



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

# **BOARD OF COMMISSIONERS**

**September 08, 2020  
7:00 PM**

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

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

**Please turn Cell Phone ringers off during the meeting.**

## **Agenda**

**Camden County Board of Commissioners  
BOC - Regular Meeting  
September 08, 2020  
7:00 PM  
Historic Courtroom, Courthouse Complex**

### **Call to Order**

### **ITEM Closed Session - Economic Development**

### **Reconvene Board of Commissioners**

### **Invocation & Pledge of Allegiance**

Commissioner Randy Krainiak

### **ITEM 1. Public Comments**

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

### **ITEM 2. Conflict of Interest Disclosure Statement**

### **ITEM 3. Consideration of Agenda** (For discussion and possible action)

### **ITEM 4. Presentations** (For discussion and possible action)

A. Camden Tourism Development Authority Photo Contest- Donna Stewart

B. Broadband Update - Eastern Shore Communications

### **Recess to South Camden Water & Sewer District Board of Directors**

### **Reconvene Board of Commissioners**

### **ITEM 5. Public Hearings**

- A. South Mills Landing - Dan Porter

**ITEM 6. New Business (For discussion and possible action)**

- A. Tax Report - Lisa Anderson
- B. Golf Cart Ordinance - Danson's Grant HOA
- C. Appeal of Demolition Orders (Hearing & Decision) - Keith Truman

**ITEM 7. Consent Agenda**

- A. BOC Meeting Minutes - August 3, 2020
- B. Closed Session Minutes
- C. Budget Amendments
- D. DMV Monthly Report
- E. Tax Collection Report
- F. Vehicle Refunds Over \$100.00
- G. Pickups, Releases & Refunds
- H. Authorization for CARES Act Disbursements
- I. Resolution 2020-09-04 NCDOT Request

**ITEM 8. County Manager's Report**

**ITEM 9. Commissioners' Reports**

**ITEM 10. Information, Reports & Minutes From Other Agencies**

- A. Library Report
- B. Register of Deeds Report

**ITEM 11. Other Matters (For discussion and possible action)**

**ITEM 12. Adjourn**



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**Presentations**

**Item Number:** 4.A  
**Meeting Date:** September 08, 2020  
**Submitted By:** Donna Stewart, Visitor Center Director  
Dismal Swamp Welcome Center  
Prepared by: Karen Davis

**Item Title** Camden TDA Photo Contest

**Attachments:**

**Summary:**

Donna Stewart will present the 2nd Annual Camden TDA Photo Contest to begin October 1, 2020.





**CAMDEN COUNTY**  
NORTH CAROLINA - USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Presentations**

**Item Number:** 4.B  
**Meeting Date:** September 08, 2020

**Submitted By:** Ken Bowman,  
Administration  
Prepared by: Karen Davis

**Item Title** Eastern Shore Communications - Broadband Update

**Attachments:**

**Summary:**  
Eastern Shore Communications will present a Broadband update.



# CAMDEN COUNTY

NORTH CAROLINA • USA

*Boundless Opportunities.*

## Board of Commissioners AGENDA ITEM SUMMARY SHEET

### Public Hearings

**Item Number:** 5.A  
**Meeting Date:** September 08, 2020

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

**Item Title** **South Mills Landing - Dan Porter**

**Attachments:** Rev Agenda Summary SML (DOCX)  
 Staff Findings (PDF)  
 06-10-20\_SouthMillsMasterPlan (PDF)  
 1 MP Development Impact Statement updated 2-20-20 (PDF)  
 1a MP TIA Exec Summary (PDF)  
 2 MP Compatibility with Surrounding Area (PDF)  
 3 MP CONSISTENCY WITH ADOPTED POLICY GUIDANCE - Copy (PDF)  
 5 TRCinput (PDF)  
 5a Stormwater comments (PDF)  
 6 Response Cover Letter (PDF)  
 8-26-20 Draft SML Development Agreement updated per 8-25-20 meeting (DOCX)  
 ExhibitD with fees Fiscal Year AND CAPACITIES (XLSX)

**Camden County Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Meeting Date:** September 8, 2020

**Attachments:** Master Plan/Preliminary Plan/ Staff Findings/TRC inputs/Draft Development Agreement/Development Impact Statement

**Submitted By:** Planning Department

**Item Title:** Public Hearing  
Development Agreement and Master Plan/Preliminary Plat for South Mills Landing Planned Development Major Subdivision

**Summary:**

South Mills Landing LLC is requesting Master Plan/Preliminary Plan approval for South Mills Landing Planned Development. The documents listed above have been submitted with application.

The development consists of 580 single-family and multi-family dwellings, commercial and recreational areas with club house, pool, and walking paths. The subdivision is located within the South Mills Core Village area on the north and south sides of Main Street. The phasing schedule anticipation is for build out within 6 to 10 years.

South Mills Water Association and South Camden Water & Sewer District have approved water and sewer capacity, respectively for Phase 1 of 129 units. Water and sewer for additional Phases are in the Development Agreement. The Technical Review Committee inputs are varied and are included in package.

The existing Storm Water Model is complete and the post Storm Water Drainage Plan will require approval of the County storm water engineer.

Upon approval of the preliminary plat, construction plans will be completed and require approval of staff and state and local technical agencies prior to beginning construction.

**RECOMMENDATION:**

1. Motion to hold Public Hearing for South Mills Landing Development Agreement and Master Plan/ Preliminary Plat
2. Approve/deny/ or approve with modification the South Mills Landing Development Agreement – Ordinance No. 2020-9- 01.
3. Approve/deny/ or approve with modifications UDO 2020-01-36 - South Mills Landing Master Plan and Preliminary Plat.

**UDO 2020-01-36  
FINDINGS  
South Mills Landing  
Planned Development**

**PROJECT INFORMATION**

**File Reference:** UDO 2020-01-36  
**Project Name;** South Mills Landing  
**PIN:** 01-7989-00-43-1290,  
01-7988-01-49-2837

**Applicant:** South Mills Landing  
LLC

**Address:** Reese Smith, Sr.  
P.O. Box 9636  
Chesapeake, VA

**Phone:** (757) 499-4772

**Email:** reesesr@reesesmithassociates.com

**Agent for Applicant:** Bissell Professional Group  
Mark Bissell

**Address:** 3512 N. Croatan Hwy  
Kitty Hawk, NC 27949

**Phone:** (252) 261-3266

**Email:** mark@bissellprofessionalgroup.com

**Current Owner of Record:** Same as applicant

**Meeting Dates:**

Neighborhood Meeting: January 29, 2020

Technical Review: February 11, 2020

Planning Board: March 18, 2020

**Application Received:** 1/30/2020

**By:** David Parks, Permit Officer

**Application Fee paid:** \$29,000 Check #1672

**Stormwater Review Fee:** \$6000 Check #1668

**Completeness of Application:** Application is generally complete

**Documents received upon filing of application or otherwise included:**

- A.** Land Use Application
- B.** Master Plan South Mills Landing PD
- C.** Developmental Impact Statement
- D.** Traffic Impact Analysis
- E.** Proposed Development Agreement
- F.** Technical Review Committee inputs.

Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

**REQUEST:** Master Plan/[Preliminary Plat](#)-South Mills Landing Planned Development for 580 (single and multifamily) units with commercial and recreational areas.



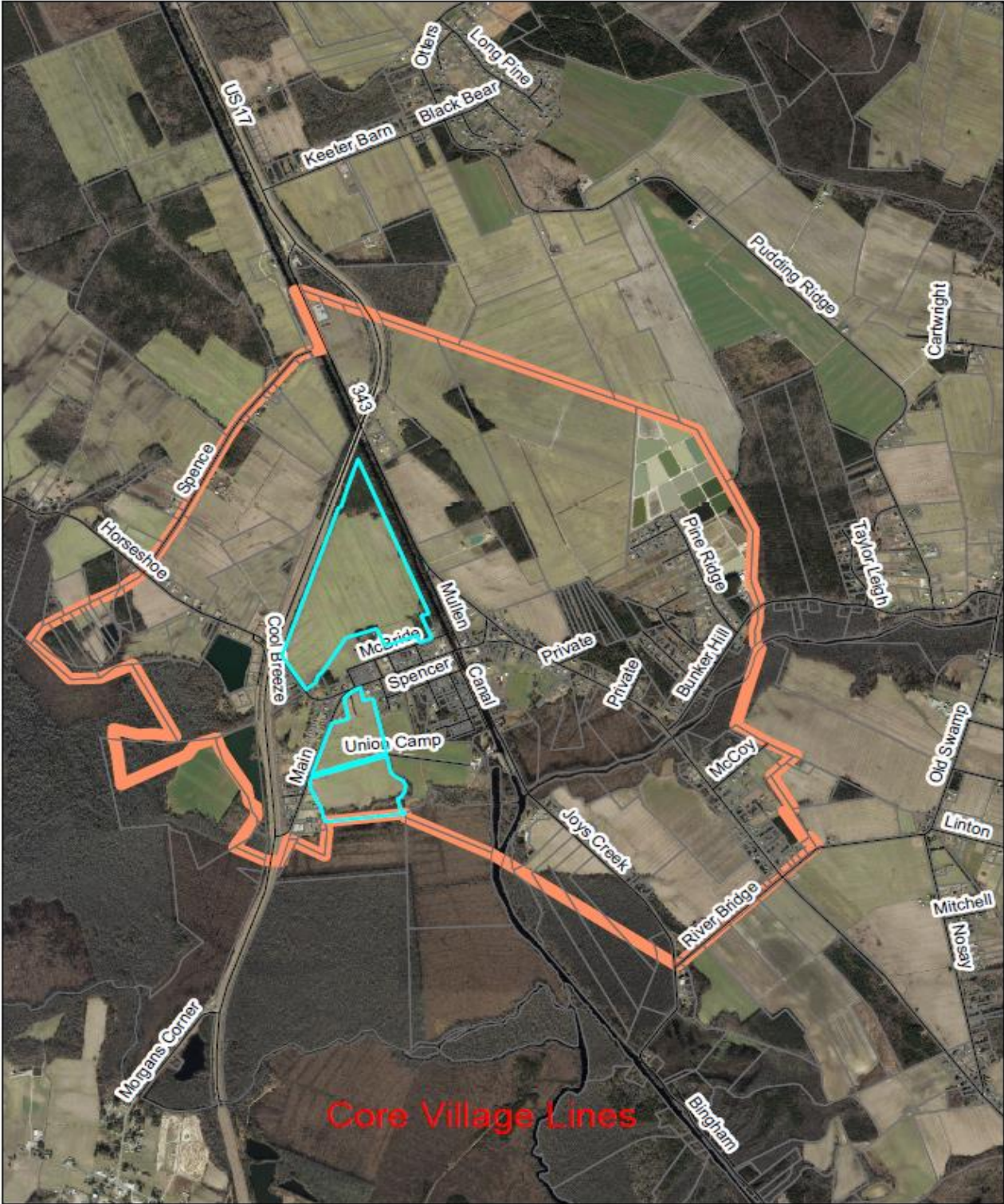
Vicinity Map:



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

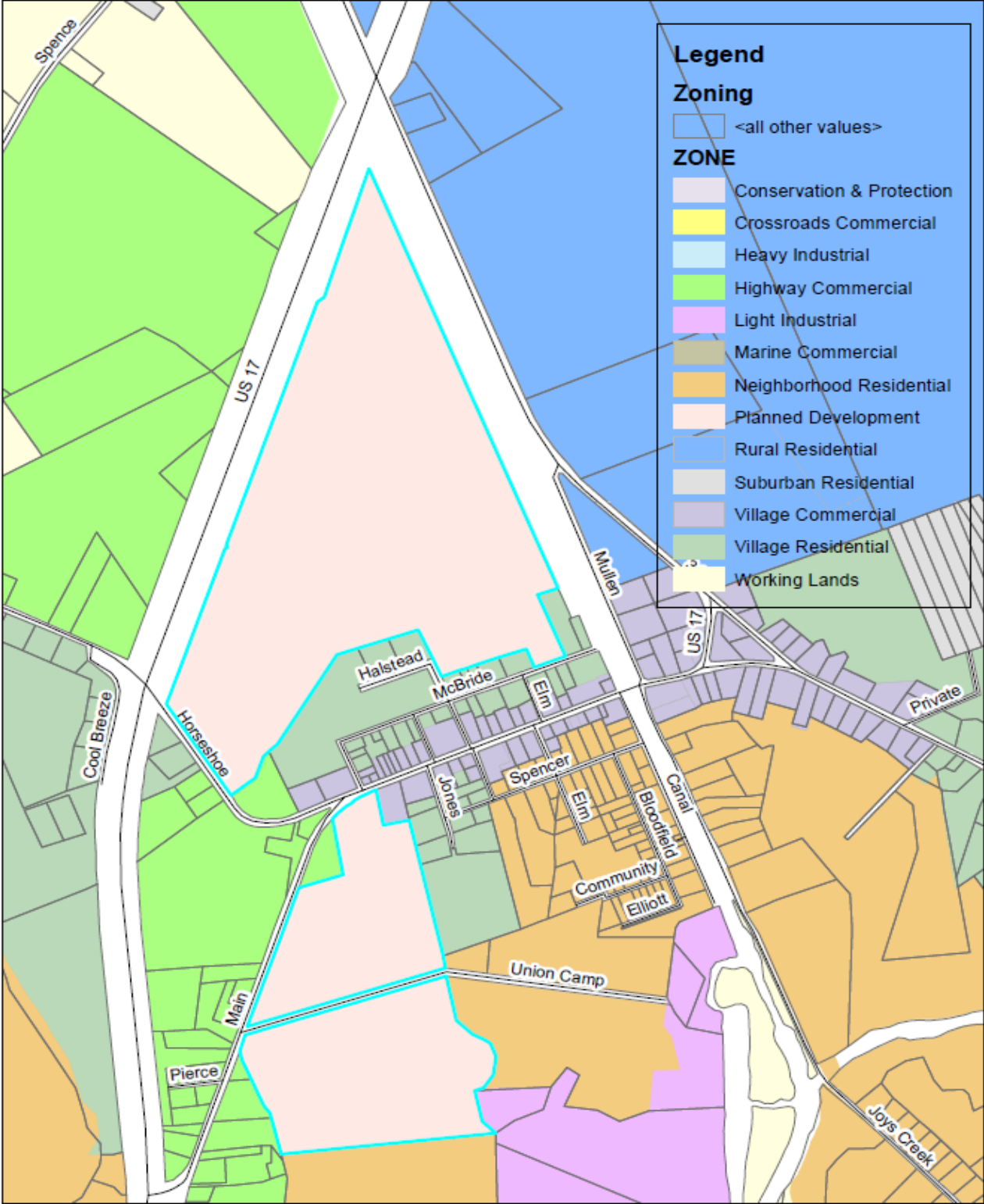


Core Village Lines



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

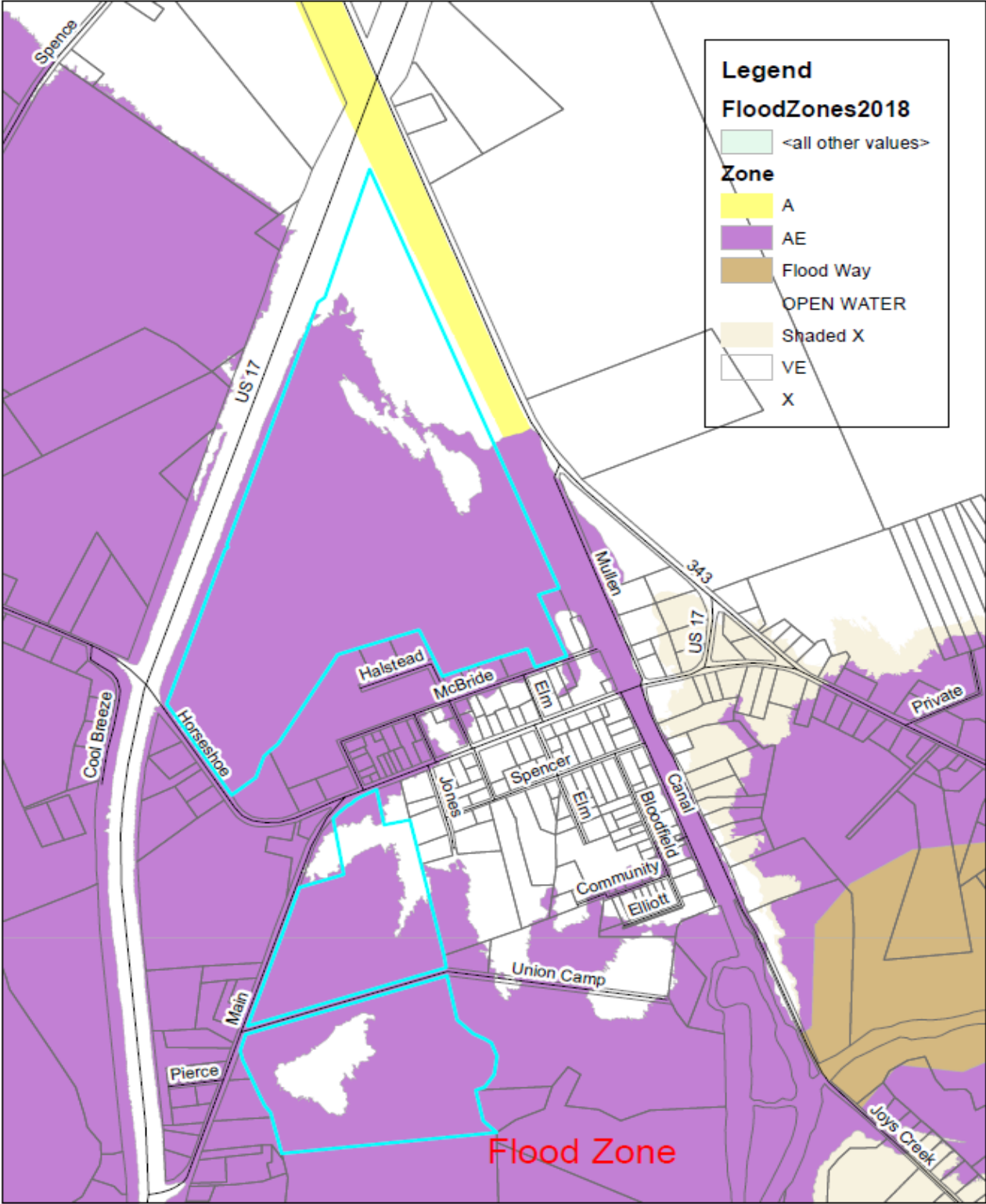
# Zoning Map



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)



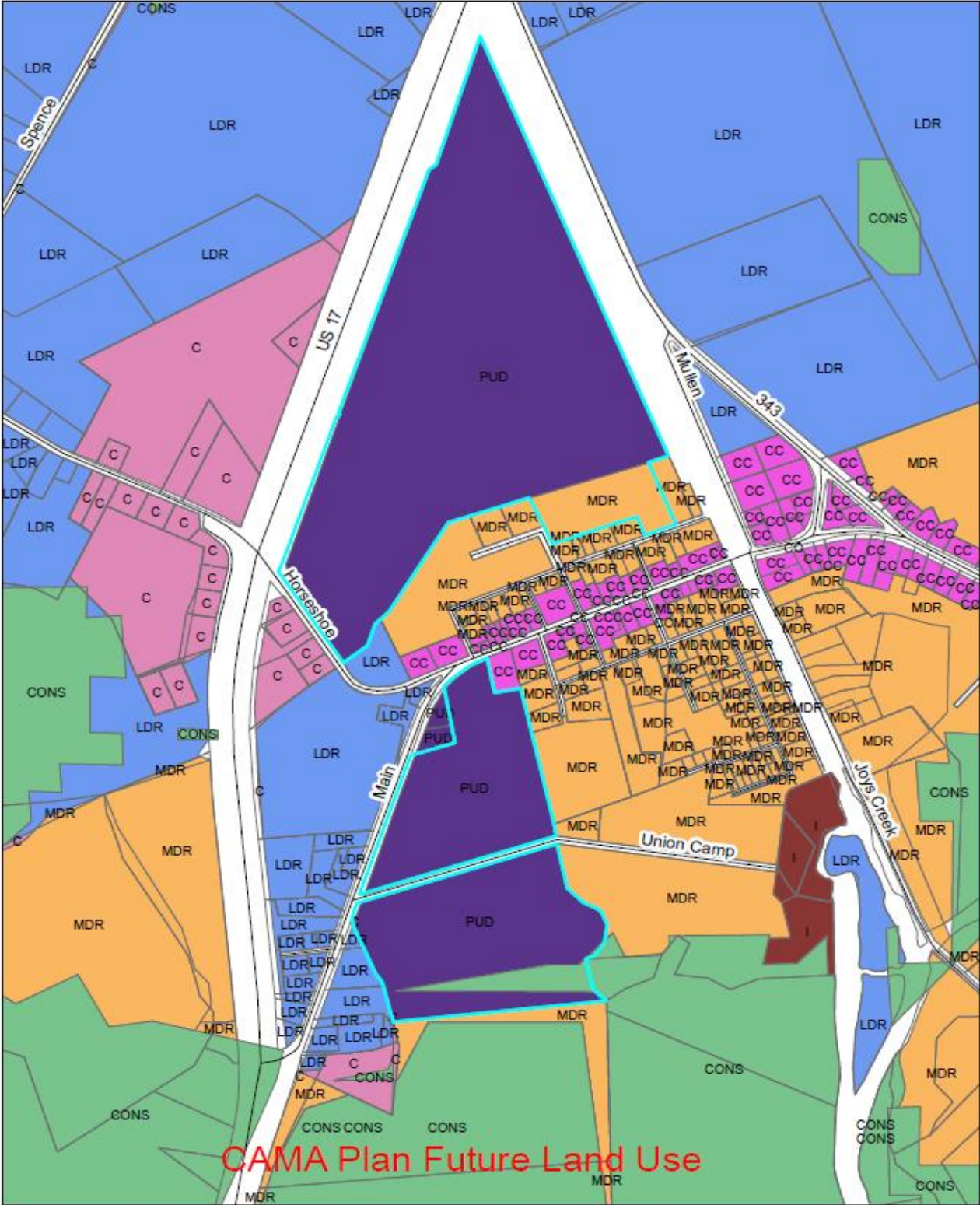
Flood Zone Map



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

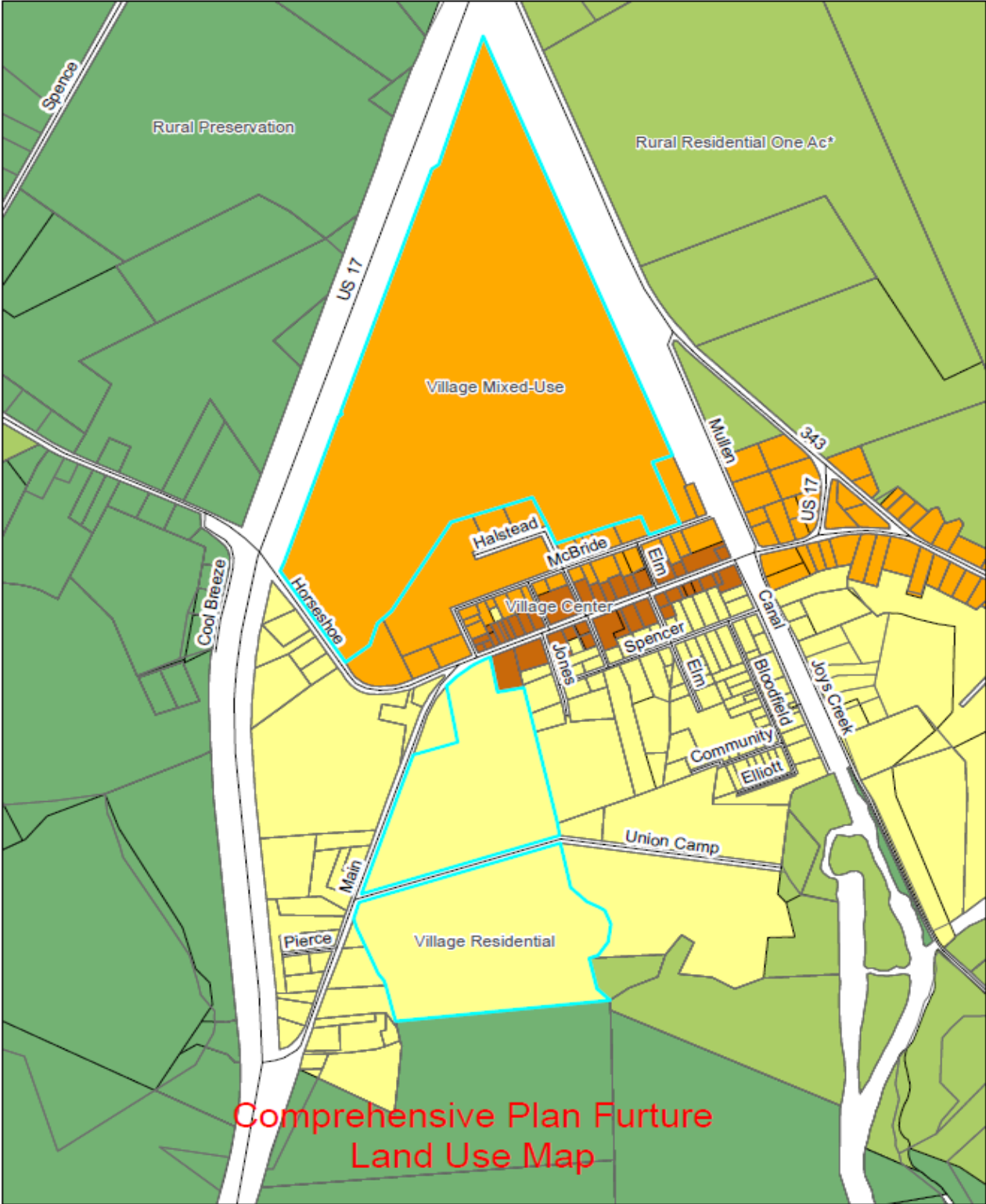


### CAMA Future Land Use Map



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

Comprehensive Plan Future Land Use Map



Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

**PROJECT LOCATION:**

**Street Address:** Parcels located off Main Street and Horseshoe Road  
**Location Description:** South Mills Township

**SITE DATA**

**Lot size:** Approximately 185 acres.

**Flood Zone:** Zone AE/X (Majority in AE Flood Zone)

**Zoning District(s):** Base Zoning; Planned Unit Development (PUD)

**Adjacent property uses:** Residential/Agriculture/Woodland

**Streets:** Shall be dedicated to public under control of NCDOT.

**Street name:** See Master Plan (Street Names approved by Central Communications)

**Open Space:** Provided: Approximately 65 acres

**Landscaping:** Landscaping Plan provided

**Buffering:** Per Article 151.5.5.4, a 50’ landscaped vegetative buffer required along all property lines that abut agricultural uses.

**Recreational Land:** 383 Single Family Lots X 1452sf = 12.76 acres

**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**

**Distance & description of nearest outfall:** Outfall from North Tract is approximately 1800 feet. Outfall from South Tact is adjacent to property (wetlands).

**TECHNICAL REVIEW STAFF (SKETCH PLAN) COMMENTS**

1. **South Mills Water Association.** No written response.
2. **Albemarle Regional Health Department.** N/A
3. **South Camden Water & Sewer District:** Approved. See attached.
4. **South Mills Fire Department.** Disapproved. See attached
5. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.

Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

- 6. **Army Corps of Engineer.** There was a proposed canoe launch located on the North Tract adjacent to the canal, however was removed based on attached email from Army Corps.
- 7. **Superintendent Camden County Schools.** Approved with comments. See attached.
- 8. **Superintendent/Transportation Director of Schools.** Approved with following comment.
- 9. **Sheriff’s Office.** Disapproved. See attached.
- 10. **Camden Soil & Water Conservationist.** Reviewed with comments/conditions. See attached.
- 11. **NCDOT.** No response.
- 12. **Parks & Recreation.** No response.
- 13. **Mediacom.** No response.
- 14. **Albemarle EMC.** No response.
- 15. **Century Link.** No response.
- 16. **Pasquotank EMS.** Street names approved.

**PLANS CONSISTENCY**

**CAMA Land Use Plan Policies & Objectives:**

Consistent  Inconsistent

CAMA Plan future land use maps has land identified as a Planned Unit Development.

**2035 Comprehensive Plan**

Consistent  Inconsistent

Comprehensive Plan has North Tract designated as Village Mixed Use and South Tract as Village Residential (VR). Location of land is within the Core Village of South Mills.

**PLANS CONSISTENCY – cont.**

**Comprehensive Transportation Plan**

Consistent  Inconsistent

There will be two accesses with a third maintenance access for the North Tract. There will be two accesses off Main Street for the South Tract.

Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

Yes  No

**Endangering the public health and safety?**

Based on TRC input from Sherriff and SM Fire, project could have impact on public safety based on manning and infrastructure concerns.

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.**

2035 Comprehensive Plan Future Land Use Maps has land designated as Village Residential and Village Mixed Use. CAMA Future Land use Maps has land designated as Planned Unit Development (PUD).

**EXCEED PUBLIC FACILITIES:**

Yes  No

**Schools:** Proposed development will generate 301 students after build out (.67 per SFD X 383 = 256.6) & (.23 MFU X 197 units = 45.3). High School over capacity. (See breakdown next page.)

Yes  No

**Fire and rescue:** Denied based on lack of supporting infrastructure.

Yes  No

**Law Enforcement:** Denied. Manning/equipment.

Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)



**Student Generation Rates (Single Family Dwelling = .67 students) (Other = .23 students)**

**Single Family**

<b>Grandy Primary (.29)</b>	<b>383 lots X .29 = 111</b>
<b>Grandy Intermediate (.18)</b>	<b>383 lots X .18 = 68.9</b>
<b>Camden Middle (.07)</b>	<b>383 lots X .07 = 26.8</b>
<b>Camden High School (.13)</b>	<b>383 lots X .13 = 49.7</b>

**Total students: 256.4**

**Other (Townhomes)**

<b>Grandy Primary (.08)</b>	<b>197 units X .08 = 15.7</b>
<b>Grandy Intermediate (.08)</b>	<b>197 units X .08 = 15.7</b>
<b>Camden Middle (.04)</b>	<b>197 units X .04 = 8</b>
<b>Camden High School (.03)</b>	<b>197 units X .03 = 6</b>

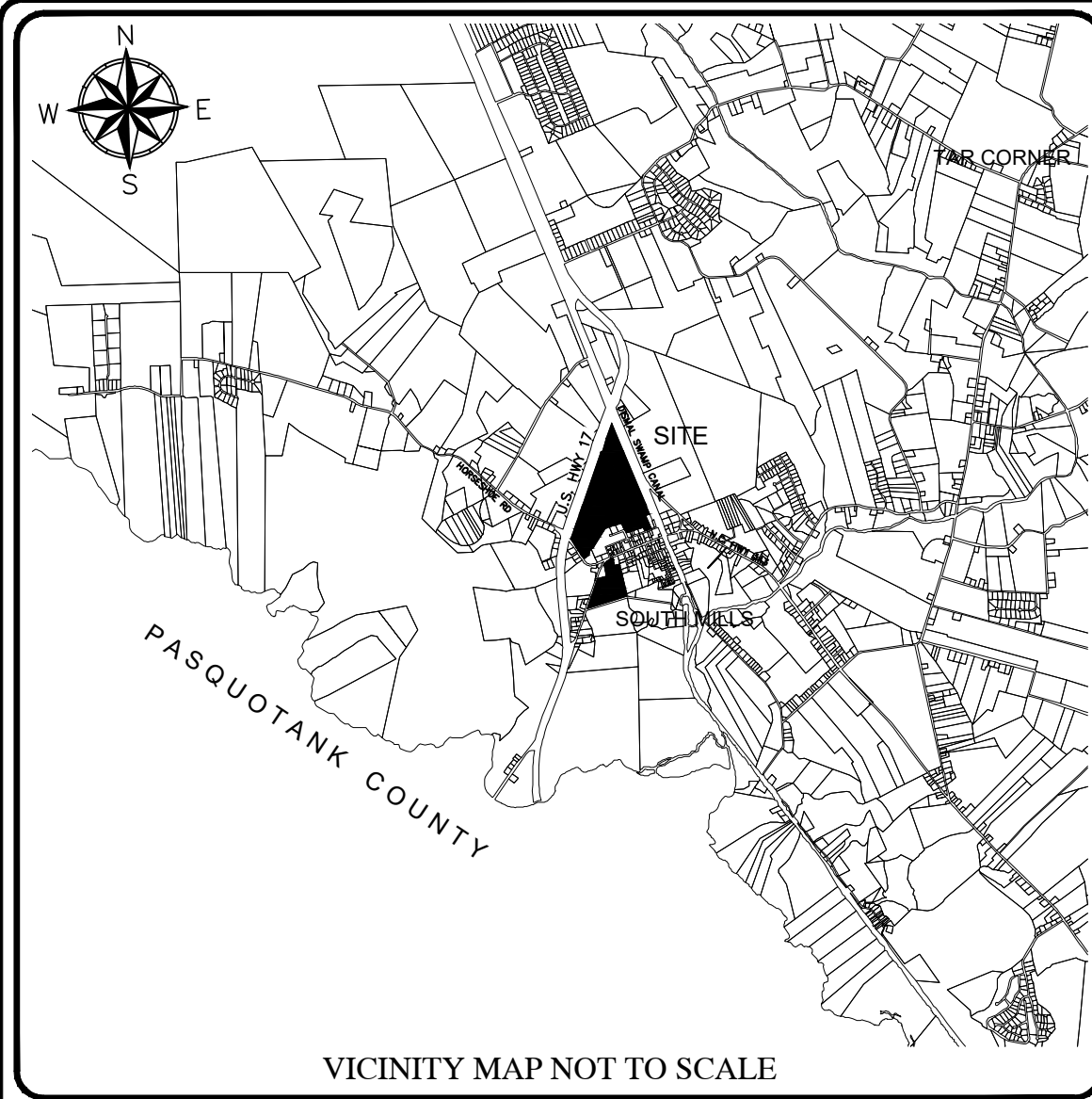
**Total students: 45.4**

**Overall total students generated: 301.8 (over the life of the project.)**

**PLANNING STAFF RECOMMENDATION:**

- Portion of Union Camp Road within the development from Camelia Drive to eastern property line shall be paved to NCDOT standards.
- Extend Phasing Schedule out 5 years.
- Fee in lieu of acreage for public park can be utilized for providing landscaping along Main Street
- Need to interconnect (sidewalk, crosswalk) North and South Tracts
- Provide sidewalk along Main Street for South Tract with trees.
- Landscaping around ponds (prevents alligator weed and stagnant water)
- Terms and Conditions reflect providing up to 50,000 sf of commercial yet Master Plan shows 35,000 sf?
- 

Attachment: Staff Findings (2785 : South Mills Landing - Dan Porter)



# MASTER PLAN FOR *South Mills Landing* A PLANNED DEVELOPMENT

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

SURVEY LEGEND	
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROADWAY
●	SET IRON ROD
○	CALCULATED POINT
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
□	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
P.C.	PLAT CABINET
SL	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	PAGE
SQ.FT., SF, or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

LEGEND	
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	EXISTING TREE LINE
---	PROPOSED SWALE W/ FLOW ARROW
---	PROPOSED SWALE HIGH POINT
---	FEMA FEMA
---	EXISTING 404 WETLANDS BOUNDARY
---	EXISTING 404 WETLANDS
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING CULVERT
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TRANSMISSION LINES
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER LINE (SIZE AS NOTED)
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED SIDEWALK
---	PROPOSED FORCE MAIN SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED GRAVITY SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED SANITARY SEWER MANHOLE
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	PROPOSED CATCH BASIN
---	PROPOSED STREET LIGHT
---	PROPOSED STORM SEWER PIPE
---	PROPOSED EDGE OF WATER

**GENERAL DEVELOPMENT NOTES:**

- PROJECT NAME: SOUTH MILLS LANDING
- APPLICANT: SOUTH MILLS LANDING, LLC  
P.O. BOX 9636  
CHESAPEAKE, VA 23321  
  
OWNERS: SOUTH MILLS LANDING, LLC  
P.O. BOX 9636  
CHESAPEAKE, VA 23321
  - PROPERTY DATA:  
TRACT 1 (NORTH TRACT):  
ADDRESS: 0 HORSESHOE RD., SOUTH MILLS, NC 27976  
PIN: 017989004312900000  
RECORD DOCUMENT(S): D.B. 156, PG. 122, P.B. 4, PG. 158  
ACREAGE: 124.83--ACRES (PER PLAT)  
TRACT 2 (SOUTH TRACT):  
ADDRESS: 0 MAIN ST., SOUTH MILLS, NC 27976  
PIN: 017988014928370000  
RECORD DOCUMENT(S): D.B. 156, PG. 116, P.B. 4, PG. 148  
ACREAGE: 60.1--ACRES (PER PLAT)
  - PROPERTY ZONING: PLANNED DEVELOPMENT (PD) (TRACTS 1 & 2).
  - F.I.R.M. DATA:  
ZONES AE (6.4 FT.) AND X PER F.I.R.M. MAP NO. 3720798900 J, EFFECTIVE DATE OCTOBER 5, 2004.
  - USE OF LAND WITHIN A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE UNIFIED DEVELOPMENT ORDINANCE.
  - THIS PROPERTY CONTAINS AC0E "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USAC0E ACTION ID# SAW 2018-01610, DATED JUNE 14, 2019.
  - OVERALL DENSITY = 580 D.U. ON 184.86 ACRES = 3.14 D.U./ACRE (BASED ON DEVELOPED AREA ONLY).
  - A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALSO FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED. PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER DETAILS SHOWN ON SHEET 21.
  - A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
  - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:  
• BASED ON DATA PROVIDED TO BISSELL PROFESSIONAL GROUP BY THE OWNER WHICH WAS SPOT FIELD VERIFIED BY BISSELL PROFESSIONAL GROUP.
  - ALL UTILITIES ARE TO BE UNDERGROUND.
  - THERE IS A 50' BUFFER IN ALL AREAS ADJOINING RESIDENTIAL LANDS.

**DEVELOPMENT NOTES:**

TRACT SUMMARY:  
TOTAL AREA OF TRACT: 233.68 AC. (PER PLATS)  
UNDEVELOPED, ENVIRONMENTALLY SENSITIVE AREA: 48.75 AC.  
TOTAL SUBDIVISION DEVELOPMENT AREA: 184.93 AC.

DEVELOPMENT AREA SUMMARY:  
PROPOSED LOT AREA: 79.99 AC.  
PUBLIC PROPOSED R/W AREA: 40.11 AC.  
OPEN SPACE PROVIDED: 64.83 AC. (35.1% OF DEVELOPED AREA)  
# OF PROPOSED LOTS: 580 (3.14 LOTS/ACRE OF DEVELOPED AREA)

PROPOSED RIGHT-OF-WAY WIDTHS (FT.): SEE SHEET 21  
PROPOSED PAVED ROADWAY WIDTH: SEE SHEET 21  
LINEAR FEET OF ONSITE ROADWAY: 30,131 L.F.±

**DEVELOPER/OWNER:**

MANAGER, SOUTH MILLS LANDING, LLC.

**CAMDEN COUNTY BOARD OF COMMISSIONERS:**

CHAIRMAN

**OBJECTIVE:**

To build a community that has a creative design, providing a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space that promotes an active lifestyle and a strong sense of community. Commercial development is also proposed to serve the needs of both the needs of the residents of the development and the adjacent South Mills community.

