first. So I would suggest you might wish to entertain a five-minute recess in order to allow the witness to review the document he's about

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to be questioned upon.

Garry Meiggs: So moved, Mr. Chair.

Chairman Riggs: Mr. Meiggs made a motion that we take a five-minute recess.

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| RESULT: | PASSED [4-0] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

Chairman Riggs reconvened the Public Hearing.

Attorney Morrison: You may now ask questions as to specifics within the document.

David Owens: They seem to disagree with you about what it's gonna do...

Attorney Morrison: Who is it that disagrees?

Tommy Cleveland: Ron Heiniger and Herb Eckerlin.

Attorney Morrison: All right he has put the question to you those folks seem to disagree with you. First, are you familiar with these individuals?

Tommy Cleveland: Yes, I am.

Attorney Morrison: And who are they, please?

Tommy Cleveland: Dr. Heiniger is a crop specialist with NC State Cooperative Extension and Dr. Eckerlin is a retired professor from NC State.

Attorney Morrison: Professor of what?

Tommy Cleveland: Mechanical engineering. He was a boiler specialist.

Attorney Morrison: All right, you may ask him specific questions about their disagreement.

David Owens: Okay. You just mentioned that he was a boiler specialist, kind of a like a little slap in the face. But didn't he also help, right in here, build some solar stuff at NC State; build your solar stuff at State?

Tommy Cleveland: He did. He built the solar house in the early eighties which was a passive solar house that did not use --- technology ---. And he taught a solar thermal class for many years. And I took over teaching that class when he stopped teaching it. I taught it for a number of years and introduced --- to the class.

David Owens: I mean I just want everybody to be clear. It's kind of like a slap in the man's house;

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he taught boiler. You know to me that was downgrading a man that has expertise in your field just like he does.

Garry Meiggs: Move on.

Attorney Morrison: You can't argue with the witness. You can ask the witness questions.

Tommy Cleveland: He was never a --- specialist. He was a passive solar / solar hot water specialist.

David Owens: Okay. They're saying that the chemicals that run off in the land; what it's gonna do to damage the soil long-term. How many years have you studied the soil? Have you done soil samples? Have you got documentation to show us that it's not going to damage the land; the farmland that's up there?

Tommy Cleveland: There's many academic papers that say that that I've studied and Dr. Heiniger was one of the NC State professors the Clean Tech Center sent their agricultural paper to that looked at agricultural impacts of solar along with there's at least a dozen agricultural specialists around NC State. Dr. Heiniger, as far as I'm aware, did not make comments to the paper. But all those experts across the state and the country that did review the paper and added comments and edits, nobody agreed with Dr. Heiniger's comments that there was any significant concerns about leaching of contaminants from solar. It was sent to Dr. Eckerlin as well and he did not, as far as I'm aware, provide any comments. NC State has provided about Dr. Eckerlin saying he does not...and I've got an official memorandum.

Attorney Morrison: All right you have an official memorandum from NC State University on your cellphone.

Tommy Cleveland: From the Vice Chancellor of Research Innovation and Economic Development.

Attorney Morrison: What is the date of that?

Tommy Cleveland: May 2, 1027.

Attorney Morrison: And who is the author?

Tommy Cleveland: Alan Rebar.

Attorney Morrison: And who is Alan Rebar?

Tommy Cleveland: Vice Chancellor of Research Innovation and Economic Development at NC State University.

Attorney Morrison: Is he personally known to you?

Tommy Cleveland: No, he's not.

Attorney Morrison: Do you know him by reputation?

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Tommy Cleveland: No, I know of his office but not him personally or by reputation.

Attorney Morrison: Well are you submitting what he says as an official document of North Carolina State University for public record?

Tommy Cleveland: Yes.

Attorney Morrison: Is it on North Carolina State University letterhead?

Tommy Cleveland: It's on North Carolina State University letterhead, yes sir.

Attorney Morrison: And was it published to the public?

Tommy Cleveland: Yes it's just a memorandum.

Attorney Morrison: Who is the memorandum addressed to?

Tommy Cleveland: It says Subject: Solar on Farms and Clean Energy Development Information. But there is no 'To' field in the memorandum.

Attorney Morrison: All right is it a bulletin released by North Carolina State University?

Tommy Cleveland: It's a two-page memorandum from the Office of the Vice Chancellor of Research Innovation and Economic Development. I would say it's a public...

Attorney Morrison: How is it typed?

Tommy Cleveland: Simply Memorandum; but then it has Subject.

Attorney Morrison: All right. Within your area of expertise is this the sort of document an expert would rely upon in forming an opinion?

Tommy Cleveland: Yes, this is an NC State University Memorandum of information so yes.

Attorney Morrison: All right. Then you may quote that. You can give it such weight as you think appropriate, members of the board, including all, some or none of what it purports to say. Go ahead.

Tommy Cleveland: I'll read the first paragraph and you decide if you want to hear the second paragraph. *The university has been made aware of the recent activities on the part of Dr. Herb Eckerlin, a retired faculty member from the College of Engineering at NC State on the issue of solar development in North Carolina. While Dr. Eckerlin's statements and opinions are representative of a specific position on the issue surrounding solar development, his position and opinions are his own and he is not speaking on behalf of NC State University.*

Attorney Morrison: All right. So I think all we take from that is he's not saying his position is right; he's not saying his position is wrong; that he just does not speak as a representative for North Carolina State. Is that correct?

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Tommy Cleveland: That's what that first paragraph said. I'll jump to the last sentence. Before this it talks about the mission of NC State is to provide education, research, community engagement. And it says Dr. Eckerlin's viewpoint is representative of one side of a sensitive issue. *We encourage all groups, farmers, landowners and communities to continue the study and evaluation of facts and information related to solar energy in order to make reasoned and well-informed decisions and choices for themselves.*

Attorney Morrison: Okay I think we're getting pretty much into the weeds here. I'm taking from that it doesn't say he's right or wrong; just that there are other opinions.

Tommy Cleveland: You're correct.

Attorney Morrison: All right, I think we should move along. Did you have any other specific questions from him, sir?

David Owens: No, sir. Oh yes, I do. Ya'll have quoted him there and yet he makes the comment...Dr. Heiniger?

Tommy Cleveland: This memo was about Eckerlin, not Heiniger.

David Owens: Okay, I'm sorry. That he has presented his slides to departments and anybody that wants it and no one has disputed his findings. It states *In fact, I have had very many people in the academics agree 100%.*

Tommy Cleveland: And it's not clear what he's referring to there 'cause I have presented on stage with him at cooperative extension sites in at least two countries where it was an NC State Cooperative Extension event. We were two speakers on solar. So I would assume those are the slides he was referring to.

David Owens: I'm assuming, myself.

Tommy Cleveland: And in those slides he...and particularly in his most recent...he has changed his statements over time. And in his most recent presentation his summary was not very dramatic. It was there are some issues here to be aware of; some potentials for impacts. I think they're all very correctable. We just need to be aware of them and pay attention to them. And those are the items that were outlined in the agricultural productivity and solar paper that the Clean Tech Center wrote.

Attorney Morrison: Is there anything in the document the gentleman has showed you make you change your opinion?

Tommy Cleveland: No, sir.

Attorney Morrison: All right. Members of the board, you should be careful. We have made reference to the opinions of someone who is not present and cannot be cross examined. So if there is an opposing opinion in that document that is not evidence before you. That opposing opinion is not evidence. It's whether or not it goes to the credibility of the witness that is here and testifying. He has said it does not cause him to change his opinion. You can believe, disbelieve, all or some or none of what he said. Thank you both.

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David Owens: I do have one more question for him if I may please.

Attorney Morrison: Yes, sir.

David Owens: You have stated that the solar panels today when they're decommissioned today are not hazardous materials. At the end of the 20-year cycle can you put in guaranteed writing that they will not be hazardous material by then?

Tommy Cleveland: With the same definition of hazardous yes, there's nothing that's going to change them that'll make them more hazardous after 25 years.

Attorney Morrison: All right, thank you.

Tommy Cleveland: I would like to clarify one of my earlier points if I still may, regarding the specificity of my comments and this project. It sounded like there was questions about whether I was referring to general solar technology or this site in particular. I just want to make clear that this site is very typical. So there's no difference in this state than what is typical around the state and what all my statements are based on. They are equally true for this site.

Attorney Morrison: I think the question, sir, is what you did to examine this specific site, the location, being present on it, the technology, the materials, the equipment that's going in this site. Did you examine that?

Tommy Cleveland: I'd say yes. Yes, examined the plans for this site that call for...

Attorney Morrison: Okay. You examined the plans. Did you examine the site itself?

Tommy Cleveland: Not in person but from aerial photography; Google Maps aerial photography.

Attorney Morrison: All right, thank you.

Tommy Cleveland: Okay.

Chairman Riggs: All right, next person to speak.

Linda Nwadike: All right, next person to come and speak and talk about the property value is Rich Kirkland. There I bring in his documentation as a presenter for the records.

Attorney Morrison: He's going to have to present that himself.

Linda Nwadike: And he'll present it, correct.

Rich Kirkland: Good evening. My name is Rich Kirkland. My address is 9408 Northfield Court, Raleigh.

Attorney Morrison: Would you spell your last name, sir?

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Rich Kirkland: Kirkland. K-i-r-k-l-a-n-d.

Attorney Morrison: Thank you.

Rich Kirkland: And I did look at...perform an impact study, looking at this site. I believe it was probably the submittal.

Attorney Morrison: All right, before we go into that can you give us your educational background?

Rich Kirkland: Sure. I've got a Bachelor's Degree from UNC Chapel Hill.

Attorney Morrison: You're off to a good start. (laughter)

Rich Kirkland: I've been appraising, looking at commercial and agricultural land for about...

Attorney Morrison: Where did you take your undergraduate degree in?

Rich Kirkland: My undergraduate degree is in English; English Lit.

Attorney Morrison: Okay, all right. And then did you further your education after the English degree?

Rich Kirkland: I took some graduate school courses and went through a apprenticeship and training through the Appraisal Institute.

Attorney Morrison: All right and what is the Appraisal Institute?

Rich Kirkland: Appraisal Institute is a national organization for appraisers. You take courses through North Carolina to get your local and state certification but beyond that I've gone to get my MAI, which is...

Attorney Morrison: When you say appraisal I assume you're talking about real estate appraisal?

Rich Kirkland: Yes, sir; real estate appraisal.

Attorney Morrison: Okay. Did you ultimately obtain a license?

Rich Kirkland: I did.

Attorney Morrison: And when did you obtain the license approximately?

Rich Kirkland: About 18 years ago.

Attorney Morrison: And who issued the license?

Rich Kirkland: North Carolina.

Attorney Morrison: Did you have to take a test?

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Rich Kirkland: I did.

Attorney Morrison: Okay. And did you have to take training in order to take the test?

Rich Kirkland: Yes.

Attorney Morrison: And the test was administered by the State of North Carolina?

Rich Kirkland: It was.

Attorney Morrison: All right. And did you pass that test?

Rich Kirkland: I did.

Attorney Morrison: And what is the license you hold?

Rich Kirkland: I'm a North Carolina certified general appraiser.

Attorney Morrison: And you've held that for 18 years?

Rich Kirkland: Yes, sir.

Attorney Morrison: Is there a professional association that you belong to?

Rich Kirkland: The Appraisal Institute.

Attorney Morrison: And have you ever been disciplined or sanctioned by that institute?

Rich Kirkland: No, I have not.

Attorney Morrison: Is your license currently good?

Rich Kirkland: It is.

Attorney Morrison: All right, thank you. Members of the Board, you can accept this witness should you choose as an expert in real estate appraisal, capable of rendering an opinion as to property values and the impacts of developments adjacent to it or near it such as solar panels. All right, you may continue.

Rich Kirkland: And further along those lines, again I regularly appraise agricultural properties and propose subdivisions. But another big part of what I do is impact analysis, similar to the question here for solar farms. I've been looking at that issue for the last 5+ years. But I also do those...I'm currently working on analysis looking at cell towers, looking at public schools, charter schools, private schools. I've looked at solid waste facilities; a number of different issues for a very similar process. So as far as impact analysis, this is a regular part of what I do. The focus on those is one of two...there's just sort of a two-prong; one is looking at where this project is, in this case looking at solar farms; looking at where solar farms are across the state of North Carolina. In the process of

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doing that I've visited over 250 solar farm sites across the state and I've looked at over another 50 more in other states. I've been in that process quantifying what are the adjoining uses around solar farms; focusing just on North Carolina, adjoining uses right down to if I look at adjoining acreage, kind of looked at everything adjoining based on acreage and also by the parcel. If I look by acreage the most common usage is agricultural. If I look at it by parcel, the most common adjoining use is residential. Solar farms are primarily being located in those areas where you're having transition; where you have the open fields that can support the solar farms but also have nearby development power users that will also be there. It's these transition areas where the fields meet the homes. 90% or more of the adjoining uses are agricultural/residential. There's a very small minority that comes up as anything other than that, whether it's commercial or industrial. So again in North Carolina I've also looked at...I've broken that down. Most of the projects I've looked at have been in eastern North Carolina. I have looked at some of the piedmont up in the mountains. It doesn't matter if I look at whether it's in the coastal plain, the piedmont, in the mountains, you get those same sort of numbers breakdown of those adjoining uses.

So as far as the question of harmony of use, this is me approaching that direction talking about what is in harmony with this and solar farms across the state of North Carolina are showing a strong preference being located where agricultural residential uses are mixing. Where they do adjoin industrial uses, they are always...the solar farm almost always winds up being a buffer between industrial and residential uses. But again, over 90% of the adjoining uses are agricultural/residential. In the process of quantifying all these things, what've I've been trying to do really is looking for matched pairs. This is what the Appraisal Institute teaches is the best way to measure for impact.

Attorney Morrison: Can you define for us what a matched pair is?

Rich Kirkland: Sure, a matched pair or paired sales analysis is...it's very simple. You're looking at in this case a property that's adjoining a solar farm that is sold. Compare it to something identical or near to identical as you can that's not next to a solar farm so you can measure for a difference. The package that was put forward, the Appraisal Impact Study I put forward is giving you multiple examples of those. I would point out the first one in the set is a project I looked at in Goldsboro, is a textbook example of multiple matched pairs. In that case there was a subdivision that was under construction. New lots and new homes were being put in; no word of any adjoining solar farm coming in. Solar farm then gets approved and gets built and the homes adjoining continue to be built. Whether you look at homes that sold before the solar farm was announced or after, they're selling for the same price per square foot. When you look at the ones that adjoin the solar farm or down the street not adjoining the solar farm, they sell for the same price per square foot for the same floor plan; sell for the exact same price per floor plan. And again there's multiple examples presented in there showing that breakdown. I talked with the marketing team that was selling those out for the builder and asked how quickly they sold and they said that the solar farm had no impact on how quickly they sold the homes, so it had no impact on how long it took them to market those. Since that subdivision has been complete, there's actually been a resale of a home that sold. It adjoined the solar farm so the initial sale went to one owner and it two years later sold. It showed typical appreciation for that period, about 2½ to 3%. So again there was no impact on appreciation of home value in that area. So for the different dimensions of value I can look at as far as initial price, speed of sale and also appreciation, all the data there shows that there's no impact on those adjoining property values.

I've also included in the examples that are in that package there are others that are not really

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subdivisions but more rural home sites more similar to this situation. And again they're showing no impact on property value. There's a project I confirmed just recently where the home sold...actually it went under contract while the property was in the process of being approved. Buyer and seller were both aware of the solar farm coming. Neither one had any concerns about it and it sold after the solar project was approved before the closing. Property still closed at closing price; no change. I talked with the broker about that at length and no concerns there, as well. And that information is presented in there. I've looked at land sales adjoining solar farms, agricultural land sales and again they are selling at prices very consistent. All the data presented in there I'm showing consistently that there's no impact on actual closed sales in the market in North Carolina. I'm happy to go into greater detail or talk about that more. But it is my professional opinion that this project here is a harmonious location for a solar farm and that it will have no impact on adjoining property values.

Attorney Morrison: May I ask a question, Mr. Chairman? You have spoken in general about the impact of solar farms on adjacent properties in eastern North Carolina...well the state as a whole, which is relevant to your consideration. But have you conducted a study on this project and the impact it's apt to have here in Camden on adjacent values?

Rich Kirkland: Well again, pages 1 and 2 of the report...

Attorney Morrison: Yeah, I haven't read your report so if I'm redundant I'm sorry.

Rich Kirkland: No, that's fine. Again, that's where I specifically point out the specifics of this site; what the adjoining uses are. The adjoining uses match up and are very consistent with what I see across the state. It does match with that. I've looked specifically at the size of the project and this matches up with what I see across the project. The adjoining uses again matches up and the distance to nearby homes. The distance to nearby homes is significantly greater than what I'm seeing in matched pairs. The paired sales analysis where I'm showing no impacts, the distance from panel to home is ranging from 150 feet to 280 feet. That project in Goldsboro I spoke about, in this case I measured the closest home to around 500 feet.

Attorney Morrison: So the answer to my question is yes, you have looked at this.

Rich Kirkland: Yes, I apologize. I took it a step further.

Attorney Morrison: All right, thank you.

Rich Kirkland: But further than that, I've also...further in the report I've got a summary of solar farm projects in and around this area. I've looked at adjoining counties and projects they have and how it compares to this.

Commissioner White: So you did look at adjoining counties.

Rich Kirkland: Yes, sir. Again, I'm happy to answer any other questions. I can go into greater detail if you want me to but I'm happy to stop...

Chairman Riggs: I think you did a fine job. I mean there's a house and there's two vacant lots for sale by Sassafras and the price did not go down. So I mean it's...

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Attorney Morrison: All right Mr. Chairman at this time it would be appropriate if board members have questions; if they do not, to open this witness up to questions from the public.

Chairman Riggs: So nobody had a question. All right so the general public who would like to ask questions.

David Owens: Yes, I do.

Attorney Morrison: If you would state your name again for the record, sir.

David Owens: David Owens, 546 South Highway 343, Camden, North Carolina.

Attorney Morrison: Thank you.

David Owens: In your statement like Mr. Morrison was talking about, you gave an overall view of the state. Have you gone and contacted your local people here that are real estate agents selling to see what their opinions are? I've contacted every real estate company...

Attorney Morrison: No, you can't testify sir. You can just ask him questions.

David Owens: Okay.

Attorney Morrison: All right so he's asked you a question. Can you answer that question?

David Owens: Have you contacted any real estate agents here and gotten their personal opinion of what it would do?

Rich Kirkland: No, I did not contact local real estate agents.

David Owens: Okay. So you're given an overall view of the entire state. But at the same time, land in Raleigh sells for a whole lot more than...

Attorney Morrison: Well again, you can't testify. You can ask questions.

David Owens: You answered my questions.

Attorney Morrison: You have a right to explain your answer.

Rich Kirkland: Sure and again I have looked at matched pairs in Currituck and I talked with agents in that area. Specific to solar farms in and around Camden, I did not.

Attorney Morrison: Okay. If there's no other questions Mr. Chairman you can excuse the witness.

Chairman Riggs: I'm waiting. I see a hand.

(inaudible)

Attorney Morrison: You have to come up.

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Chairman Riggs: Same place everybody else does.

Attorney Morrison: You need to give us your name and address, ma'am.

Nikki Owens: My name is Nikki Owens. My address is 546 South 343 Camden.

Clerk: I'm sorry, what was your first name?

Nicki Owens: Nikki. N-i-k-k-i. Question for you personally: Would you put your family right beside a solar farm.

Rich Kirkland: Not of this scale, but there's a solar farm across the street from my house.

Nicki Owens: But would it be...like a cross the street, how many feet would that be from your house to the solar farm?

Rich Kirkland: A couple hundred feet.

Nicki Owens: And you have no problems whatsoever putting your children beside the field that actually does produce radiation?

Attorney Morrison: Well now you can't testify to that, ma'am. You're not an expert. And you can't...you can ask him questions but you can't testify.

Rich Kirkland: Sure. And I can answer that actually very specifically. The house I live in right now, we moved to it specifically because there was a...I lived with a pasture backing up to my house before this and there were cows back there and the kids loved it. But I knew a subdivision was coming. I'm in real estate. I see it coming years ahead. And I tried getting a solar farm put back there. If I could've gotten a solar farm I would've stayed because then I would have no light pollution; it would've been quiet. I would not have a bunch of houses right behind my house and it would've been...I would've considered that to be superior to a subdivision behind me, yes.

