

**Camden County Board of Commissioners
Regular Meeting
February 21, 2011
7:00 P.M. - Regular Meeting
Historic Courtroom, Courthouse Complex
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on Monday February 21, 2011 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

Chairman Sandra Duckwall,
Commissioners Randy Krainiak, Clayton Riggs, and Michael McLain.

Also attending were County Manager Randell Woodruff, Clerk to the Board Ashley R. Honaker, and County Attorney John Morrison. Present for purposes of making a presentation(s) or providing supporting information for agenda items were the following persons: Dan Porter, Director of Planning, Tony Perry, Sheriff, and Lakitra Claude, EIC Case Manager. The following persons spoke during public hearing for the Elsie G. Hollowell-Pugh land rezoning: Tom Nash, Attorney from Elizabeth City, Richard Browner, Elizabeth City, Sean Lynch, Camden, Daryl Neal, Camden, Allison Neal, Camden, Bob McDaniels, Camden, and Chuck Hollowell, Cary, NC.

Chairman Sandra Duckwall called to order the February 21, 2011 meeting of the Camden County Board of Commissioners at 7:00 PM.

Invocation and Pledge of Allegiance

Commissioner Clayton Riggs gave the invocation and led those present in the Pledge of Allegiance.

Public Comments –

William Stafford- 102 Lake DR, South Mills- Mr. Stafford came forward to express to the Board his concerns that felt that the citizens of Camden County were not properly heard during the Camden Plantation public hearings process.

Ann Roach, Coordinator for Healthy Carolinians- Mrs. Roach came before the Board to give a small presentation on Healthy Carolinians of the Albemarle. She provided the following handouts of information:

- 2010 Camden County Community Health Assessment Executive Summary
- Personal Body Mass Index Charts
- Print out of the 2010 Community Health Assessment Online, and how to access it.

Consideration of Agenda

Commissioner Michael McLain made a motion to approve the agenda as presented. At 7:12PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Old Business

Item 3.A. – Ordinance No. 2011-01-02- Rezoning Application Camden County (UDO 2010-10-04); Eco Business Park

Planning Director Dan Porter presented the Board of Commissioners with the following information:

- This application is a conditional use permit
- If the application is permitted, there will be prohibited uses
- Current conditions have not been approved, therefore they can be altered
- The County wants an environmentally friendly park, those are the types of businesses the conditions are built around
- Personal services are not allowed, however professional services are as long as they build and work from an environmentally friendly building
- The County is looking to stay away from a generic commercial park and strip mall (i.e. Wal-Mart, etc.)

Chairman Sandy Duckwall expressed concerns that the conditions were too narrow, and would be too difficult to conform to for businesses to apply to build in the park and function under the ordinances. She did not agree with the wording of the ordinance.

Commissioner Michael McLain questioned whether an accounting firm could function in the park inside a green-building. He did not agree with the wording of the ordinance.

County Attorney John Morrison had the following to add:

- The purpose of the Eco-Park would be (1) to enhance the tax revenue for the County, and (2) to create jobs for the County
- If the ordinance is overly restrictive it will be difficult to find people with the technical skills required for employment
- Local banks will likely find it difficult to provide companies with loans for building in the Eco-Park with harsh restrictions
- Camden wants a green industry Eco-Park, and these restrictions will keep the park from degenerating
- However, if they are too restrictive, it will keep businesses away
- Perhaps the conditions are liberal, but the County will be responsible on approving sale to businesses

Commissioners Clayton Riggs expressed adding a clause to the ordinance that would lessen restrictions, but keep specific generic businesses out.

Commissioner Michael McLain made a motion to send the ordinance back to the planning Department for rewording on Items E and D. At 7:36PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Chairman Sandra Duckwall amended the agenda to remove item 4.A- Conditional Use Permit (UDO 2011-01-01) - Master Plan Camden ECO Industrial Park.

Commissioner Michael McLain made a motion to approve the amendment to the agenda. At 7:37PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Public Hearing

Public Hearing

Item 4. Ordinance No. 2011-01-01 (UDO 2010-08-11); Rezoning Applications; Elsie G. Hollowell-Pugh (Pg. 39-70)

Chairman Sandra Duckwall called for a motion to open the public hearing.