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	MASTER PLAN & STORMWATER MANAGEMENT (NORTH TRACT)
4	MASTER PLAN & STORMWATER MANAGEMENT (SOUTH TRACT)
5	LIFT STATIONS & GRAVITY SEWER PLAN (NORTH TRACT)
6	LIFT STATION & GRAVITY SEWER PLAN (SOUTH TRACT)
7	WATER MAIN EXTENSION & SERVICE PLAN (NORTH TRACT)
8	WATER MAIN EXTENSION & SERVICE PLAN (SOUTH TRACT)
9	PHASING PLAN (NORTH TRACT)
10	PHASING PLAN (SOUTH TRACT)
11	TYPICAL CONSTRUCTION DETAILS

DEVELOPMENT STANDARDS & SETBACKS				
STYLE:	Commercial	Single-Family Lot	Townhome Lot	
Min. Lot Size:	N/A	6500 SF	1600 SF	
Range of Lot Sizes:	N/A	6500-15,978 SF	1600-2200 SF	
Min. Lot Width:	N/A	40'	20'	
Typ. Lot Width:	N/A	60'	20'	
Front Setback:	10' (parking)50' (bldg.)	20'	20'	
Side Setback:	10' (parking)	10'	0	
Corner Side Setback:	10' (parking)	15'	0	
Max. Front Setback:	N/A	75'	40'	
Max. Height:	35'	35'	35'	
Max. Bldg. Size:	20,000 SF	4,800 SF	22,000 SF	
Max. Lot Coverage:	90%	60%	100%	
Max. Comm. Floor Area Ratio:	0.4	N/A	N/A	
Min. Setback to Adj. Residential Dev.	50'	50'	50'	

DEVELOPMENT SUMMARY						
TRACT	AREA (AC.)	S.F. LOTS	LOT SIZE RANGE	M.F. UNITS	TOTAL UNITS	OPEN SPACE (AC.)
NORTH	124.83	285	6,500-15,978	50	335	40.64
SOUTH	60.10	98	6,500-11,783	147	245	23.31
<b>TOTAL</b>	<b>184.93</b>	<b>383</b>	<b>6,500-15,978</b>	<b>197</b>	<b>580</b>	<b>63.95</b>

PHASING SCHEDULE							
Residential Development							
PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./AC)	EST. RECORDING YEAR	OTHER IMPROVEMENTS	
1	42.5	13.9 +/-	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path (M.U.P.), Bus Shelter	
2	45.1	17.2 +/-	178	4.18	2022	Mail Kiosk; Main drainage outlet	
3	40.5	13.7 +/-	134	3.42	2023	Clubhouse; Pedestrian Connectivity	
4	42.5	13.1 +/-	99	2.33	2024	Additional Mail Kiosk, Bus Shelter, Canoe Launch; Continue M.U.P.	
5	14.3	4.1 +/-	40	2.78	2025		
<b>TOTAL</b>	<b>185</b>	<b>63.9 +/-</b>	<b>580</b>	<b>3.14</b>			
Commercial Development							
PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR		
A	1	0.2 +/-	7000 +/-	0.4	2024		
B	1.25	0.2 +/-	7000 +/-	0.4	2025		
C	1	0.1 +/-	7000 +/-	0.4	2027		
D	1.25	0.1 +/-	7000 +/-	0.4	2029		
E	1	0.2 +/-	7000 +/-	0.4	2031		

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06-07-20	Address, Trc. Comments		
2	06-11-20	DOT, Turn, Utility		
3	06-10-20	Final DOT, Comments & Schedule 1, Trc.		

DATE: 1/29/20 SCALE: N/A  
 PREPARED: BFKG CHECKED: MSB  
 DRAWN: KFW APPROVED: BFKG  
 SHEET: 1 OF 11  
 CAD FILE: 453000MP2  
 PROJECT NO: 4530

**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

PROJECT: SOUTH MILLS LANDING NORTH CAROLINA  
TOWN OF SOUTH MILLS CAMDEN COUNTY

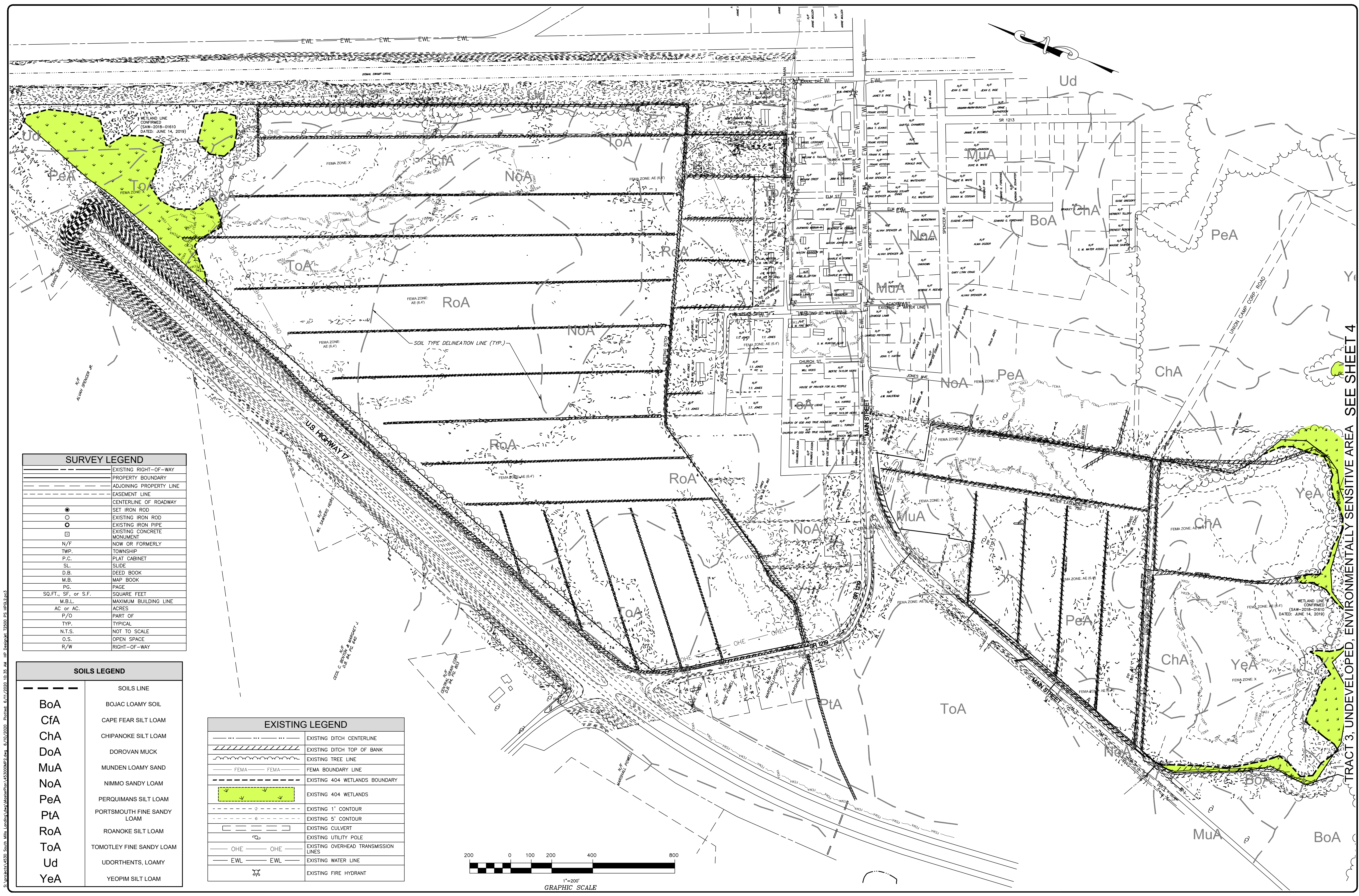
COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION PLAN  
PLANNED DEVELOPMENT

Bissell Professional Group  
Firm License # C-056  
Professional Engineer  
P.O. Box 1008  
12300 Lake North Carolina 27149  
Tel: (252) 381-1760  
Fax: (252) 381-1760

**BISSELL** PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

S:\Projects\4530\_South Mills Landing\City MasterPlan\453000MP2.dwg 6/10/2020 10:35 AM HP 12500 PS #002323

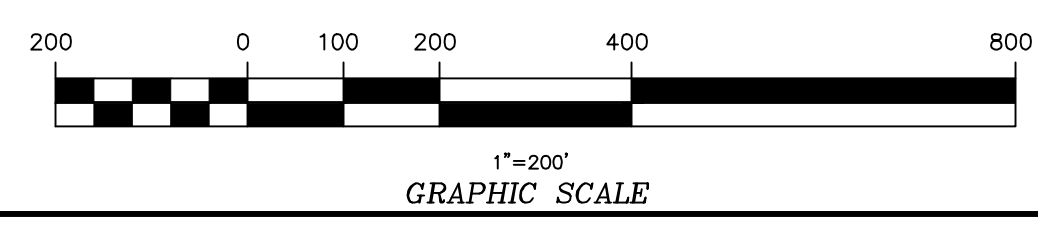




SURVEY LEGEND	
---	EXISTING RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROADWAY
●	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
□	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
P.C.	PLAT CABINET
SL	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PAGE	PAGE
SQ.FT., SF. or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

SOILS LEGEND	
---	SOILS LINE
BoA	BOJAC LOAMY SOIL
CfA	CAPE FEAR SILT LOAM
ChA	CHIPANOKE SILT LOAM
DoA	DOROVAN MUCK
MuA	MUNDEN LOAMY SAND
NoA	NIMMO SANDY LOAM
PeA	PERQUIMANS SILT LOAM
PtA	PORTSMOUTH FINE SANDY LOAM
RoA	ROANOKE SILT LOAM
ToA	TOMOTLEY FINE SANDY LOAM
Ud	UDORTHENTS, LOAMY
YeA	YEOPIM SILT LOAM

EXISTING LEGEND	
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	EXISTING TREE LINE
---	FEMA BOUNDARY LINE
---	EXISTING 404 WETLANDS BOUNDARY
---	EXISTING 404 WETLANDS
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING CULVERT
---	EXISTING UTILITY POLE
OHE	EXISTING OVERHEAD TRANSMISSION LINES
EWL	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT



TRACT 3, UNDEVELOPED, ENVIRONMENTALLY SENSITIVE AREA SEE SHEET 4

PROJECT: SOUTH MILLS LANDING  
TOWN OF SOUTH MILLS  
CAMDEN COUNTY

EXISTING CONDITIONS & SITE FEATURES PLAN  
NORTH CAROLINA  
PLANNED DEVELOPMENT

DATE: 1/29/20 SCALE: 1"=200'

DESIGNED: BFK CHECKED: MSB

DRAWN: KFW APPROVED: BFK

SHEET: 2 OF 11

CAD FILE: 453000MP2

PROJECT NO: 4530

REVISIONS

NO.	DATE	DESCRIPTION
1	06-07-20	Address, Title, Comments
2	06-11-20	DOT, Title, License
3	06-12-20	Final DOT, Commenter's, Schedule, I, P, R

**PRELIMINARY**  
**DO NOT USE FOR CONSTRUCTION**

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
1000 North Carolina Highway  
27949 South Mills, North Carolina 27949  
TEL (252) 381-1760  
FAX (252) 381-1760

THIS PLAN AND THE SURVEY DATA HEREON ARE THE PROPERTY OF BISSSELL PROFESSIONAL GROUP, INC. ANY REPRODUCTION OR TRANSMISSION IN WHOLE OR IN PART OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISSSELL PROFESSIONAL GROUP, INC. COPYRIGHT 2020.



Development Summary (Northern Tract)		
TRACT/AREA	SQUARE FEET	ACRES/UNITS
OVERALL TRACT	5,436,588	124.83
OPEN SPACE	1,770,068	40.64
RIGHT-OF-WAY	1,302,110	29.89
DEVELOPED AREA	2,364,410	54.28
S.F. LOTS	6,500 - 15,978	285±
MULTIFAMILY		50±
TOTAL UNIT COUNT		335±

PHASING SCHEDULE						
Residential Development						
PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A.C.)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9 +/-	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path (M.U.P.), Bus Shelter, Mail Kiosk, Main drainage outlet
2	45.1	17.2 +/-	178	4.18	2022	Clubhouse, Pedestrian Connectivity, Additional Mail Kiosk, Bus Shelter, Canoe Launch, Continue M.U.P.
3	40.5	13.7 +/-	134	3.42	2023	
4	42.5	13.1 +/-	99	2.33	2024	
5	14.3	4.1 +/-	40	2.78	2025	
TOTAL	185	63.9 +/-	580	3.14		

Commercial Development						
PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR	
A	1	0.2 +/-	7000 +/-	0.4	2024	
B	1.25	0.2 +/-	7000 +/-	0.4	2025	
C	1	0.1 +/-	7000 +/-	0.4	2027	
D	1.25	0.1 +/-	7000 +/-	0.4	2029	
E	1	0.2 +/-	7000 +/-	0.4	2031	

SURVEY LEGEND	
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROADWAY
●	SET IRON ROD
○	CALCULATED POINT
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
○	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
P.C.	PLAT CABINET
SL	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
P.C.	PLAT
SQ.FT., SF, or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

LEGEND	
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	EXISTING TREE LINE
---	PROPOSED SWALE W/ FLOW ARROW
---	PROPOSED SWALE HIGH POINT
---	FEMA FLOOD LINE
---	EXISTING 404 WETLANDS BOUNDARY
---	EXISTING 404 WETLANDS
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	EXISTING CULVERT
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TRANSMISSION LINES
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER LINE (SIZE AS NOTED)
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED SIDEWALK
---	PROPOSED FORCE MAIN SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED GRAVITY SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED SANITARY SEWER MANHOLE
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	PROPOSED CATCH BASIN
---	PROPOSED STREET LIGHT
---	PROPOSED STORM SEWER PIPE
---	PROPOSED EDGE OF WATER
---	PROPOSED BUS STOP SIGN



**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

**MASTER PLAN & STORMWATER MANAGEMENT (NORTH TRACT)**  
NORTH CAROLINA  
CAMDEN COUNTY  
TOWN OF SOUTH MILLS

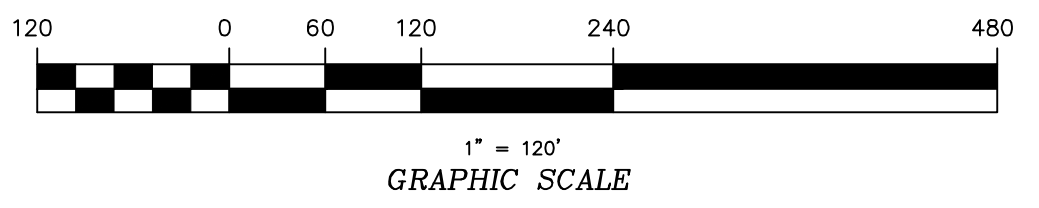
**SOUTH MILLS LANDING**  
NORTH CAROLINA  
CAMDEN COUNTY  
TOWN OF SOUTH MILLS

NO.	DATE	DESCRIPTION
1	06-10-20	PRELIMINARY
2	06-10-20	REVISED
3	06-10-20	REVISED

**PRELIMINARY**  
**DO NOT USE FOR CONSTRUCTION**

DATE:	1/29/20	SCALE:	1" = 150'
DRAWN:	KFW	CHECKED:	MSB
APPROVED:	BPC		
SHEET:	3	OF	11
CAD FILE:	453000MP2		
PROJECT NO.:	4530		





**DEVELOPMENT SUMMARY (SOUTHERN TRACT)**

TRACT/AREA	SQUARE FEET	ACRES/UNITS
OVERALL TRACT	2,617,956	60.10
OPEN SPACE	1,015,431	23.31
RIGHT-OF-WAY	435,621	10.00
DEVELOPED AREA	1,166,904	26.79
S.F. LOTS	6,500 - 11,783	98±
MULTIFAMILY		147 UNITS
TOTAL UNIT COUNT		245±

**LEGEND**

	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING TREE LINE
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	FEMA BOUNDARY LINE
	EXISTING 404 WETLANDS BOUNDARY
	EXISTING 404 WETLANDS
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING OVERHEAD TRANSMISSION LINES
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SIDEWALK
	PROPOSED FORCE MAIN SANITARY SEWER (SIZE AS NOTED)
	PROPOSED GRAVITY SANITARY SEWER (SIZE AS NOTED)
	PROPOSED SANITARY SEWER MANHOLE
	BACK OF CURB
	EDGE OF PAVEMENT
	PROPOSED CATCH BASIN
	PROPOSED STREET LIGHT
	PROPOSED STORM SEWER PIPE
	PROPOSED EDGE OF WATER

**SURVEY LEGEND**

	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	SET IRON ROD
	CALCULATED POINT
	EXISTING IRON ROD
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
	NOW OR FORMERLY
	TOWNSHIP
	PLAT CABINET
	SLIDE
	DEED BOOK
	MAP BOOK
	PAGE
	SQ.FT., SF., or S.F.
	M.B.L.
	AC. or AC.
	P/O
	TYP.
	N.T.S.
	O.S.
	R/W

**BISSELL PROFESSIONAL GROUP**  
 Bissell Professional Group  
 Firm License # C-056  
 P.O. Box 1008  
 27060 North Carolina 27149  
 P.O. Box 1008  
 Cary, NC 27513  
 FAX (252) 381-1760

**MASTER PLAN & STORMWATER MANAGEMENT (SOUTH TRACT)**

**SOUTH MILLS LANDING**  
 NORTH CAROLINA  
 TOWN OF SOUTH MILLS  
 CAMDEN COUNTY

**PLANNED DEVELOPMENT**

Attachment: 06-10-20\_SouthMillsMasterPlan (2785 : South Mills Landing - Dan Porter)

NO.	DATE	DESCRIPTION
1	06-10-20	ISSUED FOR PERMITTING
2	06-10-20	REVISIONS TO PERMITTING

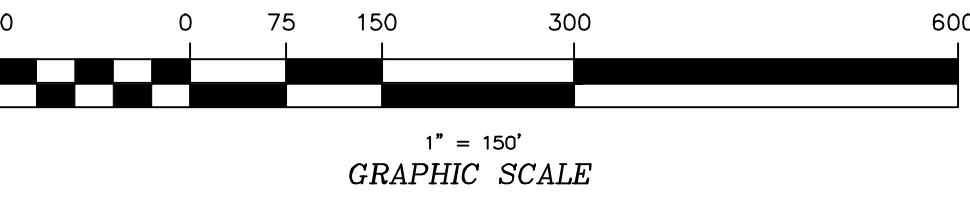
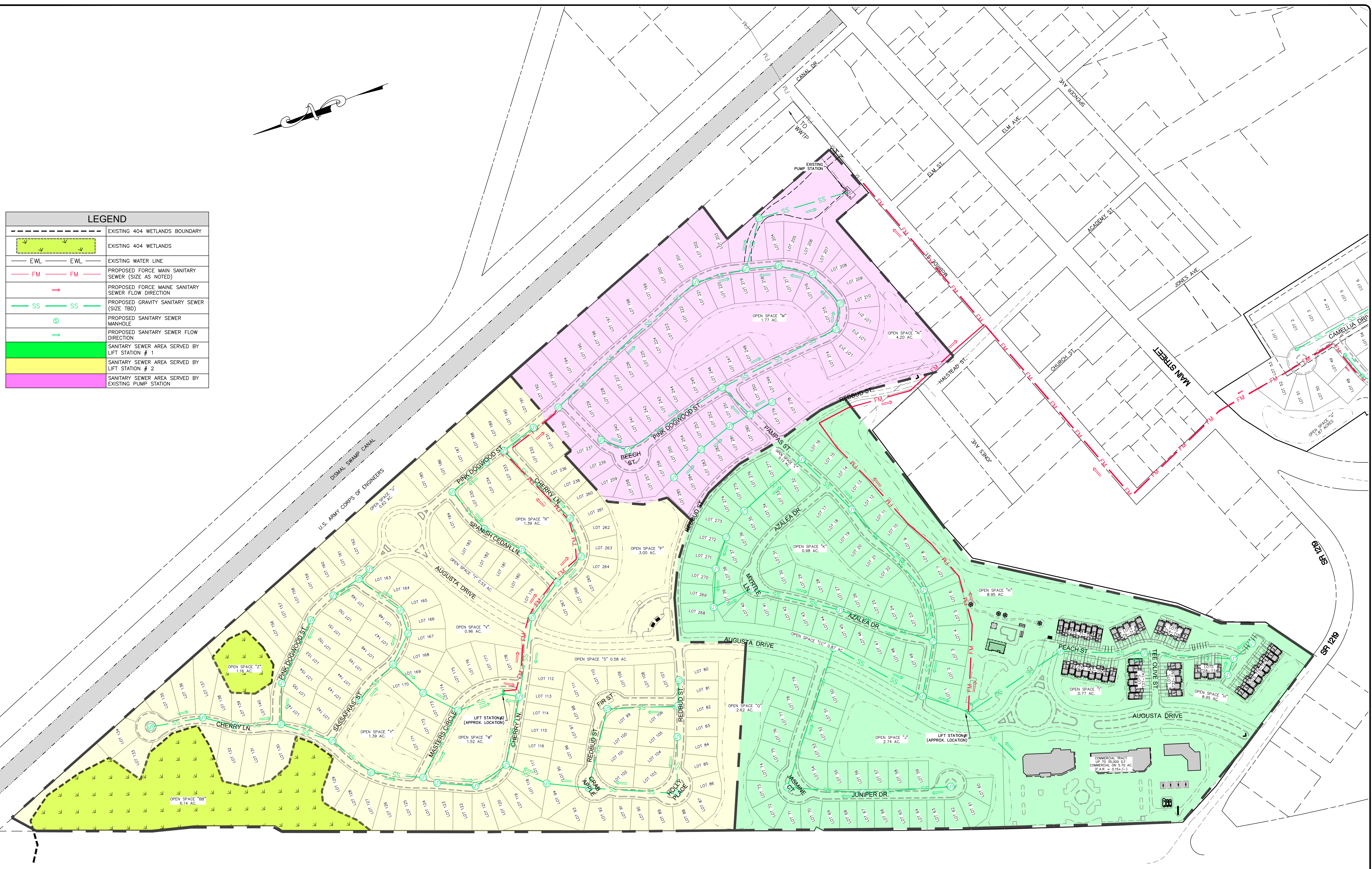
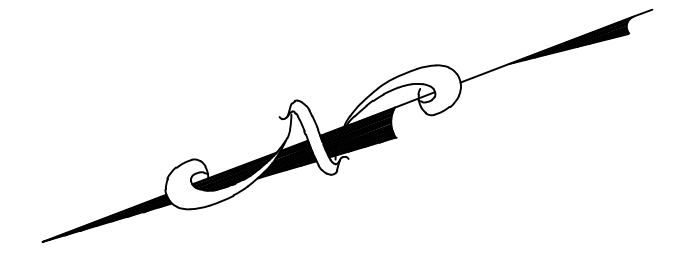
DATE: 1/29/20 SCALE: 1"=120'  
 DRAWN: KFW CHECKED: MSB  
 SHEET: 4 OF 11  
 CAD FILE: 453000MP2  
 PROJECT NO: 4530

**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

S:\projects\4530\_South Mills Landing\Map\MasterPlan\453000MP2.dwg 6/10/2020 10:39 AM HP Bissell 12500 PS #052.dwg



LEGEND	
	EXISTING 404 WETLANDS BOUNDARY
	EXISTING 404 WETLANDS
	EXISTING WATER LINE
	PROPOSED FORCE MAIN SANITARY SEWER (SIZE AS NOTED)
	PROPOSED FORCE MAIN SANITARY SEWER FLOW DIRECTION
	PROPOSED GRAVITY SANITARY SEWER (SIZE TBD)
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER FLOW DIRECTION
	SANITARY SEWER AREA SERVED BY LIFT STATION # 1
	SANITARY SEWER AREA SERVED BY LIFT STATION # 2
	SANITARY SEWER AREA SERVED BY EXISTING PUMP STATION



U.S. HIGHWAY 17

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
1000 Highway  
Cary, North Carolina 27513  
Tel: (919) 233-1700  
Fax: (919) 233-1760

**BISSELL**

PROFESSIONAL GROUP

Engineers, Planners, Surveyors  
and Environmental Specialists

---

**LIFT STATIONS & GRAVITY  
SEWER PLAN (NORTH TRACT)**

THIS DRAWING IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP.

**SOUTH MILLS LANDING**  
NORTH CAROLINA

TOWN OF SOUTH MILLS  
CAMDEN COUNTY

**PLANNED DEVELOPMENT**

---

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED TO REFLECT COMMENTS
3	REVISED TO REFLECT COMMENTS
4	REVISED TO REFLECT COMMENTS

---

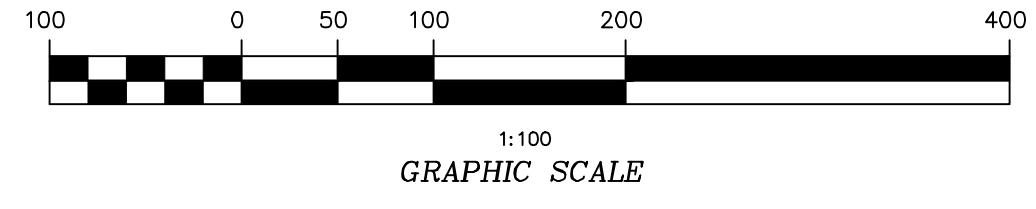
DATE: 1/29/20	SCALE: 1" = 150'
DRAWN: BFG	CHECKED: MSB
APPROVED: KFW	APPROVED: BFG
SHEET: 5	OF 11
CAD FILE: 453000MP2	
PROJECT NO: 4530	

PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION





LEGEND	
	EXISTING 404 WETLANDS BOUNDARY
	EXISTING 404 WETLANDS
	EXISTING WATER LINE
	PROPOSED FORCE MAIN SANITARY SEWER (SIZE AS NOTED)
	PROPOSED FORCE MAIN SANITARY SEWER FLOW DIRECTION
	PROPOSED GRAVITY SANITARY SEWER (SIZE TBD)
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER FLOW DIRECTION



UNDEVELOPED,  
ENVIRONMENTALLY  
SENSITIVE AREA  
1,933,523 S.F.  
48.76 AC.  
(NOT A PART OF PD)

PROJECT: SOUTH MILLS LANDING NORTH CAROLINA  
TOWN OF SOUTH MILLS CAMDEN COUNTY

**SOUTH MILLS LANDING**  
PLANNED DEVELOPMENT

PROJECT NO: 453000MP2  
SHEET: 6 OF 11  
DATE: 01/29/20  
DRAWN: KFW  
CHECKED: BPG  
APPROVED: BPG

REVISIONS

NO.	DATE	DESCRIPTION
1	01-29-20	Issue for Comments
2	02-11-20	Issue for Permit
3	02-26-20	Final Design

UNDEVELOPED,  
ENVIRONMENTALLY  
SENSITIVE AREA  
1,933,523 S.F.  
48.76 AC.  
(NOT A PART OF PD)

DATE: 01/29/20 SCALE: 1"=100'  
DRAWN: KFW CHECKED: BPG  
APPROVED: BPG

CAD FILE: 453000MP2  
PROJECT NO: 4530

**PRELIMINARY**  
DO NOT USE FOR  
CONSTRUCTION

PROJECT: SOUTH MILLS LANDING NORTH CAROLINA  
TOWN OF SOUTH MILLS CAMDEN COUNTY

**SOUTH MILLS LANDING**  
PLANNED DEVELOPMENT

PROJECT NO: 453000MP2  
SHEET: 6 OF 11  
DATE: 01/29/20  
DRAWN: KFW  
CHECKED: BPG  
APPROVED: BPG

PROJECT: SOUTH MILLS LANDING NORTH CAROLINA  
TOWN OF SOUTH MILLS CAMDEN COUNTY

**SOUTH MILLS LANDING**  
PLANNED DEVELOPMENT

PROJECT NO: 453000MP2  
SHEET: 6 OF 11  
DATE: 01/29/20  
DRAWN: KFW  
CHECKED: BPG  
APPROVED: BPG

PROJECT: SOUTH MILLS LANDING NORTH CAROLINA  
TOWN OF SOUTH MILLS CAMDEN COUNTY

**SOUTH MILLS LANDING**  
PLANNED DEVELOPMENT

PROJECT NO: 453000MP2  
SHEET: 6 OF 11  
DATE: 01/29/20  
DRAWN: KFW  
CHECKED: BPG  
APPROVED: BPG

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
10000 Highway  
Cary, NC 27513  
Phone: (919) 233-1160  
Fax: (919) 233-1160

**LIFT STATION #3 (APPROX. LOCATION)**  
**SEWER PLAN (SOUTH TRACT)**

THIS DRAWING IS THE SOLE PROPERTY OF BISSSELL PROFESSIONAL GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISSSELL PROFESSIONAL GROUP.

**LIFT STATION #3 (APPROX. LOCATION)**  
**SEWER PLAN (SOUTH TRACT)**

THIS DRAWING IS THE SOLE PROPERTY OF BISSSELL PROFESSIONAL GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISSSELL PROFESSIONAL GROUP.

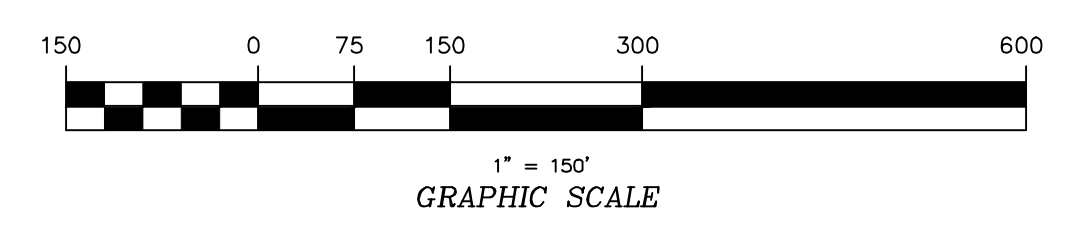
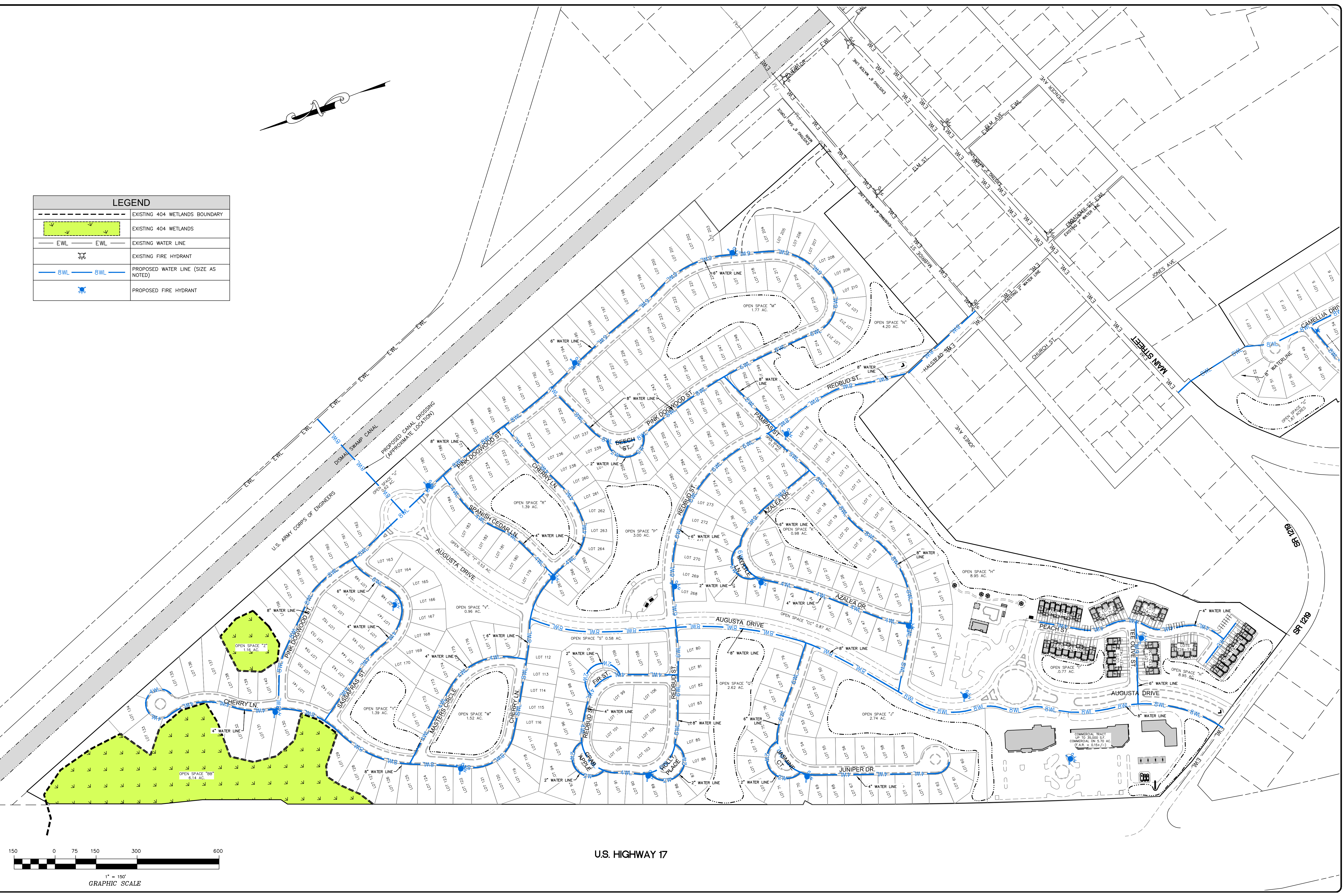
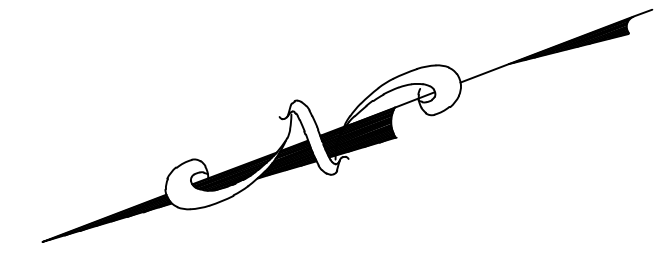
**LIFT STATION #3 (APPROX. LOCATION)**  
**SEWER PLAN (SOUTH TRACT)**

THIS DRAWING IS THE SOLE PROPERTY OF BISSSELL PROFESSIONAL GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISSSELL PROFESSIONAL GROUP.

Packet Pg. 24



LEGEND	
	EXISTING 404 WETLANDS BOUNDARY
	EXISTING 404 WETLANDS
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT



U.S. HIGHWAY 17

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
1000 North Highway  
Cary, North Carolina 27514  
Tel: (919) 232-1700  
Fax: (919) 232-1760

**WATER MAIN EXTENSION &  
SERVICE PLAN (NORTH TRACT)**

SOUTH MILLS LANDING  
CAMDEN COUNTY  
NORTH CAROLINA

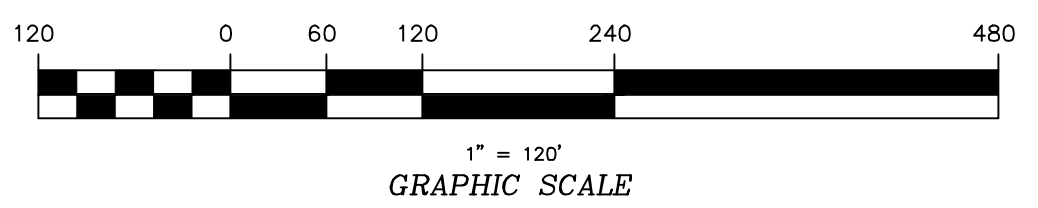
PLANNED DEVELOPMENT

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06-07-20	Address TRC Comments	WFW	
2	06-10-20	Final TRC Comments	WFW	
3	06-10-20	Final TRC Comments	WFW	
4	06-10-20	Final TRC Comments	WFW	

**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

DATE: 1/29/20	SCALE: 1" = 150'
DRAWN: BFG	CHECKED: MSB
DESIGNED: KFW	APPROVED: BFG
SHEET: 7	OF 11
CAD FILE: 453000MP2	
PROJECT NO: 4530	





LEGEND	
	EXISTING 404 WETLANDS BOUNDARY
	EXISTING 404 WETLANDS
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT

UNDEVELOPED,  
ENVIRONMENTALLY  
SENSITIVE AREA  
1,933,523 S.F.  
48.76 AC.  
(NOT A PART OF PD)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	05-07-20	Address, Trc, Comments	WLF
2	05-14-20	DOT, Turn, Layout	WLF
3	05-20-20	Final DOT, Comments & Schedule, I, P, R	WLF

**PROJECT:**  
SOUTH MILLS LANDING  
TOWN OF SOUTH MILLS  
CAMDEN COUNTY  
NORTH CAROLINA

**PLANNED DEVELOPMENT**

DATE: 01/29/20 SCALE: 1"=100'  
 DESIGNED: BPG CHECKED: MSB  
 DRAWN: KFW APPROVED: BPG  
 SHEET: 8 OF 11  
 CAD FILE: 453000MP2  
 PROJECT NO: 4530

**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
10000 Highway  
Cary, N.C. 27513  
Phone: 919-233-2000  
Fax: 919-233-2811

S:\projects\4530\_South Mills Landing\MapMasterPlan\453000MP2.dwg 6/10/2020 10:39 AM IP: mapsp12 12500 PS #052.pps3



NORTHERN TRACT LOTS & PHASING BREAKDOWN					
TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS
SINGLE FAMILY LOTS	79	81	84	41	285
TOWNHOMES	50	-	-	-	50
TOTAL	129	81	84	41	335

PHASING SCHEDULE						
Residential Development						
PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A.C.)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9 +/-	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path (M.U.P.), Bus Shelter
2	45.1	17.2 +/-	178	4.18	2022	Mail Kiosk; Main drainage outlet
3	40.5	13.7 +/-	134	3.42	2023	Clubhouse; Pedestrian Connectivity
4	42.5	13.1 +/-	99	2.33	2024	Additional Mail Kiosk, Bus Shelter, Canoe Launch; Continue M.U.P.
5	14.3	4.1 +/-	40	2.78	2025	
TOTAL	185	63.9 +/-	580	3.14		

Commercial Development					
PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR
A	1	0.2 +/-	7000 +/-	0.4	2024
B	1.25	0.2 +/-	7000 +/-	0.4	2025
C	1	0.1 +/-	7000 +/-	0.4	2027
D	1.25	0.1 +/-	7000 +/-	0.4	2029
E	1	0.2 +/-	7000 +/-	0.4	2031



S:\projects\4530\_South Mills Landing\Map\453000MP2.dwg 6/10/2020 10:39 AM HP 12500 PS #022-23  
 S:\projects\4530\_South Mills Landing\Map\453000MP2.dwg 6/10/2020 10:39 AM HP 12500 PS #022-23

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors  
and Environmental Specialists

Bissell Professional Group  
Firm License # C-056  
P.O. Box 1008  
1000 North Carolina Highway  
27507 Raleigh, North Carolina 27619  
FAX (252) 381-1760

**PHASING PLAN**  
**(NORTH TRACT)**

TOWN OF SOUTH MILLS  
CAMDEN COUNTY  
NORTH CAROLINA

PLANNED DEVELOPMENT

Attachment: 06-10-20\_SouthMillsMasterPlan (2785 - South Mills Landing - Dan Porter)

NO.	DATE	DESCRIPTION
1	06-07-20	Address, Title, Comments
2	06-11-20	LOT, Turn, Limit
3	06-12-20	Final LOT, Comment, E, Schedule, I, P, R

DATE: 1/29/20 SCALE: 1" = 150'

DRAWN: BPG CHECKED: MSB

BY: KFW APPROVED: BPG

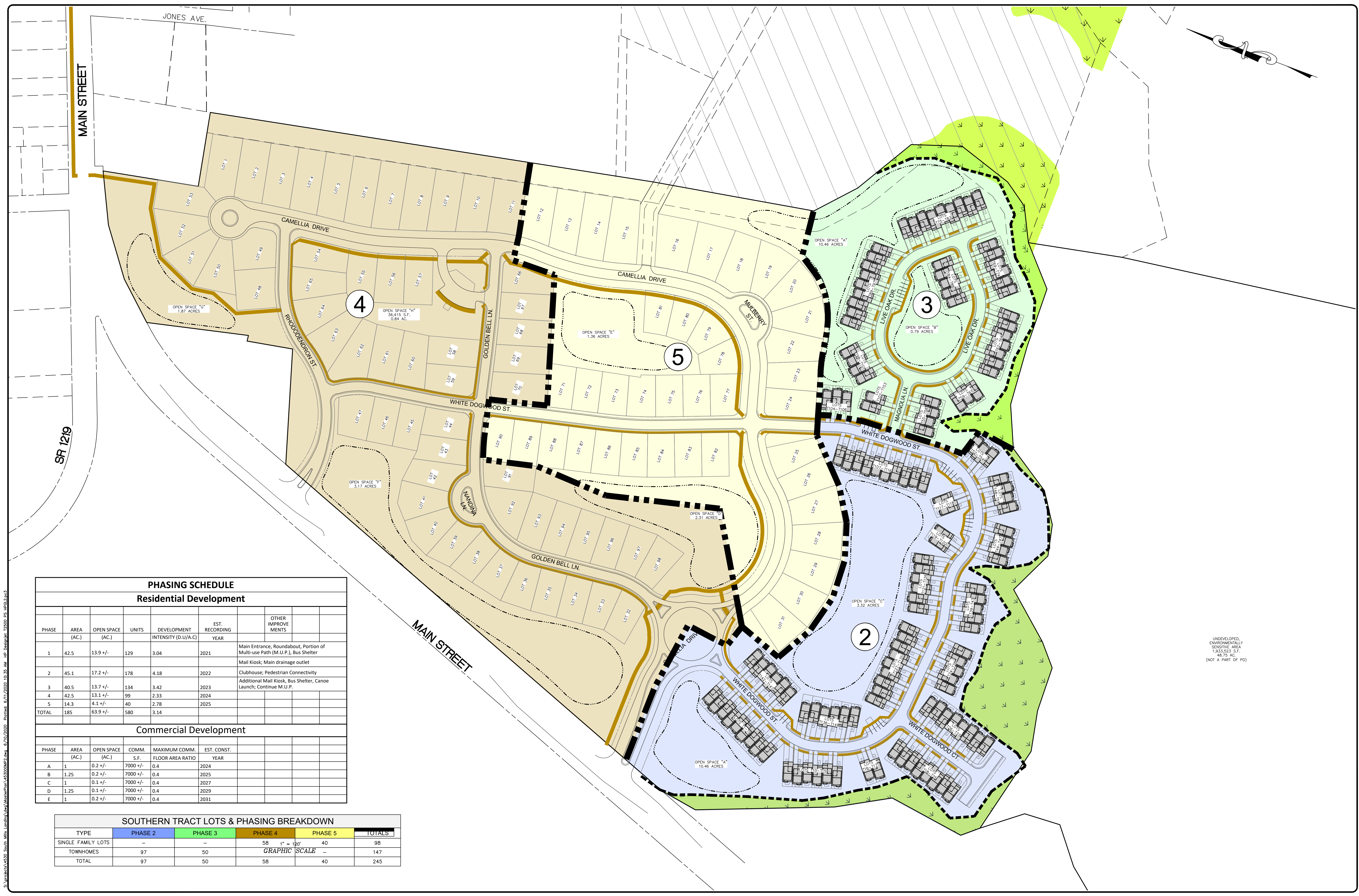
SHEET: 9 OF 11

CAD FILE: 453000MP2

PROJECT NO: 4530

**PRELIMINARY**  
**DO NOT USE FOR CONSTRUCTION**





**PHASING SCHEDULE**  
**Residential Development**

PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A.C)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9 +/-	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path (M.U.P.), Bus Shelter, Mail Kiosk; Main drainage outlet
2	45.1	17.2 +/-	178	4.18	2022	Clubhouse; Pedestrian Connectivity
3	40.5	13.7 +/-	134	3.42	2023	Additional Mail Kiosk, Bus Shelter, Canoe Launch; Continue M.U.P.
4	42.5	13.1 +/-	99	2.33	2024	
5	14.3	4.1 +/-	40	2.78	2025	
<b>TOTAL</b>	<b>185</b>	<b>63.9 +/-</b>	<b>580</b>	<b>3.14</b>		

**Commercial Development**

PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR
A	1	0.2 +/-	7000 +/-	0.4	2024
B	1.25	0.2 +/-	7000 +/-	0.4	2025
C	1	0.1 +/-	7000 +/-	0.4	2027
D	1.25	0.1 +/-	7000 +/-	0.4	2029
E	1	0.2 +/-	7000 +/-	0.4	2031

**SOUTHERN TRACT LOTS & PHASING BREAKDOWN**

TYPE	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTALS
SINGLE FAMILY LOTS	-	-	58	40	98
TOWNHOMES	97	50	GRAPHIC SCALE	-	147
<b>TOTAL</b>	<b>97</b>	<b>50</b>	<b>58</b>	<b>40</b>	<b>245</b>

**BISSELL**  
PROFESSIONAL GROUP  
Engineers, Planners, Surveyors and Environmental Specialists

**PHASING PLAN (SOUTH TRACT)**  
THIS PLAN IS THE SOLE PROPERTY OF BISSSELL PROFESSIONAL GROUP. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISSSELL PROFESSIONAL GROUP.

