



CAMDEN COUNTY
NORTH CAROLINA • USA

Boundless Opportunities.

BOARD OF COMMISSIONERS

**February 01, 2021
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
February 01, 2021
7:00 PM
Historic Courtroom, Courthouse Complex**

Call to Order

ITEM 6 PM Closed Session - Contract Negotiation

Reconvene Board of Commissioners

Invocation & Pledge of Allegiance

Pastor Joe Brock - Harmony Baptist Church

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. Project Updates - Ken Bowman

Recess to South Camden Water & Sewer District Board of Directors

Reconvene Board of Commissioners

ITEM 5. Old Business (For discussion and possible action)

A. Appeal of Demolition Orders - Dan Porter

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

- A. Tax Report - Lisa Anderson
- B. 2023 Revaluation - Lisa Anderson
- C. Intense Appraisal Review - Lisa Anderson
- D. Stormwater Review Engineer - Dan Porter
- E. High School Project Reimbursement Resolution - Ken Bowman

ITEM 7. Board Appointments (For discussion and possible action)

- A. Camden Economic Development Commission

ITEM 8. Consent Agenda

- A. BOC Meeting Minutes - November 2, 2020
- B. BOC Meeting Minutes - January 4, 2021
- C. Budget Amendments
- D. School Budget Amendments
- E. Tax Collection Report
- F. DMV Monthly Report
- G. Refunds Over \$100.00
- H. Vehicle Refunds Over \$100.00
- I. Pickups, Releases & Refunds
- J. Surplus Property Requests
- K. FY 2021-2022 Annual Budget & CIP Calendar
- L. 2020-2021 DPI Facility Needs Survey
- M. Hazard Mitigation Contract Awards - Hurricane Matthew
- N. Set Public Hearing - UDO Chapter 160D Changes

ITEM 9. County Manager's Report

ITEM 10. Commissioners' Reports

ITEM 11. Information, Reports & Minutes From Other Agencies

- A. Register of Deeds Report

B. Library Report

ITEM 12. Other Matters (For discussion and possible action)

ITEM 13. Adjourn



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

Presentations

Item Number: 4.A
Meeting Date: February 01, 2021
Submitted By: Ken Bowman,
Administration
Prepared by: Karen Davis

Item Title **Project Updates - Ken Bowman**

Attachments:

Summary:

County Manager Ken Bowman will present updates on the Library and High School Projects.



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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Old Business

Item Number: 5.A
Meeting Date: February 01, 2021
Submitted By: Dan Porter, Planning Director
 Planning & Zoning
 Prepared by: Karen Davis
Item Title **Appeal of Demolition Orders**
Attachments: Agenda Summary_Overton (DOCX)
 Demolition Orders_Overton (PDF)

Agenda summary and supporting documentation attached.

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

Meeting Date: February 1, 2021

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 September 8, 2020 the Board of Commissioners held a hearing to consider resolutions ordering the demolition of dilapidated houses located at the above addresses. Following the hearing the Board of Commissioners asked Mr. Overton to prepare and submit a plan of action by the date of the November Board of Commissioners meeting to bring the houses into compliance with the code or demolish them.

At the November meeting of the Board of Commissioners Mr. Overton stated that he has an investor interested in purchasing some of the houses and will move them off of the property and he is in the process of cleaning up the other properties. The Commission agreed to reconsider the matter at the February 2021 regular meeting. No plan has been received regarding the disposal/removal of the dilapidated houses.

Recommendation:

Motion: Affirm the Code enforcement Officer's Demolition Orders for each property.

BOARD OF COMMISSIONERS

G. TOM WHITE
Chairman

ROSS B. MUNRO
Vice Chairman

CLAYTON D. RIGGS
RANDY KRAINIAK
TIFFNEY WHITE



**CAMDEN
COUNTY**

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KENNETH BOWMAN
County Manager

KAREN M. DAVIS
Clerk to the Board

JOHN S. MORRISON
County Attorney

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 are unsafe in that they constitute a fire or safety hazard, are dangerous to life, health or property, are 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.

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 ____ day of _____, 20__

Tom White
Chair

Karen Davis
Clerk

BOARD OF COMMISSIONERS

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Chairman

ROSS B. MUNRO
Vice Chairman

CLAYTON D. RIGGS
RANDY KRAINIAK
TIFFNEY WHITE



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County Manager

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County Attorney

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 ____ day of _____, 20__

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County Manager

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Clerk to the Board

JOHN S. MORRISON
County Attorney

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;

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

Adopted this the ____ day of _____, 20__

Tom White
Chairman

Karen Davis
Clerk to the Board



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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.A
Meeting Date: February 01, 2021

Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Lisa Anderson

Item Title **December Monthly Report**

Attachments: December 2020 Tax Report (PDF)

Summary: December Monthly Report

Recommendation: Review and approve

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

OUTSTANDING TAX DELINQUENCIES BY YEAR

<u>YEAR</u>	<u>REAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>
2019	115,512.59	4,554.54
2018	40,664.43	2,054.29
2017	22,679.16	2,217.15
2016	10,532.05	1,430.53
2015	7,363.89	697.90
2014	10,371.76	1,030.08
2013	6,781.98	4,697.01
2012	5,683.74	7,467.73
2011	4,572.09	6,288.19
2010	4,149.58	4,530.18

Attachment: December 2020 Tax Report (2901 : Tax Report)

TOTAL REAL PROPERTY TAX UNCOLLECTED	228,311.27
TOTAL PERSONAL PROPERTY UNCOLLECTED	34,967.60
TEN YEAR PERCENTAGE COLLECTION RATE	99.65%
COLLECTION FOR 2020 vs. 2019	11,218.57 vs. 9,782.59

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2019	98.44%
2018	99.43%
2017	99.65%

THIRTY LARGEST UNPAID ACCOUNTS

SEE ATTACHMENT "A"

THIRTY OLDEST UNPAID ACCOUNTS

SEE ATTACHMENT "B"

Attachment: December 2020 Tax Report (2901 : Tax Report)

EFFORTS AT COLLECTION IN THE LAST 30 DAYSENDING December 2020**BY TAX ADMINISTRATOR**26 NUMBER DELINQUENCY NOTICES SENT30 FOLLOWUP REQUESTS FOR PAYMENT SENT2 NUMBER OF WAGE GARNISHMENTS ISSUED3 NUMBER OF BANK GARNISHMENTS ISSUED28 NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR
TO DELINQUENT TAXPAYER0 NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)0 PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF
TAX ADMINISTRATOR0 NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO
COUNTY ATTORNEY0 NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR
COLLECTION (I.D. AND STATUS)0 REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS0 NUMBER OF JUDGMENTS FILED

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	02-8935-02-66-7093.0000	4,317.52	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	03-8899-00-16-2671.2425	3,592.65	1	SPRING LOTUS LLC	SHILOH	141 EDGEWATER DR
R	02-8944-00-75-7172.0000	3,376.93	1	KIM SAWYER	CAMDEN	110 MILL DAM RD N
R	02-8945-00-41-2060.0000	3,340.32	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	02-8934-01-18-8072.0000	3,234.74	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	02-8935-01-08-8786.0000	2,940.10	1	LINWOOD GREGORY	CAMDEN	253 SLEEPY HOLLOW RD
R	02-8934-01-29-4617.0000	2,923.24	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
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	02-8944-00-99-1027.0000	2,716.91	2	JOHNNIE MERCER HEIRS	CAMDEN	MCKIMMEY RD
R	01-7999-00-62-3898.0000	2,568.65	1	MICHAEL ASKEW	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	03-8962-00-05-0472.0000	2,335.19	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	03-8962-00-54-5080.0000	2,278.67	2	LORENZO MERCER	SHILOH	435 NECK RD
R	02-8934-01-29-4776.5853	2,234.11	1	C. RUSSELL HASTINGS JR.	CAMDEN	110 158 US W
R	03-8943-02-75-4196.0000	2,142.76	2	SHERRILL M PRICE JR	SHILOH	115 COOKS LANDING RD
R	03-8965-00-37-4242.0000	2,099.04	2	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	01-8907-00-08-4393.0000	2,047.13	2	CARLTON WOOLARD	SOUTH MILLS	1010 343 HWY N
R	01-7080-00-62-1977.0000	2,034.38	10	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	03-8952-00-95-8737.0000	2,032.30	2	AUDREY TILLET	SHILOH	171 NECK RD
R	03-8953-00-38-5803.0000	2,005.81	1	ROLAND ROGER SAWYER	SHILOH	142 PERKINS RD
R	03-8943-04-93-8214.0000	1,987.78	10	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	02-8916-00-39-5170.0000	1,954.48	1	DONALD RAY JONES	CAMDEN	670 343 HWY N

Attachment: December 2020 Tax Report (2901 : Tax Report)

01/25/21 10:38:30

Delinquencies Top-30 Unpaid

1

Roll

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	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	
R	01-7999-00-32-3510.0000	10	1,856.74	LEAH BARCO	SOUTH MILLS	195 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	OLD SWAMP RD
R	03-8980-00-84-0931.0000	10	252.86	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	03-9809-00-45-1097.0000	10	201.43	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8899-00-37-0046.0000	10	152.13	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2462.0000	10	138.72	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	03-8962-00-04-9097.0000	9	2,509.41	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8990-00-64-8379.0000	9	1,088.57	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	9	846.93	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	01-7989-04-90-0938.0000	9	623.75	DORIS EASON	SOUTH MILLS	1352 343 HWY N
R	03-8962-00-60-7648.0000	9	281.11	FRANK WRIGHT ETAL	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	8	2,099.04	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	01-7091-00-64-6569.0000	8	1,385.62	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	03-8962-00-55-5300.0000	8	427.31	OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD
R	03-8899-00-36-1568.0000	8	400.52	PETER BUTSAVAGE	SHILOH	HIBISCUS RD
R	03-9809-00-66-0120.0000	8	286.40	RANDELL CRIDER	SHILOH	SAILBOAT RD

Attachment: December 2020 Tax Report (2901 : Tax Report)

01/25/21 10:38:30

Delinquencies Top-30 Oldest

Handwritten mark

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	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	0001827	483.28	8	KAREN BUNDY	CAMDEN	431 158 US W
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	300.72	1	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0001694	288.99	8	THOMAS B.THOMAS HEIRS	CAMDEN	150 158 HWY W
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
P	0001689	125.28	3	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0001639	123.29	6	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
P	0000385	121.17	4	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLANE
P	0002921	120.68	4	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0003559	116.07	1	BENNY FARRELL TUCKER	ELIZABETH CITY	152 158 US W

Attachment: December 2020 Tax Report (2901 : Tax Report)

01/25/21 10:38:50

Delinquencies Top-30 Unpaid

1

Person

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001709	10	1,934.38	JOHN MATTHEW CARTE	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 BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000295	4	792.09	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
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	0001104	3	673.59	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000297	3	517.95	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0000846	3	300.72	TOAN TRINH	SHILOH	229 SAILBOAT RD
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	0002194	2	285.59	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD S
P	0002902	2	110.28	STEPHANIE AUSMAN	SHILOH	204 POND RD
P	0002525	1	239.04	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD

Attachment: December 2020 Tax Report (2901 : Tax Report)

01/25/21 10:38:51

Delinquencies Top-30 Oldest

Personal



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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.B
Meeting Date: February 01, 2021
Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Lisa Anderson

Item Title **2023 Revaluation**

Attachments:

Summary: Tax Administrator Lisa Anderson will request the selection of Pearson's Appraisal Service, Inc. to conduct the 2023 revaluation.

Recommendation: Approve.



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 6.C
Meeting Date: February 01, 2021
Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Lisa Anderson

Item Title **2023 Revaluation**

Attachments:

Summary: Intense Appraisal Review (Pearson's team will stop and look at each dwelling and go over the property tax card and if there is something on property that is not on tax card they will measure and list on the tax card).

Recommendation: Approve.



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 6.D
Meeting Date: February 01, 2021

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

Item Title **Stormwater Review Engineer**

Attachments: Agenda Summary Stormwater Engineer (DOCX)

See attached summary.

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

Meeting Date: February 1, 2021
Submitted By: Planning Department
Item Title: Stormwater Review Engineer

Summary:

The County's Stormwater Engineer is currently on leave and is unable to provide services to us for the foreseeable future.

A Request for Qualifications was advertised and direct mailed last month to at least 10 consulting engineers to provide this important element of the County approval processes. Three (3) responses were received and two (2) firms were interviewed.

The funding for these review services are paid for by applicants with an escrow deposit at the time of application.

Recommendation:

Motion:

Authorize Chairman to sign a professional services contract with McAdams Engineering.



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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.E
Meeting Date: February 01, 2021
Submitted By: Stephanie Jackson, HR Director
 Finance
 Prepared by: Karen Davis
Item Title **High School Project Reimbursement Resolution**
Attachments: Reimbursement Resolution-Camden 2021 G.O.
 (Schools) (PDF)

Summary:

The Reimbursement Resolution is prepared to allow the County to reimburse itself for expenditures prior to approval of the Financing. It is necessary, desirable, and in the best interest of the County to advance monies from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

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 February 1, 2021.

Present: Chair Tom White, presiding, and Commissioners

Absent: Commissioners

Also present: _____

* * * * *

_____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Commissioner:

**RESOLUTION OF THE COUNTY OF CAMDEN, NORTH CAROLINA
DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES
UNDER UNITED STATES DEPARTMENT OF TREASURY REGULATIONS**

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 hereby finds, determines and declares the following:

(a) Section 1.150-2 of the Treasury Regulations (the “Regulations”) prescribes specific procedures which will be applicable to certain bonds or notes issued by or on behalf of the County including, without limitation, a requirement that the County declare its official intent to reimburse certain expenditures with proceeds of debt to be incurred by the County prior to, or within sixty (60) days of, payment of the expenditures to be reimbursed.

(b) The County intends to advance its own funds in order to pay certain capital costs (the “Original Expenditures”) relating to the acquisition, construction, expansion and renovation of school buildings and other school facilities in the County, and the acquisition of related land (the “Project”).

(c) The County reasonably expects to reimburse itself for the Original Expenditures from the proceeds of debt to be incurred by the County.

(d) \$33,000,000 is the maximum principal amount of debt expected to be incurred for the purpose of paying the costs of the Project.

(e) This declaration of official intent is made pursuant to Section 1.150-2 of the Treasury Regulations to expressly declare the official intent of the County to reimburse itself from the proceeds of debt to be hereinafter incurred by the County for certain expenditures paid by the County on or after the date which is sixty (60) days prior to the date hereof.

Attachment: Reimbursement Resolution-Camden 2021 G.O. (Schools) (2908 : High School Project Reimbursement Resolution)

(f) The funds heretofore advanced or to be advanced by the County to pay the Original Expenditures are or will be available only on a temporary basis, and do not consist of funds that were otherwise earmarked or intended to be used by the County to permanently finance the Original Expenditures.

(g) All Original Expenditures to be reimbursed by the County were paid no more than sixty (60) days prior to, or will be paid on or after the date of, this declaration of official intent, except with respect to certain amounts incurred before such 60-day period not exceeding 20% of the issue price of the proceeds of the debt to be hereinafter incurred which are expended for "preliminary expenditures" within the meaning of Section 1.150-2 of the Treasury Regulations (the "Preliminary Expenditures"). The County understands that, except for the Preliminary Expenditures, such reimbursement must occur not later than eighteen (18) months after the later of (a) the date the Original Expenditures were paid and (b) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the Original Expenditures were paid.

Section 2. This resolution shall take effect upon its adoption.

Upon motion of _____, the foregoing resolution entitled "RESOLUTION OF THE COUNTY OF CAMDEN, NORTH CAROLINA DECLARING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES UNDER UNITED STATES DEPARTMENT OF TREASURY REGULATIONS" was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

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 of Commissioners for said County at a regular meeting held on February 1, 2021, as relates in any way to the introduction and adoption of the foregoing resolution and that said proceedings are 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.

WITNESS my hand and the official seal of said County this 1st day of February, 2021.

Clerk to the Board of Commissioners

[SEAL]

Attachment: Reimbursement Resolution-Camden 2021 G.O. (Schools) (2908 : High School Project Reimbursement Resolution)



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Board Appointments

Item Number: 7.A
Meeting Date: February 01, 2021

Submitted By: Karen Davis, Clerk to the Board
Administration
Prepared by: Karen Davis

Item Title Camden Economic Development Commission

Attachments:

Summary:

It is the request of staff that Will Meiggs be reappointed to the Camden Economic Development Commission for an additional term.

Recommendation:

Approval.



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number:	8.A
Meeting Date:	February 01, 2021
Submitted By:	Amy Barnett, Planning Clerk Board of Commissioners Prepared by: Karen Davis
Item Title	BOC Meeting Minutes - November 2, 2020
Attachments:	bocmins_110220_WithAllAttachments (PDF)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

Camden County Board of Commissioners
Regular Meeting
November 2, 2020 7:00 PM
Historic Courtroom, Courthouse Complex
Camden, North Carolina

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on November 2, 2020 in the Historic Courtroom, Camden, North Carolina. The following members were present:

CALL TO ORDER & WELCOME

Chairman Tom White called the meeting to order at 7:00 PM.

Commissioner Garry Meiggs gave the invocation & led those present in the Pledge of Allegiance.

Commissioners Present:

Attendee Name	Title / Organization / Representing	Status	Arrived
Tom White	Chairman of the Board of Commissioners	Present	6:50 PM
Clayton Riggs	Vice Chairman of the Board of Commissioners	Present	6:50 PM
Ross Munro	Commissioner	Present	6:50 PM
Garry Meiggs	Commissioner	Present	6:50 PM
Randy Krainiak	Commissioner	Present	6:50 PM

Staff Members Present:

Attendee Name	Title / Organization / Representing	Status	Arrived
Ken Bowman	County Manager	Present	6:50 PM
Dan Porter	Planning Department Director	Present	6:50 PM
Amber Curling	Zoning Officer	Present	6:50 PM
Amy Barnett	Assistant Clerk to the Board of Commissioners	Present	6:30 PM
John Morrison	County Attorney	Present	6:50 PM

Others Present (in order of appearance):

Attendee Name	Organization / Address	Meeting Section
Penny Royal	Public Commenter, Sanders Crossing Subdivision	Public Comments
Marshall Powell Jr.	Sawyers Creek Road, Camden, NC	Public Hearing #1
Brenda Prime	McBride Street, South Mills, NC	Public Hearing #1
Jeannie LeFrancois	South Elm Street, South Mills, NC	Public Hearing #1
Donald Parker	Juniper Drive, Camden, NC	Public Hearing #1
Marshall Powell III	Spence Lane, South Mills, NC	Public Hearing #1
Christopher Martin	Carolina Road, South Mills, NC	Public Hearing #1
Ronald Inge	Spencer Lane, South Mills, NC	Public Hearing #1
Tammy Inge	Christopher's Way, South Mills, NC	Public Hearing #1
Taylor Inge	Canal Drive, South Mills, NC	Public Hearing #1
Mary Cherry Tirak	Chamberlain Road, South Mills, NC	Public Hearing #1
Kevin Norris	No Address Given, South Mills, NC	Public Hearing #1
Nancy Farmer	Horseshoe Road, South Mills, NC	Public Hearing #1
Raymond Farmer	Horseshoe Road, South Mills, NC	Public Hearing #1
Rebecca Farmer	Horseshoe Road, South Mills, NC	Public Hearing #1
David Miller	Battalion Chief, South Mills Vol. Fire Department	Public Hearing #1
Cheryl Forehand	Not Present, Emailed comments read by clerk	Public Hearing #1
Melissa Linton	Not Present, Emailed comments read by clerk	Public Hearing #1
Mark Bissell	Bissell Professional Group, Kitty Hawk NC Agent for Applicant, South Mills Landing	Public Hearing #1
Herbert Mullen	Attorney for Developer	Public Hearing #1
Reese Smith Jr.	Developer's Son, Virginia Beach, VA	Public Hearing #1
Richard Krainiak	Camellia Drive, Camden, NC; Applicant for Rezoning	Public Hearing #2
Gary Overton	Thomas Point Road, Shiloh, NC; Appellant	Old Business #1

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

20 **PRESENTATIONS** - None.

21 **ITEM 1 PUBLIC COMMENTS:**

22

23 Penny Royal, Otters Place, South Mills, NC

- 24 • Lives in Sanders Crossing Subdivision
- 25 • Came before board a month ago (in October)
- 26 ○ Spoke on same subject as in October
- 27 ○ Has not heard from anyone on it yet
- 28 • Roads in Sanders Crossing have sink holes and all that has been done is to look at them,
 29 no actions to fix them have been taken
- 30 • Blames Board of Commissioners for not monitoring developer to make sure they did
 31 what they needed to do in regards to roads
- 32 • Referenced a meeting that was held for political candidates, and at that meeting Sanders
 33 Crossing was mentioned
- 34 ○ Mentioned the political candidate meeting was not advertised, and HOA members
 35 of Sanders Crossing were unable to attend, only found out about meeting through
 36 others who told Ms. Royal of some of the comments that were made there:
- 37 ■ Sanders Crossing has an HOA and it's not the county's problem
- 38 ■ People in the front of the neighborhood don't want to help pay for the ones
 39 in the back
- 40 ■ It's not the county's problem, they need to figure it out on their own
- 41 ■ Community doesn't pay their HOA dues
- 42 • Ms. Royal stated she wanted to set the record straight, saying that the HOA dues are not
 43 the county's concern, and that the HOA will take care of that as needed. She stated that
 44 98% of the homeowners in that community pay their dues
- 45 • Ms. Royal is asking for the Board of Commissioners to look into the road problems:
- 46 ○ Roads were supposed to be turned over to the state and never were
- 47 ○ County never followed up, and roads fell through, and are now orphaned
- 48 ○ Roads are in need of repair and the community cannot afford it
- 49 ○ HOA dues are not structured to be part of road maintenance, nowhere in the
 50 covenants or bylaws is there any mention of road maintenance being part of the
 51 community, they were always supposed to be state roads. County knew that from
 52 the beginning.
- 53 ○ Every county has some sort of emergency fund, asked why that is not being used
 54 to help
- 55 ○ Asked Board to try to find some sort of grant money somewhere to help with road
 56 conditions
- 57 ○ Commented regarding taxpayer status of homeowners and of the common area
 58 land
- 59 ○ Feels shunned when coming to county for help. Asked why.

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

61 Assistant Clerk to the Board of Commissioners, Amy Barnett, read the Conflict of Interest
 62 Disclosure Statement.

63 **ITEM 3 CONSIDERATION OF AGENDA**

64 *Motion to Approve Agenda As Presented*

65 RESULT:	PASSED [UNANIMOUS]
66 MOVER:	Clayton Riggs
67 AYES:	White, Riggs, Munro, Meiggs, Krainiak
68 ABSENT:	None

69

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

70 **SOUTH CAMDEN WATER & SEWER BOARD OF DIRECTORS**

71
 72 At 7:09 PM, Chairman Tom White recessed the Board of Commissioners meeting and called the
 73 South Camden Water & Sewer Board of Directors meeting to order.

74
 75 Consideration of Agenda:

76
 77 ***Motion to Approve Agenda as Presented***

78 RESULT:	PASSED [UNANIMOUS]
79 MOVER:	Garry Meiggs
80 AYES:	White, Riggs, Munro, Meiggs, Krainiak
81 ABSENT:	None

82
 83 New Business: Monthly Report

84
 85 Public Works Director David Credle was unable to attend the meeting, in his stead
 86 County Manager Ken Bowman read the monthly report as shown below:
 87

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

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	84	84	100%	0
Sewer/Collection	2	2	100%	0

Locates:

- Water Line: 90
- Sewer Line: 15
- Water & Sewer, same ticket: 0
- Hydrant flow test: 5(painted)

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

Water treated at the water treatment plant in September: 15,450,620 gallons

Daily average water usage for September: 515,021 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									
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 flow/21(painted)
July	86	100%	0%	82	4	69	6	2	0
August	72	100%	0%	71	1	64	8	1	0 flow/4(painted)
Sept	86	100%	0%	84	2	90	15	0	0 flow/5(painted)

88
 89

90
 91

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

SMWA Daily Consumption

Day	July 2020	August 2020	September 2020	October 2020
1	177,600	167,100	177,800	
2	150,000	155,100	184,700	
3	231,000	153,700	192,500	
4	167,300	145,300	188,600	
5	203,000	139,600	216,700	
6	186,900	150,000	213,200	
7	149,200	104,100	211,000	
8	167,700	162,400	172,300	
9	141,400	163,400	164,400	
10	183,500	156,600	163,500	
11	205,400	161,300	153,500	
12	205,500	159,400	181,500	
13	162,500	139,400	194,300	
14	163,500	136,700	155,900	
15	170,600	150,000	159,600	
16	176,400	152,000	168,400	
17	202,300	144,500	187,200	
18	192,500	146,000	119,700	
19	224,500	139,500	173,400	
20	194,100	152,300	181,500	
21	181,800	141,600	156,300	
22	202,800	152,700	163,700	
23	175,600	170,900	172,500	
24	172,400	153,300	135,500	
25	173,500	133,900	173,000	
26	186,200	179,300	165,600	
27	187,200	174,000	185,600	
28	163,000	185,400	172,600	
29	165,100	238,600	156,400	
30	188,200	146,000	166,200	
31	138,700	177,500		

92
93

94 ***Motion to Approve Monthly Report as Presented***

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ross Munro
AYES:	White, Riggs, Munro, Meiggs, Krainiak
ABSENT:	None

99

100 ***Motion to Adjourn South Camden Water & Sewer Board of Directors Meeting***

RESULT:	PASSED [UNANIMOUS]
MOVER:	Ross Munro
AYES:	White, Riggs, Munro, Meiggs, Krainiak
ABSENT:	None

105
106
107
108
109

At 7:12 PM, the South Camden Water & Sewer Board of Directors Meeting was adjourned, and Chairman Tom White reconvened the Camden County Board of Commissioners meeting.

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
Regular Meeting – November 2, 2020

110 **ITEM 4 PUBLIC HEARINGS**

111
112 **A. Public Hearing for South Mills Landing**

113
114 Chairman Tom White laid out the following ground rules:

- 115 • Everyone will have the opportunity to speak
- 116 • Request that if speaking on the same concerns, that a representative of a group speak so
- 117 same concerns are not repeated multiple times
- 118 • Keep it civil, uncivil actions / outbursts from a person(s) will be grounds for being asked
- 119 to leave, with refusal of such being grounds for removal by Sheriff.
- 120 • Board of Commissioners wants to hear what everyone has to say, but at the same time
- 121 wants everyone to be calm and civil.

122
123 At this time, Dan Porter, Planning Director, described this agenda item: This is a public hearing
124 on the Development Agreement and Master Plan/Preliminary Plat for South Mills Landing
125 Planned Development Major Subdivision.

126
127 The Staff Report and Development Agreement for this agenda item are attached hereto as
128 “Attachment A” and “Attachment B” respectively.

129
130 Mr. Porter read the summary from the agenda item summary sheet for this agenda item:

131

Camden County Board of Commissioners AGENDA ITEM SUMMARY SHEET	
Meeting Date:	November 2, 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:	<p>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.</p> <p>A properly-advertised public hearing was held on September 8, 2020 at which time the Board postponed consideration until October 5th. At the October meeting the Board decided to hold a second public hearing on November 2nd. The public hearing has been re-advertised and posted properly.</p> <p>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 buildout within 6 to 10 years.</p> <p>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.</p> <p>The existing Storm Water Model is complete and the post Storm Water Drainage Plan will require approval of the County storm water engineer.</p> <p>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.</p>
RECOMMENDATION:	<ol style="list-style-type: none"> 1. Motion to <u>hold Public Hearing</u> for South Mills Landing Development Agreement and Master Plan/ Preliminary Plat 2. Approve/deny/ or approve with modification the <u>South Mills Landing Development Agreement – Ordinance No. 2020-09-01.</u> 3. Approve/deny/ or approve with modifications UDO 2020-01-36 - <u>South Mills Landing Master Plan and Preliminary Plat.</u>

132
133

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS

Regular Meeting – November 2, 2020

134 County Attorney John Morrison asked Mr. Porter a series of questions for the purpose of
135 educating the public regarding this project. The questions and answers are structured as follows:

136

137 • County Attorney's Question

138 ○ Mr. Porter's Response

139

140 • If the Board of Commissioners votes for approval, does this mean the developer gets to
141 start building?

142 ○ Not right away, the next step is for construction plans to be prepared and
143 reviewed.

144 • Who gets to review the construction plans?

145 ○ Review and approval is done by Staff, NCDOT, Stormwater Permit from state for
146 their erosion and sediment plan.

147 • Stormwater is looked at by the State and not the County, is that correct? And do they
148 have to get approval from both the State and the County?

149 ○ Both

150 • What kinds of things are looked at by the State and the County before signing off?

151 ○ The State's review of the stormwater plans is primarily to look at if there are
152 enough stormwater improvements to hold back water so that the sediment will
153 drop off and will not pollute streams. This is a water quality issue. The review
154 by the local (County) engineer is one of quantity. The regulations as far as
155 allowing stormwater runoff are more strict than the State's. The regulations
156 require the developer to measure the pre-development runoff rate, cubic feet per
157 second, for a 10-year storm in the pre-development stage. They have to model
158 and show that the improvements they are making to the property will
159 accommodate and hold back the runoff of a 10-year storm to be equal to or less
160 than the runoff prior to the development. The post development runoff rate
161 cannot exceed the pre-development rate.

162 • Am I correct in understanding that the decision regarding whether there would be an
163 inordinate amount of stormwater runoff is not made by the commissioners, but rather by
164 an independent County Engineer?

165 ○ Correct. All the approvals passed by the Commissioners are all done by
166 professional engineers, or people who are experts in their fields.

167 • And the Commissioners have to follow what the engineers say?

168 ○ The developers would have to follow what the engineers say.

169 • So, this issue of stormwater runoff, which is crucial, just to be clear, is reviewed by an
170 independent engineer who is licensed by the State of North Carolina and must be
171 convinced that the stormwater runoff plan is adequate.

172 ○ And that it will meet the County's regulations.

173 • And the regulations were designed to address stormwater runoff, were they not?

174 ○ Camden has probably one of the toughest set of regulations for stormwater runoff
175 in the State.

176 • What other kinds of subsequent approvals would have to be obtained beyond what the
177 commissioners do?

178 ○ They have submitted street plans but still have to submit the engineered design of
179 those street plans in terms of curbs, etc.

180 • There was some concern regarding inordinate traffic that this many units would create.
181 Does NCDOT have to sign off that the plans would be safe?

182 ○ NCDOT has already signed off on their conceptual plans, all they have to sign off
183 on is the actual construction engineering plans.

184 • This has been reviewed by traffic engineers, is that correct?

185 ○ Yes, in fact the developer produced a traffic impact analysis that was submitted to
186 the NC DOT who has reviewed that analysis and made recommendations on
187 certain improvements that needed to be made to Horseshoe Road and the entrance
188 intersection.

189 • Another concern has to do with adequate public facilities which is local government talk
190 for schools, law enforcement, social services, and that kind of thing. What is the status of
191 this and what do they have to show regarding these facilities?

192 ○ They have to show that they have access to enough potable water. Sewage
193 treatment would be handled through septic systems or sewer system, and in this
194 case it would be the sewer system.

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

- 195 • To whom do they have to show that & get approval?
 196 ○ To staff.
- 197 • What about adequate schools and adequate law enforcement?
 198 ○ Law enforcement is reviewed at the Technical Review Committee; Sheriff and
 199 Fire Department are asked to submit comments, which they have. They are both
 200 concerned about their resources and ability to serve this development.
- 201 • What about the schools?
 202 ○ School system did not disapprove this but did indicate their resources would be
 203 stretched. They have asked for certain kinds of improvements, bus stops and so
 204 on. In the State of North Carolina, fees for schools cannot be charged. Impact
 205 fees for sewer development, water development, and such are allowed, but not for
 206 schools. We've tried. There was a moratorium in Camden for 3-1/2 years, then
 207 when that was over, we started charging an impact fee.
- 208 • And the Supreme Court of North Carolina said we could not do that.
 209 ○ That is correct.
- 210 • In summary, there are divided opinions; there are a number of individuals other than the
 211 Board of Commissioners who have to approve this development if the Commissioners
 212 were to approve it, is that correct?
 213 ○ That is correct.

214
 215 At this time, County Attorney John Morrison stated that nothing he has said or asked should be
 216 taken to indicate he is pro or con regarding this agenda item. He further stated that he asked
 217 questions, to which he already knew the answers, for the benefit and education of the public so
 218 that they will know how this procedure works. Additionally, Attorney Morrison reiterated that
 219 the law requires the Board of Commissioners to seek the opinion of the public, however the
 220 Board of Commissioners is not required to listen to redundant / repetitive information and it is in
 221 the discretion of the Chairman with regard to that. Also, the Board of Commissioners is not
 222 required to listen to anyone who is uncivil and it is fully within the Board of Commissioners
 223 rights to have any such uncivil / unruly person(s) removed.

224
 225 Chairman Tom White asked Mr. Porter about a few emails, that were in the board packet, from
 226 David Deel of Deel Engineering PLLC of Kill Devil Hills, NC, concerning tests run regarding
 227 the stormwater runoff, using different time frames of rain and so on. He asked if the tests ever
 228 produced satisfactory results. Mr. Porter responded that the tests did pass, and that he has an
 229 email from the Camden County Engineer approving the model for this, as to the pre-
 230 development benchmarks that have to be met. Camden County Engineer Greg Johnson reviews
 231 their engineer's models, and he has signed off on it to this point, and there will have to be a post
 232 development model signed off on later down the line should this be approved.

233
 234 Chairman White then asked if an agreement has been drawn up by and between Camden and
 235 South Mills Water Association regarding provision of water as mentioned in the Development
 236 Agreement. County Manager Kin Bowman stated there was not yet an agreement at this point.
 237 Mr. Porter stated that there was a letter in the board packet from South Mills Water Association
 238 to the developer saying that if Camden provides them with water, then they will provide water
 239 for the first 129 units. The development is to be in phases, and fees will be due at each phase.
 240 Those fees will be used to expand the capacity.