Nicki Owens: Okay, thank you.

Attorney Morrison: Thank you, ma'am.

Chairman Riggs: Quieter neighbors.

Attorney Morrison: Any other questions?

Chairman Riggs: Anybody else?

Attorney Morrison: The witness may be excused.

Rich Kirkland: Thank you.

Chairman Riggs: Ms. Linda, your next person.

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Linda Nwadike: Sir, as he mentioned we are 100 feet across the setback. We are meeting that 100-foot setback. We did put in the buffer so that's going to help her out, as well. --- to put in the vegetative requirements that is required. Again with this there is no noise, no impacts to the area and like he mentioned, it's better than the subdivision. This facility will be in conformity with the Land Use here in Camden. Like the attorney has mentioned, this is a Permit Use, building of a solar facility. I just want to remind you guys about that. And the facility will not exceed the county ability to provide adequate public facilities such as school system will not be affected by this build. Additionally the fire and rescue, law enforcement will not be affected by this use. We will provide the key or combination code to law enforcement. We're also going to provide training of the facility to the county law enforcement, fire and rescue team. I do have another expert here, Dave Williams. If you would like to just come and do a quick brief, he's the solar expert. He can just discuss a little bit.

Chairman Riggs: Ms. Linda, I'm going to ask one question for the record before you sit down.

Linda Nwadike: Yes, sir.

Chairman Riggs: Are you using which generation of the solar panels on this project?

Linda Nwadike: Right now it's preliminary. Right now what we are going to utilize...however, we're looking into utilizing the same thing we have used and the same technology that has been there over 50 years, which is the polysilicon. But again this is all preliminary.

Attorney Morrison: All right so let me see if I can move this along. Would you give us your name, please?

David Williams: Yes sir, David Williams.

Attorney Morrison: And where do you live, Mr. Williams?

David Williams: 188 West Blithedale, Mill Valley, California.

Attorney Morrison: You're a long ways from the house.

David Williams: Yes, sir. (laughter)

Attorney Morrison: Okay. Now what is your educational background?

David Williams: I'm a mechanical engineer from Georgia Tech.

Attorney Morrison: Georgia Tech.

David Williams: Yes, sir.

Attorney Morrison: You're a Ramblin' Wreck and a hell of an engineer.

David Williams: Yes, sir.

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Attorney Morrison: Okay. And when did you take your degree from Georgia Tech?

David Williams: 2002.

Attorney Morrison: Do you hold any licenses?

David Williams: No, sir.

Attorney Morrison: What is your work experience since leaving Georgia Tech?

David Williams: I've worked in solar since 2003.

Attorney Morrison: In what capacity?

David Williams: I've been a solar advisor project developer. I currently have a Senior Fellowship at the University of California in Berkeley and I work for a technical merit reviewer for the U.S. Department of Energy and a solar advisor for the U.S. Agency for International Development and I worked for Sandia National Labs; the National Renewable Energy Laboratory.

Attorney Morrison: And are you familiar with this particular project?

David Williams: Yes, sir I have reviewed it.

Attorney Morrison: How is it that you are familiar with this project?

David Williams: I've reviewed the specifications in these drawings.

Attorney Morrison: All right. And what is it you wish to offer an opinion on?

David Williams: I was going to talk some to my opinion that it does not endanger the public health or safety.

Attorney Morrison: And have you rendered such opinions before?

David Williams: Yes, sir.

Attorney Morrison: Have you ever qualified as an expert in any court?

David Williams: In these quasi-judicial hearings.

Attorney Morrison: Yes, you have. Okay. How frequently?

David Williams: Once before.

Attorney Morrison: And that would be like in a county or a city?

David Williams: Yes, sir.

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Attorney Morrison: And where was that?

David Williams: In the United States. I've done it internationally as well.

Attorney Morrison: Okay, all right. Mr. Chairman, you may accept this witness as an expert to render an opinion. As with other experts, you are not required to believe his testimony simply because he's an expert. You can believe all, some or nothing that the expert says. You may proceed, sir.

David Williams: All right, thank you. And I'll keep my points brief. Mr. Cleveland got more of the pointed comments and so I can just attest that his testimony, I agree with. I think a lot of the concerns around solar are primarily around glare or sound or electromagnetic fields. It's my opinion all of those do not oppose a danger to the public. And we can look at them specifically around I've worked on projects around glare on U.S. and international military and civilian airbases. There's been a lot of work done around glare to make sure that the solar panels, as they're designed, are to absorb light and not reflect it and so they are actually less glare than standing water. For sounds emanating from the project, sound intensity dissipates very quickly and so the inverters, primarily where a lot of the sound come from, the devices that take DC to AC, that sound dissipates very quickly in about 15 feet. It's about the sound of a dial tone. Similarly, electromagnetic fields have a similar effect. There are some EMF's associated with the DC wiring but almost negligible within a few inches. The AC EMF similarly is well within the occupational health safety standards for those people that would work on it daily. So it's my opinion that at or beyond the fence line there's no endangerment to the public. Any questions?

Attorney Morrison: Is that your testimony, sir?

David Williams: Yes,

Attorney Morrison: Mr. Chairman, the board may ask questions of this witness if it chooses.

Chairman Riggs: Anybody have any questions? I'm good.

David Williams: I do have this testimony in a letter that if we'd like to put into record we can.

Attorney Morrison: Your testimony?

David Williams: Yes, sir.

Attorney Morrison: Is it what you just said?

David Williams: Yes, sir.

Attorney Morrison: Okay you can offer it to Applicant's Exhibit whatever. And it would now be appropriate, Mr. Chairman, to allow the public to question him should they desire.

Chairman Riggs: All right, members of the public who wanted to ask questions?

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Attorney Morrison: I have this observation. You say you teach or work at Berkeley in California?

David Williams: Yes, sir. Well I'm a fellow.

Attorney Morrison: A fellow, yeah. (cross talk) Well we have a hospital over in Elizabeth City and they treat culture shock. (laughter) You may want to drop by there on the way back.

David Williams: Okay, thank you.

Linda Nwadike: As you all know for a solar facility to be built there is really no financial burden to the county. Construction of the site will take approximately two to three months after all the required permits are received. We will have about 100 temporary jobs. We would like to use like the same workers from our site...as you guys know we have a site that we're looking into building that was approved in January; utilize them from site to site so it will be a long duration employment for them. Again, the positions will reach from general contractors to installers, electricians. There'll be revenues to restaurants, gas stations, --- industry. There are gains on the property taxes the county will be generating from this. We love...as you guys know, we love to invest in the community that we come into. We have built partnerships with various other organizations here such as even giving donations out to the Camden police foundation, sheriff foundation; the Camden Food Pantry; Kids First. And we want to be good neighbors.

Attorney Morrison: Ma'am, I know you do but that's not really relevant.

Linda Nwadike: Okay. We want to be good neighbors wherever we go.

Attorney Morrison: We know but that's not relevant to...and we know you will be a good neighbor but let's not go there.

Chairman Riggs: That's more of a sales pitch than a testimony.

Linda Nwadike: Okay. So I kindly request that you guys please consider approving these applications for this solar facility. Thank you.

Chairman Riggs: Is there any final comments from the public?

Attorney Morrison: Well the public would be entitled to make a presentation in opposition. Do you have a designated spokesperson or is there any coordinated opposition? I mean you're entitled to make individual statements. Okay. If not then Mr. Chairman you can...

Chairman Riggs: Entertain a motion to close this public hearing.

Attorney Morrison: Well no, there may be some individual comments. Does anyone wish to speak in opposition?

Unidentified: Is this the proper time to ask questions of any of the witnesses or is this the time...

Attorney Morrison: No, sir. The time to ask questions of the witness is passed unless in your discretion you wanted to reopen it. I mean but each witness, I think you said are there any questions

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from the public. You can allow this individual to ask questions of previous speakers or you can say no, we've moved on passed that. That's up to you. It's in your discretion.

Chairman Riggs: Just the two of you?

--- (inaudible)

Chairman Riggs: Okay, we'll give you about three minutes each.

Christian Overton: Christian Overton, North Carolina Highway 343 South, Shiloh, North Carolina. I had several questions I would like to ask the witnesses in pertaining to land uses after decommissioning of the projects; one specifically is the metals that are used in the project.

Attorney Morrison: And to whom would you like to address that?

Christian Overton: I guess probably to the gentleman right here. He seemed to talk more about soil science.

Attorney Morrison: Okay, Mr. Chairman it's in your discretion to allow questioning or not. Basically you're reopening cross-examination.

Chairman Riggs: We want to be as fair as we can. So if you'll stand up and see if you can address his questions; get as much information out as we can.

Christian Overton: Thank you, Mr. Chair.

Attorney Morrison: All right sir, this is always very difficult for lawyers. I admire you, you laypeople, ya'll make me nervous 'cause there's not gonna be much need for lawyers if you keep going this way. But I would caution you, try to ask a question. Don't make a speech.

Christian Overton: Yes, sir.

Attorney Morrison: You'll have the time to make your position known later. But as to this witness ask questions, okay.

Christian Overton: Yes, sir.

Attorney Morrison: All right, you may proceed.

Christian Overton: Okay. The structures that are used to house the panels are made of metal, correct. In those structures, the elements that come out of that metal, how will that relate to the toxicity of the soil over time; which will in turn explain to how the...

Attorney Morrison: All right, you did great. Just stop right there.

Christian Overton: Okay.

Attorney Morrison: Answer that question.

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Tommy Cleveland: The structures are steel and aluminum, depending on the specific model used. There's some steel and some aluminum. Negligible amounts of steel or aluminum come off. If there are some galvanized steel components there's zinc that comes off galvanized steel. And the question was about how does that impact soil toxicity. There was already zinc in the soil and plants need a certain amount of zinc but too much zinc can be toxic to certain crops or certain plants. The concern is North Carolina, is that peanuts are fairly sensitive to zinc so were there to be a lot of zinc in the soil, peanut crops would be affected but other crops wouldn't be affected. The consensus is that there's likely not enough zinc coming off of a solar project over its lifetime to significantly impact peanuts.

Attorney Morrison: Is the answer to this question in your professional opinion it will not affect the toxicity of the soil? Is that your answer?

Tommy Cleveland: Yes, with the possible exception of peanuts. The scientists...the experts at NC State say there's a chance it could impact peanuts if you were using an all galvanized steel structure. (cross talk)

Attorney Morrison: All right so this particular project, is it going to be toxic to the soil or not or you don't know?

Tommy Cleveland: This particular project if they use...

Attorney Morrison: No, you know what they're going to use. You've testified you understand this project. Is this project going to be toxic to the soil? Yes or no or I don't know.

Tommy Cleveland: If I have to give a short answer then it's no, it will not be toxic.

Attorney Morrison: Okay.

Tommy Cleveland: ...to the soil; the question was.

Attorney Morrison: All right you may follow up with additional questions, sir.

Christian Overton: So could you explain your answer that it's not toxic to the soil? I agree with that; that the soil, it will not be toxic to that but the plants that grow in the soil. Is that correct? The productivity of the soil will be affected?

Attorney Morrison: Yes, no or I don't know. You're not giving a lecture. They need information. And if you don't know the answer there's no shame in that.

Tommy Cleveland: When they use raw steel and not galvanized steel the answer is no.

Attorney Morrison: All right. Is that what's going to be used here?

Tommy Cleveland: That's what the plan is, yes.

Attorney Morrison: Okay. All right so the answer is it's not going to affect plants growing in the

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soil. Correct?

Tommy Cleveland: Correct.

Attorney Morrison: All right, thank you.

Christian Overton: How long after decommissioning of any structures would it take for the soil to improve its structure in order to be productive agricultural use land as it is today or a suitable site for a home or industry facility?

Tommy Cleveland: For a home or industry it would be immediate. For agriculture it's outside of my direct expertise but I've worked with the experts that have identified this...

Attorney Morrison: All right if you do not have the expertise then don't render an opinion. Say that's beyond your expertise. Is that correct?

Tommy Cleveland: Yes.

Attorney Morrison: So you cannot answer that question.

Chairman Riggs: The problem you ran into, you got a soil man right there.

Attorney Morrison: Yeah.

Christian Overton: Stop telling my secrets, Chairman Meiggs.

Chairman Riggs: So I've got a question for both of ya'll. Can I do that?

Attorney Morrison: Yes.

Chairman Riggs: I've got a question for both of you two guys 'cause you see one from...

Attorney Morrison: Wait a minute, this gentleman hasn't been sworn in. Have you been sworn in?

Christian Overton: No, I have not.

Attorney Morrison: Okay if you're going to ask him a question he needs to be under oath.

Chairman Riggs: Yes.

[Mr. Overton is sworn in by the clerk.]

Chairman Riggs: So Mr. Attorney, I've known Mr. Overton quite a long time and know that he is very professional in his field of agriculture but here's my question.

Attorney Morrison: But wait a minute, wait a minute. If you're going to ask him an opinion that would require an expert, let me do this real quickly. Mr. Overton, what is your educational background?

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Christian Overton: I hold a Bachelor of Science degree in Agronomy from North Carolina State University.

Attorney Morrison: And when did you take that degree?

Christian Overton: 1996.

Attorney Morrison: And what is your educational experience; I mean your work experience? Excuse me.

Christian Overton: I am a internationally certified North Carolina certified crop advisor. I am certified by the North Carolina Department of Agriculture as an agricultural consultant, a pesticide dealer and a seed dealer and I've worked in the agriculture industry giving recommendations to farmers and agriculturalists since 1997.

Attorney Morrison: Would you be what we laypeople would call an agronomist?

Christian Overton: Yes, sir.

Attorney Morrison: All right. Mr. Overton is capable of rendering an opinion. I give you the same admonitions. You can believe or disbelieve all, some or nothing of what he says. Okay.

Chairman Riggs: So I've heard the concerns of people thinking that we're going to harm the ground if we put one of these solar panels up there. And what I'm trying to determine in my mind and what I understand that your opinion is and what I'm hoping he's going to justify is if you pull that galvanized pole out of the ground, we do a soil sample and we bring it back to the right pH balance that we needed, we can grow crops on it within a few weeks after it's cleaned up.

Attorney Morrison: That's a question. To whom are you addressing that? To whom are you addressing?

Chairman Riggs: Mr. Overton, all right. Mr. Overton.

Attorney Morrison: Mr. Overton, all right. Mr. Overton, yes, no or I don't know the answer to that question.

Christian Overton: He asked a question that provides more than a yes or no answer, sir.

Attorney Morrison: Answer what part of it is true and tell us what part is not true.

Christian Overton: Having galvanized metals in the soil will release aluminum and zine into the soil in my professional opinion that would affect crop growth. Yes, if the pH was inadequate for crop growth, liming could be applied once materials were removed to start the pH adjustment process. So yes, you almost asked a two-part question there.

Chairman Riggs: I'm seeing your concerns. So what I'm trying to get at is once it's...the gentlemen over here one night in here told us that once you put one up as long as something don't burn out or

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fall apart they've never taken one apart. But if we do take one apart I'm trying to find out if with a little bit of proper nourishment we can go back to farming that in a short period of time.

Christian Overton: The problem is if there's heavy metals left in the soil from the structures being galvanized or any other kind of metal that may contain aluminum or zinc, it takes time for those metals to be removed. In the animal industry today, especially in North Carolina as we're a bit agricultural animal state, is the use of manures on soils because of their heavy metal content; because we don't want to overload the soils with heavy metals which will make them unproductive. And only time and certain crops to help remove those elements would enable it to be back to a more productive agronomic soil.

Chairman Riggs: Have you studied and considered the length of time that this crop land would be out of production in this situation? Or do you have an opinion of how long that will be?

Christian Overton: Not 100% because it would depend on the amount of element that is left in the soil. You know once the toxicity level is obtained you're toxic.

Chairman Riggs: And you've got to mitigate it.

Christian Overton: But if your levels are here you're still toxic. But to get down below that takes a longer amount of time. So that would depend on how much element was left in the soil.

Garry Meiggs: Question.

Chairman Riggs: Okay while we've got both of ya'll right there for a minute Mr. Meiggs wants to ask a question.

Garry Meiggs: Grass; do these heavy metals affect the growth of grass? Does heavy metals in soil usually cause a issue with grass growing?

Christian Overton: Grass will still grow but it may not yield the adequate poundage as related to if a person was trying to conduct a business of agriculture.

Garry Meiggs: I hear you, Chris but I don't know who's going to be growing grass other than the sod man for sale or for poundage.

Christian Overton: You asked about grass, Mr. Meiggs.

Garry Meiggs: My question was simple. Does grass grow or does it affect grass growing? And you know where I'm at.

Chairman Riggs: Okay. Mr. Krainiak wants to ask something.

Randy Krainiak: I'm a little confused about this galvanization stuff because we still...if it's that harmful how can we still use it on water lines; drinking water?

Attorney Morrison: Who are you addressing the question to?

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Randy Krainiak: Mr. Overton. He brought the questions up about...(cross talk)

Attorney Morrison: Okay. Let me see if I can clear up...I thought the testimony was that this project was not going to contain galvanized metal. Is that correct?

Tommy Cleveland: That's correct. That's what I was trying to get back up to say.

Randy Krainiak: The poles that are placed in the ground, are they going to be aluminum? They're not going to be steel. It's going to be aluminum or galvanization.

Tommy Cleveland: They're going to be steel. SunEnergy1 folks can attest to that directly as well.

Attorney Morrison: All right, let me ask this.

Tommy Cleveland: So not galvanized steel but just...(cross talk)

Attorney Morrison: You've studied this project. Is there any galvanized metal going to be used whatsoever in this project?

Tommy Cleveland: That's too direct for me to answer but...

Attorney Morrison: All right, you don't know the answer. Okay.

Tommy Cleveland: I can say that...I think I can give the equivalent answer; really answer the intent of the question. At some projects there's a large amount of galvanized steel in the vertical posts. This project is not going to use galvanized steel posts; it's going to use raw steel posts, which some projects do. SunEnergy1 can attest to that directly.

Attorney Morrison: Okay. Is it only galvanized steel that runs the risk of toxicity to the soil?

Tommy Cleveland: Yes, in my academic research and the interviewing of the experts around NC State.

Attorney Morrison: All right.

Chairman Riggs: Any more questions? You good? Thank you, gentlemen.

Attorney Morrison: Mr. Overton.

Christian Overton: Yes, sir.

Attorney Morrison: Do you have more questions, sir?

Christian Overton: I'm good.

Attorney Morrison: Okay.

Christian Overton: Thank you.

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Attorney Morrison: Thank you. You did very well. Put it on your résumé. You qualified as an expert.

Christian Overton: Will you sign off on that for me?

Attorney Morrison: Yeah I will. I will give you a certificate.

Roger Schaub: My name is Roger Schaub. I live here at 173 South Mill Dam Road in Camden. I'm not an expert in agricultural anything or solar panels but I do have a slew of questions.

Attorney Morrison: Okay who would you like to address the questions to, sir?

Roger Schaub: This gentlemen here. And I wish I knew you all's names. I apologize.

Attorney Morrison: Tell him your name again, sir.

Tommy Cleveland: Tommy Cleveland.

Roger Schaub: Tommy Cleveland, okay.

Attorney Morrison: If you would step back up to the podium, Mr. Cleveland.

Roger Schaub: What is the approximate rate of failure in the containment vessel that houses the panel?

Tommy Cleveland: A tiny fraction of a percent. I don't know exact. A 5 megawatt project has 20,000 panels, you would have a very small number expected to fail over the 25-year life of the project. And it's well-documented for this technology in the field over 25-30 years, those expected rates of failure...I can't quote it exactly but it's very tiny. And these are performance failures. These aren't necessarily as bad as kind of encapsulation failure.

Roger Schaub: Yeah that's the failure that I'm concerned about.

Attorney Morrison: Please speak in the microphone so we can hear.

Roger Schaub: That's the containment that I would be concerned about; would be the actual containment of the...

Tommy Cleveland: Yeah there would be no spontaneous...it would have to be some kind of structural damage.

Roger Schaub: But you don't have any documentation or statistics you know showing the rate of failure; 1%? One-half of 1%?

Tommy Cleveland: When we say rate of failure they don't...

Roger Schaub: I mean everybody has DOA's you know. Something arrives in the field defective

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and...