**SOUTH MILLS LANDING**  
NORTH CAROLINA  
TOWN OF SOUTH MILLS  
CAMDEN COUNTY  
**PLANNED DEVELOPMENT**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	06-07-20	Initial Design
2	06-14-20	Address, Trc, Comments
3	06-14-20	Final Design
4	06-14-20	Final Design
5	06-14-20	Final Design

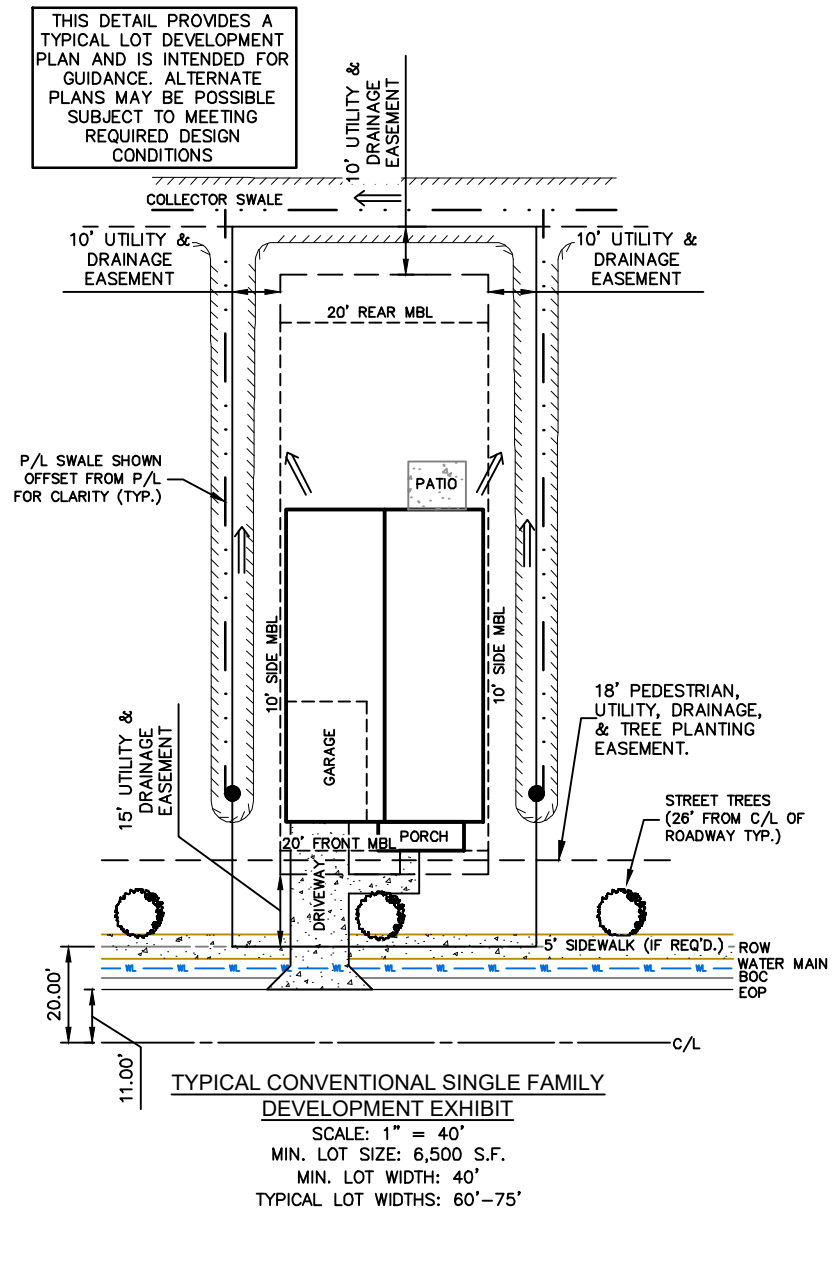
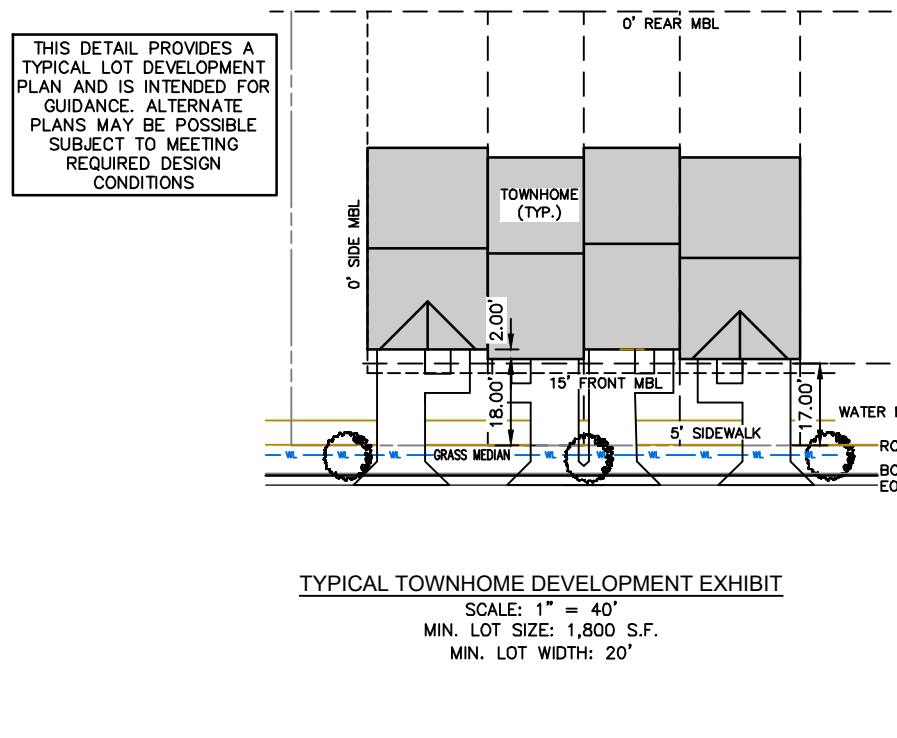
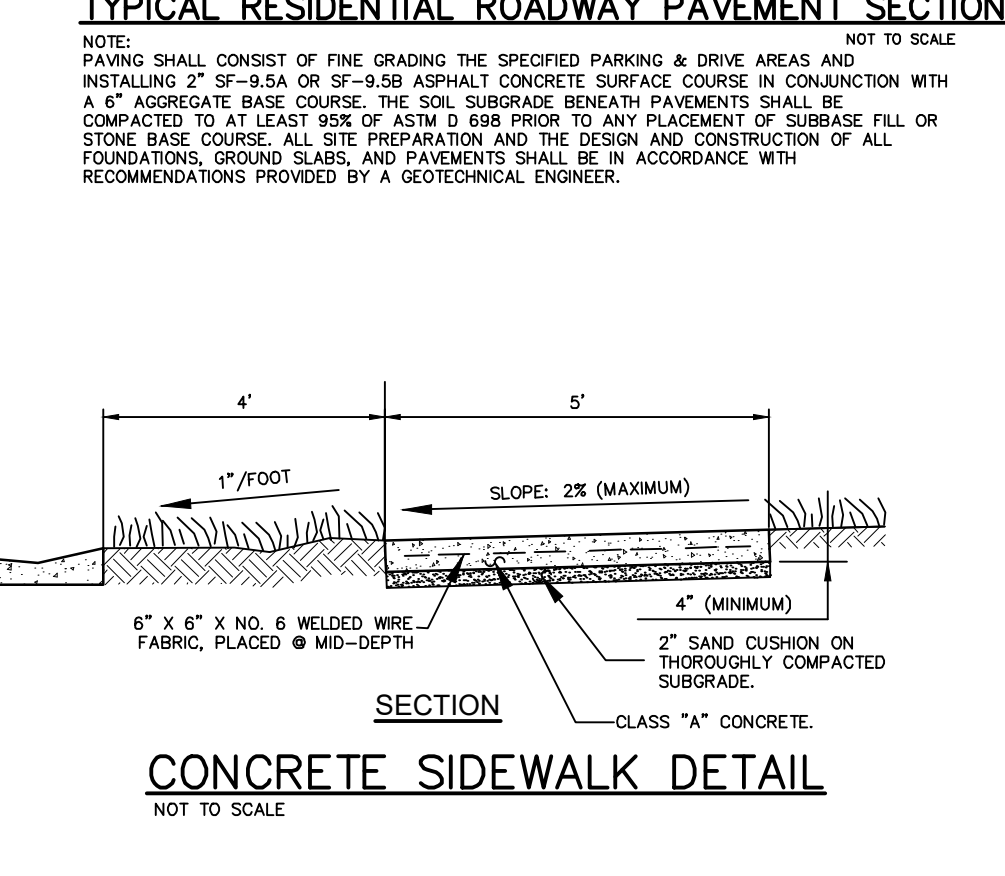
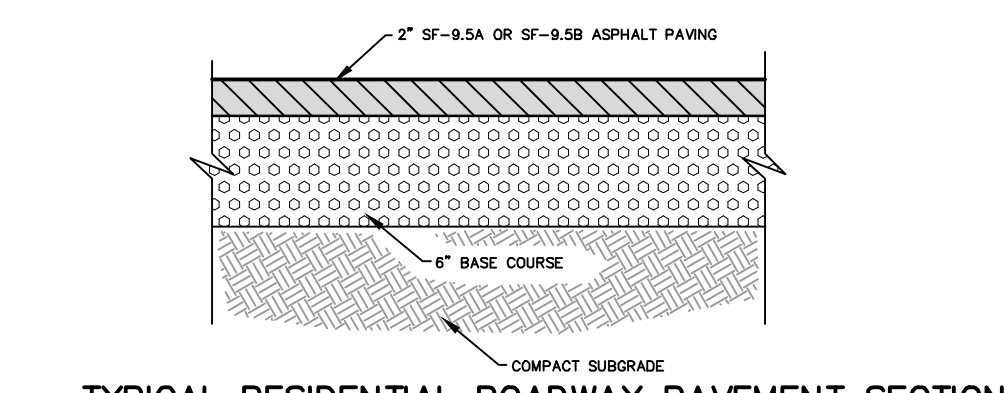
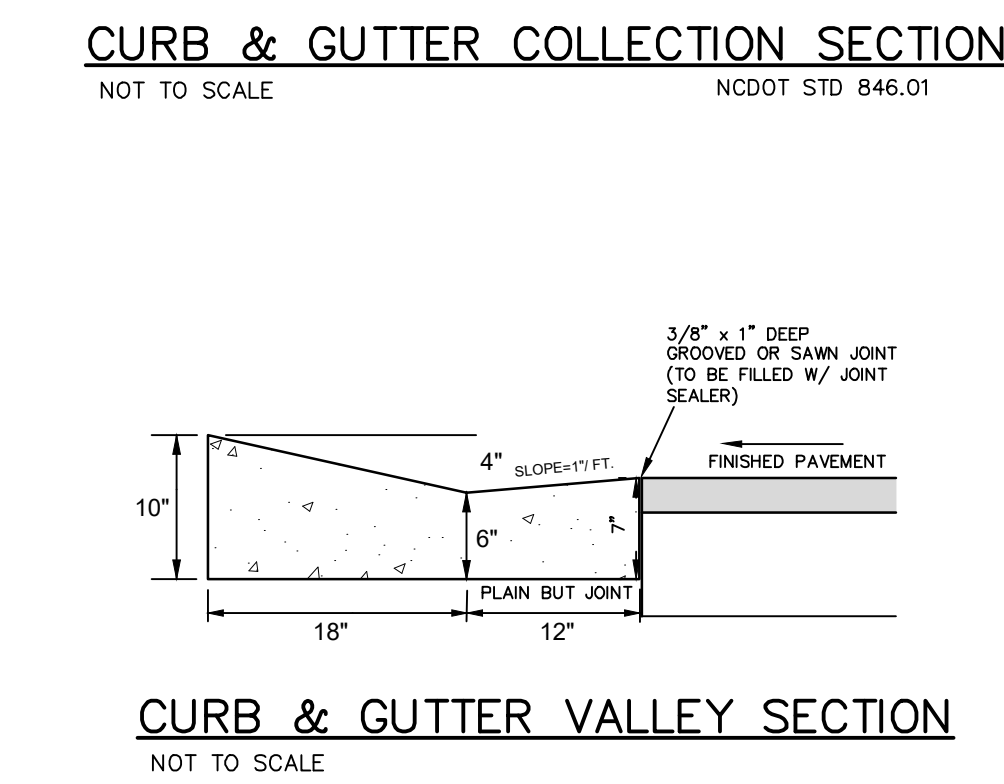
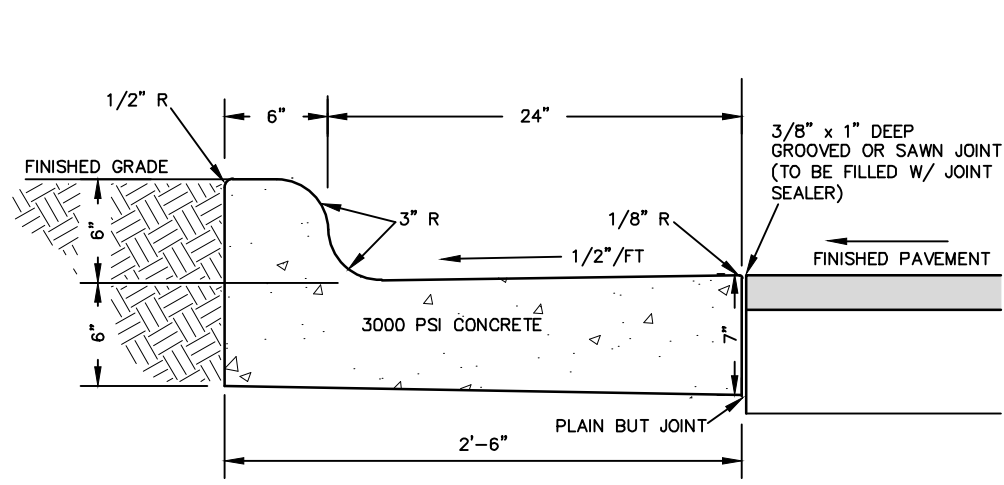
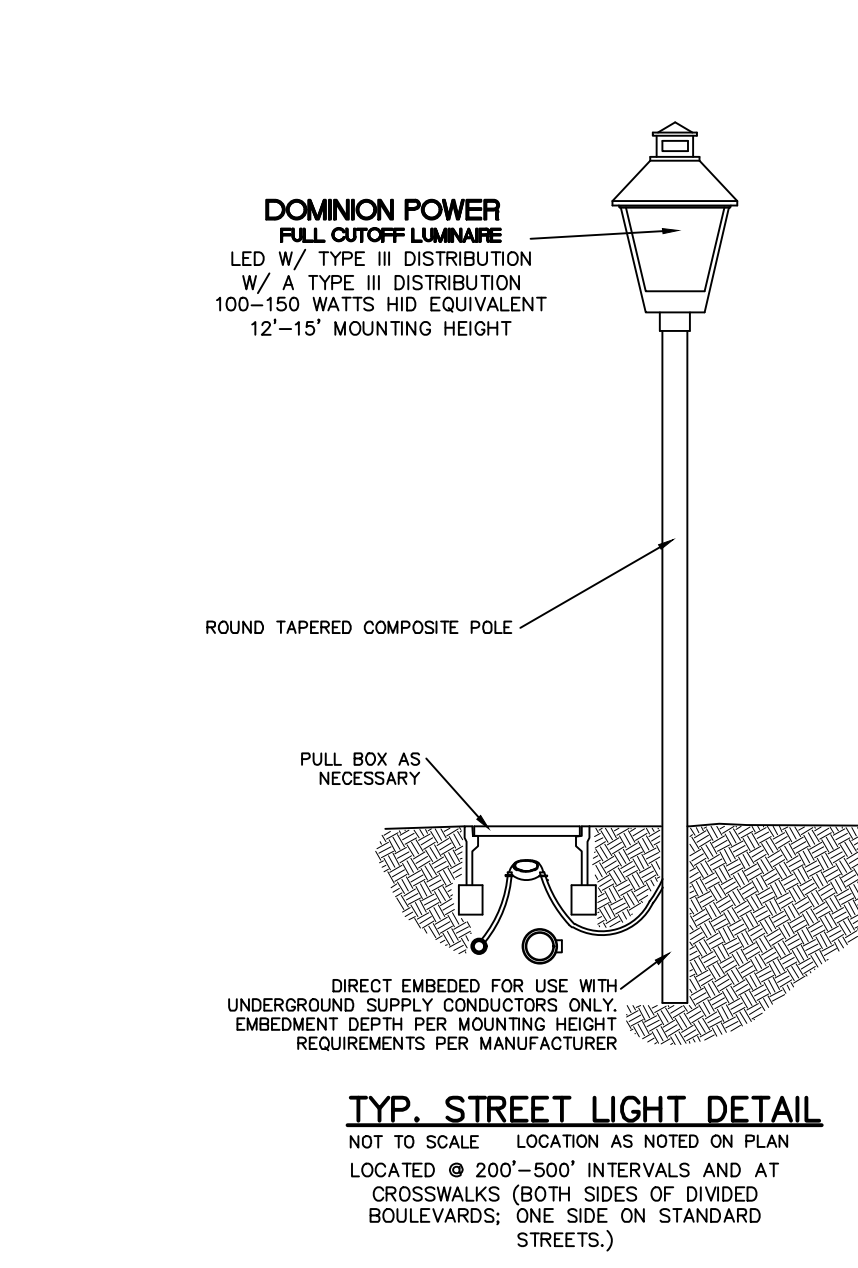
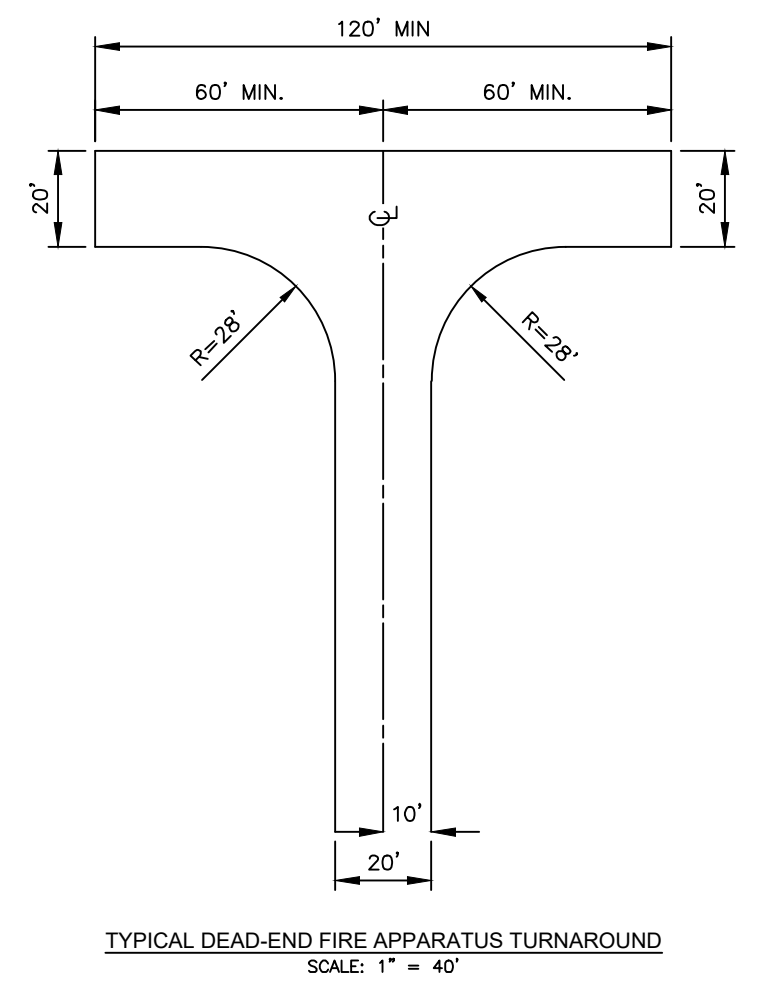
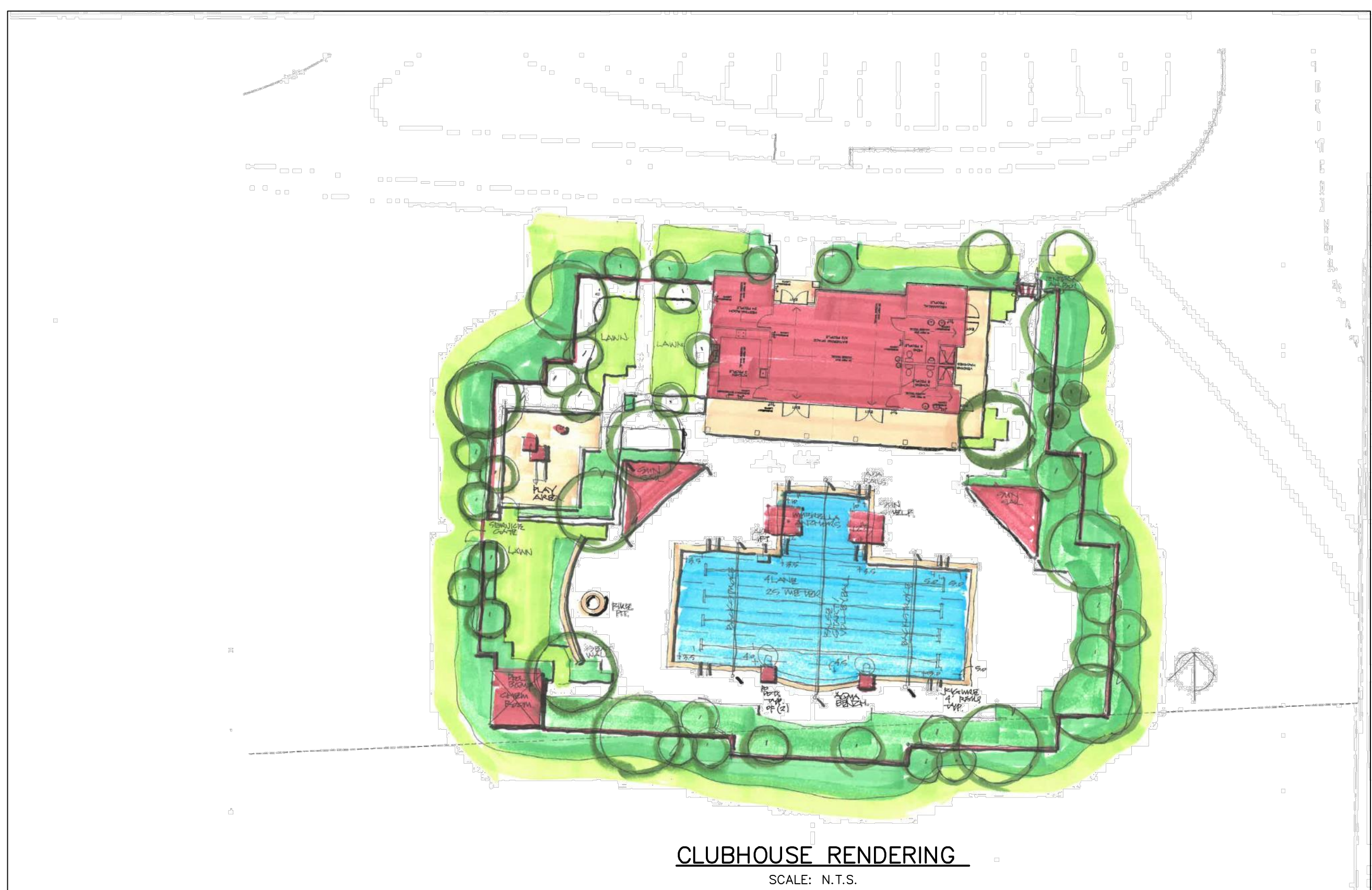
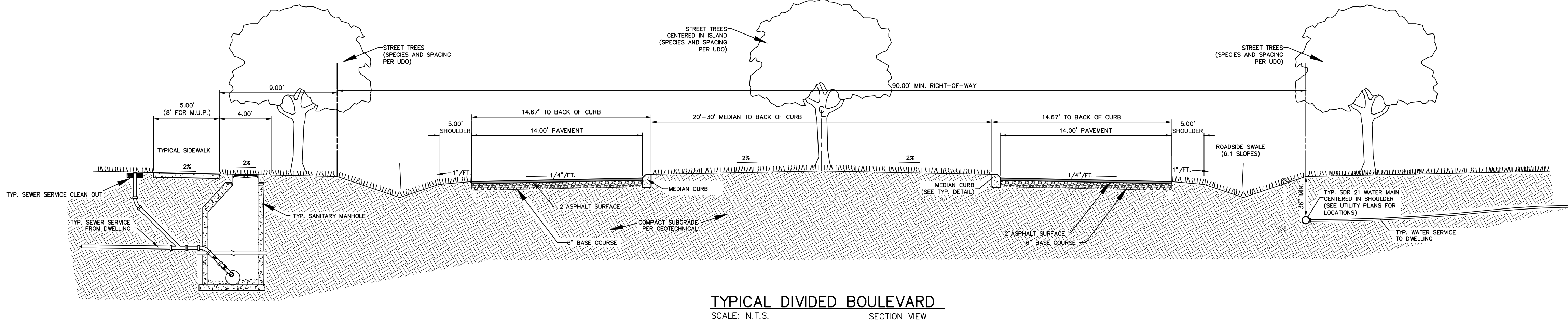
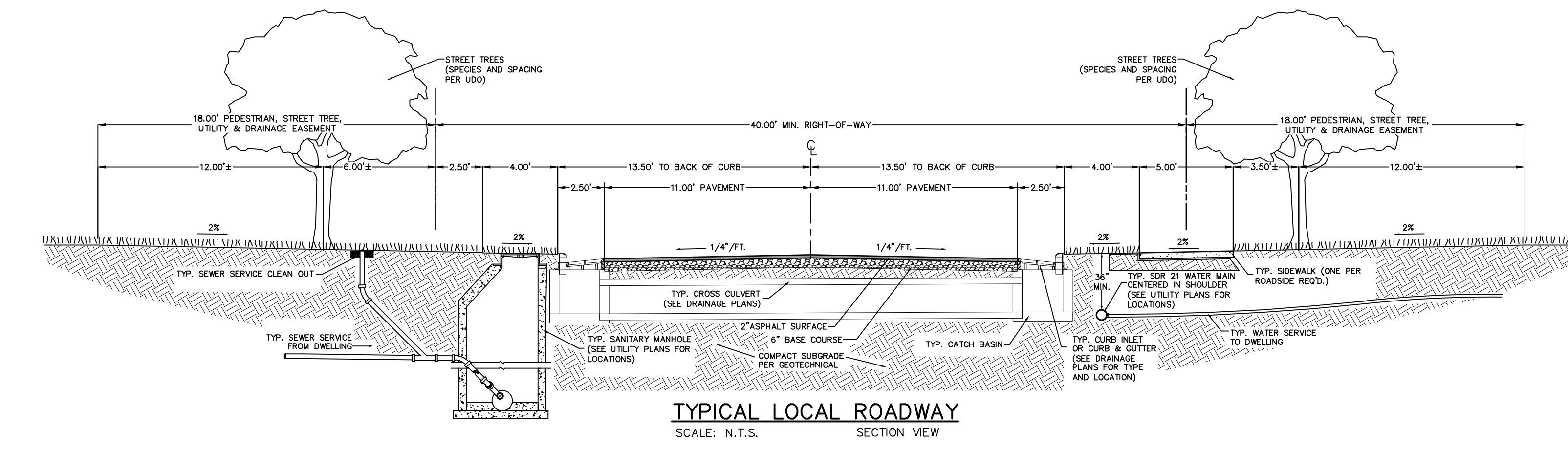
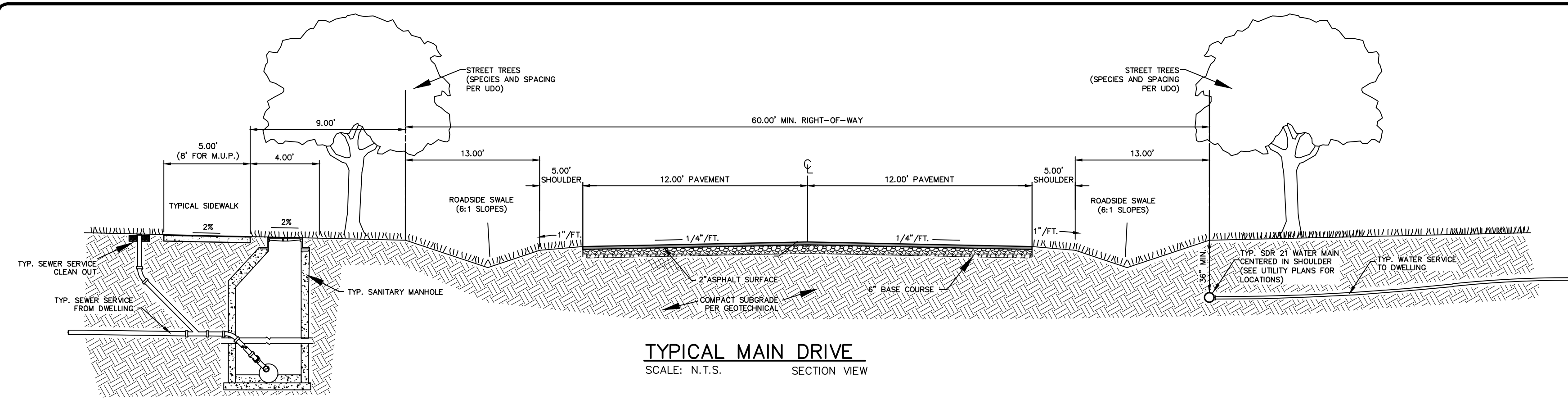
**PRELIMINARY**  
**DO NOT USE FOR CONSTRUCTION**

DATE: 01/29/20 SCALE: 1"=100'  
DESIGNED: BFG CHECKED: MSB  
DRAWN: KFW APPROVED: BFG  
SHEET: 10 OF 11  
CAD FILE: 453000MP2  
PROJECT NO: 4530

S:\projects\4530\_South Mills Landing\Map\453000MP2.dwg 6/10/2020 10:35 AM IP: 192.168.1.12500 PS: 4530\_P2.dwg

Attachment: 06-10-20\_SouthMillsMasterPlan (2785 - South Mills Landing - Dan Porter)





**BISSELL** PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists

**TYPICAL CONSTRUCTION DETAILS**

**SOUTH MILLS LANDING**  
 NORTH CAROLINA  
 CAMDEN COUNTY  
**PLANNED DEVELOPMENT**

NO.	DATE	DESCRIPTION	BY	CHK
1	06-10-20	ISSUE FOR PERMITS	WTF	WTF
2	06-14-20	REVISED PER COMMENTS	WTF	WTF
3	06-16-20	REVISED PER COMMENTS	WTF	WTF
4	06-18-20	REVISED PER COMMENTS	WTF	WTF

**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

DATE: 1/29/20 SCALE: N/A  
 DESIGNED: BFK/MSB  
 DRAWN: KFW/BFK  
 SHEET: 11 OF 11  
 CAD FILE: 453000MP2  
 PROJECT NO: 4530



# **Development Impact Statement**

**For**

## **South Mills Landing**

**580-Unit Planned Unit Development**

**South Mills Township**

**OWNER/DEVELOPER**

**South Mills Landing, LLC  
4665 South Boulevard, Suite A  
Virginia Beach, VA 23452**

**Updated February 21, 2020**

Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)

# SOUTH MILLS LANDING

## TABLE OF CONTENTS

### LOCATION MAP AND DEVELOPMENT PLAN

#### PART 1:

#### PHYSICAL ANALYSIS

- Expected Housing Unit Types
- Projected Values
- Phasing Project
- Example Housing Styles
- Tentative Phasing Plan

#### PART 2:

#### MARKET ANALYSIS

- Market Area & Plan
- Supply and Demand Considerations
- Development Profile

#### PART 3:

#### ENVIRONMENTAL IMPACT

- Estimated Water Consumption
- Wastewater Treatment Disposal
- Stormwater

#### PART 4:

#### FISCAL ANALYSIS

- Estimated Total Property Valuation
- Tax Revenue (Annual)
- Annual Fees
- Water and Sewer Fees
- Other Revenue Sources

#### PART 5:

#### TRAFFIC ANALYSIS

# **SOUTH MILLS LANDING**

## **PART 1**

### **PHYSICAL ANALYSIS**

## PHYSICAL ANALYSIS FOR SOUTH MILLS LANDING

### Expected Housing Unit Types:

South Mills Landing will be a Planned Development (P.D.) with approximately 383 Single-family and 197 Multi-family dwellings to be situated within substantial community open space areas. There will also be about 5.5 acres of Commercial Development. Typical houses will range from 1800 to 2600 square feet. For the Townhomes, we anticipate square footage in the range of 1600 to 2000 square feet. The square footage numbers represent conditioned space. Houses will be a mixture of one- and two-story structures, and will typically have a minimum of two bathrooms and three to five bedrooms. Townhomes will be two- and three-story structures with three to four bedrooms and two to three bathrooms. Both housing types are expected to have garages. A mixture of modern-style upscale homes is anticipated, similar to the representative models that are presented on the following pages. Upgrades will be offered that include metal roofs and stone accents. (Note: The building examples are submitted as “expected” and “typical” but not necessarily binding as product will change with market conditions, changing design trends and depending on the ultimate composition of preferred builders in the community).

### Projected Values:

The developer anticipates selling development phases to a preferred builder or builders, who will in turn develop the phases and then build out the development. The developer estimates at build-out, the P.D.’s total valuation will be in the range of 139.7 million to 154.2 million, as further shown in the fiscal impact section of this report.

### Phasing of the Project:

The developer anticipates building the infrastructure in several phases. Erosion control and stormwater management facilities associated with each phase will be constructed at the beginning of the phase development, followed by site grading and roadway construction, and lastly, the addition of site amenities such as trails and landscaping. Based on a review of the history of other projects in the area, and on the expectations of the developer in the current housing market in the area, it is anticipated that the subdivision will build out in about 6 to 10 years. A tentative phasing plan is shown on the following page. Final phasing will largely depend on market conditions.



Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)





Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)





Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)





Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)

## PHASING SCHEDULE

Residential Development						
PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A.C.)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path, Mail Kiosk; Main drainage outlet
2	45.1	17.2	178	4.18	2022	Clubhouse; Pedestrian Connectivity
3	40.5	13.7	134	3.42	2023	Additional Mail Kiosk, Canoe Launch; Continue M.U.P.
4	42.5	15.7	99	2.33	2024	Dog Park
5	14.3	4.1	41	2.25	2025	
<b>TOTAL</b>	<b>185</b>	<b>64.6</b>	<b>580</b>	<b>3.14</b>		

### Commercial Development

PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR
A	1	0.2 +/-	7000 +/-	0.2	2024
B	1.25	0.2 +/-	7000 +/-	0.2	2025
C	1	0.1 +/-	7000 +/-	0.2	2027
D	1.25	0.1 +/-	7000 +/-	0.2	2029
E	1	0.2 +/-	7000 +/-	0.2	2031

# **SOUTH MILLS LANDING**

## **PART 2**

### **MARKET ANALYSIS**

## HOUSING MARKET ANALYSIS FOR SOUTH MILLS LANDING

### Market Area and Plan:

The primary target market will be two-fold. There appears to be a strong market of retirees who want to be in the Camden County and particularly the South Mills area of the county. Second, there is an opportunity to capture some of the “move-up” housing in the market for those who prefer the rural environment of northeastern North Carolina to what is offered in Tidewater Virginia. The developer plans, in concert with the preferred builder, to offer attractive and affordable builder packages in South Mills Landing.

### Supply and Demand Considerations:

Camden County’s housing market has been in somewhat of a slump for the past several years, but there are now signs of increasing interest in new property ownership in the area. New residents not only bring income and wealth to the area, but they create the demand for housing – which brings construction jobs to the county. South Mills Landing is designed to provide an attractive upscale community with strict restrictive covenants for permanent residents of Camden County.

### Development Profile:

South Mills Landing will be a development of well-coordinated single-family and multi-family dwellings. The project is anticipated to reach build out in approximately 6 to 10 years. Strict covenants and required approval of construction by an architectural review committee will ensure that the homes in South Mills Landing are upscale in design and size, with homes ranging from 1800 to 2600 square feet and townhomes ranging from 1600 to 2000 square feet. A clubhouse and other amenities will be provided, including a community trail system that will connect the open space areas for the enjoyment of the residents. The development’s design has homes interior to the development; vegetative screening will also increase the community’s overall aesthetic value. The preliminary development plan for this development is shown following the table of contents at the beginning of this report.

# **SOUTH MILLS LANDING**

## **PART 3**

### **ENVIRONMENTAL IMPACT**



## ENVIRONMENTAL IMPACT (WATER AND WASTEWATER)

South Mills Landing is designed to be a 381-Planned Unit Development with water supply to be provided by South Mills Water Association, and with each lot to be served by a connection to the Camden County Wastewater system. It is our understanding that there is currently capacity in that system to serve the first several phases of this development. There are existing waterlines on Main Street and Horseshoe road that will be tapped and looped through the subdivision to provide both potable water distribution and fire protection to the development.

### Estimated Water Consumption and Sewage Disposal:

The basis of design for the wastewater systems for the houses in this development will be 120 gallons per day per bedroom, in accordance with state rules, with three and four bedrooms per dwelling. Since the subdivision will utilize South Mills water, the basic design flow for water per house will be 400 gallons, as prescribed by the NC Public Water Supply System. The basis of design for the water and sewer facilities for this project is therefore as follows:

Water: 580 Dwellings at 400 GPD/Dwelling = 232,000 GPD  
Wastewater: 580 Dwellings at 3.75 BR average @ 120 GPD/BR = 261,000 GPD\*

\*The wastewater number is based on the NCDEQ standard allocation of 120 gallons per day per bedroom; actual consumption is expected to be much less and should not exceed 200 gallons per day per residence, so actual flows from the development at build-out are not expected to exceed 116,000 gallons per day, and likely will be substantially less than that.

### Wastewater Collection:

A preliminary plan of gravity collection sewers and pump stations has been developed for South Mills Landing P.D., and is shown on the Master Plan for the development. The proposed wastewater collection system will be connected to the Camden system in a manner to be approved by the County.

### Stormwater:

Collector swales and infiltration swales will be installed as needed along lot lines. A series of stormwater detention and retention ponds will be constructed to detain the difference between pre- and post-development runoff. The details of the stormwater plan will be designed in consultation with Camden County's Engineer and its stormwater regulations, as well as those promulgated by the North Carolina Department of Environmental Quality (NCDEQ), Division of Water Resources.

Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)

# **SOUTH MILLS LANDING**

## **PART 4**

### **FISCAL ANALYSIS**

FISCAL IMPACT STATEMENT  
for  
SOUTH MILLS LANDING

The following is a summary of the anticipated Fiscal Impact for South Mills Landing based on the current Master Plan that is being reviewed for P.D. approval:

**A. Estimated Total Property Valuation at Build-out:**

383 Single-family Homes @ \$262,500 (Average).....	\$100,537,500
197 Multi-family Dwellings @ \$212,500 (Average).....	\$ 41,862,500
35,000 sq.ft. of Commercial Development @\$120/sq.ft.....	\$ 4,200,000
 Estimated Total Value at Build-out.....	 \$146,600,000

**B. Tax Revenue (Annual):**

The positive operational impact on Camden County at full buildout is estimated to be as follows:

Ad Valorem Tax: .75/100 x \$146,600,000.....	\$1,099,500.
(Includes Fire Tax)	
 Total Estimated Annual Tax Revenue:.....	 \$1,099,500

**C. Annual Fees:**

Solid Waste Fee: \$75/yr. x 580 Properties.....	\$ 43,500/year
Stormwater Fee: \$10/yr. x 580 Properties.....	\$ 5,800/year (minimum)

**D. Water and Sewer Fees**

Water Fees (to South Mills Water Assoc.): 580 x \$5,000/Connection..	\$ 2,900,000
Sewer Fees (to Camden County):	
- Capacity Fees: 580 x \$7,400.....	\$ 4,292,000
- Connection Fees: 580 x \$3500.....	\$ 2,030,000
Total Sewer Fees:.....	\$ 6,322,000

**E. Other Revenue Sources:**

Transfer Taxes on Home Sales: 1.0% x \$142,400,000.....	\$ 1,424,000
Revenue Stamps: 0.2% x \$142,400,000.....	\$ 284,800
Subtotal:.....	\$ 1,708,800
 Development Review Fees: 580 Units @ \$400/unit.....	\$ 232,000
Stormwater Review Fees:.....	\$ 6,000 (minimum)
Building Permit Fees: 580 Homes @ 1,300/home (Average).....	\$ 754,000 (estimated)
Subtotal:.....	\$ 992,000
 Total, Estimated Other Revenue:.....	 \$ 2,720,800

Attachment: 1 MP Development Impact Statement updated 2-20-20 (2785 : South Mills Landing - Dan Porter)

# **SOUTH MILLS LANDING**

## **PART 5**

### **TRAFFIC IMPACT ANALYSIS**

The Traffic Engineering firm VHB was contracted to provide a Traffic Impact Analysis, which has been provided under separate cover. The recommendations for the VHB report, as approved by NCDOT will be followed during the course of this development project.



---

TRAFFIC IMPACT ANALYSIS

# South Mills Landing

South Mills, NC

PREPARED FOR

Reese Smith, Sr.  
Managing Partner  
South Mills, LLC  
PO Box 9636  
Chesapeake, VA 23321

PREPARED BY

---



**VHB Engineering NC, P.C. (C-3705)**  
940 Main Campus Drive, Suite 500  
Raleigh, NC 27606  
919.829.0328

October 11<sup>th</sup>, 2019

Attachment: 1a MP TIA Exec Summary (2785 : South Mills Landing - Dan Porter)



## Executive Summary

South Mills Landing, LLC plans to construct a residential development east of US 17 in South Mills, NC (Figure 1). The proposed development will be constructed on two different tracts of land. The northern site can be accessed via Horseshoe Road and Main Street (US 17 Business) and the southern site can only be accessed via Main Street (US 17 Business). In total, the development will consist of 387 single-family homes and 194 multifamily housing units (apartments or townhomes). The development is expected to be constructed by 2022.

### Project Background

Based on the conceptual site plan (Figure 2), access to the development is proposed via four (4) vehicular access points. The following are the proposed access points:

- › Future Access #1: Full movement access on Horseshoe Road, approximately 400 feet east of US 17.
- › Future Access #2: Full movement access on Main Street (US 17 Business) via Halstead Street.
- › Future Access #3: Full movement access on Main Street (US 17 Business) at Horseshoe Road.
- › Future Access #4: Full movement access on Main Street (US 17 Business), approximately 1,600 feet northeast of US 17.

The following intersections are included in the study area and were analyzed, where applicable, for existing and future conditions:

- › US 17 at Main Street (US 17 Business)
- › US 17 at Horseshoe Road
- › Main Street (US 17 Business) at Horseshoe Road/Future Access #3
- › Main Street (US 17 Business) at Halstead Street/Future Access #2
- › US 17 Business at Main Street (SR 1241)
- › Horseshoe Road at Future Access #1
- › Main Street (US 17 Business) at Future Access #4

The analysis was performed under four (4) scenarios: Existing (2019), No-Build (2022), Build (2022), and Build (2022) with Improvements. The Existing (2019) scenario includes typical weekday AM and PM peak hour analysis based on turning movement count data collected in April 2019. The No-Build (2022) scenario includes existing traffic with a one percent (1%) annual growth rate applied between the base year (2019) and the build-out year (2022). The Build (2022) scenario includes No-Build (2022) volumes with the addition of site trips generated by the full build-out of the proposed development. Future conditions with the recommended improvements in place were analyzed in the Build (2022) with Improvements scenario.

## Existing (2019) Conditions

Existing analyses were conducted based on current roadway geometrics and intersection turning movement counts collected in April 2019.

As reported in the Summary Level of Service (LOS) table on page vi, all stop-controlled approaches, except for one, operate at an acceptable level of service (i.e., LOS D or better) during both peak hours. The westbound stop-controlled approach at the intersection of US 17 and Horseshoe Road operates at LOS E during the PM peak hour with 38.0 seconds of delay per vehicle.

## No-Build (2022) Conditions

An annual growth rate of one percent (1%) was applied to the existing traffic to account for the normal growth between the base year (2019) and the build year (2022).

One background project was identified within the study area that will be constructed by the build year (2022). The North Carolina Department of Transportation (NCDOT) is developing plans to install a two-phase signal at the intersection of US 17 and Main Street (US 17 Business). Multiple fatal crashes have taken place at this location over the previous six years, and the signal is being installed to attempt to improve safety conditions at the intersection.

As reported in the Summary Level of Service (LOS) table on page vi, the new traffic signal at the intersection of US 17 and Main Street (US 17 Business) operates at LOS A during both peak hours. All stop-controlled approaches, except for one, operate at an acceptable level of service during both peak hours. The westbound stop-controlled approach at the intersection of US

17 and Horseshoe Road maintains operations at LOS E during the PM peak hour with a projected 40.9 seconds of delay per vehicle.

## Trip Generation and Assignment

Trip generation was conducted based on the most appropriate corresponding trip generation codes included in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition* and the suggested method of calculation in the NCDOT's "Rate vs. Equation" Spreadsheet. The proposed South Mills Landing development is to consist of 387 single-family homes and 194 apartments/townhomes; ITE LUC 210 (Single-Family Detached Housing) and LUC 220 (Multifamily Housing (Low Rise)) were used based on the NCDOT guidance.

As a result, the proposed development is projected to generate 5,037 daily weekday site trips, with 370 trips (91 entering, 279 exiting) occurring in the AM peak hour and 479 trips (301 entering, 178 exiting) occurring in the PM peak hour. The generated site trips were distributed in accordance with the existing turning movement counts and land uses.

## Build (2022) Conditions

The Build (2022) conditions account for both the No-Build (2022) traffic and the site traffic generated by the proposed development after the completion.

As shown on the Summary LOS table on page vi, with the addition of site trips, both stop-controlled approaches at the intersection of US 17 and Horseshoe Road deteriorate to LOS F during the PM peak hour. The eastbound approach along Horseshoe Road at US 17 deteriorates to LOS E during the AM peak hour. All other stop-controlled approaches, including the future access driveways, operate acceptably during both peak hours. The traffic signal at the intersection of US 17 and Main Street (US 17 Business) is projected to maintain operations at LOS A during both peak hours.

## Roadway Improvement Recommendations

The site generated trips from the proposed development are expected to impact at least one of the study area intersections. Therefore, the following intersection improvements have been identified for the build-out of the development.

### US 17 and Horseshoe Road

The eastbound and westbound stop-controlled approaches at this intersection are projected to operate at unacceptable levels of service during both peak hours with the development in place. The following should be considered to improve overall operations at the intersection:

- › Widen Horseshoe Road between US 17 and Future Access #1 to provide a new two-way left-turn lane. Stripe out at least 100 feet of storage for a new westbound left-turn lane at US 17.

- › Construct a westbound right-turn lane with at least 100 feet of storage.

The generated trips from the development are not expected to negatively affect operations at any of the four future access driveways. However, the following turn lane improvements at the site driveways should be considered to efficiently move traffic into and out of the development:

*Horseshoe Road and Future Access #1*

The stop-controlled approach along Future Access #1 is projected to operate at LOS A during both peak hours. The following is recommended for the Future Access #1 connection:

- › Construct Future Access #1 with a single ingress lane and single egress lane.
- › Stripe out at least 100 feet of storage within the new two-way left-turn lane along Horseshoe Road between US 17 and Future Access #1.

*Main Street (US 17 Business) and Future Access #2/Halstead Street*

The existing stop-controlled approach along Halstead Street is projected to maintain operations at LOS B during both peak hours with the development in place. No additional improvements are recommended at this location once Future Access #2 is connected to Halstead Street.

*Main Street (US 17 Business) and Future Access #3*

The stop-controlled approach along Future Access #3 is projected to operate at LOS B during both peak hours. The following is recommended for the Future Access #3 connection:

- › Construct Future Access #3 with a single ingress lane and single egress lane at the intersection of Main Street (US 17 Business) and Horseshoe Road.

*Main Street (US 17 Business) and Future Access #4*

The stop-controlled approach along Future Access #4 is projected to operate at LOS B during both peak hours. The following is recommended for the Future Access #4 connection:

- › Construct Future Access #4 with a single ingress lane and single egress lane.
- › Construct an exclusive southbound left-turn lane with at least 100 feet of storage and appropriate taper.

**Table ES-1 Summary Level of Service Table**

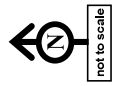
Intersection and Approach	Traffic Control	Existing (2019)		No-Build (2022)		Build (2022)		Build (2022) - With Improvements	
		AM	PM	AM	PM	AM	PM	AM	PM
<b>US 17 at Main Street (US 17 Business)</b>	Unsignalized	-	-	A (7.1 sec/veh)	A (8.1 sec/veh)	B (10.0 sec/veh)	A (9.2 sec/veh)	B (10.0 sec/veh)	A (9.2 sec/veh)
Westbound		B-12.3	B-11.7	B-13.6	B-12.2	B-15.0	B-13.1	B-15.0	B-13.1
Northbound		-	-	A-6.1	A-6.7	A-8.6	A-7.6	A-8.6	A-7.6
<b>US 17 at Horseshoe Road</b>	Unsignalized	-	-	-	-	-	-	-	-
Eastbound		C-19.8	C-24.1	C-20.3	D-25.4	E-38.1	F-50.0	E-38.1	F-50.0
Westbound		C-20.4	E-38.0	C-21.1	E-40.9	C-20.7	F-53.4	C-16.6	D-30.1
<b>Main Street (US 17 Business) at Horseshoe Road/Future Access #3</b>	Unsignalized	-	-	-	-	-	-	-	-
Northbound		-	-	B-10.2	B-10.4	B-11.2	B-12.3	B-11.2	B-12.3
Southbound		-	-	-	-	-	-	-	-
<b>Main Street (US 17 Business) at Halstead Street/Academy Avenue/Future Access #2</b>	Unsignalized	B-10.6	B-12.0	B-10.7	B-12.1	B-11.8	B-14.4	B-11.8	B-14.4
Northbound		B-10.6	B-11.5	B-10.7	B-11.6	B-10.1	B-11.4	B-10.1	B-11.4
Southbound		-	-	-	-	-	-	-	-
<b>US 17 Business at Main Street</b>	Unsignalized	A-9.7	B-10.5	A-9.7	B-10.6	B-10.0	B-11.0	B-10.0	B-11.0
Northbound		-	-	-	-	-	-	-	-
Southbound		-	-	-	-	A-9.5	A-9.8	A-9.5	A-9.8
<b>Horseshoe Road at Future Access #1</b>	Unsignalized	-	-	-	-	-	-	-	-
Northbound		-	-	-	-	-	-	-	-
Southbound		-	-	-	-	-	-	-	-
<b>Main Street (US 17 Business) at Future Access #4</b>	Unsignalized	-	-	-	-	-	-	-	-
Westbound		-	-	-	-	B-12.6	B-13.0	B-12.5	B-12.9

**X (X sec/veh)** = Overall intersection LOS (average delay), X-XX = Approach LOS and average delay



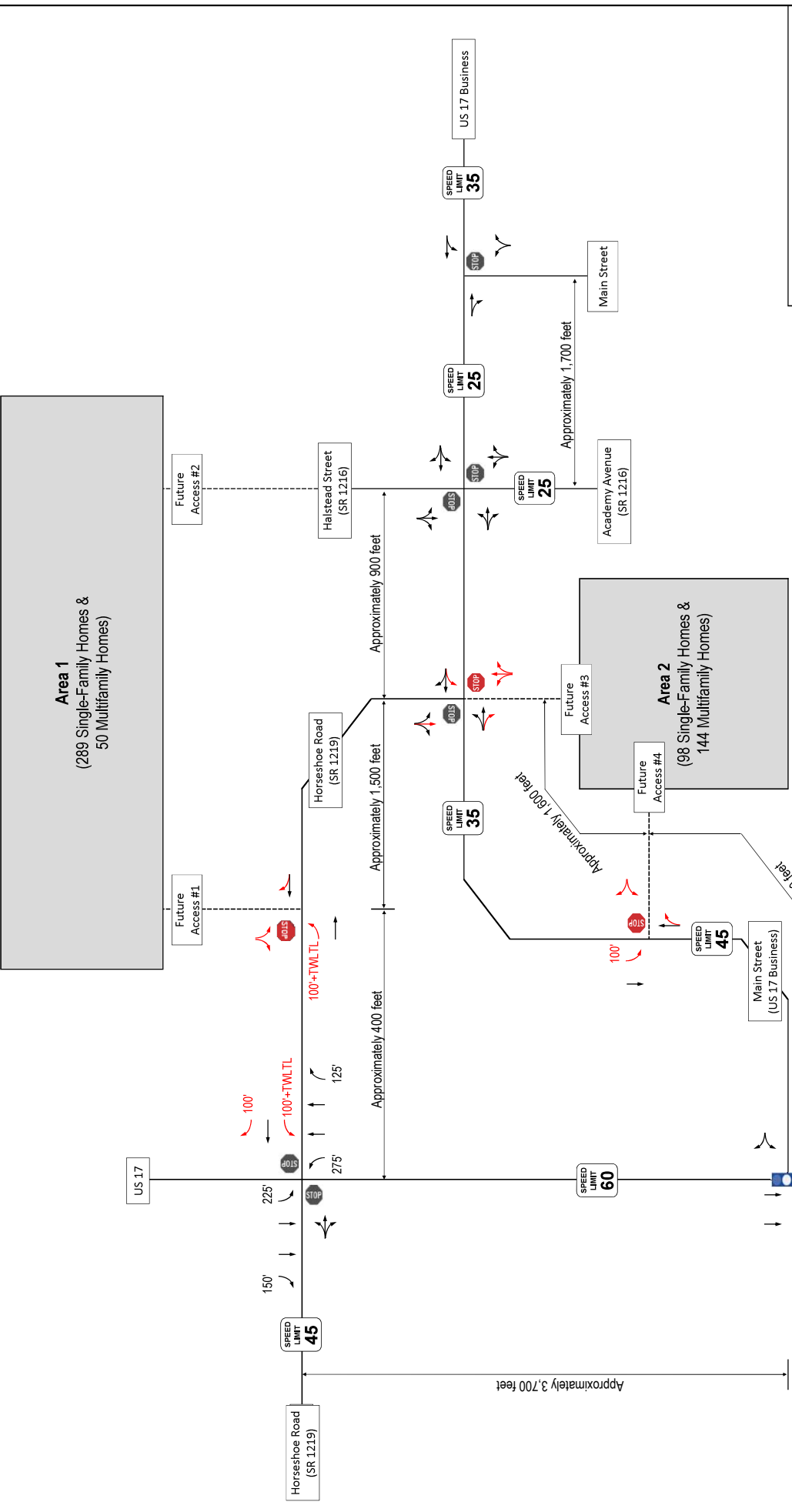
Figure ES  
Build (2022) Lane Geometrics and Traffic Control

Attachment: 1a MP TIA Exec Summary (2785 : South Mills Landing - Dan Porter)



LEGEND

	Existing Roadway
	Future Roadway
	Existing Stop Controlled Approach
	Proposed Stop Controlled Approach
	Existing Signalized Intersection
	Background Signal Improvement
	Turning Movement
	Proposed Lane Geometrics



## Compatibility with Surrounding Area

The proposed use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located. The northern tract is abounded by US 17 to the northwest, by Joy's Creek Canal to the east, and by the South Mills Village core district to the south. A 50' vegetative buffer is being provided to adjacent residential development to the south.

The south tract is bounded to the north and west by Main Street and Main Street extension (US 17 Business) with residential development beyond to the west. To the east is residential development and farmland and to the south is undeveloped woodland and wetlands.

Compatible residential development is being proposed and there will be 50' buffers adjacent to existing residential development.

The applicant is not aware of any adverse impacts on land value in the surrounding area. The applicant anticipates that the proposed stormwater improvements will benefit the property values of the nearby community by improving existing drainage conditions.

The proposed use is compatible with the adjacent development and will further the county's goal of concentrating new residential development in the vicinity of existing development and where public utilities are readily available.

Lot sizes appear to be compatible with existing lots in the adjoining and near-by South Mills Village area.

## CONSISTENCY WITH ADOPTED POLICY GUIDANCE

The use is consistent with the Camden County 2035 Comprehensive Land Use Plan policies addressing density, recreational and open space, transportation infrastructure, and utilities.

Community Vision Statement: The project is consistent with the following excerpt from the Camden County Community Vision Statement:

- “New development will be focused within targeted core areas to bring new life into established county villages and to efficiently use existing and plant infrastructure and public resources. New housing choices will be made available to serve young families and professionals and retirees.”

Density: The project is located within Village Mixed Use and Village Residential land use designations and proposes an overall density of 3.14 units per acre (2.53 dwelling units per acre including the adjacent 44 acre tract that is not being developed). The Village Mixed Use designation provides for between 3 and 14 dwelling units per acre, and the Village Residential envisions up to 3 dwelling units per acre. The proposed use will include residential development and village like clusters and will include open spaces surrounding the clusters, helping to prevent traditional suburban sprawl.

Stormwater: The applicant is placing significant stormwater management facilities on site to collect and manage stormwater. The applicant plans to model the 100 year storm event and to manage stormwater runoff from that event. This commitment will provide a public benefit by improving existing drainage conditions using private funds, reducing runoff from the site and reducing impacts to offsite drainage outlets.

The development is consistent with the following land use policies from the LUP:

Objective #1: Promote a Targeted Development Pattern: “Camden County will work with developers to encourage new residential and non-residential in a manner that is consistent with the county’s Future Land Use Plan,” including:

Action Strategy # 1: Promote Target Development through Rezoning.

“Promote targeted development, as identified by the Future Land Use map, through appropriate rezoning and development approvals,” and:

Action Strategy #6: Provide Public Water and Sewer in Targeted Development Areas.

“Support the extension of public water and wastewater service within targeted development Areas and discourage extension of these services outside of these areas.”

The development is consistent with LUP Objective #4: Ensure that New Development has a Positive Impact on the County Budget including:



Action Strategy #1: Promote Development Where Public Infrastructure Exists or Is Planned:

“Promote a targeted development pattern that focuses development in areas where public infrastructure and facilities are existing or planned, and away from areas where new systems would be needed to service new development.”

The proposal is consistent with Objective #5: Provide New Housing Choices including:

Action Strategy #2: New Zoning for Moderate and Higher Density Housing:

“Develop and adopt new housing districts to allow for moderate and higher density residential development within the core village areas as identified on the Future Land Use Plan map. Encourage the use of the Planned Unit Development zoning district for developments proposing higher density mixed-use development.”

The development is consistent with the following specific language from the Village Mixed Use Land Use Description:

- “This area includes new opportunities for moderate to higher density mixed use including residential, commercial and recreational uses. It includes...a proposed planned unit development north of Main Street in the South Mills core village area”, and:
- “Village Mixed-Use includes future areas for development of more dense residential neighborhoods that provide a diversity of housing types and housing options. Areas included single-family detached units, townhomes, duplexes, condominiums, apartments, senior housing, and other multi-family dwelling units. Housing densities should range from 3-14 dwelling units per acre. Development should fit the context of the most proximate core village area. Appropriate zoning for village mixed-use development includes the Planned Unit Development district.

The project is consistent with the following additional policies from the LUP:

1. The extension of public utilities within village residential areas in South Mills and Courthouse/Camden is appropriate. The village mixed-use area located in Shiloh is more appropriately serviced using a small package plant than public sanitary sewer.
2. Linkages should be made to provide vehicular, bicycle, and pedestrian access between residential neighborhoods and proximate commercial and recreational centers (The development is providing pedestrian connectivity to the South Mills Main Street area).
3. Recreational facilities provided in new residential developments should be designed to provide maximum access to properties in the development and should include passive and active recreational facilities, with emphasis on providing sidewalks and biking trails.
4. Stormwater management best practices should be used when designing residential developments to minimize flows and maintain water quality.

The development is consistent with Objective #5: New Residential Development to Assist in Development of Recreational Facilities. “Per the county’s zoning ordinance, new residential or mixed

use developments located in targeted areas should include recreational amenities. These standards should be improved to require appropriate bicycle and walking paths, and link to adjacent pathways as possible”, including:

Action Strategy #1: New Developments in Targeted Development Areas to Include Open Space and Recreational Facilities:

“Continue to require open space and recreational facilities as part of residential and mixed use Developments for developments within targeted development areas located in South Mills and Camden core village areas,” and:

Action Strategy #2: Update County Development Standards to Require Bicycle and Pedestrian Paths as Part of New Residential Development:

“Update the county’s Unified Development Ordinance to require the development of bicycle and walking paths as part of residential and mixed use developments of a certain size.”

The project will provide for sidewalks, greenways, and will have walking trails to encourage mobility by pedestrians and bicyclists. It also preserves a significant amount of open space and natural features throughout the development to promote recreation and preserve natural areas.

The development will also provide linkage to the South Mills Village core area.

The development is consistent with Objective #3: Create Better Connectivity and Accessibility within New Developments. “As new development occurs, the county should work with developers and adjacent property owners to create connections to the development site and internal connections within the site that are efficient and safe. Access to main roadways should be limited to reduce conflicts associated with vehicular turning movements.”

The developer has completed a Traffic Impact Analysis that recommends safe and efficient improvements to the limited roadway connections in a manner that is intended to reduce conflicts and provide safe vehicular turning movements.

The project is consistent with Objective #3: Promote Land Use Patterns that Efficiently Use Public Water and Sewer Services: “Camden County will promote a land development pattern that efficiently uses existing and planned public water and sewer services and that capitalizes on economic opportunities.”

This includes Action Strategy #1: Promote a Land Use Pattern that Utilizes Centralized Utility Systems:

“Promote and facilitate forms of development that will allow for more centralized and environmentally effective systems that will serve as the backbone for future growth.”

The project is also consistent with Objective #6: Identify Opportunities to Implement the Camden County Water and Sewer Master Plan: “Of particular consideration is the recommendation for provision of wastewater treatment at the South Camden Wastewater Treatment Plant in South Mills.”

In addition to the Camden County 2013 Comprehensive Land Use Plan, the project is consistent with several provisions of the South Mills Small Area Plan, including the following:

- “From the overall provision, the plans main goal is to transform South Mills Village into its own economically sustainable community, while also enticing families to pursue all of their daily activities within the Township. A Planned Unit Development with mixed residential and commercial uses should further the implantation of this goal.”
- “Densification via Sewer – Implications for Economy and Housing: With the construction of sewer lines within the South Mills core, there will be a greater potential for higher density commercial and multi-family residential developments. It is especially important to the South Mills Village Core to take advantage of what a sanitary sewer system has to offer, namely, the opportunity to bring in some density and place characteristics to the village and a more compact, efficient, walkable village form.”
- “Some smaller-scale multi-family residential development like townhouses may be appropriate within the community core, if appropriately designed and scaled to the village.”

The proposal is also consistent with the SAP goal of providing better street lighting. “Street lights will not only bring character to the Village Core (if pedestrian-scale lighting is installed) but add Village Core security at night.”

This development is also consistent with the following land use regulations identified in the Small Area Plan: “Specifically, this plan proposes several of the following changes: ....higher density permissions upon the extension of sewer.”

In summary, it appears the development proposal is consistent with many provision of both the Camden County 2035 Comprehensive Land Use plan and the South Mills Small Area Plan.



Date:

From: Technical Review Staff Camden Co. School Transportation Dept.  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

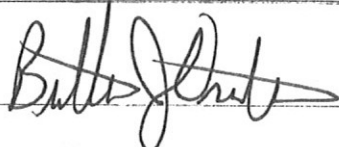
After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

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

CCS Transportation recommends 26 "Bus Stop School" sign and 3 additional shelters. Shelters shall be added to existing shelters on plans.

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

Full build out will address ~~for~~ 4 to 6 additional school buses.

Name: Britton Overton Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

Date: 2.11.2020

From: Technical Review Staff Camden County Schools  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

Approved as is

Reviewed with no comments.

Approved with the following comments/recommendations:

Will there be money paid to the county for support of schools like is the case w/ Camden Plantation? If this subdivision adds

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

\_\_\_\_\_

\_\_\_\_\_

Name: Joe Ferrell Signature: Joe Ferrell

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

approximately 300 students (using the appropriate calculation formula), we are looking at 15-18 new classrooms across the school district and we simply do not have those spaces available.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

Date: 2-5-2020

From: Technical Review Staff NCDEP - DIVISION OF COASTAL MANAGEMENT  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

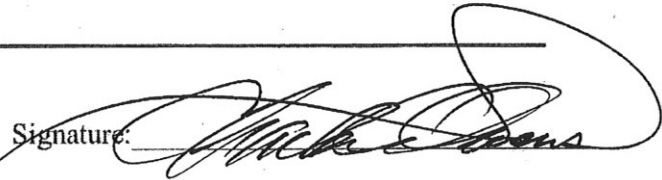
Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

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

REVIEWED WITH COMMENTS. (SEE ATTACHED EMAIL)

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

Name: CHARLEN OWENS Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)



Date: 2/13/20

From: Technical Review Staff South Camden WFS District  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

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

see attached

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

Name: David Credle Signature: David Credle

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

2/13/20

South Camden Water & Sewer District

**Comments on South Mills Landing Subdivision**

Sewer capacity, about 60,000 gallons per day, is available at this time. No guarantee that sewer capacity will be available for this project until capacity has been purchased. Mark Bissell said that he expected the connection fees to pay for future capacity needs at the wastewater treatment plant and disposal.

I have reviewed the preliminary sewer plans and have the following concerns: The elevation of this property causes flooding in heavy rain events. With the use of gravity sewer this would mean the manholes, cleanouts and possible pump stations could also be over whelmed with flood water.

The collection piping is shown in the middle of the road, Camden is not equipped to work in the road or handle the removal and replacement of roadways. Some collection piping is shown between the back yards of homes, this isn't acceptable because of fencing and storage building being installed that will block access for maintenance and repair work.

Date: 2/12/2020

From: Technical Review Staff Soil & Water  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

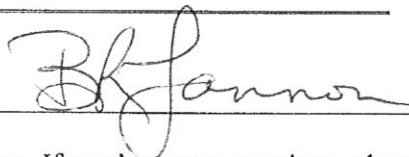
Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

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

See attached.

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

Name: Brian Lannon Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

## South Mills Landing Planned Development Major Subdivision

### Stormwater Management Master Plan –North Tract

Currently flooding occurs at the proposed entrance to the subdivision in the curve of Horseshoe road. This is a low spot in the road with stormwater crossing thru a culvert heading southwest toward the right-of-way underneath US 17. This outlet and drainage way will need to be maintained during and after construction of the proposed subdivision. The culvert going under US 17 needs to large enough to handle run-off from the entire area of the subdivision due to the high density of the units and infrastructure. There will be very little predicted infiltration on site. Storage capacity of the many ponds needs to be of sufficient quantity to handle regularly occurring rainfall events.

Water quality is also a concern. Aeration and water movement thru the pond system needs to prevent anaerobic conditions and chemical and nutrient pollution. Discharge and run-off from the subdivision should not contribute to the degradation of the Pasquotank River.

Recommend planting some trees around ponds for control of geese and aquatic weeds such as Alligatorweed.

### South Tract

The proposed drainage outlet under Main St. and traveling to US17 right-of-way then north to the same culvert outlet that drains the north tract looks like it will need more capacity then there is currently. The drainage ditch on the east side of the tract may be an option for some drainage.

Also have the same water quality concerns and planting of trees recommendation for the south tract.



Date: 2-11-2020

From: Technical Review Staff South Mills Vol. Fire Dept.  
(Organization)

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

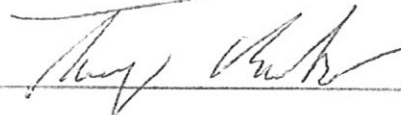
- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

\_\_\_\_\_

\_\_\_\_\_

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

Lack of Supporting Infrastructure  
See Letter for details

Name: Tommy Banks Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)



South Mills Volunteer Fire Department  
127 Keeter Barn Road  
PO Box 24  
South Mills, NC 27976  
(252) 771-2772

February 11, 2020

Camden County Planning Board & Camden County Commissioners:

Thank you for the opportunity to attend and provide feedback on the proposed South Mills Landing Project during today's meeting. As I shared during the technical review meeting, I do have concerns regarding my department's ability to provide adequate fire protection for this development as it is planned. I take very seriously my roles and responsibilities involving protection of the public as well as members of our department.

My primary concern is that of water supply needed to safely conduct fire ground operations during structural fire-fighting activities. It is difficult to obtain the amount of fire flow through municipal water sources for protection of our current residents. The plan for adding more than 500 additional structures will only compound that issue. Our recent inspection by the North Carolina Office of State Fire Marshal again highlighted the potential life safety and financial impacts this lack of reliable fire flow poses to our jurisdiction.

In addition, while the plan for construction includes high density developments, there is no plan to address the needed water supply for fire flow in these types of buildings. Structure fires in high density developments are known to spread rapidly from structure to structure and are very challenging, even for full-time, career-level fire departments in established metropolitan areas. While we have a great

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

department, excellent, well-trained volunteers, and have demonstrated the ability to obtain good insurance ratings, the lack of fire flow places our department's members and the general public at risk.

A secondary concern we share is that of flooding in the "Village", in particular along Horseshoe Road adjacent to the planned development. Following Hurricane Matthew in the fall of 2016, the section of this road between Main Street and Highway 17 remained impassible to most personal vehicles. We are concerned that this development will create a situation similar to that which we have experienced in other parts of our jurisdiction where the fire department spent several hours daily over the course of multiple days providing assistance to isolated residents. As a volunteer department, it is very difficult to provide manpower coverage to provide this level of service.

Finally, a related public safety concern we have is that of emergency medical services coverage. Currently, paramedic-level medical assistance is only scheduled for 12 hours each day out of our station. Often, the medic unit is directed to provide backup coverage to southern Camden County or in neighboring Pasquotank County. We believe Camden County should work to further establish consistent pre-hospital medical coverage to further support the *existing* residents.

The South Mills Volunteer Fire Department is asking that this development not be approved until the concerns expressed above have been addressed. Again, thank you for the opportunity to provide this feedback. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Tommy Banks, Chief  
South Mills Volunteer Fire Department  
252-202-1027

mailed out  
3/10/2020

**SOUTH MILLS WATER ASSOCIATION, INC.**  
**103 HALSTEAD ST.**  
**PO BOX 279**  
**SOUTH MILLS, NC 27976**  
**PHONE: 252-771-5620**  
**FAX: 252-771-2380**

March 4, 2020

Mr. Herbert T. Mullen, Jr.  
101 East Elizabeth St.  
Elizabeth City, NC 27909

RE: South Mills Landing, LLC

Dear Mr. Mullen:

This responds to your request for confirmation that South Mills Water Association (Association) will allocate water to South Mills Landing (Development). The Board of Directors has approved allocation of water to the Development subject to the conditions set forth in this letter.

The Association is committed treating all of its members fairly in a manner consistent with the Association's Water Line Construction Rules and Regulations for Developer (the "Rules") and other applicable policies and regulations. Based on our review of the Rules, the Development is subject to our developer Rules.

Therefore, the Association confirms allocation of water to 129 units of the Development's Phase 1 with the following conditions:

1. The Association is able to provide the water to the Development from its regular sources.
2. The connection tap fee for all 129 units is paid up front before any connection to the Association's system will be allowed.
3. The Development will cover all expenses related to the Association's costs associated with constructing a new water line across the Dismal Swamp Canal.



- 4. The Development provides the Association proof that the three wells located within or adjacent to the Development have been properly abandoned and recorded as abandoned.
- 5. Any relocation of the former Union Camp right-of-way within the Development does not disrupt or otherwise interfere with the Association's system. Any expenses incurred by the Association related to the relocation will be paid by the Development and any relocated easements in favor of the Association must be properly recorded to the satisfaction of the Association.

This allocation of water is effective March 4, 2020 and expires on March 3, 2021. If the tap fees are not paid by the expiration date, the Association will not provide the water. The Development may apply for an additional one-year term no earlier than December 3, 2020.

This allocation letter supersedes all prior discussions or documents related the Development's water allocation.

Sincerely,



Chairman

ND: 4851-2477-2278, v. 1

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ELIZABETH CITY, NC 27909

Postage	\$3.55	
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.40	

0478 55  
 Postmark Here  
 03/10/2020

Sent To: Herbert T mullen Jr  
 Street, Apt. No.; or PO Box No. 101 E. Elizabeth St  
 City, State, ZIP+4 Elizabeth, NC 27909

7009 2250 0000 3257 3036

Date: February 4, 2020

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

To: Camden County Planning Department

RE: South Mills Landing Planned Development Major Subdivision

Attached is a copy of the proposed Master/Preliminary Plan for South Mills Landing a 581 unit Planned Development located off Main Street and adjacent to Horseshoe Road and U.S. 17 in South Mills Township.

After you have reviewed the plans, please complete the section below and provide this memo with your comments to the Planning Department either at the meeting or prior to by either email ([dparks@camdencountync.gov](mailto:dparks@camdencountync.gov)) or fax (252) 338-1603.

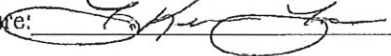
- Approved as is
- Reviewed with no comments.
- Approved with the following comments/recommendations:

\_\_\_\_\_  
\_\_\_\_\_

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

Without a guarantee from the Board of Commissioners to adequately fund this office with extra personnel

and equipment to meet the increased demands that this project will produce I cannot approve this action at this time.

Name: J. Kevin Jones Signature: 

Thank you for your prompt attention to this matter. If you have any questions, please call the Planning Department at (252) 338-1919 ext 232.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

## Amber Curling

---

**From:** Dan Porter <dporter@camdencountync.gov>  
**Sent:** Tuesday, February 11, 2020 3:41 PM  
**To:** Dave Parks  
**Subject:** FW: Technical Review Committee Meeting

Dan B. Porter, Planning Director  
 Camden County  
 Camden, NC 27921  
 Ph: 252 338 1919 Ext. 263  
 Fax: 252 333 1603  
 Email: [dporter@camdencountync.gov](mailto:dporter@camdencountync.gov)  
[dbp0124@hotmail.com](mailto:dbp0124@hotmail.com)

\*DISCLAIMER: Pursuant to the Freedom of Information Privacy Acts (FOIPA) and North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail messages(s) sent in response to it may be considered public record and as such subject to request and review by anyone.