241
 242 Commissioner Clayton Riggs asked Mr. Porter regarding the current capacity of the South
 243 Camden Water Plant, according to the report given earlier in the meeting, Camden is within
 244 250,000 gallons per day of being at capacity of the current plant right now, and 150,000 plus or
 245 minus per day is being pumped north to South Mills. Mr. Riggs asked what the impact is
 246 regarding this and other proposed developments. Mr. Porter stated that only one is being
 247 considered in this meeting and that the impact is that Camden will have to provide additional
 248 capacity. Mr. Porter added that two well sites have been identified, test borings have been done,
 249 they will produce, and the process of getting ready to do the engineering to sink a well on one of
 250 them is underway.

251

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252 Commissioner Riggs then asked if Public Works Director David Credle has indicated a time
 253 frame for the new well to come online? Mr. Riggs stated his understanding was about 24 months
 254 for the engineering, building, and so on. Manager Bowman confirmed this was correct, and also
 255 added it is a part of the Capital Improvements Project which was budgeted in 2019-2020, and is
 256 also budgeted for 2020-2021.

257
 258 Commissioner Riggs then observed, for the record, that if the Board of Commissioners approved
 259 this, then Phase 1, 129 houses, is not going to put a significant impact on what is available at
 260 present time for water. Sheriff Department is going to want additional resources as is the Fire
 261 Department. Somewhere around the 24 month mark, renegotiation of the water contracts will be
 262 taking place with regard to pumping water North. Mr. Riggs added that this is not going to
 263 happen overnight. Mr. Porter added that the developer is required to pay fees up front before
 264 provision of water.

265
 266 Chairman White asked if the fees would go to South Mills Water Association or to Camden
 267 County. Mr. Porter stated that Camden is anticipating getting ½ of the connection fees, which is
 268 what has been received in the past.

269
 270 Commissioner Randy Krainiak expressed concern regarding the fact that the whole development
 271 is in flood zone AE. He added that people need to know that they will have to have flood
 272 insurance, and it will be costly.

273
 274 Mr. Porter replied saying that 63% of the county is in a flood zone of one kind or another. He
 275 added that the AE zone is regulated by FEMA who says that houses built have to be built at base
 276 flood. Camden County adds what is called “freeboard” to that, which means that the top of the
 277 floorboard of the first floor has to be 2 feet above the base flood, which is the 100 year flood
 278 mark. This means all the houses will be elevated. Building takes place in the flood zone all the
 279 time, people elevate their houses. Mr. Porter added that there is another flood zone which is
 280 called the Flood Way (AEFW) in which building is prohibited unless a notarized study is
 281 performed.

282
 283 Commissioner Riggs asked if the roads in the development will be signed over to NC DOT. He
 284 indicated a desire that the roads not end up being “orphaned” similar to the situation in Sanders
 285 Crossing as spoken about earlier by Ms. Penny Royal during the Public Comments section of the
 286 meeting.

287
 288 Mr. Porter replied that the process with the roads is NCDOT approves what has been approved at
 289 this point, which is the layout of the roads. Next is the actual engineering, the curb data, all the
 290 pavement thickness, etc., that has to meet NCDOT standards. Once built, the roads are not
 291 accepted automatically, there have to be a certain number of houses per quarter mile before a
 292 petition to NCDOT for road acceptance can be made. Once a development reaches the required
 293 density, the development petitions the County who in turn petitions NCDOT. NCDOT will then
 294 inspect the roads to make sure they are to NCDOT standards, they also inspect the roadside
 295 ditches. If corrections are needed, NCDOT sends a letter to the developer outlining the needed
 296 improvements. Once that is done and approved, they send to the state, and the state accepts the
 297 roads. Mr. Porter added that there is also a requirement for a performance bond with regard to
 298 the roads.

299
 300 Commissioner Riggs asked who is responsible for the roads, from the time NCDOT tells how to
 301 build them to the day they are accepted by the state, the Developer, or the Home Owners
 302 Association? Mr. Porter replied that the Developer is responsible.

303
 304 Chairman White asked if there were any more questions or comments from Board or Staff.
 305 Hearing none, he asked Mr. Bissell of Bissell Professional Group (agent for applicant) if he
 306 wished to speak. Mr. Bissell opted to hold his remarks / presentation until after the public
 307 comment portion.

308
 309 At this time, Chairman White opened the floor to public comment, first those in opposition, then
 310 those in favor of the development.

311
 312

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313 Assistant Clerk to the Board, Amy Barnett, was asked to call upon those who had signed up to
314 speak.

315

316 Marshall Powell Jr., Sawyer's Creek Road, Camden NC

- 317 • Concerned about building in the flood zone, flood insurance is expensive
 - 318 ○ Mr. Porter replied to his concern saying that building in the flood way is
 - 319 prohibited, but there are houses already there which are allowed to stay
- 320 • Concerned that the plans for the development have not met the criteria for fire, law
- 321 enforcement, EMS, concerned about the additional resources that will be needed
- 322 • Afraid that with the water table only about 1 foot below the ground, it will flood
- 323 • Stated that water doesn't run up hill, it pools and floods

324

325 Brenda Prime, McBride Street, South Mills NC

- 326 • Proposed development backs up to her property
- 327 • Concerned that additional houses means more flooding in the area, regardless of the
- 328 elevation of new houses
- 329 • Concerned that no shrubbery to absorb water is being proposed
- 330 • Ponds have no fences, pose a danger to children
- 331 • One of the roads out is at the end of McBride Street
 - 332 ○ McBride Street is very narrow, hard for cars to pass one another now
 - 333 ○ Road is not good enough, only has about ¼ inch of asphalt
- 334 • Flood problem
- 335 • Resource problem - too many impacts
- 336 • Feels this is not well thought out
- 337 • Will have heavy traffic which the roads cannot handle, feels will make the road
- 338 dangerous
- 339 • Asked Board to table this item pending better plan and availability of resources and
- 340 infrastructure such as water, law enforcement, fire, schools, and so on
- 341 • Referenced the bond referendum for the school system, said its taxes she won't live to see
- 342 end of, said taxes going to keep going up and up and up
- 343 • Afraid flood water going to be worse on her property because of this
- 344 • Horseshoe Road is low, will flood, impassible after rain

345

346 Jeanie LeFrancois, S. Elm Street, South Mills NC

- 347 • Retiree, lived in Camden for 8 years
- 348 • Maintains a NWS rain gauge that is within 2 to 3 blocks of development, is a certified
- 349 storm spotter, sends reports to Wakefield
- 350 • Gave data disks (cds) to Commissioners, County Manager, and Developer regarding
- 351 major storm events that have happened in the last 6 years
- 352 • Not against the development, but not for it in its present form
- 353 • There have been 7 major storm events in the last 6 years: two 10 year, two 25 year, one
- 354 50 year, one 100 year, one 200 year event
- 355 • There have also been numerous 5 year events
- 356 • Storm event is not 24 hour period, possible to have 2" of rain in a period of 15 minutes
- 357 • Flooding issue is compound issue, is not just a one rain event issue, it's one right after the
- 358 other
- 359 • Major concern is flash flooding
- 360 • Read an excerpt from Wikipedia relating to the term Cascading Effect: "In disaster risk
- 361 reduction and emergency planning: Cascading effects are the dynamics present in
- 362 disasters, in which the impact of a physical event or the development of an initial
- 363 technological or human failure generates a sequence of events in human subsystems that
- 364 result in physical, social or economic disruption. Thus, an initial impact can trigger other
- 365 phenomena that lead to consequences with significant magnitudes. Cascading effects are
- 366 complex and multi-dimensional and evolve constantly over time. They are associated
- 367 more with the magnitude of vulnerability than with that of hazards. Low-level hazards
- 368 can generate broad chain effects if vulnerabilities are widespread in the system or not
- 369 addressed properly in sub-systems. For these reasons, it is possible to isolate the elements
- 370 of the chain and see them as individual (subsystem) disasters in their own right. In
- 371 particular, cascading effects can interact with the secondary or intangible effects of
- 372 disasters."

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- 373 • Addition of rain events that take place after major hurricanes cause additional major
374 flooding, which demonstrates the effects of the cascading effect where storm water is
375 concerned
376 • Concerned about septic system failures due to flooding if storm water / flooding is higher
377 than the systems
378 • Concerned about impervious surfaces and the potential for flooding

379

380 Donald Parker, Juniper Drive, Camden, NC

- 381 • Major concern is public safety
382 • Moved to Camden because of low crime, no overcrowding, low traffic, etc.
383 • Concerned that public safety resources will be unable to provide adequate services for the
384 influx of people this development will result in
385 • Believes resources should be put in place before the need is there

386

387 Marshall Powell, III, Spence Lane, South Mills, NC

- 388 • Regarding flooding, on the north tract, the multi-family housing which is proposed right
389 near the curve in Horseshoe Road and has been discussed before the board before, is a
390 major area of flooding during any kind of rain event
391 • Also concerned about inadequate county public safety services (sheriff, fire, ems)
392 • Concerned about utilities, doesn't think good idea to approve only phase 1 for water when
393 not sure if provision of water for the other 3 phases will be approved
394 • Concerned about future growth, feasibility study for I-87 will place itself right in the
395 middle of this project, concerned that there could be displacement of people in the future
396 when I-87 comes to fruition
397 • Concerned about possibility of disruption to current citizens, light & noise pollution,
398 increases in crime. Doesn't believe that's fair to citizens of South Mills as it currently is.

399

400 Christopher Martin, Carolina Road, South Mills, NC

- 401 • Generally against development
402 • Concerned about police, fire, and school resources
403 • People move to Camden for the "country charm"
404 • Concerned about general county wide issues such as hunters hunting on land that is too
405 near to residential properties

406

407 Ronald Inge, Spencer Ave, South Mills, NC

- 408 • Background is in Fire, EMS, and Rescue Services
409 • Concerned that there is a lack of public safety resources adequate to handle this type of
410 development
411 • Concerned that if there is a house fire, it could impact more than just that one house given
412 close proximity as proposed by the development
413 • Concerned that cost of providing a paid fire department would be as much or more than
414 the sheriff's office to handle it correctly
415 • If a volunteer fire department fails to respond to a structure fire twice in a years time, by
416 having at least 4 people (volunteer fire fighters) respond, then they lose their fire rating.
417 When they lose their fire rating or are on probation, the impact is on every homeowner
418 who owns property and pays home owners insurance, their rate goes up.
419 • More housing means an increase in the other types of calls upon the fire department, such
420 as fire alarms, co2 alarms, medical calls, etc., and it impacts the fire department more
421 than it ever has in the past
422 • EMS comes from Elizabeth City after 5pm. Elizabeth City to South Mills takes longer
423 than 4 minutes, which is the amount of time before brain damage sets in if a person
424 "codes".
425 • Impacts such as these impact all residents of South Mills

426

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427 Tammy Inge, Christopher's Way, South Mills, NC

- 428 • Sells houses for a living
- 429 • Right now, the company she works for has 38 listings in Camden County, 52% of those
- 430 are new construction with an average sales price of \$330,550
- 431 • Houses on slabs in South Mills are not a good idea, it floods badly in the village
- 432 • Concerned about flooding and flood insurance
- 433 • Concerned about the path that stormwater will take if impervious surfaces prevents the
- 434 waters absorption into the ground
- 435 • Concerned about the roads and who will take care of them, cited an example of narrow
- 436 roads where school busses cannot turn around making children have to walk 1/2 a mile in
- 437 all kinds of weather to get on a bus

438

439 Taylor Inge, Canal Drive, South Mills, NC

- 440 • Generally against development
- 441 • Concerned about flooding

442

443 Mary Cherry Tirak, Chamberlain Road, South Mills, NC

- 444 • Concerned about flooding
- 445 • Concerned about fire, police, ems resources
- 446 • Doesn't want her taxes to have to go up in order to provide funding for public safety
- 447 resources
- 448 • Concerned about the amount of time it takes ems to get from Elizabeth City to South
- 449 Mills

450

451 Kevin Norris, South Mills, NC

- 452 • Concerned about the amount of effluent that will be pumped through the South Mills
- 453 sewer system
- 454 • Concerned about the potential need for upgrading the South Mills sewer system, and who
- 455 is going to be paying for such an upgrade
- 456 • Concerned taxes will go up county wide in order to pay for upgrades
- 457 • Concerned about all the proposed ponds and potential for mosquitoes, and other pests,
- 458 and funding to care for such issues

459

460 Nancy Farmer, Horseshoe Road, South Mills, NC

- 461 • Doesn't believe that an approval in 2002 should mean automatic approval now, because a
- 462 lot has changed since 2002.
- 463 • Concerned about flooding
- 464 • Thought project had been abandoned, hadn't heard anything out of project other than a
- 465 few dilapidated signs
- 466 • Found out about January 2020 community meeting after it had already taken place
- 467 • 2 members of the Planning Board disapproved this, wondered why
- 468 • Camden has not had a high density development like this before, how this will affect the
- 469 community won't be known until after the fact
- 470 • Doesn't want it to end up like Sanders Crossing
- 471 • Has the potential to increase the population of the county by up to 50% or more
- 472 • Concerned about public safety services and associated costs
- 473 • Concerned about overcrowding at schools
- 474 • Concerned about low lying adjacent property flooding when Horseshoe Road gets raised
- 475 • Concerned about developers plan to improve the downstream drainage subject to getting
- 476 access from property owners, what if property owners say no?
- 477 • What kind of drainage improvements would be made? water is standing all the time.
- 478 • Concerned about what would happen if the HOA fails to maintain the retention ponds
- 479 • Concerned about the sewer system and who maintains it
- 480 • Concerned about the Future I-87 exit ramp, will the county have to tell the state they can't
- 481 put it there because of the presence of this development, or will eminent domain come
- 482 into play
- 483 • Mentioned Facebook page "Camden Citizens Against Overdevelopment" which as of the
- 484 date of this meeting has over 700 members
- 485 • Camden is a rural farming community, doesn't want it to become like Southeastern
- 486 Virginia with so many developments. People moved here for the peace and quiet.

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487 Raymond Farmer, Horseshoe Road, South Mills, NC

- 488 • Reiterated what had already been stated by others before him
- 489 • Used to be low amount of water in the swamp, now water is high
- 490 • Flood vents (gates) have been installed in the federal part of the park to hold water in the
- 491 swamp (Dismal Swamp State Park), and the water floods to South Mills
- 492 • There's only one ditch for drainage at Horseshoe Rd site of proposed development, if it
- 493 gets stopped up, it will flood
- 494 • Concerned about the pathways stormwater must take in order to drain into the swamp
- 495 • Concerned about flooding on the adjacent properties when development lands and road is
- 496 raised

497

498 Rebecca Farmer, Horseshoe Road, South Mills, NC


- 499 • Concerned about increase in flooding on neighboring properties
- 500 • Concerned about increased traffic and traffic patterns around the development
- 501 • Concerned about increases in light and noise
- 502 • Concerned about strain on county resources
- 503 • Concerned about "pricing residents out of the county"
- 504 • Concerned about losing the rural county feel
- 505 • Not against progress or change, but doesn't see why everyone's idea of progress is
- 506 building huge developments and bringing in huge commercial businesses
- 507 • Doesn't want South Mills to become like Norfolk, Chesapeake, etc.
- 508 • Concerned about potential for tax increases
- 509 • Concerned about property rights, current citizens vs developers
- 510 • Fact this was approved in 2002 should have no bearing on boards decision now
- 511 • Concerned about county's ability to take care of the developments already in place /
- 512 under way, concerned that if the county is having difficulties with those, how is the
- 513 county going to take care of larger developments like this one
- 514 • Concerned about proper notice to adjacent property owners for community meetings
- 515 • Believes everyone in the county should be notified of larger developments like this one
- 516 • Asking board not to approve development
- 517 • Believes county residents are ones who will have to absorb costs for improvements to
- 518 county resources via increased taxes

519

520

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- 521 David Miller, Battalion Chief with South Mills NC Vol. Fire Dept., Representing Fire Chief
- 522 Tommy Banks
- 523 • Read letter from Fire Chief Tommy Banks



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

Dear Commissioners,

Thank you for the opportunity to speak with you again concerning the proposed South Mills Landing project as you continue to consider its feasibility. In previous written and verbal communications with you, both individually and collectively, I expressed some of the concerns which I have on behalf of my department and the citizens of our township. I continue to reiterate the challenges which would present themselves with regarding to flooding in that immediate area. These concerns are based on previous episodes of flooding as well as the potential difficulty engineers have expressed in attempting to develop a realistic rainwater distribution plan. These challenges, along with the currently proposed plan to utilize ground-level slab foundations, seems to be a recipe for additional problems in the future.

Tonight, however, I would like to take the opportunity to reiterate additional public safety concerns which have not received as much attention in previous meetings or discussions, that of needed water flow for structure firefighting operations and the potential for timely emergency medical responses for those suffering medical or traumatic emergencies. Control of fire during structural incidents in densely developed housing complexes such as the one planned poses many challenges for all fire departments. One of those challenges includes the availability of water to sustain the required fire flow for extinguishment. Options for all departments include use of a municipal water system provided by hydrant or a static water source of ponds, lakes, or rivers from which water is drafted and transported to the scene of the fire. Even at our current housing load in the South Mills Township, it is difficult to rely on our currently designed water system to provide the needed pressure, and thus fire flow, to effectively contain and extinguish a structure fire. The density of homes proposed in South Mills Landing will only compound that issue. I do not believe that the infrastructure has been designed, or adequately funded, to address this concern sufficiently.

Next, I have tremendous concern regarding the lack of emergency medical services coverage available to provide adequate and timely responses to the public's requests for assistance. In Camden and Pasquotank Counties, the volume of calls for assistance seen by our EMS system have seen dramatic annual increases for many years. In many areas around the country, average EMS response times are approximately seven minutes for metropolitan communities and double that for those in rural settings. Although the current agreement in place between Camden and Pasquotank Counties for the provision of EMS coverage allows for partial, daily staffing of an ambulance in our station, I believe a review of our local responses times would yield many concerns. These concerns are present during the daytime hours when coverage is scheduled to be provided and becomes an even greater challenge at night when requests for assistance must await 20 minutes or more to arrive from Elizabeth City. Also concerning to me is an apparent lack of a plan to address these concerns. If South Mills Landing is approved, the sharp increase in population will certainly yield additional calls for assistance and put all our residents at further risk.

I would support future reconsideration of the county's development ordinance such that concerns such as these will be required to be mitigated in the development approval process. This move would seem to be fair to the developer as well as both current and future residents of our county.

Our department supports growth within the county, but I think it is imperative we continually strive to plan and work toward smart growth, especially with the consideration of public safety. I am asking each of you as our commissioners to consider taking additional time to sit down with my department and the developer to address these concerns in hopes of creating mutually agreeable solutions to these challenges.

Thank you for allowing me to speak to you tonight on behalf of my department and our Citizens.

Respectfully,
 Tommy Banks, Chief
 SMVFD
 252-202-1027

- 524 • Mr. Miller has 40 years experience in emergency services, is now retired from that, and
- 525 now teaches fire technology
- 526 • Development as proposed, the required fire flow on the high density would be
- 527 recommended by the insurance services office who provides statistics and analyzation for
- 528 insurance underwriters recommends a fire flow of 1500 gallons per minute on 1 and 2
- 529 family residences whose exposure is within zero to ten feet. The lots for the high density
- 530 are only 20 feet wide, which means you would have to build houses zero feet wide to
- 531 meet that fire flow.
- 532 • Stated that at present time, can almost guarantee that there is not a single hydrant in
- 533 South Mills that can provide 1500 gallons per minute fire flow.
- 534
- 535

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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- 536 • Recommended size of a water main that could provide 1500 gallons per minute is eight
- 537 inches. This is probably the largest size of a main with the exception to the main running
- 538 up to the commerce park at this time.
- 539 • South Mills Fire Department's largest fire truck at this time, the one they just purchased,
- 540 only flows 1500 gallons per minute, which means they cannot hook it up to any of the
- 541 hydrants in South Mills to provide that fire flow.
- 542 • Asked commissioners to take this information into consideration.

543
544 At this time, Chairman White asked if there were any further comments from the general public.
545 Hearing none, he asked Assistant Clerk to the Board, Amy Barnett, to read the comments which
546 were emailed in. Those comments are below:
547

Karen Davis

From: Cheryl Forehand <skeeterbumps@gmail.com>
Sent: Tuesday, September 29, 2020 3:00 PM
To: info@camdencountync.gov
Subject: [External] OVERDEVELOPMENT IN CAMDEN COUNTY

Hello Commissioners,
 Are any of you paying attention to the very people from whom who you asked for votes when you ran for office? It seems not. PLEASE don't prove yourselves to be just another run of the mill bunch of politicians: make promises you'll never keep, pretend you care about the wishes of your constituents, then dismiss and disrespect anyone who disagrees with your decisions once you take office. Please rise above the word "politician" and show us you are listening. By going ahead with the planned developments in the South Mills area that will ultimately be paid for by the very ones who DO NOT WANT IT, you are guaranteeing yourselves a loss in the next election. What have these developers promised that has caused you to totally disregard the negative impact to our residents, schools and students. The superintendent has made it made it clear that the schools cannot add to the already over crowded classrooms. The sheriff has made it clear that additional staff and equipment will be required to insure the safety of our county. The Fire Department has raised concerns as well. The flooding in the area you propose to allow building on is not going away and will only become worse. WHO EXACTLY ARE YOU SERVING? READ FACEBOOK. WILL EACH OF YOU JUST GO ON FACEBOOK AND FIND OUT HOW WE FEEL ABOUT THE PLANS YOU 5 ARE MAKING? LETS ADD 580 HOMES TO S. 343, IN OLD TRAP OR RIDDLE, in some of YOUR back yards. Do you EVER put yourselves in the shoes of the residents your decisions affect? With your approval of the new development you are destroying the very thing thing that makes Camden so desirable to live in. Let's just become another Chesapeake or Currituck. Double the population. Increase traffic and take away whatever 'out in the country' environment we cherish by allowing hundreds of houses to be built one on top of another. Bigger is not always better. We trusted you. I pray we weren't wrong. I pray you'll listen. Someone asked one of you about the problems this could bring and one of you...you know who you are...responded with, "Are you against progress?" How absolutely insulting and disrespectful to throw blame on someone with a legitimate concern rather than addressing it. I'd rather hear you say, "I don't know, let me look into that." Your response is just another way of saying YOU DON'T CARE. You should be ashamed.
 I have resisted taking part in this conversation because I have enough worries in my life but ultimately feel obliged to show my support for my fellow South Mills neighbors and Camden County of which I am a life long resident. Please know that years from now when our schools are overcrowded to the detriment of our students education, taxes are at an all time high and possibly members of your own families are moving out of Camden due to the high cost of living we will have you to thank. Some lasting legacy that will be.

Yours respectfully,
Cheryl Forehand

548
549

Karen Davis

From: Melissa Linton <mlinton916@gmail.com>
Sent: Tuesday, September 29, 2020 8:49 PM
To: info@camdencountync.gov
Subject: [External] South Mills Landing

Good evening,
I am writing to you to express my concerns about the proposed South Mills Landing development along with Camden Plantation. Both of these developments would bring too much growth in a short time for our small community. The overdevelopment will put a serious strain on law enforcement, fire and EMS, the water system, and the school system.

Many South Mills residents already face minor flooding during a typical thunderstorm and major flood problems in a large weather event. South Mills Landing will be right in the middle of an area that floods and from my reading of county documents it appears that an engineer has stated the flooding from the development will not be able to be stopped. This will be catastrophic to the many long time residents around this area. After Hurricane Matthew in 2016, I had major flooding on my property. In one part of my yard the water was waist deep and it was only mere inches from coming into my home. If the rain water from South Mills Landing is directed across Hwy 17, this means more water pouring into my yard. This fact may not mean anything to you, but it means everything to me and many others that live in the surrounding area as we could face losing our homes. Would you still support a development if it were a threat to your home and everything you had worked for?

Lifelong residents chose to stay in Camden County. We didn't move away for a more glamorous life. We stayed here and supported the county with our tax dollars. We paid the salaries of the county employees, we supported the schools, the sheriff's department, the fire departments and community organizations and businesses. We didn't abandon Camden County and now it's time that Camden County did not abandon us. As a county commissioner you were voted in by the citizens to act on our behalf and do the right thing for the citizens. The citizens do not want this project. Do the right thing--VOTE NO.

Sincerely,
Melissa Linton
131 Cool Breeze Place
South Mills, NC

550

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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551 At this time, Chairman White called upon the developer for his comments which are also
552 considered to be public comment. Mark Bissell, the engineer for the developer, spoke regarding
553 this development. Before Mr. Bissell made his presentation, Chairman White called for a 15
554 minute recess. The Board of Commissioners meeting recessed at 8:39 PM, and reconvened at
555 8:54 PM.

556
557 Mark Bissell, Bissell Professional Group, Kitty Hawk, NC, Engineer for the developer

- 558 • South Mills Landing is a planned development on 185 acres
- 559 • Has a high level of amenities
- 560 • Went over the overview / Key Elements of Plan and Objective

561

KEY ELEMENTS OF PLAN

- Objective and Master Plan of Development
- Phasing Plan
- Utilities & Drainage
- Summary of Zoning Commitments
- Compatibility & Consistency
- Economic Impact
- Summary

562
563

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 residents of the development and the adjacent South Mills community.

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566

Overall plan of development



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- Several of the features include an attractive landscaped divided boulevard entrance, a round-a-bout, several smaller developments in the development have manageable sizes of 25-40 lots, attractive clubhouse and recreation area, extensive network of pedestrian paths, 5 acres of commercial development, and approximately 27-28 acres of lakes and ponds.

Phasing Plan



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577

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- 578 ■ This is the construction phasing. Each color represents a development phase, and each phase is also numbered as to which phase it is. Pink is the first phase.
- 579
- 580
- 581 ■ First phase includes the entrance way, the round-a-bout, the clubhouse, also includes making the commercial area ready for development by
- 582 providing water and sewer services and access.
- 583
- 584

Phasing Plan in Tabular Form

<u>Residential Development</u>						
Phase	Area	Open Space	Units	DU/AC	Est. Recording Year	Other Improvements
1	42.5	13.9	129	3.04	2021	Main Entrance, Roundabout, Portion of MUP, Mail Kiosk; Drainage
2	45.1	17.2	178	4.18	2022	Clubhouse & Pool; Pedestrian Connectivity
3	40.5	13.7	134	3.42	2023	Additional Mail Area, Continue M.U.P
4	42.5	15.7	99	2.33	2024	
5	14.3	4.1	40	2.78	2025	
TOTAL	185	54.6 (30%)	580	3.14		

<u>Commercial Development</u>				
Phase	Area	Comm. S.F.	Max FAR	Est. Year
A	1	7000+/-	0.4	2024
B	1.25	7000+/-	0.4	2025
C	1	7000+/-	0.4	2027
D	1.25	7000+/-	0.4	2029
E	1	7000+/-	0.4	2031

- 587 ■
- 588 ■ 55 acres, approximately 30%, is open space
- 589 ■ First phase will also include much of the multi-use path, Mail Kiosk, and
- 590 major drainage improvements, as well as improvements to Horseshoe
- 591 Road.
- 592
- 593
- 594
- 595
- 596
- 597

Examples of Housing Types



There will be two multi-family sections

Will be a mix of 1 and 2 story dwellings.



Majority of community will be single family detached dwellings.

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600

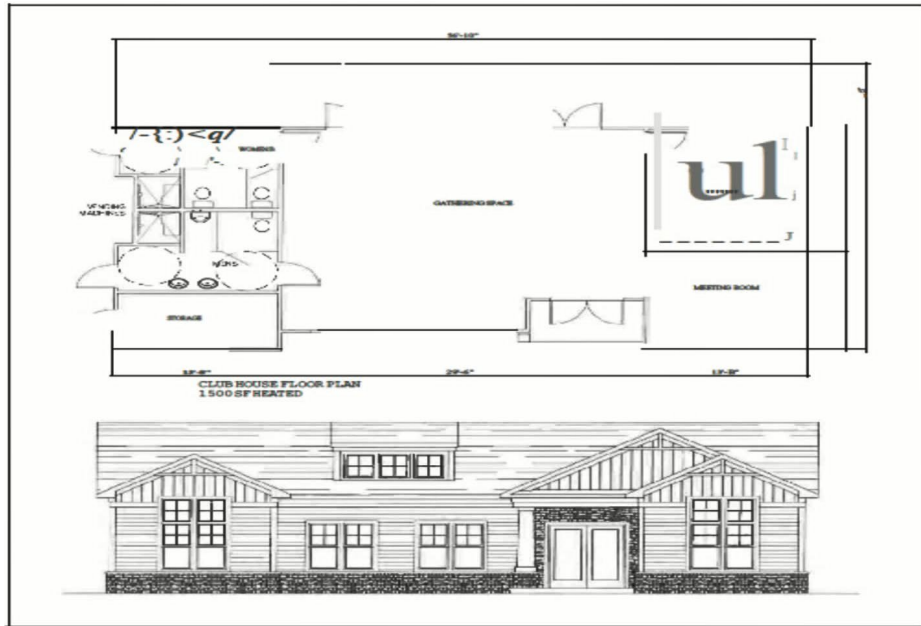
603

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Proposed Clubhouse



- 1500 square feet of heated area
- Large outdoor swimming pool with other amenities such as playground, fire pit, and other outdoor recreational opportunities

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Typical Street Scene



- Streets will have curbs and gutters, sidewalks, street trees, and manicured lawns
- There will be a properly funded Home Owners Association to ensure community remains in such condition as described above.

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625 ○ Overview of the utility systems to serve the development



- 626 ■ Colors show the different wastewater service areas
- 627 ■ Will be 3 new wastewater lift stations in addition to the existing station
- 628 ■ Area in red, just to the upper right of pink area, is the existing station
- 629 which was placed on land which was made available to the county by this
- 630 developer which currently serves the South Mills community.
- 631
- 632



- 633 ■
- 634 • Development will require extending new water lines
- 635 • Line shown in red is a new 12” water main that will run along
- 636 Mullen Street, under the canal, and through the development from
- 637 one end to the other
- 638 • Preliminary modeling shows that developer can provide an
- 639 adequate flow and pressure to serve this community
- 640
- 641

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642 Chairman White asked about the water line shown in red, which is the one that will go under the
 643 canal. He asked if it is the only line coming into the development or is there another one? Mr.
 644 Bissell replied that there is another line, but it is valved off. Chairman White then asked if the
 645 water is that which is fed by South Mills Water Association from water they purchase from
 646 South Camden Water & Sewer District. Mr. Bissell stated that was correct. Chairman White
 647 further asked if there was another source of water, would any water be brought in from the other
 648 way. Mr. Bissell replied that there is an interconnection but to his knowledge that valve is
 649 closed, but it could be opened, but they would not be interconnecting the two lines. The valved
 650 off water line is chlorine treated, and the water line shown in red in the image is reverse osmosis.
 651 The two types cannot be mixed. Mr. Bissell stated they would not be connecting to the valved
 652 off line. He further stated that the entire development will be served by the new line.

- 653
- 654 ▪ Public Utilities section of the Development Agreement
 - 655 • Calls for this developer to pay South Mills Water Association
 - 656 \$5,000 per lot to reserve water taps, an amount of about
 - 657 \$3,000,000.00
 - 658 • South Mills Water Association has agreed to supply water for the
 - 659 first phase, and for the subsequent phases as long as water is
 - 660 available, and then will pay Camden County 1/2 of the tap fee
 - 661 revenue for the provision of the water supply, so about
 - 662 \$1,500,000.00 will go to the county
 - 663

664 Commissioner Krainiak asked about the agreement with South Mills Water Association to
 665 provide water for the first phase. Specifically, Mr. Krainiak wanted to know what would happen
 666 if there was no water available for the subsequent phases. Mr. Bissell stated that development
 667 would halt at that point.

668
 669 Commissioner Krainiak pointed out that the county is in short supply of several resources,
 670 among them being dry land (land not prone to flooding), water, drainage, school capacity, and so
 671 on. Mr. Bissell mentioned a spreadsheet that shows how the water and sewer taps will be used,
 672 with the first water taps going on system in 2022, when the first CO's (Certificates of
 673 Occupancy) will be ready.

674
 675 Mr. Bissell added that they are willing to add automatic sprinkler systems for the multi family
 676 sections in order to boost the flow and reduce the need for fire protection / fire flow. Also
 677 willing to put dry hydrants in to provide additional fire flow for the fire department.

678
 679 Commissioner Krainiak asked what it would do for insurance by having sprinklers in the
 680 dwellings. Mr. Bissell indicated that it would definitely help.

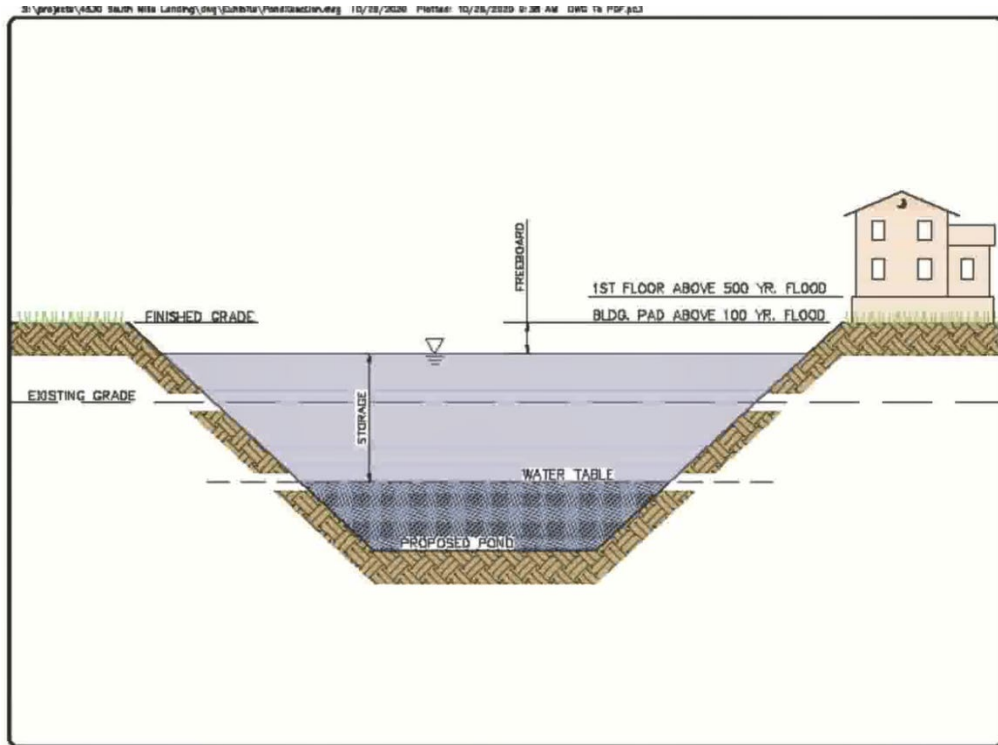
681
 682 Commissioner Riggs asked if automatic sprinklers were put in, and there's a certain amount of
 683 flow required to run them, then if a fire truck responding to a fire event at that location and needs
 684 the flow that is currently being used to supply the sprinkler, is the pipe going to pull both
 685 required flows through? Mr. Bissell replied saying that there are two answers to this... (1) There
 686 will be a dry hydrant available, and (2) the required flow needed for the fire truck would be less
 687 because the sprinkler system is also providing water for putting out the fire.