Tommy Cleveland: Of course --- there is but not encapsulation voids or...it's effectively zero. I can't give you exact number but the encapsulates don't fail in such a way that...

Roger Schaub: Can you provide that documentation to us?

Tommy Cleveland: I could find it, yes. National Renewable Energy Laboratory has studied performance and fails in the field for 35 years. So they have numerous reports and it would be easy to provide you that would document all the failures, all the damages of modules in the field of the projects they've studied.

Roger Schaub: Okay. We would require that for the particular panels that are going to be used in this project. And earlier you stated you know there are several different types of panels that can be used but you couldn't nail down which one for sure. You said most likely silicon-based but do we have a 100% assurance that that's the case? Because you know there's cadmium in these; there's gallium in these. You know...

Tommy Cleveland: You need to ask...speak to SunEnergy1 directly about this particular project.

Attorney Morrison: All right then the answer to that question is you don't know. Is that correct?

Tommy Cleveland: For me, I don't know. Yes, sir.

Attorney Morrison: Okay.

Roger Schaub: I asked the question because earlier he stated that he had researched this particular project.

Attorney Morrison: Yes, that's a fair question. (cross talk)

Roger Schaub: Those are the plans but they could change. They could be swapped out.

Tommy Cleveland: I can't guarantee that they're not. That's not my responsibility.

Roger Schaub: I understand. I want everybody to be aware of that; that it could be told to us that silicon-based solar panels would be put in and you know a cadmium or a gallium-based would be put in. I'm not an expert but everybody might want to consider reading on the effects of cadmium; the genotoxicity.

Tommy Cleveland: My conclusions about endangerment of local health and safety are identical for either technology.

Roger Schaub: Okay. Has any research been done as to the effect of any of these toxins should they leech into the soil on the groundwater? There are people here that have wells. Has any research been done on that at all?

Tommy Cleveland: Yes.

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Roger Schaub: And do you have like published results that would show us what the effect might be long-term; short-term?

Tommy Cleveland: I submitted that document into evidence but I can find another one; NC State's publication, Health and Safety Impacts of Solar Photovoltaics. It has 82 references...

Roger Schaub: This is mine? I can keep this?

Tommy Cleveland: Yes, sir. You can have this.

Roger Schaub: Thank you.

Tommy Cleveland: I can't find it real quickly but there's 82 references here and some of those do deal with the potential for leaching from the...leaching from the technology.

Roger Schaub: Thank you, I appreciate that.

Tommy Cleveland: There's a link on the web site, as well.

Roger Schaub: Okay. I do have a question, too, assuming that this map here is laid out north, south, it's vertical; which it looks like it is. The northwest corner, there's a house up there. If I understand correctly that the pink line is the property line; the squiggly green line just inside of that is the opaque fence that's going to be erected 100 feet from the solar panels. Is that correct?

Tommy Cleveland: That sounds correct, yes. I was going through these, yes.

Roger Schaub: Isn't there a requirement that any structure housing these panels be at least 500 feet away from a dwelling that is currently occupied or is in a state that can be occupied? If that's 100 feet from the panel to the property line or the panel to the fence that certainly is not 500 feet from the panel to that house there. So if...

Attorney Morrison: Wait a minute. You've asked him questions. Let him respond.

Tommy Cleveland: I'm not aware of that requirement, no.

Roger Schaub: I have information here from the county printed from the county.

Attorney Morrison: You would let him see that first.

Roger Schaub: Absolutely.

Tommy Cleveland: This is referring to agribusiness.

Roger Schaub: Agribusiness; that's what this would be considered. Would it not?

Tommy Cleveland: I wouldn't be the correct person to answer it. It would be somebody with the county.

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Roger Schaub: You would consider the solar panel farm an agribusiness?

Attorney Morrison: You're not allowed to ask questions of the commissioners.

Roger Schaub: Okay, so just the experts. Okay.

Attorney Morrison: The witness's response is he does not know if this is agribusiness or not. Am I correct?

Tommy Cleveland: As far as application of the UDO that is correct.

Roger Schaub: Okay. Wow, hands are tied here. The gentleman earlier who spoke about the impact on the housing, yes.

Attorney Morrison: All right are you finished with this witness?

Roger Schaub: That's it.

Attorney Morrison: Okay.

Roger Schaub: That's all I have for...thank you. Appreciate it. I only have like one or two more questions and then I'll be done.

Attorney Morrison: Take your time.

Roger Schaub: You stated that it's your opinion that there'll be no impact at all to the price of housing or you know the economy of the area here.

Attorney Morrison: Is that correct? Is that what you said?

Rich Kirkland: That's correct.

Attorney Morrison: All right, go ahead.

Roger Schaub: Do you have proof that you can render for this; for instance, like signed affidavits from all the people surrounding this saying that they feel it won't impact the residents or their property values or something from the county? You know nobody can guarantee that property values will stay. But if we've seen a general trend in the area of property values close to x for a decade and then the solar plant moves in and property values plummet 20%, you guys are obviously going to be pointed at as the reason why. Do you have anything to show that that's not going to happen or that doesn't happen?

Rich Kirkland: I do and that's the matched pair study and the detailed market pattern that I presented here tonight.

Roger Schaub: Okay. And do you have copies of that for us or is that just for the panel or for the Board?

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Rich Kirkland: I have one copy I used for my personal reference.

Attorney Morrison: All right but you testified to that. Correct?

Rich Kirkland: I did testify.

Attorney Morrison: Okay. And is your testimony materially different than the document you submitted to the commissioners?

Rich Kirkland: No, it is not.

Attorney Morrison: Okay.

Roger Schaub: Do I have access to that document?

Attorney Morrison: My understanding it's online. And we'll be glad to furnish you copies.

Chairman Riggs: See those two guys right there. They keep all the documentation from the public hearing and it will be posted on the web site within a few days once our packets are put up there.

Roger Schaub: That's really all I have. Since I'm not allowed to speak passionately...

Attorney Morrison: You're allowed to speak.

Roger Schaub: No, passionately. You know this was a question and answer session. This wasn't...

Attorney Morrison: That was question, yes. Shortly the Board will open up to comments or arguments.

Roger Schaub: Okay.

Attorney Morrison: But just questions right now.

Roger Schaub: Yeah that's all I have for now. Thank you very much.

Chairman Riggs: All right. Is there anyone else who has a question?

Attorney Morrison: Any other questions?

Chairman Riggs: David, you going to ask a question?

David Owens: Yes. David Owens, 546 South Highway 343, Camden.

Attorney Morrison: To whom would you like to address your questions, sir?

David Owens: To the board.

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Attorney Morrison: No sir, that's not permitted.

David Owens: Okay. In general?

Attorney Morrison: You can perhaps make a rhetorical argument but the Board members are not...they don't testify at these.

David Owens: In your packet I hope everybody got that I dropped off ya'll had been told by the solar companies that there hasn't been...

Attorney Morrison: Just a moment here. Do you have any questions for anybody else? That's what we're dealing with right now is questions. Any of the previous witnesses, do you have questions of them?

David Owens: Yes, I disagree with this gentleman here.

Attorney Morrison: Do you have a question? Do you want to ask him a question? All right if you'd come back up, sir.

Chairman Riggs: Make it quick.

David Owens: You stated in your last...I overhead you say about that it would not economically affect the area, correct?

Rich Kirkland: Again, my analysis speaks about property value.

David Owens: Okay well you mentioned that it would not economically affect the area.

Rich Kirkland: In the context of property value.

David Owens: Okay. It don't really relate to property value so I may get shut off here. In the trickle-down effect is if they take solar farms, take farmland out, that's depleting jobs, that's depleting everything that falls from chemicals right on down the line. Do you agree with that?

Attorney Morrison: Are you qualified to render opinions in micro or macroeconomics?

Rich Kirkland: Only in relation to real estate.

Attorney Morrison: Is that question within your expertise?

Rich Kirkland: No, it's not.

Attorney Morrison: All right.

David Owens: When can I speak about the stuff that...

Attorney Morrison: You can testify later and you will be allowed to make closing statements. We're only on questions now.

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Chairman Riggs: Are we done with the questions? Okay it's got to be a question; not a comment or not a thought, okay.

Wallace O'Neal: I was not oathed initially so I don't know if I need to...

Attorney Morrison: If you're asking a question you're not testifying but I caution, you can only ask questions. Give us your name and address, please.

Wallace O'Neal: Wallace O'Neal, 112 South Mill Dam Road, Camden.

Attorney Morrison: All right and who do you wish to question, sir?

Wallace O'Neal: My NC State counterpart here.

Attorney Morrison: All right, if he would come back. You're a popular man.

Wallace O'Neal: We've had a lot of questions on the actual solar panels themselves and studies on HAZMAT. You're from Raleigh. You know what area we're you know building this in. What I mean by that is salt-air environment. Has there been any study...I believe your gentleman over here said this is not a galvanized system that's going in the ground. So you're doing a steel structure. What is salt air going to do to impact this structure as far as collapsing? You're talking a 25-year system.

Attorney Morrison: You've asked a question. Let him answer it.

Wallace O'Neal: So I'm just asking, has there been a study impact on salt-air environments on this 25-year structure?

Tommy Cleveland: Yes, the manufacturer of these structures...they sell these structures all around the world, including salt-air environments. So yes, they provide that engineering.

Wallace O'Neal: So they're gonna be basically guaranteeing the life of the structure; that it will not collapse.

Tommy Cleveland: It's designed for...the proper design life, I can't speak if there's a guarantee or not. But there's a...

Wallace O'Neal: So to your knowledge...you don't know if there's a guarantee the structure will withstand the salt-air harsh environments.

Tommy Cleveland: It is designed to withstand the corrosive saltwater environments.

Wallace O'Neal: The next question I have, you may be able to answer. I'm done with you, sir. Thank you. Sorry I didn't get your name but I know you're a long way from home so --- I believe is you all's mascot.

Attorney Morrison: Be careful now, this is a Ramblin' Wreck from Georgie Tech and he's a hell of

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an engineer so...

Wallace O'Neal: Well I'm Wolfpack so...(cross talk, laughter)

Attorney Morrison: That's the one I like best.

Wallace O'Neal: I believe you...and please correct me if I'm wrong, I believe you made a comment that the glare was basically equivalent to a puddle of water. Has there been any consideration of glare or this field here, has anybody reached out to the Coast Guard and the impact of the panels on Coast Guard pilots? The reason I ask, our pilots fly low in this area. The Coast Guard is directly across the river from where the panels are at. I work at the Coast Guard base and my boss is a commander. Has there been any study or has the United States Coast Guard been reached out and informed of this solar farm?

David Williams: I don't know if they've been talked to about this. I do know that there has been some research done by the FAA about the impacts. ---. (too low, cross talk) And the other piece is that these are moving from east to west. So where ---. (too low)

Wallace O'Neal: Do you know is there an approval or does there have to be any kind of form or information to the military bases before going into that area? Is there a requirement?

David Williams: I don't know. There is FAA jurisdiction in some places. I don't know ---. (too low, cross talk)

Wallace O'Neal: I just wanted to make sure the Coast Guard had been informed of this. ---. (inaudible)

Attorney Morrison: I think he said he didn't know.

Wallace O'Neal: Yes, sir. Thank you.

Chairman Riggs: Okay, we're done with the questions.

Attorney Morrison: Any other questions? Nobody's going to get to ask a question now.

Chairman Riggs: We'll take public comment.

Attorney Morrison: Well some people may wish to present evidence in opposition so we should do that now. Does anybody want to testify or to present evidence? Yes, sir. If you would give us your name and address, please.

Kenny Habul: Good evening, Kenny Kabul, 898 Lexington Avenue, Greenville.

Attorney Morrison: North Carolina?

Kenny Habul: North Carolina. I'm the CEO of SunEnergy1 and just would like to make a few points, please for the record just to clarify some issues and happy to answer some questions while I'm here. One of the things that I think it's important to mention is we do not use galvanized posts. I have not

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seen a system in North Carolina use galvanized posts since 2013. The U.S. Navy did a study and found that that technology is suitable for posts in the ground because it's ineffective. So I would just like to clear that up. The posts are actually on site here for the other system up the road that we call Shiloh 1108. The posts are there. People are welcome to go see them; just basic steel posts. The other thing is the one question about the FAA, we actually built a system in Little Washington in the airport; inside the airport on an abandoned runway and that land belongs to the city of Washington. Duke Energy owns the system and SunEnergy1 built the system. And that was approved by the FAA inside the airport fence on the runway and obviously there are several requirements for us. Whether we're inside an airport, outside an airport or near an airport there are several requirements to go through and that's basically known as an FAA Glint and Glare Study. And that's part of the CPCN process at the state level.

Attorney Morrison: Let me see if I can clarify this. In addition you're seeking permission from the county tonight but you must also seek permission from agencies as well? Is that correct?

Kenny Habul: Several.

Attorney Morrison: Would you tell us what they are?

Kenny Habul: So as part of the CPCN process, Certificate of Public Convenience and Necessity, there's a list of clearinghouse permits that we have to go through and studies. It's probably over a dozen.

Attorney Morrison: Is the FAA involved in any of those?

Kenny Habul: FAA is one of them.

Attorney Morrison: Wait just a minute. The FAA has to give you permission to build this particular site?

Kenny Habul: So if the site is inside an airport or within a certain radius of an airport, and I'm not sure of the distance and I believe it's three miles, an FAA Glint and Glare Study is required to be completed.

Attorney Morrison: Has that been done?

Kenny Habul: It was not necessary for this site.

Attorney Morrison: It's not necessary, okay.

Kenny Habul: Correct. But just some other examples of what's required for the CPCN process is...and Linda can help me here because there's a whole list, but archeological, environmental...do you have the list there? She might be able to bring me the list and I can read this to you and give you a good idea of what we have to go through.

Kenny Habul: So some examples...and this is a required signoff from these state departments for the CPCN: North Carolina Department of Environment and Natural Resources; State Division of Water Resources; State Department of Cultural Resources and State Historic Preservation Office; State

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Department of Agriculture; State Division of Emergency Management; Floodplain Management Program; and there's probably half-dozen more. So there's some examples.

Attorney Morrison: And if you do not obtain those permits then you can't go forward with this project regardless of what this board does.

Kenny Habul: Correct, correct. You would not be granted the CPCN.

Attorney Morrison: You may continue, sir.

Kenny Habul: Are there any questions? I just wanted to make the point about the galvanizing. There is no galvanizing. The only in the soil are the posts. There are no other liquids, there are no other chemicals, there are no other products in the soil. And I wanted to address the point of the FAA.

Chairman Riggs: Can you speak to the solar panel failure rate that your engineer wasn't aware of?

Kenny Habul: So we have...I think it would be good to just give you a very brief context. North Carolina is number two in the United States for installed solar capacity so there are millions and millions and millions of panels installed in North Carolina. Our company has built approximately 35% of all the solar in North Carolina. I have never replaced a panel that came apart. I've seen panels dropped off the back of a truck and broken. I have never seen a panel fail in the field. We have changed...swapped out panels in the field for below-average electrical performance and I would say out of the two million panels approximately that I've installed that might've happened less than four times. I've never seen a panel...

Chairman Riggs: That's a very good failure rate. If we could get that on aircraft then we'd be happy people.

Kenny Habul: Yeah but most failure rate is human rate; is backing into the pallet with the truck or something like that. That happens.

Chairman Riggs: Okay. Have you had a wind rating on the panel array?

Kenny Habul: Yes. So this county, like all counties, has a wind rating that we must conform to and I want to say here that's a 110 or 120 miles an hour. I'm not sure what it is exactly but all of our drawings, including...that are supplied with the building permit including the racking drawings, the panel drawings, the electrical drawings, all of those are stamped by a licensed North Carolina engineer. They're also stamped by the engineer of the racking company and the panel company that verified that it meets the wind load. And if we do not have those stamped seals from North Carolina engineers we cannot apply for a building permit. The panels, generally the racks that we use as a side note, generally exceed 165 miles an hour in wind rating. So we've never had a situation where we couldn't meet that. About the only time that you would have that issue is if you're building a system in the Caribbean where the wind loading is sometimes up to 170 miles an hour. So you would have to design differently for that. In the mainland United States we've never had that issue.

Attorney Morrison: Mr. Chairman, I anticipated we were going to have presentations in opposition. This was in support so the opposition in entitled to ask this witness questions but nobody else. So if anybody has questions of this witness they may do so. Okay.

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Chairman Riggs: No questions of this gentleman?

Attorney Morrison: Now I think we've had presentations in support. I don't think you should entertain that anymore and now should be presentations in oppositions. Okay does anybody want to make a presentation; not just an argument but present evidence in opposition to this project?

David Owens: Yes.

Attorney Morrison: Okay if you'd come forward, please sir. Again, for the record give us your name.

David Owens: David Owens, 546 South Highway 343, Camden, North Carolina. We have been told...ya'll have been told, the board, that there has not been a solar energy field taken offline in the last 55 years. We have proof of three that have been taken offline; one in Hawaii...

Attorney Morrison: I don't believe that was presented tonight, was it?

David Owens: No, but it's been...

Attorney Morrison: That's not for consideration by this board. If that took place in another hearing that's not evidence tonight.

David Owens: You're allowing them to plant trees as a barrier; and shrubs and whatever. The trees in my lifetime at 56 years old will never grow up to maturity. We can get different things built up there. You're letting the grass grow to 24 inches tall before it's mandated it be cut. That's in your...let's let the grass grow here at the courthouse and let it grow 24 inches tall then. If it's good for the goose let's make it all the way across the board. Let's let it all go. I have researched, I have called everybody I can in the following: no one in Elizabeth City, Camden, is qualified to write in document paper that it will depreciate or won't depreciate the value of a solar farm next to your home. Everybody tells me the same thing; common sense tells you it will. Number two, the runoff from the soil, particularly this farm here and other farms that are looking to deal with it, it all runs into Mill Dam Creek which runs right into the Pasquotank River. Where are we getting our water that we're all drinking? Reverse osmosis out of the Pasquotank River. You build a shopping center and you want me to build a retention pond. Why not make them build a retention pond? This area here, I got a little bit more expertise than a lot of people do being from the marine industry. A plain pole I don't think will last in this area 20 years. We have seen porpoises up under the Pasquotank River bridge. Barnacles grow down on the docks. Barnacles normally don't grow in freshwater. We catch saltwater fish in the Pasquotank. I just think that ya'll got a lot of evidence that I've bombarded ya'll with and I appreciate you all's due diligence to look it over. I would personal like to see ya'll take a step back, do so some study. My wife and I put this together in seven days. Ya'll have let your county people work on it for 60. I'm willing to give you 60 days if you'll take a step back and let me research some more because of everything that I have found. And I hope it's brought a lot of questions to ya'll and some light on some issues. I'm gonna leave you with this last comment. I'm not gonna quote the lady's name. There's a lady in this courtroom that if this SunEnergy, and it's no disrespect to your company, sir, I don't know the name of the company, sent the lady a contract in the mail with a check. If it's so good why aren't people going door-to-door like they used to and knocking and saying hey, I'm so and so and I'm here to do this; you own some

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farmland. Why is it...it may not be illegal; it's unethical. And it's time that we step up and help people. That's all I got 'cause I can't go into a lot of it 'cause a lot of it was brought up at other hearings. But I just hope...I'd like to see ya'll take a step back and do some more studying because ya'll have got evidence in front of you that never was presented to you before. Thank you.

Attorney Morrison: Thank you, sir. That was in the nature of an argument and not evidence. That is permissible for you to consider when you evaluate the evidence, but it was not evidence in and of itself.

Chairman Riggs: So there's no one else that wants to speak.

Attorney Morrison: I believe Mr. Mullen...there's no one wants to present evidence as I understand it. All right. Now Mr. Mullen, you wanted...

Roger Schaub: I have evidence that I'd like to present in the form of county ordinances. ---. (too low) So can I submit it for you to view and then take it back?

Attorney Morrison: Come up to the...

Chairman Riggs: You've got to talk into that mic 'cause you've got a kind of a soft voice. I have a little trouble hearing over there in that crowd.