---

**From:** Kevin Jones [<mailto:kjones@camdencountync.gov>]  
**Sent:** Tuesday, February 11, 2020 3:13 PM  
**To:** Dan Porter  
**Cc:** Brandon Henderson  
**Subject:** Technical Review Committee Meeting

Mr. Porter, I would like to apologize for not attending the meeting this morning, I had full intention of doing so, however we had an incident at the Sheriff's office this morning between a landlord and a former tenant that took my full attention and I completely forgot about the meeting. With that being said, I submitted the sheet you requested by email to your office about an hour ago, I hope you received same. I oppose this subdivision, as well as any other subdivision being planned until our county's infrastructure is up to par to handle the increased demand that projects like this will impose. Speaking just for the Sheriff's Office, I oppose this subdivision or others until this offices' infrastructure is adequate to handle the extra demand. We are at maximum capacity in terms of the call volume we now receive with our existing personnel and the current population we serve. A 581 unit subdivision could be devastating to our efficiency in providing adequate law enforcement response to our future citizens and current citizens. Please take my concerns about our county's safety when considering to go forward with this project. If you did not receive the sheet I sent you, please let me know and I will hand deliver. Thank you for what you do and if you have any questions, don't hesitate to call me. Thanks...Kevin.

Attachment: 5 TRCinput (2785 : South Mills Landing - Dan Porter)

**Dan Porter**

---

**From:** Cox <greg316@cox.net>  
**Sent:** Thursday, May 07, 2020 6:19 AM  
**To:** Dan Porter  
**Subject:** [External] Re: [External] Fwd: South Mills Landing - 10-yr Model Continuity Error

Good morning

Andy has a model of the existing conditions. He has not submitted anything else. The proposed conditions will be challenging. I do not know how they proposed to show that development doesn't increase runoff.

Greg

Sent from my iPad

On May 6, 2020, at 4:59 PM, Dan Porter <[dporter@camdencountync.gov](mailto:dporter@camdencountync.gov)> wrote:

AND???

Do we have enough information to proceed to consider the preliminary plat so they can tackle the plan and lost development conditions.

Dan B. Porter, Planning Director  
 Camden County  
 PO Box 74  
 117 NC Hwy 343 North  
 Camden, NC 27921  
 Ph: 252 338 1919 Ext. 263  
 Fax: 252 333 1603  
 Email: [dporter@camdencountync.gov](mailto:dporter@camdencountync.gov)  
[dbp0124@hotmail.com](mailto:dbp0124@hotmail.com)

\*DISCLAIMER: Pursuant to the Freedom of Information Privacy Acts (FOIPA) and North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail messages(s) sent in response to it may be considered public record and as such subject to request and review by anyone.

---

**From:** Cox [<mailto:greg316@cox.net>]  
**Sent:** Tuesday, May 05, 2020 6:12 AM  
**To:** Dan. 263 Porter  
**Subject:** [External] Fwd: South Mills Landing - 10-yr Model Continuity Error

Sent from my iPad

Begin forwarded message:



**From:** David Deel <[dadeeleng@gmail.com](mailto:dadeeleng@gmail.com)>  
**Date:** May 4, 2020 at 7:58:32 PM EDT  
**To:** Greg <[greg316@cox.net](mailto:greg316@cox.net)>  
**Subject: Re: South Mills Landing - 10-yr Model Continuity Error**

Thanks!

Sent from my iPhone

On May 4, 2020, at 3:36 PM, Greg <[greg316@cox.net](mailto:greg316@cox.net)> wrote:

Pack it in

Sent from my iPhone

On May 4, 2020, at 2:34 PM, David Deel  
 <[dadeeleng@gmail.com](mailto:dadeeleng@gmail.com)> wrote:

Greg;

I extended the time period so that the model would run for three days after the end of the rainfall event and my flow continuity error remains at 6.29% and the peak flow at Outfall 1 remains at 41.78 cfs

Thanks,  
 Andy

On Mon, May 4, 2020 at 2:15 PM Greg  
 <[greg316@cox.net](mailto:greg316@cox.net)> wrote:

Okay. You've reported your efforts. One thing just hit me....allow the model to run two days beyond the the rain After that give up

Sent from my iPhone

> On May 4, 2020, at 1:28 PM, David Deel  
 <[dadeeleng@gmail.com](mailto:dadeeleng@gmail.com)> wrote:

>

>

> Greg;

>

> Well... I have gone through the nodes with high instability indexes, modified inverts to maintain positive slopes, removed culverts, reconnected drainage areas downstream, replaced culverts with

Attachment: 5a Stormwater comments (2785 : South Mills Landing - Dan Porter)

open channels, replaced culverts with equivalent pipes, reduced my time step down to 0.067 seconds, etc. etc., etc.... I can't come up with a set of modifications that really moves that flow continuity error (it has stayed in the 5.9% - 7.1% range the entire time). My flow at the related outfall (link E001-Outfall1) has barely moved as I've made these changes (it has varied from 41.33 cfs to 41.78 cfs). I think I'm past that "spend a couple of hours on it" plan to see if I could pull it into the 1.0% range.

>  
> -Andy  
>  
> --  
> Deel Engineering, PLLC  
> P.O. Box 3901  
> Kill Devil Hills, NC 27948  
> (252)202-3803

--  
Deel Engineering, PLLC  
P.O. Box 3901  
Kill Devil Hills, NC 27948  
(252)202-3803



February 24, 2020

Mr. Dave Parks, CFM  
Zoning Officer & Certified Floodplain Manager  
Camden County  
117 N. NC 343  
Camden, NC 27921

RE: South Mills Landing Review Comments

Dear Dave,

We are submitting revised plats and plans of the proposed South Mills Landing Planned Development addressing TRC comments that we have received, as follows:

Planning Comments:

- a. The proposed open space has been labeled to designate active and passive recreational areas. The timing of construction is included in the proposed phasing schedule, and preliminary plans for the clubhouse and related amenity area are now included with the submittal.
- b. Regarding solid waste, for both the single and multi-family dwelling units, roll-out trash cans will be used with a private pick-up service. Tentative dumpster locations are being shown for the commercial area only.
- c. Development standards have been addressed as follows:
  - Visitor parking has been added for the townhome areas.
  - A combination of land dedication and fee in lieu for park and recreation improvements has been proposed (please refer to Public Facilities section of the draft Development Agreement).
  - A service entrance has been added on McBride Street to add the required third access point for the northern tract.
  - Existing overhead utilities have been removed from pages other than the existing conditions sheet.
- d. Concerning Administrative Manual 3.1.1:
  - The seal and signature will be provided once the plan has been approved and finalized.
  - Copies of boundary surveys of the tracts are included with this submittal.
  - We are providing a Development Impact Statement which includes the required physical and fiscal analyses.
  - The coversheet has been updated to eliminate North Carolina, LLC and to re-designate street addresses in connection with the north and south tracts.

- A development summary chart and setback summary have been added to the cover sheet.
  - The total open space is being shown, easement notes have been added, and the Corp of Engineers ownership has been added along the top of the bank of the canal.
- e. An additional legend has been added to clarify all of the symbology that is being used on the plans.

Soil and Water Comments:

- a. Regarding the Stormwater Management Plan, the site is being modeled and stormwater management facilities are being provided that will reduce the amount of water that is leaving the site post-development, compared to its current pre-development condition. The site is also being modeled for the 100 year storm event.
- b. Regarding off-site drainage conditions, the developer will provide downstream clearing and snagging to improve those drainageways where necessary to accommodate the site's runoff, subject to securing the right to access those areas.

Camden County School Transportation Department:

- a. Three additional bus shelters have been provided as requested.
- b. Twenty-six bus stop school signs are being provided as requested.

Camden Sheriff's Office:

- a. As indicated in the Fiscal Impact Analysis, the development is expected to generate over one million dollars in additional annual tax revenue and will generate over 2.7 million dollars in other revenue to Camden County, which is expected to off-set the cost of additional personnel and equipment that the Sheriff's department indicates are needed.

South Mills Volunteer Fire Department:

- a. To address the concern about available fire flow, the developer has agreed to construct a new water main to run under the Dismal Swamp Canal to provide looping that will provide redundancy, additional pressure and flow to improve the water system's fire-fighting capability. Additionally, the waterlines will be looped through the development, will be sized as required to provide needed fire flows, and water system modeling will be performed and provided at the Construction Drawing review stage for this development.

Camden County Schools:

- a. As indicated above, a fiscal impact analysis has been provided that shows significant revenues that are expected to be generated from this development to the benefit of Camden County.



Street Names:

- a. As requested, the name Cedar Lane has been changed to Spanish Cedar Lane. All other names have been approved and this should satisfy the one outstanding concern.

We are also providing copies of a Preliminary Plat, which shows all of the details of the roadway alignments and lot development in accordance with the Camden Unified Ordinance Development.

As suggested, we have prepared a draft of a proposed Development Agreement for review in connection with the Master Plan and Preliminary Plat. The Development Agreement outlines the responsibilities of the parties and is intended to govern the development over a ten year period.

We look forward to receiving your comments regarding the outline of the Development Agreement that has been provided, and we can fine tune it as we receive your input as the review process continues.

Finally, a Development Impact Statement is included which covers the physical analysis, market analysis, environment impact summary and fiscal analysis based on the final Master Plan.

We appreciate your assistance and look forward to continuing the review as we move toward the upcoming Planning Board hearing.

Sincerely,  
BISSELL PROFESSIONAL GROUP



Mark S. Bissell, P.E.

Cc: Mr. Reese Smith, Sr.  
Mr. Reese Smith, Jr.

**ORDINANCE NO. 2020-09-01**  
**Adopted by the Camden County Board of Commissioners**  
**September 8, 2020**

STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (this "Development Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the County of Camden, a North Carolina County possessing the powers of a Unified Government pursuant to N.C.G.S. § 153A-471 (2010) existing under the laws of the State of North Carolina (the "County"), and South Mills Landing LLC, (SML) a North Carolina LLC, as the owner of the property subject to this Development Agreement, and as the developer of the property subject to this Development Agreement, (SML together with their successors and assigns).

WITNESSETH:

WHEREAS, SML owns a parcel of approximately three tracts totaling 233.68 acres (the "Property"), and more than twenty-five (25) acres of the Property is developable within the jurisdiction of the County. A legal description of the Property is attached hereto as **Exhibit A**; and

WHEREAS, SML intends to establish a large-scale mixed use community on the Property known as "South Mills Landing," which SML intends to be comprised of approximately 580 single family and town home lots, 5 acres of commercial space, a clubhouse and pool. The Master Plan and Preliminary Plat Cover Pages and representation of phasing schedule showing South Mills Landing is attached hereto as **Exhibit B**; Typical building elevations including a preliminary building plan and swimming pool for the proposed club house and recreation facility are included as **Exhibit C**. and the Development Schedule for South Mills Landing (the "Development Schedule") required by N.C.G.S. § 153A-349.6(b) is attached hereto as **Exhibit D**; and

WHEREAS, the County has rezoned the Property to a Planned Development ("PD") and as represented by **Exhibit B** has been submitted for approval by the County as a Master Plan pursuant to the County's land development regulations. SML and the County anticipate that South Mills Landing will be developed in multiple phases, extending over a period of years and requiring a long-term commitment of SML's resources, and will require the careful integration between public capital facilities planning, financing and construction schedules, as well as the phasing of South Mills Landing, to be successful from the County's and SML's standpoints; and

WHEREAS, South Mills Landing involves a substantial commitment of private capital by SML, which SML is unwilling to risk without sufficient assurances that development standards will remain stable through the extended phasing of South Mills Landing; and

WHEREAS, because of the type, size and location of South Mills Landing, the County and SML believe that the orderly completion of South Mills Landing will be difficult to accommodate through the County's traditional zoning processes alone; and



WHEREAS, the County finds that South Mills Landing is a development suitable to be planned and developed through a Development Agreement as permitted by Part 3A of Article 18 of Chapter 153A of the North Carolina General Statutes and that it is in the County's interests to enter into this Development Agreement because significant benefits to the County and its citizens will be realized as a result of this Development Agreement; and

WHEREAS, the County has published notices of and has held a public hearing concerning this Development Agreement as required by N.C.G.S. § 153A-349.5 (2010) and otherwise completed all steps, conditions and requirements necessary for the County Board of Commissioners to consider the adoption of this Development Agreement as permitted by law; and

WHEREAS, after holding the public hearing and carefully considering the terms and conditions of this Development Agreement, the County Board of Commissioners duly adopted this Development Agreement as an ordinance as required by N.C.G.S. § 153A-349.3 (2010) and directed its execution by the Chairman of the Board of Commissioners and attestation by the Clerk to the Board.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, and pursuant to North Carolina law, including N.C.G.S. § 153A-349.1 (2010) *et seq.*, the County and SML agree as follows:

1. **Effective Date.**

The Effective Date is the date this Development Agreement is executed by both parties after the adoption of this Development Agreement by the County Board of Commissioners as an Ordinance. The County shall sign and deliver this Development Agreement to SML within five (5) days of adopting the Ordinance.

## 2. Definitions.

- 2.1. Certain terms having specific definitions are used in this Agreement, and these terms and definitions, unless the context clearly indicates to the contrary, are set forth in Section 2. Otherwise, the meaning shall be as used in the context of the sentence in which it appears and not necessarily that as defined herein.
- 2.2. "South Mills Landing" – means the Property, as it is intended to be developed, substantially in accordance with Exhibit B, as that may be amended from time to time in accordance with applicable County ordinances.
- 2.3. "Development Permit" – means a building permit, zoning permit, subdivision approval, site plan approval, special or conditional use permit, variance or any other official action by the County having the effect of permitting the development of property.
- 2.4. "Land Development Regulations" – means ordinances and regulations enacted by the County for the regulation of any aspect of development and includes zoning, subdivision or any other land development ordinances.
- 2.5. "Laws" – means all ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the County affecting the development of property, and includes laws governing permitted uses of the property, density, design and improvements.
- 2.6. "Property" – means all real property owned by SML and described on Exhibit A that is subject to land-use regulation by the County and includes any improvements or structures customarily regarded as a part of real property.

## 3. Background

- 3.1. South Mills Landing, LLC is the owner of 3 tracts of land as follows: The North Tract consisting of 124.83 acres located off of Horseshoe Road, the South Tract consisting of 60.1 acres located off of Maple Street, and an undeveloped tract adjacent to the South Tract consisting of 44.39 acres, referred to as the Environment Tract. Legal Descriptions of these properties are attached as Exhibit A.
- 3.2. The North and South Tracts were rezoned to PUD (Planned Unit Development) in 2004, now Planned Development (PD) under the current UDO. A Concept Plan for a Planned Development of 581 units was reviewed and approved administratively in 2019, and a Master Plan was submitted in January, 2020 for a 580 unit Planned Development, which is in substantiated conformance with the approved Concept Plan. A Preliminary Plat for the 580 units, approximately 5 acres, and clubhouse facilities has now also been submitted.

## 4. Legal Description of Property

The Property that is the subject of the Agreement consists of 3 tracts totaling 233.68 acres, as follows:

- 4.1. The North Tract located off of Horseshoe Road, PIN #017989004312900000 with acreage of 124.83 acres per plat, attached as Exhibit "A".



- 4.2. The South Tract located off Main Street, PIN #017988014928370000 consisting of 60.1 acres per plat, also attached as Exhibit "A".
- 4.3. The third undeveloped, or environmental tract located adjacent to the South Tract, PIN #017988004738040000 consisting of 48.75 acres per plat, also attached as Exhibit "A". (The third tract is not part of the PD-zoned property, but is included in what is being offered as part of this Development Agreement)

**5. Description of Project**

- 5.1. The Development is shown on the Master Plan and the Preliminary Plat, now referred to as the "Plan". The Plan consists of the Master Plan prepared by Bissell Professional Group and dated revised 6-10-20, and the Preliminary Plat also prepared by Bissell Professional Group and dated revised 6-10-20. Typical building elevations including a preliminary building plan and swimming pool for the proposed club house and recreation facility are included as Exhibit C. These plans and elevations show the concept but are subject to change during actual design based on market conditions.
- 5.2. The development is summarized in the following table:

**DEVELOPMENT SUMMARY**

	<u>AREA</u>	<u>S.F.</u>	<u>LOT SIZE</u>	<u>Multi F.</u>	<u>TOTAL</u>	<u>OPEN SPACE</u>
<u>TRACT</u>	<u>(AC.)</u>	<u>LOTS</u>	<u>RANGE</u>	<u>UNITS</u>	<u>UNITS</u>	<u>(AC.)</u>
<u>NORTH</u>	<u>124.83</u>	<u>285</u>	<u>6,500-15,978</u>	<u>50</u>	<u>335</u>	<u>40.64</u>
<u>SOUTH</u>	<u>60.10</u>	<u>98</u>	<u>6,500-11,783</u>	<u>147</u>	<u>245</u>	<u>23.31</u>
<u>TOTAL</u>	<u>184.93</u>	<u>383</u>	<u>6,500-15,978</u>	<u>197</u>	<u>580</u>	<u>63.95</u>

- 5.3. The density/intensity standards, dimensional standards and development standards for development of the Property shall be in accordance with the Master Plan and Schedule B, subject to the degree of flexibility provided in these conditions.
- 5.4. Community form and design for development of the Property shall conform generally to the sample building elevations attached in Exhibit C. Variations may be provided and shall be permitted in colors, materials, and architectural detailing that are compatible with the design concept. The elevations are similar to, but do not represent exactly, the actual homes that will be constructed within South Mills Landing. The Developer reserves the right to modify the final building plans to fit builder preferences and market conditions.

**6. Dedication of Land for Public Use**

- 6.1. South Mills Landing proposes to dedicate the third tract (PIN #017988004738040000) consisting of approximately 48.75 acres per plat, also known as the undeveloped, environmentally sensitive area, for public use. SML shall retain the right to utilize this tract for stormwater management purposes in connection with the planned community.

- 6.2. South Mills Landing will also dedicate utility easements for the maintenance of the wastewater collection system, including sewer lines and lift stations.

## 7. Public Facilities

- 7.1. Subject to the approval of the NC Department of Environmental Quality, a new public waste water collection system including gravity lines, lift stations and force mains will be constructed to serve South Mills Landing and will connect to the County wastewater disposal system. All gravity sewer mains, force mains, pump stations and appurtenances will be designed, permitted and constructed at the Developer's sole expense and then conveyed in fee simple to Camden County for ownership and maintenance.
- 7.2. The Developer will also install a new water main (size to be determined based on modeling) under the Dismal Swamp Canal from Mullen Street on the East side of the canal for the purpose providing the public water supply system to serve South Mills Landing only, including adequate fire flow for firefighting ability of the South Mills Volunteer Fire Department. Individual lots and dwellings shall be metered. The Developer shall model the water system and make any needed improvements ~~(specifics will be agreed to following modeling)~~ to demonstrate adequate water flow and pressure for fighting fires, while meeting the maximum day domestic demand.
- 7.3. All water and sewer lines will be installed: 1) outside of the paved roadway; and 2) above the 100 year flood elevation or be completely waterproofed.
- 7.4. The Developer will commit funds in the amount of \$92,729 to be used by Camden County in the following ways for Public Facilities:
- A. Streetscape improvements along Main Street through the main business corridor of South Mills such as sidewalks, street lights, landscape planting, and related improvements in general conformance with the Concept Plan prepared by Bissell Professional Group and attached hereto. South Mills Landing shall ~~hold a~~ at least one community meeting prior to approval of Phase 1 construction plans to determine the types, locations, and details of improvements preferred by the current South Mills community.
  - B. Install sidewalk on the south side of US 17 Business (Main St.) from Jones Ave. to the entrance of the Southern Tract.

~~7.5~~ South Mills Water Association, Inc. (Association), is a private North Carolina Non-Profit Corporation. As such, County cannot compel performance, acceptance, agreement, or cooperation with this corporation which will be necessary to carry out the terms of Section 7 and the following Section 8. The County does, however, commit to furnish Association, if it will accept, at commercially reasonable rates, the water necessary to accomplish the terms of this Agreement and to use its good offices and best efforts with Association to accomplish terms of Section 7 and 8 herein. However, it the sole responsibility of Developer to negotiate and contract with Association, assuming all costs therein, to satisfy the terms of this Agreement. ~~Failure of Developer to successfully timely conclude such arrangement shall be a material breach of the Agreement for which County shall bear no responsibility.~~

Formatted: Strikethrough



**8. Obligations of South Mills Landing LLC**

- 8.1. Install a wastewater collection system as approved by Camden County and the NC Department of Environmental Quality; pay for all normal costs associated with the preparation of the Engineering Plans, DWR permitting, and the collection system construction and dedication to Camden County. Upon completion and certification, the Developer will deed the wastewater collection system to Camden County.
- 8.2. Purchase capacity for 580 sewer connections in the Camden County Wastewater System, to serve phases 1 through 5, commercial development, and clubhouse facilities through payment of a System Development Fee and Connection Fee for each of the County Sewer Connections per Section 10 and Exhibit D of this agreement.
- 8.3. Install a water main under the Dismal Swamp Canal as described in Section 7.2, and as approved by the South Mills Water Association and the NC Public Water Supply Section, and upon completion and certification, dedicate the water main for public use.
- 8.4. Pay water tap fees to South Mills Water Association in advance of development of each phase as set forth in Development Schedule Exhibit D so that capacity fees can be paid by SMWA to Camden County.
- 8.5. Adhere to conditions of the Master Plan and Preliminary Plat approvals as approved by the Camden County Board of Commissioners.
- 8.6. Up to 50,000 square feet of commercial development will be constructed in the area set aside for commercial development on the Master Plan. Water and sewer lines will be stubbed to the commercial area property line simultaneous with Phase 1 of the residential development.
- 8.7. Environmental Protection and Monitoring: Wetlands subject to the jurisdiction of the US Army Corps of Engineers have been delineated and confirmed by the Corps of Engineers. The Property Owners Association Documents (Declaration) will include provisions that prohibit the filling of wetlands and prohibit the clearing of any vegetation other than incidental tree cutting and vegetation removal, and for stormwater management.

**9. Obligations of the County**

- 9.1. Utilize funds provided by South Mills Landing, LLC for the construction of community improvements as described in the Public Facilities section of this Agreement.
- 9.2. Make sewer taps available upon the payment of System Development Fees and Connection Fees by the Developer in accordance with Section 10 of this agreement and the phasing schedule Exhibit D provided and approved with the Master Plan and the Preliminary Plat.
- 9.3. Furnish a supply of water from the South Camden Water and Sewer District to South Mills Water Association as requested by South Mills Water Association.
  - A. The County will reserve water capacity for South Mills Landing based on providing 200 GPD per water connection for which the county has received the System Fee payment from SMWA of per connection according to the Water Sales Agreement between Camden County and South Mills Water Association.

## 10. Sewer System Development Fees

- 10.1. In making plans for maintaining, upgrading and expanding the County's sewer systems in order to provide sufficient sewage treatment capacity for citizens of the County, the County shall take into account the homes and amenities planned for the South Mills Landing Subdivision shown on the approved South Mills Landing Plan, and shall allocate and reserve sufficient sewer treatment capacity within its sewer systems to supply adequate quantities of sewer treatment services to the South Mills Landing Subdivision to construct and obtain certificates of occupancy for each of the homes, non-residential buildings and amenities planned for the South Mills Landing Subdivision.
- 10.2. SML shall pay sewer system development fees to the County based upon the actual number of lots developed and permitted on the SML during each County fiscal year or based upon Exhibit D per County fiscal year. During each County fiscal year, sewer system development fees shall be fully paid on an approved lot basis at the time of the issuance of a building permit for each lot.
- 10.3. The County's fiscal year runs from July 1 through June 30. Commencing with the County's fiscal year in accordance with the schedule set out below. South Mills Landing shall pay to the County the standard per lot Sewer System Development Fees charged by the County for each of the 580 residential lots, clubhouse/pool and commercial lots planned to be developed on the SML property as follows:
  - A. Allocation Payment- 25% per connection to be paid upon approval of Construction Drawings for each development phase.
  - B. Reservation Payment- 25% per connection as a condition of recording the Final Plat for each phase.
  - C. Residual Payment- 50% per connection to be paid at the application for a building permit for each lot or unit. Connection to the system shall also require payment at building permit application of the Connection Fee per lot tap fee.
- 10.4. Upon payment of the first 25% of the Sewer System Development Fee per lot, the county will allocate 200 GPD of capacity per each lot. This allocation is for planning purposes only and is not considered a reservation of capacity and is non-refundable.
- 10.5. Upon payment, an additional 25% of the sewer system development fee per lot, the county will reserve 200 GPD sewer capacity per lot. Within fifteen (15) days of the end of each County fiscal year, South Mills Landing and the County shall reconcile their records to determine what, if any, shortfall actually exists between the number of units required by Section 10.2 and actual building permits issued.
- 10.6. If South Mills Landing develops and permits more lots than required in Exhibit D in any County fiscal year, then the number of developed and permitted lots in excess of the number required shall be credited to the next County fiscal year lot requirements.
- 10.7. If South Mills Landing does not develop and obtain a building permit for at least the number of lots set out in Exhibit D in any County fiscal year then South Mills Landing shall pay to the County the shortfall in Sewer System Development Fees within thirty (30) days after the end of the County fiscal year. Camden County will credit the amount



paid due to the shortfall toward System Development Fees and Connection Fees for future building permits requested by South Mills Landing; however the credit will not reduce the number of lots required to be developed according to Exhibit D in the following fiscal year. This obligation will terminate when South Mills Landing has paid cumulative fees (reservations, system development fees, and connection fees) in the amount of \$3.5 million.

- 10.8. The initial per lot sewer capital fee shall be \$7,400. Sewer capital fee rates shall be subject to the sewer rate schedules adopted annually by the Board of Commissioners.
- 10.9. For the purposes of determining the amount of System Development Fee payments only, building permit issuance prior to June 30th of the relevant County fiscal year shall trigger the standard capital fee payments only if actual construction is begun within forty-five (45) days. Requesting building permits for lots not ready for home construction for the purpose of acquiring more favorable System Development Fee rates shall be considered a material breach of this Agreement.
- 10.10. In the event that lots are developed within the South Mills Landing and homes are constructed thereon and ready for occupancy per the Development Schedule but prior to the Sewer Availability Date, then the County agrees, at its sole cost and expense, to pump and haul excess sewage from the treatment plant in order to maintain compliance with state and federal permits and continue serving the waste water needs of County citizens including those in SML.
- 10.11. Until such time as public sewer is actually available, pump and haul arrangements shall be subject to all superseding state and federal laws and regulations. All required permits and approvals shall be the responsibility of the County to obtain and the County will diligently pursue the issuance of all required permits and approvals.

#### **11. Public Roads, Public Streets, and Private Streets to serve South Mills Landing.**

11.1. Connection to Existing Public Roads. SML will be responsible for securing appropriate permits from the North Carolina Department of Transportation ("NCDOT") for connecting South Mills Landing to the existing public road system maintained by NCDOT. To that end, SML agrees to make all improvements to the public road system required by NCDOT. SML and the County agree to cooperate and assist each other in connection with the planning of connections to the public road system as well as improvements to the public road system; however, the County shall have no duty to fund the construction of improvements to the public road system required by NCDOT in connection with South Mills Landing.

11.2. Public Streets within South Mills Landing. SML anticipates that there will be a number of streets built to NCDOT standards for public residential streets. SML will be solely responsible for the design and construction and cost of these streets. SML shall have a continuing obligation to repair and maintain these streets until the public streets are accepted by NCDOT for maintenance or SML transfers the obligations to repair and maintain the streets to one or more property owners associations (POA) established as part of South Mills Landing. SML may not transfer the duties to repair and maintain these streets to the POA until the County has reviewed and approved the documents

establishing the POA, and SML has either provided an engineering certification that the roads meet NCDOT standards or established a reserve account with sufficient funds to cover any needed repairs.

## 12. Stormwater Management and Wetlands.

- 12.1. Stormwater Management. SML will be solely responsible for the design, permitting, construction, repair and maintenance of the stormwater management system to serve South Mills Landing. SML's Stormwater Management Plan for South Mills Landing will include stormwater management devices which meet or exceed the minimum criteria of the North Carolina Department of Environmental and Natural Resources (DENR), Camden County, and incorporate drainage ways, ponds and wetlands that treat and control stormwater passively by taking advantage of naturally occurring processes.
- 12.2. On-site stormwater will be managed by construction of a series of stormwater management ponds that will be interconnected and will retain and slow-release stormwater to existing drainage outlets both directly and indirectly.
- A. In addition to modeling and retaining stormwater to the UDO and Stormwater Manual standard for the 10-year developed condition and runoff, stormwater will be modeled for the 100-year storm event, and property line berms constructed as necessary to manage the 100-year storm without adversely impacting neighboring properties.
  - B. Stormwater will be conveyed to on-site retention ponds through a combination of curbs with inlets, stormwater pipes, and open vegetated swales.
  - C. The Improvements set forth in this section shall be maintained by the Developer, or a management association created by the Developer.
  - D. The Association, either itself or via a management entity, will assume responsibility for ongoing operation and maintenance of all stormwater management facilities in accordance with the Camden County UDO requirements and all NCDEQ permit requirements. The Association dues will be structured in a way that funds are provided for the upkeep of these facilities, as well as a contribution to off-site ditch maintenance.
- 12.3. Improve off-site drainage ways downstream of the Development's stormwater drainage outlets by clearing and snagging as necessary to remove obstructions to flow, subject to gaining the right of access to make these improvements.

## 13. Self-Contained Development.

South Mills Landing will contain a network of pedestrian and bicycle paths according to the approved Master Plan which connect all residential neighborhoods with the amenities within South Mills Landing so that residents of South Mills Landing will have the option to walk or ride a bicycle to the passive and active recreational opportunities located in South Mills Landing.



**14. Phasing and Development Schedule.**

14.1. The proposed schedule for completing the Development that is the subject of this Agreement is shown on Exhibit D:

**15. Vested Rights to Complete South Mills Landing as Approved; Application of Laws and Land Development Regulations.**

15.1. South Mills Landing shall be subject only to the Laws and Land Development Regulations enacted and applicable to South Mills Landing at the time of the County's adoption of this Development Agreement as an ordinance and in accordance with the provisions of the Development Agreement (the "Existing South Mills Landing Development Law"). The parties agree that SML needs to obtain the following permits or approvals:

- A. Master Plan approval
- B. Preliminary Plat approval
- C. South Mills Water Association water system plans
- D. State Erosion and Control Permit
- E. County Sewer System approval
- F. County Stormwater Plan approval
- G. State Stormwater Plan Permit
- H. Construction Plans
- I. Commercial Site Plan for Clubhouse and Pool
- J. Final Plat approval
- K. Building Permits for all structures pursuant to the North Carolina State Building Code
- L. Comply with the Existing South Mills Landing Development Law in order to complete the development of South Mills Landing under local law. Except for changes in the County's System Development Fee schedule.
- M. Laws, rules, regulations or policies adopted by the County or any of its boards, officials or staff enacted, adopted, formed or administered after the adoption of this Development Agreement, including but not limited to land use, streets, buffers, the division of land, grading, landscaping, water, sewer, stormwater, setbacks and signage, shall not directly or indirectly be applicable to any aspect of South Mills Landing, the development of South Mills Landing as approved, the Existing South Mills Landing Development Law or the Property for a period of ten (10) years after the Effective Date.

15.2. The failure of this Development Agreement to identify a particular permit, condition, term or restriction does not relieve SML of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions of local development permits. However, the County represents to SML that the above paragraph identifies all permits or approvals which are required by the County prior to the County issuing certificates of occupancy for uses and improvements at South Mills Landing.

15.3. In the event that State or federal law is changed after the Effective Date in such a way that prevents compliance with this Development Agreement by SML, the County and SML will review the terms of the aforementioned agreement, and will work together in good faith to modify the affected provisions to the extent reasonable to accomplish both the intended purpose of said agreement and the theretofore associated economic benefits foreseen by the parties

**16. Review to Assess Compliance with this Development Agreement.**

From time to time, SML and the County may review the good faith execution of the provisions of this Development Agreement by the parties to assure compliance with this Development Agreement and the accomplishment of the purposes originally intended by the parties. The failure of SML to complete any phases of South Mills Landing within the times set forth in this Development Agreement shall not, in and of itself, constitute a material breach of said agreement and whether a material breach exists must be judged based on the totality of the circumstances. The County and SML agree that the development schedule may be influenced by changing market conditions and that once the initial obligation outlined in paragraph 10.7 has been satisfied by SML, a modified development schedule may be proposed that reflects then current market conditions. A County officer designated by the Chairman of the County Commissioners shall conduct a progress review ("Review") every twelve (12) months to determine whether SML remains in good faith compliance with this Development Agreement based upon the totality of the circumstances. -

**17. Default.**

- 17.1. In the event the County determines in the course of a Review that SML is in material breach of this Development Agreement, the County shall, within a reasonable time after the Review, send notice to SML setting forth (a) with reasonable particularity the nature of the breach and evidence supporting the County's findings and determination, and (b) a reasonable time in which SML may cure the breach. If SML fails to cure the breach within the time provided, the County may unilaterally terminate this Development Agreement by sending a termination notice to SML; provided the termination notice may be appealed to the County's Board of Adjustment in the manner provided in N.C.G.S. § 153A-345(b) (2010).
- 17.2. For all other defaults and breaches of this Development Agreement by either the County or SML, the non-defaulting Party shall notify the defaulting Party of the default, specifying the nature of the default and providing at least thirty (30) days for the defaulting Party to cure the default. If the default at issue cannot be cured by the defaulting Party within thirty (30) days, then the notice shall specify a reasonable cure period in excess of thirty (30) days, but in no event more than ninety (90) days. If the defaulting Party fails to cure the default within the cure period provided in the notice, then the non-defaulting Party may terminate this Development Agreement or, in the alternative, seek to enforce this Development Agreement through any and all remedies available at law or in equity.

**18. Recordation of Agreement.**

Pursuant to N.C.G.S. § 153A-349.11 (2010), within fourteen (14) days after the Effective Date, SML shall record this Development Agreement with the register of deeds in Camden County, North Carolina.

**19. Term.**

Pursuant to N.C.G.S. § 153A-349.4 (2010), the term of this Development Agreement shall be a period of ten (10) years from the Effective Date.

**20. Miscellaneous.**

~~20.1. This Agreement is not assignable by Developer to any other person or entity without the express written permission of County, which permission shall not unreasonably be withheld.~~

Formatted: Strikethrough

~~20.1-20.2.~~ **Force Majeure.** The parties hereto shall not be liable for any failure to perform hereunder as a result of an external event or events beyond their respective control, including, without limitation, acts of the United States of America, acts of the State of North Carolina, embargos, fire, flood, drought, hurricanes, tornadoes, explosions, acts of God or a public enemy, strikes, labor disputes, vandalism or civil riots. However, if any such event interferes with the performance by a party hereunder, such party shall diligently and in good faith act to the extent within its power to remedy the circumstances affecting its performance or to complete performance in as timely a manner as is reasonably possible.

~~20.2-20.3.~~ **Amendment and Cancellation.** This Development Agreement may be amended or canceled by mutual consent of the County and SML, and their successors or assigns. Minor amendments will be processed administratively. Major amendments will require Public Hearing. No amendment to this Development Agreement shall be effective, unless such amendment is reduced to a written agreement signed by the parties hereto.

~~20.3-20.4.~~ **Recitals.** The recitals of this Development Agreement are material terms of this Development Agreement and shall be binding upon the parties.

~~20.4-20.5.~~ **Severability.** If any section, subsection, sentence, clause, phrase or portion of this Development Agreement is for any reason held invalid or unconstitutional by a non-appealable, final decision from any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

~~20.5-20.6.~~ **Notice.** All notices or other communications required or permitted to be served hereunder shall be deemed served in accordance with this Development Agreement if the notice is (a) mailed in a sealed wrapper and deposited in the United States mail, certified mail, return receipt request, postage prepaid; or (b) deposited with a national overnight courier service that retains receipts of its deliveries. Notices or other communications shall be properly addressed as follows:



The County: County of Camden  
P.O. Box 190  
117 North NC 343  
Camden, NC 27921  
Attn: County Manager

SML: South Mills Landing LLC  
PO Box 9636  
Chesapeake, VA 23321  
Attn: Reese Smith

The parties may, by written notice given to the other, designate any further or different addresses to which all notices or other communications shall be sent.

20-6-20.7. Run with the Land. This Development Agreement shall run with the Property and any portion thereof as it may be subdivided or recombined.

20-7-20.8. Entire Agreement. This Development Agreement contains the entire agreement between the parties. Any prior or contemporaneous oral or written agreements are merged into this Development Agreement.

20-8-20.9. Multiple Counterparts. This Development Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and it shall not be necessary in making proof of this Development Agreement to produce or account for more than one such fully executed counterpart.

20-9-20.10. Applicable Law. This Development Agreement is governed by, and shall be construed in accordance with, the laws of the State of North Carolina.

20-10-20.11. Representations and Warranties of the Parties. The County and SML, and the persons executing this Development Agreement on their behalf, represent and warrant, as applicable, that: (1) such party or person has the full power and authority to enter into this Development Agreement, to execute it on behalf of the party indicated on the signature page, and to perform the obligations hereunder; (2) such party is acting on its own behalf and on behalf of its members, successors and assigns; (3) this Development Agreement is a valid and binding obligation, enforceable against the parties in accordance with its terms; (4) entering into this Development Agreement does not conflict with any other agreements entered into by either party; and (5) the execution, delivery and performance of this Development Agreement has been duly and validly authorized by all necessary corporate or governmental action on its part. Specifically (and not as a limitation), the County represents and warrants to SML that this Development Agreement has been pre-audited to ensure compliance with the applicable budgetary accounting requirements (if any). In the event that any of the obligations of the County in this Development Agreement constitute debt, the County has complied, at the time of the obligation to incur the debt and before the debt becomes enforceable against the County, with any applicable constitutional and statutory procedures for the approval of the debt.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
By:  
Stephanie Jackson  
Finance Officer  
Camden County, North Carolina

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

ATTEST: COUNTY OF CAMDEN

By: \_\_\_\_\_ By: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_ in the year 2020, before me personally came \_\_\_\_\_, who, being by me duly sworn, has affirmed that she is the Clerk to the Camden County Board of Commissioners and that \_\_\_\_\_ is the Chairman of the Camden County Board of Commissioners, and that said county is a North Carolina County possessing powers of a Unified Government pursuant to N.C.G.S. § 153A-471, described in and which executed the foregoing; that she knows the Corporate Seal of said County, that the seal affixed to the foregoing instrument is said Corporate Seal, and the name of the Unified Government was subscribed thereto by the said \_\_\_\_\_ and that the said corporate seal was affixed by order of the governing body of said County, and that the said instrument is the act and deed of said County.

WITNESS my hand and official seal or stamp, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Printed Name  
Notary Public

\_\_\_\_\_  
Signature  
Notary Public

My Commission Expires: \_\_\_\_\_

Official Seal or Stamp



ATTEST: SOUTH MILLS LANDING, LLC.

By: \_\_\_\_\_  
Managing Member

By: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, a Notary Public of \_\_\_\_\_ County, North Carolina, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is the \_\_\_\_\_ of South Mills Landing LLC., a North Carolina LLC, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_, sealed with its corporate seal, and attested by (her/him) self as its \_\_\_\_\_.

WITNESS my hand and official seal or stamp, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Printed Name  
Notary Public

\_\_\_\_\_  
Signature  
Notary Public

My Commission Expires: \_\_\_\_\_

Official Seal or Stamp

ATTEST: SOUTH MILLS LANDING LLC.