688
 689 Commissioner Krainiak asked what the required flow in the fire suppression system is. Mr.
 690 Bissell replied that it depends on the number of sprinkler heads that are engaged. David Miller,
 691 Battalion Chief with South Mills NC Vol. Fire Dept., stated that the requirement per sprinkler
 692 head is 25 gallons per minute.

693

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694 Mr. Bissell showed a slide relating to how stormwater will be managed in the development
695

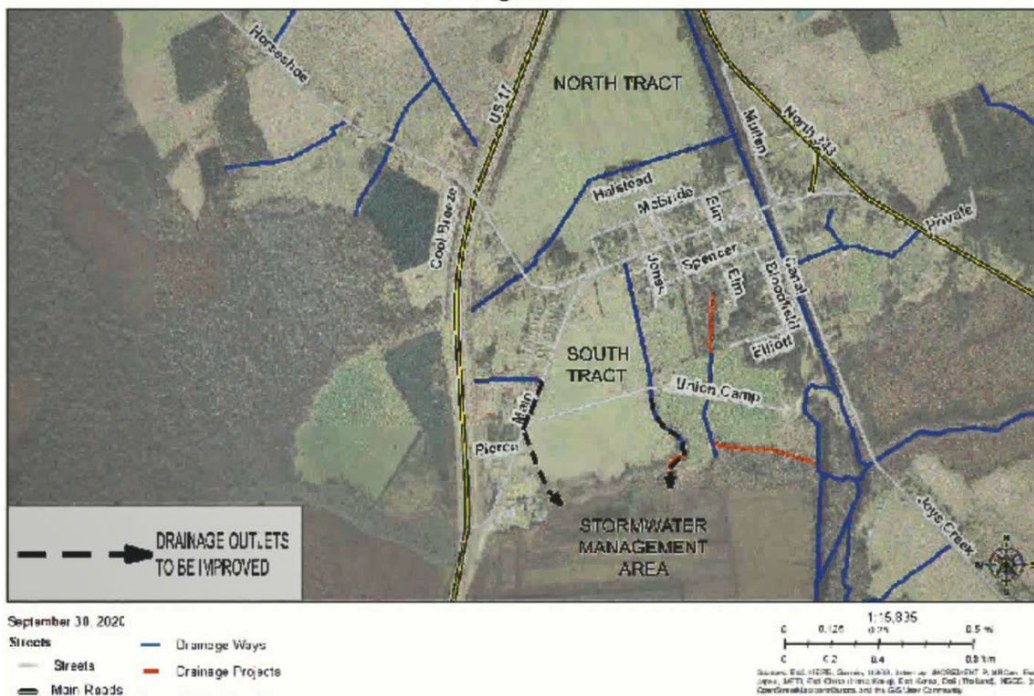


696
697
698 Ponds and lakes will be constructed. The line that indicates existing grade is where the land is
699 now, excavated material from digging down below the water table will be used to build up the
700 site for the building pads. The building pads will be above the 100 year flood elevation level.
701 There is a misconception that the houses will have slabs at grade, which they won't. They will
702 have a raised slab so the actual first floor will be about 6 inches above the 500 year
703 elevation level when the freeboard is taken into consideration. Commissioner Krainiak observed
704 that the pictures did not show the elevations as described by Mr. Bissell above.
705

706 Mr. Bissell continued saying that stormwater will be held onsite to protect adjacent and
707 downstream properties. There will be about 27 acres of lakes which will hold about 2.35 million
708 cubic feet, or about 17.5 million gallons of water. Pond slopes will be gentle at the top, generally
709 using a 6 to 1 slope so there's no danger of someone tumbling down the hill into the pond.
710

711 Existing drainage outlets will be improved. Lines on the map below show the existing major
712 drainage ways, black arrows show where improvements will be made by widening, gapping, and
713 making sure they are on grade. Other drainage improvements can be made if property owners
714 will allow, about half a mile of drainage ditches/outlets. Mr. Bissell stated that they are reducing
715 runoff from what it is now.

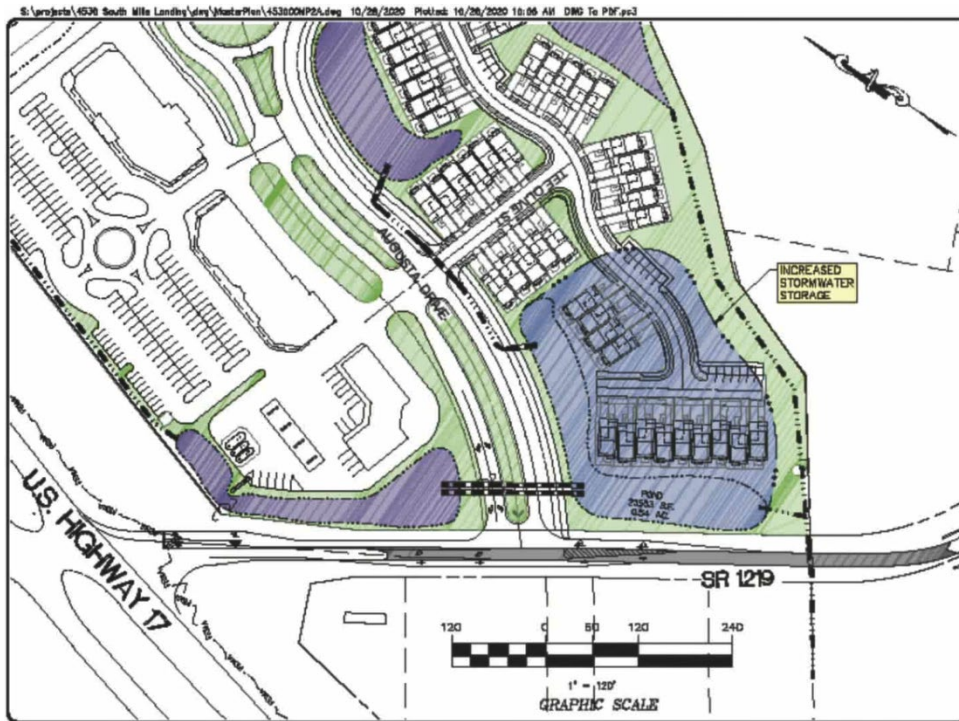
Drainage Outlets



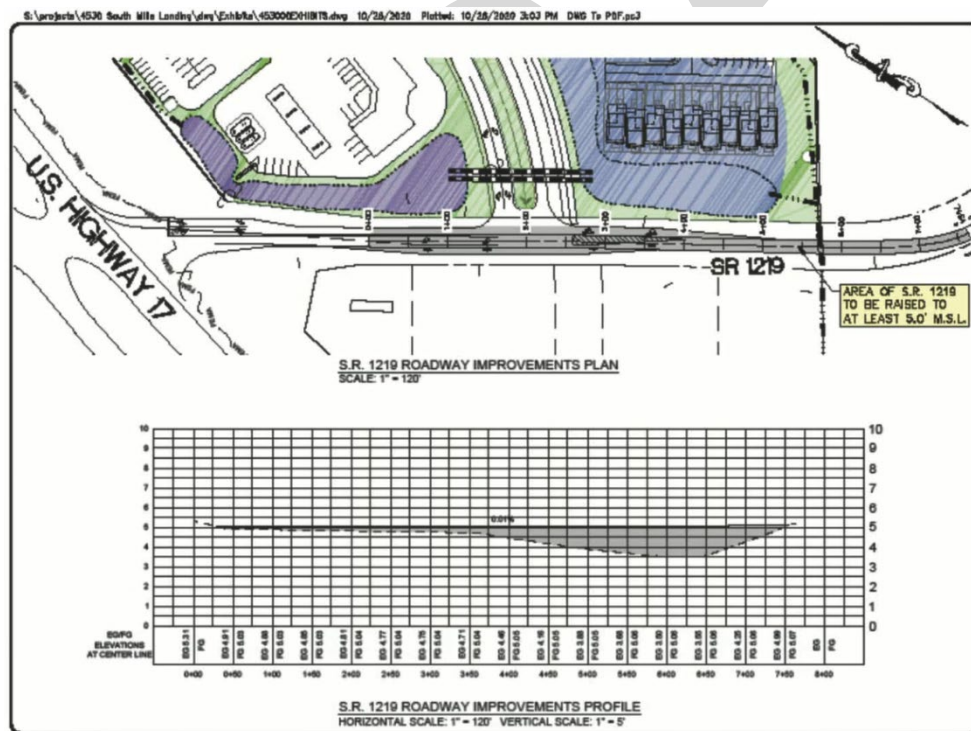
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717 Mr. Bissell stated that after hearing so many comments about drainage on Horseshoe Road, they
718 decided to make a change to the development plan by adding a large pond at the entrance off
719 Horseshoe Road, to provide even more stormwater storage and better protection for the
720 downstream properties as shown below:
721



722
723
724 Mr. Bissell stated that they are giving up part of the development to accomplish this new lake,
725 which will be about a 2-1/4 acre lake. This lake will have a fountain and will be a nice entrance
726 feature. In addition they have taken a look at the elevations on Horseshoe Road, and its pretty
727 obvious why it floods so often. The image below is the elevation profile, there is a section where
728 the elevation drops to 3-1/2 feet above sea level. The 10-year storm elevation around this area is
729 around 5 feet.
730



731
732
733 Based on storm data received from one of the residents, there were 17 times over the last 6 years
734 that Horseshoe Road flooded. The solution to this is to raise the portion of the road shown in
735 grey to 5 feet.
736

737 Mr. Bissell added that, as the Planning Director has explained, they will engineer a system that
738 will certainly not make anyone's situation worse downstream, in fact will likely improve their
739 drainage based on the amount of stormwater to be held back in the ponds / lakes, and based on
740 improvements to the outlets.

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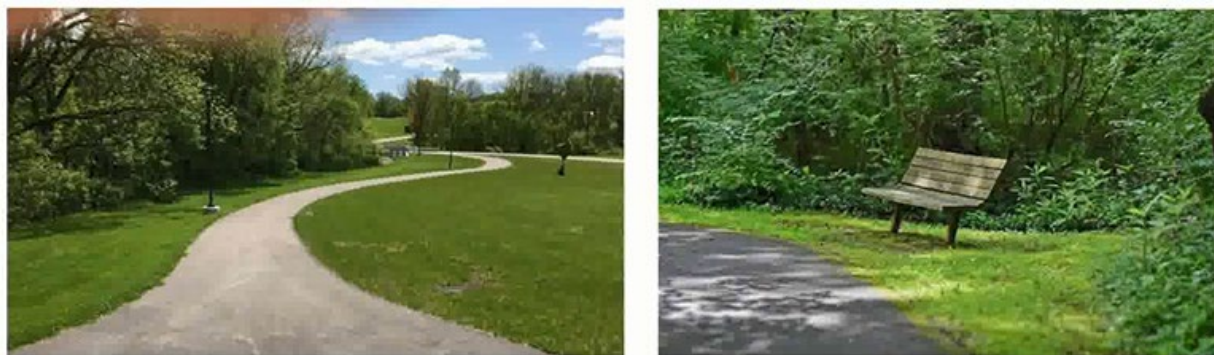
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741 Mr. Bissell stated that the fact that some of the properties in the drainage shed have been
742 constructed in low grade/low elevation areas is not a reasonable argument against allowing
743 proper development in the area.

744
745 One of the most sought after amenities in a new community is a system of trails, sidewalks,
746 multi-use paths, paved trails, etc. The image below shows the extensive network of improved
747 pedestrian pathways proposed for this community. These will connect the different
748 neighborhoods, the amenities within the development, the different sections of the development,
749 and connect to the central business area of South Mills for great pedestrian connectivity.
750



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754
755 Typical Multi-Use Paths for Connectivity:
756



757
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759 The photos above show the typical multi-use paths similar to what the developer envisions.
760 There is a multi-use path proposed along the divided boulevard and the collector roads where
761 they believe they can achieve this look and functionality.
762

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FISCAL IMPACT STATEMENT

(Estimated Total Property Valuation at Build-out: \$149,900,000)

- Tax Revenue (Annual):.....\$ 1,124,000
- Annual Fees (Solid Waste & Stormwater):.....\$ 49,300
- TOTAL ANNUAL REVENUE.....\$ 1,173,300**
- Water and Sewer Fees
 - Water Fees.....\$ 2,900,000*
 - * 50% will go to Camden Co. for capacity development
 - Sewer Fees.....\$ 6,322,000
- Other Revenue Sources (Transfer Tax and Stamps).....\$ 1,737,000
 - Development Review Fees:.....\$ 232,000
 - Building Permit Fees:.....\$ 754,000
- **Total, Estimated Other Revenue:.....\$ 2,723,000**

763
764

Above is the Fiscal Impact data. At buildout, this development is estimated to be valued at about 150 million dollars, and estimated to produce an annual tax and fee revenue for the county of around 1.2 million dollars. The Development agreement calls for the developer to pay 2.9 million dollars in water fees, of which half will go to Camden County, and 6.3 million for sewer fees to the County. The county will also receive an estimated 2.7 million dollars in estimated other fees as shown above.

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TRC REVIEW COMMENTS

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774

Comment/Concern

How Addressed

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776

- | | |
|-----------------------------------|--|
| • Add Bus Stop Signs and Shelters | Added to Plan |
| • School Capacity | Phasing/Spreading out development |
| • Sewer Capacity and Design | Systems will be flood proofed; fees will more than pay for expansion |
| • Flooding at Horseshoe Road | Road to be elevated/reworked; Drainage to be improved |
| • Fire Protection | Running New 12" Water Main |
| • Sheriff's Office Funding | Development Revenue will make additional Funds available |
| • Street Names | Updated and approved |

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The above data comes from the Technical Review process. These items have been addressed as indicated above. Additionally, the first students are not expected to impact the schools until the fall of 2022.

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NEIGHBORHOOD MEETING

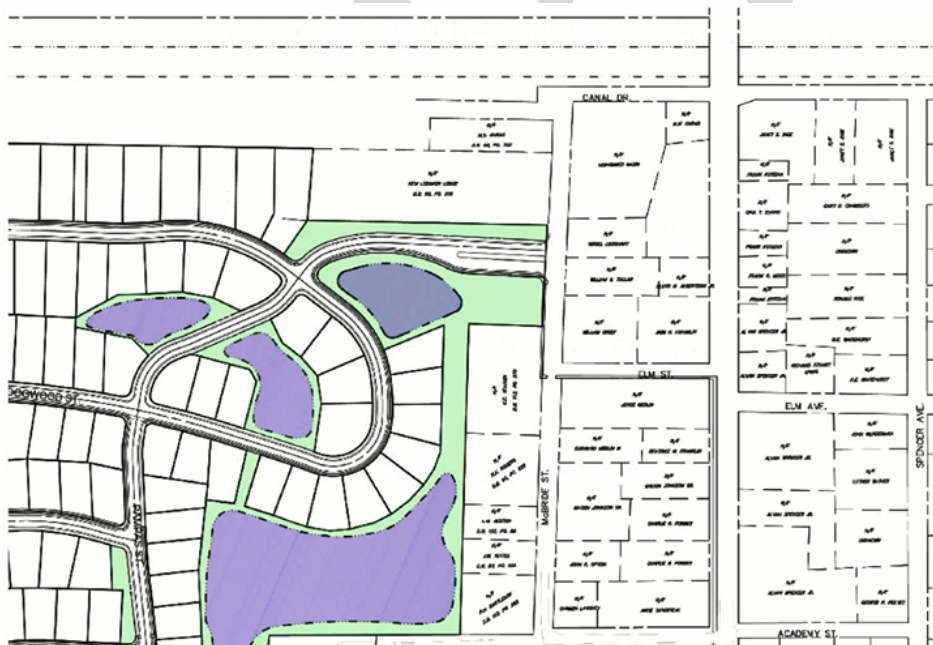
<u>Comment/Concern</u>	<u>How Addressed</u>
• Stormwater	Modeling; Storage and controlled release; Downstream Impts
• Wastewater	Connecting to County System; Providing \$ for Expansion
• Water	New 12” Main under canal for flow & pressure; impact fees
• Schools	Creating Positive impact on County Budget; Phasing Proposed
• Commercial Development Timing	As soon as sufficient population in place
• Price Range	Expect Low \$200’s for TH up to \$300,000+ for SF
• Traffic	TIA (Traffic Impact Analysis) completed; Road improvements will be made per NCDOT

The above concerns were identified at the Neighborhood Meeting. The data above shows how those concerns were addressed. Additionally, regarding Traffic, a full impact analysis has been performed which recommended that roadway improvements be made which was reviewed and approved by NCDOT. Those improvements will be made with the first phase. Mr. Bissell added that several of the comments received at the Neighborhood Meeting were positive and several attendees thought this would be a big benefit to the area. There is a vocal group who are opposed, but there is also a group who are not opposed who are not so vocal.

COMPATIBILITY WITH SURROUNDING AREA

- Compatible Residential Development/Lot sizes similar to Village
- Stormwater & Utility Improvements will be a benefit
- 50’ buffers to existing residential zoning
- Zoned for PUD since 2004

The data above provides compatibility information with the surrounding area.



This is the northern section which is adjacent to the existing community. As you can see the lot sizes and density are similar, although in the existing community there is no open space. The development will have 30% open space.

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841

This is a similar comparison on the southern portion showing it's compatible, and the lot sizes are actually larger than many of the existing lot sizes in the surrounding community. Again, 30% open spaces and green ways that are part of the development.

845
846
847

CONSISTENCY WITH ADOPTED POLICIES

848

- **Density - consistent with Community Vision Statement**
- **South Mills Small Area Growth - Consistency**
- **Direct Development Where Public Sewer is Available**
- **Transportation - Improvements & Connectivity**
- **Stormwater - Improve existing conditions**
- **Provide New Housing Choices**
- **Consistent with Targeted Development Pattern**

857

The proposal is consistent with the County's adopted policies, particularly including the 2035 Comprehensive Plan. Above is a summary in terms of the density, growth plan, etc.

859

Mr. Bissell then read a few statements from the 2035 Comprehensive Plan.

862

From the Community Vision Statement: New development will be focused within targeted core areas to breathe new life into established county villages and to efficiently use existing and planned infrastructure and public resources. New housing choices will be made available to serve families, young professionals, and retirees.

867

Excerpts from 2035 Comprehensive Plan: Objectives and Action Strategies

869

1. From section titled "Planning Our Future Land Use"

870

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

874

i. Action Strategy #1: Promote target development through rezoning

875

ii. Action Strategy #6: Provide public water and sewer in targeted development areas

876

- b. Objective #4: Ensure that new development has a positive impact on the County budget

879

i. Action Strategy #1: Promote development where public infrastructure exists or is planned

880

- c. Objective #5: Provide new housing choices, provide new housing for moderate and higher density housing

882

883

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- 884 2. From section titled “Expanding Tourism and Recreation”
 885 a. Objective #5: New Residential Development to Assist in Development of
 886 Recreational Facilities
 887 i. Action Strategy #1: New Developments in Targeted Development Areas
 888 to Include Open Space and Recreational Facilities
 889 1. Mr. Bissell observed that the subject area is a targeted
 890 development area.
 891 ii. Action Strategy #2: Update County Development Standards to Require
 892 Bicycle and Pedestrian Paths as Part of New Residential Development
 893 1. Mr. Bissell observed that this is being proposed.
 894 2. Project will provide for greenways, sidewalks, and will have
 895 walking trails to encourage mobility by pedestrians and bicyclists
 896 and will also preserve a significant amount of open space and
 897 natural features throughout the development to promote recreation
 898 and to preserve natural areas. It will also provide the requested
 899 linkage to the South Mills Village Core area.
 900 3. From the section titled “Fostering Mobility, Accessibility, and Safety”
 901 a. Objective #3: Create Better Connectivity and Accessibility within New
 902 Developments
 903

904 Also the South Mills Small Area Plan is consistent. Excerpt from Chapter 4, Plan for South
 905 Mills Core, Overall Vision: “The plan’s main goal is to transform South Mills Village into its
 906 own economically sustainable community”.

907
 908 Mr. Bissell added that a Planned Unit Development with mixed residential and commercial uses
 909 should further the implementation of this goal. In summary, it appears the development
 910 proposed is consistent with many of the provisions of both the Camden County 2035
 911 Comprehensive Land Use Plan, and the South Mills Small Area Plan.

912
 913 Mr. Bissell stated that as part of this proposal, they have offered a number of terms and
 914 conditions:

- 915 • First phase will not be recorded until some time in 2021
- 916 • Provide at least 1 year in between subsequent phases
- 917 • Water and Sewer fees will be paid well in advance of the need for those services
- 918 • Install new water main under the canal to make improvements to roadway on Horseshoe
 919 Road
- 920 • Utility fees to provide a windfall of excess revenue for Camden County with
 921 improvements to public facilities, particularly Horseshoe Road will benefit not just this
 922 development, but the entire community
- 923 • Commercial area to be ready for development with regards to infrastructure (water and
 924 sewer)
- 925 • Offered to donate the open space tract to Camden County. Open space will also serve as
 926 a significant stormwater retention area.
- 927 • Offered to provide funds for beautification of the Main Street area of South Mills
- 928 • Offered to make downstream drainage improvements
- 929 • Will provide a funding mechanism to provide professional management of ongoing
 930 stormwater maintenance. This will be provided in perpetuity, HOA will be funded from
 931 very beginning.
 932

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SUMMARY

- 933
- 934
- 935 **Master Plan is attractive and meets existing needs**
- 936 **Development is Phased to spread out impacts**
- 937 **Alternate Housing Styles are Needed** (and offered)
- 938 **Zoning Commitments will benefit area** (in terms of:)
 - 939 • **Transportation Improvements**
 - 940 • **Drainage Improvements**
 - 941 • **New Water Main will improve fire flow**
 - 942 • **Pedestrian connectivity**
 - 943 • **Contribution for Main Street Beautification**
- 944
- 945 **Development is Consistent with 2035 Comprehensive Plan**
(and the South Mills Small Area Plan)
- 946
- 947 **Public Facilities needs are being addressed**
- 948
- 949 **In Harmony with South Mills area - will result in a more**
950 **thriving community**
- 951
- 952 **Will Have a Significant Positive Economic Impact on South**
953 **Mills Community and Camden County**
- 954
- 955

ECONOMIC SUMMARY

PART 1 - ANNUAL REVENUE

960	ANNUAL TAX REVENUE:.....	\$1,124,000
961	SOLID WASTE & STORMWATER.....	\$ 49,300
962	ESTIMATED TOTAL ANNUAL REVENUE:	\$ 1,173,300
963	(Per year every year for Camden County)	

PART 2 - ONE-TIME FEES

966	WATER REVENUE (CAMDEN PORTION):.....	\$1,450,000
968	SEWER REVENUE:.....	\$6,322,000
969		\$7,772,000
970	ESTIMATED COST OF WATER & SEWER	<2,500,000>
971	SURPLUS WATER & SEWER FEES:	\$5,272,000
972		(WINDFALL)
973		
974	TRANSFER TAX & STAMPS:.....	\$1,708,800
975	PERMIT FEES:.....	\$ 754,000
976	MAIN STREET BEAUTIFICATION:	\$ 92,000
977		\$2,554,800
978		

979 Mr. Bissell gave a summary of the project, as shown above. With regard to the estimated cost of
 980 water & sewer, the developer worked with Public Works Director David Credle on the numbers.
 981 Mr. Credle had estimated two million, the developer added half a million more to be sure. Mr.
 982 Bissell added that the Development Agreement stipulates that these fees are to be paid well in
 983 advance of the need for the services for which they pertain.
 984

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985 Mr. Bissell stated in closing that he acknowledges that there is a vocal group who is opposed to
 986 development. He added that they have worked hard for several years on this plan, have done
 987 everything they are supposed to do, believes they have gone above and beyond in addressing and
 988 providing solutions to the issues presented to them. They want to do this development properly,
 989 and asked the Commissioners to vote in favor of property rights and for economic development,
 990 as it will benefit the community and the county at large. Lastly he stated that he wants to be able
 991 to get to the next stage to get through the final engineering issues to get this project to fruition.

992
 993 At this time, Mr. Bissell asked if there were any questions for him from the Board.
 994

995 Commissioner Munro asked about the future I-87 off ramp and how it will affect the
 996 development. Mr. Bissell replied stating that he had not seen the plans for that. Chairman White
 997 commented that NCDOT presented the plan some time ago and there's a number of loops that
 998 they proposed and he believes one of them does end up crossing somewhere in the vicinity of
 999 Horseshoe Road. He added that the plan got put "on the back burner" because of funding, but
 1000 still suggested that Mr. Bissell check that out. Mr. Bissell observed that the NCDOT has a
 1001 preliminary plan, but its not final, they can make adjustments to their plan to accommodate
 1002 developments.

1003
 1004 Commissioner Munro then asked about how problems with mosquitoes will be handled, and if
 1005 there would be fountains in the ponds planned. Mr. Bissell responded that there will be
 1006 fountains, and they are all interconnected, one flows into the next and into the next etc. He
 1007 added that the water will be deep enough that algae blooms will be unlikely.
 1008

1009 At this time, Chairman White asked if there were any more speakers with Mr. Bissell who want
 1010 to speak with regard to the project.
 1011

1012 Herbert Mullen, Elizabeth Street, Elizabeth City, Attorney for Developer

- 1013 • Resides outside Elizabeth City, but has been associated with Camden County all his life
 1014 and considers it home
- 1015 • Has never seen a developer offer the County more than South Mills Landing developer
 1016 has with the money in advance for building roads, upgrading roads, and doing other
 1017 things
- 1018 • Understands Camden may need more law enforcement, fire protection, but with the funds
 1019 this development will provide, thinks its adequate
- 1020 • Everyone's concerned, and he hopes it passes, and stated he will pay taxes for it
 1021 (Referring to the Camden County School Bonds Referendum), and he believes that the
 1022 funds obtained from fees and taxes from this development will help to offset the costs of
 1023 schools
- 1024 • Believes that the fees and taxes the development generates is money that is easily
 1025 collected.
- 1026 • No other development has offered as much as South Mills Landing has, and they have
 1027 done it within the county regulations and in compliance with the county's land use plans
- 1028 • Respectfully request that the Board of Commissioners approve this subdivision, which
 1029 will generate a great deal of fees and taxes which can be used for the benefit all the
 1030 people of Camden County.
 1031

1032 Reese Smith Jr., Virginia Beach VA, Speaking on behalf of his father Reese Smith Sr.

- 1033 • Reese Smith Sr. is the owner of the property where upon the development is proposed
- 1034 • R. Smith Jr. holds a small interest in the property, his father and partners are the principal
 1035 owners of the property
- 1036 • R. Smith Sr. contracted to purchase this property in 2000 and has been working over the
 1037 next 20 years to make this planned development a reality
- 1038 • Endured a multi-year moratorium imposed on building, and endured through a recession
- 1039 • Proposed master plan is consistent with the 2035 Comprehensive Land Use Plan
- 1040 • Was approved in the past by the Board of Commissioners and was adopted to serve as an
 1041 outline for growth
- 1042 • Project will yield benefits to the community, and in fact it already has - the parcel
 1043 donated near McBride Street is now home to a sewer pump station which was
 1044 instrumental in solving the issues with failing septic systems in Bloodfield and the South
 1045 Mills Village by making sewer service available

CAMDEN COUNTY BOARD OF COMMISSIONERS
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- 1046 • Property owners of the development offered a sizable monetary contribution to be used
- 1047 for beautification project on Main Street, or where ever else it needs to be used
- 1048 • One recurring complaint that has been heard from numerous citizens has been over the
- 1049 recurring flooding and stormwater issues. If approved, first the existing drain outlets will
- 1050 be improved and cleaned out, then widened, and so on.
- 1051 • The portion of Horseshoe Road most susceptible to flooding will be raised
- 1052 • The development will provide for engineered on site stormwater retention systems
- 1053 • The proposed plan incorporates some 27 acres of retention ponds which have the capacity
- 1054 to store about 17 million gallons of water on site
- 1055 • Existing flooding conditions will be improved by these efforts
- 1056 • Appears that without this development, flooding issues in surrounding community will
- 1057 continue to exist
- 1058 • With respect to the economics, a phased plan over time will dampen the impacts on
- 1059 services, developer has shown based in large part by numbers provided by the various
- 1060 departments of the county and town of South Mills, South Mills Landing’s contribution
- 1061 to the Camden County coffers will be a net of 7.8 million dollars collected for water,
- 1062 sewer, and other related fees after the costs of such has been considered. These are funds
- 1063 collected in advance of any services being provided.
- 1064 • Will generate about 1.2 million dollars in tax revenues each and every year
- 1065 • Thanked Planning Director Dan Porter for his time, effort, & help in planning this over
- 1066 the years, and through all the design changes and improvements
- 1067 • The master plan is in keeping with county guidelines, is in accordance with the PUD
- 1068 zoning that was specifically approved by the Board of Commissioners for this property, is
- 1069 consistent with the Smart Growth principles adopted by the county, provides for various
- 1070 surplus revenues to the county, and is ripe for approval by this Board
- 1071 • Hopes that the Board will move and vote to approve the Development Agreement and
- 1072 Master Plan for South Mills Landing

1074 At this time, Chairman White asked if there were any further questions or comments on this
1075 public hearing. Hearing none, he entertained a motion to close the public hearing.

1076
1077 County Attorney John Morrison stated that before the public hearing is closed that the materials
1078 in the Board Packet should be accepted into evidence for this public hearing.

1080 ***Motion to Accept Board Packet Materials provided by the Planning Department***
1081 ***Relating to South Mills Landing as Evidence for this Public Hearing***

1082	RESULT:	PASSED [UNANIMOUS]
1083	MOVER:	Randy Krainiak
1084	AYES:	White, Riggs, Munro, Meiggs, Krainiak
1085	ABSENT:	None

1086
1087 ***Motion to close Public Hearing on South Mills Landing***

1088	RESULT:	PASSED [UNANIMOUS]
1089	MOVER:	Garry Meiggs
1090	AYES:	White, Riggs, Munro, Meiggs, Krainiak
1091	ABSENT:	None

1092
1093 ***Motion to Amend the Agenda to place this item up for an immediate vote***

1094	RESULT:	PASSED [UNANIMOUS]
1095	MOVER:	Ross Munro
1096	AYES:	White, Riggs, Munro, Meiggs, Krainiak
1097	ABSENT:	None

1098

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
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1099 *Motion to Approve, with Modifications, the South Mills Landing Development*
1100 *Agreement, Ordinance 2020-09-01*

1101	RESULT:	PASSED [UNANIMOUS]
1102	MOVER:	Ross Munro
1103	AYES:	White, Riggs, Munro, Meiggs, Krainiak
1104	ABSENT:	None

1105 *Motion to Approve, with Modifications, UDO 2020-01-36, South Mills Landing Master*
1106 *Plan and Preliminary Plat*

1107	RESULT:	PASSED [UNANIMOUS]
1108	MOVER:	Ross Munro
1109	AYES:	White, Riggs, Munro, Meiggs, Krainiak
1110	ABSENT:	None

1111
1112 At this time, County Attorney John Morrison stated that pursuant to the UDO, Article 151.2
1113 entitled “Procedures”, the Board is required to answer seven questions which he reviewed with
1114 the Board stating also that if the Board gives him the sense of their answers he would draft the
1115 required written statement.

1116
1117 As required by UDO Article 151.2.3.19(C)(7)(d)(1)-(7):
1118 In making its decision, the Board of Commissioners shall adopt a written statement including
1119 each of the following:

- 1120 1. Whether the planned development application (and associated zoning map amendment) is
1121 approved, denied, or remanded; and
 - 1122 • The Camden County Board of Commissioners approved with Modifications, the
1123 South Mills Landing Development Agreement, Ordinance 2020-09-01; and same
1124 Board approved with Modifications, UDO 2020-01-36, South Mills Landing Master
1125 Plan and Preliminary Plat.
- 1126 2. The degree to which the planned development application (and associated zoning map
1127 amendment) is or is not consistent with the County’s adopted policy guidance; and
 - 1128 • The evidence provided in the Camden County Board of Commissioners Board Packet
1129 for the November 2, 2020 meeting shows that the application is consistent with the
1130 County’s adopted policy guidance.
- 1131 3. The ways in which the planned development application (and associated zoning map
1132 amendment) is or is not consistent with the County’s adopted policy guidance; and
 - 1133 • The evidence provided in the Camden County Board of Commissioners Board Packet
1134 for the November 2, 2020 meeting shows that the application is consistent with the
1135 County’s adopted policy guidance.
- 1136 4. Whether approval of the planned development application also amends or does not
1137 amend the County’s adopted policy guidance; and
 - 1138 • Approval of South Mills Landing Development Agreement and associated Master
1139 Plan/Preliminary Plat does not amend any of the County’s adopted policy guidance.
- 1140 5. If the adopted policy guidance is amended as part of the application approval, a
1141 description of the change in conditions to meet the development needs of the County that
1142 were taken into account as part of the approval; and
 - 1143 • N/A - No policy guidance was amended.
- 1144 6. An explanation of why the action taken by the Board of Commissioners is reasonable;
1145 and
 - 1146 • Based upon the Board’s approval of South Mills Landing Development Agreement
1147 and associated Master Plan/Preliminary Plat it is assumed that it will increase the tax
1148 base, bring additional revenues to the County which will enhance utilities such as
1149 water & sewer, and it will improve drainage in the surrounding area, it is a quality
1150 development which will enhance the community, and is consistent with the UDO.
- 1151 7. An explanation of why the action taken by the Board of Commissioners is in the public
1152 interest.
 - 1153 • As question number 6 above overlaps with question number 7, the answer for number
1154 7 is to see the answers for questions 1-6 above.