Roger Schaub: Again, my name is Roger Schaub. I live at 173 South Mill Dam Road. I have a list of ordinances here from the county that lists a whole slew of requirements that must be met in order for an application for a permit or for a permit to be approved. Some of those here seem to have been met. But one of them in particular, and I brought this up earlier, is no building or structure that houses any part of the agribusiness may be located within 500 feet of any preexisting residence. That residence owned...unless it's owned by the applicant. There's no way that house is 500 feet away from the panel structure. And it's ambiguous enough that you could interpret it to say no building or structure that houses any part of the agribusiness may be within 500 feet. That means the panel housings themselves are part of it. They contain...the panels themselves, that's probably...if that's 100 feet from the panel to that green fence it's probably 225 feet to that house; maybe 300. Let's just say 300. So the ordinance is here to clearly show...

Attorney Morrison: If you could help us, sir, why would you...and I'm not arguing; I'm trying to understand. Why would you consider this to be agribusiness as opposed to just manufacturing? It's taking a raw product, sunlight, and manufacturing it into electricity.

Roger Schaub: Is that zoned for manufacturing?

Attorney Morrison: I don't know.

Roger Schaub: Does anybody know? Is that zoned for manufacturing? 'Cause that's exactly what it is. It's taking photonic energy and turning it into electronic energy.

Attorney Morrison: It is zoned for...it is a permitted use to have solar farms there though.

Roger Schaub: Which is considered to be everywhere I've read agribusiness; agricultural business is

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how it's kind of...

Attorney Morrison: Okay. Could you give us some sites on...is there anything on the Camden UDO that says that it's agribusiness? I don't know, I'm asking.

Roger Schaub: No, I can't...

Chairman Riggs: Mr. Meiggs wants to say something.

Garry Meiggs: Is a solar farm considered agribusiness?

Roger Schaub: Are you asking me that?

Garry Meiggs: How about Planning?

Attorney Morrison: Yeah, all right. You're under oath, Mr. Planner. Do you know the answer to this?

Dave Parks: As far as I know in our ordinance they are not considered an agribusiness.

Attorney Morrison: Why would you say that? Does our UDO give a definition of agribusiness?

Dave Parks: ---. (too low)

Attorney Morrison: Okay, thank you.

Roger Schaub: So then how is that particular piece of property zoned? What is it zoned for? Nobody knows?

Dave Parks: The county has various zoning districts in it and ---. (too low)

Roger Schaub: Even R-1 and R-2 residential?

Dave Parks: R-1, R-2, R-3 --- district. ---. (too low)

Roger Schaub: So do any of ya'll have a solar panel farm right across the street from your house?

Attorney Morrison: You're not allowed to ask questions of the commissioners.

Roger Schaub: Okay. That's the evidence that I wanted to present; is that I didn't feel that it met the requirements. But if it's zoned for such the argument then the argument is moot.

Attorney Morrison: Thank you, sir.

Roger Schaub: Thank you.

Attorney Morrison: All right if there are no other presentations of evidence you can now entertain closing arguments. You're not required to listen to repetitive or redundant arguments. You can limit

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the amount of time.

Chairman Riggs: I think Mr. Mullen wants to make a closing comment, counselor.

Herbert Mullen: I won't take but three minutes. First I want to thank ya'll for being here and enduring this presentation. I represent the lady...I was asked before when it was Board of Commissioners who did I represent. I represent Ms. Kim Sawyer seated over here in the white sweater. And it's her land that this proposed unit or development is going to be on. She has been extremely pleased and very satisfied with SunEnergy; the way they've approached the project, the way they've looked at the project. She doesn't want to adversely affect anybody but she would like for this project to proceed and I thank you for your consideration and I thank you very much for allowing SunEnergy to present their positions, their specialists. He's from Chapel Hill and I sort of...being from Wake Forest I sort of have a little problem with that. (laughter) These other boys from NC State, I really like them. But be that as it may he's an excellent witness and I thank you for your time and efforts on Ms. Sawyer's behalf.

David Owens: I've got one quick question then I'm done, I promise. They said when they're doing SunEnergy ya'll said you were gonna do sod, correct, as far as grass?

Attorney Morrison: Not allowed to ask questions anymore, sir. You can make argument.

David Owens: There was sod mentioned as far as grass. Was that in your ordinance? I'm asking 'cause I don't know.

Attorney Morrison: You're not allowed to ask questions of the commissioners.

Chairman Riggs: You can ask the Planning Board because the Planning Department has the ordinance at their fingertips.

Dave Parks: It's not in the ordinance.

David Owens: That's not in the ordinance, okay. ---. (inaudible)

Attorney Morrison: If there's nothing else you can close this public hearing.

Chairman Riggs: I will take a motion to close this public hearing on Mill Dam LLC.

Randy Krainiak: Moved.

Garry Meiggs: So moved.

Chairman Riggs: I think Mr. Krainiak beat you to it.

Garry Meiggs: Go ahead, Brother.

Chairman Riggs: **Mr. Krainiak has made a motion to close this public hearing on Camden Dam Solar, LLC 2017-06-04.**

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RESULT: PASSED [4-0]
MOVER: Randy Krainiak, Commissioner
AYES: Meiggs, Riggs, White, Krainiak
NOT VOTING: Munro

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

PROJECT INFORMATION

| | | | |
|---------------------------------|---|---|--|
| File Reference: | UDO 2017-06-04 | By: | David Parks, Permit Officer |
| Project Name; | Camden Dam Solar, LLC | Application Fee paid: | \$400 Check # 18532 |
| PIN: | 02-8944-00-75-7172 | Completeness of Application: | Application is generally complete |
| Applicant: | CAMDEN DAM SOLAR, LLC SUNENERGY1 | Documents received upon filing of application or otherwise included: | |
| Address: | 192 Raceway Drive Mooresville, NC 28117 | A. | Land Use/Development Application |
| Phone: | (704) 662-0375 | B. | Commercial Site Plan |
| Email: | | C. | Project Summary Letter |
| Agent for Applicant: | | D. | Deed & Lease Agreement |
| Address | | E. | Documentation of all requirements from NC State Utilities Commission |
| Phone: | | F. | Technical Review comments |
| Email: | | G. | Drainage Report (Pending/See attached email from County Engineer) |
| Current Owner of Record: | Kim Sawyer | H. | Kirkland Appraisals, LLC Impact Study |
| Meeting Dates: | | | |
| 7/19/2017 | Planning Board | | |
| Application Received: | 6/2/17 | | |

PROJECT LOCATION:

Street Address: West of 122 Mill Dam Road
Location Description: Courthouse Township

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Vicinity Map:



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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

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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:

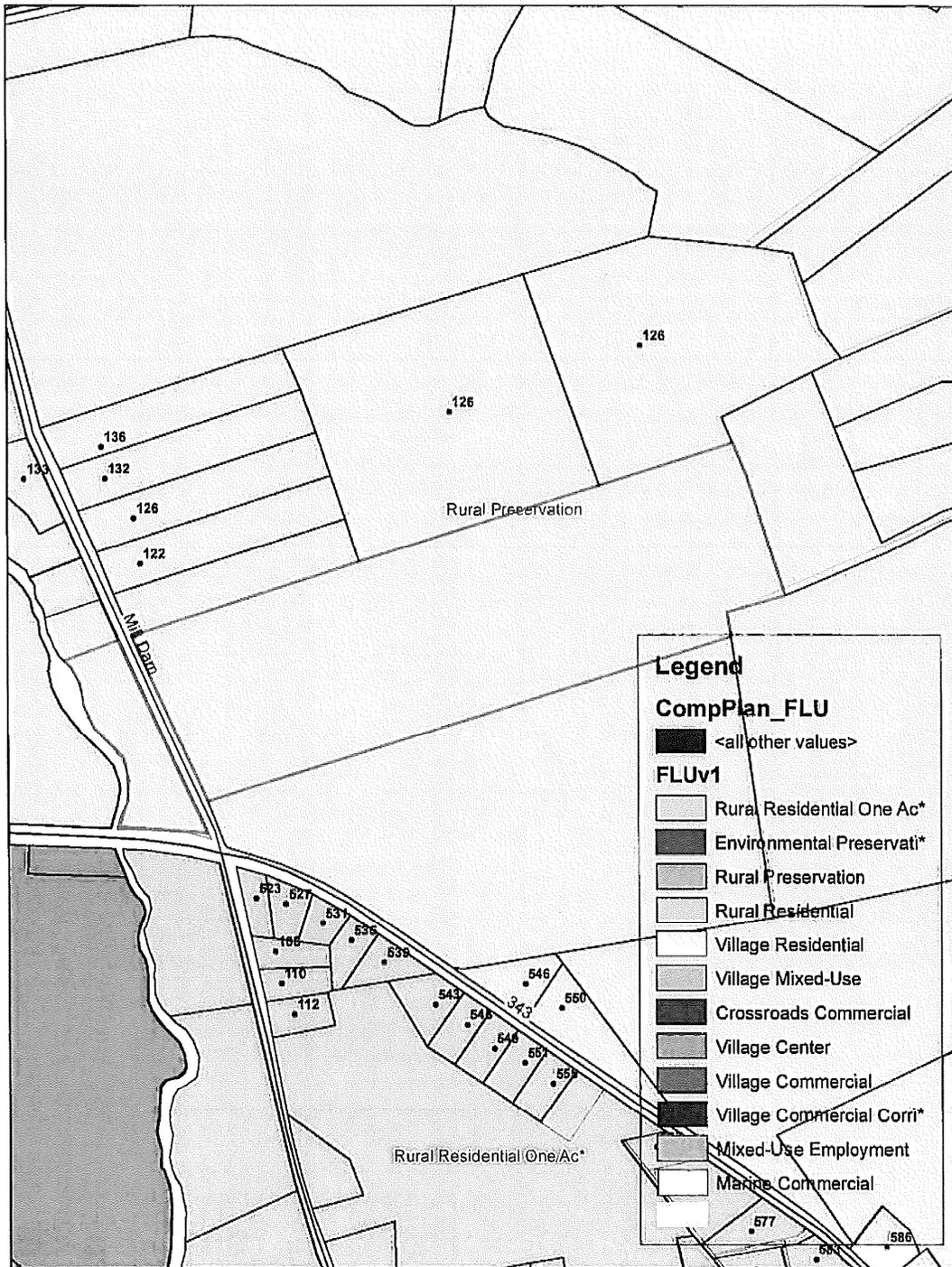
Yes No

Law Enforcement:

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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:

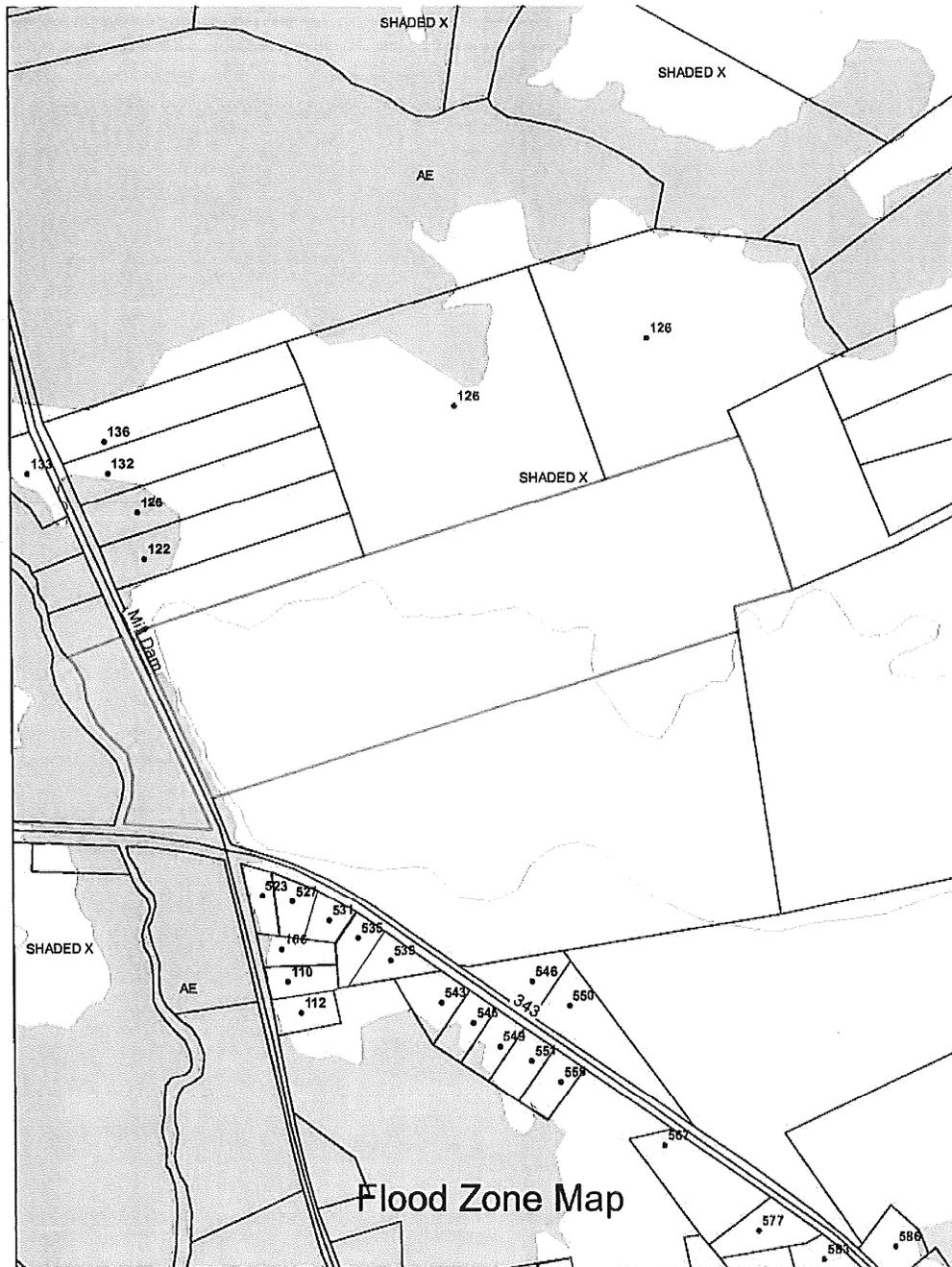
1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply 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.



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Motion to add Camden Dam Solar LLC to New Business as Item 8.G.

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| | |
|--------------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

Chairman Riggs briefly recessed the meeting.

Motion to go into quasi-judicial Public Hearing for Special Use Permit UDO 2017-06-07 Sandy Solar LLC.

| | |
|--------------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Garry Meiggs, Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

Dave Parks: Yes, Mr. Chairman, Sandy Solar LLC who is being represented by SunEnergy1, Ms. Linda Nwadike, I mispronounced her name last name, I apologize. Application is for 5 megawatt solar farm located across from 467 Sandy Hook Road. In your packet you'll have staff's Finding of Facts, supporting documents, at this time we would like to submit as evidence in this matter.

Attorney Morrison: You must rule whether or not to accept those.

Chairman Riggs: We are going to accept the Finding of Facts from the Planning Department.

Attorney Morrison: Madam Clerk, that will be Staff Exhibit 1.

Dave Parks: All the requirements of the Unified Development Ordinance have been met as far as the notification of public hearing to the newspaper, posting of the property. At this time what we'll do is we'll let Ms. Linda Nwadike present the project and at the end staff will go over the staff Finding of Facts and the conditions presented thereto.

Attorney Morrison: If she's going to testify she needs to be sworn in.

Dave Parks: Oh yes. I had my cheat sheet here and it disappeared. Anybody that's going to speak on this matter could they come forward and be sworn in please.

Attorney Morrison: That would be for or against.

Dave Parks: For or against.

[Witnesses are sworn in.]

Linda Nwadike: Thanks again, Mr. Parks. Again, my name is Linda Nwadike and my address is 192 Raceway Drive in Mooresville, North Carolina. The project we're proposing is a 5 megawatt AC project located on North Sandy Hook Road. Again, this is 5 megawatts. It's about 34 acres that would be utilized. We have met all the solar ordinance requirements in regards to setback, height

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requirement, buffer. So I do have expert witnesses here to discuss if you guys have any questions in general. But just briefly, it is a 5 megawatt project. Thank you.

Attorney Morrison: Mr. Chairman, I notice that the witnesses are similar, if not identical, to the previous hearing. I caution you, you cannot consider anything in the previous hearing; what the witnesses said previously in support of this project. Each has to stand on its own evidence, even if the evidence may seem repetitive.

Dave Parks: Yes, Mr. Chairman, the lot size on this property is approximately 73 acres. The property is located in Flood Zone X/AE, which is 100-year flood, which if any construction in a 100-year flood, the panels will have to be elevated to or above base flood elevation. The zoning on the property is General Use District. The existing land use is farmland. The use is allowable, is a permissible use in accordance with your Unified Development Ordinance, with the approval of a Special Use Permit application. The nearest stream or creek is Indiantown Creek to the east; distance to the nearest outfall again, again is about a mile away from Indiantown Creek. There are currently no utilities servicing the property. Duration of traffic; there will be an increase in traffic during the construction phase of this project. Once the construction phase is over the increase in traffic will be back down to normal. Again, the site plan on the board shows the landscaping and buffering are required.

Findings Regarding Additional Requirements: Endangering the Public Health and Safety. Staff's opinion, that the application does not appear to endanger public health and safety. Injure the value of adjoining or abutting properties; without any evidence to the contrary staff's opinion is that the application does not appear to injure the value of adjoining or abutting property. Is it in harmony within the area which it is located; the property is zoned for proposed use. The comprehensive plan has property identified as rural preservation. Public Facilities: Does not exceed the schools, fire or law enforcement. In your packet you'll have emails from the sheriff's office and the fire marshal requesting training be provided.

At their July 19, 2017 meeting, Planning Board recommended approval on a 6-0 vote of the Special Use Permit for Sandy Solar, LLC with the following conditions:

1. The applicant must strictly abide by all the 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 UDO2017-06-04.
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, SunEnergy 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.

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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 operation during construction phase shall be Monday-Saturday, dawn to dusk.
8. Property shall be maintained throughout the solar farm's 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.

Dave Parks: If the board has any questions staff will answer them. Ms. Nwadike is here also and we could open it up for public comment.

Chairman Riggs: We accept the Finding of Facts. Madam Clerk, we accept the Finding of Facts by the Planning Department. Okay.

Attorney Morrison: Is there further presentation from the applicant?

(inaudible conversation)

David Williams: Hi. Good evening, again. I'm David Williams at 188 West Blithedale Mill Valley, California and I'm here in support of the applicant and the project does not endanger the public health or safety.

Attorney Morrison: I know you testified in the lengthy proceeding but this stands on its own.

David Williams: Yes, sir.

Attorney Morrison: Would you give us your educational background, please?

David Williams: Yes, I have a Mechanical Engineering degree from Georgia Tech.

Attorney Morrison: And when did you take that degree?

David Williams: 2002.

Attorney Morrison: And how have you been employed since 2002?

David Williams: I have worked in various capacities in the solar business.

Attorney Morrison: Can you give us examples?

David Williams: Yes, sir. I have served as the Senior Fellow from the University of California's Renewable and Appropriate Energy Lab. I worked with the United States Department of State, the U.S. Department of Energy, the National Renewable Energy Lab and Sandia National Laboratory in a variety of capacities.

Attorney Morrison: What kinds of things do you do for those entities?

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David Williams: Primarily look at setting standards around solar; advising; international forums on policy, finance and technology.

Attorney Morrison: Do you intend to render any opinions this evening?

David Williams: Yes, sir.

Attorney Morrison: And what would you intend to opine on?

David Williams: Opine on the public health and safety of solar projects; or this specific solar project.

Attorney Morrison: And I know at least one occasion you've qualified as an expert to do that, correct?

David Williams: Yes, sir.

Attorney Morrison: Have you previously qualified as an expert?

David Williams: Yes, sir.

Attorney Morrison: And where was that?

David Williams: In one of the counties down in North Carolina as well as a few international.

Attorney Morrison: Okay. Mr. Chairman, you may accept this witness as an expert capable of rendering an opinion. Again, you're not required to believe his testimony simply because he is an expert. You can believe all, some or none of what he says based upon your common sense. All right sir, continue.

David Williams: So in my expert opinion this project does not endanger the public health or safety. Typically those questions around safety are around toxicity, glare or sound or electromagnetic fields. It's my expert opinion that none of those apply here.

Attorney Morrison: Have you in fact studied the application?

David Williams: Yes, sir; the specifications.

Attorney Morrison: And are you familiar with what this project will entail?

David Williams: Yes, sir.

Attorney Morrison: And are you familiar with where it is to be located?