By: \_\_\_\_\_ By: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

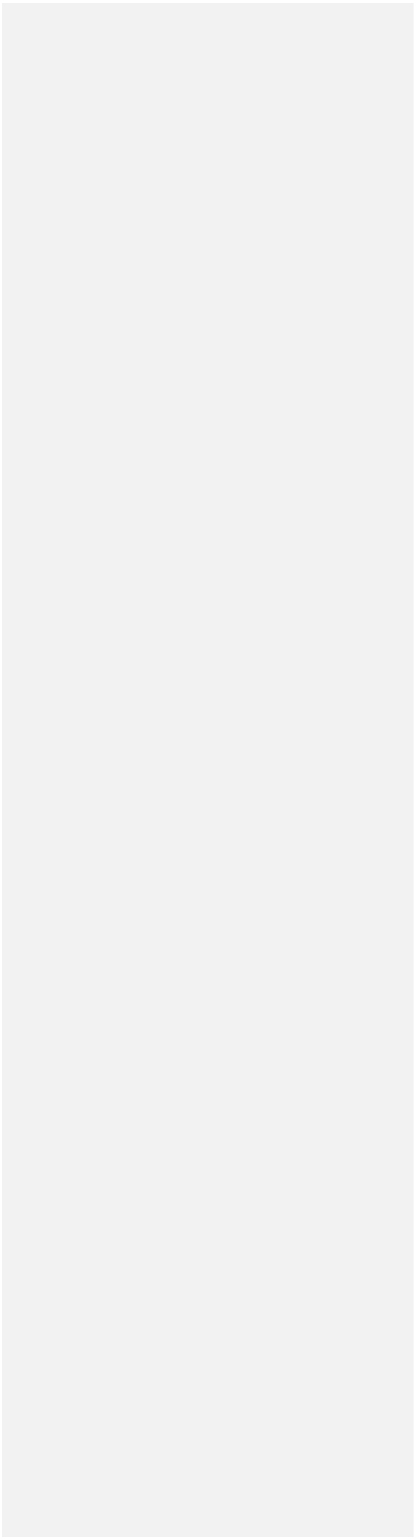
I, a Notary Public of \_\_\_\_\_ County, North Carolina, do hereby certify that \_\_\_\_\_ personally came before me this day and acknowledged that he/she is the \_\_\_\_\_ of South Mills Landing LLC., a North Carolina, LLC and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_, sealed with its corporate seal, and attested by (her/him) self as its \_\_\_\_\_.

WITNESS my hand and official seal or stamp, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Printed Name  
Notary Public

\_\_\_\_\_  
Signature  
Notary Public

My Commission Expires: \_\_\_\_\_ Official Seal or Stamp



**EXHIBIT D  
DEVELOPMENT SCHEDULE - Fiscal Years and Capacities**

	2020/21	Phase	2021/22	Phase	2022/23	Phase	2023/24	Phase	2024/25	Phase	2025/26	Phase	Total
Construction Plan Approval	129	1	178	2	233	3&4			40	5			580
Final Plat Recorded	129	1	178	2	134	3	99	4	40	5			580
Houses Completed per year			11		216		180		130		43		580

**Fee Breakdown 25/25/50**

Cumulative Sewer Fees ( \$1,000)	\$	239	\$	1,755	\$	3,989	\$	5,360	\$	6,322	\$	6,322
Cumulative Water Fees to County	\$	323	\$	768	\$	1,350	\$	1,350	\$	1,450	\$	1,450

	2020/21	Phase	2021/22	Phase	2022/23	Phase	2023/24	Phase	2024/25	Phase	2025/26	Phase	Total
<b>Water Capacity</b>													
50,000													
200													
360		50,000		46,040		(31,720)		(96,520)		(143,320)		(158,800)	
<b>Sewer Capacity</b>													
60000													
200													
360		60,000		56,040		(21,720)		(86,520)		(133,320)		(148,800)	

Attachment: ExhibitD with fees Fiscal Year AND CAPACITIES (2785 : South Mills Landing - Dan Porter)





**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**New Business**

**Item Number:** 6.A  
**Meeting Date:** September 08, 2020  
**Submitted By:** Lisa Anderson, Tax Administrator  
Taxes  
Prepared by: Lisa Anderson

**Item Title** **June Monthly Report**

**Attachments:** June 2020 report (PDF)

**Summary:** June Monthly Report

**Recommendation:** Review and approve

**MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE  
CAMDEN COUNTY BOARD OF COMMISSIONERS**

**OUTSTANDING TAX DELINQUENCIES BY YEAR**

<b><u>YEAR</u></b>	<b><u>REAL PROPERTY</u></b>	<b><u>PERSONAL PROPERTY</u></b>
2019	172,256.57	7,577.98
2018	53,084.40	2,544.01
2017	23,294.78	2,372.70
2016	12,411.52	1,548.60
2015	7,986.62	767.95
2014	11,028.92	1,095.92
2013	7,447.15	4,765.52
2012	5,778.79	7,485.57
2011	4,667.14	6,296.77
2010	4,149.58	4,642.02

Attachment: June 2020 report (2786 : Tax Report - Lisa Anderson)

TOTAL REAL PROPERTY TAX UNCOLLECTED	302,105.47
TOTAL PERSONAL PROPERTY UNCOLLECTED	39,097.04
TEN YEAR PERCENTAGE COLLECTION RATE	99.54%
COLLECTION FOR 2020 vs. 2019	19,290.95 vs. 9,449.69

**LAST 3 YEARS PERCENTAGE COLLECTION RATE**

2019	97.66%
2018	99.26%
2017	99.64%

**THIRTY LARGEST UNPAID ACCOUNTS**

SEE ATTACHMENT "A"

**THIRTY OLDEST UNPAID ACCOUNTS**

SEE ATTACHMENT "B"



**EFFORTS AT COLLECTION IN THE LAST 30 DAYS**

**ENDING June 2020**

**BY TAX ADMINISTRATOR**

- 22 NUMBER DELINQUENCY NOTICES SENT
- 15 FOLLOWUP REQUESTS FOR PAYMENT SENT
- 0 NUMBER OF WAGE GARNISHMENTS ISSUED
- 0 NUMBER OF BANK GARNISHMENTS ISSUED
- 3 NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
- 0 NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
- 0 PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
- 0 NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
- 0 NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
- 0 REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
- 0 NUMBER OF JUDGMENTS FILED

Attachment: June 2020 report (2786 : Tax Report - Lisa Anderson)

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	7,411.65	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	01-8929-00-34-2503.0000	7,166.08	1	STONEBRIAR COMMERCIAL FINANCE	SOUTH MILLS	
R	02-8934-01-17-4778.0000	5,094.04	3	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	02-8934-01-18-6001.0000	4,506.18	1	LINDA SUE LAMB HINTON	CAMDEN	150 158 US W
R	03-8899-00-16-2671.2425	4,436.06	1	SPRING LOTUS LLC	SHILOH	141 EDGEWATER DR
R	02-8935-02-66-7093.0000	4,415.80	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	03-8899-00-45-2682.0000	3,839.99	10	SEAMARK INC.	SHILOH	HOLLY RD
R	02-8944-00-36-1417.0000	3,816.88	1	ROSA ALICE FEREBEE HEIRS	CAMDEN	165 IVY NECK RD
R	03-8972-00-54-4332.0000	3,764.55	1	GILBERT WAYNE OVERTON & KIM SAWYER	SHILOH	1330 343 HWY S
R	02-8944-00-75-7172.0000	3,376.93	1	ARNOLD AND THORNLEY, INC.	CAMDEN	110 MILL DAM RD N
R	02-8934-01-18-8072.0000	3,234.74	1	LINWOOD GREGORY	CAMDEN	146 158 US W
R	02-8935-01-08-8786.0000	2,940.10	1	JAMES B. SEYMOUR ETAL	CAMDEN	253 SLEEPY HOLLOW RD
R	02-8934-01-29-4617.0000	2,923.24	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	112 158 US W
R	02-8945-00-41-2060.0000	2,922.52	1	THOMAS REESE	CAMDEN	168 BUSHELL RD
R	02-8943-01-17-4388.0000	2,909.12	1	WILLIAM K. COLONNA	CAMDEN	301 JAPONICA DR
R	01-7081-00-52-7312.0000	2,805.98	1	NMJ PROPERTIES LLC	SOUTH MILLS	256 CULPEPPER RD
R	02-8923-00-19-3774.0040	2,720.76	1	JOHNNIE MERCER HEIRS	CAMDEN	431 158 US W
R	02-8944-00-99-1027.0000	2,716.91	2	WILLIAM DAVID BYRUM	CAMDEN	MCKIMMEY RD
R	03-9809-00-23-8838.0000	2,631.32	1	MICHAEL ASKEW	SHILOH	112 HIGH RD
R	01-7999-00-62-3898.0000	2,568.65	1	CECIL BARNARD HEIRS	SOUTH MILLS	257 A OLD SWAMP RD
R	03-8962-00-67-1021.0000	2,509.41	3	GENE W IRBY	SHILOH	WICKHAM RD
R	02-8943-01-06-9013.0000	2,459.32	1	CAROLYN MCDANIEL	CAMDEN	WINDY HEIGHTS DR
R	03-9809-00-24-8236.0000	2,401.72	1	FRANK MCMILLIAN HEIRS	SHILOH	503 SAILBOAT RD
R	02-8934-03-31-9750.0000	2,345.25	1	C. RUSSELL HASTINGS JR.	CAMDEN	195 COUNTRY CLUB RD
R	03-8962-00-05-0472.0000	2,335.19	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	02-8934-01-29-4776.5853	2,234.11	1	LONZO FISHER GREGORY	CAMDEN	110 158 US W
R	01-7090-00-70-3221.0000	2,209.29	1	SHERRILL M PRICE JR	SOUTH MILLS	406 OLD SWAMP RD
R	03-8943-02-75-4196.0000	2,142.76	1	DORA EVANS FORBES	SHILOH	115 COOKS LANDING RD
R	03-8965-00-37-4242.0000	2,099.04	2	SANDERS CROSSING OF CAMDEN CO	SHILOH	352 SANDY HOOK RD
R	01-7080-00-62-1977.0000	2,034.38	10		SOUTH MILLS	117 OTTERS PL

08/31/20 10:55:09

Delinquencies Top-30 Unpaid

Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	7,411.65	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8899-00-45-2682.0000	10	3,839.99	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7080-00-62-1977.0000	10	2,034.38	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 NECK RD
R	03-8952-00-95-8737.0000	10	2,032.30	AUDREY TILLET	SHILOH	171 NECK RD
R	03-8943-04-93-8214.0000	10	1,987.78	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7988-00-91-0179.0001	10	1,929.64	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-32-3510.0000	10	1,856.74	LEAH BARCO	SOUTH MILLS	165 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	1,787.55	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7989-04-60-1568.0000	10	945.00	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	922.16	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	777.91	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	02-8936-00-24-7426.0000	10	670.53	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	03-9809-00-24-6322.0000	10	636.33	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	02-8955-00-13-7846.0000	10	583.82	MARIE MERCER	CAMDEN	IVY NECK RD
R	03-8980-00-61-1968.0000	10	313.93	WILLIAMSBURG VACATION	SHILOH	CAMDEN POINT RD
R	01-7090-00-95-5262.0000	10	253.12	JOHN F. SAWYER HEIRS	SOUTH MILLS	218 BROAD CREEK RD
R	03-8980-00-84-0931.0000	10	252.86	CARL FEUSCHER	SHILOH	OLD SWAMP RD
R	03-8899-00-37-0046.0000	10	201.43	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-9809-00-17-2462.0000	10	152.13	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-8962-00-04-9097.0000	9	138.72	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	03-8990-00-64-8379.0000	9	2,509.41	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	02-8935-01-07-0916.0000	9	1,088.57	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	03-8962-00-70-7529.0000	9	846.93	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	01-7989-04-90-0938.0000	9	674.58	MARY SNOWDEN	SHILOH	WICKHAM RD
R	03-8962-00-60-7648.0000	9	623.75	DORIS EASON	SOUTH MILLS	1352 343 HWY N
R	03-8965-00-37-4242.0000	8	281.11	FRANK WRIGHT ETAL	SHILOH	WICKHAM RD
R	01-7091-00-64-6569.0000	8	2,099.62	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8962-00-55-5300.0000	8	1,385.62	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	03-8899-00-36-1568.0000	8	427.31	OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD
R		8	400.52	PETER BUTSAVAGE	SHILOH	HIBISCUS RD

08/31/20 10:55:10

Delinquencies Top-30 Oldest



Attachment "Personal"

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001709	1,934.38	10	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001591	859.53	1	HERBERT LEE BYRUM	CAMDEN	BILLETTS BRIDGE RD
P	0000295	792.09	1	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001104	673.59	3	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0001046	663.65	8	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001538	653.15	10	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	618.22	9	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001072	569.40	10	PAM BUNDY	SHILOH	105 AARON DR
P	0000297	517.95	3	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0002924	497.77	2	PAUL BAUMONT	SHAWBORO	106 DEERFIELD TRL
P	0001827	483.28	8	KAREN BUNDY	CAMDEN	431 158 US W
P	0002941	453.90	1	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0001681	414.72	8	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001230	411.11	8	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0000846	403.85	1	TOAN TRINH	SOUTH MILLS	229 SALLBOAT RD
P	0003399	302.87	1	JAI ME ARMANDO ARIZAGA	CAMDEN	182 CULPEPPER RD
P	0001694	288.99	8	THOMAS B. THOMAS HEIRS	SOUTH MILLS	150 158 HWY W
P	0000772	288.86	5	COSBY BAKER	CAMDEN	114 BINGHAM RD
P	0002194	285.59	2	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD S
P	0001106	242.94	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0002525	239.04	1	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD
P	0001952	238.91	8	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0001976	205.03	2	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0002442	200.37	3	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0001408	193.32	2	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
P	0001693	161.46	10	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001899	148.83	1	DONALD SIMMONS PORTER JR	CAMDEN	163 SANDHILLS RD
P	0000945	145.18	2	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0001150	136.45	3	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0003405	126.72	1	JOHN R BARKER	SHILOH	108 SASSAFRAS LN

08/31/20 10:55:34

Delinquencies Top-30 Unpaid

Attachment  
Personal

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001709	10	1,934.38	JOHN MATTHEW CARTE	CAMDEN	150 HWY
P	0001046	10	663.65	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001538	10	653.15	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	10	618.22	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001072	10	569.40	PAM BUNDY	SHILOH	105 AARON DR
P	0001827	10	483.28	KAREN BUNDY	CAMDEN	431 158 US W
P	0001106	10	242.94	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001693	10	161.46	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001639	9	123.29	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
P	0001681	8	414.72	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001230	8	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001694	8	288.99	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001952	8	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000772	7	288.86	COSBY BAKER	SOUTH MILLS	114 BINGHAM RD
P	0000295	4	792.09	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000846	4	403.85	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0000385	4	121.17	MARK SANDERS OVERMAN	SHAWBORO	GARRINGTON ISLAND
P	0002921	4	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	116 DOCK LANDING LOOP
P	0000770	4	108.00	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002079	4	106.35	OCTAVIS BANKS III	SOUTH MILLS	262 OLD SWAMP RD
P	0001104	3	673.59	MICHAEL & MICHELLE STONE	CAMDEN	RIDGE ROAD
P	0000297	3	517.95	ADAM D. & TRACY J.W. JONES	SHILOH	133 WALSTON LN
P	0001976	3	205.03	ANA ALICIA MARTINEZ LOPEZ	SOUTH MILLS	110 AARON DR
P	0002442	3	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0001408	3	193.32	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
P	0000945	3	145.18	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0001150	3	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001689	3	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0002468	3	106.72	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
P	0002924	2	497.77	PAUL BEAUMONT	SHAWBORO	106 DEERFIELD TRL

08/31/20 10:55:34

Delinquencies Top-30 Oldest



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**New Business**

**Item Number:** 6.B  
**Meeting Date:** September 08, 2020  
**Submitted By:** Karen Davis, Clerk to the Board  
 Board of Commissioners  
 Prepared by: Karen Davis  
**Item Title** **Golf Cart Ordinance - Danson's Grant HOA**  
**Attachments:** Chapter 70 - Golf Carts (PDF)  
 Ordinance 2020-09-01 Golf Cart Ordinance  
 (DOCX)

**Summary:**

A representative from the Danson's Grant Homeowner's Association will be present to request that the neighborhood be added to the Golf Cart Ordinance.



## Camden County, NC Code of Ordinances

## CHAPTER 70: REGULATING THE USE OF GOLF CARTS ON PUBLIC STREETS

---

## Section

70.01	Purpose, intent and findings
70.02	Definitions
70.03	Policy statement and liability disclaimer
70.04	Rules and regulations
70.05	Permit required
70.99	Penalty

### § 70.01 PURPOSE, INTENT AND FINDINGS.

(A) Pursuant to G.S. § 153A-245, Camden County may by ordinance regulate the operation of golf carts as defined in G.S. § 20-4.01(12a) on any public street, road or highway where the speed limit is 35 miles per hour or less within the county that is located in any unincorporated areas of the county or on any property owned or leased by the county.

(B) Further pursuant to G.S. § 153A-245, Camden County may by ordinance require the registration of golf carts, charge a fee for the registration, specify who is authorized to operate golf carts, and specify the required equipment, load limits, and the hours and methods of operation of golf carts.

(C) The Camden County Board of Commissioners desires to allow the use of golf carts within the county in accordance with state law and local law while at the same time preserve and address the interest of public safety associated with such use.

(D) Camden County finds that unregulated use of golf carts on public streets and roads is detrimental to the safety of the citizens of Camden County. This chapter is intended to apply only to the Taylor's Beach and Eddie's Acres Area of Camden. The chapter may be expanded to other areas of the county at a later date or to the entire county.

(Ord. 2009-11-01, passed 12-7-09; Am. Ord. 2018-07-01, passed 7-9-18)

of § 70.99 or, in egregious cases, may constitute reckless driving as defined in the North Carolina General Statutes.

(B) All carts operated on the streets must have a valid permit sticker from the Camden County Tax Office. A yearly fee as established by the Camden County Fee Schedule on a per cart basis will be charged by the Camden County Tax Office for a permit sticker. There will be no prorated registrations nor will there be any refunds issued. A 31-day re-registration period for all previously registered golf carts will be permitted during the month of January each year for an annual registration charge per the Camden Fee Schedule. Owners re-registering after January 31 of each year will be considered expired until re-registered and not permitted to use the golf carts in the associated areas. Driving a golf cart without a current registration will result in a fine as determined by the Camden County Fee Schedule. A list of all registrations will be maintained by the Camden County Sheriffs Office. The golf cart owner is responsible for maintaining their registration, no notices will be mailed. If a golf cart is purchased during the calendar year, the fee will not be prorated and would be the amount established as per the Camden Fee Schedule.

(C) Any person who operates a cart on a street in Camden County must adhere to all applicable state laws concerning the possession and use of alcoholic beverages and all illegal drugs, as well as all other state traffic laws.

(D) Any person who operates a cart in Camden County and fails to receive or properly display a Camden County permit sticker will be subject to state law requiring registration and any other applicable laws, in addition to the requirements of this chapter.

(E) Any person who operates a cart in Camden County takes full responsibility for all liability associated with operating the cart.

(F) Carts may not be operated on or alongside a public road or street with a posted speed limit greater than 35 miles per hour.

(G) Drivers of carts shall not drive on Highway 343 or Highway 158. except when crossing Highway 343 or Highway 158. This chapter is intended to apply to the Taylor's Beach Section of Camden. They shall not be permitted on Highway 343.

(H) Drivers of carts shall stay to the far right of the traveled portion of the road and yield to the right-of-way to overtaking motor vehicles.

(I) Any cart operating between the time of one-half hour after sunset and one-half hour before sunrise shall be equipped with and have in use headlights.

(J) Carts shall be equipped with at least one operational rear-view mirror and at least two rear reflectors. Red rear reflectors must be at least three inches in width.

(K) Persons are prohibited from standing on a cart while the cart is in

county's ordinance on cart usage as set forth in this chapter.

(Ord. 2009-11-01, passed 12-7-11)

**§ 70.99 PENALTY.**

(A) A violation and/or repeated violations of this chapter may result in any combination of the following: a fine, loss of privileges (loss of permit sticker) for up to one year and/or revocation of said permit, and/or prosecution in a court of law.

(B) Violation of this chapter shall be a misdemeanor and punished with a fine as published by the Camden County Fee Schedule for each violation, provided, however, that operating a cart under the influence of an impairing substance, alcohol or drugs, on a public road or highway is not a violation of this chapter, but a violation of state law, and is punishable as provided in G.S. Chapter 20.

(C) The Camden County Sheriff and the Camden County Tax Office retains the right to refuse to issue any permit. The Camden County Sheriff retains the right to revoke any permit for up to 12 months in the event of repeated violations of this chapter or conviction of driving while impaired and/or reckless driving.

(Ord. 2009-11-01, passed 12-7-11)





**Ordinance No. 2020-09-01**

**An Ordinance  
Amending the Camden County  
Code of Ordinances**

**Camden County, North Carolina**

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

**Article I: Purpose**

The purpose of this Ordinance is to amend Chapter 70 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 7, 2009, and subsequently amended and as otherwise incorporated into the Camden County Code.

**Article II. Construction**

**For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.**

**Article III. Amend Chapter 70 as amended of the Camden County Code which shall read as follows:**

**CHAPTER 70: REGULATING THE USE OF GOLF CARTS ON PUBLIC STREETS**

**§ 70.01 PURPOSE, INTENT AND FINDINGS.**

(A) Pursuant to G.S. § 153A-245. Camden County may by ordinance regulate the operation of golf carts as defined in G.S. § 20-4.01(12a) on any public street, road or highway where the speed limit is 35 miles per hour or less within the county that is located in any unincorporated areas of the county or on any property owned or leased by the county.

(B) Further pursuant to G.S. § 153A-245, Camden County may by ordinance require the registration of golf carts, charge a fee for the registration, specify who is authorized to operate golf carts, and specify the required equipment, load limits, and the hours and methods of operation of golf carts.

(C) The Camden County Board of Commissioners desires to allow the use of golf carts within the county in accordance with state law and local law while at the same time preserve and address the interest of public safety associated with such use.

(D) Camden County finds that unregulated use of golf carts on public streets and roads is detrimental to the safety of the citizens of Camden County. This chapter is intended to apply only to the Taylor's Beach, Eddie's Acres, and Danson's Grant Subdivision Area of Camden. The chapter may be expanded to other areas of the county at a later date or to the entire county.

Adopted by the Board of Commissioners for the County of Camden this 8th day of September, 2020.

County of Camden

---

Tom White, Chairman  
Board of Commissioners

ATTEST:

---

Karen Davis  
Clerk to the Board



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**New Business**

**Item Number:** 6.C  
**Meeting Date:** September 08, 2020  
**Submitted By:** Dan Porter, Planning Director  
 Planning & Zoning  
 Prepared by: Karen Davis

**Item Title** **Appeal of Demolition Orders**

**Attachments:** Overton Hearing\_summary (DOCX)  
 Demolition Orders\_Overton (PDF)  
 Resolution 2020-09-01 Overton 165\_167 (DOCX)  
 Resolution 2020-09-02 Overton1275 (DOCX)  
 Resolution 2020-09-03 Overton 1330 (DOCX)

Summary, supporting documentation and recommendation attached.



**Camden County Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Meeting Date:** September 8, 2020

**Attachments:** 3

**Submitted By:** Code Enforcement

**Item Title:** Appeal of Demolition Orders

- Abode of Camden, Inc.  
Property Location: 1275 NC Hwy 343 S (Shiloh)
- Geraldine Overton  
Property Location: 1330 NC Hwy 343 S (Shiloh)
- Geraldine Overton  
Property Location: 165 & 167 Alder Branch Rd. (Shiloh)

**Summary:**

On Monday June 1 a hearing was held with Geraldine and Gary Overton regarding the deteriorated and dilapidated condition of the structures located at the addresses indicated on the attached Orders. The Overton's are appealing the Code Enforcement Officer's decisions.

Prior to this hearing the Overton's had been notified by mail and posted notice as required by the minimum housing code, and in person that the properties in question needed to be repaired or demolished. No action was taken to bring the properties into compliance and thus the hearing of June 1 was scheduled and the attached Orders were issued.

**Recommendation**

**Motion:** Hold Quasi- Judicial Hearings for consideration of the appeal

**Motion:** Affirm/Deny/or Modify the Code enforcement Officer's Orders for each property

Attachment: Overton Hearing\_summary (2771 : Appeal of Demolition Orders - Keith Truman)

STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

BEFORE THE BUILDING INSPECTOR

In the Matter of

Geraldine Overton  
Property location:  
165 & 167 Alder Branch Rd.  
Shiloh, NC 27974

:ORDER – Demolition & proper disposal of  
2 single family dwellings located at  
165 & 167 Alder Branch Rd.


This matter was heard before the undersigned Building Inspector Keith Truman for Camden County upon ten days written notice by Camden County to Geraldine Overton, the owner of the buildings, 2 single family dwellings located at 165 & 167 Alder Branch Rd. Shiloh, NC 27974 pursuant to Section 150.22 of the Camden County Code of Ordinances, for unsafe buildings. The Inspector, after inspecting the Buildings and hearing evidence of the homeowner or counsel for the homeowner, makes the following:

#### FINDINGS OF FACT

1. Geraldine Overton owns the 2 single family dwellings located at 165 & 167 Alder Branch Rd Shiloh, NC 27974, the undersigned inspector inspected the buildings and determined them to be unsafe.
2. The Inspector determined the unsafe nature of the buildings is as follows: **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.**
3. On or about April 21, the Camden County Inspector affixed a notice to the exterior of the Buildings stating the dangerous character of the Buildings and immediately sent written notice to Geraldine Overton of the unsafe character of the structures and requested Geraldine Overton to take prompt corrective action to repair, alter and improve the dwellings within thirty (30) days.
4. Geraldine Overton failed to take prompt corrective action and the Inspector sent another written notice of this hearing.
5. The unsafe nature of the Buildings constitutes a fire or safety hazard or renders it dangerous to life, health, or other property because of **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.**

It is therefore ORDERED:

1. Geraldine Overton shall remedy the defective conditions of the Buildings by demolishing the Buildings and properly disposing of said building debris by July 30, 2020.

  
\_\_\_\_\_  
Keith Truman  
Camden County, NC

STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

BEFORE THE BUILDING INSPECTOR

In the Matter of

Abode of Camden Inc.  
Property location:  
1275 NC Hwy 343 S  
Shiloh, NC 27974

:ORDER – Demolition & proper disposal of a  
single family dwelling, located at 1275 NC Hwy 343 S

This matter was heard before the undersigned Building Inspector Keith Truman for Camden County upon ten days written notice by Camden County to Abode of Camden Inc, the owner of the building, single family dwelling located at 1275 NC Hwy 343 S, Shiloh, NC 27974 pursuant to Section 150.22 of the Camden County Code of Ordinances, for an unsafe building. The Inspector, after inspecting the Building and hearing evidence of the homeowner or counsel for the home owner, makes the following:

#### FINDINGS OF FACT

1. Abode of Camden Inc owns the single family dwelling located at 1275 NC Hwy 343 S, Shiloh, NC 27974 undersigned inspector inspected the building and determined them to be unsafe.
2. The Inspector determined the unsafe nature of the building is as follows: **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.**
3. On or about April 21, the Camden County Inspector affixed a notice to the exterior of the Building stating the dangerous character of the Building and immediately sent written notice to Abode of Camden of the unsafe character of the structure and requested Abode of Camden to take prompt corrective action to repair, alter and improve the dwellings within thirty (30) days.
4. Abode of Camden Inc failed to take prompt corrective action and the Inspector sent another written notice of this hearing.
5. The unsafe nature of the Building constitutes a fire or safety hazard or renders it dangerous to life, health, or other property because of **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.**

It is therefore ORDERED:

1. Abode of Camden Inc shall remedy the defective conditions of the Building by demolishing the Building and properly disposing of said building debris by July 30, 2020.



Keith Truman  
Camden County, NC



STATE OF NORTH CAROLINA  
COUNTY OF CAMDEN

BEFORE THE BUILDING INSPECTOR

In the Matter of

Geraldine Overton  
Property location:  
1330 NC Hwy 343 S  
Shiloh, NC 27974

:ORDER – Demolition & proper disposal of  
3 beach cottages located at 1330 NC Hwy 343 S

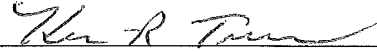
This matter was heard before the undersigned Building Inspector Keith Truman for Camden County upon ten days written notice by Camden County to Geraldine Overton, the owner of the buildings, 3 beach cottages located at 1330 NC Hwy 343 S, Shiloh, NC 27974 pursuant to Section 150.22 of the Camden County Code of Ordinances, for an unsafe building. The Inspector, after inspecting the Building and hearing evidence of the homeowner or counsel for the homeowner, makes the following:

#### FINDINGS OF FACT

1. Geraldine Overton owns the 3 beach cottages located at 1330 NC Hwy 343 S, Shiloh, NC 27974 undersigned inspector inspected the buildings and determined them to be unsafe.
2. The Inspector determined the unsafe nature of the building is as follows: **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, danger to surrounding property, or danger to children.**
3. On or about April 21, the Camden County Inspector affixed a notice to the exterior of the Building stating the dangerous character of the Building and immediately sent written notice to Geraldine Overton of the unsafe character of the structures and requested Geraldine Overton to take prompt corrective action to repair, alter and improve the dwellings within thirty (30) days.
4. Geraldine Overton failed to take prompt corrective action and the Inspector sent another written notice of this hearing.
5. The unsafe nature of the Building constitutes a fire or safety hazard or renders it dangerous to life, health, or other property because of **decay, bad conditions of walls, is likely to cause or contribute to blight, disease, vagrancy, danger to surrounding property, the state road right of way of Rt 343 S, or danger to children.**

It is therefore ORDERED:

1. Geraldine Overton shall remedy the defective conditions of the Buildings by demolishing the Buildings and properly disposing of said building debris by July 30, 2020.

  
\_\_\_\_\_  
Keith Truman  
Camden County, NC

Attachment: Demolition Orders\_Overton (2771 : Appeal of Demolition Orders - Keith Truman)



**2020-09-01**

**Resolution Affirming Demolition Order**

WHEREAS, Section 150.22 of the Camden County Code of Ordinances sets out a procedure for violations of the State of North Carolina and County of Camden Building Code;

WHEREAS, Camden County Building Inspector (hereinafter “Inspector”) properly inspected the Buildings located at 165 & 167 Alder Branch Road Shiloh, NC 27974 on the 17 day of April, 2020 owned by Geraldine Overton and upon that inspection determined the Building to be unsafe. The unsafe character of the building was such that decay, bad condition of walls, unsecure building, is likely to cause or contribute to blight, disease, vagrancy, or danger to children;

WHEREAS, Inspector sent proper written notice to Geraldine Overton 187 Thomas Point Road Shiloh, NC 27974 describing the unsafe nature of the building and requesting prompt corrective action be taken within thirty (30) days;

WHEREAS, Geraldine Overton failed to take prompt corrective action and Inspector held a hearing after due notice was given to Geraldine Overton on the 1st day of June, 2020 and ordered to demolish the building or take other necessary steps;

WHEREAS, Geraldine Overton timely appealed the Inspector’s order before this Board pursuant to Section 150.22 (G)-(H);

WHEREAS, the Board has conducted a quasi-judicial hearing on whether the Building at issue is unsafe and whether the Inspector’s order should be affirmed, modified and affirmed, or revoked.

NOW, THEREFORE BE IT RESOLVED, the Buildings located at 165 & 167 Alder Branch Road Shiloh, NC 27974 in Camden County, North Carolina is unsafe in that it constitutes a fire or safety hazard, is dangerous to life, health or property, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.

WHEREAS, the Board has concluded by clear and convincing evidence, and due deliberation, after the evidentiary portion of the quasi-judicial hearing, the Building at issue is unsafe and the Inspector’s Order should be affirmed.

NOW, THEREFORE BE IT RESOLVED, the order of the Inspector is hereby AFFIRMED.

Adopted this the 8<sup>th</sup> day of September, 2020.

ATTEST:

\_\_\_\_\_  
Tom White, Chairman  
Camden County Board of Commissioners

\_\_\_\_\_  
Karen M. Davis  
Clerk to the Board of Commissioners

Attachment: Resolution 2020-09-01 Overton 165\_167 (2771 : Appeal of Demolition Orders - Keith Truman)



**2020-09-02**

**Resolution Affirming Demolition Order**

WHEREAS, Section 150.22 of the Camden County Code of Ordinances sets out a procedure for violations of the State of North Carolina and County of Camden Building Code;

WHEREAS, Camden County Building Inspector (hereinafter "Inspector") properly inspected the Building located at 1275 NC Hwy 343 S Shiloh, NC 27974 on the 17 day of April, 2020 owned by Abode of Camden Inc. and upon that inspection determined the Building to be unsafe. The unsafe character of the building was such that decay, bad condition of walls, is likely to cause or contribute to blight, disease, vagrancy, or danger to children;

WHEREAS, Inspector sent proper written notice to Abode of Camden Inc. 187 Thomas Point Road Shiloh, NC 27974 describing the unsafe nature of the building and requesting prompt corrective action be taken within thirty (30) days;

WHEREAS, Abode of Camden Inc. failed to take prompt corrective action and Inspector held a hearing after due notice was given to Abode of Camden Inc. on the 1st day of June, 2020 and ordered to demolish the building or take other necessary steps;

WHEREAS, Abode of Camden Inc. timely appealed the Inspector's order before this Board pursuant to Section 150.22 (G)-(H);

WHEREAS, the Board has conducted a quasi-judicial hearing on whether the Building at issue is unsafe and whether the Inspector's order should be affirmed, modified and affirmed, or revoked.

NOW, THEREFORE BE IT RESOLVED, the Building located at 1275 NC Hwy 343 S Shiloh, NC 27974 in Camden County, North Carolina is unsafe in that it constitutes a fire or safety hazard, is dangerous to life, health or property, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.

WHEREAS, the Board has concluded by clear and convincing evidence, and due deliberation, after the evidentiary portion of the quasi-judicial hearing, the Building at issue is unsafe and the Inspector's Order should be affirmed.

NOW THEREFORE BE IT RESOLVED the order of the Inspector is hereby AFFIRMED.

Adopted this the 8<sup>th</sup> day of September, 2020.

ATTEST:

\_\_\_\_\_  
Tom White, Chairman  
Camden County Board of Commissioners

\_\_\_\_\_  
Karen M. Davis  
Clerk to the Board of Commissioners

Attachment: Resolution 2020-09-02 Overton1275 (2771 : Appeal of Demolition Orders - Keith Truman)





**2020-09-03**

**Resolution Affirming Demolition Order**

WHEREAS, Section 150.22 of the Camden County Code of Ordinances sets out a procedure for violations of the State of North Carolina and County of Camden Building Code;

WHEREAS, Camden County Building Inspector (hereinafter “Inspector”) properly inspected the Buildings located at 1330 NC Hwy 343 S Shiloh, NC 27974 on the 17 day of April, 2020 owned by Geraldine Overton and upon that inspection determined the Building to be unsafe. The unsafe character of the building was such that decay, bad condition of walls, unsafely supported structure, is likely to cause or contribute to blight, disease, vagrancy, or danger to children;

WHEREAS, Inspector sent proper written notice to Geraldine Overton 187 Thomas Point Road Shiloh, NC 27974 describing the unsafe nature of the building and requesting prompt corrective action be taken within thirty (30) days;

WHEREAS, Geraldine Overton failed to take prompt corrective action and Inspector held a hearing after due notice was given to Geraldine Overton on the 1st day of June, 2020 and ordered to demolish the buildings or take other necessary steps;

WHEREAS, Geraldine Overton timely appealed the Inspector’s order before this Board pursuant to Section 150.22 (G)-(H);

WHEREAS, the Board has conducted a quasi-judicial hearing on whether the Building at issue is unsafe and whether the Inspector’s order should be affirmed, modified and affirmed, or revoked.

NOW, THEREFORE BE IT RESOLVED, the Buildings located at 1330 NC Hwy 343 S Shiloh, NC 27974 in Camden County, North Carolina is unsafe in that it constitutes a fire or safety hazard, is dangerous to life, health or property, is likely to cause or contribute to blight, disease, vagrancy, or danger to children.

WHEREAS, the Board has concluded by clear and convincing evidence, and due deliberation, after the evidentiary portion of the quasi-judicial hearing, the Building at issue is unsafe and the Inspector’s Order should be affirmed.

NOW, THEREFORE BE IT RESOLVED, the order of the Inspector is hereby AFFIRMED.

Adopted this the 8<sup>th</sup> day of September, 2020.

ATTEST:

\_\_\_\_\_  
Tom White, Chairman  
Camden County Board of Commissioners

\_\_\_\_\_  
Karen M. Davis  
Clerk to the Board of Commissioners

Attachment: Resolution 2020-09-03 Overton 1330 (2771 : Appeal of Demolition Orders - Keith Truman)



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

<b>Item Number:</b>	7.A
<b>Meeting Date:</b>	September 08, 2020
<b>Submitted By:</b>	Karen Davis, Clerk to the Board Board of Commissioners Prepared by: Karen Davis
<b>Item Title</b>	<b>BOC Meeting Minutes - August 3, 2020</b>
<b>Attachments:</b>	bocminutes_080320 (DOCX)

**Camden County Board of Commissioners  
Regular Meeting  
August 3, 2020; 7:00 PM  
Historic Courtroom  
Camden, North Carolina**

**MINUTES**

The regular meeting of the Camden County Board of Commissioners was held on August 3, 2020 in the Historic Courtroom, Camden, North Carolina.

**WELCOME & CALL TO ORDER**

The meeting was called to order by Chairman Tom White at 7:00 PM. Also Present: Vice Chairman Clayton Riggs, Commissioners Randy Krainiak and Ross Munro. Commissioner Garry Meiggs was absent.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Chairman Tom White gave the invocation and led in the Pledge of Allegiance.

**ITEM 1. PUBLIC COMMENTS**

---

None.

**ITEM 2. CONFLICT OF INTEREST DISCLOSURE STATEMENT**

---

Clerk to the Board Karen Davis read the Conflict of Interest Disclosure Statement.

**ITEM 3. CONSIDERATION OF THE AGENDA**

---

The agenda was amended as follows:

Removal of New Business Item 5.C. – Appeal of Demolition Orders Hearing was continued to September 8<sup>th</sup> at the request of the involved parties and the request was accepted by the County.

**Motion to approve the agenda as amended.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Added as New Business Item 5.C. – Resolution Exempting Commerce Park Berm

**Motion to add Resolution Exempting Commerce Park Berm.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs



**South Camden Water & Sewer District Board of Directors**

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

Public Comments – None

Consideration of the Agenda

**Motion to approve the agenda as presented.**

**RESULT:** PASSED [4-0]  
**MOVER:** Randy Krainiak  
**AYES:** White, Krainiak, Riggs, Munro  
**ABSENT:** Meiggs

New Business

A. Monthly Report – Ken Bowman

**South Camden Water & Sewer Board**  
**Monthly Work Order Statistics Report**  
 Period: June 2020

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	69	69	100%	0
Sewer/Collection	2	2	100%	0

**Locates:**

**Water Line: 55**  
**Sewer Line: 7**  
**Water & Sewer, same ticket: 2**

**Public Works Director Notes/Comments: Ten work orders have been reviewed for accuracy.**

Water treated at the water treatment plant in June: 15,584,070 gallons  
 Daily average water usage for June: 519,469 gallons  
 Current treatment capacity at the water treatment plant: 720,000 gallons per day

SOUTH CAMDEN WATER & SEWER BOARD									
MONTHLY WATER STATISTICS REPORT									
Date	Work Orders Submitted	Percentage Complete	Uncompleted	Water/Distribution	Sewer/Collection	Water Locates	Sewer Locates	Water/Sewer Locate	Hydrant Flow Test
2019									
June	75	100%	0%	75	0	58	9	6	9
July	112	100%	0%	109	3	63	5	0	57
August	104	100%	0%	102	2	131	21	1	27
Sept	82	100%	0%	80	2	131	20	4	0
Oct	99	100%	0%	97	2	257	10	5	0
Nov	144	100%	0%	143	1	275	6	2	0
Dec	80	100%	0%	80	0	106	7	1	0
2020									
Jan	111	100%	0%	110	1	47	8	9	0
Feb	48	100%	0%	47	1	92	6	0	0
March	41	100%	0%	39	2	51	18	4	0
April	51	100%	0%	49	2	89	8	17	0
May	48	100%	0%	46	2	88	15	2	0 flow/15 (painted)
June	71	100%	0%	69	2	55	7	1	0

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

**Motion to approve the Monthly Report as presented.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Adjourn**Motion to adjourn South Camden Water & Sewer Board of Directors.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Chairman White adjourned the South Camden Water & Sewer Board of Directors and reconvened the Board of Commissioners.