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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1156 During the answering of question number 6 above, Commissioner Riggs asked if the Board
1157 should make a motion to approve the answers to the questions. Mr. Morrison, after conferring
1158 with the County Manager, stated that the Board should direct him to draft a written statement
1159 with these questions and answers to be voted upon at the next Board of Commissioners meeting.
1160 Chairman Tom White directed County Attorney John Morrison so to do.

1161

1162

1163 ***B. Richard Krainiak Rezoning Application***

1164

1165 Before Planning Staff could begin their description of this agenda item, Commissioner Krainiak
1166 disclosed to the Board that he needed to be recused from this item as he is related to the
1167 applicant.

1168

1169 ***Motion to Recuse Commissioner Randy Krainiak from Agenda Item B. - Richard***
1170 ***Krainiak Rezoning Application as Commissioner Krainiak is related to the applicant.***

1171 **RESULT:** PASSED [UNANIMOUS]
1172 **MOVER:** Ross Munro
1173 **AYES:** White, Riggs, Munro, Meiggs, Krainiak
1174 **ABSENT:** None

1175

1176 Commissioner Krainiak has been recused from this agenda item as he is related to the applicant.
1177 He will neither participate or vote in this matter.

1178

1179 ***Motion to Open Public Hearing for Rezoning Application for Richard Krainiak***

1180 **RESULT:** PASSED [UNANIMOUS]
1181 **MOVER:** Ross Munro
1182 **AYES:** White, Riggs, Munro, Meiggs
1183 **ABSENT:** None
1184 **RECUSED:** Krainiak

1185

1186 At this time, Zoning Officer Amber Curling described this agenda item and went over the Staff
1187 Report, a copy of which is attached hereto as "Attachment C".

- 1188 • Richard Krainiak has submitted an application for a zoning map amendment to rezone
- 1189 approximately 3 acres from Village Commercial (VC) to Neighborhood Residential (NR)
- 1190 on Parcel with PIN # 03-8953-04-80-2636-0000 located at 913 NC Hwy 343 South in
- 1191 Shiloh Township.
- 1192 • The application package includes the rezoning application, the deed, various maps, the
- 1193 neighborhood meeting results and comments, and the zoning comparison between
- 1194 Village Commercial and Neighborhood Residential
- 1195 • Application is generally complete
- 1196 • Neighborhood meeting was held August 31, 2020 and had no attendees
- 1197 • Helen Nix sent in an email containing comments, which is included in the package.
- 1198 • Property is located at 913 NC Hwy 343 South in Shiloh Township, at the intersection of
- 1199 NC Hwy 343 South and Milltown Road, in the center of the Shiloh Core Village
- 1200 • Lot size is approximately 3 acres
- 1201 • Current use includes a vacant house and farmland
- 1202 • Surrounding uses are commercial businesses, farmland, and residential lots
- 1203 • Ms. Curling read the definitions of Village Commercial and Neighborhood Residential
- 1204 (included in Staff Report, Attachment C)
- 1205 • CAMA Land Suitability - Very High
- 1206 • Not located in any wetlands
- 1207 • Located in Flood Zone X
- 1208 • Not in the watershed
- 1209 • Drainage flows southeast along a ditch at the rear of the property, then southwest, then
- 1210 southeast again emptying out into the wetlands/creek which flows into the Pasquotank
- 1211 River
- 1212

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
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- 1213 • Inconsistent with the 2035 Comprehensive Land Use Plan which shows the property as
- 1214 Village Center
- 1215 • Inconsistent with the CAMA Future Land Use Map which shows the property as
- 1216 Community Core
- 1217 • Water lines are adjacent to the property
- 1218 • Sewer Service is not available. Sewer will have to be handled via septic systems.
- 1219 • Property is in the South Camden Fire District
- 1220 • Proposed zoning change will have minimal impact on schools or traffic
- 1221 • Property is located right beside the Shiloh Dollar General Store and across the street from
- 1222 the Shiloh Shopping Center
- 1223

Richard Krainiak, Camellia Drive, Camden NC, Applicant for Rezoning

- 1225 • There is an existing home on the property. Looking to rezone the property so that it can
- 1226 be used as residential again.
- 1227 • House is a historic house
- 1228 • The only commercial buildings in the vicinity are the Dollar General and the Shiloh
- 1229 Shopping Center. All the other houses in the immediate vicinity are zoned VC but have
- 1230 people living in them
- 1231

1232 Chairman White asked if the house on the lot was vacant or occupied. Mr. Krainiak stated it was
1233 vacant.

1234
1235 Commissioner Munro asked if Mr. Krainiak intends to restore the home or tear it down. Mr.
1236 Krainiak indicated he wishes to restore it.

1237
1238 Commissioner Riggs stated he was under the impression that Mr. Krainiak was going to only
1239 rezone the one acre that the house was on and leave the other 2 acres as commercial. Mr.
1240 Krainiak stated that the Planning Board recommended to rezone all three acres. Mr. Riggs stated
1241 that the corner lot could be very profitable as commercial land. Mr. Krainiak indicated that it
1242 was rezoned 20 years ago to commercial, he added that Mr. Hyman, a surveyor, is surveying the
1243 one acre that the house sits on.

1244
1245 Mr. Krainiak asked if the house sits empty for so long will it have to go back to commercial use.
1246 Chairman White responded that was a question for Zoning Officer Amber Curling. Ms. Curling
1247 responded saying the reason that he is applying to rezone the entire 3 acres is that he is applying
1248 for a one lot minor subdivision and the property was not divided yet.

1249
1250 Commissioner Riggs stated that his opinion is the the Board should rezone the one acre with the
1251 house on it and leave the other 2 commercial. Mr. Riggs asked Mr. Krainiak if that is what his
1252 original intention was, Mr. Krainiak responded saying he’s “good with that”.

1253
1254 At this time, Ms. Curling continued going over the Staff Report.

- 1255 • Rezoning of 913 NC Hwy 343 South is Inconsistent with the 2005 CAMA Future Land
- 1256 Use Plan as the plan has the property identified as community core
- 1257 • Also Inconsistent with the 2035 Comprehensive Plan as the Future Land Use Map
- 1258 identifies the property as Village Center
- 1259 • At the September 16, 2020 Planning Board meeting, the Planning Board unanomously
- 1260 recommended approval of the rezoning
- 1261

1262 At this time, Chairman White asked if there were any members of the public who were opposed
1263 to this rezoning. Hearing none, he called for a motion.

Motion to Close Public Hearing for Rezoning Application for Richard Krainiak

1266	RESULT:	PASSED [UNANIMOUS]
1267	MOVER:	Clayton Riggs
1268	AYES:	White, Riggs, Munro, Meiggs
1269	ABSENT:	None
1270	RECUSED:	Krainiak

1271

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
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1272 *Motion to Add Rezoning Application for Richard Krainiak to the agenda for an*
1273 *immediate vote*

RESULT: PASSED [UNANIMOUS]
MOVER: Clayton Riggs
AYES: White, Riggs, Munro, Meiggs
ABSENT: None
RECUSED: Krainiak

1279
1280 *Motion to Rezone the 1 Acre Lot that contains the house, out of parcel with PIN# 03-*
1281 *8953-04-80-2636-0000 located at 913 NC Hwy 343 South in Shiloh Township to*
1282 *Neighborhood Residential (NR), leaving the remaining 2 acres plus or minus as*
1283 *Village Commercial (VC)*

RESULT: PASSED [UNANIMOUS]
MOVER: Clayton Riggs
AYES: White, Riggs, Munro, Meiggs
ABSENT: None
RECUSED: Krainiak

1289
1290 *Consistency Statement: Motion that the rezoning of the 1 acre lot that contains the*
1291 *house, out of parcel with PIN# 03-8953-04-80-2636-0000 located at 913 NC Hwy 343*
1292 *South in Shiloh Township to Neighborhood Residential (NR) is Inconsistent with the*
1293 *2005 CAMA Land Use Plan in that the CAMA Future Land Use Map has the property*
1294 *identified as Commercial Core, and is Inconsistent with the 2035 Comprehensive Plan*
1295 *in that the plan identifies the property as Village Center.*

RESULT: PASSED [UNANIMOUS]
MOVER: Clayton Riggs
AYES: White, Riggs, Munro, Meiggs
ABSENT: None
RECUSED: Krainiak

1301
1302 *Motion to Approve Ordinance 2020-11-01, Rezoning Application, to Restore Property*
1303 *Containing the House, out of parcel with PIN# 03-8953-04-80-2636-0000 located at*
1304 *913 NC Hwy 343 South in Shiloh Township from Village Commercial (VC) to*
1305 *Neighborhood Residential (NR) as modified by Board of Commissioners at 11-2-2021*
1306 *meeting.*

RESULT: PASSED [UNANIMOUS]
MOVER: Clayton Riggs
AYES: White, Riggs, Munro, Meiggs
ABSENT: None
RECUSED: Krainiak

1312
1313 **ITEM 5 OLD BUSINESS**

1314
1315 Appeal of Demolition Orders - Gary Overton
1316

1317 Chairman White stated that since Commissioner Munro was not present at the meeting wherein
1318 this item was previously heard, it must be established that he did indeed watch the video of that
1319 proceeding. Let the record show that Commissioner Munro indicated that he did indeed watch
1320 the aforementioned video.
1321

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
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1322 County Attorney John Morrison reminded the Board that this item is a reconvening of this item
 1323 as it was recessed until this meeting. He indicated that he sent Abode of Camden and Ms.
 1324 Geraldine Overton, the property owners, a letter reminding them of this meeting and of the
 1325 following:

1326
 1327 From Mr. Morrison's Letter:

1328 "As you will recall, the recess was to allow you to come forward with the specific documented
 1329 plan as to how you would either rehabilitate or sell the subject structures. The understanding
 1330 was you will present a detailed specific plan including access to necessary funds and a time
 1331 schedule for completion. Your absence at the hearing or failure to produce the requested
 1332 information in a responsible trustworthy format may result in the Commissioners electing to
 1333 proceed immediately with demolition. Thank you for your kind review of this correspondence
 1334 and your cooperation."

1335
 1336 Mr. Morrison indicated that the above letter was dated October 19, 2020.

1337
 1338 Chairman White started with 165 and 167 Alder Branch Road properties. He asked if there was
 1339 a plan for those. Mr. Overton stated that he will try to get the properties cleared up by January 1,
 1340 2021. He further stated that he is researching costs for building materials and so forth.

1341
 1342 Chairman White asked about 1275 NC Hwy 343 South. Mr. Overton stated that he has an offer
 1343 to sell the 3 structures on the property at 1330 NC Hwy 343 South and will use the profits from
 1344 that to fix up 1275 NC Hwy 343 South. Should be by January that they will be sold and off the
 1345 property. Chairman White asked where Mr. Overton is on 1275. Mr. Overton stated that he can
 1346 do a little repair on the outside until the aforementioned structures are sold, then once sold, he
 1347 will take the profit from that and do some foundation work. Mr. Overton indicated he spoke
 1348 with a representative of Gateway Bank regarding some financing. Mr. Overton indicated that he
 1349 would be able to start repairs next month (December). Chairman White indicated that something
 1350 needs to happen. Mr. Overton indicated that he can only work on one property at a time, and that
 1351 due to his day job he only gets 1 day a week off to work on this. Chairman White asked if he
 1352 could have something going on within 30 days, Mr. Overton indicated he could. He added that
 1353 when he gets the money from 1330 that he will be able to purchase the concrete and blocks for
 1354 the foundation work on 1275.

1355
 1356 Chairman White asked the Board members what they wanted to do regarding 165 and 167 Alder
 1357 Branch Road, if they should give him more time on these. Commissioner Krainiak indicated a
 1358 desire to give him more time.

1359
 1360 Mr. Overton stated that during the first week in March he gets a bonus check from work he is
 1361 doing and he has a side job he is doing. Between those two he should be able to secure 165 and
 1362 167 Alder Brach Road.

1363
 1364 Chairman White asked if 165 and 167 could be done in 30 days. Mr. Overton indicated that he
 1365 doesn't get the funds until March. Commissioner Munro stated that these two are down the road
 1366 in that event.

1367
 1368 Chairman White asked the Board members if 165 and 167 to be taken care of sometime around
 1369 March is a good timing. 1275 NC 343 South, in the next 30 days to be doing some foundation
 1370 work on that one.

1371
 1372 Mr. Overton indicated that at present, the best he can do is \$50-\$100 per week in funds to buy
 1373 materials for those.

1374
 1375 Commissioner Munro asked for confirmation that he only has 1 day a week he can work on
 1376 these. Mr. Overton indicated that is correct, and reiterated that he can only spend \$50-\$100 per
 1377 week. He added that his finances are such that this is all he can afford.

1378
 1379 County Attorney John Morrison suggested recessing this hearing again, and reconvening it in
 1380 January 2021 to allow Mr. Overton to have a more definite plan in place. Commissioner Munro
 1381 suggested making that February 2021 since the sale of the structures at 1330 will not take place
 1382 until January.

1383

CAMDEN COUNTY BOARD OF COMMISSIONERS
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1384 Chairman White called for a motions to place this issue on the February 2021 Board of
1385 Commissioners agenda and to recess this evening’s proceeding until that time.
1386

*Motion to place this issue on the February 2021 Board of Commissioners Meeting
Agenda as Old Business*

1389 **RESULT:** PASSED [UNANIMOUS]
1390 **MOVER:** Clayton Riggs
1391 **AYES:** White, Riggs, Munro, Meiggs, Krainiak
1392 **ABSENT:** None

1393
1394 *Motion to Recess this hearing until the February 2021 Board of Commissioners*
1395 *Meeting*

RESULT: PASSED [UNANIMOUS]
MOVER: Ross Munro
AYES: White, Riggs, Munro, Meiggs, Krainiak
ABSENT: None

1400
1401 **ITEM 6 CONSENT AGENDA**

1402
1403 Consent Agenda:

- 1404 A. BOC Meeting Minutes - Oct 5, 2020
- 1405 B. Budget Amendments

2020-21-BA006
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
Revenues			
52330610-434802	Administration Revenue	\$5366.00	
Expenses			
528000-540100	General Administration Expense	\$5366.00	

This Budget Amendment is made to appropriate funds to increase the Social Services Administration Revenue & General Administration Expense lines for Additional Funds received in response to COVID.

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 2nd day of November, 2020.

Amy D. Barnett
Assistant
Clerk to Board of Commissioners

Tom White
Chairman, Board of Commissioners



2020-21-BA007
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
Revenues			
19380400-433500	COVID Miscellaneous Revenue	\$210,906.15	
Expenses			
194200-502000	Salaries		\$43000.00
194200-533000	Supplies	128,113.15	
194200-533100	Grant	9,000.00	
194200-557000	Miscellaneous	116,793.00	

This Budget Amendment is made to appropriate funds to increase the COVID Revenues & Expense lines for Additional Funds received in response to COVID.

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 2nd day of November, 2020.

Amy D. Barnett
Assistant
Clerk to Board of Commissioners

Tom White
Chairman, Board of Commissioners



1406
2020-21-BA008
CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10-329900	Fund Balance		\$400,000
Expenses			
716600-575000	Unrestricted Capital Reserve	\$400,000	

This Budget Amendment is made to appropriate funds to the Unrestricted Capital Reserve from Fund Balance.

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 2nd day of November, 2020.

Amy D. Barnett
Assistant
Clerk to Board of Commissioners

Tom White
Chairman, Board of Commissioners



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
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1408 C. Vehicle Refunds Over \$100

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System																		
NCVTS Pending Refund report																		
Refunds Over \$100.00 Sept 2020																		
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
BARTEE, DENISE MCBRIDE	BARTEE, DENISE MCBRIDE		476 N TROTMAN RD	CAMDEN, NC 27921	Proration	0052781696	4P1155	PENDING	133245292	Refund Generated due to proration on Bill #0052781696-2019-2019-0000-00	Tag Surrender	09/29/2020		1843	Tax	(\$200.36)	\$0.00	(\$200.36)
														3	Tax	(\$2.71)	\$0.00	(\$2.71)
																		\$203.07
BURLEY, CHEYENNE SKY	BURLEY, CHEYENNE SKY		206 BEECHNUT AVE	SOUTH MILLS, NC 27976	Proration	0051285227	CH38860	PENDING	133240568	Refund Generated due to proration on Bill #0051285227-2019-2019-0000-00	Tag Surrender	09/29/2020		1843	Tax	(\$108.39)	\$0.00	(\$108.39)
														1	Tax	(\$1.46)	\$0.00	(\$1.46)
																		\$109.85
MARTINDALE, JOHN ERIC	MARTINDALE, JOHN ERIC	MARTINDALE, ANGELA CHRISTINA	141 BEECHNUT AVE	SOUTH MILLS, NC 27976	Proration	0056071519	HKK8638	AUTHORIZED	132142434	Refund Generated due to proration on Bill #0056071519-2020-2020-0000-00	Tag Surrender	09/09/2020	9/10/2020 12:37:35 PM	1843	Tax	(\$184.48)	\$0.00	(\$184.48)
														1	Tax	(\$2.49)	\$0.00	(\$2.49)
																		\$186.97

Submitted by Lisa S. Anderson Date 10-6-2020
 Lisa S. Anderson, Tax Administrator Camden County

Approved by G. Tom White Date November 2, 2020
 G. Tom White, Chairman Camden County Board of Commissioners

1409
1410
1411

D. DMV Monthly Report

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County December Renewals Due 1/15/21

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
22,930.22	23,840.28	12,968.46	59,738.96

Witness my hand and official seal this 2nd day of November, 2020

Tom White
 Chairman, Camden County Board of Commissioners

Attest:

Ann D. Barnett
 Assistant 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

1412
1413
1414

E. Tax Collection Report

Tax Collection Report

SEPTEMBER 2020

Day	Amount	Amount	Name of Account	Deposits	Internet
	\$	\$		\$	\$
1	2,237.85			2,237.85	
	100.00				100.00
2	2,466.17			2,466.17	
	3,990.00			3,990.00	
3	4,927.99			4,927.99	
4	6,663.06			6,663.06	
8	7,380.63			7,380.63	
9	10,129.46			10,129.46	
10	10,625.11		Refund - \$2,004.76 - Drawer 99	10,625.11	
11	9,215.36			9,215.36	
14	1,715.53			1,715.53	
15	541.29			541.29	
16	5,393.39			5,393.39	
17	1,579.05		Refund - \$7.76 - Drawer 99	1,579.05	
18	916.00			916.00	
21	25,571.99		Refund - \$190.49	25,571.99	
22	853.30			853.30	
23	4,941.36		Refund - \$.05		4,941.36
24	13,985.46			13,985.46	
	54,323.15		Refund - \$14.52	54,323.15	
25	41,122.12		Refund - \$15.41	41,122.12	
28	75,308.72		Refund - \$1,158.90	75,308.72	
	24,281.24		Refund - \$0.10	24,281.24	
29	41,706.16		Refund - \$0.80	41,706.16	
30	36,718.75			36,718.75	
	11,166.39				11,166.39
	3,734.27			3,734.27	
	\$ 401,593.80	\$ -		\$ 385,386.05	16,207.75
	\$ 401,593.80			\$ 401,593.80	
Total Deposits and PSN					
			PSN Check fees - \$23.00 - for info only, fees were paid to PSN		
	\$ (3,392.79)		Refund		
	\$ -		Over		
	\$ -		Shortage		
	\$ -		Adjustment		
	\$ 398,201.01				
Grand Total					

Submitted by: Lisa S. Anderson Date: 10-7-2020

Approved by: G. Tom White Date: 11-2-2020

1415

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

1416 F. Refunds Over \$100

ACS Tax System 10/06/20 13:06:15		REFUNDS OVER \$100.00 Refunds to be Issued by Finance Office		CAMDEN COUNTY	
Refunds	Remit To:	Reference:	Draway/transaction Info:		
1,157.76	A&B BUILDING INCORPORATED 141 TRAVIS BLVD MOYOCK NC 27958	2020 R 02-8934-02-57-3312.0000 HORNTAL RILEY PAID 1157.76	20200528 2 254309		
633.61	AG CAROLINA FARM CREDIT P.O. BOX 100285 COLUMBIA SC 292023285	2020 R 01-7989-04-92-7981.0000 01-7989-04-92-7981-0000/OSSORN	20201006 99 254957		
100.00	EVERETT, JOSEPH 1265 NORTH 343 SOUTH MILLS NC 27976	2020 R 01-7998-01-17-5611.0000 OVERPAID R124166/2020	20201006 99 254959		
271.32	G E SMALL, PC ATTN: WENDY 607 E MAIN ST ELIZABETH CITY NC 27909	2020 R 01-7998-01-09-8245.0000 CHRISTOPHER D. SMITH	20201006 99 254958		
162.95	HALECKI, STANLEY & AMPARO 113 FINE RIDGE DRIVE SOUTH MILLS NC 27976	2020 R 01-7999-00-02-4902.0000 overpayment 2020	20200922 1 253884		
184.14	RUTH N. BIGGS 379 OLD SWAMP RD SOUTH MILLS NC 27976	2020 R 01-7999-00-78-4680.0000 OVERPAID R124237/2020-GARRETT	20201006 99 254960		
2,509.78	Total Refunds			***	

Submitted by Lisa S. Anderson Date 10-6-2020
 Lisa S. Anderson, Tax Administrator Camden County

Approved by G. Tom White Date November 2, 2020
 G. Tom White, Chairman Camden County Board of Commissioners

1417 G. Pickups, Releases, and Refunds
 1418


NAME	REASON	NO.
Paul J. Cohen	Roll back taxes - pick-up \$1,556.54	Pick-up/22185 R-104349-2017 R-111632-2018 R-118981-2019 R-126384-2020
David Chaney	Correction on a manufactured home. Adjustment. \$118.73	Pick-up/22171 R-128681-2020
Denise McBride Bartee	Turned in plates - Refund \$203.07	Pick-up/22173 52761696
Cheyenne Sky Burley	Turned in plates - Refund \$109.85	Pick-up/22175 51285227
John & Mui Chin	Value adjustment \$1,377.35	Pick-up/22181 R-130663-2020
John D. Pierce LE	Duplicate parcel - Refund \$209.71	Pick-up-22193 R-117772-2019
John D. Pierce LE	Duplicate parcel - Refund \$209.71	Pick-up-22194 R-110437-2018
John D. Pierce LE	Duplicate parcel - Refund \$194.51	Pick-up-22195 R-103154-2017
John D. Pierce LE	Duplicate parcel - Refund \$186.41	Pick-up-22196 R-95930-2016
John D. Pierce LE	Duplicate parcel - Refund \$186.41	Pick-up-22197 R-88780-2015
Ada Virginia Sanford ETAL	Roll back taxes - Pick-up \$13,433.71	Pick-up/22205 R-103345-2017 R-110628-2018 R-117969-2019 R-125354-2020

1419
 1420

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
Regular Meeting – November 2, 2020

1421 H. Senior Center General Purpose Funding FY 20-21



September 11, 2020

CAMDEN Laura Jelley, Coordinator
CHOWAN Camden County Senior Center
CURRITUCK P.O. Box 190
DARE Camden, NC 27921
GATES
HYDE
PASQUOTANK
PERQUIMANS
TYRRELL
WASHINGTON
COLUMBIA
CRESWELL
DUCK
EDENTON
ELIZABETH CITY
GATESVILLE
HERTFORD
KILL DEVL HILLS
KITTY HAWK
MANTOE
NAGS HEAD
PLYMOUTH
ROPER
SOUTHERN SHORES
WINFALL

Dear Laura,

You will find enclosed the application packet for Senior Center General Purpose funding. Please complete the proposal, agreement and assurances and obtain the required signatures. Return the completed packet for our review. You will be notified of the status of your grant award, and upon approval, a signed copy will be returned to you. Please take note of the grant period and time frame for expenditure of grant funds. This time frame will allow for adjustments and corrections to your budgets if needed, which will help to ensure that you are able to utilize your entire allocation.

I ask that you return your packets by **November 15, 2020** so that you may begin your reimbursement process.

If you have any questions, or if I can assist you in any way, please feel free to contact me.

Sincerely,
Ashley Lamb
Ashley Lamb
Aging Program Specialist
Albemarle Commission Area Agency on Aging

Enc: Grant Application Packet

512 South Church Street
Hertford, NC 27944
www.albemarlecommission.org
P: 252.426.3753
F: 252.426.8462

STATE APPROPRIATION FOR SENIOR CENTERS THROUGH THE 2020 SESSION OF THE NC GENERAL ASSEMBLY

SENIOR CENTER GENERAL PURPOSE FUNDING

FY 2020-2021 APPLICATION PACKET

Albemarle Commission Area Agency on Aging
512 S Church Street
Hertford, NC 27944

Camden County Center for Active Adults
P.O. Box 190
Camden, NC 27921

The Albemarle Commission Area Agency on Aging reserves the right to request additional information, references, to accept or reject any or all proposals to waive technicalities, to accept proposals in whole or in part, and to award a contract(s) which, in the opinion of the grantee, best serves the older adults.

SENIOR CENTER GENERAL PURPOSE FUNDING

Introduction and Instructions

The Albemarle Commission Area Agency on Aging is pleased to announce the availability of funds for use by senior centers to support and develop programming and general operations or to construct, renovate, or maintain senior center facilities. \$1,265,316 in general purpose funding was allocated for senior centers for the current fiscal year. This funding is allocated to the Area Agencies on Aging for distribution to the centers within the region which provide full time programs or will utilize the funding to develop full time programs. Across the state 169 senior centers or developing senior centers will be funded.

The Division of Aging and Adult Services has worked hard to enhance and expand the statewide certification process for senior centers with standards that encourage centers across the state to strive for levels of 'merit' or 'excellence'. An intent of the certification process has been to increase base funding for those who have successfully completed the process. This ensures that funding is being well spent on readily identifiable programs and services and provides an incentive for centers that make investments to meet certification requirements. Therefore, in order to provide an incentive to work toward certification, and to reward those who achieve it, the Division has decided to fund senior centers equally, based upon their certification status. Centers of Merit will receive two shares of the funding of non-certified centers and Centers of Excellence will receive three times the funding of non-certified centers. The objectives for this year are to:

- Allocate funding equally to every center, based upon certification status;
- Require documentation and accountability for the use of funding, and;
- Provide incentives for centers to improve themselves through certification.

Again, this year it has been decided to divide the annual appropriation into shares based on the total number of senior centers as determined by the Area Agencies on Aging plus extra shares for each senior center which

2

meets certification status. Uncertified, identified centers will receive one share.

For FY 2020-2021, total funding available to the counties in Region R will amount to . Effective period: July 1, 2020-June 30, 2021.

Your center is eligible to receive:

FY 20-21	Senior Center General Purpose Funding	\$3,505
	Local Match (25%)	\$1,168
	TOTAL	\$4,673

It is the responsibility of the applicant to certify the availability of the local match. The funds require a 25% local match. The funds must be spent first before reimbursed and before **June 30, 2021**. Therefore, projected June expenditures must be reported with May services reported in June otherwise the unutilized portion of your allocation will revert to the state.

Application submissions should include:

- A completed description of proposed activities (add additional pages as needed).
- Certification of the availability of local match.
- A budget for senior center general purpose activities.

3

APPLICATION FOR SENIOR CENTER GENERAL PURPOSE FUNDING

Applicant Information

Date: Sept. 28, 2020

Project Name: Camden County Senior Center

Name of Project Director: Laura L. Jelley

Telephone Number: 252-335-2569 FAX: 252-331-5621

E-Mail: Ljelley@camden-county.nc.gov

Name and Address of Applicant: Laura L. Jelley, Camden Senior Center, P.O. Box 190, Camden NC 27921

Type of Agency Applying: Private-Non-Profit Public

Location of Project: Camden County, NC (county)

ASSURANCES

Camden Co. Senior Center (hereinafter referred to as "Subgrantee") HEREBY AGREES THAT it will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; and (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicaps.

Tom Jelley 11-2-20
Signature and Title of Authorized Official (e.g., Director, Board Chairman) Date

4

CERTIFICATION OF THE AVAILABILITY OF REQUIRED NON-FEDERAL MATCH FOR SENIOR CENTER GENERAL PURPOSE FUNDING

It is understood that the following required 25 percent non-federal match will be used to match Senior Center General Purpose funds in FY 20-21 and will not be used to match any other federal or state funds during the contract period.

The provider shall expend the award in keeping with the attached project description indicating how funding will be utilized. Funding will not be disbursed until this application is received and approved by the Area Agency on Aging. The contractor shall make a final report indicating how funding was utilized in a format provided by the Area Agency on Aging.

FY 20-21 Budget Request	\$ 3,505.00	Example only: non certified center: \$3,505
Required 25% Match	\$ 1,168.00	divided by .75=\$4,673 [Total projected budget]
Total FY 20-21 Projected Budget	\$ 4,673.00	\$4,673 minus \$3,505=\$1,168 [local match] (up to the amount of the grant)

Authorized Signature: Laura L. Jelley
Title: Senior Center Coordinator
Date: Sept 28, 2020

5

1424

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
Regular Meeting – November 2, 2020

SENIOR CENTER GENERAL PURPOSE PROJECT DESCRIPTION

- Senior Center to receive funding: Camden County Senior Center
- Amount of funding: \$4673.00
- Area served by Senior Center: Camden County, NC
- Describe how the funding will be spent:
Funding will be used for the Senior Center Activities and Participation Supplies.

6

STATE APPROPRIATIONS FOR SENIOR CENTER BUDGET INFORMATION
STATE FISCAL YEAR 2020-21

Organization Name: Camden County Senior Center
Senior Center Name: Camden County Senior Center
Address: P.O. Box 190 / 117 N Hwy 34 S, Camden, NC 27921
Period Covered: July 1, 2020 - June 30, 2021 Date Prepared: _____

OBJECTS OF EXPENDITURE	AMOUNT
Salary and Fringe Benefits	\$ _____
Supplies/Other Operating Costs	\$ <u>4673.00</u>
Equipment	\$ _____
Capital Outlay (Real Estate, Construction, Renovation)	\$ _____
Other	\$ _____
TOTAL BUDGET (Including local match) (Up to grant amount, only)	\$ <u>4,673.00</u>

Each organization that receives, uses or expends any state funds shall use or expend the funds only for the purposes for which they were appropriated by the General Assembly or collected by the State. State funds include federal funds that flow through the state. If the contractor is a governmental entity, such entity is subject to the provisions of the requirements of OMB Uniform Guidance 2 CFR Part 200 and the NC Single Audit Implementations Act. If the Contractor is a non-governmental entity, such entity is subject to the provisions of G.S. 143C-6-23. Additionally, any non-governmental entity except a for-profit corporation is subject to the provisions of OMB Uniform Guidance 2 CFR Part 200.

AUTHORIZED SIGNATURE: _____
TITLE: _____ DATE: _____

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ASSURANCE OF COMPLIANCE WITH SECTION 504 OF THE REHABILITATION ACT OF 1973

Camden County Senior Center (hereinafter referred to as "Subgrantee") HEREBY AGREES THAT it will comply with Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112) and all requirements imposed by or pursuant to the Regulation of the Department of Health, Education, and Welfare (45 CFR 84) issued pursuant to that Section, to the end that, in accordance with Section 504 of that Act and the Regulation, no person in the United States shall, on the basis of handicap, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Subgrantee receives Federal, financial assistance from the State of North Carolina, Department of Human Resources, Division of Aging and Adult Services, a recipient of Federal financial assistance from the Department (Grantor); and Hereby Gives Assurance that it will immediately take any measures necessary to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Subgrantee by the Grantor, this assurance shall obligate the Subgrantee, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision or similar services or benefits. If any personal property is so provided, this assurance shall obligate the Subgrantee for the period during which the Federal financial assistance is extended to it by the Grantor.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the Subgrantee by the Grantor, including installment payments after such date on account of applications for Federal financial assistance which were approved before such date. The Subgrantee recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the grantor or the United States or both shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Subgrantee, its successors, transferees, and assignees, and the person or persons whose signature(s) appear below are authorized to sign this assurance on behalf of the Subgrantee.

8

Dated Sept. 28, 2020 Laura L. Jolley
(Applicant)

Applicant's Mailing Address:
P.O. Box 190
Camden NC 27921

By: T. Tomlin
(President, Board Chairperson or Comparable Authorized Official)

9

1426

ASSURANCE OF COMPLIANCE WITH THE DEPARTMENT OF HEALTH AND HUMAN SERVICES REGULATION UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

Camden County Senior Center (hereinafter referred to as "Applicant"). HEREBY AGREES THAT it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Regulation of the Department of Health and Human Services (45 CFR Part 80) issued pursuant to that Title, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discriminate under any program or activity for which the Applicant receives Federal financial assistance from the Department; and HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this Agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision or similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all cases, this assurance shall obligate the Applicant for the period during which the Federal Assistance is extended to it by the Department.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applications for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, and assignees, and the person or persons whose signature(s) appear below are authorized to sign this assurance on behalf of the Applicant.

10

Dated Sept. 28, 2020 Laura L. Jolley
(Applicant)

Applicant's Mailing Address:
P.O. Box 190
Camden NC 27921

By: T. Tomlin
(President, Board Chairperson or Comparable Authorized Official)

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Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS

Regular Meeting – November 2, 2020

**AGREEMENT OF UNDERSTANDING
BETWEEN AGENCIES**

Agency: Camden County Senior Center
 Telephone#: 252-335-2969
 Address: P.O. Box 190 / 117 W. Hwy 343, Camden NC 27921
 Director: Lawrence L. Jolley

AND

Agency: **Albemarle Commission** Telephone#: (252) 426-5753
 Address: **512 S Church Street
Hertford, NC 27944**

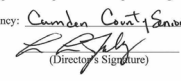
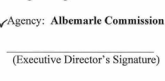
Executive Director: **Michael Ervin**

In an effort to enhance the overall effectiveness of services provided to older adults of Camden County, the above-named agencies agree to share, when appropriate, pertinent information which may serve to improve the quality of life for older adults.