Commissioner Michael McLain made a motion to open the Public Hearing. At 7:38 PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael

McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Planning Director Dan porter gave a presentation and reported the following:

- The property is 32.9 acres located on Shipyard Rd.
- Request is for single family homes on 1 acre lots (R3-1)
- The Planning Board recommended denial of rezoning from R3-2 (residential 2 acre lots) to R3-1
- The Planning Staff recommended approval of the rezoning
- The land is considered moderately sustainable
- The soil is zoned as AD- requiring an elevation of 1 foot of any building on the land

Attorney Tom Nash of Elizabeth city presented the following information:

- Presenting on behalf of Elsie Hollowell-Pugh
- Mrs. Pugh owns 32.9 acres and is seeking rezoning from R3-2 to R3-1
- The planning staff approval
- There are other 1 acre lots on Shipyard Road
- Mrs. Pugh's property is surrounded by land that will never be developed because of state and grant designation
- Shipyard Road is paved and maintained by NCDOT
- The gas line on the road does not cross anywhere on the proposed property
- The historical property adjacent to Mrs. Pugh's property will be heavily buffered
- There will be restrictive covenants
- There has been a letter of support received from neighbors, such as Mr. Bob McDaniels.

Commissioner McLain questioned what the approximate home tax value would be, what the developer would do due to the Adequate Facilities Act being discharged, would there be houses built similar in size to those already on the road, and would school buses go all the way down Shipyard Rd.?

County Attorney John Morrison stated that there would be approximately 24 to 25 lots, over a period of time, so at some point the schools would be affected.

Richard Browner, and private Land Planning Consultant from Elizabeth City, presented the following information:

- Mrs. Pugh wanted single family homes on the property
- She requested a buffer requirement for surrounding property
- She wanted to do something that she could be proud of
- There is currently a development concept plan
- There is a farm road going perpendicular through the wetlands on the property. It is currently one culvert; it would require 2 additional culverts to be put in place for passage.
- The property currently meets the requirements for a Nation Permit, because less than 4,000 feet of wetlands would be disturbed.
- Shipyard Rd. currently has to roadway capacity for being a collector street, with a 50 foot right-of-way.
- A cul-de-sac will be into the development for school buses to turn around.
- There will be children of school-age.
- The current application was submitted before the new ordinance for adequate facilities was introduced.
- Home sized will be approximately 1800-2200 square feet.
- It is unclear why the Planning Board denied the rezoning.

Planning Director Dan Porter added that neighbors in opposition of the rezoning at the Planning Board meeting presented evidence that the rezoning was inconsistent with the current Land Use Plan for Camden County. The planning staff felt it was a developmental area; the Planning Board disagreed.

Commissioner McLain asked if this would be considered spot zoning.

Dan Porter said it would not.

Chairman Sandra Duckwall asked if the minutes from the book were present to show the opposition.

Dan Porter responded that yes they were in the board packet.

Sean Lynch- 110 Shipyard Rd.- Mr. Lynch presented the following information:

- He is not opposed to R3-2 development
- He asked if 1 acre lots were really necessary
- There is sufficient housing currently available
- The planning staff did approve, but the Planning Board denied based on need
- The land is zoned as R3-2 for a reason

Daryl Neal- 139 Shipyard Rd- Mr. Neal presented the following information:

- The land is zoned as moderate to less than suitable soil
- There is currently other property in the county that is better suited for R3-1 zoning
- There is a sewer line on 343, and a lift station would need to be put in to get the sewer line lifted from the land in question back to 343.
- A gas line runs under the road (Shipyard Road)
- 60% of Mrs. Pugh's property is in the AE-flood zone
- The farm path through the wetlands to the back of the property is currently on 8 feet wide; it would need to be widened.
- Mrs. Pugh's property is surrounded by protected lands on all sides and across the street.
- Shipyard Road currently has flooding problem; it has flooded over before to where the road was no longer visible
- Wild animal traffic from dense woods to agricultural fields across the street is heavy, and would be disturbed by development
- There are currently 80 homes for sale in Camden County, why add more?

Allison Neal- 139 Shipyard Road- Mrs. Neal had the following to present:

- Michelle Marlow's property is currently the turn- around for school buses on Shipyard Road.
- Shipyard Road is largely used for pedestrian- jogging, walks, and bike riding with children.

Mrs. Neal showed a picture depicting her family vehicles opposite directions, side by side on Shipyard Road, with her standing between the, and her children on the side of the road between the truck and the grass.

- The side mirrors of the vehicles are inched from touching.
- She hardly fit between the two vehicles
- Her children had their bike tires on the road and were touching the vehicles.
- The road is not wide enough for large vehicles, such as buses, as well as pedestrian traffic
- The land on each side of the road is protected and it is prohibited from encroaching on the land to widen the road.
- Safety of families and children is a large concern with adding more traffic and larger vehicles down Shipyard Road.

Bob McDaniels- 200 Shipyard Road- Mr. McDaniels came forward to express his support for the rezoning, stating that he was a neighbor, and he had no objection to Mrs. Pugh rezoning her property from R3-2 to R3-1.

Chuck Hollowell- Cary, NC- Mr. Hollowell is the son of Elsie Hollowell-Pugh. Mr. Hollowell came before the Board to explain Mrs. Pugh's life, current health condition, and her wishes for the property.