David Williams: Yes, sir. I do have a letter that I'd like to put into record.

Attorney Morrison: All right if you would please, what is that record? What does that letter do?

David Williams: The letter is my testimony about the project not endangering the public health or safety.

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Attorney Morrison: Okay. And is it consistent with what you just testified to?

David Williams: Yes, sir.

Attorney Morrison: And you are the author of that letter.

David Williams: Yes, sir.

Attorney Morrison: All right, if you would give it to the clerk.

David Williams: That would be Applicant's Exhibit One I believe, Madam Clerk.

Attorney Morrison: Is that the extent of your testimony?

David Williams: Yes, sir.

Attorney Morrison: Questions by the board?

Chairman Riggs: Questions, gentlemen?

Attorney Morrison: All right at this point he would be subject to cross examination by any opponent. Anybody got any questions; no arguments? Anybody have questions of this witness?

Susan Bundy: I do.

Attorney Morrison: Come up and give you name. Remember you can only ask questions at this point.

Susan Bundy: I hope I'm asking this to the right person. --- (too low)

Attorney Morrison: All right, give us your name and address please.

Susan Bundy: Susan Bundy and it's 463 North Sandy Hook Road Shawboro, North Carolina.

Attorney Morrison: All right, if you would address your questions to the witness.

Susan Bundy: Okay. You stated in your testimony you have studied the plans for this specific project, correct? Have you studied or are you aware of a study that has been performed as it relates to the effects of a solar farm abutting or adjacent to a sewer dumping facility?

Attorney Morrison: All right I want you to ask that yes, no. That's a yes or no question.

David Williams: I'm not aware of any studies specific to solar adjacent to a sewer facility.

Susan Bundy: Okay. One moment, please. It's all over the place and I'll try to consolidate. And for this particular site has there been an impact study on the glare impact related to the proximity of the Coast Guard and to the Currituck County airport?

Attorney Morrison: Yes, no, I don't know.

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David Williams: I don't know.

Susan Bundy: Okay. Sorry.

Attorney Morrison: Take your time, ma'am.

Susan Bundy: Thank you. I'm not sure if this question is for you. Have all FAA requirements been met for this particular site?

Attorney Morrison: Yes, no or I don't know or they're not required.

David Williams: To my knowledge they're not required.

Attorney Morrison: Why is that?

David Williams: So the FAA study I think applies to specific geography and I don't believe this lies within the boundaries.

Attorney Morrison: What do you mean by applies to specific geography?

David Williams: So as I understand it, the FAA regulations are radiuses from points of airfield and those radiuses extend as they go up in altitude. And I don't believe this site is within the range.

Attorney Morrison: In other words this is not close enough to an airfield to require FAA...(cross talk)

David Williams: To my knowledge. It's not a universal requirement. Every project is not ---. (too low)

Susan Bundy: To that point do you know if there are different FAA requirements for a small airport versus a large airport; be the Coast Guard versus a tiny community airport like Currituck Airport?

David Williams: The requirements to my knowledge are identical. --- as well as on small municipal airports. It's the same standard.

Susan Bundy: Okay. And...that's for the CEO. Can you provide the approximate rate of failure in the panels for this specific property?

David Williams: So the most recent study from the National Renewable Energy Lab says the failure rates...just to distinguish failure rates in this context are performance failure rates; not necessarily mechanical failure rates. Performance failure rates are around 5 per 10,000 and failure means that it is not meeting current energy expected. Failure of the mechanical package is somewhere around .1%. It varies by technology and by ---. (too low)

Susan Bundy: Let me check where I was. And that was failure in the panels. And who will be on the site to manage performance failures specific to this property? Because I heard testimony previously where says you know traffic will be minimal or increased during construction; it will be minimal after the fact. I want to know will there be someone on site to manage for performance failures; leakage, stuff of that nature?

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David Williams: Performance failures are monitored remotely or can be monitored remotely. There is specific onsite maintenance that's done on a regular basis. And then in terms of the question of leakage to my knowledge I don't believe that there is leakage so I don't think that there would be someone on site that would look for it; non-existent.

Susan Bundy: Okay and you said performance failures are monitored off site periodically?

David Williams: Monitored within 15 minutes I think. They're typically monitored ---. (too low)

Attorney Morrison: Be sure you speak into the microphone, sir.

David Williams: Oh I'm sorry.

Susan Bundy: So there will be no one on site to manage performance failures to your knowledge.

David Williams: I didn't state that. There will be people on site to manage failures but some of that diagnostics is done remotely.

Susan Bundy: Okay. Based on your review of this particular project will these panels transition throughout the day; they will move with the sun?

David Williams: One cycle per day east to west.

Susan Bundy: And in relation to the adjacent residential properties have you studied how the glare affects...how those properties will be affected by glare throughout the day with the transition; specifically this property?

David Williams: Specific to this property, no.

Susan Bundy: Okay. So no study to this property.

David Williams: And again in my professional opinion there is no glare. The glare has been determined by the FAA to be generally nonexistent. The FAA studies are more guidelines around the process in which they --- and less about the ---. (too low)

Susan Bundy: Okay. Let me catch back up with my notes. That may be all for the engineer. For right this minute that's all for the engineer.

Attorney Morrison: Okay, thank you. Any other questions for this witness? Give us your name and address please, sir.

Wesley Mason: My name is Wesley Mason. I live at 461 Sandy Hook Road. Ya'll might know me as Skipper. But I've got one question for my peace of mind because I live directly across. Has any of your solar farms ever been subject to a Category 2 or greater hurricane? Just because of where I live to the site.

David Williams: I'm not for sure if it's subject to that.

Wesley Mason: So no, you don't know.

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David Williams: I do know that there are very high wind speeds that may categorize as a hurricane 2. The solar panels...(cross talk)

Wesley Mason: I'm asking have they ever been through a Category 2 or greater hurricane; not no subsequent...a hurricane.

David Williams: Yeah I'm not so knowledgeable on what wind speeds are a Category 2 hurricane but they have been subjected to very high winds.

Wesley Mason: But not a hurricane.

Attorney Morrison: Yeah it is. The question is yes or no. Would you answer the question...(cross talk) Wait a minute, sir.

David Williams: No, I think the answer is I don't know from the top of my head the wind speeds of a hurricane.

Attorney Morrison: Any other questions for this witness? Okay, I caution the audience, you're not...unless the chair wants to in his discretion allow it, you're not going to be able to ask this witness any other questions. So if you've got something now is the time. All right, thank you sir.

Chairman Riggs: Next expert.

Tommy Cleveland: Good evening, Board. My name is Tommy Cleveland at 4141 Laurel Hills Road in Raleigh. I'm here on behalf of the Sandy Solar project to provide expert testimony on public health or safety endangerment.

Attorney Morrison: All right sir, would you give us your educational background?

Tommy Cleveland: Yeah, undergraduate and master's degrees in Mechanical Engineering at NC State.

Attorney Morrison: And what has been your history, your work history since graduation? When did you take that master's degree?

Tommy Cleveland: 2004.

Attorney Morrison: And what has your work history been since then?

Tommy Cleveland: Until just a few months ago I worked at NC State.

Attorney Morrison: In what capacity?

Tommy Cleveland: As an engineer at what used to be called Solar Center and it changed names to the Clean Energy Technology Center. You could summarize it as a researcher and educator on solar energy.

Attorney Morrison: All right and did you also teach courses at NC State?

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Tommy Cleveland: Yes, sir.

Attorney Morrison: And what courses did you teach relative to solar energy?

Tommy Cleveland: A design of solar energy class in the Mechanical Engineering department and a solar PV assessments class.

Attorney Morrison: What is PV?

Tommy Cleveland: Solar Photovoltaics Assessments.

Attorney Morrison: Okay so you actually taught a class on how to build these...how to engineer these solar farms?

Tommy Cleveland: How to engineer solar energy in general, yes. It included lectures on this kind of design, yes sir.

Attorney Morrison: Okay. And do you hold any licenses?

Tommy Cleveland: Yeah, Professional Engineer in North Carolina.

Attorney Morrison: Okay. And how long have you been a professional engineer?

Tommy Cleveland: Since 2008.

Attorney Morrison: All right. Members of the Board, this witness would qualify as an expert to render an opinion. Again simply because he's an expert does not require you to believe his testimony. You can believe all, some or nothing that he says using your standard everyday assessment skills. All right sir, go ahead.

Tommy Cleveland: It's my opinion that this project would not impact...

Attorney Morrison: Sorry, have you studied this project?

Tommy Cleveland: Yes, I have.

Attorney Morrison: All right and that includes reviewing the plans?

Tommy Cleveland: Yes, sir.

Attorney Morrison: And the site at which it is to be located?

Tommy Cleveland: That's correct, yes.

Attorney Morrison: All right, go ahead.

Tommy Cleveland: And based on that review and my knowledge of the technology and common practices in this technology it's my expert opinion that it would not endanger the public health or safety. I can speak more about that but I've studied this topic directly and I've also studied the topic directly about whether or not it impacts the ability to grow crops again on the site. And my

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conclusions are that any impacts are negligible and that it does not endanger the public health or safety.

Attorney Morrison: All right any questions by members of the Board?

Tommy Cleveland: Oh and I've got a letter summarizing that testimony and my background I'd like to submit as evidence.

Attorney Morrison: All right, that would be Applicant's Exhibit 2.

Chairman Riggs: Members of the Board is there any questions we'd like to ask of this engineer?

Commissioner White: No, sir.

Garry Meiggs: Not at this time.

Attorney Morrison: All right if there are not questions of the Board, members of the public do you have questions of this witness? (cross talk) If you'd give us your name and address please, ma'am.

Nicki Owens: Nikki Owens. Address is 546 South 343, Camden. Question for you is PV or Photovoltaics, what does it consist of? What type of elements and minerals?

Tommy Cleveland: It's a semiconductor that converts sunlight into electricity. It's either silicon-based that includes phosphorus and boron or it's cadmium telluride.

Nicki Owens: Okay. With the silicon does that create any health hazards with those?

Tommy Cleveland: No.

Nicki Owens: And cadmium...

Tommy Cleveland: Cadmium telluride.

Nicki Owens: Yes.

Tommy Cleveland: No, I'm not sure I understand the question directly but...

Nicki Owens: Health hazards.

Tommy Cleveland: Yeah no, the conclusion is...(cross talk)

Nicki Owens: What type of elements...I mean with those type of elements what is generated? Some research that I've done seen that...

Attorney Morrison: Well no, you can't testify.

Nicki Owens: Okay.

Attorney Morrison: The question is does the cadmium...

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Nicki Owens: Okay I'm gonna ask a question.

Attorney Morrison: Yes ma'am. Okay. Ask the question again, ma'am. Would you ask the question again?

Nicki Owens: What type of toxic materials are within the Photovoltaic solar panels?

Tommy Cleveland: In the crystalline silicon panels many brands have a tiny amount of lead in the solder material and in the cadmium telluride panels the cadmium, which is a component of the cadmium telluride is a toxic material. There's tiny amounts of both. They're well-encapsulated and don't cause a public health or safety concern.

Nicki Owens: The leads don't cause any problems whatsoever or health concerns?

Tommy Cleveland: Correct. No, the way they're encapsulated within the panel and the tiny amount that's there, no they don't.

Nicki Owens: Within that capsule itself how is it sealed? Can you give me like a drawing or some type of composite?

Tommy Cleveland: I can describe it I think. Briefly it's layers; a layer of tempered glass, a layer of clear plastic that's EVA, ethyl-vinyl polyethylene perhaps. EVA is what they refer to it as. It's a common plastic in many products. It's the same products used between hurricane glass, layers of hurricane glass or a windshield of a car. So that is the encapsulate. There's a layer of that EVA on both sides of the solar cell that seals it away from moisture and air for the operational life of the panel.

Nicki Owens: Okay. And the life of the panel is how long?

Tommy Cleveland: They come with a 25-year power warranty.

Nicki Owens: That's good enough for now. Thank you.

Attorney Morrison: Wait just a minute. Any other questions for this witness?

Susan Bundy: --- (too low)

Christian Overton: Thank you, sir.

Attorney Morrison: Give us your name and address, sir.

Christian Overton: Christian Overton, 1293 NC Highway 343 South, Shiloh, North Carolina.

Attorney Morrison: All right go ahead, sir.

Christian Overton: You spoke of...being Camden is a very rural agricultural county, you spoke of in the state of the land being able to go back into agricultural practice. Do you have a timeframe from the time of decommission to viable agricultural land can be practiced again?

Tommy Cleveland: Roughly six months is the value I've heard. Most often in my understanding is about six months. It depends on how much lime and fertilizer have been added in the recent history

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while it was a solar farm. So that would be...the main determining factor is reapplication of lime and fertilizer.

Christian Overton: To answer my next question it may be a two-parter. The structures that are involved in the equipment for the solar farm, how deep in the soil profile do they go?

Tommy Cleveland: 5 to 10 feet, depending on the specifics of the soil and the product; the structural product.

Christian Overton: Okay. So at what depth is grubbing or removal of soil have to be done to take those components out of the soil? So if you've got a component that's 5 feet of depth into the soil profile how much soil profile is being disturbed getting those components in the soil and also taking them out?

Tommy Cleveland: I'm not sure I understand the question about the soil. They're small footprints. They're driven into the ground and pulled back out of the ground vertically if that answers the intent of the question.

Christian Overton: All right so in six months' time you're going to alleviate all the compaction and the soil structure damage that occurred over millions of years in six months' time.

Tommy Cleveland: What millions of years are you referring to?

Christian Overton: Soil doesn't...is not generated in six months. Correct?

Tommy Cleveland: Correct.

Christian Overton: So through compaction and movement of soil in six months' time you're saying that that structure is going to be back to its original state before you applied the solar farm.

Tommy Cleveland: No, I'm not claiming that.

Christian Overton: Okay. So the viability of it being an agriculturally practiced soil again in six months is...

Tommy Cleveland: Basing some of that six months on Dr. Heiniger that was mentioned earlier; an NC State Crop scientist that's been speaking on this topic and that was his answer when he was asked this question and he said six months based primarily on the time it takes the lime to...

Attorney Morrison: All right you can't make reference to what took place in a previous hearing. So who is Dr. Heiniger?

Tommy Cleveland: Dr. Heiniger is an NC State crop scientist that's been vocal about concerns of solar on agricultural land.

Attorney Morrison: All right is he well-respected in...

Tommy Cleveland: He's well-respected in the crop science field in North Carolina, yes sir.

Attorney Morrison: Okay.

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Christian Overton: I will agree with you that as far as six months' timeframe to get soil amendments of lime and fertilizer to bring correct. I have to disagree with you on the fact that the soil structure...

Attorney Morrison: You can't testify, sir. You can ask questions now. You can testify later but just asking questions now.

Christian Overton: Asking the questions. You caught me, didn't you? In your professional opinion is there any other industries that may be viable to a solar farm after it is decommissioned?

Tommy Cleveland: For that land?

Christian Overton: For that land; for that property that we are speaking of, yes.

Tommy Cleveland: Anything that that site is viable for; I think it would not be impacted by the fact that it was previously a solar farm there.

Christian Overton: Thank you, sir.

Attorney Morrison: Thank you. All right, any other questions for this witness? Yes, sir.

David Owens: David Owens, 546 South Highway 343. With the runoffs and everything are you pretty well confident that the drinking water that we're getting from the runoff and everything is not going to harm us?

Tommy Cleveland: That's right. There's nothing emitted from these...

Chairman Riggs: Time out. He can't hear you because you need to step closer to the mic.

David Owens: Okay.

Chairman Riggs: So start from asking your question again, David.

David Owens: I was worried about the runoff because where are a lot of these are going are right straight into the river where we're doing our water to get drinking water for the county. Lead, zinc; so none of that is going to be harmful for us long-term?

Tommy Cleveland: None of that is going to be washed into the water.

David Owens: On a very, very hard rain; hurricane-strength rains are not going to move the soil into it at all?

Tommy Cleveland: There's going to be no lead coming out of the panels. They are encapsulated.

David Owens: Out of the pipes and stuff in the ground?

Tommy Cleveland: There's no lead in the pipes; it's PVC pipes.

David Owens: Okay. Number two, you work NC State, correct?

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Tommy Cleveland: No, I did for 12 years until recently; I don't now.

David Owens: Okay, what do you do now?

Tommy Cleveland: I'm an engineer at Advanced Energy; consulting engineer on solar projects. Primarily we do commissioning inspections for Duke Energy for solar projects.

David Owens: Okay have you gone out in the field and personally hung a panel?

Tommy Cleveland: No.

David Owens: You're sitting here testifying tonight on the soil. Have you personally gone out after six months, six years and personally done sample of studies of the soils on any of their farms that they've done?

Tommy Cleveland: No.

David Owens: So you really don't know the long-term effect. What your hypothetical guess, slide rules and everything 'cause you've not gone physically in the field and dug it and gone back to the lab and tested it. Am I correct?

Tommy Cleveland: I haven't done that personally but that's not a requirement.

David Owens: Okay but I mean you're sitting here testifying that it's not gonna do it but yet you haven't done the work to prove yes, it has; no, it hasn't.

Tommy Cleveland: No, I've read the academic literature.

David Owens: Okay. We can read but that's my point.

Tommy Cleveland: I have an understanding of the science.

David Owens: That's fine. But it's not like with physical going out and testing personally the soil.

Attorney Morrison: Okay, wait a minute. Your point is well-made. It was asked and answered. Okay. Any other questions of this witness? Okay, this is it. Thank you. You may have a seat.

Rich Kirkland: Good evening. Richard Kirkland, 9408 Northfield Court, Raleigh, North Carolina.

Attorney Morrison: And what do you wish to testify to, sir?

Rich Kirkland: I'm here to speak on harmony of use and property values.

Attorney Morrison: All right, would you give us your educational background please?

Rich Kirkland: I graduated from UNC Chapel Hill in 1993; BA in English.

Attorney Morrison: And what has been your work history since graduating from Chapel Hill?

Rich Kirkland: I've been working with the commercial appraisal field since 1996.

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Attorney Morrison: Do you hold any licenses in real estate appraisal?

Rich Kirkland: I do.

Attorney Morrison: And what are those licenses?

Rich Kirkland: I'm a certified general appraiser in North Carolina and actually a couple other states, as well.

Attorney Morrison: And in order to obtain those licenses did you have to sit for a passed test?

Rich Kirkland: I did.

Attorney Morrison: Okay and how long have you been a real estate appraiser?

Rich Kirkland: I've been appraising for 18 years. The first two years of that...sorry, I've been appraising for 21 years, the first two years of that as a trainee. And I've been certified general for the last 18, 19 years.

Attorney Morrison: What experience have you had both by education and personal involvement in appraising the effects of solar farms on adjacent properties?

Rich Kirkland: I've been looking at this question for the last five to six years, specifically looking at impact analysis; looking at paired sales and quantifying adjoining uses around North Carolina.

Attorney Morrison: And how many such projects have you been involved in doing that?

Rich Kirkland: I've been involved in over 300 projects; over 250 of those in North Carolina.

Attorney Morrison: All right, thank you. Mr. Chairman, members of the Board, this witness would qualify as an expert capable of rendering an opinion as to the impact or not of solar farms on adjacent real estate values. That's what you wish to testify about, correct?

Rich Kirkland: Correct.

Attorney Morrison: All right. Again, same admonition. You're not required to believe him because he's an expert. All right, go ahead sir.

Rich Kirkland: Again, good evening. Not sure how quickly I'm supposed to...I guess I'm supposed to be thorough. So I do have a report. I believe it was part of the submittal package so you should have that already. But just to summarize the findings in there, I have been visiting and quantifying lot adjoining uses all around solar farms across North Carolina. When I look at those I look at them based on adjoining acreage and also based on adjoining parcels. If I look at the adjoining acreage the most common use adjoining a solar farm is agricultural. If I look at it by adjoining parcels the most common is residential. Between the two they make up well over 90% of the adjoining uses, the solar farms across the state. And that doesn't matter whether I look in eastern North Carolina or in western North Carolina. It's the same; each subsection, it's the same across the board. This is where solar farms are being located; where you have the open space required to put the panels and there's gonna be nearby power users because you need the power infrastructure to pull the power out. This

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is consistent with that. This property here has a very similar characteristic. If I look by acreage the most common adjoining use is agricultural. If I look by number of parcels, most common usage is residential. The residential is all located across the street; is very consistent with what I see across the state. So it is my professional opinion that this is a harmonious location for a solar farm. While I've been looking at all these adjoining uses I've also been looking at sales and trying to quantify paired sales or matched pairs. That's the type of analysis that the Appraisal Institute puts forward as the best way of looking for an impact analysis or impact on property value.