**ITEM 4. PUBLIC HEARINGS**

## A. Camden County Library Financing

The Chairman announced the following:

*This is the hour and day of the public hearing on a proposed installment financing agreement to be entered into by the County of Camden, NC pursuant to Section 160A-20 of the General Statutes of North Carolina in an amount not to exceed \$3,600,000 for the purpose of providing funds, together with any other available funds, to pay the costs of acquiring, constructing and equipping a new public library and administrative complex for the County. To secure its obligations under the Agreement, the County will grant a lien on all or a portion of the site of the Project, together with any improvements or fixtures located or to be located thereon. This hearing has been duly publicized in accordance with the General Statutes of North Carolina and the Clerk is directed to attach the affidavit showing its publication on a date at least ten days prior to the date hereof.*

**Motion to open the Public Hearing on a proposed installment financing agreement to be entered into by the County of Camden, NC pursuant to Section 160A-20 of the General Statutes of North Carolina in an amount not to exceed \$3,600,000 for the purpose of providing funds, together with any other available funds, to pay the costs of acquiring, constructing and equipping a new Public Library and Administrative Complex for the County.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

The Chairman introduced the Resolution by reading the title as follows:

*The Board of Commissioners will now hear public comments concerning a Resolution making certain findings and determinations regarding the financing of a new Public Library and Administrative Complex for the County of*

*Camden, NC pursuant to an installment financing agreement and requesting the Local Government Commission to approve the financing arrangement.*

Public Comments – None.

**Motion to close the Public Hearing.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**Motion to add to New Business as Item 5.D. the Resolution making certain findings and determinations regarding the financing of a new Public Library and Administrative Complex for the County of Camden, NC pursuant to an installment financing agreement and requesting the Local Government Commission to approve the financing arrangement.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**B. Camden County School Bond Referendum**

The Chairman announced the following:

*This is the hour and day fixed by the Board of Commissioners for a public hearing upon the order entitled “Order Authorizing \$33,000,000 School Bonds” and the Board of Commissioners will immediately hear anyone who might wish to be heard on the questions of the validity of said order or the advisability of issuing said bonds.*

**Motion to open the Public Hearing for the Order Authorizing \$33,000,000 School Bonds.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Public Comments

Mr. Chris Whitehurst spoke in favor of the School Bond Referendum and expressed appreciation to the Board of Commissioners for its efforts in getting the Referendum to this point in the process.

Commissioner Randy Krainiak explained that he is not against a new school. His concern is that the voters have all the details needed to make an informed decision. He encouraged the citizens to ask questions and be involved in the process. Commissioner Krainiak also explained that the County still owes \$9 million on previous school facility renovations. It is his suggestion that alternatives be considered that will require less of a burden on the taxpayers. He also expressed concern that if the school is built as to current plans, the project will ‘tax out’ other county services that will be needed in the future.



**Motion to close the Public Hearing.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**Motion to add the Order Authorizing \$33,000,000 School Bonds and Resolution Calling for a Bond Referendum to New Business as Item 5.E.**

<b>RESULT:</b>	<b>PASSED [3-1]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Riggs, Munro
<b>NOES:</b>	Krainiak
<b>ABSENT:</b>	Meiggs

## C. Rezoning Request Tonter Investments, Inc. – Amber Curling

Tonter Investments, Inc. has requested to rezone approximately 3 acres from Rural Residential to Neighborhood Residential. The property is located on Country Club Road directly across from 267 Country Club Road. A neighborhood meeting was held on June 8, 2020. The Planning Board on June 17, 2020 voted to approve the rezoning request on a 6-0 vote.

**Motion to open the Public Hearing for Rezoning Request of Tonter Investments, Inc.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Permit Office Amber Curling presented the Staff Findings Report.



**CAMDEN COUNTY**  
NORTH CAROLINA • USA  
Ruralites Opportunities

**Zoning Map  
Amendment  
Application**

**OFFICIAL USE ONLY:**  
UDO Number: 2020-05-32  
Date Filed: 5/20/2020  
Amount Paid: \$650  
Received By: AYC

---

**Contact Information**

<b>APPLICANT</b>		<b>PROPERTY OWNER</b>	
Name:	Timmons Group	Name:	Tonter Investments, Inc.
Address:	1805 W City Dr., Unit E Elizabeth City, NC 27909	Address:	PO Box 66 Carrutuck, NC 27929
Telephone:	252-621-5030	Telephone:	252-207-8483
Fax:	252-562-6974	Fax:	N/A
Email:	eddie.hyman@timmons.com	Email:	N/A

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Client/Surveyor

---

**Property Information**

Physical Street Address: Lies between 258 and 281 Country Club Road on the North side of Country Club Road; 0.75 miles east of Seymour Drive.

Location: \_\_\_\_\_

Parcel ID Number(s): 028934048117270000

Total Parcel(s) Acreage: 3.00 Acres

Existing Land Use of Property: Agriculture

---

**Request**

Current Zoning of Property: Rural Residential Proposed Zoning District: Neighborhood Residential

Total Acreage for Rezoning: 3.00 Are you rezoning the entire parcel(s):  Yes  No

Metes and Bounds Description Provided:  Yes  No

Community Meeting, if applicable: Date Held: \_\_\_\_\_; Location: \_\_\_\_\_

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

*[Signature]* \_\_\_\_\_ Date: 5-18-20

Note: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.

**Zoning Change Application Questions**

*The UDO requires the Board to consider principal issues when considering an application for a zoning change. Please respond to each issue in the space provided below or on a separate sheet.*

(A) How will the proposed zoning change enhance the public health, safety, or welfare?  
*A favorable rezoning decision will encourage residential development within an area already established as a higher density neighborhood. The proposed 40,000 Sq. Ft. lots will be of similar size as the lots across the street. For the majority of home owners, a 3 acre lot is too large and becomes a burden to maintain.*

(B) Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?  
*Yes, since this parcel is contiguous to the requested zone, the allowable uses will match those in the neighborhood.*

(C) For proposals to re-zone to non-residential districts along major arterial roads:

(1) Is this an expansion of an adjacent zoning district of the same classification?  
 N/A

(2) What extraordinary showing of public need or demand is met by this application?  
 N/A

**STAFF REPORT**

**UDO 2020-05-32**  
**Zoning Map Amendment**

---

**PROJECT INFORMATION**

<p><b>File Reference:</b> UDO 2020-05-32  <b>Project Name:</b> N/A  <b>PIN:</b> 02-8934-04-81-1727</p> <p><b>Applicant:</b> Tonter Investments Inc.  <b>Address:</b> P. O. Box 66          Carrutuck, NC 27929  <b>Phone:</b> N/A  <b>Email:</b> N/A</p> <p><b>Agent for Applicant:</b> Timmons Group  <b>Address:</b> 1805 W City Dr., Unit E          Elizabeth City, NC 27909  <b>Phone:</b> 252-621-5030  <b>Fax:</b> 252-562-4974  <b>Email:</b> eddie.hyman@timmons.com</p> <p><b>Current Owner of Record:</b> Applicant</p> <p><b>Meeting Dates:</b>          6/08/2020 <b>Neighborhood</b>          6/17/2020 <b>Planning Board</b></p>	<p><b>Application Received:</b> 5/20/2020  <b>By:</b> Amber Curling, Planning</p> <p><b>Application Fee paid:</b> \$650.00 Ck# 3222</p> <p><b>Completeness of Application:</b> Application is generally complete</p> <p><b>Documents received upon filing of application or otherwise included:</b></p> <ul style="list-style-type: none"> <li>A. Rezoning Application</li> <li>B. Deed</li> <li>C. GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps</li> <li>D. Neighborhood Meeting Comments</li> <li>E. Zoning Comparison RR and NR</li> </ul>
---	---

---

**REQUEST:** Rezone approximately 3 acre from Rural Residential (RR) to Neighborhood Residential (NR) on Parcel 02-8934-04-81-1727. The property is located directly across from 267 Country Club Road in Courthouse Township.

**From Rural Residential (RR) Article 151.3.5.3 (Purpose Statement)**

The Rural Residential (RR) district is established to accommodate low density residential neighborhoods and supporting uses on lots near bona fide farms and agricultural areas in the rural portion of the County. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity or negatively impact the rural character of the County. One of the primary tools for character protection is the requirement to configure residential subdivisions of more than five lots as conservation subdivisions. The conservation subdivision approach seeks to minimize the visibility of new residential development from adjacent roadways through proper placement and screening. The district accommodates several differing agricultural uses and single-family detached homes. It also allows supporting uses like educational facilities, parks, public safety facilities, and utilities. District regulations discourage uses that interfere with the development of residential dwellings or that are detrimental to the rural nature of the district.

**To: Neighborhood Residential (NR) – Article 151.3.5.5 (Purpose Statement)**

The Neighborhood Residential (NR) district serves as a transition district from the rural and suburban portions of the County to areas proximate to village centers and major commercial corridors. The district is intended to accommodate single-family detached homes in a neighborhood setting at moderate densities. Mobile and manufactured homes on individual lots, conservation subdivisions, and agricultural uses are limited in order to preserve the district's neighborhood character. Manufactured homes are not allowed on lots within 5,280 linear feet of a village center boundary. The district's 40,000-square-foot minimum lot area may be reduced when lots are within one mile of a designated village center boundary and served by public sewer. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the district's single-family detached neighborhood character.

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

**SITE DATA**

Lot size: Approximately 3 acres.  
 Flood Zone: X  
 Zoning District(s): Rural Residential (RR)  
 Existing Land Uses: Vacant/Farmland

**Adjacent Zoning & Uses:**

	North	South	East	West
Zoning	Rural Residential (RR)	Neighborhood Residential (NR)	Rural/Neighborhood Residential (RR/NR)	Rural/Neighborhood Residential (RR/NR)
Use & size	Farmland	Residential Lots	Residential Lots/Farmland	Residential Lots/Farmland

Proposed Use(s) - Residential Lots

**Description/History of property:** Property is located adjacent to Courthouse Core Village on Country Club Road. Property has been farmed.

---

**ENVIRONMENTAL ASSESSMENT**

**Streams, Creeks, Major Ditches:**  
**Distance & description of nearest outfall:** It appears the property drains to an easement on the north side in farm field. The flow continues behind 231 Country Club Rd, then crossing Country Club east of Sharon Lane flowing south to Pasquotank River.

**INFRASTRUCTURE & COMMUNITY FACILITIES**

**Water** Water lines are located adjacent to property along Country Club Rd.  
**Sewer** Not available.  
**Fire District** South Camden Fire District.  
**Schools** Proposed zoning will have minimal impact on Schools.  
**Traffic** Proposed zoning will have minimal impact on Traffic

---

**PLANS CONSISTENCY**

**CAMA Land Use Plan Policies & Objectives:**  
 Consistent  Inconsistent

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is consistent in that the Future Land Use Maps has property identified as **Low Density Residential on 1.2 acres or greater.**

**2035 Comprehensive Plan**  
 Consistent  Inconsistent

While the current Rural Residential Zoning requires a minimum of two acres, the proposed zoning change is consistent as the County's Comprehensive Plan (Adopted 2012) as the Future Land Use Map shows the property to be Rural Residential of 1-2 acres.

**Comprehensive Transportation Plan**  
 Consistent  Inconsistent

Property abuts Country Club Road.

**Other Plans officially adopted by the Board of Commissioners**  
 N/A

**FINDINGS REGARDING ADDITIONAL REQUIREMENTS:**

Yes  No  **Will the proposed zoning change enhance the public health, safety or welfare?**  
**Reasoning:** The proposed zoning change will allow moderate density residential uses near the Core Village to support commercial development.

Yes  No  **Is the entire range of permitted uses in the requested classification more appropriate than the range of uses in the existing classification?**  
**Reasoning:** The proposed zoning will allow for moderate density residential uses.

Yes  No  **For proposals to re-zone to non-residential districts along major arterial roads:**

Yes  No  **Is this an expansion of an adjacent zoning district of the same classification? N/A**  
**Reasoning:**  
**What extraordinary showing of public need or demand is met by this application? N/A**  
**Reasoning:**

Yes  No  **Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?**  
**Reasoning:** All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

Yes  No  **Does the request impact any CAMA Areas of Environmental Concern?**  
**Reasoning:** Property is outside any CAMA Areas of Environmental Concern.

Yes  No  **Does the county need more land in the zoning class requested?**  
**Reasoning:** In the appropriate location, this would include the 1 mile buffer adjacent to the Core Village. This parcel is just outside the Courthouse Core Village Area.

Yes  No  **Is there other land in the county that would be more appropriate for the proposed uses?**  
**Reasoning:** Moderate density residential development areas would enhance the area adjacent to all Core Villages within Camden County.

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)



<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Will not exceed the county's ability to provide public facilities:</b></p> <p>The proposed zoning will have minor impact on all public facilities, it is only 3 acres.</p> <p><b>Schools</b> Projected students maximum 1.95G (3 x 0.6521) and minimum student 1.304 (2 x 0.6521)</p> <p><b>Fire and Rescue</b> – Minimal impact.</p> <p><b>Law Enforcement</b> – Minimal impact.</p> <p><b>Parks &amp; Recreation</b> – Minimal impact.</p> <p><b>Traffic Circulation or Parking</b> – Minimal impact.</p> <p><b>Other County Facilities</b> – Minimal impact.</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Is This A Small Scale "Spot" Rezoning Request Requiring Evaluation Of Community Benefits?</b></p> <p><b>If Yes (regarding small scale spot rezoning) – Applicants Reasoning:</b></p> <table border="1"> <thead> <tr> <th></th> <th>Personal Benefits/Impact</th> <th>Community Benefits/Impact</th> </tr> </thead> <tbody> <tr> <td>With rezoning</td> <td></td> <td></td> </tr> <tr> <td>Without rezoning</td> <td></td> <td></td> </tr> </tbody> </table> <p><b>STAFF COMMENTARY:</b></p> <p>The applicant seeks to subdivide the three acre parcel thus providing moderate density residential development area adjacent to Core Village. The property is located in an area that is supported by both the CAMA and Comprehensive Plans Future Land Use Maps as neighborhood residential development.</p> <p><b>Consistency statement:</b></p>		Personal Benefits/Impact	Community Benefits/Impact	With rezoning			Without rezoning			<p>The requested zoning change is consistent with both the CAMA and Comprehensive Future Land Use Maps that reflect allowing an increased density in residential development in targeted areas of the County.</p> <p><b>Recommendation:</b></p> <p>Planning Staff recommends approval of the Rezoning Application (UDO 2020- 05-32) to rezone three acres from Rural Residential (RR) to Neighborhood Residential (NR).</p>
	Personal Benefits/Impact	Community Benefits/Impact								
With rezoning										
Without rezoning										

Eddie Hyman, applicant’s representative, briefly described the project and made himself available to answer questions.

Public Comments – None.

**Motion to close the Public Hearing.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**Motion to add Rezoning Request of Tonter Investments, Inc. to New Business as Item 5.F.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**ITEM 5. NEW BUSINESS**

A. Tax Report – Ken Bowman

**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>
2019	191,181.71	8,079.61
2018	59,174.36	2,647.13
2017	24,269.97	2,376.77
2016	12,411.52	1,647.25
2015	7,986.62	796.79
2014	11,028.92	1,095.92
2013	7,447.15	4,765.52
2012	5,778.79	7,485.57
2011	4,672.66	6,296.77
2010	4,149.58	4,642.02

TOTAL REAL PROPERTY TAX UNCOLLECTED	328,101.28
TOTAL PERSONAL PROPERTY UNCOLLECTED	39,833.35
TEN YEAR PERCENTAGE COLLECTION RATE	99.51%
COLLECTION FOR 2020 vs. 2019	37,690.05 vs. 24,521.73
<b><u>LAST 3 YEARS PERCENTAGE COLLECTION RATE</u></b>	
2019	97.41%
2018	99.18%
2017	99.62%

**EFFORTS AT COLLECTION IN THE LAST 30 DAYS**  
ENDING May 2020  
**BY TAX ADMINISTRATOR**

<u>40</u>	NUMBER DELINQUENCY NOTICES SENT
<u>10</u>	FOLLOWUP REQUESTS FOR PAYMENT SENT
<u>0</u>	NUMBER OF WAGE GARNISHMENTS ISSUED
<u>0</u>	NUMBER OF BANK GARNISHMENTS ISSUED
<u>10</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: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

30 Largest Unpaid - Real

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	02-8944-00-02-2843.0000	8,694.44	2	JAMES L. CARTWRIGHT	CAMDEN	299 343 HWY S
R	02-8944-00-12-6886.0000	7,951.16	2	DOUGLAS V CARTWRIGHT	CAMDEN	345 343 HWY S
R	01-7989-00-01-1714.0000	7,411.65	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	01-8929-00-34-2503.0000	7,166.08	1	STONEBRIAR COMMERCIAL FINANCE	SOUTH MILLS	
R	02-8934-01-17-4778.0000	5,094.04	3	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	02-8934-01-18-6001.0000	4,970.13	1	LINDA SUE LAMB HINTON	CAMDEN	150 158 US W
R	02-8935-02-66-7093.0000	4,508.36	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	03-8899-00-16-2671.2425	4,436.06	1	SPRING LOTUS LLC	SHILOH	147 EDGEWATER DR
R	03-8899-00-45-2682.0000	3,839.99	10	SEAMASK INC	SHILOH	HOLLY RD
R	02-8944-00-36-1217.0000	3,816.88	1	ROSA ALICE FEREBEE HEIRS	CAMDEN	165 IVY NECK RD
R	03-8972-00-54-4332.0000	3,764.55	1	GILBERT WAYNE OVERTON &	SHILOH	1330 343 HWY S
R	02-8944-00-75-7172.0000	3,376.93	1	KIM SAWYER	CAMDEN	110 MILL DAM RD N
R	02-8934-01-18-8072.0000	3,234.74	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	01-7090-00-64-6040.0000	2,949.86	1	LINTON RIDDICK	SOUTH MILLS	129 LILLY RD
R	02-8935-01-08-8786.0000	2,940.10	1	LINWOOD GREGORY	CAMDEN	253 SLEEPY HOLLOW R
R	02-8934-01-29-4617.0000	2,923.24	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	02-8945-00-41-2060.0000	2,922.52	1	LAELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	02-8943-01-17-4388.0000	2,909.12	1	THOMAS REESE	CAMDEN	301 JAPONICA DR
R	01-7081-00-52-7312.0000	2,805.98	1	WILLIAM K. COLONNA	SOUTH MILLS	256 CULPEPPER RD
R	02-8923-00-19-3774.0040	2,720.76	1	NMJ PROPERTIES LLC	CAMDEN	431 158 US W
R	02-8944-00-99-1027.0000	2,716.91	2	JOHNNIE MERCER HEIRS	CAMDEN	MCKIMMEY RD
R	03-8973-00-22-3033.0000	2,660.14	1	TAYLOR LEIGH PROPERTIES LLC	SHILOH	899 SANDY HOOK RD
R	03-9809-00-23-8838.0000	2,631.32	1	WILLIAM DAVID BYRUM	SHILOH	112 HIGH RD
R	01-7090-00-64-4058.0000	2,572.41	1	GODFREY RIDDICK	SOUTH MILLS	131 LILLY RD
R	01-7999-00-62-3898.0000	2,568.65	1	MICHAEL ASKWE	SOUTH MILLS	257 A OLD SWAMP RD
R	03-8962-00-67-1021.0000	2,509.41	3	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	02-8943-01-06-9013.0000	2,459.32	1	JEWEL H. DAVENPORT	CAMDEN	WINDY HEIGHTS DR
R	02-8934-03-31-8750.0000	2,440.10	1	CAROLYN MCDANIEL	CAMDEN	195 COUNTRY CLUB RD
R	03-9809-00-24-8236.0000	2,401.72	1	GENE W IRBY	SHILOH	503 SAILBOAT RD
R	02-8926-00-23-2073.0000	2,386.40	1	ARCENIA B STUMM	CAMDEN	211 HOLLAND DR

30 Oldest Unpaid - Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	7,411.65	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8899-00-45-2682.0000	10	3,839.99	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7080-00-62-1977.0000	10	2,034.38	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	03-8952-00-95-8737.0000	10	1,987.98	AUDREY RILETT	SHILOH	171 NECK RD
R	01-7988-00-91-0179.0001	10	1,929.64	L P JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7999-00-32-3510.0000	10	1,856.74	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	1,787.55	LEAH BARCO	SOUTH MILLS	165 BUNKER HILL RD
R	01-7989-04-60-1568.0000	10	945.00	MOSES MITCHELL HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	922.16	EMMA BRITE HEIRS	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	777.91	CHRISTINE RIDDICK	SOUTH MILLS	117 GRIFFIN RD
R	02-8936-00-24-7426.0000	10	670.53	JOE GRIFFIN HEIRS	CAMDEN	499 SAILBOAT RD
R	03-9809-00-13-7846.0000	10	636.33	BERNICE PUGH	SHILOH	IVY NECK RD
R	03-8980-00-61-1968.0000	10	583.82	DAVID B. KIRBY	CAMDEN	CAMDEN POINT RD
R	01-7090-00-95-5262.0000	10	253.12	MARIE MERCER	SHILOH	171 NECK RD
R	03-8980-00-84-0931.0000	10	252.86	WILLIAMSBURG VACATION	SHILOH	OLD SWAMP RD
R	03-9809-00-45-1097.0000	10	201.43	JOHN F. SAWYER HEIRS	SHILOH	218 BROAD CREEK RD
R	03-8899-00-37-0046.0000	10	152.13	CARL TEUSCHER	SHILOH	CENTERPOINT RD
R	03-8962-00-04-9097.0000	9	138.72	MICHAEL OBER	SHILOH	HIBISCUS
R	03-8990-00-64-8379.0000	9	2,509.41	ELIZABETH LONG	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	9	1,088.57	TODD ALLEN RIGGS	SHILOH	NECK RD
R	03-8962-00-70-7529.0000	9	846.93	CECIL BARNARD HEIRS	SHILOH	LITTLE CREEK RD
R	01-7989-04-90-0938.0000	9	674.58	CHRISTOPHER FROST-JOHNSON	CAMDEN	227 SLEEPY HOLLOW R
R	03-8962-00-60-7648.0000	9	281.11	ROSEITA MERCER INGRAM	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	8	2,099.04	MARY SNOWDEN	SOUTH MILLS	1352 343 HWY N
R	01-7091-00-64-6569.0000	8	1,385.62	FRANK WRIGHT ETAL	SHILOH	WICKHAM RD
R	03-8962-00-55-5300.0000	8	427.31	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8899-00-36-1568.0000	8	400.52	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
				OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD
				PETER BUTSAVAGE	SHILOH	HIBISCUS RD

30 Largest Unpaid - Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001709	2,183.53	10	JOHN MATTHEW CARTER	CAMDEN	150 158 HWY
P	0001591	859.53	1	HERBERT LEE BYRUM	CAMDEN	BILLETTS BRIDGE RD
P	0000295	792.09	1	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001104	673.59	3	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0001046	663.65	8	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001538	653.15	10	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	618.22	9	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001072	569.40	10	PAM BUNDY	SHILOH	105 AARON DR
P	0000297	517.95	3	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0002924	497.77	2	PAUL BEAUMONT	SHAWBORO	106 DERFIELD TRL
P	0001827	483.28	8	KAREN BUNDY	CAMDEN	431 158 US W
P	0002941	453.90	1	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0001681	414.72	8	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001230	411.11	8	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0000846	403.85	1	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0001546	343.89	2	GEORGE ROWLAND	CAMDEN	431 158 US W
P	0003999	302.87	1	JAIMIE ARMANDO ARIZAGA	SOUTH MILLS	182 CULPEPPER RD
P	0001594	288.99	8	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0000772	288.86	5	COSBY BAKER	SOUTH MILLS	114 BINGHAM RD
P	0002194	285.59	2	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD
P	0001106	242.94	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0002525	239.04	1	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD
P	0001952	238.91	8	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0001976	205.03	2	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0002442	200.37	3	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS W
P	0001408	193.32	2	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
P	0001693	161.46	10	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0002122	160.72	1	ACADEMY TRAINING CENTER LLC	MOYOCK	850 PUDDIN RIDGE R
P	0001899	148.83	1	DONALD SIMMONS PORTER JR	CAMDEN	163 SANDHILLS RD
P	0000945	145.18	2	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)



30 Oldest Unpaid – Personal

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001709	10	2,183.53	JOHN MATTHEW CARTER	CAMDEN	150 158 HWY
P	0001046	10	663.65	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001538	10	653.15	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	10	618.22	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001072	10	569.40	PAM BUNDY	SHILOH	105 AARON DR
P	0001827	10	483.28	KAREN BUNDY	CAMDEN	431 158 US W
P	0001106	10	242.94	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001693	10	161.46	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001639	9	123.29	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
P	0001681	8	414.72	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001230	8	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001694	8	288.99	THOMAS B THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001952	8	238.91	SANDY BOTTON MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000772	7	288.86	COSEY BAKER	SOUTH MILLS	114 BINGHAM RD
P	0000295	4	792.09	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000846	4	403.85	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0000385	4	121.17	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLAND
P	0002921	4	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0000770	4	108.00	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002079	4	106.35	OCTAVIS BANKS III	SOUTH MILLS	262 OLD SWAMP RD
P	0001104	3	673.59	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000297	3	617.95	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0001976	3	205.03	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0002442	3	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0001408	3	193.32	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
P	0000945	3	145.18	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0001150	3	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001689	3	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0002468	3	106.72	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
P	0002924	2	497.77	PAUL BEAUMONT	SHAWBORO	106 DEERFIELD TRL

Motion to approve the tax report as presented.

**RESULT:** PASSED [4-0]  
**MOVER:** Ross Munro  
**AYES:** White, Krainiak, Riggs, Munro  
**ABSENT:** Meiggs

B. Lawn & Grounds Maintenance Services Contract – Ken Bowman

Accepting the bid from Sunshine Contracting and Construction, LLC for Professional Lawn & Grounds Maintenance of right-of-way areas inclusive of NC Hwy 158, intersection of NC Hwy 158 & NC Hwy 343 and intersection of NC Hwy 158 & NC 34. Sunshine Contracting was the lowest of the three bids received for this service.

Sunshine Contracting and Construction LLC

2020 Mowing Services Contract  
Camden County, North Carolina

Mowing and Maintenance of plant beds and tree rings along the right of way on NC 158 in Camden County, inclusive of all items listed in the RFP Contract.

Amount of bid: \$7,800.00= (\$650.00 monthly)  
 Price per Additional Mowing= \$450.00  
 Approximately 240 Cubic Yards of mulch will be purchased and applied at \$45.00/ cubic yard.  
 240 x \$45.00= \$10,800.00

Sunshine Contracting and Construction LLC  
*Burkhard Meigs* Date: 7-21-20  
 Camden County Manager  
*Ken Bowman* Date: 6 AUG 20

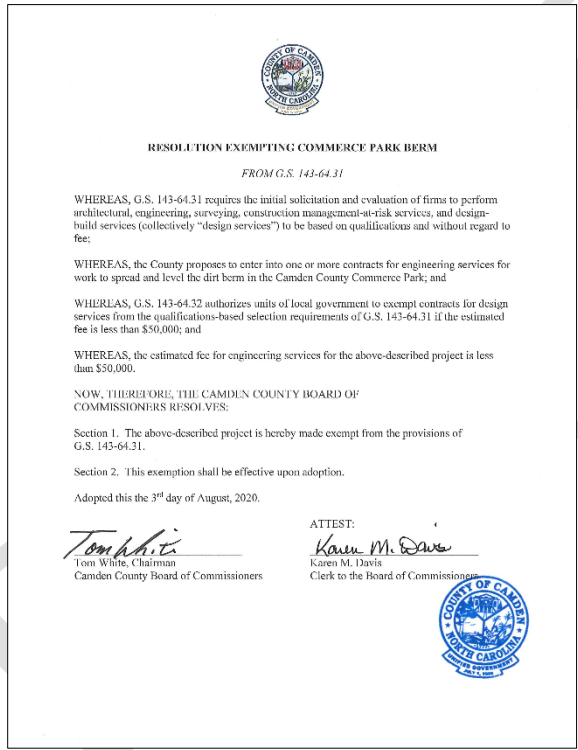
1041 HAM OVERMAN ROAD, ELIZABETH CITY, NC 27909  
 PH: (252) 333-8276 FAX: (252) 621-1921  
 EMAIL: SUNSHINECANDC@OUTLOOK.COM

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

**Motion to approve the contract with Sunshine Contracting and Construction for lawns and grounds maintenance service.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**C. Resolution Exempting Commerce Park Berm – Ken Bowman**



**Motion to adopt the Resolution Exempting Commerce Park Berm.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

### D. Camden County Library Financing

The Board of Commissioners for the County of Camden, North Carolina met in a regular meeting at the Upstairs Historic Courtroom located at 117 North 343 in Camden, North Carolina, at 7:00 p.m. on August 3, 2020.

Present: Chair Tom White, presiding, and Commissioners Clayton Riggs,  
Randy Krainiak and Ross Munro

Absent: Commissioner Garry Meigs

Also Present: County Manager Ken Howman, County Attorney John Morrison and  
Clerk to the Board Karen Davis

\* \* \* \* \*

The Chair announced that this was the hour and day of the public hearing on a proposed installment financing agreement to be entered into by the County of Camden, North Carolina (the "County") pursuant to Section 160A-20 of the General Statutes of North Carolina in an amount not to exceed \$3,600,000 for the purpose of providing funds, together with any other available funds, to pay the costs of acquiring, constructing and equipping a new public library and administrative complex for the County (the "Project"). To secure its obligations under the Agreement, the County will grant a lien on all or a portion of the site of the Project, together with any improvements or fixtures located or to be located thereon.

The Chair acknowledged the publication of a notice of public hearing in a newspaper with general circulation in said County as required by Section 160A-20 of the General Statutes of North Carolina and directed the Clerk to the Board of Commissioners to attach the affidavit showing publication in said newspaper on a date at least ten (10) days prior to the date hereof as Exhibit A hereto.

The Chair then announced that the Board of Commissioners would immediately hear anyone who might wish to be heard on the advisability of the proposed Project or financing as described above.

A list of any persons making comments and a summary of such comments are attached as Exhibit B hereto.

All statements and comments were duly considered by the Board of Commissioners.

Thereupon, Chairman Tom White introduced the following resolution the title of which was read and a copy of which had been distributed to each Commissioner:

**RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE FINANCING OF A NEW PUBLIC LIBRARY AND ADMINISTRATIVE COMPLEX FOR THE COUNTY OF CAMDEN, NORTH CAROLINA PURSUANT TO AN INSTALLMENT FINANCING AGREEMENT AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO APPROVE THE FINANCING ARRANGEMENT**

BE IT RESOLVED by the Board of Commissioners (the "Board") for the County of Camden, North Carolina (the "County") as follows:

Section 1. The Board does hereby find and determine as follows:

(a) The Board has determined to proceed with the acquisition, construction and equipping of a new public library and administrative complex for the County (the "Project").

(b) After a public hearing and due consideration, the County has determined to consider entering into an installment financing agreement (the "Agreement") in the aggregate principal amount not to exceed \$3,600,000 for the purpose of financing the cost of the Project and the fees and expenses associated with the Agreement.

(c) The County will enter into the Agreement with a financial institution to be selected by the County with the advice of the County's financial advisor (the "Lender"), pursuant to which the Lender will advance to the County amounts sufficient to pay the costs of financing the Project, and the County will repay the advancement in installments (the "Installment Payments").

(d) In order to secure the Installment Payments, the County will grant a lien on all or a portion of the site of the Project, together with any improvements or fixtures located or to be located thereon.

(e) It is in the best interest of the County to enter into the Agreement in that such transaction will result in providing financing for such Project in an efficient and cost effective manner.

(f) Entering into the Agreement is preferable to a general obligation bond and revenue bond issue in that (i) the County does not have the constitutional authority to issue non-voted general obligation bonds pursuant to Article V, Section 4 of the North Carolina Constitution because the County has not retired a sufficient amount of debt in the preceding fiscal year to issue a sufficient amount of general obligation bonds for the Project without an election; (ii) the nature of the financing does not allow for the issuance of revenue bonds; (iii) the cost of the Project exceeds the amount to be prudently provided from currently available appropriations and unappropriated fund balances; (iv) the circumstances existing require that funds be available to commence construction of the Project as soon as practicable and the time required for holding an election for the issuance of voted general obligation bonds pursuant to Article V, Section 4 of the North Carolina Constitution and the Local Government Bond Act will delay the commencement of construction of the Project by several months; and (v) there can be no assurances that the

2

Project will be approved by the voters and the necessity of such Project dictates that the Project be financed by a method that assures that such Project will be constructed in an expeditious manner.

(g) It has been determined by the Board that the cost of financing the Project through an installment financing agreement is reasonably comparable to the costs of issuing general obligation bonds or other available methods of financing and is acceptable to the Board.

(h) Counsel to the County will render an opinion to the effect that the proposed undertaking as described above is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of the State of North Carolina.

(i) The debt management policies of the County have been carried out in strict compliance with law, and the County is not in default under any obligation for repayment of borrowed money.

(j) Any increase in taxes necessary to meet the sums to fall due with respect to the Agreement will not be excessive.

Section 2. The Board hereby authorizes, ratifies and approves the filing of an application with the Local Government Commission for approval of the Agreement and requests the Local Government Commission to approve of the Agreement and the proposed financing in connection therewith.

Section 3. The Chair, the County Manager and the Finance Officer of the County are each hereby authorized and directed to take such action as such officers shall believe necessary and appropriate to solicit proposals for the financing, negotiate the terms of any such proposal and select the financial institution to provide the financing.

Section 4. This resolution shall take effect immediately upon its adoption.

Upon motion of Commissioner Ross Munro, the foregoing resolution was adopted by the following vote:

Ayes: Commissioners Tom White, Clayton Riggs, Randy Krainiak and Ross Munro

Noes: None


3

\* \* \* \* \*

I, Karen M. Davis, Clerk to the Board of Commissioners for the County of Camden, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of such much of the proceedings of said Board of Commissioners for said County at a regular meeting held on August 3, 2020, as it relates in any way to the holding of a public hearing and the adoption of the foregoing resolution relating to an installment financing by said County and that said proceedings are recorded in the minutes of said Board of Commissioners.

I DO HEREBY FURTHER CERTIFY that proper notice of each regular meeting was given as required by North Carolina law.

WITNESS my hand and official seal of said County this 3<sup>rd</sup> day of August, 2020.



Karen M. Davis  
Clerk to the Board of Commissioners

4

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)



**EXHIBIT A**

[Attach publisher's affidavit evidencing publication of Notice of Public Hearing]

**PUBLISHER'S AFFIDAVIT**

**NORTH CAROLINA**  
Pasquotank County

Ross Munro affirms that he/she is clerk of Daily Advance, a newspaper published daily in Elizabeth City, North Carolina, and that the advertisement, a true copy of which is hereto attached, entitled NOTICE OF PUBLIC HEARING was published in said Daily Advance on the following dates:

Friday, July 10, 2020


and that the said newspaper in which such notice, paper, document or legal advertisement was published, was at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Chapter 1, Section 597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Chapter 1, Section 597 of the General Statutes of North Carolina.

Ross Munro  
Attested and subscribed before me this 10th day of July 2020

Kealey Stutz  
(Notary Public Signature)

Kealey Stutz  
(Notary Public Printed Name)

My commission expires: Aug 04, 2023



A-1

**EXHIBIT B**

[A list of any persons making comments and a summary of such comments to be attached. If no comments are made, please insert "None".]

None.

B-1

**Motion to adopt the Resolution Making Certain Findings and Determinations Regarding the Financing of a new Public Library and Administrative Complex for the County of Camden, North Carolina pursuant to an installment financing agreement and requesting the Local Government Commission to approve the financing arrangement.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**E. Camden County School Bond Referendum**

**Motion to read the Order Authorizing \$33,000,000 School bonds and place upon its final adoption.**

<b>RESULT:</b>	<b>PASSED [3-1]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Riggs, Munro
<b>NOES:</b>	Krainiak
<b>ABSENT:</b>	Meiggs

The County Manager read the Order Authorizing \$33,000,000 School Bonds as follows:

*BE IT ORDERED by the Board of Commissioners for the County of Camden, North Carolina:*

1. *That, pursuant to The Local Government Bond Act, as amended, the County of Camden, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said County may now or hereafter have power or authority to contract, and in evidence thereof to issue School Bonds in an*

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

aggregate principal amount not exceeding \$33,000,000 for the purpose of providing funds, together with any other available funds, for acquiring, constructing, expanding and renovating school buildings and other school facilities in said County, and the acquisition of related land, rights of way and equipment.

- 2. That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.
- 3. That a sworn statement of the debt of said County has been filed with the Clerk to said Board of Commissioners and is open to public inspection.
- 4. That this order shall take effect when approved by the voters of said County at a referendum as provided in said Act.

The Chairman then issued the following statement:

The Board will now consider a Resolution Calling for a Bond Referendum, a copy of which has been previously distributed to each Commissioner.

**Motion to adopt the Resolution Calling for a Bond Referendum.**

**RESULT:** PASSED [3-1]  
**MOVER:** Ross Munro  
**AYES:** White, Riggs, Munro  
**NOES:** Krainiak  
**ABSENT:** Meiggs

The Board of Commissioners for the County of Camden, North Carolina met in a regular meeting at the Upstairs Historic Courtroom located at 117 North 343 in Camden, North Carolina, at 7:00 p.m. on August 3, 2020.

Present: Chair Tom White, presiding, and Commissioners Clayton Riggs, Randy Krainiak and Ross Munro

Absent: Commissioner Garry Meiggs

Also Present: County Manager Ken Bowman, County Attorney John Morrison and Clerk to the Board Karen Davis

\* \* \* \* \*

The Chair announced that this was the hour and day fixed by the Board of Commissioners for a public hearing upon the order entitled "ORDER AUTHORIZING \$33,000,000 SCHOOL BONDS" and that the Board of Commissioners would immediately hear anyone who might wish to be heard on the questions of the validity of said order or the advisability of issuing said bonds.

No one appeared, either in person or by attorney, to be heard on the questions of the validity of said order or the advisability of issuing said bonds and the Clerk to the Board of Commissioners announced that no written statement relating to said questions had been received, except as set forth in Exhibit A attached hereto.

Thereupon, upon motion of Commissioner Ross Munro, the order introduced and adopted on first reading on July 6, 2020 entitled "ORDER AUTHORIZING \$33,000,000 SCHOOL BONDS" was read a second time and placed upon its final adoption. The vote upon the final adoption of said order was as follows:

Ayes: Commissioners Tom White, Clayton Riggs and Ross Munro

Noes: Commissioner Randy Krainiak

The Board of Commissioners was thereupon directed to publish said order, together with the appended statement as required by The Local Government Bond Act, as amended, once in The Daily Advance.

Thereupon, Chairman Tom White introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

**RESOLUTION CALLING FOR A BOND REFERENDUM**

BE IT RESOLVED by the Board of Commissioners for the County of Camden, North Carolina (the "County") as follows:

Section 1. A bond referendum is hereby called to be held between 6:30 a.m. and 7:30 p.m., on Tuesday, November 3, 2020, at which there shall be submitted to the qualified voters of the County the question stated in the form of ballot set forth in Section 4 of this resolution.