- Mrs. Pugh lived in Camden her entire life
- Mr. Hollowell grew up on Shipyard Road.

- Mrs. Pugh moved to Cary to live with Mr. Hollowell
- Mrs. Pugh coded and had brain damage and currently is living in an assisted living/ nursing home
- Not looking to cash in on a gold mind
- There are medical bills to pay for, and costs of impending burial to think of
- Mrs. Pugh wanted to add something to the County that she could be proud of

Planning Director Dan Porter came forward to add that although the contractor for the property has come forward with architectural designs and stated that building construction will be to their given designs, one cannot rely on designs due to the fact that unforeseen obstacles may present themselves during the construction phase altering the designs.

Commissioner Clayton Riggs made a motion to come out of the Public Hearing. At 8:44 PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Consent Agenda

Item 5. (A-J)

Commissioner Clayton Riggs made a motion to approve the Consent Agenda. At 8:45 PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs Commissioners absent; and no Commissioner not voting.

Consent Agenda

A. Draft Minutes – February 7, 2011

B. Tax Collection Report- January 2011 in the amount of \$597,466.63

C. Tax Authorization to Collect:

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
\$12,919.23	\$12,768.26	\$6,024.92	\$31,712.41

D. Beer and Wine Distribution for Camden County

North Carolina Department of Revenue
Local Government Division
Distribution Unit
Post Office Box 871
Raleigh, North Carolina 27602-0871
Telephone Number: 919-733-7644 **Fax Number: 9191-715-6337**
DISTRIBUTION DATA VERIFICATION
For Beer, Unfortified Wine, and Fortified Wine Excise Tax
Distribution
April 1, 2010- March 31, 2011

Camden County

- I. Beer may be licensed to be sold at retail within the above rural county.*
- II. Unfortified wine may be licensed to be sold at retail within the above rural county.*
- III. Fortified wine may be licensed to be sold at retail within the above rural county under provisions of G.S. 18B-603(c)(2) in that the operation of alcoholic beverage control stores county-wide is authorized by law.*

IV. *The following are the active incorporated cities in the above county. If any municipal corporation listed has been dissolved or did not conduct the most recent election required by its charter or general law for the purpose of electing municipal officials, please explain below. An asterisk (* or **) beside a city indicates that only part of its population is in the county.*

Camden

** Elizabeth City

Remarks:

This is to certify that I have carefully examined the foregoing statements and that the same are correct, except as noted

Attest: _____

Signed: _____

Print Names: _____

Print Names: _____

Telephone: _____

Telephone: _____

E. Annual Budget and CIP Calendar for FY2011-12

CAMDEN COUNTY FISCAL YEAR 2011-12

ANNUAL BUDGET & CIP CALENDAR

DATE	PROCEDURE	ACTION BY
February 15	Distribute Budget Workbooks to Department Heads and County Agencies	County Manager Finance Officer
February 21	Budget & Fin. Committee meets to discuss this Year's priorities, 3:00 P.M., Mgr's Office	County Manager Finance Officer
March 15	All CIP requests are due to County Manager's Office	County Manager Department Heads Bd. Of Education
March 21	Commissioners' meeting	
March 24-25	CIP Work Session during BOC Retreat	Tracy Gregory, CPA
March 22-31	Meet with Departments as requested by Department Heads or County Manager	County Manager Department Heads
April 1	All Final Budget Requests from County Departments due in County Manager's Office by 5:00 P.M. (G.S. 159-10)	Department Heads
April 4	Deadline to submit New Position Requests and Other Position Changes for FY11-12 to Stephanie Jackson, Personnel Officer	Department Heads
April 4	All Final Budget Requests from Fire Districts and Non-County Organizations due in County Manager's office by 5:00 P.M. (G.S. 159-10)	Fire Districts & Non-County Organizations
April 11	Budget & Finance Committee Meeting 3 P.M.	County Manager Finance Officer
April 19	Camden County Board of Education's Final Proposed Budget due in County Manager's office by 5:00 P.M.	School Board
April 4 -15	Review and Analyze Budget Requests	County Manager
April 20	Revenue Estimates Due	Finance Officer
April 20	Estimated Tax Valuation Due	Tax Administrator