The Memorandum of Understanding serves to incorporate the following mutual components:

1. Provide information concerning services/programs for older adults and any related eligibility requirements.
2. When appropriate, assist with identifying and referring clients who may be in need of services not provided by the referring agency.
3. When appropriate, inform proper agency representatives of any changes related to services provided.
4. Provide, upon request, personnel to explain aging programs, services, etc.
5. Share, when appropriate, concerns, questions or suggestions relative to services provided.

The persons responsible for implementing and monitoring this Agreement of Understanding are:

Agency: Camden County Senior Center Agency: **Albemarle Commission**
 
 (Director's Signature) (Executive Director's Signature)

12

**ALBEMARLE COMMISSION GRANT AGREEMENT
FOR SENIOR CENTER GENERAL PURPOSE FUNDS**

This Agreement is made and entered into **July 1, 2020** and ending **June 30, 2021**, between the **Albemarle Commission**, hereinafter referred to as "AC" and the **Camden County Center for Active Adults**, hereinafter referred to as the "Grantee".

Subject to the terms and conditions hereinafter set forth and attached to this document, the AC agrees to grant **Senior Center General Purpose Funds** to the Grantee for the purpose which is described herein and attached to this document.

A line item accounting showing how these grant funds with a **25% local match** were expended shall be submitted to the AC. Documentation in the form of paid invoices shall also be submitted.

As compensation, the AC shall reimburse Grantee upon receipt of detailed invoices to include dates, vendors, costs and purchases. Total funds for this grant must not exceed **\$3,505** of State funds.

Hold Harmless: The Grantee shall be considered to be an independent contractor with responsibility for maintaining their own insurance to cover any job-related injuries. This Agreement is not intended nor to be construed as an employer/employee arrangement.

Conflict of Interest: The Grantee covenants that it presently has no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Grantee further covenants that, in the performance of this Agreement, no person having any such interest shall be employed.

Interest of Members of AC and Others: No officer, member, or employee of AC, and no member of its governing body, and no other public official of the governing body of the locality or localities in which the project is situated or being carried out who exercises any functions or responsibilities in the review or approval of this project, shall participate in any decision relating to this Agreement which affects his or her personal interest or have any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof.

By signature, each party agrees to the terms contained herein and the Grantee further certifies that such terms do not represent a conflict of interest.

13

1429

Grantee: _____

Signature Date

Grantee: _____

Name and Title of Signatory Official

Albemarle Commission Executive Director _____ Date _____

Albemarle Commission AAA Director _____ Date _____

This instrument has been preaudited
in the manner required by the Local Government Budget
and Fiscal Control Act

Albemarle Commission Finance Officer _____ Date _____

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Motion to Approve Consent Agenda

RESULT:	PASSED [UNANIMOUS]
MOVER:	Garry Meiggs
AYES:	White, Riggs, Munro, Meiggs, Krainiak
ABSENT:	None

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMDEN COUNTY BOARD OF COMMISSIONERS
 Regular Meeting – November 2, 2020

1441 **ITEM 7 COUNTY MANAGERS REPORT**

1442

1443 County Manager Ken Bowman provided the following report:

- 1444 • Camden Parks and Recreation will be hosting a Flag Ceremony on November 10, 2020 in
 1445 honor of Veteran's Day, will be limited to 25 people inside the Courthouse where it will
 1446 be held.
- 1447 • County Offices will be closed November 11, 2020 for Veteran's Day
- 1448 • Thanksgiving Holiday is November 26 & 27, 2020, and County Offices will be closed
 1449 those days as well
- 1450 • Next Board of Commissioners meeting is December 7th at 8:30 AM, with a School Board
 1451 Joint Session same day at 11:00 AM.
- 1452 • Updates to Commissioners' photos will be on December 7th as well, so be sure to wear
 1453 coat and tie
- 1454

1455 **ITEM 8 COMMISSIONERS' REPORTS**

1456

1457 Commissioner Krainiak indicated a desire to revisit the Comprehensive Plan and UDO every so
 1458 often for updates.

1459

1460 Commissioner Meiggs reminded the Board members that he is not running for re-election, and
 1461 will soon be going off of the Board. He stated that he has enjoyed his time on the Board and
 1462 wished them the best.

1463

1464 **ITEM 9 INFORMATION, REPORTS, & MINUTES FROM OTHER AGENCIES**

1465

- 1466 • Register of Deeds Monthly Report & Daily Deposit Report for September 2020
- 1467 • Camden County Public Library September 2020 Statistics Report
- 1468 • North Carolina Forest Service Annual Report for FY 2019-2020
- 1469

1470 **ITEM 10 OTHER MATTERS**

1471

1472 No other matters.

1473

CAMDEN COUNTY BOARD OF COMMISSIONERS
Regular Meeting – November 2, 2020

1474 **CLOSED SESSION - PERSONNEL / ECONOMIC DEVELOPMENT**

1475
1476 County Manager Ken Bowman indicated the Assistant Clerk to the Board did not need to stay for
1477 the Closed Session. Times in and out of closed session, as well as actions taken were provided
1478 after the fact for preparation of minutes.
1479

1480 ***Motion to Go Into Closed Session***

1481 **RESULT:** PASSED [UNANIMOUS]
1482 **MOVER:** Ross Munro
1483 **AYES:** White, Riggs, Munro, Meiggs, Krainiak
1484 **ABSENT:** None

1485
1486 ***Motion to Come Out of Closed Session***

1487 **RESULT:** PASSED [UNANIMOUS]
1488 **MOVER:** Ross Munro
1489 **AYES:** White, Riggs, Munro, Meiggs, Krainiak
1490 **ABSENT:** None

1491
1492 Actions taken by the Board of Commissioners while in Closed Session:

- 1493 1. Approved additional 7 days (56 hours) Leave for County Manager
- 1494 2. Directed County Manager to move forward with negotiations on former medical building
1495 in Camden Medical Park
1496

1497 **ITEM 11 ADJOURN CAMDEN COUNTY BOARD OF COMMISSIONERS**

1498
1499 ***Motion to Adjourn November 2, 2020 Camden County Board of Commissioners***

1500 **RESULT:** PASSED [UNANIMOUS]
1501 **MOVER:** Clayton Riggs
1502 **AYES:** White, Riggs, Munro, Meiggs, Krainiak
1503 **ABSENT:** None

1504
1505 The Camden County Board of Commissioners meeting for November 2, 2020 adjourned at 10:45
1506 PM.
1507

1508
1509
1510 _____
1511 *Chairman Tom White*
1512 *Camden County Board of Commissioners*

1513
1514
1515 *ATTEST:*

1516 _____
Amy Barnett, Assistant Clerk to the Board

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Attachment "A"

**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
Reese Smith, Sr.
Address: 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.

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

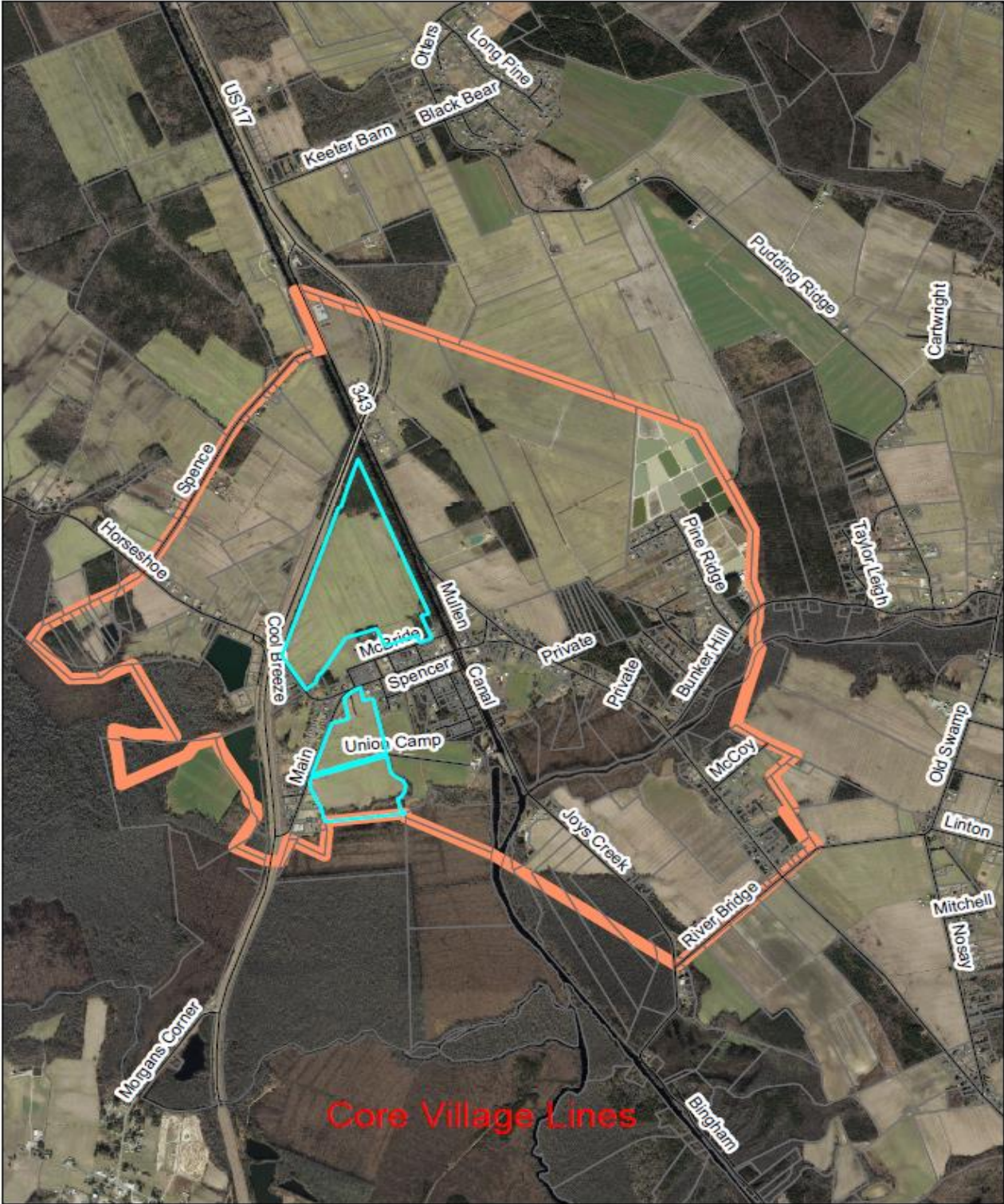
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Vicinity Map:



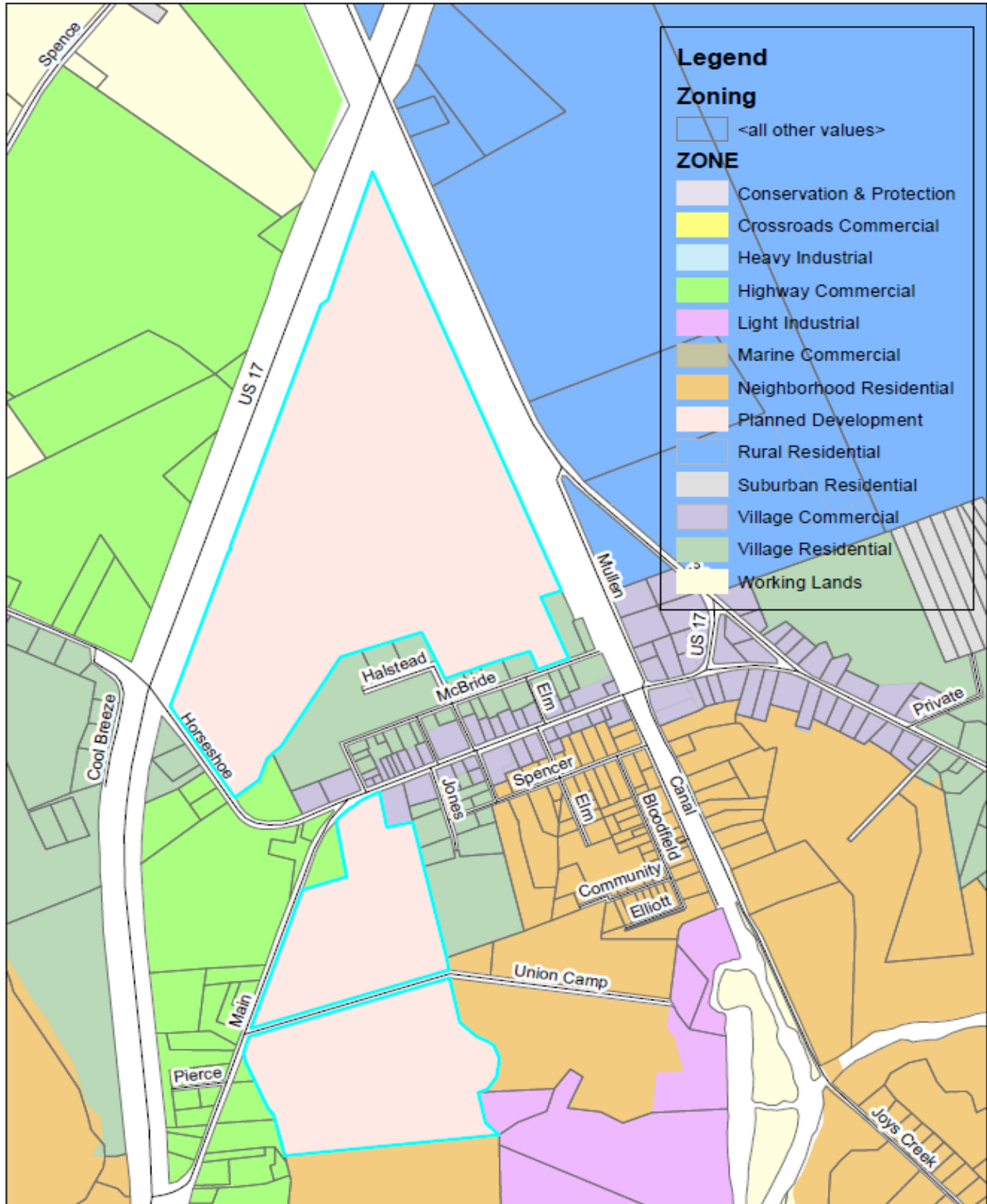
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Core Village Lines



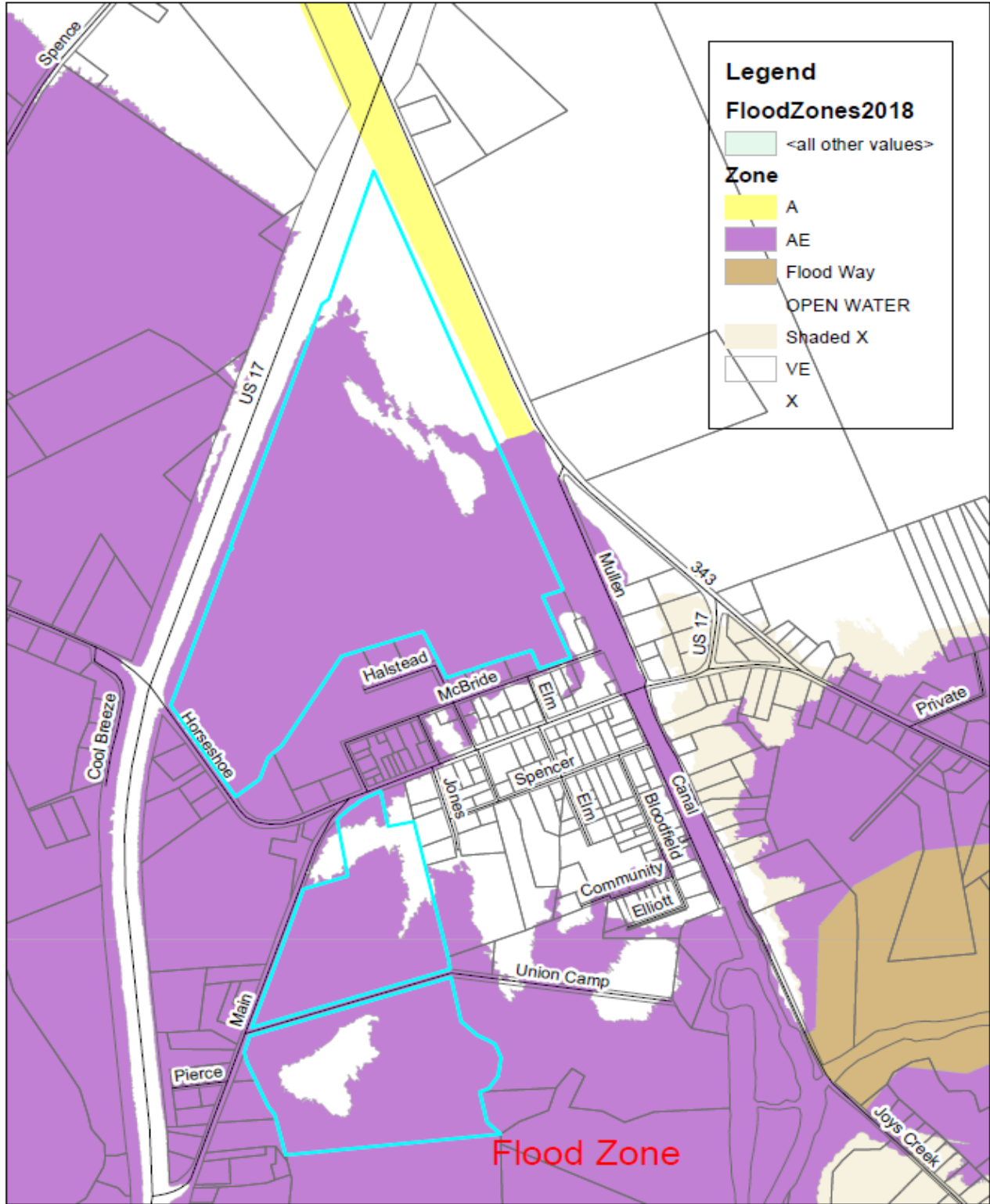
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Zoning Map



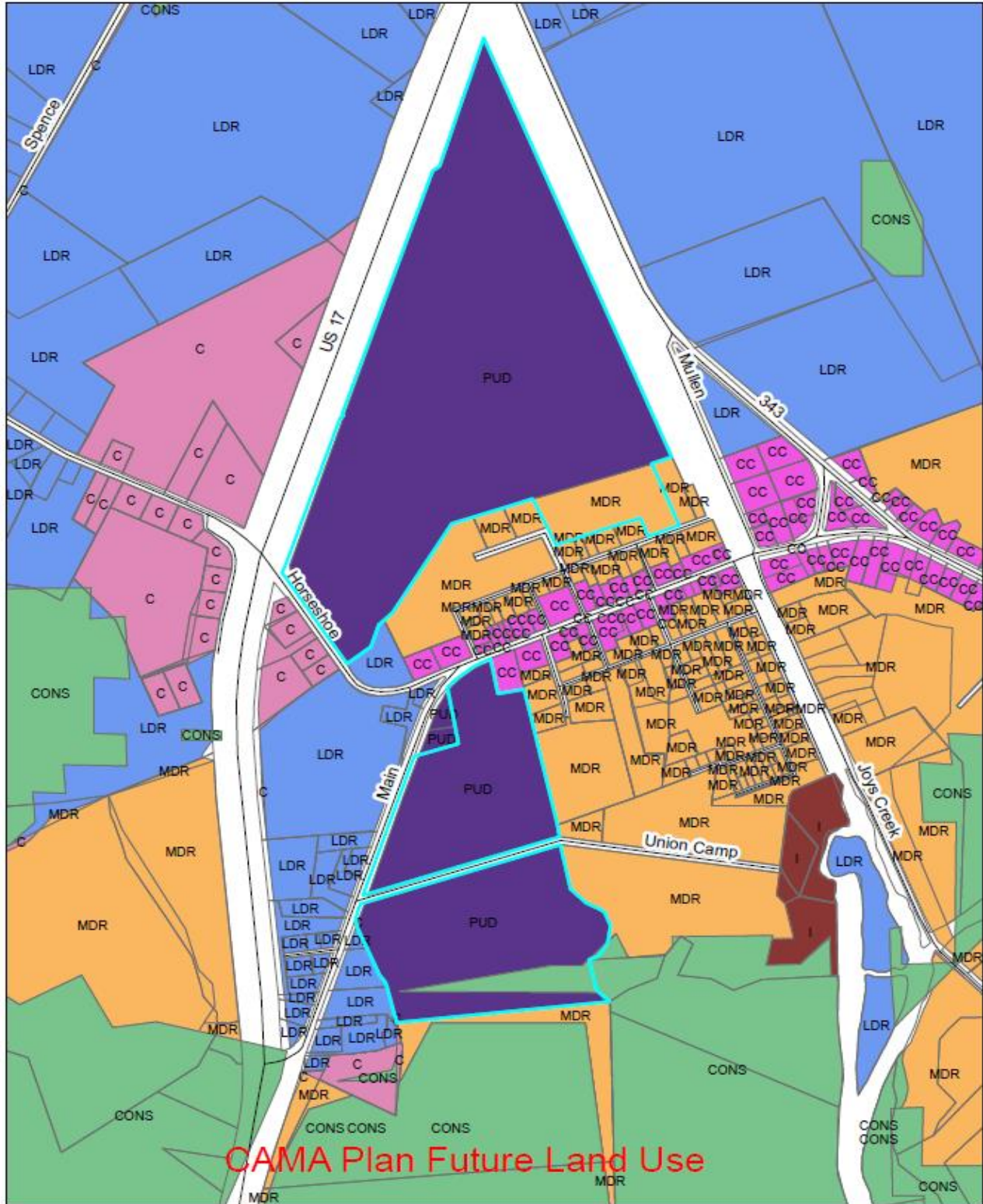
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Flood Zone Map



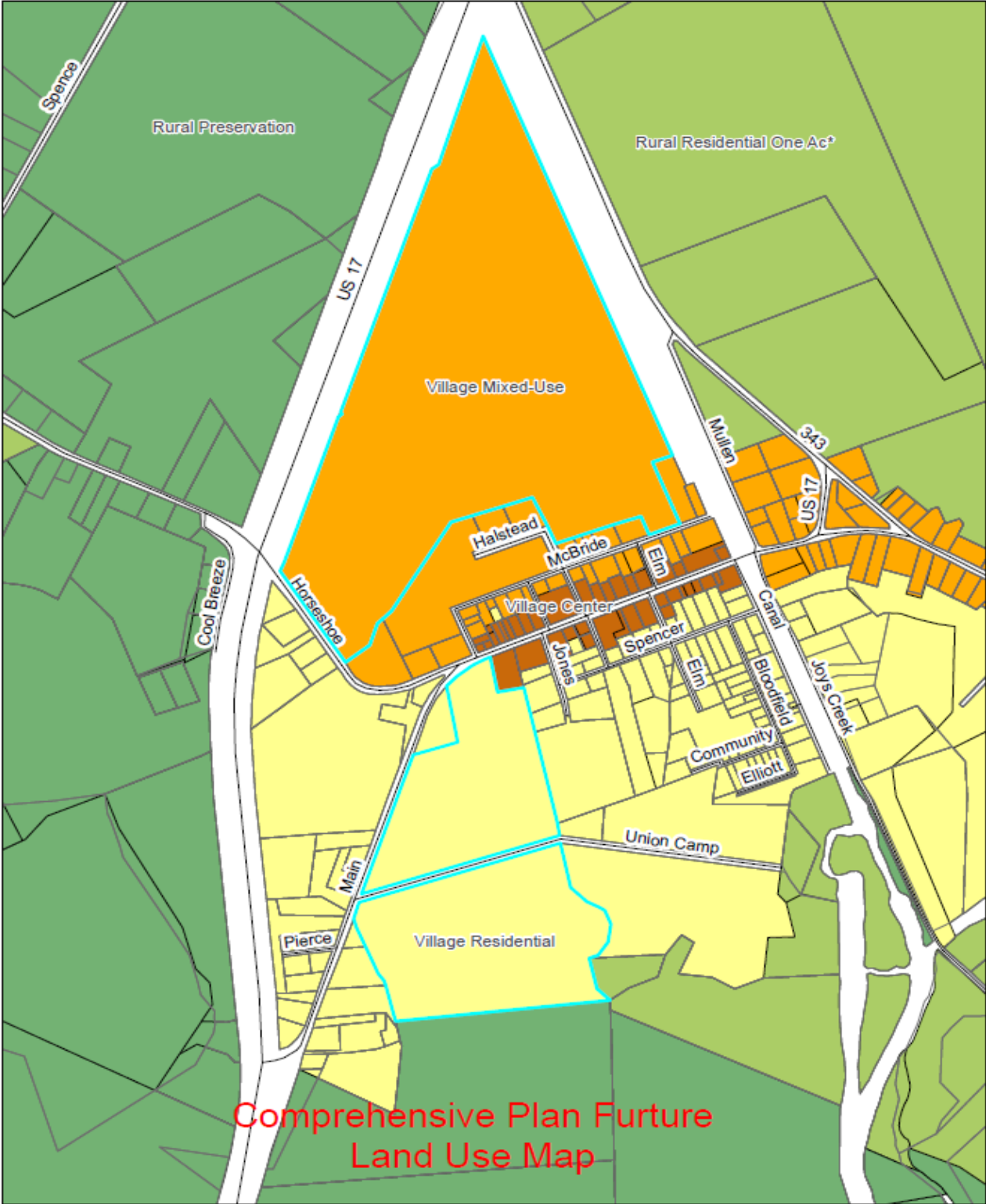
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMA Future Land Use Map



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Comprehensive Plan Future Land Use Map



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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.

- 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.

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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.

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

Single Family

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

Total students: 256.4

Other (Townhomes)

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

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: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Attachment "B"

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

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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 ~~(specifications 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 town~~ 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.~~

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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 _____.

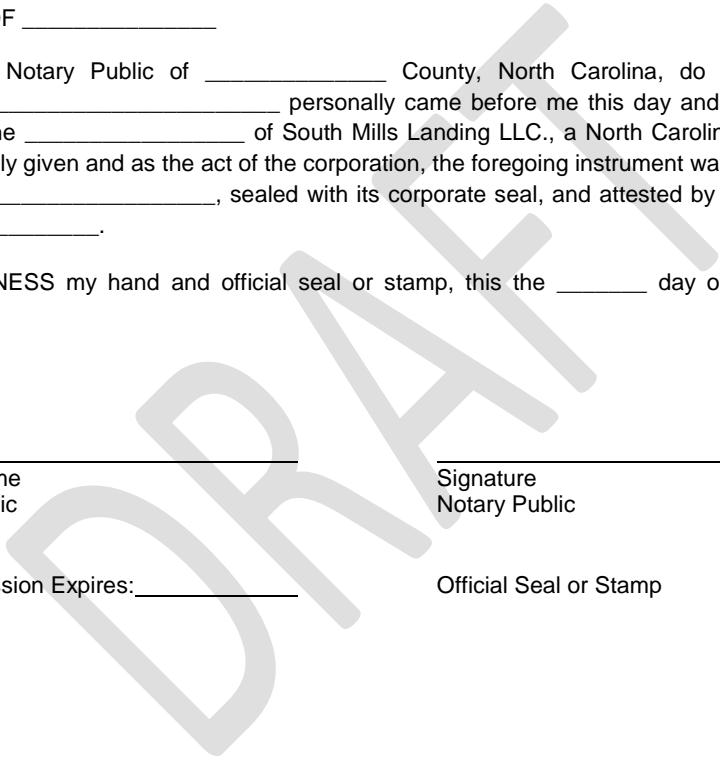
WITNESS my hand and official seal or stamp, this the _____ day of _____, 2020.

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

Attachment "C"

STAFF REPORT

**UDO 2020-09-14
Zoning Map Amendment**

PROJECT INFORMATION

File Reference: UDO 2020-09-14
Project Name: N/A
PIN: 03-8953-04-80-2636

Applicant: Richard Krainiak
Address: 103 Camellia Drive
Camden, NC 27921
Phone: 252-333-0787
Email: rickykrainiak@yahoo.com

Agent for Applicant: Self
Address:
Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
8/31/2020 **Neighborhood Meeting**
9/16/2020 **Planning Board Approved 5-0**

Application Received: 9/10/2020
By: Amber Curling, Planning

Application Fee paid: \$650.00 Ck# 2156

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included:

- A.** Rezoning Application
- B.** Deed
- C.** GIS Aerial, Current zoning, Comprehensive Plan Future Land Use and CAMA Land Use Plan Suitability Maps
- D.** Neighborhood Meeting Comments
- E.** Zoning Comparison RR and NR

REQUEST: Rezone approximately 3 acres from Village Commercial (VC) to Neighborhood Residential (NR) on Parcel 03-8953-04-80-2636 located at 913 Hwy 343 South in the Shiloh Township.

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

From Village Commercial (VC) Article 151.3.6.3 (Purpose Statement)

The Village Commercial district intended to foster high quality, compact, pedestrian-oriented development on lots within designated village centers. Development in the VC district is human-scaled and designed to promote visual interest for pedestrians. Ground-level retail and personal services that promote pedestrian activity along the street are highly encouraged and large, monolithic, automobile-oriented developments are prohibited. New development in the district is located close to the street, provides passers-by with clear views into the building’s ground floor, and fosters sidewalk dining, outdoor seating, and interaction among pedestrians. The district requires urban-style open space (greens, seating areas, plazas, pocket parks, roof gardens, etc.) to be included as a part of new development. In addition to commercial uses, the district allows a variety of moderate-density residential development. New commercial, mixed-use, and multi-family developments in the district are subject to the design standards in.

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.