Attorney Morrison: Explain what that is.

Rich Kirkland: It's where you look at property that is sold; in this case adjoining to a solar farm, the thing you're testing for; and you compare that to an identical nearby or a near to identical property that does not have that. So again, compare next to a solar farm to not next to a solar farm. Again there is a textbook example of this; the very first matched pair set. There's multiple matched pairs I've listed in this project in Goldsboro where there was a subdivision being put in before a solar farm was announced. So I have home sales before the solar farm, I have home sales after the solar farm was announced and I also have home sales after the solar farm was built. I've got after it was built, I have solar farms that adjoin the solar farm and I also have homes that are down the street; identical floor plans selling for the same price for the same floor plan, selling for the same price per square foot; whether it's adjoining, not adjoining or if it was before the solar farm or after the solar farm. The homes based on the marketing team, I talked to them and the builder team. They sold out the subdivision as quickly as they expected to initially so it had no impact on how quickly the homes sold. And finally there has actually already been a resale of a property in there where one of the homes adjoining the solar farm has sold again since the initial homeowner bought it. And it's showing typical appreciation for that market. So again it's not affecting the initial prices; the price per square foot, the price for that same identical floor plan. And again that same builder is building homes identical homes elsewhere in the county now and similar price points. So not affecting the price per square foot or the price for the floor plan. It's not impacting how quickly homes sell and it's not impacting appreciation. Going through the other matched pairs I've got 23 different matched pairs in that report and there's more that I found since then. I'm constantly trying to update and add to it. But they're showing no impact for rural homes as well as like in the subdivision. Recently looked at one where the property was under contract while a solar farm was being approved; both buyer and seller were aware. It had no impact on the negotiation and the solar farm was approved before the home sold and then it sold at the same price contracted ahead of time. The broker indicated it had no impact on value. The examples are all documented in the report. Happy to go into greater detail if you would like me to. But it is my professional opinion that this project is similar to these others that I've cited. The demographics are similar in these cases and I've also got that documented in the report, as well. So it is my professional opinion this will have no impact on adjoining property values. I'm happy to answer any questions.

Attorney Morrison: All sir, in rendering your opinion am I correct in understanding that you reviewed this specific project on this specific land and the surrounding land?

Rich Kirkland: Yes, sir.

Attorney Morrison: Okay. Questions from the board.

Chairman Riggs: Any questions, gentlemen?

Garry Meiggs: No.

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Attorney Morrison: All right any member of the audience have questions? If you would then come up please. State your name and address please.

Christian Overton: Christian Overton, 1293 NC Highway 343 South, Shiloh, North Carolina. I'd like to ask you to the validity of using Goldsboro as a site to compare Camden County for land valuation.

Rich Kirkland: Again, I was not using Goldsboro sales to establish a land value but to look at whether there was an impact; looking at any impact, positive or negative, on those homes in Goldsboro. I don't believe that the homebuyer in this area is significantly different from there. And again, the income range and the price range of homes are very consistent between the two areas. But I haven't looked at just there. I've also looked in Currituck. I've got a matched pair in Currituck, which is closer to this area. I've looked to...again, I've looked at solar farms and there's a breakdown of the list of different solar farms in this and adjoining counties, including a project over in Elizabeth City that I looked at, as well.

Christian Overton: Was your assessment of Currituck County values presented in your information?

Rich Kirkland: Yes, it is.

Christian Overton: Would you mind explaining it as you did using the Goldsboro example?

Rich Kirkland: Sure. Page 23 of the report, it shows where I have the breakdown on that solar farm; the adjoining uses, you can see the breakdown there as well. I've looked at two different actually matched pairs of that solar farm. You can see where there's home sales I've compared them whether it adjoins or does not adjoin. So I have multiple properties I'm comparing to that site and just adjusting for the differences as far as size; trying to stick as close as possible, you can see all the breakdown on there. And on page 23 and 24 it shows...where my conclusions show no impact on value on those two matched pairs.

Christian Overton: Have you done any studies in Pasquotank County as well?

Rich Kirkland: I've looked in Pasquotank but don't know that I have any matched pairs in that county. Again, even finding a solar farm in a county does not necessarily mean that there's a sale since the solar farm's been built that I can use to look at for data.

Susan Bundy: Again Susan Bundy, 463 Sandy Hook Road. I want to start with first a yes or no question. Well no, I don't. Could you cite the date of this impact study you are referencing?

Rich Kirkland: Well July 6th.

Susan Bundy: Of?

Rich Kirkland: This year, 2017.

Susan Bundy: So this is not the same impact study then that was disqualified by Superior Court Jerry Tillett in Currituck County? Is that a correct statement?

Attorney Morrison: If you don't know you can say you don't know.

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Rich Kirkland: I don't know but it definitely cannot be that.

Susan Bundy: Okay so have you done more than one impact study for SunEnergy1?

Rich Kirkland: Yes.

Susan Bundy: And have you done an impact study specific to this property?

Rich Kirkland: Yes.

Susan Bundy: An impact study?

Rich Kirkland: Yes ma'am.

Susan Bundy: All right. And in your experience you've done an impact study on similar properties related to market sales within a distance of a sewer plant and a solar farm and the residential property; all three?

Rich Kirkland: Again, maybe I should hear the question again. I'm not sure I understand the question.

Susan Bundy: In your impact studies reports, you're citing comparables, market sales, things of that nature, comparable properties, have you done a study that compares the marketability or market sales of a residential property located within less than you know what, two-tenths or however across a street from a sewer ditch or a sewer plant and a solar farm alike because we will have both?

Attorney Morrison: That's a yes or no question. Have you done such a study?

Rich Kirkland: No.

Attorney Morrison: No, okay.

Susan Bundy: So no study. And does your study include comparables from market analyses within Camden County?

Rich Kirkland: No.

Susan Bundy: So within what distance are your comparables in the study?

Rich Kirkland: Again, I believe the closest would be in Currituck.

Susan Bundy: And that was for residential properties?

Rich Kirkland: It was.

Susan Bundy: Give me a few minutes. Sorry. I asked that already. Let me just scroll through here. I think that's all for the appraiser.

Attorney Morrison: Thank you.

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Susan Bundy: Thank you.

Attorney Morrison: Any other questions for this witness?

Wesley Mason: I've got one more question. Wesley Mason, 461 Sandy Hook Road. My simple question: Have you ever done an impact study on a solar farm that's had a negative impact? Yes or no?

Attorney Morrison: Yeah that is a yes or no question.

Rich Kirkland: I will say that no, I have not but I would like to further explain.

Wesley Mason: Thank you.

Attorney Morrison: He has the right to explain his answer.

Rich Kirkland: I have declined to do impact studies where I thought there might be an issue and that would be where solar panels are within 50 feet of a house.

Attorney Morrison: Okay. All right any other questions for this witness? All right, thank you.

Rich Kirkland: Thank you.

Attorney Morrison: Any other witnesses for the applicant?

Linda Nwadike: That's all right now.

Attorney Morrison: Okay. Well you say right now; this may be forever.

Linda Nwadike: That's it.

Attorney Morrison: All right now at this point, Mr. Chairman, and members of the audience listen to me carefully please. If there is a presentation of evidence that someone wishes to make now would be the time to do it. Evidence is different from arguments. You will get a chance to make an argument in a minute. Has anybody got any evidence in opposition that they wish to present?

(inaudible conversation)

Attorney Morrison: You can call...that would be evidence. You can call a witness of anybody in this room; you can call a witness.

Wesley Mason: I would need to do that now?

Attorney Morrison: Yes, sir. Who would you like to call as a witness?

Wesley Mason: I don't know who ---. (inaudible) Nobody could come up here to answer a question. I will direct it to the owner of SunEnergy.

Attorney Morrison: Okay, all right sir. Come up, please. The questioner, give us your name and address.

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Wesley Mason: Wesley Mason, 461 Sandy Hook Road.

Attorney Morrison: All right and the witness you have called, if you would give us your name and address, sir.

Kenny Habul: Kenny Habul, 898 Lexington Avenue, Greenville, North Carolina.

Attorney Morrison: All right, sir, now you may ask him a question.

Wesley Mason: I have one question. Who is the owner of Sandy Hook Solar? Is it SunEnergy? Is it the Williams/Nash family or is it somebody that's gonna buy it? Who is the owner of the facility?

Kenny Habul: We're not required to tell you who the owner is but we're happy to tell you that it's SunEnergy1.

Wesley Mason: Okay I just wanted to know who the owner was. That's all. Thank you.

Susan Bundy: I have some questions while he's up there.

Attorney Morrison: All right, come forward.

Kenny Habul: I need to stay?

Attorney Morrison: Yes sir, she has a question for you.

Susan Bundy: You just have to bear with me 'cause I haven't heard him ask. Susan Bundy, 463. And let me get my notes. As I understand there is a requirement in the ordinance to have a irrevocable bond or letter of credit issued on behalf of the county as the beneficiary for SunEnergy. Is SunEnergy prepared to provide the county with a commitment letter today or has that letter been provided to the county securing the decommissioning of this project?

Kenny Habul: No, that has not been provided as of today.

Susan Bundy: So that ordinance has not been met.

Attorney Morrison: Well you can't make an argument, ma'am. You've asked the question and he's answered it.

Susan Bundy: Okay. I'm writing it down in my head. I'm sorry. Wow, I hate to ask these questions but I'm going to just do it anyway. SunEnergy1, LLC; that was formerly Sun Energy, LLC?

Kenny Habul: No.

Susan Bundy: So Sun Energy, LLC has not filed bankruptcy or the parent company; the related company?

Kenny Habul: No, never. There is no parent company. The company is called SunEnergy1 LLC. It was incorporated that way in 2010. There has never been a Sun Energy that I know of in the United States.

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Susan Bundy: Okay, beautiful.

Kenny Habul: SunEnergy1, LLC.

Susan Bundy: Right.

Kenny Habul: Never changed its name. It's never filed for bankruptcy.

Susan Bundy: Okay. Does SunEnergy...

Kenny Habul: I'm told there is a Sun Energy residential installer in California. I have not seen that so I don't know that that's true.

Susan Bundy: And is SunEnergy1, LLC currently facing any federal tax liens?

Kenny Habul: No.

Susan Bundy: Okay. Are you current party to any lawsuits?

Kenny Habul: I'm not required to answer that am I?

Attorney Morrison: Yes, sir. If you know you can answer.

Kenny Habul: Not that I know of.

Susan Bundy: So you don't know. I'm just looking at fiscal responsibility and how it pertains to the county.

Kenny Habul: Just to be clear our company is called SunEnergy1, all one word, LLC. We're not Sun Energy, we're not Sun Energies or any other description and we have no federal tax lien issues.

Attorney Morrison: All right, we understand.

Susan Bundy: Okay. And does SunEnergy1, LLC currently have blanket liens or liens being held on the assets of the company by various creditors?

Kenny Habul: No.

Susan Bundy: Okay. Let me go through my notes real quick. Is SunEnergy1, LLC affiliated with Global Performance Group, LLC?

Kenny Habul: No.

Susan Bundy: Is SunEnergy1 affiliated with Sun Energies, LLC?

Kenny Habul: No.

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Susan Bundy: Okay. I have some other questions for you. It's just going to take a moment. And has SunEnergy1, LLC done any testing to ensure that the solar panels can withstand hurricane and tornado force winds and hurricane winds exceeding 110?

Kenny Habul: SunEnergy1 relies upon the North Carolina licensed engineer to stamp the drawings for the --- to meet the wind codes of the county and for all other components of the system.

Susan Bundy: Okay. And has SunEnergy1 to your knowledge met all of the agency requirements for this facility?

Kenny Habul: Yes, correct as evidenced by the CPCN.

Susan Bundy: Now, so the archeological study that was required by the state, and if you'll give me one moment I'll cite it, on September 15, 2014 a memorandum was provided from the North Carolina Department of Cultural Resources related to project tract being in close proximity to archeological site 31CM13 in which they stated that prior to initiation of any ground-disturbing activities within the project area the applicant should arrange for an archeological survey of the entire project area. Has that been completed?

Kenny Habul: We have an environmental archeological expert right here.

Attorney Morrison: If you don't know the answer to that question...

Kenny Habul: I don't know the answer.

Attorney Morrison: He doesn't know the answer.

Susan Bundy: The soil samples, and you may not know this or you may, but the testing that was issued for the various departments that you have to submit your application to was done in 2014. Has the soil been tested since that time for any runoff or drainage issues as it pertains to now the sewer plant that is adjacent to the property?

Kenny Habul: The only soil testing that we've done is for the engineering for the racking. That's what we're required to do for the CPCN. We don't test soils for a sewer plant.

Susan Bundy: Okay but this property will abut a sewer plant so...

Attorney Morrison: He's answered the question.

Susan Bundy: I'm with you. None since 2014. Okay. In September 2014 the North Carolina Department of Environmental and Natural Resources Office of Land and Water Stewardship made recommendation based on the fact that there are occurrences of...there were actually three rare species within the proposed area within a 0.4 miles east of the proposed project area that...I've got to get my thoughts on that question; that the species may be present within that area and that...my question is has a field study been done; an actual field study to look for the rare species that were identified by the North Carolina Department of Environmental and Natural Resources?

Kenny Habul: Yes and that's a requirement of the CPCN.

Susan Bundy: And that's a document publically available to view?

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Kenny Habul: I'm not sure.

Susan Bundy: I think I'm done with that part. During the Planning Board session the approval for the zoning recommendation was subject to the buffer being increased for the shrubbery from 3.4 inches up to...and I'm not sure of the amount. But has that adjustment been made to the plans?

Kenny Habul: Whatever the Planning Board's recommendations were will be incorporated.

Susan Bundy: Just to make sure I'm asking...

Attorney Morrison: Well he said whatever the Planning...am I correct in understanding whatever the Planning Board recommends you're going to do?

Kenny Habul: Correct.

Attorney Morrison: Okay.

Kenny Habul: Absolutely.

Susan Bundy: I think that's all for you, sir.

Kenny Habul: Thank you.

Susan Bundy: Thank you.

Attorney Morrison: Thank you. Does anybody else have questions of this witness? Okay, thank you sir.

David Owens: Ballpark figure, a project of this size --- (inaudible). Okay, I don't know; I'm asking; ballpark.

Kenny Habul: Value?

David Owens: No, just what it costs.

Kenny Habul: Costs to build?

David Owens: Yeah.

Kenny Habul: Somewhere around \$9 million.

David Owens: What I'm just saying, it would help...and I'm not trying to tell you how to run your company. What would help is if...(cross talk)

Attorney Morrison: Wait just a minute.

David Owens: My question is why don't you put people out in the field --- to go do these soil samples after they've run out for years, months because...

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Kenny Habul: We've said this 700 times. There's nothing that leaches in the soil. There's nothing in the soil. There's no liquids in the system, there's no chemicals in the system, there's no contaminants in the system. That's a fact that's proven. You're welcome to come and see one. We can pull it apart together. (cross talk) We can build one together. (cross talk)

Attorney Morrison: Wait a minute, wait a minute gentlemen. The hour grows late. Ask a specific question, give a specific answer.

David Owens: That's my point.

Attorney Morrison: All right, you can't make an argument. Okay you've asked a question. Do you have another question?

Kenny Habul: I'd like to respond.

Attorney Morrison: You have a right to explain your answer.

Kenny Habul: The gentleman is welcomed to visit a system, have a look at the components firsthand and get a better idea for what happens.

Attorney Morrison: All right, very good. Any other questions for this witness? Last chance. All right, thank you sir. Have a seat.

Garry Meiggs: Can I ask one?

Attorney Morrison: Commissioner Meiggs.

Garry Meiggs: I'd like to ask Mr. Habul just one question and he might not can answer and if you don't want to I'll certainly understand; I certainly will. But I was wondering is this energy sold yet? You know do we have a buyer for the proposed project? Is that something that you would feel comfortable with disclosing?

Kenny Habul: Yes and no problem and that's common in all of these 5 megawatt systems that are built in North Carolina and there are several hundred.

Garry Meiggs: Yes.

Kenny Habul: The government here has controlled the interconnection procedure for a 5 megawatt and has also controlled the power of purchase. So all of these systems in North Carolina, the 5 megawatts, they're known as a QF, a Qualified Facility. They all sell power to the local utility. In this case these systems will sell power to Dominion under a 15-year power of purchase agreement.

Garry Meiggs: That's all I need. Dominion?

Kenny Habul: Dominion; 15-year power of purchase agreement.

Garry Meiggs: Thank you.

Attorney Morrison: All right no more questions of this witness? Okay. Now if there's formal presentation of evidence from anyone in opposition; I assume there's not, at this point anybody can

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get up and make an argument based upon the facts that have been presented and --- as to why this project should not go forward. You'll be limited to three minutes. Does anyone wish to speak to that? All right, sir.

Wesley Mason: My name is Wesley Mason, 461 Sandy Hook Road. I'm reading from the county ordinances here. There's one here that says even if permit issuing board finds the application complies with all other provisions of this chapter it may still deny a permit if it concludes based upon the information submitted at a hearing that if completed as proposed the development more probably than not will material endanger the public health and safety. All we've heard is testimony from people that SunEnergy have hired. We haven't had the time as residents...we haven't had three years to our facts together like SunEnergy has. They've hired people to tell you what they want to hear. I think we need to have time to provide stuff that...a cross argument. We haven't had time to get our experts. Currituck did, we didn't. Will this substantially injure the value of adjoining or abutting property? We've had their people that they've hired and paid for to give their thing. We haven't had time to get people for us to give our side of it. We've had maybe 20-30 days' notice. They've had three years. As a board I'm asking ya'll to take that in consideration before ya'll make your decision. Another one, it's Article 11 in the ordinance. Prior to approval a building permit application provided automatic renewable guarantee in the form of a bond, cash escrow, deposit or irrevocable letter of credit issued by a federally chartered bank with a branch office in northeast North Carolina in favor of the county, which shall be drawn and paid in full in immediately available funds for the amount equal to the established estimated removal cost of the solar facility in the event of the owner's failure to decommission the solar facility. According to the owner of this facility he has not secured a bond or anything of this type to meet this ordinance. So I don't know how ya'll can approve this permit if they have not met the ordinances that ya'll set forth at this time.

Attorney Morrison: That will be a condition if they're inclined to grant it. That will be a condition. Before construction begins he has to do that.

Wesley Mason: Prior to the issuance. So they have to do that before the board can issue them the permit.

Attorney Morrison: No, no, it would be a term of the permit. Before they can start any construction they've got to have that in place.

Wesley Mason: Prior to approval of building permits applicant shall provide an automatic renewal...prior to approval of permit.

Attorney Morrison: Of building permits.

Chairman Riggs: Time out, gentlemen, time out. We don't issue the permit. I don't issue a permit. The Planning Department issues the permit. All we do is approve the process. We don't approve the permit. (cross talk)

Attorney Morrison: The building permit is different.

Chairman Riggs: We approve the Special Use Permit.

Wesley Mason: Thank you. Okay, ya'll answered my question. Thank you.

Attorney Morrison: Okay thank you, sir.

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Chairman Riggs: We approve the Special Use Permit; he approves the building permit. All right I'm gonna ask these people one question, John. Did anybody read Item 7, letter M or N in the agenda tonight. We're not going to cover that tonight but did anybody read what it says?

David Owens: I don't have a copy of the agenda so I can't answer the question.

Chairman Riggs: The ordinance will be reviewed again as soon as we set the date. So all the people with all this passion about how the ordinance is working should be working with the Planning Department when we have these public hearings to solve the problem of the process because we have to go by the process as we have it today. And if change that process then we'll follow the ordinance as it is when we change that process. Does everybody understand that?

David Owens: So you change it to what you want it to be.

Chairman Riggs: No, we change it to what it should be.

David Owens: Got you.

Chairman Riggs: That means if you show up here and you have a valid input then we will change it to that valid input. All right now the next thing I'm gonna say is I appreciate the courtesy that everyone has shown tonight. As soon as we go out of this public hearing we will make a couple of announcements and we will recess until a later date 'cause I've had it; I'm sorry.

David Owens: Can I ask one quick question just in general?