April 25	Budget & Fin. Committee Meeting, 3:00 P.M. Manager's Office	County Manager Finance Officer
May 2	Set Public Notice of public hearing on Budget Funds (G. S. 159-12(A))	Clerk to Board
May 2-6	Review Budget Requests with Department Heads as requested by County Manager	County Manager Finance Officer
May 17	Deliver Budget to Board of Commissioners	County Manager
May 17	Budget Work Session (Courtroom, 7pm)	Board of County Commissioners
May 19	Budget Work Session (Courtroom, 2pm)	Board of County Commissioners
May 17-May 27	Period for Commissioners review of the 2011- 2012 Budget. Other work sessions may be scheduled the Board of Commissioners as needed.	Board of County
June 6	Read Budget Message At Commissioner Mtg.	County Manager
June 6	Set Public Notice of public hearing on CIP	Clerk to Board
June 13	Public hearing on FY 11-12 Budget (Courtroom, 7pm) Earliest Possible Adoption of Budget	Board of County Commissioners
June 20	Adoption of Budget Ordinance (Courtroom, 7pm)(G.S. 159-13:A), Public hearing & adoption of CIP	Board of County Commissioners
June 27	Special Meeting to adopt budget if not already approved on June 20	Board of County Commissioners
June 30	File Copies of Adopted Budget with County Finance Officer and Clerk (G.S. 159-13:d)	Finance Officer

New Business

New Business

Item 6. A-B Presentation by Sheriff Tony Perry; Presentation by EIC Case Manager Lakitra Claude.

Item 6.A

Camden County Sheriff Tony Perry presented the Board with the following two letters:

- Summary of Burglaries/ South Mills Area
 - Between January 1, 2010, and February 17, 2011, there were 11 actual burglaries with 1 of these solved; 3 were attempted break-ins, 1 domestic related and 1 unsure because of no forcible entry.
 - There were a total of 38 incidents of burglary in all of Camden County between January 1, 2010 and February 17, 2011.
 - Also included was a spreadsheet listing the incidents by name, date, time reported, case status, location, method of entry, and items taken, as well as color coordinated showing recent, fall 2010, and solved cases.
- Courthouse Security Training & Committee
 - This letter explains the process of having Courthouse employees participate in safety training, with the next meeting being Thursday, April 7, 2011.

Commissioner McLain asked the Sheriff what home owners could be doing for themselves.

Sheriff Perry explained that a Community Crime Watch had been established in the past, and there were plans to try to reincorporate that into the South Mills area in question.

Commissioner McLain then asked the Sheriff if the department would be taking advantage of the Old South Mills Fire Station once the new station was complete and moved into.

Sheriff Perry explained that one vacated, the Sheriff's department would be using that location as a meeting place, and patrol break location, it would not however be occupied by employees as a "manned station".

Item 6.B

EIC Cade Manager Lakitra Claude presented the following information:

- Handed out a Brochure on Community Services Block Grant Family Self-Sufficiency Program
- Hand out on the Anti-Poverty plan Summary for July 1, 2011- June 30, 2012
 - How to accomplish the goals of the program
 - Program Governance
 - Program Component- CS Block Grant = \$371,909
 - Project Summary
 - Job Referral and Placement (Priority 1)
 - Housing Referral and Placement (Priority 2)
 - Child Care Assistance (Priority 3)
 - Weatherization Assistance (Priority 4)

Commissioner's Report

Michael McLain asked to remind everyone of the Camden Education Foundation Play. He also reported that the current budget cuts from the state lottery funding was going to be impacting Camden County, as well as it would now be required for local governments to replace school buses, and pay for employee liability and workman's comp.

Commissioner Clayton Riggs requested that Albemarle RC&D be placed on the next agenda. He also reported that the Albemarle Economic Council received a \$4300 small business grant to help with weatherization.

County Managers Report

County Manager Randell Woodruff reported the following information:

- Governor Perdue's budget was recently released concerning the next few years
- County Commissioner Association- advocated in Raleigh for State funds
- The South Camden Fire Department will be holding their 'Ladies Night Out' on March 12, 2011

South Camden Water & Sewer District Board of Directors

Chairman Sandra Duckwall moved to recess the Board of Commissioners meeting and enter into the South Camden Water & Sewer District Board of Directors meeting at 9:06PM.

Commissioner Michael McLain made the motion to approve the consideration of Agenda Amendments. At 9:06PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Commissioner Riggs made the motion to approve the consent agenda. At 9:07PM, the motion passed 4-0 with Chairman Sandra Duckwall, and Commissioners Michael McLain, Randy Krainiak, and Clayton Riggs voting aye; no Commissioner voting no; Vice Chairman Garry Meiggs absent; and no Commissioner not voting.

Old Business

No Old Business

Re-convene Commissioners meeting

No other Questions or Comments. The South Camden Water & Sewer District Board of Directors meeting adjourned at 9:07PM.

Any other Questions?

County Manager announced that plans for the Commissioners retreat were moving forward, with the date being set for March 24/25, 2011, to be held in Currituck County.

Meeting Adjourned

At 9:08 P.M., Chairman Sandra Duckwall asked if there were any other matters to come before the Board of Commissioners, hearing none, she declared the meeting adjourned.

Chairman Sandra Duckwall
Camden County Board of Commissioners

ATTEST:

Ashley Honaker
Clerk to the Board