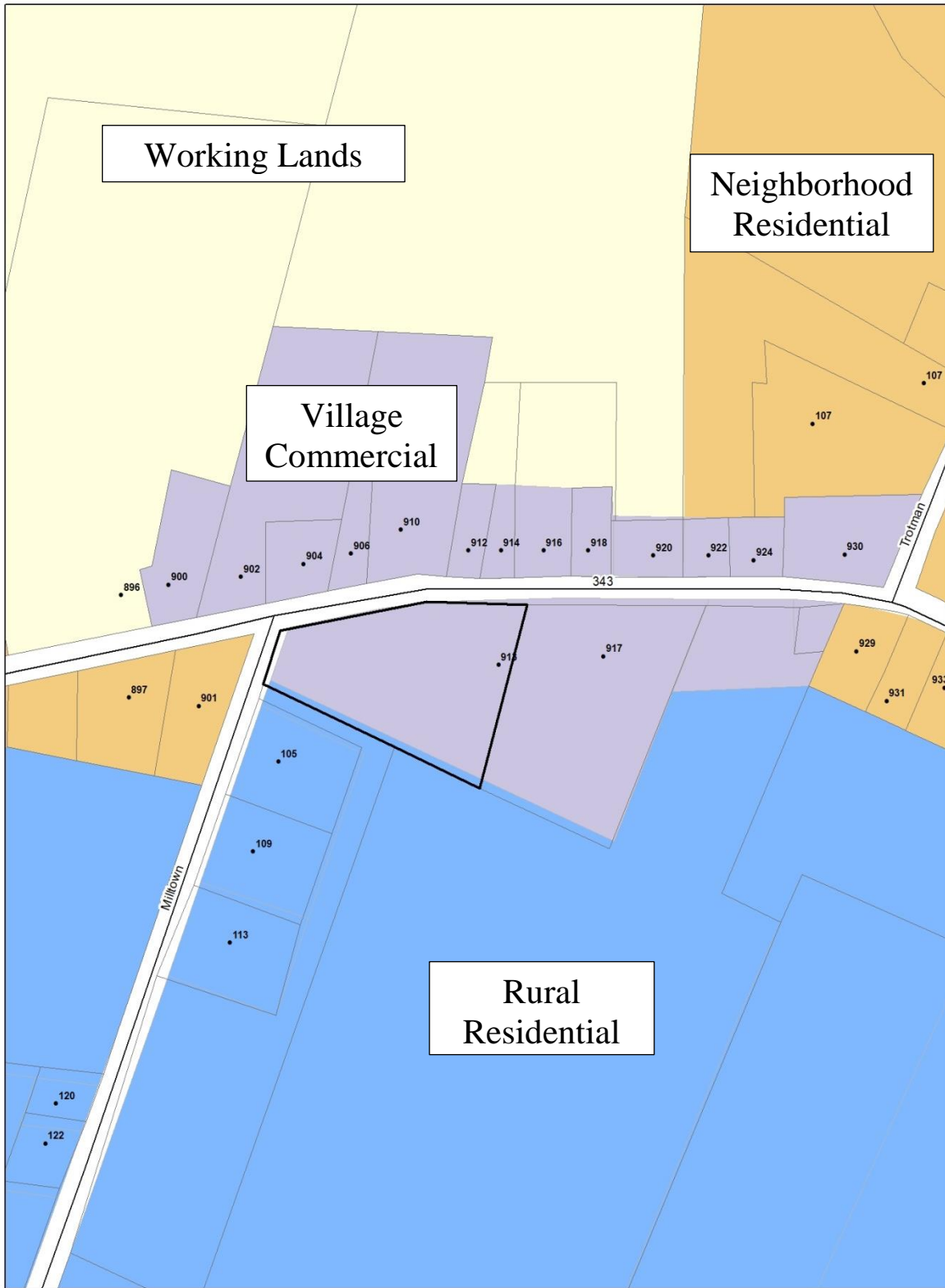
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

PROJECT LOCATION: Vicinity Map: Shiloh Township



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Zoning Map:



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

CAMA Land Suitability:

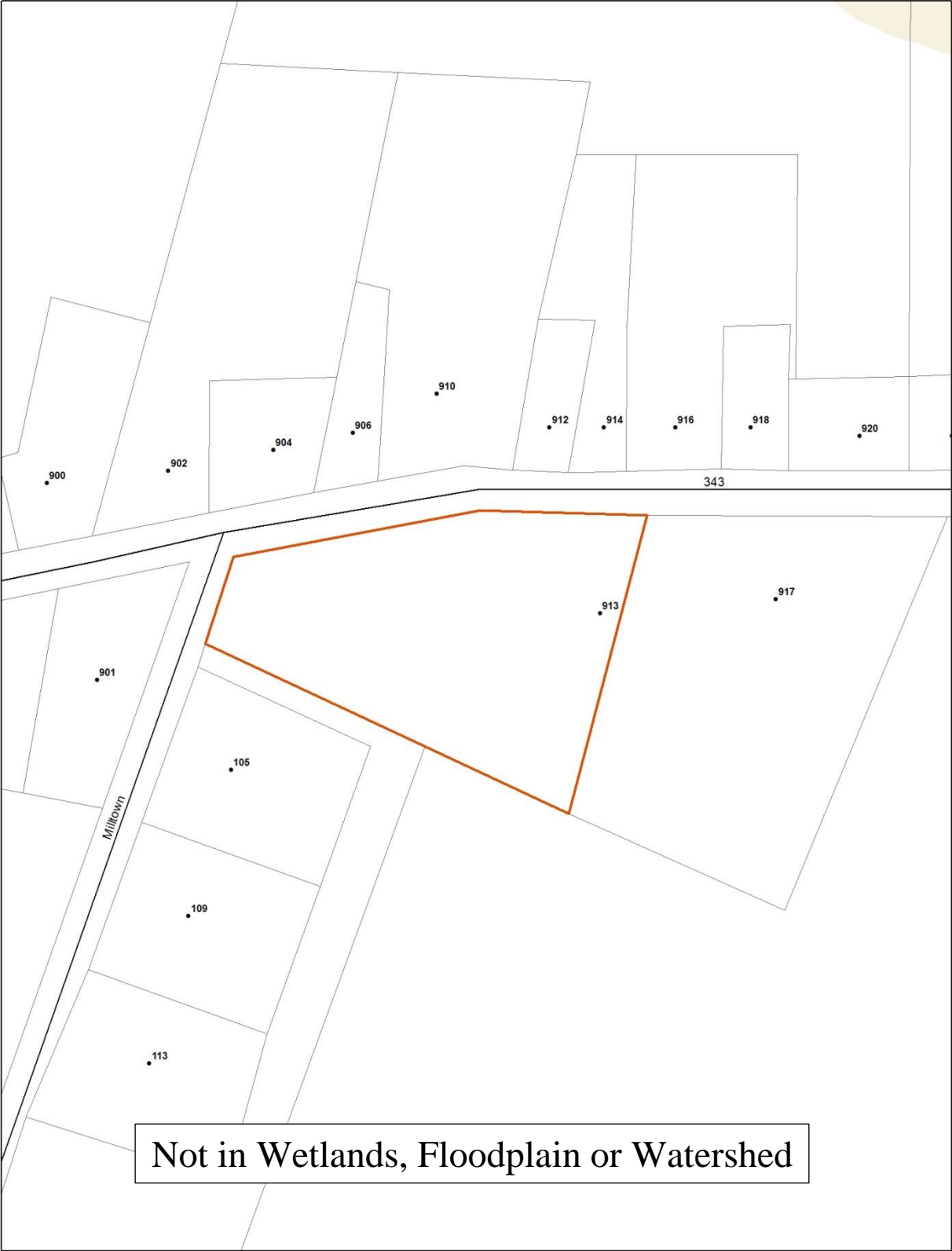


Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Wetlands Map

Floodplain Map

Watershed Map



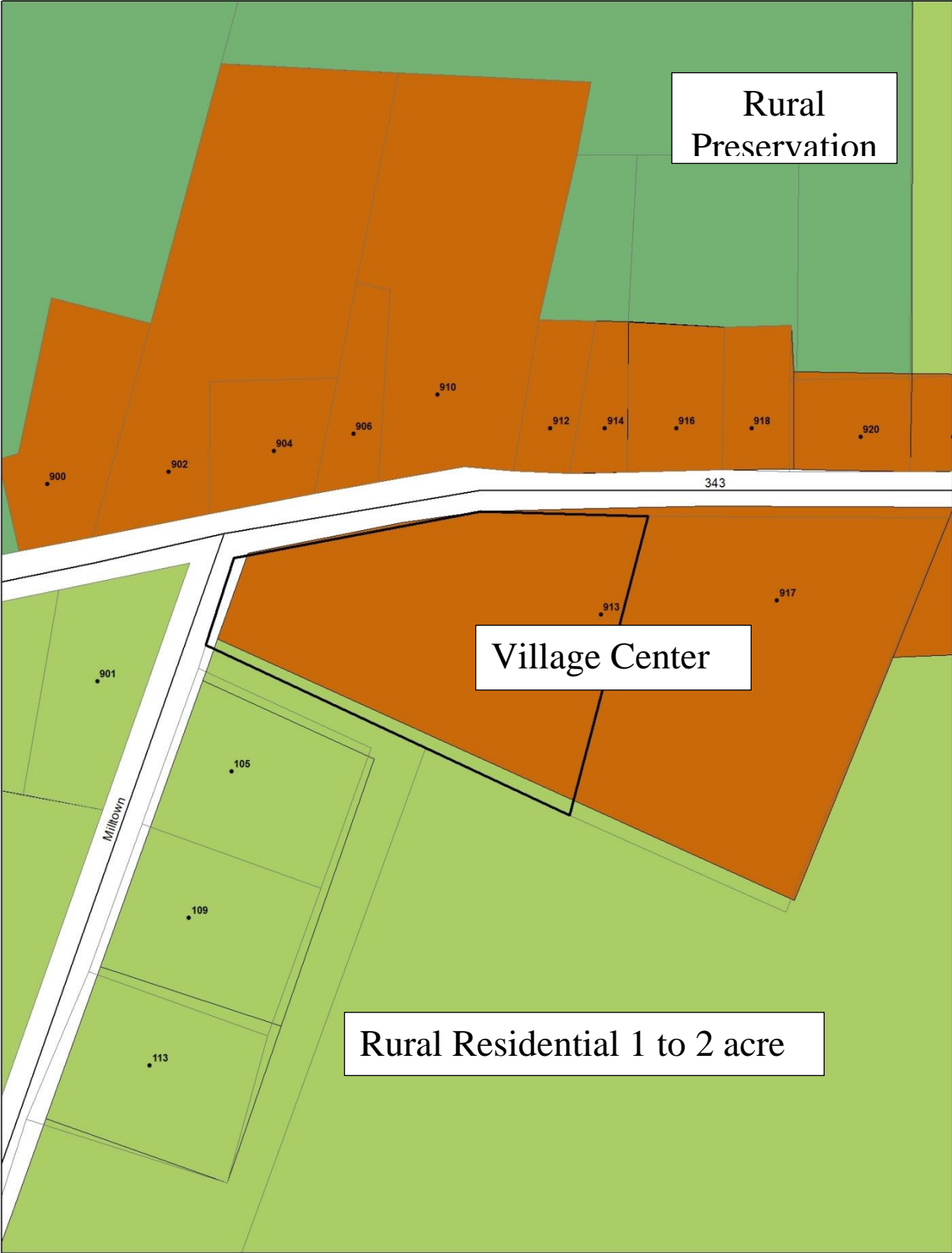
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Drainage; Black arrows show apparent water flow



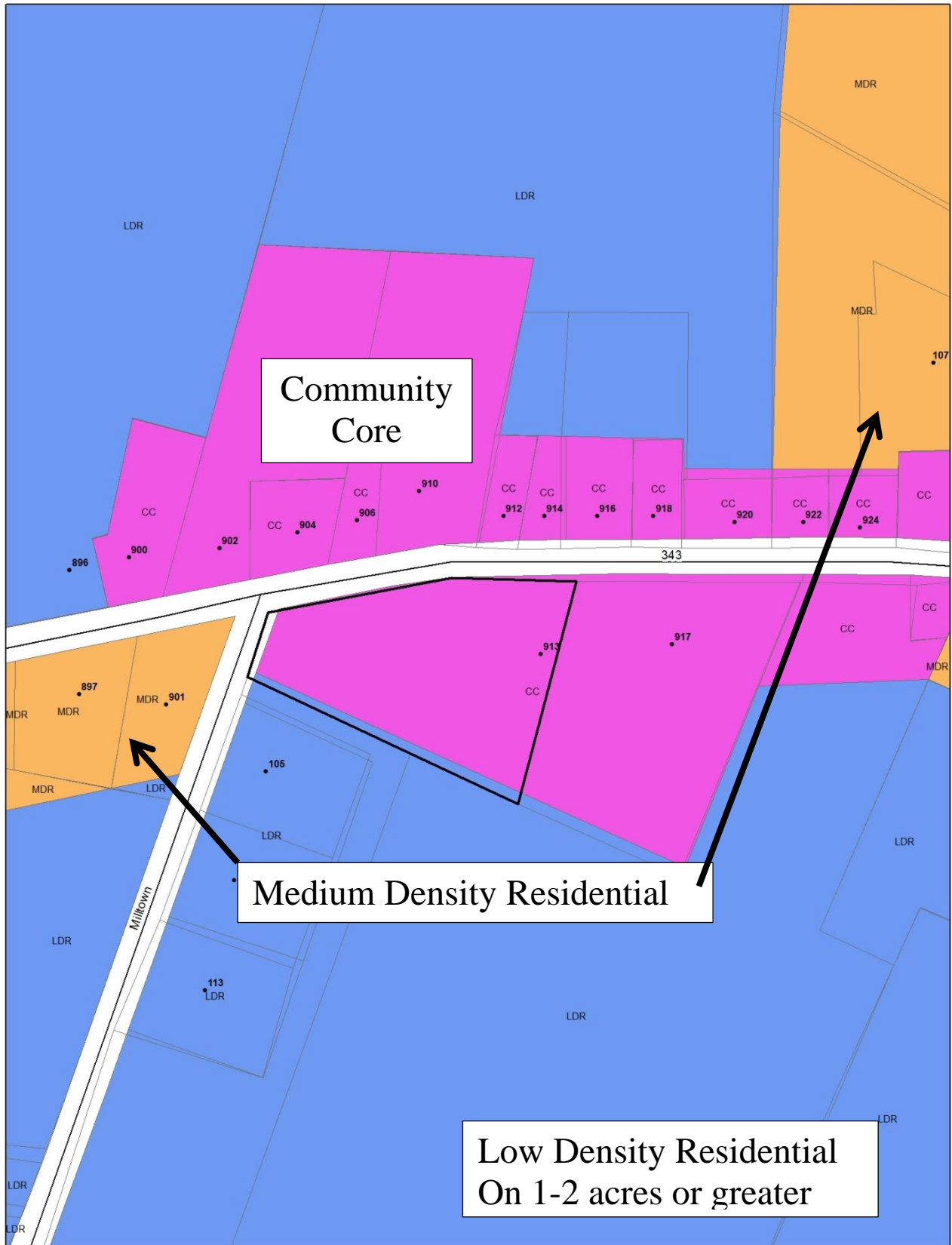
Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

Comprehensive Plan Future Land Use Map

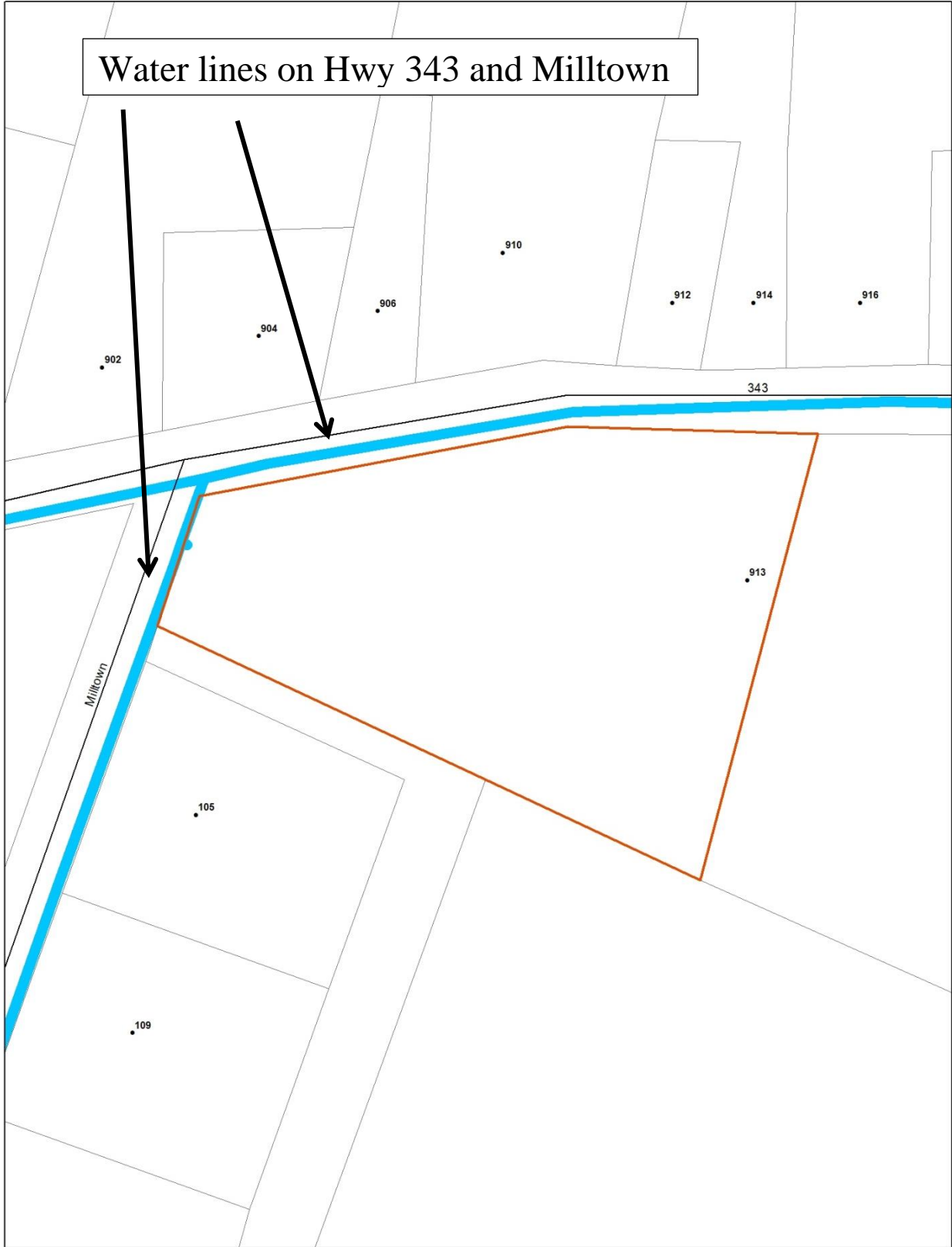


Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

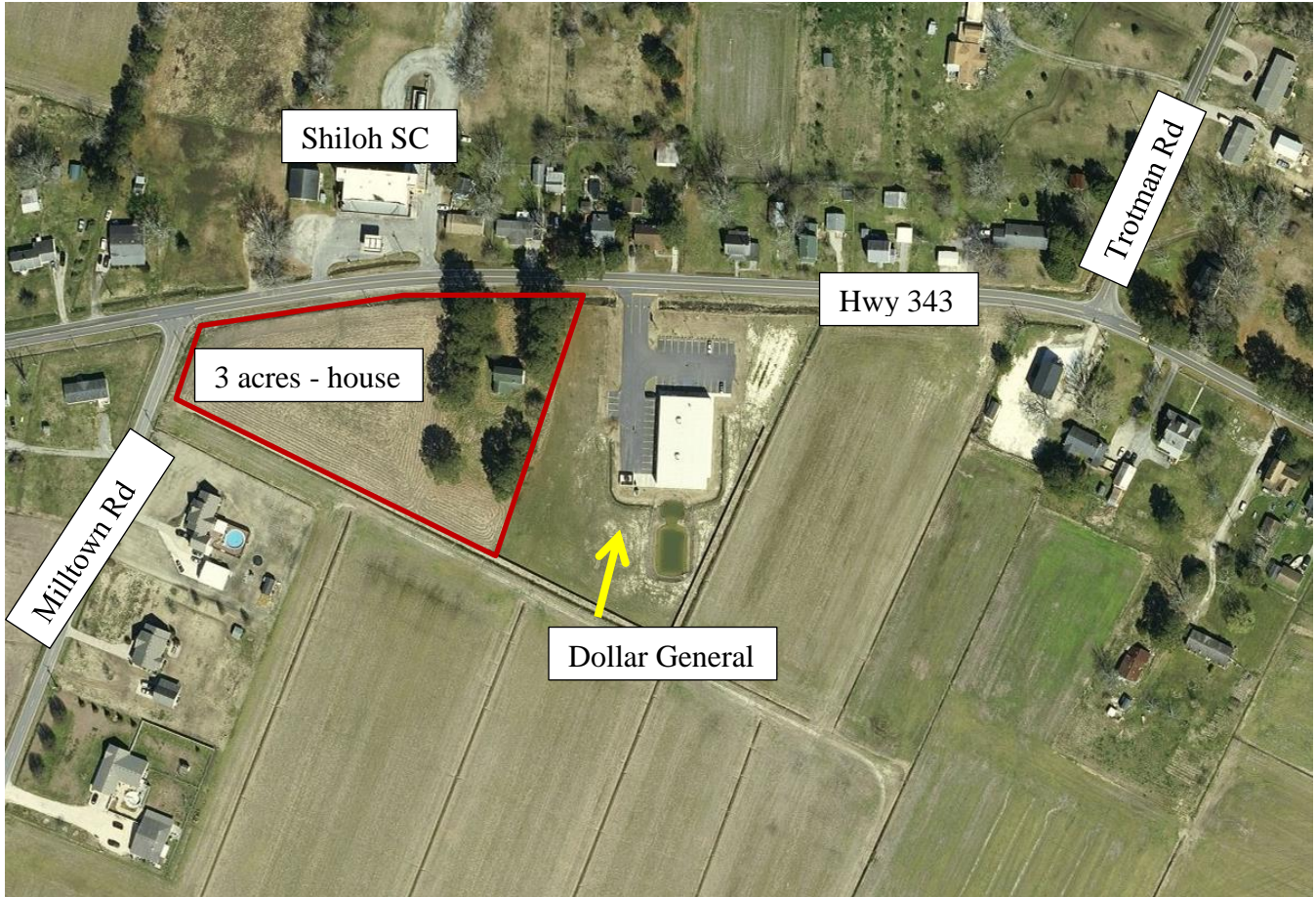
CAMA Future Land Use Map



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)



SITE DATA

Lot size: Approximately 3 acres.
Flood Zone: X
Zoning District(s): Village Commercial (VC)
Existing Land Uses: Vacant- House and Farmland

Adjacent Zoning & Uses:

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

Proposed Use(s) - Subdivide one acre with the house and continue to farm Residual.

Description/History of property: Property is located in Shiloh Core Village on Hwy 343. Property has been farmed and house has been vacant.

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches:

Distance & description of nearest outfall: It appears the property drains to the ditch on the south west side in farm field. The flow continues approximately 3300 feet thru farm field ditches south east, south west, south east again into wetlands. The wetlands flow to Pasquotank River.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water	Water lines are located adjacent to property along Highway 343 and Milltown Road.
Sewer	Not available.
Fire District	Shiloh Fire District.
Schools	Proposed zoning will have minimal impact on Schools.
Traffic	Proposed zoning will have minimal impact on Traffic

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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 inconsistent in that the Future Land Use Maps has property identified as. Community Core.

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 Village Center.

Comprehensive Transportation Plan

Consistent Inconsistent

Property abuts Hwy 343 South and Milltown Road.

Other Plans officially adopted by the Board of Commissioners

N/A

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No **Will the proposed zoning change enhance the public health, safety or welfare?**

Reasoning: The Parcel is intended to be part of Village Center

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 Core Village is intended for Commercial Use

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

Yes No **Is this an expansion of an adjacent zoning district of the same classification? N/A**

Reasoning:

Yes No **What extraordinary showing of public need or demand is met by this application? N/A**

Reasoning:

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

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 Shiloh Core Village. This parcel is within the Shiloh Community 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 the Shiloh Village Center.

Yes No **Will exceed the county’s ability to provide public facilities:**

The proposed zoning will have minor impact on all public facilities, it is only 3 acres.

Schools Projected students maximum 1.956 (3 x 0.6521) and minimum student 1.304 (2 x 0.6521)

Fire and Rescue – Minimal impact.

Law Enforcement – Minimal impact.

Parks & Recreation – Minimal impact.

Traffic Circulation or Parking – Minimal impact.

Other County Facilities – Minimal impact.

Yes No **Is This A Small Scale “Spot” Rezoning Request Requiring Evaluation Of Community Benefits?**

If Yes (regarding small scale spot rezoning) – Applicants Reasoning:

	Personal Benefits/Impact	Community Benefits/Impact
With rezoning		
Without rezoning		

STAFF COMMENTARY:

The applicant seeks to subdivide the three acre parcel and the house becomes a residential home. The property being in the Core Village is Commercial not moderate density residential development area adjacent to. The property is located in an area that is not supported by either the CAMA or Comprehensive Plans Future Land Use Maps as residential development.

Consistency statement:

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

The requested zoning change is not consistent with either the CAMA or the Comprehensive Future Land Use Maps that reflect a Village Center and Community Core area.

Recommendation:

Planning Staff recommends denial the Rezoning Application (UDO 2020- 09-03) of 913 Hwy 343 South from Village Commercial (VC) to Neighborhood Residential (NR).

Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)

**Attachment
"D"
Ordinance
2020-11-01
Zoning Map
Amendment**



Ordinance No. 2020-11-01

**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 03-8953-04-80-2636, the three acres is hereby re-zoned from Village Commercial (VC) to Neighborhood Residential (NR).

Article III. Penalty

1. Violations of the provision of this Ordinance or failure to comply with any of its Requirements, including violations of any conditions and safeguards established in connection with grants of variances or Special Use or Conditional Use Permits, shall constitute a misdemeanor, punishable by a fine of up to five-hundred (\$500) dollars or a maximum thirty (30) days imprisonment as provided in G. S. 14-4.
2. Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with the grants of variances or Special Use or Conditional Use Permits, shall also subject the offender to a civil penalty of one-hundred (\$100) dollars for each day the violation continues. If the offender fails to pay the penalty within ten (10) days after being cited for a violation, the

penalty may be recovered by the county in a civil action in the nature of debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Article 151.568 and did not take an appeal to the Board of Adjustment within the prescribed time.

- 3. This Ordinance may also be enforced by any appropriate equitable action.
- 4. Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- 5. Any one, all or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

Article IV. Severability

If any language in this Ordinance is found to be invalid by a court of competent jurisdiction or other entity having such legal authority, then only the specific language held to be invalid shall be affected and all other language shall be in full force and effect.

Article V. Effective Date

This Ordinance is effective upon adoption.


Adopted by the Board of Commissioners for the County of Camden this 2nd day of November, 2020.

County of Camden



 Tom White, Chairman
 Board of Commissioners

ATTEST:


 Karen M. Davis
 Clerk to the Board of Commissioners



Attachment: bocmins_110220_WithAllAttachments (2905 : BOC Meeting Minutes - November 2, 2020)



CAMDEN COUNTY

NORTH CAROLINA • USA

Boundless Opportunities.

Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number:	8.B
Meeting Date:	February 01, 2021
Submitted By:	Karen Davis, Clerk to the Board Board of Commissioners Prepared by: Karen Davis
Item Title	BOC Meeting Minutes - January 4, 2021
Attachments:	bocminutes_010421 (DOCX)

**Camden County Board of Commissioners
Regular Meeting
January 4, 2021; 8:30 AM
Historic Courtroom - Camden, North Carolina**

MINUTES

A Regular Meeting of the Camden County Board of Commissioners was held on January 4, 2021 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 Ross Munro, Commissioners Clayton Riggs, Randy Krainiak, Tiffney White; County Manager Ken Bowman, County Attorney John Morrison and Clerk to the Board Karen Davis.

INVOCATION & PLEDGE OF ALLEGIANCE

Chief Deputy Rodney Meads gave the invocation and led in the Pledge of Allegiance.

ITEM 1. PUBLIC COMMENTS

Penny Leary Smith of Highway 343 North addressed the Board. Ms. Smith requested that the Board send letters to representatives in support of legislation to designate the Dismal Swamp as a National Heritage Area because of its historical, cultural and environmental significance. Such a designation would provide technical and planning assistance as well as financial funding.

Taylor Inge of Canal Drive, South Mills, addressed the Board. Mr. Inge referenced inappropriate comments that were made by a commissioner during the November meeting that were offensive to citizens. He requested an apology from the Board. Chairman White stated that it is the policy of the Board not to respond to Public Comments but that he was sorry it had happened and that it was not condoned by the Board.

Mary Cherry Tirak addressed the Board. Ms. Tirak expressed her opposition to the new developments in South Mills. She reminded the Board that microphones will pick up what is said during a meeting and the comments made at the November meeting were rude and should not be tolerated.

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

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Clayton Riggs
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

ITEM 4. PRESENTATIONS

- A. Sheriff's Office – Sheriff Kevin Jones presented the following awards:
- 2020 Employee of the Year
 - Sergeant Danny Egan
 - Sergeant Vince Dunn
 - Sergeant Scott Powers

- Detective Garrett Winslow
- Deputy Kate Hayden
- Deputy Heather Copeland
- Deputy Scott Wentz
- Deputy Margaret Durham
- Deputy Darryl Smith & K-9 Falco
- Deputy Luke Marcum
- Deputy Richard Durham
- Letter of Commendation Award – Tiffany Robertson
- Lifesaving Award – Drew Gregory
- Certificate of Appreciation
 - Tony Perry
 - Holly Riggs
 - Ellen Harvey
 - Beverly Knauss

Sheriff Jones also shared the following statistics from 2020:

- Patrolled over 280,000 miles
- Accumulated over 2,000 hours of overtime in order to serve the needs of the County.
- Over 1,425 hours of formal training
- Approximately 5,500 security checks conducted
- Served over 1,000 civil process orders
- Issued over 450 citations and 500 warnings
- Filed over 550 incident reports
- Nearly 200 formal arrests made
- Participated in nearly 20,000 dispatch events

Chairman Tom White expressed appreciation on behalf of the Board for all that the Sheriff and the officers do in and for the County.

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 [5-0]
MOVER:	Randy Krainiak
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

New Business

A. Monthly Report – David Credle

South Camden Water & Sewer Board				
Monthly Work Order Statistics Report				
Period: November 2020				
	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	53	53	100%	0
Sewer/Collection	0	0	100%	0

Locates:

Water Line: 51

Sewer Line: 2

Water & Sewer, same ticket:1

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

Water treated at the water treatment plant in November: 14,064,180 gallons

Daily average water usage for November: 468,806 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									
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 flow/21 (painted)
July	86	100%	0%	82	4	69	6	2	0
August	72	100%	0%	71	1	64	8	1	0 flow/4 (painted)
Sept	86	100%	0%	84	2	90	15	0	0 flow/5 (painted)
Oct	99	100%	0%	99	0	65	4	3	0 flow/41 painted
Nov	53	100%	0%	53	0	51	2	1	0

Motion to approve the monthly report as presented.

RESULT: PASSED [5-0]
MOVER: Ross Munro
AYES: Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

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

RESULT: PASSED [5-0]
MOVER: Ross Munro
AYES: Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

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

ITEM 5. PUBLIC HEARINGS

A. Sale of Former Medical Building – Ken Bowman

Chairman Tom White requested to be recused from participation and voting on this matter as his daughter is representing the client.

Motion to recuse Chairman Tom White from the Public Hearing on the sale of the medical building.

RESULT:	PASSED [4-0]
MOVER:	Clayton Riggs
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

Vice Chairman Ross Munro continued with the Public Hearing.

Motion to open the Public Hearing.

RESULT:	PASSED [4-0]
MOVER:	Clayton Riggs
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

County Attorney John Morrison presented information on Requirements of North Carolina General Statute 158-7.1(d):

Notice Requirements (All of which were completed by the County):

- Hold Public Hearing
- 10 Days' Notice
- Notice Must Describe Interest to be Conveyed
- The Value of the Interest
- The Proposed Consideration
- The Board's Intention to Approve the Conveyance

Before Making the Conveyance:

- Board must determine the probable average wage that will be paid to workers on the property.
- The board must determine the fair market value of the property and cannot accept less.
- But in doing so, the Board may include as consideration reaching fair market value:
 - Prospective tax revenues for next 10 years from improvements to the property.
 - Prospective sales tax revenues generated by the business on site for that 10-year period.
 - Any other income coming into County during 10-year period which results from the conveyance.

County Manager Ken Bowman presented the following:

Camden County acquired the former medical building in 2017 along with another property during a settlement with Trillium and Pasquotank County.

The building sits on approximately 1 acre and has been vacant for about 5 years. Therapeutic Medical Services and Child, Youth and Family Services approached the County with an offer to purchase the property with a total investment in land, buildings, and equipment of approximately \$372 Thousand. They further plan to employ 11 new full-time positions with annual compensation totaling \$422K. A fair market assessment was conducted with a comparable property in Elizabeth City and the price is in line with what they are offering.

Staff recommendation is to accept the offer in accordance with the terms outlined in the Performance Agreement and authorize the Vice Chairman to sign the agreement and the County Manager to sign the deed and other transaction documents.

Vice Chairman Munro opened the floor for public comments. There were no public comments.

Motion that the Board accepts the proposed amount of \$300,000 as the fair market value assessment presented for the sale of the former medical building and the probable wages as listed in the Performance Agreement as to comply with requirements outlined in NCGS 158-7.1(d).

RESULT:	PASSED [4-0]
MOVER:	Clayton Riggs
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

Motion to close the Public Hearing.

RESULT:	PASSED [4-0]
MOVER:	Randy Krainiak
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

Motion to add sale of former Medical Building to the agenda.

RESULT:	PASSED [4-0]
MOVER:	Randy Krainiak
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

Motion to accept the offer in accordance with the terms outlined in the Performance Agreement and authorize the Vice Chairman to sign the agreement and the County Manager to sign the deed and other transaction documents.

RESULT:	PASSED [4-0]
MOVER:	Clayton Riggs
AYES:	Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White
RECUSED:	Tom White

PERFORMANCE AGREEMENT

This Performance Agreement (the "Agreement") is made and entered into as of January 4, 2021 by and between Camden County, North Carolina, acting by and through the Board of Commissioners and Helianthus Positive Behavior Supports LLC (the "Company").

WHEREAS, the Company has acquired certain real property in the Camden Medical Park, Camden County, North Carolina, containing the former medical building and approximately 1 +/- acres, more or less, (the "Facility Site"), for the location of Therapeutic Medical Services and Child, Youth and Family Services (the "Project"). The Company contemplates an investment in Camden County in land, buildings, and equipment of approximately \$372 Thousand within Thirty-Six Months (36) months of the acquisition of the Site, and further contemplates creation of 11 new full-time jobs by that time, all with an average total annual compensation, estimated at \$422,000, with expected annual direct tax revenues upwards of \$5000.00 annually, and proposes to maintain such investment and number of jobs for at least three (3) years; and

WHEREAS, the County has determined that the proposed Project will benefit the residents of Camden County, North Carolina by stimulating local commerce and trade, increasing employment, and providing substantial direct tax revenues; and

WHEREAS, the parties hereto acknowledge that the participation by the County is for the benefit of the residents of the County and therefore the Company recognizes its obligation to employ residents of the County whenever possible; and

WHEREAS, the parties hereto wish to articulate and pledge their mutual commitments to one another.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and other good and valuable consideration, the parties agree as follows:

-1-

**ARTICLE I
OBJECTIVES**

1.1 The parties hereby agree that, in consideration of the Company undertaking the Project with its employment opportunities, investment, tax revenues and utility revenues in the County, the County intends to provide the respective incentives set forth herein.

1.2 The Company hereby agrees that in consideration of the provision of said incentives, it intends to develop and maintain the Project in the County in accordance with the terms hereof and undertake reasonable efforts to employ residents of Camden County.

**ARTICLE II
THE COMPANY'S COMMITMENTS**

2.1 In consideration of the performance by the County of their Commitments set out in Article III, the Company proposes that the Project will result in the following:

(a) An investment in land, buildings, and equipment of not less than \$372 Thousand within thirty-six (36) months following the acquisition of the property and maintain such land, buildings, and equipment for a period of five (5) years (the "Maintenance Period") commencing on the date of issuance of the Certificate of Occupancy for The Facility.

2.2 The Company proposes to comply in all material respects with all federal, state, and local regulations, sewer ordinance, and requirements related to the Project, including other documentation in connection with all incentive programs as described in this Performance Agreement.

-2-

**ARTICLE III
THE COUNTY'S COMMITMENTS**

31 The County, acting by and through the Board of Commissioners, acknowledges that certain commitments are hereby made to the Company to induce it to develop the Project in Camden County, North Carolina.

32 The County, pursuant to statutory authority, proposes to provide the following assistance in support of the Project:

(a) the county will ensure all HVAC units are serviced and operating properly and

(b) the waste water connections are made to public sewer and the septic tank is decommissioned.

**ARTICLE IV
REMEDIES FOR FAILURE TO PERFORM**

41 The Company will provide reasonable verification of its compliance with the maintenance commitment and the investment commitment as set out in Article II, Section 2.1 (i) herein. Progress reports will be provided annually on April 1, 2022, and covering the period through the end of the prior calendar year. With each such progress report, the Company shall report to County the amount invested and maintained by the Company in the prior calendar year. County pledges to the Company that it considers such information to be confidential proprietary information that is exempt from public disclosure under the North Carolina Freedom of Information Act and that such information will be used by County solely in calculating aggregate return on invested capital analyses for purposes of gauging the overall effectiveness of economic development incentives.

4.2 **Repayment Obligation:** If the Company fails to meet or defaults on its investment obligation at any time during the Maintenance Period as set out in Article II, 2.1(i) of this Performance Agreement, then the County shall provide the Company with a written notice of default after which the Company will be given ninety (90) days following receipt of such notice to cure such default. If the default has not been cured by the end of the ninety (90) day period, the Company shall repay to the County that portion of the value of the incentives as set forth in Section 3.2 (i) (ii) that is proportional to the shortfall.

-3-

4.3 **Determination of Inability to Comply:** If the County shall determine at any time prior to the expiration of the Maintenance Period that the Company is unable or unwilling to meet and Maintain its Investment, and if the County shall have promptly notified the Company of such determination, the Company must repay to the County that portion of the value of the incentives as set forth in Section 3.2 (i) (ii), that is proportional to the shortfall. Such a determination will be based on such circumstances as a filing by or on behalf of the Company under Chapter 7 of the U.S. Bankruptcy Code, the liquidation of the Company, an abandonment of the Facility by the Company or other similar significant event that demonstrates the Company will be unable or is unwilling to satisfy the Target for the economic incentives. Such repayment shall be due from the Company to the County within ninety days of the written notice by County.