Section 2. For said referendum, (a) the registration records for elections in the County shall be used, and the registration records shall be open for the registration of qualified persons and for public inspection in the manner, under the conditions and at the times and places provided by the Camden County Board of Elections, (b) the chief judges, judges and assistants appointed by the Camden County Board of Elections for the several precincts and voting places in the County shall be the precinct officers for such precincts and voting places and (c) the precincts and voting places shall be that fixed by the Camden County Board of Elections, subject to change as provided by law. The Camden County Board of Elections is hereby requested to

2

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

conduct said referendum in the County and to take all necessary steps to that end in accordance with the provisions of this section.

Section 3. The Clerk to the Board of Commissioners shall cause a notice of bond referendum to be published in The Daily Advance once at least fourteen days before October 9, 2020 (being the 25<sup>th</sup> day prior to said bond referendum), and once again not less than seven days before said day, each notice to read substantially as follows:

**NOTICE OF BOND REFERENDUM  
COUNTY OF CAMDEN, NORTH CAROLINA**

A bond referendum will be held in the County of Camden, North Carolina on Tuesday, November 3, 2020 regarding the approval of not to exceed \$33,000,000 SCHOOL BONDS of said County. The proceeds of said school bonds would be used to acquire, construct, expand and renovate school buildings and other school facilities in said County, including the acquisition of related land, rights of way and equipment, all as set forth in the bond order adopted by the Board of Commissioners for said County on August 3, 2020. If said school bonds are issued, taxes in an amount sufficient to pay the principal and interest thereof may be levied upon all taxable property in the County of Camden, North Carolina.

The referendum will be conducted by the Camden County Board of Elections. The last day for new registration of those not now registered to vote is Friday, October 9, 2020. For further information and questions regarding said referendum, voter registration, procedures for those residents who have changed residences from the date of the last election, voting by absentee ballot, one stop voting and polling places, please contact the Camden County Board of Elections, 117 NC Hwy 345 N, Camden, North Carolina 27921, (252) 338-5530. The Camden County Board of Elections' website is <https://www.camdencountync.gov/departments/board-of-elections>.

3

William M. Sawyer  
Chairman  
Camden County Board of Elections

Karen M. Davis  
Clerk to the Board of Commissioners,  
Camden County, North Carolina

Section 4. The form of the ballot question to be used at said referendum shall be substantially as follows:

Shall the order adopted on August 3, 2020, authorizing not exceeding \$33,000,000 SCHOOL BONDS of the County of Camden, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, expanding and renovating school buildings and other school facilities in said County, and the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, be approved?

YES  
 NO

Section 5. The Clerk to the Board of Commissioners is hereby directed to mail or deliver a certified copy of this resolution to the Camden County Board of Elections within three days after the adoption hereof.

Section 6. This resolution shall take effect upon its adoption.

Thereupon, upon motion of Commissioner Ross Munro, the foregoing resolution entitled "RESOLUTION CALLING A BOND REFERENDUM" was adopted by the following vote:

Ayes: Commissioners Tom White, Clayton Riggs and Ross Munro

Noes: Commissioner Randy Krainiak

4


\* \* \* \* \*


I, Karen M. Davis, Clerk to the Board of Commissioners for the County of Camden, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board for said County at a regular meeting held on August 3, 2020, as it relates in any way to the holding of a public hearing, the adoption of a bond order authorizing general obligation bonds of said County and the calling of a bond referendum upon such order and that said proceedings are to be recorded in the minutes of said Board of Commissioners.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

I DO HEREBY FURTHER CERTIFY that I will mail or deliver a certified copy of the resolution adopted on August 3, 2020 entitled "RESOLUTION CALLING A BOND REFERENDUM" to the Camden County Board of Elections on or before the third day following the adoption of said resolution.

WITNESS my hand and official seal of said County this 3<sup>rd</sup> day of August, 2020.

  
Clerk to the Board of Commissioners



5

**EXHIBIT A**

[A list of any persons making comments and a summary of such comments to be attached. If no comments are made, please insert "None".]

1. Mr. Chris Whitehurst spoke in favor of the School Bond Referendum and expressed appreciation to the Board of Commissioners for its efforts in getting the Referendum to this point in the process.
2. Commissioner Randy Krainiak explained that he is not against a new school. His concern is that the voters have all the details needed to make an informed decision. He encouraged the citizens to ask questions and be involved in the process. Commissioner Krainiak also explained that the County still owes \$9 million on previous school facility renovations. It is his suggestion that alternatives be considered that will require less of a burden on the taxpayers. He also expressed concern that if the school is built as to current plans, the project will "tax out" other county services that will be needed in the future.

A-1

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)



TO THE PUBLISHER OF THE DAILY ADVANCE:

Please publish the following once in *The Daily Advance* on Friday, August 7, 2020. If the date of publication is not August 7, 2020, then please change the date of publication in the final paragraph.

**ORDER AUTHORIZING  
\$33,000,000 SCHOOL BONDS**

BE IT ORDERED by the Board of Commissioners for the County of Camden, North Carolina:

- That, pursuant to The Local Government Bond Act, as amended, the County of Camden, North Carolina is hereby authorized to contract a debt, in addition to any and all other debt which said County may now or hereafter have power or authority to contract, and in evidence thereof to issue School Bonds in an aggregate principal amount not exceeding \$33,000,000 for the purpose of providing funds, together with any other available funds, for acquiring, constructing, expanding and renovating school buildings and other school facilities in said County, and the acquisition of related land, rights of way and equipment.
- That taxes shall be levied in an amount sufficient to pay the principal of and the interest on said bonds.
- That a sworn statement of the debt of said County has been filed with the Clerk to said Board of Commissioners and is open to public inspection.
- That this order shall take effect when approved by the voters of said County at a referendum as provided in said Act.

The foregoing order was adopted on the 3<sup>rd</sup> day of August, 2020, and is hereby published this 7<sup>th</sup> day of August, 2020. Any action or proceeding questioning the validity of the order must be begun within 30 days after the date of publication of this notice. The Finance Officer of said County has filed a statement estimating that the total amount of interest that will be paid on the proposed bonds over the expected term of the bonds, if issued, is \$18,334,067. The estimate is preliminary, is for general informational purposes only, and may differ from the actual interest paid on such bonds. Such statement of estimated interest includes certain assumptions upon which such estimate is based, and there is no assurance that the circumstances included in such assumptions will occur. The validity of the proposed bonds is not subject to challenge on the grounds that the actual interest cost on the bonds when issued is different than the estimated interest amount set forth above.

By: Karen M. Davis  
Clerk to the Board of Commissioners  
County of Camden, North Carolina

TO THE PUBLISHER OF THE DAILY ADVANCE:

Please publish the following twice in *The Daily Advance* on Friday, August 7, 2020 and Friday, August 14, 2020.

**NOTICE OF BOND REFERENDUM  
COUNTY OF CAMDEN, NORTH CAROLINA**

A bond referendum will be held in the County of Camden, North Carolina on Tuesday, November 3, 2020 regarding the approval of not to exceed \$33,000,000 SCHOOL BONDS of said County. The proceeds of said school bonds would be used to acquire, construct, expand and renovate school buildings and other school facilities in said County, including the acquisition of related land, rights of way and equipment, all as set forth in the bond order adopted by the Board of Commissioners for said County on August 3, 2020. If said school bonds are issued, taxes in an amount sufficient to pay the principal and interest thereof may be levied upon all taxable property in the County of Camden, North Carolina.

The referendum will be conducted by the Camden County Board of Elections. The last day for new registration of those not now registered to vote is Friday, October 9, 2020. For further information and questions regarding said referendum, voter registration, procedures for those residents who have changed residences from the date of the last election, voting by absentee ballot, one stop voting and polling places, please contact the Camden County Board of Elections, 117 NC Hwy 343 N, Camden, North Carolina 27921, (252) 338-5530. The Camden County Board of Elections' website is <https://www.camdencountync.gov/departments/board-of-elections>.

William M. Sawyer  
Chairman  
Camden County Board of Elections

Karen M. Davis  
Clerk to the Board of Commissioners,  
Camden County, North Carolina

F. Rezoning Application of Tontier Investments, Inc.


Motion that the requested zoning change is consistent with both the CAMA and Comprehensive Future Land Use Maps that reflect allowing an increased density in residential development in targeted areas of the county.

**RESULT:** PASSED [4-0]  
**MOVER:** Clayton Riggs  
**AYES:** White, Krainiak, Riggs, Munro  
**ABSENT:** Meiggs

Motion to approve Ordinance 2020-08-01 Zoning Map Amendment (UDO 2020-05-32) to rezone the 3-acre parcel directly across from 265 Country Club Road from Rural Residential to Neighborhood Residential.

**RESULT:** PASSED [4-0]  
**MOVER:** Clayton Riggs  
**AYES:** White, Krainiak, Riggs, Munro  
**ABSENT:** Meiggs

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

  
Ordinance No. 2020-08-01  
**An Ordinance  
Amending the Camden County  
Zoning Map  
Camden County, North Carolina**

**Article I. Purpose**  
The purpose of this Ordinance is to amend the Zoning Map of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 20, 1993, and subsequently amended.

**Article II. Amendment to Zoning Map**  
The Official Zoning Map of Camden County, North Carolina, which was adopted on December 20, 1993, and subsequently amended, is hereby amended as follows:  
  
The property currently shown in the Camden County Tax Assessor's Office as PIN 02-8934-04-81-1727, the three acres is hereby rezoned from Rural Residential (RR) to Neighborhood Residential (NR).

**Article III. Penalty**


- Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
- Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the

penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.

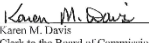
- This Ordinance may also be enforced by any appropriate equitable action.
- Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.


**Article IV. Severability**  
If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

**Article V. Effective Date**  
This Ordinance is effective upon adoption.  
Adopted by the Board of Commissioners for the County of Camden this 3<sup>rd</sup> day of August, 2020.

  
Tom White, Chairman  
Camden County Board of Commissioners

ATTEST:

  
Karen M. Davis  
Clerk to the Board of Commissioners



**ITEM 6. BOARD APPOINTMENTS**

A. Library Board of Trustees

**Motion to reappoint Sandra Duckwall to the Library Board of Trustees for an additional term.**

**RESULT:** PASSED [4-0]  
**MOVER:** Ross Munro  
**AYES:** White, Krainiak, Riggs, Munro  
**ABSENT:** Meiggs

**ITEM 7. CONSENT AGENDA**

- A. BOC Meeting Minutes – June 16, 2020
- B. BOC Meeting Minutes – July 6, 2020





E. Vehicle Refunds Over \$100

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report

JUNE, 2020 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	Low Type	Change	Interest Change	Total Change
HARRISS, PATRICIA HOBBS	HARRISS, PATRICIA HOBBS		191 LAMBS RD	CAMDEN, NC 27821	Proration	0050792909	HEA7622	AUTHORIZED	127239460	Refund Generated due to proration on bill #0050792909-2019-2019-0000-00	Tag Summender	06/18/2020	8/22/2020 11:13:33 AM	1843	Tax	(\$108.25)	\$0.00	(\$108.25)
Refund																		
\$108.25																		

Submitted by Lisa S. Anderson Date 6-17-2020  
 Lisa S. Anderson, Tax Administrator Camden County

Approved by G. Tom White Date 8-6-20  
 G. Tom White, Chairman Camden County Board of Commissioners

F. Refunds Over \$100

ACS Tax System 7/21/20 15:36:48

REFUNDS OVER \$100.00

Refunds to be Issued by Finance Office

CAMDEN COUNTY Page 1

Refund\$	Remit To:	Reference:	Drawer/Transaction Info:
197.63	BOYD OF NORTH CAROLINA 544 NEWTOWN RD, SUITE 128 VIRGINIA BEACH VA 23462	2019 R 01-7081-00-03-6230.0000 R116538/2019 STORM WATER CORR	20200716 99 253336
100.00	BRANDON MARRA 109 AVERY DRIVE SHILOH NC 27974	2019 R 03-8970-00-29-5452.0000 OVERPAYMENT R122299/19	20200630 69 253244
162.04	LEARY, KATHRYN WILLIAMS 112 SEYMOUR DRIVE CAMDEN NC 27921	2019 R 02-8917-00-83-3224.9420 R119805/2019 STORM WATER CORR	20200716 99 253341
179.05	LERETA LLC ATTN: REFUND DEPT. PO BOX 35605 DALLAS, TX 75239788	2019 R 03-8962-00-56-7699.0000 overpayment 241 Wickham Road	20200526 1 252996
251.40	MULLEN, HERBERT TAYLOR 101 E ELIZABETH STREET ELIZABETH CITY NC 27909	2019 R 01-7989-00-54-8891.0000 R117609/2019 STORM WATER CORR	20200716 99 253333
402.19	OLD MILL FARMS 1000 RIVERSHORE RD ELIZABETH CITY NC 27909	2019 R 01-8000-00-44-0092.0000 R117699/2019 STORM WATER CORR	20200716 99 253362
281.49	SAWYER, ALICE B. 645 NORTH 343 CAMDEN NC 27921	2019 R 02-8927-00-12-5422.0000 R120361/2019 STORM WATER CORR	20200716 99 253340
239.73	SAWYER, WAVERLY MEIGGS 117 HAVENWOOD DR CAMDEN NC 27921	2019 R 01-8917-00-45-3242.0000 R118039/2019 STORM WATER CORR	20200716 99 253343
1,813.53	Total Refunds		

Submitted by Lisa S. Anderson Date 7-21-2020  
 Lisa S. Anderson, Tax Administrator Camden County

Approved by G. Tom White Date 8-6-20  
 G. Tom White, Chairman Camden County Board of Commissioners

Attachment: bocminutes\_080320 (2769 : BOC Meeting Minutes - August 3, 2020)

G. Pickups, Releases & Refunds

NAME	REASON	NO.
Waverly Meiggs Sawyer	Storm Water Fee Correction - Refund \$239.73	Pick-up/21802 R-118039-2019
Katryn Williams Leary	Storm Water Fee Correction - Refund \$162.04	Pick-up/21800 R-119805-2019
Alice B. Sawyer	Storm Water Fee Correction - Refund \$281.49	Pick-up/21799 R-120361-2019
Camden Plantation Properties	Storm Water Fee Correction - Refund \$197.63	Pick-up/21796 R-116538-2019
Herbert Taylor Mullen, Jr.	Storm Water Fee Correction - Refund \$251.40	Pick-up/21793 R-117609-2019
Douglas V. Cartwright	Roll back taxes - pick-up \$9,173.91	Pick-up/21781 R-118932-2019 R-111581-2018 R-104295-2017
James L. Cartwright	Roll back taxes - pick-up \$10,031.62	Pick-up/21782 R-118937-2019 R-111586-2018 R-104300-2017
Josiah James Menking	Turned in plates - Refund \$229.14	Pick-up/21777 52158874
Old Mill Faarms	Storm Water Fee Correction - Refund \$402.19	Pick-up/21820 R-117699-2019
Donald ray James	Turned in plates - Refund \$145.64	Pick-up/21827 51916086
Max Loraine Hartung, Jr.	Turned in plates - Refund \$135.25	Pick-up/21826 51436178
James R. Williams	Roll back taxes - pick-up \$1,246.04	Pick-up/21829 R-106221-2017 R-113500-2018 R-120840-2019
Edgar Norman Decoteau	Turned in plates \$118.65	Pick-up/21831 51849892

H. Annual Senior Nutrition Contract – On file in the Finance Office.

Motion to approve the Consent Agenda as presented.

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Clayton Riggs
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

**ITEM 8. COUNTY MANAGER’S REPORT**

County Manager Ken Bowman included the following in his report:

- Camden County, Elizabeth City and Pasquotank County are currently under a State of Emergency as of 10:00 AM, August 3, 2020 due to Tropical Storm Isaias.
- The Emergency Operations Center will be open with full Emergency Services staffing at 10:00 PM. Boats and high-profile vehicles are staged throughout the city/counties.
- Camden County offices will operate on a 2-hour delay on August 4<sup>th</sup> due to the storm. Please monitor the local television stations, social media and the County website for the latest updates.

- COVID-19 Update for Camden County – 63 confirmed cases (26 Active, 35 Recovered, 2 Deaths)
- NCACC Annual Conference Virtual Meeting – Thursday, August 6<sup>th</sup>
- CARES Act Funding – Alexandra Lekki, Program Administrator, is visiting local businesses and distributing applications. Camden County businesses are encouraged to apply.
- Be safe. Thank you to everyone for continuing to social distance and limit gatherings.

#### **ITEM 9. COMMISSIONERS' REPORTS**

---

Chairman Tom White urged the small businesses in Camden to apply for the CARES Act grant.

#### **ITEM 10. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES**

---

The following was provided for information purposes:

- A. Register of Deeds Report
- B. Library Report

#### **ITEM 11. OTHER MATTERS**

---

Commissioner Ross Munro introduced a Resolution Supporting Local Control of School Opening which was adopted by the Board of Education at its July 23, 2020 meeting. It is his request that the Board of Commissioners support the Resolution and communicate accordingly with Senator Bob Steinburg and Representative Ed Goodwin.

#### **Motion to adopt the Resolution Supporting Local Control of School Opening.**

<b>RESULT:</b>	<b>PASSED [4-0]</b>
<b>MOVER:</b>	Ross Munro
<b>AYES:</b>	White, Krainiak, Riggs, Munro
<b>ABSENT:</b>	Meiggs

#### **ITEM 12. ADJOURN**

---

There being no further matters for discussion Chairman White adjourned the meeting at 7:52 PM.

---

Tom White, Chairman  
Camden County Board of Commissioners

---

Karen M. Davis  
Clerk to the Board of Commissioners





**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.B  
**Meeting Date:** September 08, 2020  
**Submitted By:** Karen Davis, Clerk to the Board  
Board of Commissioners  
Prepared by: Karen Davis

**Item Title**                      **Closed Session Minutes**

**Attachments:**

**Summary:**

Consideration of Closed Session Minutes, copies of which were distributed at the previous meeting.

**Recommendation:**

Approval.



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

<b>Item Number:</b>	7.C	
<b>Meeting Date:</b>	September 08, 2020	
<b>Submitted By:</b>	Stephanie Jackson, HR Director Finance Prepared by: Karen Davis	
<b>Item Title</b>	<b>Budget Amendments</b>	
<b>Attachments:</b>	Budget Amendment BA001	(PDF)
	Budget Amendment BA002	(DOC)

2020-21-BA001

## CAMDEN COUNTY BUDGET AMENDMENT

**BE IT ORDAINED** by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

**Section 1. To amend the General Fund as follows:**

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
<b>Revenues</b>			
10330510-402003	LESO Disposal Revenue	\$34,232.28	
<b>Expenses</b>			
105100-557003	LESO Property Expense	\$34,232.28	

**This Budget Amendment is made to appropriate funds to increase LESO revenue & expenses which were received last fiscal year and need to be moved to this fiscal year.**

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

**Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 8<sup>th</sup> day of September, 2020.**

\_\_\_\_\_  
Clerk to Board of Commissioners

\_\_\_\_\_  
Chairman, Board of Commissioners

Attachment: Budget Amendment BA001 (2782 : Budget Amendments)



2020-21-BA002  
CAMDEN COUNTY BUDGET AMENDMENT

**BE IT ORDAINED** by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

**Section 1. To amend the General Fund as follows:**

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
<b>Revenues</b>			
19380400-433500	Cares Act Funds	\$426,810	
<b>Expenses</b>			
194200-502000	Cares Act Salaries	\$ 75,000	
194200-533000	Cares Act Supplies	101,810	
194200-533100	Cares Act Grant Funds	150,000	
194200-557000	Cares Act Miscellaneous	100,000	

**This Budget Amendment is made to appropriate funds to increase CARES ACT revenue & expenses which were received last fiscal year and need to be moved to this fiscal year.**

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

**Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 8<sup>th</sup> day of September, 2020.**

\_\_\_\_\_  
Clerk to Board of Commissioners

\_\_\_\_\_  
Chairman, Board of Commissioners



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.D  
**Meeting Date:** September 08, 2020

**Submitted By:** Teri Smith,  
Taxes  
Prepared by: Teri Smith

**Item Title** **DMV Monthly Report**

**Attachments:** DMV MONTHLY REPORT OCT, 2020 REN (PDF)

**Summary:** DMV Monthly Report October, 2020 Renewals Due 11/15/2020

**Recommendation:** Review and Approve

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County October Renewals Due 11/15/20

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.

<b>SOUTH MILLS</b>	<b>COURTHOUSE</b>	<b>SHILOH</b>	<b>TOTAL</b>
20,479.57	22,515.70	11,635.08	54,630.35

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairman, Camden County Board of Commissioners

Attest:

\_\_\_\_\_  
Clerk to the Board of Commissioners of Camden County

This is to certify that I have received the tax receipts and duplicates for collection in the amounts as listed herein.

*Lisa S. Anderson*  
\_\_\_\_\_  
Tax Administrator of Camden County

Attachment: DMV MONTHLY REPORT OCT, 2020 REN (2768 : DMV Monthly Report)





**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.E  
**Meeting Date:** September 08, 2020  
**Submitted By:** Lisa Anderson, Tax Administrator  
Taxes  
Prepared by: Karen Davis  
**Item Title** **Tax Collection Report**  
**Attachments:** Tax Collection Report (PDF)





# CAMDEN COUNTY

NORTH CAROLINA • USA

*Boundless Opportunities.*

## Board of Commissioners AGENDA ITEM SUMMARY SHEET

### Consent Agenda

**Item Number:** 7.F  
**Meeting Date:** September 08, 2020

**Submitted By:** Teri Smith,  
 Taxes  
 Prepared by: Teri Smith

**Item Title** Vehicle Refunds Over \$100.00

**Attachments:** JULY, 2020 VTS REFUNDS OVER \$100.00 (PDF)

**Summary:** Vehicle Refunds Over \$100.00 for July, 2020

**Recommendation:** Review and Approve

REFUNDS OVER \$100.00



North Carolina Vehicle Tax System

NCVTS Pending Refund report

JULY, 2020 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
DECOTEAU, EDGAR NORMAN	DECOTEAU, EDGAR NORMAN		190 BILLETTS BRIDGE RD	CAMDEN, NC 27921	Proration	0051849892	RAH9346	AUTHORIZED	129588624	Refund Generated due to proration on Bill #0051849892-2019-2019-0000-00	Tag Surrender	07/28/2020	7/31/2020 8:15:24 AM	1843 2	Tax Tax	(\$117.07) (\$1.58)	\$0.00 \$0.00	(\$117.07) (\$1.58) Refund \$118.56
HARTUNG, MAX LORRAINE JR	HARTUNG, MAX LORRAINE JR		18579 HOBBLER LN	LORE CITY, OH 43755	Proration	0051436178	HEA8028	AUTHORIZED	129174962	Refund Generated due to proration on Bill #0051436178-2019-2019-0000-00	Tag Surrender	07/21/2020	7/28/2020 4:37:48 PM	1843 2	Tax Tax	(\$133.45) (\$1.80)	\$0.00 \$0.00	(\$133.45) (\$1.80) Refund \$135.25
JAMES, DONALD RAY	JAMES, DONALD RAY	JAMES, B LINDSEY	119 MARLAS WAY	CAMDEN, NC 27921	Proration	0051916086	HFX2018	AUTHORIZED	129174972	Refund Generated due to proration on Bill #0051916086-2019-2019-0000-00	Tag Surrender	07/21/2020	7/28/2020 4:37:48 PM	1843 3	Tax Tax	(\$143.70) (\$1.94)	\$0.00 \$0.00	(\$143.70) (\$1.94) Refund \$145.64
MENKING, JOSIAH JAMES	MENKING, JOSIAH JAMES		137 MILL RUN LOOP	SOUTH MILLS, NC 27976	Proration	0052158874	OBX0606A	AUTHORIZED	128783454	Refund Generated due to proration on Bill #0052158874-2019-2019-0000-00	Tag Surrender	07/14/2020	7/16/2020 8:37:18 AM	1843 1	Tax Tax	(\$226.09) (\$3.05)	\$0.00 \$0.00	(\$226.09) (\$3.05) Refund \$229.14

Submitted by Lisa S. Anderson Date 8-6-2020  
 Lisa S. Anderson, Tax Administrator Camden County

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
 G. Tom White, Chairman Camden County Board of Commissioners

Attachment: JULY, 2020 VTS REFUNDS OVER \$100.00 (2767 : Vehicle Refunds Over \$100.00)





**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners**  
**AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.G  
**Meeting Date:** September 08, 2020  
**Submitted By:** Lisa Anderson, Tax Administrator  
Taxes  
Prepared by: Karen Davis  
**Item Title** **Pickups, Releases & Refunds**  
**Attachments:** Pickups, Releases & Refunds (PDF)

NAME	REASON	NO.
Jerry Adam Stevenson	Code enforcement - grass cutting - pick-up	Pick-up/21846
	\$250.00	R-118182-2019
John Matthew Carte	Double listed, new owner- as John Fischman	Pick-up/21842
	purchased in 2018 auction - for release	P-16702-2019
	\$274.06	
Craig Scott Carey	No longer in Camden - for refund	Pick-up/21841
	\$210.93	P-16179-2019
George Rowland	Not in Camden - for release	Pick-up/21837
	\$182.96	P-17711-2019
George Rowland	Not in Camden - for release	Pick-up/21836
	\$195.35	P-16084-2018
Keeter Barn LLC	Roll Back Taxes - for pick-up	Pick-up/21847
	\$13,446.11	R-102742-2017
		R-110004-2018
		R-117333-2019
Colby William Gray	Turned in plates - Refund	54912343
	\$108.21	Year - 2020
Nicholas Lawrence Baker	Turned in plates - Refund	52796346
	\$142.54	years - 2019
Sandra B. Rowe	Roll back taxes - 4.33 acres- Pick-up	Pick-up/21868
	\$251.36	R-105698-2017
		R-112976-2018
		R-120326*2019

Attachment: Pickups, Releases & Refunds (2787 : Pickups, Releases & Refunds)



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.H  
**Meeting Date:** September 08, 2020  
**Submitted By:** Ken Bowman,  
Administration  
Prepared by: Karen Davis  
**Item Title** **Authorization for CARES Act Disbursements**  
**Attachments:** Authorization for CARES Act Disbursements  
(DOCX)

See attached summary and recommendation.

Authorization to increase the COVID-19 Small Business and Non-Profit Relief Fund program amount and approve disbursement of remaining funds.

**REQUEST:**

Board of Commissioners authorization to increase the grant program amount to provide relief to the remaining small businesses and non-profits impacted by the COVID-19 pandemic. The program is being funded through an allocation of the Coronavirus Relief Funds provided through the federal CARES Act.

Board of Commissioners authorization to disburse \$460K between Emergency Management, Camden County Schools, Payroll expenses for those that are substantially dedicated to mitigating or responding to the COVID-19 public health emergency, expenses for PPE supplies, as well as technology and facility updates for the Sheriff's Office, Fire Department, and Courthouse.

**BACKGROUND:**

During a meeting between staff and with the NC Pandemic Recovery Office (NCPRO) on May 6, 2020 a plan was discussed for the County Distribution of the Coronavirus Relief Fund in the amount of \$426,810, with a second allotment being awarded in August 2020 of \$210,906; a total Coronavirus Relief Fund Program amount of \$637,716.

The original plan was completed and submitted to NCPRO for review on May 27, 2020. The revised plan includes a number of areas where the funds can be spent, including grant funding to assist small businesses and non-profits negatively affected by the COVID-19 pandemic, facility and technology updates for County Departments, supplies, funding for Camden County Schools, Emergency Management, and payroll for those directly responding to the public health emergency. Staff have developed this program to provide grant funds to eligible entities which would not need to be repaid by the selected awardees. One of the objectives of the Grant Program is to support eligible small businesses, including non-profit organizations in Camden County, through grants to address costs of business interruptions caused by required closures.

**TIMING:**

Board action is requested on September 8, 2020 in order to complete the grant program by November 1, 2020.

**RECOMMENDATION:**

The County Manager recommends the Board of Commissioners approve an increase in the previously approved \$80K-\$100K for small businesses and non-profits affected by the COVID-19 pandemic to \$150K in order to continue approving the remaining applicants, as well as authorize the County Manager to continue to administer the Grant Program to meet program objectives as outlined in the above request.





**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Consent Agenda**

**Item Number:** 7.I  
**Meeting Date:** September 08, 2020  
**Submitted By:** Dan Porter, Planning Director  
 Planning & Zoning  
 Prepared by: Karen Davis  
**Item Title** **Resolution 2020-09-04 NCDOT Request**  
**Attachments:** Resolution No. Mill Run NCDOT Petition  
 (DOC)

**Summary:**

Mr. Gary Dunstan, developer of Mill Run Subdivision in South Mills Township, is requesting that Mill Run Loop be added to the State Maintained Secondary Road System.

**Recommendation:**

Adoption of Resolution.



**Resolution No. 2020-09-04**

**NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION REQUEST FOR ADDITIONS TO STATE MAINTAINED SECONDARY ROAD SYSTEM**

**North Carolina  
County of Camden**

**Road Descriptions:      Mill Run Loop in Mill Run Subdivision  
   South Mills Township**

-----  
**WHEREAS**, the attached petition has been filed with the Board of Commissioners of the County of Camden requesting that the above described road(s), the location of which has been indicated on the attached map, be added to the Secondary Road system; and

**WHEREAS**, the Board of Commissioners is of the opinion that the above described roads should be added to the Secondary Road System, if the roads meet minimum standards and criteria established by the Division of Highways of the Department of Transportation for the addition of roads to the System.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of the County of Camden that the Division of Highways is hereby requested to review the above described road(s) and to take over the roads for maintenance if they meet established standards and the criteria.

\_\_\_\_\_  
Tom White, Chairman  
Camden County Board of Commissioners

**CERTIFICATE**

The foregoing resolution was duly adopted by the Board of Commissioners of the County of Camden at a meeting on the 8<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
Karen M. Davis  
Clerk to the Board of Commissioners  
County of Camden, NC

Attachment: Resolution No. Mill Run NCDOT Petition (2773 : Resolution 2020-09-04 NCDOT Request)



**CAMDEN COUNTY**  
NORTH CAROLINA • USA

*Boundless Opportunities.*

**Board of Commissioners  
AGENDA ITEM SUMMARY SHEET**

**Information, Reports & Minutes From Other Agencies**

<b>Item Number:</b>	10.A
<b>Meeting Date:</b>	September 08, 2020
<b>Submitted By:</b>	Kim Perry, Library Prepared by: Kim Perry
<b>Item Title</b>	<b>Library Report 7/2020</b>
<b>Attachments:</b>	20-07 (DOCX)

# Camden County Public Library

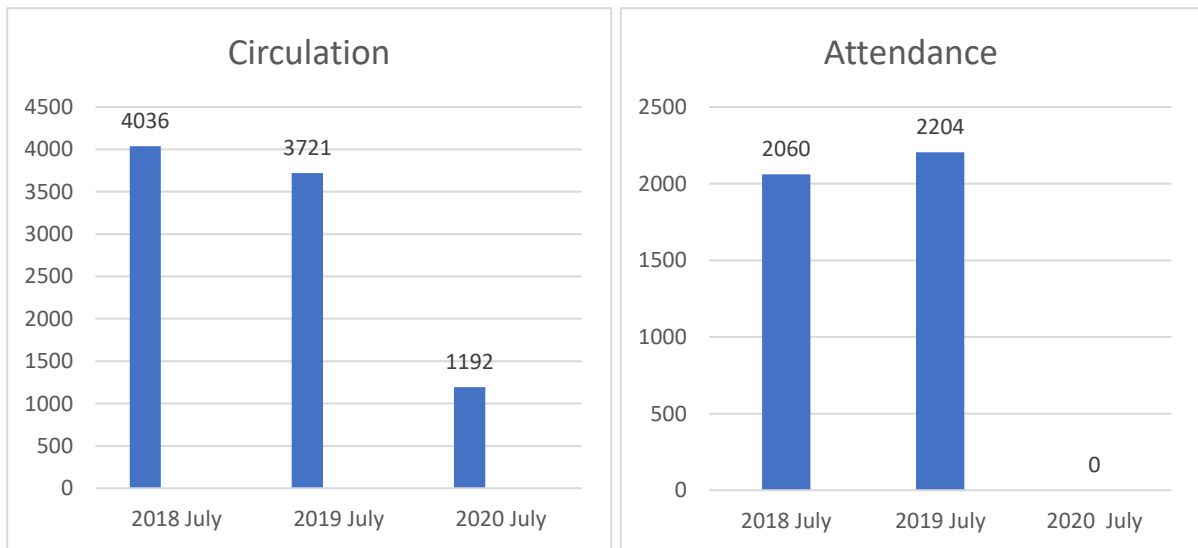
## JULY 2020 Statistics

**Library Closed July 1-31 due to COVID 19**

Visitor Count	0
Materials Check Outs & Renewals	1,192
Computer/ Wireless Use	0/152
Questions Answered	139
Children’s Programs/Attendance	0/0
Adult Programs/Attendance	0/0
Outreach Programs/Attendance	0/0
Meeting Room Usage/Attendance	6/45
Days/Hours Open	0/0
# Items in Collection	19,509
Library Card Holders	2,602
New Library Cards Requested Online	7
Curbside Pickups	111

\*Cloud Library Circulation increased 4.2% compared to 7/19

### Comparison by Year 2018-2020



Attachment: 20-07 (2783 : Library Report 7/2020)



In attempting to follow the **Phase II** guidelines of Governor Cooper's plan to safely reopen our state during the **COVID-19 crisis**:

- The Library is currently closed to the public and staffed Monday-Friday 9 am – 5 pm, closed Saturday and Sunday.
- Library staff continues to assist patrons remotely, answer phone calls, and complete professional responsibilities.
- The Library is offering Curbside Check-out & Print and Copy services for our patrons.
- Our Summer Reading Program was successful despite the challenges due to COVID-19. We had 98 registrants and held 4 outdoor in-person programs with 152 attendees.



# CAMDEN COUNTY

NORTH CAROLINA • USA

*Boundless Opportunities.*

## Board of Commissioners AGENDA ITEM SUMMARY SHEET

### Information, Reports & Minutes From Other Agencies

**Item Number:** 10.B  
**Meeting Date:** September 08, 2020

**Submitted By:** Tammie Krauss, Register of Deeds  
Register of Deeds  
Prepared by: Karen Davis

**Item Title** **Register of Deeds Report**

**Attachments:** Register of Deeds Report (PDF)

Ledger Report Fee Distribution  
TAMMIE KRAUSS, REGISTER OF DEEDS  
Camden, NC

Date Range From Wednesday, July 01, 2020 to Friday, July 31, 2020

Name	Amount
NC Children's Trust Fund	\$40.00
NC Domestic Violence Fund	\$240.00
State Revenue Stamp	\$11,655.63
County Revenue Stamp	\$12,131.37
Land Transfer Fee	\$0.00
Floodplain Map Fund	\$0.00
Supplemental Retirement	\$144.87
ROD Automation Fund	\$836.77
Dept Of Cultural Resources	\$0.00
Vital Records Fund	\$0.00
State General Fund	\$0.00
State Treasurer Amount	\$1,252.40
ROD General Fund	\$7,147.56
<b>Total Distribution For Period</b>	<b>\$33,448.60</b>
Cash Total	\$1,295.20
Check Total	\$31,883.40
Pay Account Total	\$270.00
ACH Total	\$0.00
Escrow Account Total	\$0.00
Overpayment Total	\$0.00
<b>Total Deposit For Period</b>	<b>\$33,448.60</b>

Camden County Register of Deeds: Tammie Krauss  
July 2020 Daily Deposit

DATE	NC CHILDREN TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMENT	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
07/01/20	\$ 5.00	\$ 30.00	\$ 907.48	\$ 944.52	\$ 10.49	\$ 60.90	\$ 80.60	\$ 512.01	\$ 2,551.00
07/02/20	\$ -	\$ -	\$ 837.41	\$ 871.59	\$ 8.05	\$ 49.16	\$ 62.00	\$ 416.59	\$ 2,244.80
07/06/20	\$ -	\$ -			\$ 3.58	\$ 20.97	\$ 31.00	\$ 183.45	\$ 239.00
07/07/20	\$ -		\$ 282.73	\$ 294.27	\$ 5.52	\$ 32.22	\$ 55.80	\$ 274.46	\$ 945.00
07/08/20	\$ 10.00	\$ 60.00	\$ 499.80	\$ 520.20	\$ 7.54	\$ 36.68	\$ 68.20	\$ 319.78	\$ 1,522.20
07/09/20	\$ -	\$ -	\$ 739.90	\$ 770.10	\$ 10.44	\$ 62.88	\$ 93.00	\$ 529.68	\$ 2,206.00
07/10/20	\$ -	\$ -	\$ 184.24	\$ 191.76	\$ 0.81	\$ 4.08	\$ 12.40	\$ 36.71	\$ 430.00
07/13/20	\$ 10.00	\$ 60.00	\$ 975.10	\$ 1,014.90	\$ 6.21	\$ 31.61	\$ 37.20	\$ 268.98	\$ 2,404.00
07/14/20	\$ -	\$ -	\$ 563.50	\$ 586.50	\$ 2.76	\$ 15.54	\$ 31.00	\$ 134.70	\$ 1,334.00
07/15/20	\$ -	\$ -	\$ 890.82	\$ 927.18	\$ 3.66	\$ 21.35	\$ 37.20	\$ 181.79	\$ 2,062.00
07/16/20	\$ -	\$ -	\$ 511.56	\$ 532.44	\$ 4.19	\$ 25.93	\$ 31.00	\$ 217.88	\$ 1,323.00
07/17/20	\$ 5.00	\$ 30.00	\$ 219.03	\$ 227.97	\$ 6.62	\$ 37.36	\$ 37.20	\$ 325.82	\$ 889.00
07/20/20	\$ -	\$ -	\$ 609.56	\$ 634.44	\$ 13.92	\$ 79.56	\$ 130.20	\$ 709.92	\$ 2,177.60
07/21/20			\$ 586.53	\$ 610.47	\$ 4.28	\$ 26.01	\$ 31.00	\$ 223.71	\$ 1,482.00
07/22/20					\$ 2.31	\$ 14.34	\$ 18.60	\$ 118.75	\$ 154.00
07/23/20			\$ 352.80	\$ 367.20	\$ 10.37	\$ 56.58	\$ 130.20	\$ 493.85	\$ 1,411.00
07/24/20	\$ 5.00	\$ 30.00	\$ 767.34	\$ 798.66	\$ 8.80	\$ 50.60	\$ 68.20	\$ 424.40	\$ 2,153.00
07/27/20					\$ 7.41	\$ 47.32	\$ 49.60	\$ 389.67	\$ 494.00
07/28/20	\$ 5.00	\$ 30.00	\$ 743.33	\$ 773.67	\$ 9.48	\$ 53.78	\$ 80.60	\$ 453.14	\$ 2,149.00
07/29/20			\$ 352.31	\$ 366.69	\$ 3.73	\$ 22.36	\$ 31.00	\$ 190.91	\$ 967.00
07/30/20			\$ 545.86	\$ 568.14	\$ 4.27	\$ 25.90	\$ 37.20	\$ 217.63	\$ 1,399.00
07/31/20			\$ 1,086.33	\$ 1,130.67	\$ 10.43	\$ 61.64	\$ 99.20	\$ 523.73	2912.00
									0.00
									\$ -
<b>TOTAL</b>	<b>\$ 40.00</b>	<b>\$ 240.00</b>	<b>\$ 11,655.63</b>	<b>\$ 12,131.37</b>	<b>\$ 144.87</b>	<b>\$ 836.77</b>	<b>\$ 1,252.40</b>	<b>\$ 7,147.56</b>	<b>\$ 33,448.60</b>

Attachment: Register of Deeds Report (2766 : Register of Deeds Report)