Chairman Riggs: One minute, David, one minute.

David Owens: If the Planning Committee would include ---. (inaudible, cross talk)

Chairman Riggs: We will entertain a motion to come out of public hearing for Special Use Permit 2017-06-07 Sandy Solar LLC

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RESULT: PASSED [4-0]
MOVER: Garry Meiggs, Commissioner
AYES: Meiggs, Riggs, White, Krainiak
NOT VOTING: Munro

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

PROJECT INFORMATION

| | | | |
|---------------------------------|---|---|---|
| File Reference: | UDO 2017-06-07 | Application Received: | 6/7/17 |
| Project Name; | Sandy Solar, LLC | By: | David Parks, Permit Officer |
| PIN: | 03-8965-00-62-8349 | Application Fee paid: | \$400 |
| Applicant: | SANDY SOLAR, LLC SUNENERGY1 | Completeness of Application: | Application is generally complete |
| Address: | 192 Raceway Drive Mooresville, NC 28117 | Documents received upon filing of application or otherwise included: | |
| Phone: | (704) 662-0375 | A. | Land Use/Development Application |
| Email: | | B. | Commercial Site Plan |
| Agent for Applicant: | | C. | Project Summary Letter |
| Address | | D. | Lease Agreement |
| Phone: | | E. | Documentation of all requirements from NC State Utilities Commission |
| Email: | | F. | Technical Review comments |
| Current Owner of Record: | James Williams & Linda Nash | G. | Drainage Report (Pending/See attached email from County Engineer) |
| Meeting Dates: | | H. | Kirkland Appraisals, LLC Impact Study |
| 7/19/2017 | Planning Board | | |

PROJECT LOCATION:

Street Address: Across from 467 Sandy Hook Road
Location Description: Shiloh Township

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Vicinity Map:



CAMDEN COUNTY BOARD OF COMMISSIONERS
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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

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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

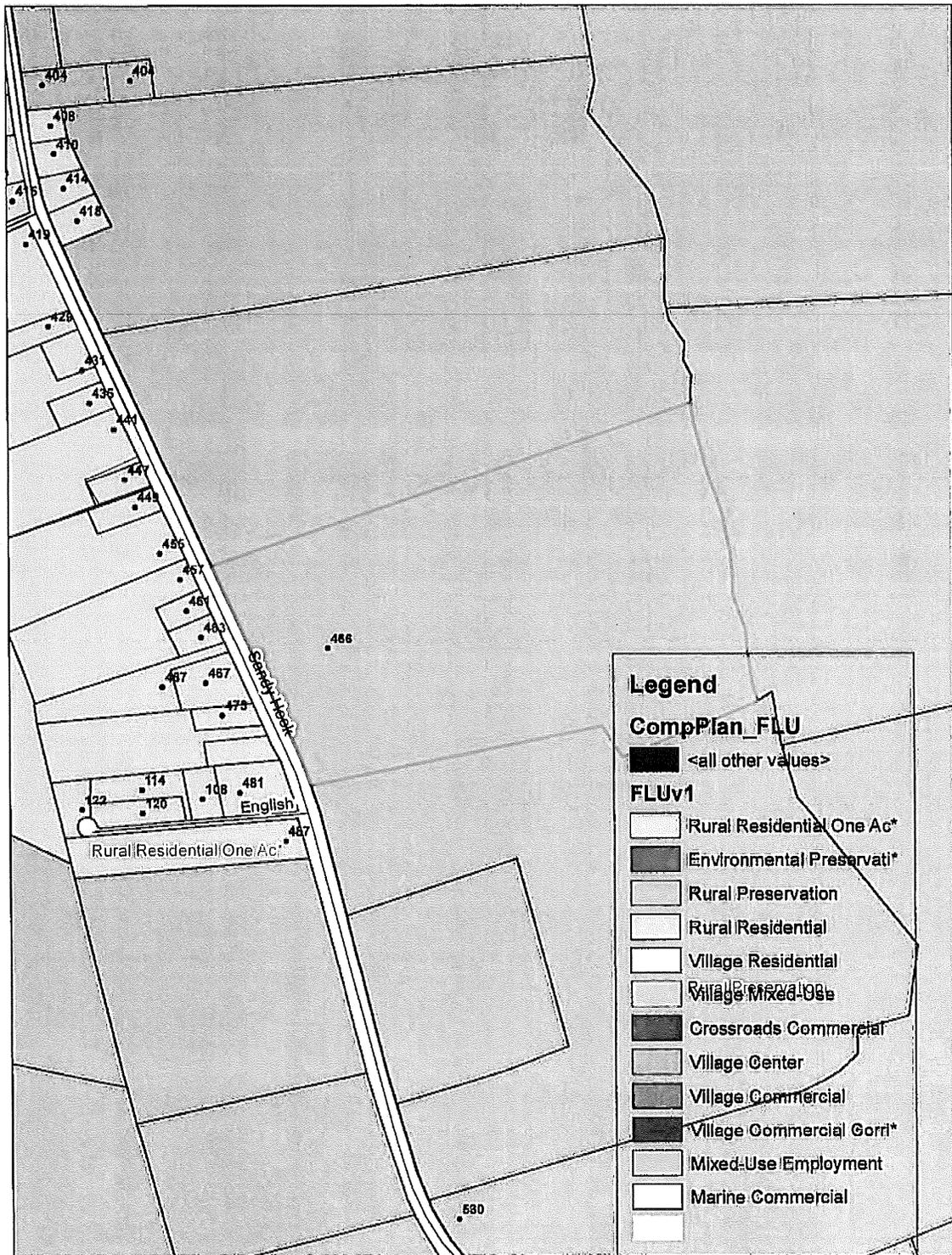
Law Enforcement:

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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.

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**CAMDEN COUNTY BOARD OF COMMISSIONERS
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Motion to amend the agenda to add to New Business Item 8.H. 2017-06-07 Sandy Solar, LLC.

| | |
|--------------------|--------------------------------|
| RESULT: | PASSED [4-0] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak |
| NOT VOTING: | Munro |

ITEM 6. BOARD APPOINTMENTS

1. Gale Perry to Jury Commission
2. Jane Snyder to Library Board of Trustees
3. Sandy Duckwall to East Albemarle Regional Library Board of Trustees
4. Randy Krainiak to the DSS Board

Motion to accept the board appointments as presented by the staff.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

Chairman Riggs announced that board packets and agendas are available on the county web site prior to Board of Commissioners meetings for public review.

Chairman Riggs recessed the Board of Commissioners meeting at 11:45 PM to reconvene on Monday, August 14, 2017 at 7:00 PM.

Chairman Riggs reconvened the Board of Commissioners meeting at 7:05 PM on August 14, 2017 and led in the Pledge of Allegiance.

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

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

Budget Amendment

Camden County Schools Administrative Unit

Local Current Expense Fund

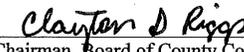
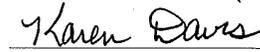
The Camden County Board of Education at a meeting on the 29th day of June, 2017 passed the following resolution.

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 |

| | |
|---|---|
| <p>Passed by majority vote of the Board of Education of Camden County on the 29th 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 15th day of August 20 17.</p> <p> Chairman, Board of County Commissioners</p> <p> Clerk, Board of County Commissioners</p> |
|---|---|



CAMDEN COUNTY BOARD OF COMMISSIONERS
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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.

| | | |
|--------------------------------|-----------------------------|-------------|
| <u>Charter School Funding</u> | | |
| 8100.036.717 | Transfer to Charter Schools | \$ + 961.00 |
| 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.

| | | |
|---------------------------------|-------------------------------|---------------|
| <u>Transportation of Pupils</u> | | |
| 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 | - 6,500.00 |
| 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.

| | | |
|---------------------------|----------------------|-------------|
| <u>Community Schools</u> | | |
| 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 | - 400.00 |
| 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.

| | | |
|---------------------------|---------------------------|---------------|
| <u>Operation of Plant</u> | | |
| 6540.802.311...40 | Contracted Services | \$ - 2,801.00 |
| 6540.802.329...40 | Waste Management Services | + 2,801.00 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

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.

| | | | |
|---------------------------|----------------------|------|--------------|
| <u>Classroom Support</u> | | | |
| 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.

| | | | |
|----------------------|---------------------|------|---------------|
| <u>Band Program</u> | | | |
| 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.

| | | | |
|--------------------------|------------------------------|------|-----------------|
| <u>At-Risk Programs</u> | | | |
| 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.

| | | | |
|------------------|----------------------|------|----------|
| <u>Athletics</u> | | | |
| 5500.850.181 | Coaching Supplements | \$ + | 4,116.00 |
| 5500.850.192 | Athletic Director | + | 4,280.00 |
| 5500.850.221 | Emp Retirement Costs | - | 3,465.00 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
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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.

| | | |
|--|------|---------------|
| <u>School Health</u> | | |
| 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.

| | | |
|---|------|--------------|
| <u>Office of The Superintendent</u> | | |
| 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.

| | | |
|-----------------------------------|------|---------------|
| <u>Fiscal Services</u> | | |
| 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 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
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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.

Accountability/Testing

| | | | | |
|--------------------------------|------------------------------|----|---|--------------|
| 6720.890.411 | Supplies & Materials | \$ | - | 40.00 |
| 6720.890.418 | Computer Software & Supplies | | + | <u>40.00</u> |
| 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.

Personnel

| | | | | |
|-------------------|-----------------------------|----|---|--------------|
| 6620.895.113 | Salary – Personnel Director | \$ | + | 756.00 |
| 6620.895.221 | Emp Retirement Costs | | + | 118.00 |
| 6620.895.312 | Workshop Expenses | | + | <u>67.00</u> |
| 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.

NBPTS/TOY/ILT

| | | | | |
|----------------------|------------------|----|---|---------------|
| 5110.896.181 | Supplemental Pay | \$ | - | <u>941.00</u> |
| 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.

Supplementary Pay

| | | | | |
|--------------|----------------------|----|---|-----------|
| 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 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
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BUDGET AMENDMENT
Local Current Expense Fund
June 29, 2017, Page 5

| | | | |
|---------------------------|----------------------|------|----------|
| 5330.911.181 | Supplementary Pay | - | 13.00 |
| 5330.911.211 | Emp Soc Sec Costs | - | 255.00 |
| 5330.911.221 | Emp Retirement Costs | - | 540.00 |
| 5400.911.181 | Supplementary Pay | + | 647.00 |
| 5400.911.211 | Emp Soc Sec Costs | - | 234.00 |
| 5400.911.221 | Emp Retirement Costs | + | 29.00 |
| 5400.911.231 | Emp Hosp Ins Costs | - | 134.00 |
| 5810.911.181 | Supplementary Pay | - | 1,200.00 |
| 5810.911.211 | Emp Soc Sec Costs | - | 100.00 |
| 5810.911.221 | Emp Retirement Costs | - | 196.00 |
| 5830.911.211 | Emp Soc Sec Costs | - | 138.00 |
| 5830.911.221 | Emp Retirement Costs | - | 294.00 |
| 5840.911.180 | Bonus Pay | - | 165.00 |
| 5840.911.211 | Emp Soc Sec Costs | - | 20.00 |
| 5860.911.211 | Emp Soc Sec Costs | - | 5.00 |
| 5860.911.221 | Emp Retirement Costs | - | 5.00 |
| 6110.911.211 | Emp Soc Sec Costs | - | 2.00 |
| 6300.911.211 | Emp Soc Sec Costs | - | 4.00 |
| 6550.911.211 | Emp Soc Sec Costs | - | 156.00 |
| 6550.911.221 | Emp Retirement Costs | - | 161.00 |
| 6580.911.211 | Emp Soc Sec Costs | + | 76.00 |
| 6610.911.211 | Emp Soc Sec Costs | - | 10.00 |
| Total – Supplementary Pay | | \$ + | 8,505.00 |

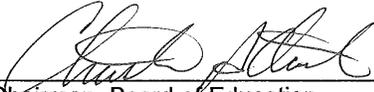
- P. We have reviewed this area of the budget and must transfer funds to cover expenses in other areas of the budget. We request your approval of the following amendment.

| | | | |
|---------------------------|------------------------|------|--------|
| <u>Staff Development</u> | | | |
| 5110.912.311 | Contracted Services | \$ + | 255.00 |
| 5110.912.312 | Workshop Expenses | - | 1.00 |
| 5110.912.361 | Membership Dues & Fees | - | 254.00 |
| Total – Staff Development | | \$ + | .00 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

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

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

Budget Amendment

Camden County Schools Administrative Unit

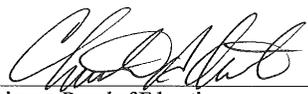
Other Local Current Expense Fund

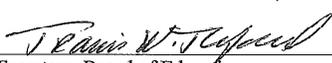
The Camden County Board of Education at a meeting on the 29th day of June, 2017 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2017.

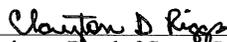
| Code Number | Description of Code | Amount | |
|--|----------------------------------|-----------|------------|
| | | Increase | Decrease |
| 5100 | Regular Instructional Services | 312.00 | |
| 6400 | Technology Support Services | | 40.00 |
| 6500 | Operational Support Services | 11,110.00 | |
| 6900 | 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 15th day of August 2017.


 Chairman, Board of County Commissioners


 Clerk, Board of County Commissioners



CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

BUDGET AMENDMENT
 Other Local Current Expense Fund
 June 29, 2017, Page 2

| | |
|--|----------------------|
| 6580.802.311...50 Contracted Services | + 3,160.00 |
| 6580.802.361...50 Membership Dues & Fees | + 85.00 |
| 6580.802.422...50 General Maintenance | - 1,625.00 |
| 6580.802.423...50 Gas/Diesel – Mtce Vehicles | <u>+ 30.00</u> |
| Total – Maintenance of Plant | \$ + 4,930.00 |

E. We have reviewed the Classroom Teacher allotment and find that we must transfer funds to cover expenses within the program. We request your approval of the following amendment.

| | |
|--------------------------------------|-----------------|
| <u>Classroom Teacher</u> | |
| 5110.841.195 Planning Period Stipend | \$ - 550.00 |
| 5120.841.121 Salary – Teacher | <u>+ 550.00</u> |
| Total – Classroom Teacher | \$ + .00 |

F. We have reviewed this program and find that we must increase this budget area to cover the cost of supplies. We request your approval of the following amendment.

| | |
|---|--------------------|
| <u>Academically/Intellectually Gifted</u> | |
| 5260.845.411 Instructional Supplies | \$ + 312.00 |
| Total – Academically/Intellectually Gifted | \$ + 312.00 |

G. 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.

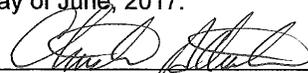
| | |
|-----------------------------------|----------------------|
| <u>Board of Education</u> | |
| 6910.860.311 Contracted Services | \$ - 5,242.00 |
| Total – Board of Education | \$ - 5,242.00 |

H. 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.

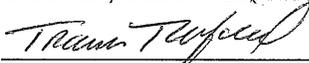
| | |
|---|-----------------|
| <u>Computer Tech</u> | |
| 6400.905.343 Telecommunications Service | \$ - 40.00 |
| 6510.905.341 Telephone for Telecom (CO) | <u>+ 40.00</u> |
| Total – Computer Tech | \$ + .00 |

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

**CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017**

F. Refunds Over \$100

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 27529 | Adjustment >=\$100 | 0038137971 | HE7424 | AUTHORIZED | 70890400 | Refund Generated due to adjustment on Bill #0038137971-2016-2016-0000-00 | Change of County | 07/10/2017 | 7/11/2017 8:15:20 AM | 1849 | Tax | (\$423.47) | \$0.00 | (\$423.47) |
| | | | | | | | | | | | | | | 2 | 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 Clayton D Riggs Date 8-15-17
Clayton D. Riggs, Chairman Camden County Board of Commissioners

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

H. Pickups, Releases and Refunds

| <u>NAME</u> | <u>REASON</u> | <u>NO.</u> |
|-------------------------------|--|---|
| Mary Kathryne Giaculli | \$188.06 Refund - Military Exempt | Pick-Up/20189 38382579 |
| Sharon Evans Munden | \$484.50 Foreclosure Fee | Pick-Up/20191 R-100387-16 |
| Willie & Ernesta Turner | \$468.00 Legal Fees | Pick-Up/20219 R-96481-16 |
| Willie & Ernesta Turner | \$495.50 Legal Fees | Pick-Up/20220 R-96480-16 |
| Secretary of Veterans Affairs | \$175.00 Code Enforcement Fee | Pick-Up/20235 R-100895-16 |
| William G. Taylor, Sr. | \$225.00 Code Enforcement Fee | Pick-Up/20234 R-96414-16 |
| NYMT Loan Trust - 2014-RPI | \$150.00 Code Enforcement Fee | Pick-Up/20233 R-99295-16 |
| Michael P. Swaim | \$350.00 Code Enforcement Fee | Pick-Up/20232 R-101056-16 |
| Robert H. Chandler | \$175.00 Code Enforcement Fee | Pick-Up/20231 R-99424-16 |
| Craig S. Carey | \$2,202.45 Release - Reversed Roll Back Taxes Requested by Attorney of Buyer- New Application made | Pick-Up/20230 R-80520-14 R-87646-15 R-94789-16 |
| Craig S. Carey | \$2,202.45 Roll Back Taxes | Pick-Up/20229 R-80520-14 R-87646-15 R-94789-16 |
| W. Franklin Williams, Jr. | \$773.98 Code Enforcement Fee | Pick-Up/20227 R-82373-14 R-89492-15 R-96647-16 |
| Camden Crossing Property | \$250.00 Code Enforcement Fee | Pick-Up/20225 R-97051-16 |
| Kevin Allan Everett | \$140.36 Refund - Turned in plates | Pick-Up/20223 36458523 |
| Leonard Martin Ray | \$103.62 Refund - Turned in plates | Pick-Up/20222 19316147 |
| Na Nguyen | \$475.00 Code Enforcement Fee | Pick-Up/20205 R-100439-16 |

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

I. Refunds Over \$100.00

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 Note | 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 | Adjustment >= \$100 | 0038019438 | PF89423 | AUTHORIZED | 70232852 | Refund Generated due to adjustment on Bill #0038019438-2016-2016-0000-00 | Over Assessment | 05/23/2017 | 6/29/2017 2:49:12 PM | 1843 | Tax | (\$354.20) | \$0.00 | (\$354.20) |
| | | | | | | | | | | | | | | 1 | Tax | (\$5.20) | \$0.00 | (\$5.20) |
| | | | | | | | | | | | | | | | | | | Refund: \$359.40 |
| FAYAD, JENNIFER BECKY GAIL | FAYAD, JENNIFER BECKY GAIL | | 150 COUNTRY CLUB RD | CAMDEN, NC 27921 | Adjustment >= \$100 | 0031293999 | PAN7835 | AUTHORIZED | 69543109 | Refund Generated due to adjustment on Bill #0031293999-2016-2016-0000-00 | Military | 06/16/2017 | 6/20/2017 10:21:16 AM | 1843 | Tax | (\$103.77) | \$0.00 | (\$103.77) |
| | | | | | | | | | | | | | | 2 | Tax | (\$1.53) | \$0.00 | (\$1.53) |
| | | | | | | | | | | | | | | | | | | Refund: \$105.30 |
| WARD, ANN FALLS | WARD, ANN FALLS | | 507 CRESCENT HILL RD | KINGS MOUNTAIN, NC 28085 | Proration | 0036778084 | BKC4589 | AUTHORIZED | 70149288 | Refund Generated due to proration on Bill #0036778084-2016-2016-0000-00 | Tag Surrender | 08/27/2017 | 6/28/2017 9:02:44 AM | 1843 | Tax | (\$123.01) | \$0.00 | (\$123.01) |
| | | | | | | | | | | | | | | 3 | Tax | (\$1.81) | \$0.00 | (\$1.81) |
| | | | | | | | | | | | | | | | | | | Refund: \$124.82 |

Submitted by Lisa S. Anderson Date 7-12-17
 Lisa S. Anderson, Tax Administrator Camden County

Approved by Clayton D. Riggs Date 8-15-17
 Clayton D. Riggs, Chairman Camden County Board of Commissioners

**CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017**

J. DMV Monthly Report

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 15th day of August, 2017

Chaeton D. Riggs

Chairman, Camden County Board of Commissioners

Attest:

Karen Davis

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.