**ARTICLE V
MISCELLANEOUS**

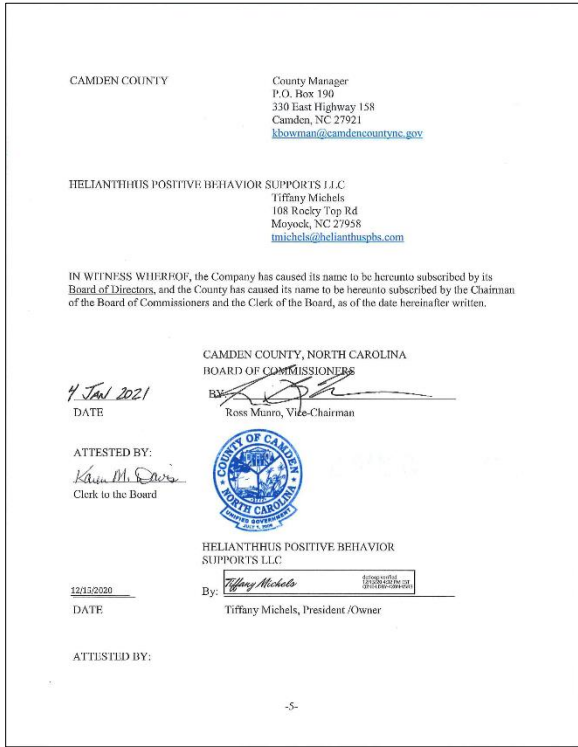
51 The parties agree to execute and deliver such additional instruments and documents, provide such additional financial or technical information, and to act with due diligence and good faith to comply with the terms of this Performance Agreement, and to work together in a mutually supportive manner to accomplish the realization of the Project.

52 The terms of this Performance Agreement shall be subject to the approval of the County's Board of Commissioners and the Company.

53 All communications and notices regarding this Performance Agreement shall be delivered by registered first class mail, postage prepaid, or by nationally recognized courier for delivery on the next business day, or by telecopy (with such telecopy to be promptly confirmed in writing sent by mail or overnight courier as aforesaid) as follows:

-4-

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)



Vice Chairman Munro turned the meeting back over to Chairman Tom White.

B. Text Amendment Urban Open Space – Dan Porter

Motion to open the Public Hearing for Text Amendment Urban Open Space.

RESULT:	PASSED [5-0]
MOVER:	Tiffney White
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

During staff review and Planning Board discussion regarding Camden Station Subdivision open space requirements it appears that the “Urban Open Space” requirement in the Village Residential Zoning District may need to be revised to decrease the amount of impervious surface that results from the current UDO definition. The Planning board discussed at length and is recommending changes to the definition of Urban Open Space.

The Board reviewed Unified Development Ordinance Article 151.3, Section 3.5, Subsection 3.5.6; Article 151.7, Section 7.5, Subsections 7.5.5, 7.5.6, 7.5.9; Section 7.6, Subsections 7.6.5, 7.6.6, 7.6.7; Article 151.2, Section 2.3, Subsection 2.3.15.

Commissioner Randy Krainiak requested to be recused from participating in both the Text Amendment Public Hearing and Preliminary Plan Camden Station Major Subdivision Public Hearings as his brother is the applicant for Camden Station Major Subdivision.

Motion to recuse Commissioner Krainiak from the Text Amendment Urban Open Space Public Hearing and the Preliminary Plan Camden Station Major Subdivision Public Hearing.

RESULT: PASSED [4-0]
MOVER: Ross Munro
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Commissioner Randy Krainiak will not participate in the hearings or any subsequent vote on the Text Amendment or Preliminary Plan of Camden Station Major Subdivision.

Chairman Tom White opened the floor for public comments. There were no public comments.

Motion to close the Public Hearing.

RESULT: PASSED [4-0]
MOVER: Ross Munro
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Motion to add Text Amendment Urban Open Space to the agenda.

RESULT: PASSED [4-0]
MOVER: Clayton Riggs
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Motion to correct description of 151.7.5.6 (C) from “...allowable in active open space...” to “allowable in urban open space...”

RESULT: PASSED [4-0]
MOVER: Tiffney White
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Motion to add items 151.7.5.6 (B)(1) through (5) to 151.7.5.6 (C) such that they are left included in passive open space set-asides and added to Urban Open Space set-asides so that they are included in both (B) and (C).

RESULT: PASSED [4-0]
MOVER: Tiffney White
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Ordinance No. 2020-12-01

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

Camden County, North Carolina

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

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997 as revised on February 4, 2019, and subsequently amended and as otherwise incorporated into the Camden County Code.

Article II. Construction

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

Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:

CHAPTER 151: UNIFIED DEVELOPMENT

7.5.6.ALLOWABLE FEATURES IN OPEN SPACE SET-ASIDES

A. Active Open Space Set-Aside
The following types of features are allowable in and credited towards active open space set-asides:

1. Swimming pools, splash pads, and areas devoted to water play for children;
2. Athletic fields and courts;
3. Boat launches and swimming platforms;
4. Club houses;
5. Playgrounds and play structures for children; and
6. Obstacle courses and exercise trails.

B. Passive Open Space Set-Aside
The following types of features are allowable in and credited towards passive open space set-asides:

1. Walking, bicycling, and equestrian trails;
2. Boardwalks;
3. Gardens and greenway trails;
4. Benches and seating areas;
5. Tables, shelters, grills, and related picnicking facilities;
6. Lawn areas and community greens;
7. Lakes, ponds, wetlands (including CMAA wetlands), swamps, canals, and streams;
8. Stormwater management facilities, configured as site amenities that include pedestrian access, gentle slopes of three-to-one (3:1) or less, and pedestrian elements such as paths, benches, and similar aspects to and around the facility;

9. Piers and docks for fishing or viewing wildlife; and
10. Undisturbed land.

C. Urban Open Space Set-Aside
The following types of features are allowable in active ~~urban~~ open space set-asides:

1. Plazas and courtyards;
2. Roof gardens;
3. Indoor atriums open to the public;
4. Outdoor dining areas;
5. Fountains; and
6. Areas devoted to public gathering.

~~7. Walking, bicycling, and equestrian trails;~~
8. Boardwalks;
9. Gardens and greenway trails;
10. Benches and seating areas;
11. Tables, shelters, grills, and related picnicking facilities;


Article IV. Effective Date

This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this 4th day of January, 2021.

ATTEST:
Karen M. Davis
Clerk to the Board of Commissioners

Tom White
Tom White, Chairman
Camden County Board of Commissioners



C. Preliminary Plan Camden Station Major Subdivision – Amber Curling

Motion to open the Public Hearing.

RESULT: PASSED [4-0]
MOVER: Clayton Riggs
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED: Randy Krainiak

Zone Administrator Amber Curling gave an overview of the project.

RKrain LLC is requesting Preliminary Plan approval for Camden Station Major Subdivision. The following items have been submitted with the package: Land Use Application/Preliminary Plan/Staff Findings/TRC inputs/Deed/Drainage Approval/Neighborhood Meeting Results. The Subdivision consists of 39 single family lots located on Tark Drive and Contractors Way in the Camden Business Park off Hwy 158. The Planning Board voted 5-0 to approve the rezoning request.

Applicant’s Agent, Mark Bissell presented the following:

History

- Originally part of Commerce park
- Very low site absorption rate in park
- Rezoned to Village Residential in 2019
- Development plan matches 2019 zoning

Consistency with 2035 Comprehensive Plan

- Categorized as a mixed-use employment, but village mixed use and rural residential are right across the street and rural residential is behind the property, so appears compatible. (There is more mixed-use employment land than the market has been able to absorb.)
- From Community Vision Statement: New development will be focused within targeted core areas to breathe new life into established county village areas and to efficiently use existing and planned infrastructure and public resources. (The development is located immediately adjacent to the Courthouse targeted core area.)
- Action strategy #2: “Develop and adopt new zoning districts to allow for a moderate and higher density residential development within the core village areas.”
- Targeted development pattern: Plan provides “flexibility to consider and explore new opportunities that arise in the future.” (“New Housing choices will be made to serve families, young professionals, and retirees.”)
- Action strategy #1: “Promote targeted development...through appropriate rezoning and development approvals.”
- Objective #5: Provide new housing choices to “expand housing stock by providing the opportunity to develop a variety of housing choices for current and future residents.”
- Water and sewer action strategy #1: Promote a land use pattern that utilizes centralized utility systems.

Anticipated Development Schedule

- Rezoning: 2019
- Preliminary Plat: 2021
- Construction: 2021
- Occupancy: 2022-2024 (1st students in Fall 2022)

Positive Fiscal Impact

39 Homes and Lots @\$325,000 average = \$12,675,000 Tax Base

- Annual Tax Revenue: \$ 95,000+
- Water Fees: \$195,000
- Sewer Fees: \$425,000
- Transfer Tax & Stamps: \$148,000+/-

Village Residential Policies and Uses

- Extension of public utilities is appropriate
- Vehicular and pedestrian linkage should be made
- Recreational facilities should include active and passive facilities
- Stormwater management best practices should be used
- Moderate density residential (up to 3 units/ac.) (1.57/ac. Provided)
- Open space and recreation are important (32.4% provided – more than double the requirement)

Recreational Amenities

- Turfed Rec/Gathering Area - Picnics, Weddings, Neighborhood Events
- Recreation Area for Fishing, Sailboating & Kayaking
- 2 Picnic Shelters with Grills
- Paved Trail System
- Fishing Piers with Benches
- Butterfly Garden
- Hummingbird Garden
- Community Gardening Areas with Benches

Mrs. Curling presented the Staff Report, which is included in the Ordinance incorporated herein.

Chairman Tom White opened the floor for public comments. There were no public comments.

Motion to close the Public Hearing.

RESULT:	PASSED [4-0]
MOVER:	Clayton Riggs
AYES:	Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED:	Randy Krainiak

Motion to add Preliminary Plan Camden Station Major Subdivision to the agenda.

RESULT:	PASSED [4-0]
MOVER:	Ross Munro
AYES:	Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED:	Randy Krainiak

Motion that the proposed subdivision is inconsistent with the 2005 CAMA Land Use Plan in that the CAMA Future Land Use Maps has property identified as Industrial; and

The proposed subdivision is inconsistent with 2012 Comprehensive Plan Future Land Use Maps in that the plan identifies the property as Mixed Use Employment: however,

The proposed project is consistent with the 2012 Comprehensive Plan Policies because the Plan did not actually rezone specific properties, but new zoning districts were created such that rezoning of property to moderate density within the Policy parameters in the Plan would be allowed. This property was rezoned in 2019 to Village Residential and is consistent with the policies of that zoning district.

RESULT:	PASSED [4-0]
MOVER:	Ross Munro
AYES:	Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED:	Randy Krainiak

Motion to approve Ordinance 2020-12-02 Major Subdivision Application UDO 2020-06-43 as recommended by the Planning Board.

RESULT:	PASSED [4-0]
MOVER:	Ross Munro
AYES:	Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED:	Randy Krainiak

ORDINANCE NO. 2020-12-02
AN ORDER APPROVING
A PRELIMINARY PLAT
BY THE BOARD OF COMMISSIONERS
CAMDEN, NORTH CAROLINA

UDO 2020-06-43

Camden Station Subdivision

The Board of Commissioners for County of Camden, North Carolina, having held public hearings on Monday January 4, 2021 to consider an application for a Preliminary Plat by RKrain LLC and having heard all of the public comments presented at the hearings makes the following Findings of Fact and draws the following conclusions

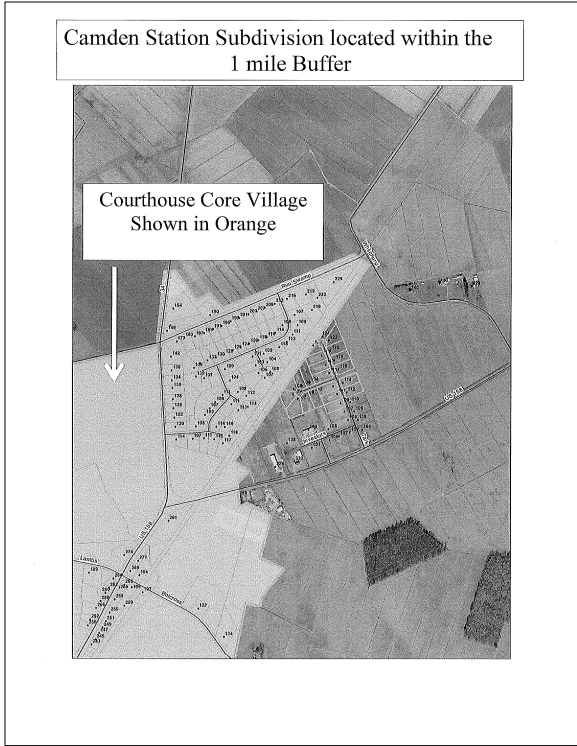
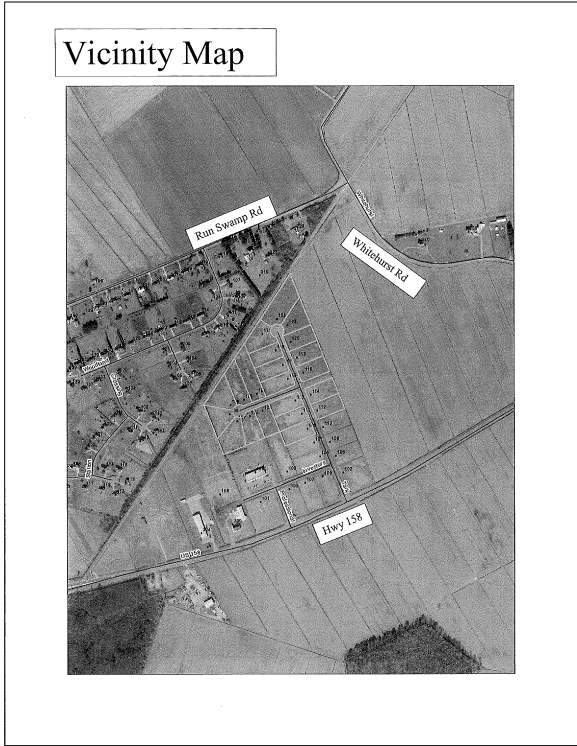
PROJECT INFORMATION

File Reference: UDO 2020-06-43	Application Received: 6/23/2020
Project Name: Camden Station	By: Amber Curling, Planner
PIN: Multiple Contiguous	Application Fee paid: \$1950 Check #1029
Applicant: RKrain LLC	Stormwater Escrow paid: \$6000 Check #1028
Address: 105 Havenwood Dr Camden, NC 27921	Completeness of Application: Application is generally complete
Phone: (252) 599-7185	
Email:	
Agent for Applicant: Bissell Professional Group	Documents received upon filing of application or otherwise included:
Address: 3512 N. Croatan Hwy Kitty Hawk, NC	A. Land Use Application
Phone: 252-261-3266	B. Preliminary Plan
Email: mark@bissellprofessionalgroup.com	C. Deed
Current Owner of Record: RKrain LLC	D. Affidavit from owner
	E. Neighborhood Meeting Results
Meeting Dates:	F. TRC Inputs
7/30/2020 Neighborhood Meeting	G. Drainage Approval Memo – Greg Johnson
9/8/2020 Technical Review Meeting	
10/21/2020 Planning Board	

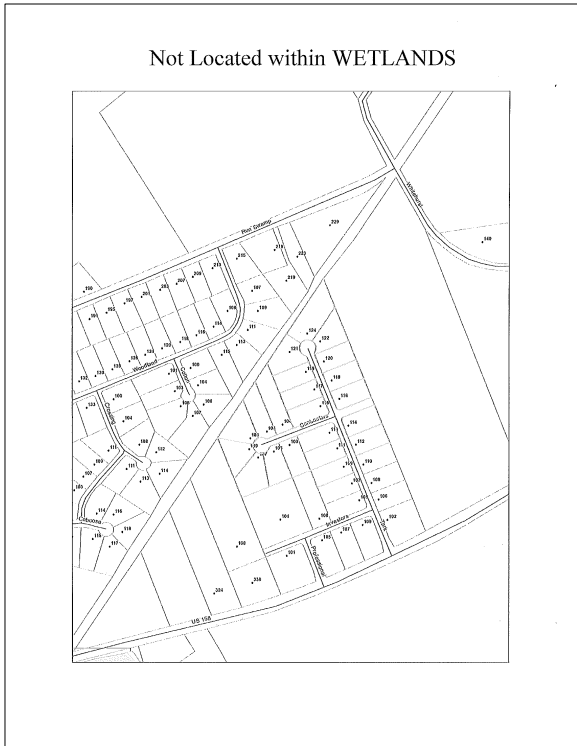
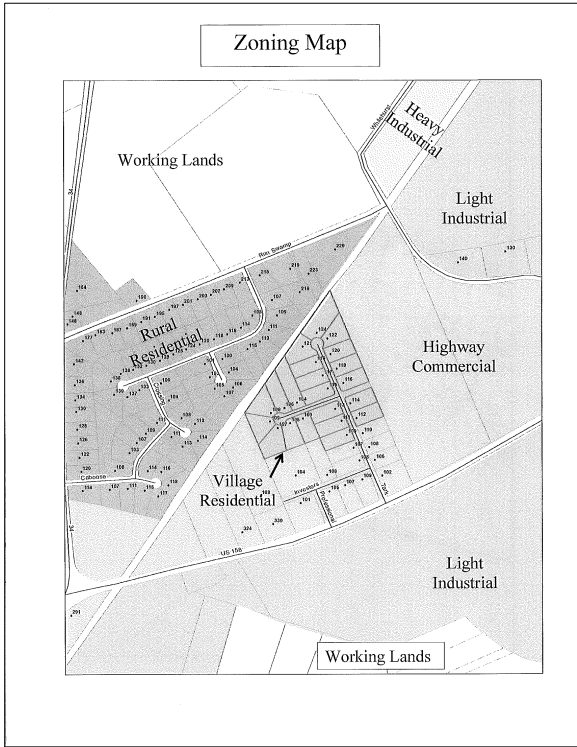
PROJECT LOCATION:

Street Address: Contractors Way and Tark Drive in Camden Business Park,
Location Description: North Side of US HWY 158 in Courthouse Township

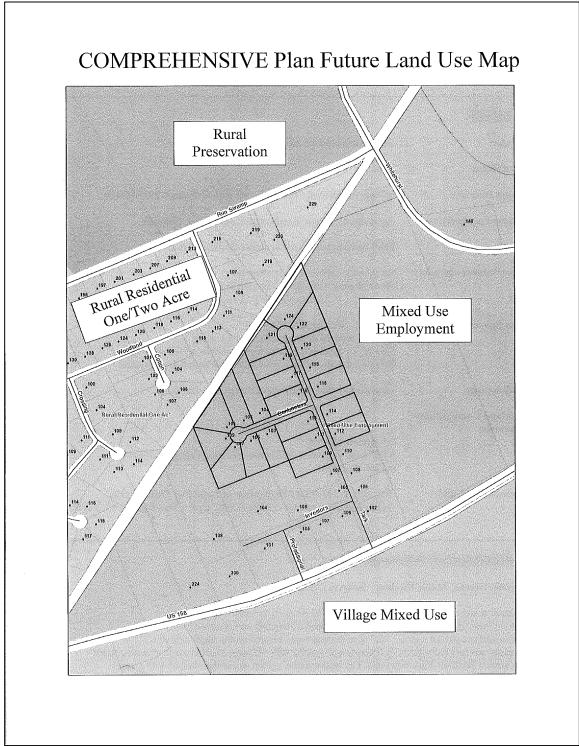
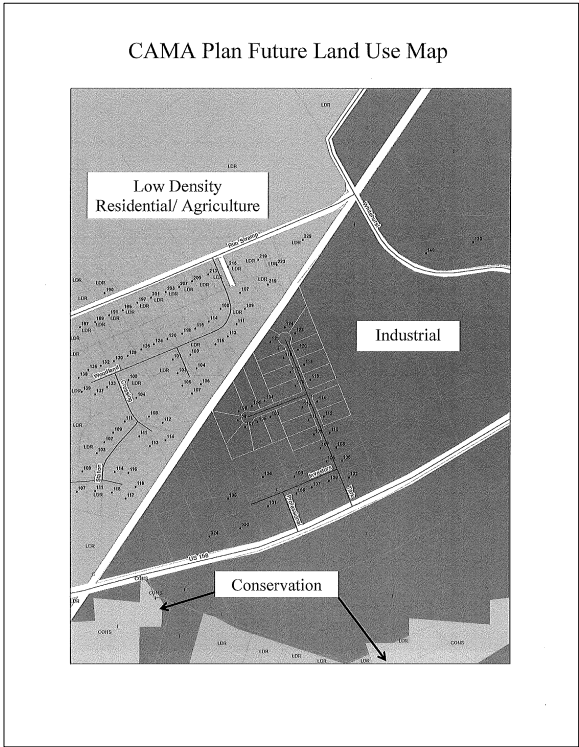
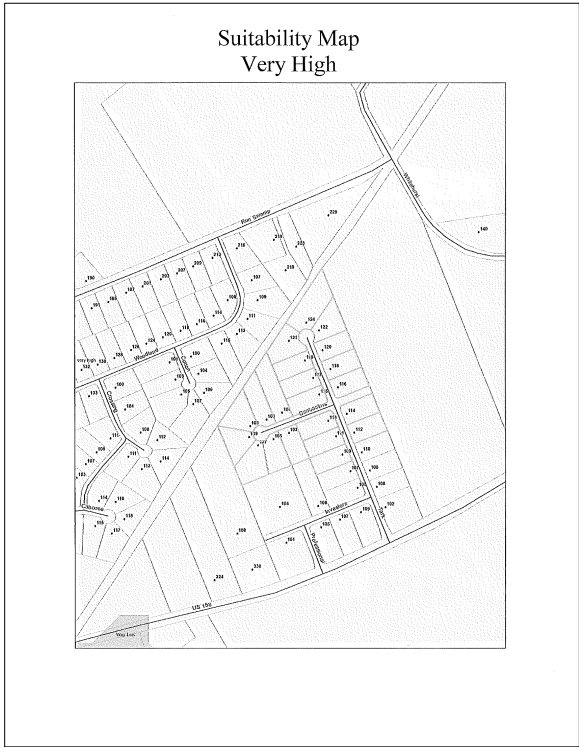
REQUEST: Preliminary Plan for Camden Station Major Subdivision – 39 lots - Article 2.3.16 of the Unified Development Ordinance.



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)



SITE DATA

Lot size: Approximately 24 acres

Flood Zone: Zone X

Zoning District: Village Residential (VR) (Rezoned with Ordinance 2019-03-01)

Adjacent property uses: Agriculture, Vacant, Residential, Commercial, Railroad

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

Street/Subdivision name: Subdivision name: Camden Station
Street Names: Tark Drive to be renamed Boxcar Way and Contractors Way to be renamed Santé Fe Street

Open Space: Required: **Per Article 151.7.5.5**
15% of total 24 developed acres = 3.6 acres
25% of 3.6 acres is 0.9 acres which shall be active open space
75% of 3.6 acres is 2.7 acres which shall be urban open space

Landscaping: Landscaping Plan required at Construction Drawing.

Farmland Compatibility Standards: Per Article 151.5.5
A 50' wide vegetative buffer required along all agricultural uses.
Indicated on plan.

Recreational Land: Per Article 151.6.1.13 Dedication of Land For Public Parks
1452 square feet per lot -39 lots X 1452 sq ft = 56628 sq. ft or 1.3 acres

ENVIRONMENTAL ASSESSMENT

Streams, Creeks, Major Ditches: Sawyers Creek

Distance & description of nearest outfall: The property is located in the upper northern limit of the Sawyers Creek drainage shed as mapped on Camden County's GIS System and is a part of a larger 80.7 acre drainage area located on the north side of LIS 158. The proposed re-subdivision (23.9 acres) was graded with drainage improvements installed when the Camden Business Park was built. The land remains vacant and is maintained with a grass

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

groundcover. The rest of the drainage area (total of 80.7 acres) consists of a mix of a small amount of commercial, vacant lots, and agricultural uses. A network of swales / ditches drain the area from north to south where runoff is collected in a substantial roadside ditch along US 158 which generally flows from east to west (although there is interconnectivity with the adjacent drainage shed to the east). Runoff is then conveyed to an outfall on the south side of US 158 via three culverts spaced along the frontage of the drainage area, with the westernmost culvert conveying the bulk of the flow.

TECHNICAL REVIEW STAFF COMMENTS

1. **Camden County Water.** Water Available
2. **Camden County Sewer.** Sewer Available
3. **South Camden Fire Department.** Reviewed with no comments.
4. **Pasquotank EMS (Central Communications).** Subdivision/road names approved as is.
5. **Sheriff's Office.** Disapproved with comments.
6. **Postmaster Elizabeth City.** No response. Did not attend TRC meeting.
7. **Superintendent of Schools.** No response. Did not attend TRC meeting.
8. **Transportation Director of Schools.** Approved with comments (see attached).
9. **Camden Soil & Water Conservatoinist.** Approved.
10. **NC DOT.** No response.
11. **Mediacom.** No response.
12. **Century Link.** Requested Developer be given contact information
13. **Dominion Energy.** Reviewed. Sent comments to Engineer.

PLANS CONSISTENCY

CAMA Land Use Plan Policies & Objectives:
 Consistent Inconsistent

CAMA Future Land Use Maps has land designated as Industrial.

2035 Comprehensive Plan
 Consistent Inconsistent

Comprehensive Plan Future Land Use Maps has area designated as Mixed Use Employment.

Comprehensive Transportation Plan
 Consistent Inconsistent

Property in Camden Business Park which abuts HWY 158 and internal road will be dedicated to public.

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

Yes No **Endangering the public health and safety?**
 In staff's opinion, application does not appear to endanger public health and safety.

Yes No **Injure the value of adjoining or abutting property.**
 In staff's opinion, application does not appear to injure the value of adjoining or abutting property.

EXCEED PUBLIC FACILITIES:

Yes No **Schools:** Proposed development will generate 26 students (67 per household X 39 lots). High School over capacity: 2019/2020 capacity: 570 Enrollment: 599 – Capacity does not include modular units for Camden Early College

Yes No **Fire and rescue:** Approved.

Yes No **Law Enforcement:** Not Approved

Staff and Planning Board recommend approval of Camden Station Subdivision based on current by right zoning with the following recommendations:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the approved Preliminary Plat and specifications submitted to the Planning Office of Camden County, North Carolina, and contained in the file titled (UDO 2020-06-43).
3. All lots shall be crowned to where the dwelling is located to an elevation at or above the 100 year flood as indicated in the Construction drawings listed as Building Pad Elevations. These elevations shall be verified by a Surveyor or Engineer licensed to do business in North Carolina prior to final inspection for the dwelling.
4. No land disturbing activities shall start until the County Planning Department receives approved DENR Stormwater Permit and Erosion & Sediment Control Plan for the Development.

5. Developer and or Home Owners Association shall provide Camden County certification by a licensed North Carolina Engineer of compliance with approved Drainage Plan for Camden Station Subdivision every five years starting from recording of Final Plat in the Camden County Registry of Deeds.
6. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - c. Maintenance of all open space, gardens and improvements throughout the subdivision.
7. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.
8. Construction drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.
9. Construction drawings to reflect bus stop with shelter as requested by the Chief Operations Officer of Camden County Schools.
10. On the North East side of development the Farmland Compatibility Standards (Article 151.5.5 of the UDO) and NC General Statute 153A-340 shall be applied.

The Planning Board Approval

The Planning Board voted 5-0 to recommend approval of Ordinance 2020-12-02/Major Subdivision application (UDO 2020-06-43) with the following:

Motion for Consistency Statement:

- The proposed subdivision is inconsistent with the 2005 CAMA Land Use Plan in that the CAMA Future Land Use Maps has property identified as Industrial; and
- The proposed subdivision is inconsistent with 2012 Comprehensive Plan Future Land Use Maps in that the plan identifies the property as Mixed Use Employment; however
- The proposed project is consistent with the 2012 Comprehensive Plan Policies because the Plan did not actually rezone specific properties, but new zoning districts were created such that rezoning of property to moderate density within the Policy parameters in the Plan would be allowed
- This property was rezoned in 2019 to Village Residential and is consistent with the policies of that zoning district

Effective Date


This Ordinance is effective upon adoption.

Adopted by the Board of Commissioners for the County of Camden this 4th day of January, 2021.

ATTEST:

Tom White
 Tom White, Chairman
 Camden County Board of Commissioners

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



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

Motion to accept the offered donation of recreational land for open space.

RESULT:	PASSED [4-0]
MOVER:	Ross Munro
AYES:	Tom White, Ross Munro, Clayton Riggs, Tiffney White
RECUSED:	Randy Krainiak

ITEM 6. NEW BUSINESS

A. Tax Report – Lisa Anderson

**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	126,718.07	5,429.49
2018	45,410.76	2,061.04
2017	25,592.57	2,217.15
2016	10,532.05	1,430.53
2015	7,363.89	697.90
2014	10,371.76	1,030.08
2013	6,781.98	4,697.01
2012	5,683.74	7,467.73
2011	4,572.09	6,288.19
2010	4,149.58	4,530.18

TOTAL REAL PROPERTY TAX UNCOLLECTED	247,176.49
TOTAL PERSONAL PROPERTY UNCOLLECTED	35,849.30
TEN YEAR PERCENTAGE COLLECTION RATE	99.62%
COLLECTION FOR 2020 vs. 2019	3,901.35 vs. 11,808.55
<u>LAST 3 YEARS PERCENTAGE COLLECTION RATE</u>	
2019	98.29%
2018	99.37%
2017	99.61%

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

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

30	NUMBER DELINQUENCY NOTICES SENT
27	FOLLOWUP REQUESTS FOR PAYMENT SENT
0	NUMBER OF WAGE GARNISHMENTS ISSUED
0	NUMBER OF BANK GARNISHMENTS ISSUED
11	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

30 Largest Unpaid – Real

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	HOLLY RD
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	02-8935-02-66-7093.0000	4,317.52	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	03-8899-00-16-2671.2425	3,759.22	1	SPRING LOTUS LLC	SHILOH	141 EDGEWATER DR
R	02-8944-00-75-7172.0000	3,376.93	1	KIM SAWYER	CAMDEN	110 MILL DAM RD N
R	02-8945-00-41-2060.0000	3,340.32	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	02-8934-01-18-8072.0000	3,234.74	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
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	02-8943-01-17-4388.0000	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	02-8944-00-99-1027.0000	2,716.91	2	JOHNNIE MERCER HEIRS	CAMDEN	MCKIMMEY RD
R	01-7999-00-62-3898.0000	2,568.65	1	MICHAEL ASKEW	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	03-8962-00-05-0472.0000	2,335.19	1	FRANK MCILLIAN HEIRS	SHILOH	172 NECK RD
R	03-8962-00-54-5080.0000	2,278.67	2	LORENZO MERCER	SHILOH	435 NECK RD
R	02-8934-01-29-4776.5853	2,234.11	1	C. RUSSELL HASTINGS JR.	CAMDEN	110 158 US W
R	01-7090-00-70-3221.0000	2,209.29	1	LONZO FISHER GREGORY	SOUTH MILLS	406 OLD SWAMP RD
R	03-8943-02-75-4196.0000	2,142.76	2	SHERRILL M PRICE JR	SHILOH	115 COOKS LANDING R
R	03-8965-00-37-4242.0000	2,099.04	2	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	02-8934-03-31-9750.0000	2,054.99	1	CAROLYN MCDANIEL	CAMDEN	195 COUNTRY CLUB RD
R	01-8907-00-08-4393.0000	2,047.13	2	CARLTON WOOLARD	SOUTH MILLS	1010 343 HWY N
R	01-7080-00-62-1977.0000	2,034.38	10	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	03-8952-00-95-8737.0000	2,032.30	2	AUDREY TILLET	SHILOH	171 NECK RD
R	03-8953-00-38-5803.0000	2,005.81	1	ROLAND ROGER SAWYER	SHILOH	142 PERKINS RD

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	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	
R	01-7999-00-32-3510.0000	10	1,856.74	LEAH BARCO	SOUTH MILLS	195 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	195 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	OLD SWAMP RD
R	03-8980-00-84-0931.0000	10	252.86	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	03-9809-00-45-1097.0000	10	201.43	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8899-00-37-0046.0000	10	152.13	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2462.0000	10	138.72	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	03-8962-00-04-9097.0000	9	2,509.41	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8990-00-64-8379.0000	9	1,088.57	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	9	846.93	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	01-7989-04-90-0938.0000	9	623.75	DORIS EASON	SOUTH MILLS	1352 343 HWY N
R	03-8962-00-60-7648.0000	9	281.11	FRANK WRIGHT ETAL	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	8	2,099.04	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	01-7091-00-64-6569.0000	8	1,385.62	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	03-8962-00-55-5300.0000	8	427.31	OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD
R	03-8899-00-36-1568.0000	8	400.52	FETTY BUTSAVAGE	SHILOH	HIBISCUS RD
R	03-9809-00-66-0120.0000	8	286.40	RANDELL CRIDER	SHILOH	SAILBOAT RD

30 Largest Unpaid – Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
B	0001709	1,934.38	10	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
B	0000295	792.09	1	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
B	0001104	673.59	3	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
B	0001046	663.65	8	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
B	0001538	653.15	10	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
B	0000738	618.22	9	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
B	0001072	569.40	10	PAM BUNDY	SHILOH	105 AARON DR
B	0000297	517.95	3	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
B	0001827	483.28	8	KAREN BUNDY	CAMDEN	431 158 US W
B	0001681	414.72	8	STEVE WILLIAMS	CAMDEN	150 158 HWY W
B	0001230	411.11	8	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
B	0000846	403.85	1	TOAN TRINH	SHILOH	229 SAILBOAT RD
B	0001694	288.99	8	THOMAS B.THOMAS HEIRS	CAMDEN	150 158 HWY W
B	0002194	285.59	2	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD S
B	0001106	242.94	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
B	0002525	239.04	1	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD
B	0001952	238.91	8	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
B	0001976	205.03	2	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
B	0002442	200.37	3	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
B	0001408	193.32	2	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
B	0001693	161.46	10	ALLIANCE NISSAN	CAMDEN	158 HWY W
B	0001899	148.83	1	DONALD SIMMONS PORTER JR	CAMDEN	163 SANDHILLS RD
B	0000945	145.18	2	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
B	0001150	136.45	3	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
B	0003405	126.72	1	JOHN R BARKER	SHILOH	108 SASSAFRAS LN
B	0001689	125.28	3	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
B	0001639	123.29	6	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
B	0000385	121.17	4	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLAND
B	0002921	120.68	4	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
B	0003559	116.07	1	BENNY FARRELL TUCKER	ELIZABETH CITY	152 158 US W

30 Oldest Unpaid - Personal

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
B	0001709	10	1,934.38	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
B	0001046	10	663.65	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
B	0001538	10	653.15	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
B	0000738	10	618.22	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
B	0001072	10	569.40	PAM BUNDY	SHILOH	105 AARON DR
B	0001827	10	483.28	KAREN BUNDY	CAMDEN	431 158 US W
B	0001106	10	242.94	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
B	0001693	10	161.46	ALLIANCE NISSAN	CAMDEN	158 HWY W
B	0001639	9	123.29	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
B	0001681	8	414.72	STEVE WILLIAMS	CAMDEN	150 158 HWY W
B	0001230	8	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
B	0001694	8	288.99	THOMAS B.THOMAS HEIRS	CAMDEN	150 158 HWY W
B	0001952	8	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
B	0000295	8	792.09	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
B	0000846	4	403.85	TOAN TRINH	SHILOH	229 SAILBOAT RD
B	0000385	4	121.17	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLAND
B	0002921	4	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
B	0000770	4	108.00	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
B	0001104	3	673.59	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
B	0000297	3	517.95	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
B	0001976	3	205.03	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
B	0002442	3	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
B	0001408	3	193.32	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
B	0000945	3	145.18	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
B	0001150	3	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
B	0001689	3	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
B	0002468	3	106.72	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
B	0002194	2	285.59	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD S
B	0002902	2	110.28	STEPHANIE AUSMAN	SHILOH	204 POND RD
B	0002525	1	239.04	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD

Motion to approve the tax report as presented.