Jim S. Anderson

Tax Administrator of Camden County

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

K. Proclamation – Senior Citizens Week

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,

Clayton D. Riggs Chairman, Date 8-15-17

Karen Davis Clerk to the Board, Date 8-15-17



**CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017**

L. Surplus Property Requests – Sheriff’s Department

| Item | Disposal Method | Suggested Value | Reason for Surplus |
|----------------------------|-----------------|-----------------|--------------------------------|
| 2002 Freight Liner Bus | Public Auction | \$10,000 | No longer useful to department |
| Lot of MDT | GovDeals | \$200 | No longer useful to department |
| 1989 International Truck | GovDeals | \$5,000 | No longer useful to department |
| 2003 Ford F350 Stake Truck | GovDeals | \$10,000 | No longer useful to department |
| 2001 Box Van | GovDeals | \$2,000 | No longer useful to department |
| Tractor hitch | Public Auction | \$200 | No longer useful to department |
| Sandblasting trailer | GovDeals | \$500 | No longer useful to department |
| Side Reach Mower | Public Auction | \$1,000 | No longer useful to department |

M. Set Public Hearing – Ordinance 2017-07-01

~~N. Set Public Hearing – Ordinance 2017-07-03~~ Agenda was amended to remove item N from consideration.

Commissioner Munro made a motion to amend the Consent Agenda to remove N – Set Public Hearing Ordinance 2017-07-03 and to approve the amended agenda.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Ross Munro, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

ITEM 8. NEW BUSINESS

A. Lisa Anderson presented the June tax report.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017**

**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 |

| | |
|-------------------------------------|-------------------------|
| 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% |

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

EFFORTS AT COLLECTION IN THE LAST 30 DAYS

ENDING June 2017

BY TAX ADMINISTRATOR

| | |
|-----------|---|
| <u>60</u> | NUMBER DELINQUENCY NOTICES SENT |
| <u>22</u> | FOLLOWUP REQUESTS FOR PAYMENT SENT |
| <u>10</u> | NUMBER OF WAGE GARNISHMENTS ISSUED |
| <u>5</u> | NUMBER OF BANK GARNISHMENTS ISSUED |
| <u>14</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>0</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 |

ATTACHMENT A - REAL

| Roll | Parcel Number | Unpaid Amount | YrsDlq | 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 | 02-8944-00-87-7021.0000 | 5,191.87 | 1 | MARK M. 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 | 03-8973-00-19-2109.0000 | 4,103.62 | 2 | WANDA ADAMS | SHILOH | 765 SANDY HOOK RD |
| R | 01-7979-00-61-7358.0000 | 3,887.67 | 1 | BERT LLC | SOUTH MILLS | HORSESHOE RD |
| R | 01-7998-01-08-6797.0000 | 3,587.90 | 2 | EDWARD E. HARRIS JR. | SOUTH MILLS | 1295 343 HWY N |
| R | 02-8934-01-18-6001.0000 | 3,574.92 | 1 | LINDA SUE LAMB HINTON | CAMDEN | 150 158 US W |
| R | 01-7989-00-25-4097.0000 | 3,299.99 | 1 | JANET H. SPENCER | SOUTH MILLS | 144 SPENCE LN |
| R | 02-8945-00-41-2060.0000 | 3,247.36 | 1 | LASELLE ETHERIDGE SR. | CAMDEN | 168 BUSHELL RD |
| R | 02-8935-04-63-0820.0000 | 3,084.49 | 1 | BELCROSS PROPERTIES, LLC | CAMDEN | 197 158 US E |
| R | 02-8935-02-66-7093.0000 | 2,998.34 | 2 | B. F. ETHERIDGE HEIRS | CAMDEN | 158 US E |
| R | 02-8937-00-50-8036.0000 | 2,977.80 | 2 | CLEVELAND WALSTON LE | CAMDEN | 187 HERMAN ARNOLD RD |
| R | 03-8972-00-44-8500.0000 | 2,897.97 | 2 | ABODE OF CAMDEN INC. | SHILOH | 343 HWY S |
| R | 01-7998-01-08-8621.0000 | 2,894.88 | 4 | WILLIE L. TURNER ETAL | SOUTH MILLS | 1289 343 HWY N |
| R | 03-8965-00-13-1025.0000 | 2,834.65 | 4 | SHARON EVANS MUNDEN | SHILOH | 556 TROTMAN RD |
| R | 03-8953-04-81-9832.0000 | 2,577.17 | 4 | MAIDIA S. CECIL HEIRS | SHILOH | 113 TROTMAN RD |
| R | 03-8965-00-44-7928.0000 | 2,532.94 | 2 | WHALON & KATHLEEN MCCULLEN | SHILOH | 404 SANDY HOOK RD |
| R | 03-8899-00-16-2671.2425 | 2,513.52 | 1 | SPRING LOTUS LLC | SHILOH | 141 EDGEWATER DR |
| R | 03-8953-03-12-6266.0000 | 2,492.48 | 1 | R. VERNON BRAY, JR. | SHILOH | 120 LAUREN LN |
| R | 02-8916-00-94-8392.0000 | 2,489.06 | 1 | GEORGE'S OF CAMDEN, INC. | CAMDEN | 495 343 HWY N |
| R | 02-8936-00-81-9147.0000 | 2,445.10 | 1 | JUDITH TILLET | CAMDEN | 190 RUN SWAMP RD |
| R | 02-8923-00-19-3774.0010 | 2,328.84 | 5 | WILLIAM CONOVER | CAMDEN | 431 158 US W |
| R | 03-8961-00-68-3593.0000 | 2,284.40 | 2 | SECRETARY OF VETERANS AFFAIRS | SHILOH | 169 RAYMONS CREEK RD |
| R | 03-8943-04-93-8214.0000 | 2,189.23 | 10 | L. P. JORDAN HEIRS | SHILOH | 108 CAMDEN AVE |
| R | 01-7999-00-46-1105.0000 | 2,163.23 | 1 | LINDA EASON COLSON | SOUTH MILLS | 176 PUDDING RIDGE RD |
| R | 03-8899-00-06-0950.0000 | 2,132.04 | 2 | NA NGUYEN | SHILOH | 117 EDGEWATER DR |
| R | 01-7080-00-62-1977.0000 | 2,062.78 | 7 | SANDERS CROSSING OF CAMDEN CO | SOUTH MILLS | 117 OTTERS PL |

CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017

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 | 03-8899-00-45-2682.0000 | 10 | 5,505.31 | SRAMARK INC | SHILOH | HOLLY RD |
| R | 01-7989-00-23-4582.0000 | 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 TILLSTT | SHILOH | 171 NECK RD |
| R | 01-7999-00-32-3510.0000 | 10 | 1,777.65 | LEAH BARCO | SOUTH MILLS | 195 BUNKER HILL RD |
| R | 01-7999-00-12-8596.0000 | 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 | DAISY 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 | WILLTAMSBURG 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 | 160.06 | ELIZABETH LONG | SHILOH | HIBISCUS |
| R | 03-9809-00-17-2462.0000 | 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 | 156.62 | CARL TEUSCHER | SHILOH | 218 BROAD CREEK RD |
| R | 03-8962-00-04-9097.0000 | 6 | 1,534.55 | CRCIL 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 |

ATTACHMENT A – PERSONAL

| 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 | 0001538 | 827.33 | 9 | JEFFREY EDWIN DAVIS | HERTFORD | MIC MAC TRAIL |
| P | 0001046 | 776.11 | 9 | THIEN VAN NGUYEN | SHILOH | 133 EDGEWATER DR |
| P | 0001072 | 671.13 | 9 | PAM BUNDY | SHILOH | 105 AARON DR |
| P | 0001827 | 483.28 | 5 | KAREN BUNDY | CAMDEN | 431 158 US W |
| 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 | SOUTH MILLS | 319 PONDEROSA RD |
| P | 0001010 | 226.92 | 4 | RAYBURN BURGESS | SHILOH | 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 |

ATTACHMENT B – PERSONAL

**CAMDEN COUNTY BOARD OF COMMISSIONERS
AUGUST 7, 2017**

| Roll | Parcel Number | YrsDltg | 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 | 133 EDGEWATER DR |
| P | 0001072 | 10 | 671.13 | PAM BUNDY | SHILOH | 105 AARON DR |
| P | 0001106 | 10 | 258.76 | JAMI ELIZABETH VANHORN | SOUTH MILLS | 617 MAIN ST |
| P | 0000248 | 10 | 194.51 | ROBERT H. OWENS | CAMDEN | 363 # 15 |
| P | 0001538 | 9 | 827.33 | JEFFREY EDWIN DAVIS | HERTFORD | MIC MAC TRAIL |
| P | 0001540 | 9 | 120.95 | DAVID LUKE | ELIZABETH CITY | CAMDEN CAUSEWAY |
| P | 0001709 | 8 | 1,734.90 | JOHN MATTHEW CARTER | CAMDEN | 158 HWY |
| P | 0001693 | 8 | 261.90 | ALLIANCE NISSAN | CAMDEN | 158 HWY W |
| P | 0001673 | 8 | 177.05 | THOMAS PHILIP 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 | GROROE LINWOOD POWELL | CAMDEN | 177 SANDHILLS RD |
| P | 0001722 | 6 | 140.55 | JANET LEARY | SOUTH MILLS | LINTON ROAD |
| P | 0001230 | 6 | 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 | 133 ALDER BRANCH RD |
| P | 0002194 | 4 | 407.91 | MORGAN ROBERSON | SHILOH | 849 SANDY HOOK RD S |
| P | 0001883 | 4 | 278.55 | DUNG LE TRAN | SHILOH | 285 SAILEOAT ROAD |
| 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 | 0001250 | 4 | 181.80 | MICHELLE LEE TAYLOR-DUKE | SOUTH MILLS | 108 BINGHAM RD |
| P | 0000905 | 2 | 200.35 | KEVIN & STACY ANDERSON | SHILOH | 111 AARON DR |
| P | 0002081 | 2 | 142.29 | ROBERT VERNON BRAY | CAMDEN | 120 LAUREN LANE |
| P | 0001638 | 2 | 139.94 | ERIC JASON WOODARD | SOUTH MILLS | 612 MAIN LOT 12 |
| P | 0001623 | 1 | 3,885.70 | ATLANTIC COASTAL CLEARING | CAMDEN | |
| P | 0002185 | 1 | 448.60 | DIRECT TV, LLC | CAMDEN | |
| P | 0001476 | 1 | 306.68 | MIKE TAYLOR | ELIZABETH CITY | CAMDEN CAUSEWAY |

Motion to approve the tax report as presented.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

B. Opioid Epidemic

Interim Manager Stephanie Humphries presented to the Board information as it relates to Opioid Awareness. A forum for county leadership is to take place on September 14, 2017 at 8:30 a.m. at the Kermit E. White Center in Elizabeth City. Ms. Humphries requested that the Board approve a Camden County Task Force, the purpose of which would be to provide guidance and/or additional education to the commissioners specific to Camden County in relation to opioid overdose. The task force would include the county manager, one or two Board of Commissioner appointees, Chief Deputy Meads from the Sheriff's Department and the county's DSS Director, Craig Patterson.

Attorney Morrison volunteered to serve on the task force pro bono. He shared that the program most emphasized at a recent attorney's conference was opioid abuse. It was explained at the conference that opioid abuse is the largest economic and social problem facing North Carolina counties this year.

Motion to approve the task force with the inclusion of the county attorney.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

Commissioner Munro volunteered to serve on the task force.

Motion to appoint Commissioner Ross Munro to serve on the county task force for opioid awareness.

CAMDEN COUNTY BOARD OF COMMISSIONERS
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| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Ross Munro, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

C. Economic Development Incentive Grant

Attorney Lauren Womble presented to the Board findings of a review of the county's economic development incentive grant. It was determined that the current policy did not achieve the county goals for small businesses such as the Taylor Oaks Project. Section 3.A. of the policy states that the Board does not have discretion to act outside of the policy. As legal counsel, Ms. Womble explained that best practice is to abide by the policy in place. Ms. Womble's suggested that the Board of Commissioners instruct staff and counsel to draft a small business policy to bring back to the Board for review and approval. Such a policy would be similar to the current policy but would be geared to smaller businesses so that the award would be comparable to what larger businesses would receive under the current policy. In regards to the Taylor Oaks matter it is counsel's recommendation that the Board instruct staff to draft a small business policy to accompany the larger policy that is in place. Ms. Humphries is in receipt of a memo provided by Ms. Womble that explains further in-depth her findings.

Chairman Riggs expressed concern that small businesses are able to get the help that they need through the program.

Attorney Womble explained that it would be important that the range would be on an appropriate scale for a small business. One possibility is to expand the small business policy to consider potential sales tax as a form of consideration as the county will receive a portion.

Commissioner White expressed his agreement with the idea to consider a small business policy for economic development incentives as it may also benefit business expansion.

Attorney Womble explained that Nash County adopted a small business incentive program and the items that are scored are very similar to Camden's incentive such as the number of jobs, capital investment, location of which the business is located. Whether the specific type of business is needed in a particular is also scored.

Interim Manager Humphries questioned whether there is anything that would preclude a business from getting both incentives if the county had two incentive programs in place.

Attorney Womble stated that potentially it is a possibility but that it would not be the recommendation of counsel because it clouds the amount that the county would receive in return for the jobs, the property, the tax base increase, the capital investment, etc. Her recommendation in regard to Taylor Oaks would be that they withdraw their application for the current incentive under the current incentive program, allow counsel and staff to draft the new policy, the Board to adopt the new policy and then reapply under the new policy.

Motion to instruct the attorneys and staff to move forward with a draft for a small business economic development policy.

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RESULT: PASSED [UNANIMOUS]
MOVER: Garry Meiggs, Commissioner
AYES: Meiggs, Riggs, White, Krainiak, Munro

D. Albemarle Commission – New Office Facility Agreement

Cathy Davison presented the following to the Board for its information and consideration:

- Albemarle Commission Facility Financial Analysis
- Albemarle Commission Facility Space Analysis
- Albemarle Commission Revenue Analysis
- Resolution - Interlocal Agreement to Assist the Albemarle Commission in the Construction of an Office Complex



MEMORANDUM
UPDATED

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
- HERIFORD
- 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.

Marion Gilbert | Cathy Davison, ICMA-CM | www.albemarlecommission.org | 512 South Church Street | P: 252.426.5753
 Board Chair | Executive Director | Hertford, NC 27944 | F: 252.426.8482

After some discussion, motion to table the Albemarle Commission New Office Facility Agreement for further discussion.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
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| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

E. UDO 2017-05-21 Sketch Plan Sleepy Hollow Estates Subdivision

Motion to approve the sketch plan for Sleepy Hollow Estates Subdivision UDO 2017-05-21.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

F. UDO 2016-09-14 Preliminary Plat Sandy Hook Crossing

Motion to approve UDO 2016-09-14 Preliminary Plat for Sandy Hook Crossing.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

G. UDO 2017-06-04 Special Use Permit for Camden Dam Solar, LLC

Motion to approve Special Use Permit UDO 2017-06-04 for Camden Dam Solar, LLC by Garry Meiggs.

Chairman Riggs stated that Commissioner Munro may not vote based upon the fact that he was not present for the hearing in-person, nor has he seen the video of the public hearing. Attorney Morrison confirmed that Commissioner Munro is not eligible to vote.

Commissioner Munro stated that he was unaware that watching the video was a condition of his eligibility to participate in the vote. He requested that the Board delay the vote so that he may watch the video and participate in the vote.

Commissioner Meiggs did not withdraw his motion.

| | |
|--------------------|----------------------------|
| RESULT: | PASSED [3-1] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, White, Krainiak |
| NOES: | Riggs |
| NOT VOTING: | Munro |

**CAMDEN COUNTY BOARD OF COMMISSIONERS
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Chairman Riggs requested a poll of the Board.

Commissioner White: Aye
Commissioner Meiggs: Aye
Chairman Riggs: No
Commissioner Krainiak: Aye

H. UDO 2017-06-07 Special Use Permit for Sandy Solar, LLC

Motion to table the vote so that Commissioner Munro may review the video recording of the public hearing and be eligible to participate.

| | |
|----------------|--------------------------|
| RESULT: | FAILED [3-2] |
| MOVER: | Ross Munro, Commissioner |
| AYES: | Riggs, Munro |
| NOES: | Meiggs, White, Krainiak |

Chairman Riggs requested a poll of the board.

Commissioner White: No.
Commissioner Meiggs: No.
Chairman Riggs: Aye.
Commissioner Krainiak: No.
Commissioner Munro: Aye.

Motion to approve UDO 2017-06-07 Special Use Permit for Sandy Solar, LLC including the conditions and recommendations by the Planning Department.

| | |
|--------------------|--------------------------|
| RESULT: | PASSED [3-1] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, White, Krainiak |
| NO: | Riggs |
| NOT VOTING: | Munro |

Chairman Riggs requested a poll of the board.

Commissioner White: Aye.
Commissioner Meiggs: Aye.
Chairman Riggs: No.
Commissioner Krainiak: Aye.

ITEM 9. OLD BUSINESS

A. CEDC – Taylor Oaks

Motion to table the economic incentive for Taylor Oaks until the ordinance is further reviewed.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

ITEM 10. COMMISIONERS' REPORTS

Chairman Riggs - Recognized Commissioner Meiggs as a recipient of the Local Elected Leaders Academy Recognition Program as Practitioner. Commissioner Meiggs was presented the award at the North Carolina Association of County Commissioners Annual Conference.

ITEM 11. COUNTY MANAGER'S REPORT

- Interim Manager Stephanie Humphries thanked the staff for their ongoing efforts and support for the county.
- Board of Commissioners Retreat – August 24, 2017; 8:30 a.m. The Board will hear from department heads concerning their plans over the next few years for their respective departments.
- Chairman Riggs recognized Ms. Humphries as having well-represented Camden County at the NCACC Annual Conference.

ITEM 12. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES

The following items were provided to the commissioners for their information:

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

ITEM 13. OTHER MATTERS

- Solar Farm Ordinance – Dan Porter requested that the Board communicate with staff concerns in regard to the ordinance so that the concerns of the board can be addressed. Commissioner White also mentioned the bond portion of the ordinance should be addressed. Mr. Porter explained that staff will be presenting an ordinance amendment that addresses decommissioning to the Planning Board at the next meeting, which will be presented to the Board of the Commissioners at the September 5, 2017 meeting. After discussion it was the consensus of the Board to not set a public hearing at that time. Mr. Porter also informed the Board that the two appointments just approved will require bonds in order to obtain the building permit.
- Interim Manager Humphries stated that an informational brochure, *Solar in My Community* will be available on the county's web site.

**CAMDEN COUNTY BOARD OF COMMISSIONERS
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- Commissioner Krainiak – The Camden CARE Group would like to facilitate the county’s *open gym* time at no cost to the county.

Motion to approve Camden CARE Group to facilitate the county’s open gym on Saturday nights and be added to the Facility Use Agreement Memorandum of Understanding.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

- Interim Manager Stephanie Humphries – Requested that the Board temporarily appoint her as Clerk to the Board for the meeting minutes that were approved under Consent Agenda due to the fact that the clerk present for those meetings minutes is no longer in said position.

| | |
|----------------|---------------------------------------|
| RESULT: | PASSED [UNANIMOUS] |
| MOVER: | Tom White, Vice Chairman |
| AYES: | Meiggs, Riggs, White, Krainiak, Munro |

- Interim Manager Stephanie Humphries – Joint Resolution of the Camden County Board of Commissioners with the Camden County Board of Education in supporting Capital Improvements in Camden County has been presented to the Board.

Motion to approve the Joint Resolution of the Camden County Board of Commissioners with the Camden County Board of Education.

| | |
|----------------|-----------------------------|
| RESULT: | PASSED [4-1] |
| MOVER: | Garry Meiggs, Commissioner |
| AYES: | Meiggs, Riggs, White, Munro |
| NO: | Krainiak |

Chairman Riggs stated that the purpose of the joint resolution is to aggressively seek the funding of the lottery for the construction of a new school, \$15 million.

CAMDEN COUNTY BOARD OF COMMISSIONERS
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AJOURN

There being no further matters for discussion meeting was adjourned at 8:48 PM.

Clayton D. Riggs, Chairman
Camden County Board of Commissioners

ATTEST:

Karen Davis
Clerk to the Board