RESULT: PASSED [5-0]
MOVER: Clayton Riggs
AYES: Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

B. Camden County Code of Ordinances Chapter 70 Revision – Ken Bowman

In 2009 Camden County established an ordinance to allow the use and regulation of golf carts limited to one residential subdivision. Other subdivisions were allowed to apply to the Board of Commissioners one at a time for use of golf carts in their specific subdivision. Over time multiple neighborhoods have made this request and the Board of Commissioners has directed staff to revise the ordinance to allow their use in any residential subdivision subject to specific permitting, licensing and regulations. The proposed Ordinance repeals the existing Chapter 70 and replaces it with a new Chapter 70 Regulating the use of golf carts on public streets.

Motion to repeal and replace Chapter 70 of the Camden County Code of Ordinances Regulating the Use of Golf Carts on Public Streets.

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

RESULT: PASSED [5-0]
MOVER: Randy Krainiak
AYES: Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

Ordinance No. 2021-01-02
 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 REPEAL AND REPLACE CHAPTER 70 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners by Ordinance, 2009-11-01, passed 12-7-11 and subsequently, and as otherwise incorporated into the Camden County Code

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. The purpose of this ordinance is to promote the health, safety and welfare of persons operating golf cart(s) within Camden County Residential Subdivisions and side streets with posted speed limits of 35 MPH or less and to protect the safety of their passengers and other users of roads

B. 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.

C. 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.

D. 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.

E. 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 has been expanded to include the entire county.

§

§ 70.02 DEFINITIONS.

For purposes of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- **GOLF CART.** A vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour.
- **Driver's License:** A valid license issued to operate a motor vehicle issued by North Carolina or any other state.
- **Financial Responsibility:** Liability insurance coverage on a golf cart in an amount not less than required by North Carolina law for motor vehicles operated on public highways in the State of North Carolina.
- **Operator:** Only persons over 16 years of age and holding a valid driver's license may operate a golf cart on roads.

§ 70.03 POLICY STATEMENT AND LIABILITY DISCLAIMER.

This chapter is adopted to address the interest of public safety under which the provisions of G.S. § 153A-245 which provides counties with the authority to regulate the use of golf carts that have not been outfitted and registered as required by state law. Generally, golf carts (hereinafter "carts") that have not been outfitted and registered are not designated or manufactured to be used anywhere other than golf courses, and Camden County in no way advocates or endorses their operation elsewhere within the county. The county, by regulating such operation, is merely trying to address obvious safety issues, and adoption of this chapter is not to be relied upon as a determination that operation is safe or advisable if done in accordance with this chapter. All persons who operate or ride upon carts do so at their own risk and peril, and must be observant of and attentive to the safety of themselves and others, including their passengers, other motorists, bicyclists, and pedestrians. Camden County has no liability under any

theory of liability for permitting carts to operate in the county. The owner and operator of the cart is responsible for any liability involved in using the cart. The county does not encourage cart operation and does not represent that the operation of carts under these rules will render cart operation safe and without risk to the driver and passenger(s) of a cart.

§ 70.04 RULES AND REGULATIONS.

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

B) Carts may cross a road with a posted speed limit greater than 35 mph. However, once this segment of road has been traversed, the golf cart is still required to travel only on or along a roadway with a speed limit of 35 mph or less. Golf carts must cross in a manner that is the most direct route in order to decrease crossing distance, i.e. no riding along a road or crossing at an angle. Under no circumstance is a golf cart allowed to cross a control access facility other than at bridges which cross over or under a control access facility.

C) Carts that are not equipped and registered as required by the State Motor Vehicle Law may only operate on public streets and roads within the County of Camden as set forth herein and in accordance with these rules and regulations. Operation of carts in violation of these rules and regulations shall be subject to the penalty provisions of § 70.99 or, in egregious cases, may constitute reckless driving as defined in the North Carolina General Statutes.

D) All carts operated on the streets must have a valid and visible 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 Tax Office and the Camden County Sheriff's 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.

E) Any person who operates a golf cart on public streets and roads must adhere to all applicable State and local laws, regulations and ordinances, including but not limited to

- 1) all traffic rules and regulations adopted by the State of North Carolina and the Camden County which governs the operation of motor vehicles

2) those banning the possession and use of alcoholic beverages, and all other illegal drugs. In addition, no golf cart containing any open container of alcohol shall be operated on public roads

F) Any person who operates a golf cart must be responsible for all liability associated with operation of the golf cart and must have liability insurance coverage which will cover the use of a golf cart in an amount not less than required by North Carolina law for motor vehicles operated on public highways in the State of North Carolina

G) 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 and pedestrians.

H) Golf carts without lights may be operated only during daylight hours. Golf carts meeting the requirements set forth below may operate at any time:

- 1) Golf carts having two (2) operating headlights, one on each side of the front of the golf cart and
- 2) two (2) operating tail lights, one on each side of the rear of the cart,
- 3) all four (4) lights must be visible from a distance of 500 feet; and
- 4) If a mechanical turn signal indicator is not installed, then hand signals are required for turns.

I) Golf carts must have basic equipment supplied by the manufacturer, including a vehicle identification or serial number. Such equipment must include all safety devices as installed by said manufacturer, including rear view mirror and a rear triangle reflector of the same type required by North Carolina law. Persons are prohibited from standing on a cart while the cart is in operation.

J) The maximum occupancy of a cart traveling on the street is one person per bucket seat or two people per bench seat. The operator shall not allow passengers to ride on any part of a golf cart not designed to carry passengers, such as the part of the golf cart designed to carry golf bags.

K) Children must be properly seated while a cart is in motion and may not be transported in a negligent manner.

L) If the cart is equipped with seat belts, all passengers are to wear the seat belts at all times the cart is in motion.

M) A driver must be at least 16 years old and possess a valid state-issued driver's license. Cart operators must carry their driver's license on their person at all times while operating a cart on public streets and roads in the county.

N) No cart may be operated at a speed greater than reasonable and prudent for the existing conditions, and in no instance at a speed greater than 20 miles per hour.


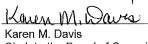

O) No cart may be operated in a careless or reckless manner.

P) Carts shall not be operated or parked on sidewalks.

Q) Carts shall not be operated on private property without the permission and consent of the property owner, property manager or home owner's association, if applicable.

R) The Camden County Sheriff's Office interpretation of the above rules and regulations are final. The Camden County Sheriff's Office will maintain its interpretation in a written and published manner.

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

<p>§ 70.05 PERMIT REQUIRED.</p> <p>A. Cart owners must complete the Golf Cart Owner Registration Form and show proof of license to drive to the Camden County Tax Office. The completed forms will be maintained by the Camden County Tax Office and the Camden County Sheriff's Office. Visible proof of compliance must be attached to a conspicuous place on the cart.</p> <p>B. The Camden County Tax Office is hereby authorized to issue a permit for a fee as published by the Camden County Fee Schedule to all appropriate applicants, one per cart. When issuing this permit, Camden County Tax Office staff shall require the applicant to sign a statement certifying he or she has read the provisions on the county's ordinance on cart usage as set forth in this chapter.</p> <p>C. Each owner must have proof of ownership, and liability insurance, and a completed Waiver of Liability, releasing Camden County from liability that may arise as a result of operation of a golf cart inside Camden County. These documents must be in the golf cart at all times while in operation on public roads.</p> <p>D. All golf carts must meet the requirements or minimum standards of safety equipment as set forth above in this Ordinance.</p> <p>E. Lost or Stolen Permit/Stickers are the responsibility of the owner and must be replaced before the golf cart is operated on a public road.</p> <p>§ 70.99 PENALTY.</p> <p>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.</p> <p>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.</p> <p>C. 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.</p>	<p>Effective Date</p> <p>This Ordinance is effective upon adoption.</p> <p>Adopted by the Board of Commissioners for the County of Camden this 4th day of January, 2021.</p> <p>ATTEST:</p> <p> Tom White, Chairman Camden County Board of Commissioners</p> <p> Karen M. Davis Clerk to the Board of Commissioners</p> 
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ITEM 7. BOARD APPOINTMENTS

- A. Tourism Development Authority – Appointment of Sarah Hill as Chair
- B. Adult Care Home Community Advisory Committee – Reappointment of Tammie Krauss
- C. South Camden Fire Commission – Reappointment of Zenas Jennings
- D. Regional Advisory Council (Area Agency on Aging) – Appointment of Penny Leary Smith

Motion to approve the Board Appointments as presented.

RESULT:	PASSED [5-0]
MOVER:	Ross Munro
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

ITEM 8. CONSENT AGENDA

- A. BOC Meeting Minutes – December 7, 2020
- B. BOC/BOE Joint Meeting Minutes – December 7, 2020

C. Budget Amendments

2020-21-BA016
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
Revenues			
10390510-4343500	Miscellaneous Revenues	\$4,309.00	
Expenses			
105100-557000	Miscellaneous Expenses	\$4,309.00	


This Budget Amendment is made to appropriate additional monies that were received from the State of North Carolina to the Sheriff's Office for SRO Equipment.

This will result in no change to the Contingency of the General Fund.

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 4th day of January, 2021.

Karen M. Davis Clerk to Board of Commissioners
Tom White Chairman, Board of Commissioners



2020-21-BA017
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
Revenues			
10350450-434898	Grant Revenues	\$36,203.22	
Expenses			
104300-503000	PT Salaries	\$ 1,858.20	
104300-501100	Election Officials	\$ 3,600.00	
104300-532000	Office Supplies	\$ 3,561.62	
104300-511000	Telephone & Postage	\$ 670.55	
104300-512000	Printing	\$ 933.69	
104300-521000	Rental of Buildings	\$ 655.16	
104300-550200	Election Grant	\$25,924.00	


This Budget Amendment is made to appropriate additional monies through expenses that Elections received through numerous State grant funding opportunities.

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 4th day of January, 2021.

Karen M. Davis Clerk to Board of Commissioners
Tom White Chairman, Board of Commissioners



D. School Budget Amendments

Budget Amendment
Camden County Schools Administrative Unit
State Public School Fund

The Camden County Board of Education at a meeting on the 7th day of December 2020 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	42,444.45	
5200	Special Instructional Programs	40,757.52	
5400	School Leadership	7,416.78	
5800	School Based Support Services	4,092.63	
6100	Regular Curricular Support	1,668.75	
6200	Alternative Programs Support	3,312.84	
6500	Operational Support Services	9,496.11	
6600	Financial & Human Resources	3,443.47	
6800	System-Wide Pupil Support	27,177.13	
6900	Policy, Leadership	980.17	

Explanation:


Total Appropriation in Current Budget	\$ 15,697,871.00
Amount of Increase/Decrease of Above Amendment	+ 140,799.87
Total Appropriation in Current Amended Budget	\$ 15,838,670.87

Passed by majority vote of the Board of Education of Camden County on the 7th day of December 2020.

Tom White Chairman, Board of Education
Joe Howell Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 4th day of January, 2021.

Tom White Chairman, Board of County Commissioners
Karen M. Davis Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Local Current Expense Fund

The Camden County Board of Education at a meeting on the 7th day of December, 2020 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	52,446.07	
5200	Special Instructional Programs		2,446.07

Explanation:


Total Appropriation in Current Budget	\$ 2,693,796.00
Amount of Increase/Decrease of Above Amendment	+ 50,000.00
Total Appropriation in Current Amended Budget	\$ 2,743,796.00

Passed by majority vote of the Board of Education of Camden County on the 7th day of December 2020.

Tom White Chairman, Board of Education
Joe Howell Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 4th day of January, 2021.

Tom White Chairman, Board of County Commissioners
Karen M. Davis Clerk, Board of County Commissioners



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

Budget Amendment
Camden County Schools Administrative Unit
State Public School Fund

The Camden County Board of Education at a meeting on the 7th day of December 2020 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	1,571.87	
5200	Special Instructional Programs	1,440.41	
5400	School Leadership	968.32	
6400	Technology Support	.01	
6900	Policy, Leadership	6,712.68	
7200	Nutrition Services	1,318.22	

Explanation:

Total Appropriation in Current Budget	\$ 15,838,670.87
Amount of Increase/Decrease of Above Amendment	+ 12,011.51
Total Appropriation in Current Amended Budget	\$ 15,850,682.38

Passed by majority vote of the Board of Education of Camden County on the 7th day of December 2020.

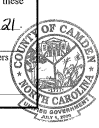
Charles Allen
Chairman, Board of Education

Don J. Farrell
Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 4th day of January, 2021.

Charles Allen
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 7th day of December, 2020 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	16,210.10	
7100	Regular Community Services		16,210.10

Explanation:

Total Appropriation in Current Budget	\$ 483,094.00
Amount of Increase/Decrease of Above Amendment	.00
Total Appropriation in Current Amended Budget	\$ 483,094.00

Passed by majority vote of the Board of Education of Camden County on the 7th day of December 2020.


Charles Allen
Chairman, Board of Education

Don J. Farrell
Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 4th day of January, 2021.

Charles Allen
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Capital Outlay Fund

The Camden County Board of Education at a meeting on the 7th day of December, 2020, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
6550	Category III Projects	96,912.00	

Explanation:

Total Appropriation in Current Budget	\$ 465,878.00
Amount of Increase / (Decrease) of Above Amendment	+ 96,912.00
Total Appropriation in Current Amended Budget	\$ 562,790.00

Passed by majority vote of the Board of Education of Camden County Schools on the 7th day of December 2020.


Charles Allen
Chairman, Board of Education

Don J. Farrell
Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this 4th day of January, 2021.

Charles Allen
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

E. Tax Collection Report

Tax Collection Report
NOVEMBER 2020

Day	Amount	Amount	Name of Account	Deposits	Internet
	\$	\$		\$	\$
2	46,009.48			46,009.48	
3	15,455.68			15,455.68	
4	5,292.76			5,292.76	
5	27,734.49		Refund - 5801	27,734.49	
6	21,289.87			21,289.87	
9	70,035.96			70,035.96	
10	16,086.63			16,086.63	
12	40,184.36			40,184.36	
13	682,079.58		Refund - 55,073.04	682,079.58	
	21,745.06			21,745.06	
16	9,459.08		Refund - 53.53		9,459.08
	37,869.63			37,869.63	
17	37,890.93			37,890.93	
18	31,769.96			31,769.96	
	602,537.54		Refund - 935,780.21	602,537.54	
19	3,643.45			3,643.45	
	720,638.79		Refund - 5,610.17	720,638.79	
20	7,121.90			7,121.90	
	270,615.85		Refund - 51,340.82	270,615.85	
23	43,443.64			43,443.64	
24	1,529.58				1,529.58
	108,328.52			108,328.52	
25	28,531.26			28,531.26	
30	52,462.84		Refund - 51.00	52,462.84	
	40,224.23			40,224.23	
	1,554.36				1,554.36
	21,639.80			21,639.80	
			Note PSN Returned check of Patrick Riley - 5171.20		
	\$2,965,174.63	\$ -		\$2,952,631.61	\$12,543.02
Total Deposits and PSN	\$2,965,174.63			\$2,965,174.63	
	\$ (34,110.78)	Refund			
	\$ -	Over			
	\$ -	Shortage			
Grand Total	\$ -	Adjustment			
	\$2,931,063.85				

Submitted by: Lisa S. Anderson Date: 12-8-2020
 Approved by: Tom White Date: 1-6-21

F. DMV Monthly Report

STATE OF NORTH CAROLINA
COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County February Renewals Due 3/15/21

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.


SOUTH MILLS 24,042.18	COURTHOUSE 22,797.88	SHILOH 14,024.05	TOTAL 60,864.11
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Witness my hand and official seal this 6th day of January, 2021

Tom White
Chairman, Camden County Board of Commissioners

Attest:

Karen M. Davis
Clerk to the Board of Commissioners of Camden County



This is to certify that I have received the tax receipts and duplicates for collection in the amounts as listed herein.

Lisa S. Anderson
Tax Administrator of Camden County

Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

G. Refunds Over \$100

ACS Tax System 12/21/20 14:00:45		REFUNDS OVER \$100.00 Refunds to be Issued by Finance Office		CAMDEN COUNTY		Page 1
Refund\$	Remit To:	Reference:	Drawer/Transaction Info:			
548.25	CARBBE, LLC PO BOX 110 SHAWBORO NC 27973	2020 R 03 8963 00 29 4154 0000 overpayment	20201221 1 257385			
251.36	GRIFFIN, MARY PO BOX 3211 ELIZABETH CITY NC 27906	2020 R 02-8927-00-61-3510.0000 overpayment 2020 taxes	20201202 1 256742			
538.68	STATE EMPLOYEES' CREDIT UNION P.O. DRAWER 25279 RALEIGH NC 27611	2020 R 03-8973 00 17 4488.0000 OVERPAYMENT - R-128933-2020	20201202 2 256728			
1,338.29	Total Refunds		***			

Submitted by Lisa S. Anderson Date 12-21-2020 JS
 Lisa S. Anderson, Tax Administrator Camden County

Approved by C. Tom White Date 1-6-21
 C. Tom White, Chairman Camden County Board of Commissioners

H. Pickups, Releases & Refunds

NAME	REASON	NO.
Wayne Everett Baker	Refund - tunred in plates	Pick-up/21502
	\$173.76	53987747
Julia E. Deroj	Valeu correction - Refund	Pick-up/21946
	\$261.40	R-128792-2020

I. Community Services Block Grant

**Community Services Block Grant [CSBG]
Documentation of Submission to County Commissioners**

Background: The North Carolina Administrative Code [10A NCAC 97C.0111 (b)(1)(A)] requires that each CSBG grant recipient submit its Community Anti-Poverty Plan [grant application] to each County Commissioner Board that it serves.

Instructions: This form is to be completed and notarized by the Clerk to the Board.

Agency Name: County of Camden, NC
 County: Camden
 Date of Application Submission: 12/15/20
 [Note: This application should be submitted to the County Commissioners at least thirty (30) days prior to application submission to the Office of Economic Opportunity (OEO). The grant application is due to OEO January 15, 2021.]

Clerk to the Board should initial all items below.

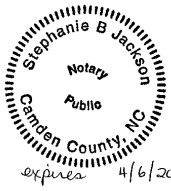
The agency submitted a complete grant application for Commissioner review.

The Clerk to the Board will be responsible for assuring that the application is distributed to the Commissioners.

Commissioners' comments provided those to the agency. (If applicable)

Karen M. Davis _____ Date 1-5-21
 Clerk to the Board

Stephanie B Jackson _____ Date 1-5-21
 Notary



Attachment: bocminutes_010421 (2898 : BOC Meeting Minutes - January 4, 2021)

J. Surplus Property – Dismal Swamp Welcome Center

Item	Disposal Method	Suggested Value	Reason for Surplus
2 Adult Bikes	GovDeals	\$10	Maintenance, storage, lack of usage

Motion to approve the Consent Agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Clayton Riggs
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak, Tiffney White

ITEM 9. COUNTY MANAGER'S REPORT

County Manager Ken Bowman included the following in his report:

- Department mid-year budget reviews were conducted in December. All departments are on target for meeting their respective goals by the end of the budget year.
- The NCACC Legislative Goals Conference will be held virtually January 14-15, 2021. Each member county appoints a voting delegate to participate in the conference to vote on goals and rank them in priority order. At the December 7th meeting, the Board appointed Chairman Tom White as voting delegate and Vice Chairman Ross Munro as alternate.
- The County Manager will meet with Boomerang Design on January 12th for a progress report and update on the Library.
- Next Board of Commissioners Meeting – February 1, 2021
- Stay safe and Happy New Year.

ITEM 10. COMMISSIONERS' REPORTS

None.

ITEM 11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES

The following was provided for information purposes:

- Register of Deeds Report
- Library Report

ITEM 12. OTHER MATTERS

None.

ITEM 13. ADJOURN

There being no further matters for discussion Chairman Tom White adjourned the meeting at 8:22 PM.

ATTEST:

Tom White, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners

Camden County Board of Commissioners
January 4, 2021



CAMDEN COUNTY
NORTH CAROLINA • USA

Boundless Opportunities.

Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.C
Meeting Date: February 01, 2021
Submitted By: Stephanie Jackson, HR Director
Finance
Prepared by: Karen Davis
Item Title **Budget Amendments**
Attachments: Budget Amendments (PDF)

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
Revenues			
10390510-433500	Miscellaneous Revenues	\$3,299.20	
Expenses			
105110-533100	Safety Grant	\$3,299.20	

This Budget Amendment is made to appropriate additional monies through expenses that the Sheriff received through grant funding opportunities.

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 1th day of February, 2021.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

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
Revenues			
10330621-434898	Grant Revenues	\$1,942.50	
Expenses			
106210-533000	Supplies	\$1,942.50	

This Budget Amendment is made to appropriate additional monies through expenses that the Senior Center received through grant funding opportunities.

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 1th day of February, 2021.

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:	8.D	
Meeting Date:	February 01, 2021	
Submitted By:	Karen Davis, Clerk to the Board Schools Prepared by: Karen Davis	
Item Title	School Budget Amendments	
Attachments:	School Budget Amendments	(PDF)

Budget Amendment

Camden County Schools Administrative Unit

State Public School Fund



The Camden County Board of Education at a meeting on the 14th day of January 2021 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	92.00	
5200	Special Instructional Programs		40,446.00
5300	Alternative Programs		5,478.00
5400	School Leadership		.50
5800	School-Based Support Services	75,328.00	
6500	Operational Support Services		16.00
7200	Nutrition Services		29,480.00

Explanation:

Total Appropriation in Current Budget	\$ 15,998,644.37
Amount of Increase/Decrease of Above Amendment	- .50
Total Appropriation in Current Amended Budget	\$ 15,998,643.87

<p>Passed by majority vote of the Board of Education of Camden County on the 14th day of January 2021.</p> <p></p> <p>Chairman, Board of Education</p> <p></p> <p>Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20__.</p> <p>_____</p> <p>Chairman, Board of County Commissioners</p> <p>_____</p> <p>Clerk, Board of County Commissioners</p>
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Attachment: School Budget Amendments (2894 : School Budget Amendments)

BUDGET AMENDMENT
January 14, 2021

1. State Public School Fund

A. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

Test Result Bonus

1.5410.048.211 Emp. Soc. Sec. Costs \$ - .50

Total – Test Result Bonus \$ - .50

B. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Summer Learning Program

1.5350.121.198 Salary – After School Tutor \$ - 2,345.94

1.5350.121.411 Supplies & Materials - 94.06

Total – CRF – Summer Learning Program \$ - 2,440.00

C. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – School Health Support

1.5210.122.317 Contracted Psych. Services \$ - 3,038.00

1.5320.122.311 Contracted Services - 3,038.00

1.5830.122.311 Contracted Services - 3,038.00

1.5840.122.311 Contracted Services - 3,038.00

Total – CRF – School Health Support \$ - 12,152.00

D. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Nondigital Resources

1.5110.123.411 Supplies & Materials \$ + 92.00

Total – CRF – Nondigital Resources \$ + 92.00

E. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Student Computers & Devices

1.5860.124.462 Pur of Non-Cap Comp Equip \$ + 96,978.00

Attachment: School Budget Amendments (2894 : School Budget Amendments)

BUDGET AMENDMENT
 State Public School Fund
 January 14, 2021, Page 2

Total – CRF – Student Computers & Devices \$ + 96,978.00

F. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – School Nutrition

1.7200.125.462 Pur of Non-Cap Equipment \$ - 57.96

1.7200.125.541 Pur of Equipment - 29,422.04

Total – CRF – School Nutrition \$ - 29,480.00

G. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Personnel Computers & Devices

1.5860.126.462 Pur of Non-Cap Comp. Equip \$ + 6,955.00

Total – CRF – Personnel Computers & Devices \$ + 6,955.00

H. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Home & Community WiFi

1.5860.128.462 Pur of Non-Cap Comp. Equip \$ - 18,950.00

Total – CRF – Home & Community WiFi \$ - 18,950.00

I. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Exceptional Children

1.5210.132.411 Supplies & Materials \$ - 28,091.41

1.5230.132.411 Supplies & Materials - 5,927.00

1.5240.132.411 Supplies & Materials - 3,389.59

Total – CRF – Exceptional Children \$ - 37,408.00

J. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Low-Wealth

1.5840.134.411 Supplies & Materials \$ - 3,579.00

BUDGET AMENDMENT
State Public School Fund
January 14, 2021, Page3

Total – CRF – Low-Wealth \$ - 3,579.00

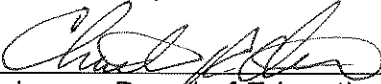
K. We have received an allotment revision and must decrease our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Personal Protective Equipment
1.6540.137.411 Supplies & Materials \$ - 16.00


Total – CRF – Personal Protective Equipment \$ - 16.00

3100.000 Revenue – State Public School Fund \$ + .50

Passed by majority vote of the Board of Education of Camden County on the 14th day of January, 2021.



Chairman, Board of Education



Secretary, Board of Education


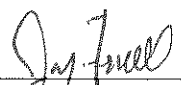
Attachment: School Budget Amendments (2894 : School Budget Amendments)

Budget Amendment
 Camden County Schools Administrative Unit
 State Public School Fund

The Camden County Board of Education at a meeting on the 14th day of January 2021 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
5200	Special Instructional Programs	20,417.00	
5800	School-Based Support Services	7048.00	
6400	Technology Support Services	.99	
6500	Operational Support Services	120,496.00	
Explanation:			
Total Appropriation in Current Budget		\$ 15,850,682.38	
Amount of Increase/Decrease of			
Above Amendment		+ 147,961.99	
Total Appropriation in Current Amended			
Budget		\$ 15,998,644.37	

Passed by majority vote of the Board of Education of Camden County on the 14 th day of January 2021.  _____ Chairman, Board of Education  _____ Secretary, Board of Education	We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this ____ day of _____ 20 ____. _____ Chairman, Board of County Commissioners _____ Clerk, Board of County Commissioners
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Attachment: School Budget Amendments (2894 : School Budget Amendments)

BUDGET AMENDMENT
January 14, 2021

1. State Public School Fund

A. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Exceptional Children

1.5210.132.143 Salary - Tutor	\$ + 4,025.00
1.5210.132.211 Emp. Soc. Sec. Costs	+ 320.00
1.5210.132.411 Supplies & Materials	+ <u>16,072.00</u>

Total – CRF – Exceptional Children \$ + 20,417.00

B. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

Transportation

1.6550.056.175 Salary – Trans Personnel	\$ + 1,850.00
1.6550.056.171 Salary – Drivers	+ 59,996.00
1.6550.056.211 Emp. Soc. Sec. Cost	+ 150.00
1.6550.056.311 Contracted Services	+ 2,500.00
1.6550.056.316 CDL Medical Exam	+ 2,500.00
1.6550.056.321 Energy Costs	+ 5,000.00
1.6550.056.326 Cont. Repairs & Maint. – Equipment	+ 10,000.00
1.6550.056.418 Computer Software & Supplies	+ 1,500.00
1.6550.056.422 Vehicle Repair Parts	+ 25,000.00
1.6550.056.423 Gas/Diesel Fuel	+ 2,000.00
1.6550.056.461 Pur. of Non-Cap Equipment	+ <u>10,000.00</u>

Total – Transportation \$ +120,496.00

C. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

CRF – Home and Community WiFi

1.5860.128.462 Pur. of Non-Cap Equipment	\$ + <u>7,048.00</u>
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Total – CRF – Home and Community WiFi \$ + 7,048.00

D. We have received an allotment revision and must increase our budget to reflect the allotment. We request your approval of the following amendment.

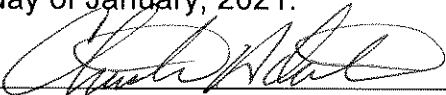
Attachment: School Budget Amendments (2894 : School Budget Amendments)

BUDGET AMENDMENT
State Public School Fund
January 14, 2021, Page 2


<u>School Technology Fund</u>		
1.6400.015.343 Telecommunications	\$	+ .99
Total – School Technology Fund	\$	+ .99

3100.000 Revenue – State Public School Fund	\$	- 147,961.99
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Passed by majority vote of the Board of Education of Camden County on the 14th day of January, 2021.



 Chairman, Board of Education



 Secretary, Board of Education

Attachment: School Budget Amendments (2894 : School Budget Amendments)

Budget Amendment

Camden County Schools Administrative Unit

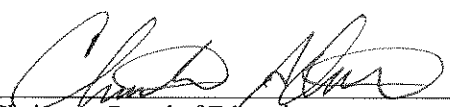
Capital Outlay Fund

The Camden County Board of Education at a meeting on the 14th day of January, 2021, passed the following resolution.


Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
6550	Category III Projects	24,228.00	
Explanation:			
	Total Appropriation in Current Budget	\$	562,790.00
	Amount of Increase / (Decrease) of Above Amendment		+ 24,228.00
	Total Appropriation in Current Amended Budget	\$	587,018.00

Passed by majority vote of the Board of Education of Camden County Schools on the 14th day of January 2021.



 Chairman, Board of Education



 Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this ____ day of _____ 2 ____.

 Chairman, Board of County Commissioners

 Clerk, Board of County Commissioners

Attachment: School Budget Amendments (2894 : School Budget Amendments)

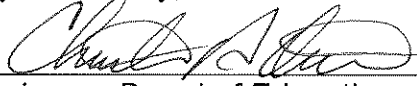
BUDGET AMENDMENT
January 14, 2021

4. Capital Outlay Fund


A. We must increase our budget for the funds received for the purchase of a yellow bus from an allotment from NCDPI. We request your approval of the following amendment.

<u>Category III Projects</u>	
6550.120.551 Purchase of School Bus	\$ + <u>24,228.00</u>
Total – Category III Projects	\$ + 24,228.00 =====
4.3400.120 Revenue – State Allocation Funds	\$ - 24,228.00
Total – Revenue	\$ - 24,228.00 =====

Passed by majority vote of the Board of Education of Camden County on the 14th day of January, 2021.



Chairman, Board of Education



Secretary, Board of Education

Attachment: School Budget Amendments (2894 : School Budget Amendments)

Budget Amendment

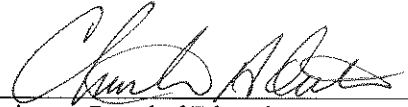

Camden County Schools Administrative Unit

Capital Outlay Fund

The Camden County Board of Education at a meeting on the 14th day of January, 2021, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2021.

Code Number	Description of Code	Amount	
		Increase	Decrease
9100	Category I Projects	4,270.00	
Explanation:			
	Total Appropriation in Current Budget	\$	587,018.00
	Amount of Increase / (Decrease) of Above Amendment		+ 4,270.00
	Total Appropriation in Current Amended Budget	\$	591,288.00

<p>Passed by majority vote of the Board of Education of Camden County Schools on the 14th day of January 2021.</p> <p></p> <p>Chairman, Board of Education</p> <p></p> <p>Secretary, Board of Education</p>	<p>We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this ____ day of _____ 2 ____.</p> <p>_____ Chairman, Board of County Commissioners</p> <p>_____ Clerk, Board of County Commissioners</p>
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Attachment: School Budget Amendments (2894 : School Budget Amendments)

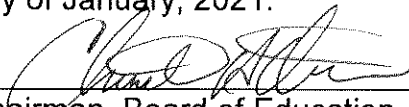
BUDGET AMENDMENT
January 14, 2021

4. Capital Outlay Fund

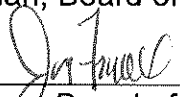
- A. We must adjust our budget to reflect the architect fees for the Central Office Renovation Project that is funded by a private donation.

<u>Category I Projects</u>		
9150.079.526	Architect Fees – CO Addition	\$ + <u>4,270.00</u>
Total – Category I Projects		\$ + 4,270.00
4.4910 Revenue – FB Appropriated		\$ - 4,270.00

Passed by majority vote of the Board of Education of Camden County on the 14th day of January, 2021.



Chairman, Board of Education



Secretary, Board of Education

Attachment: School Budget Amendments (2894 : School Budget Amendments)



CAMDEN COUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number:	8.E
Meeting Date:	February 01, 2021
Submitted By:	Lisa Anderson, Tax Administrator Taxes Prepared by: Karen Davis
Item Title	Tax Collection Report
Attachments:	Tax Collection Report (PDF)

Tax Collection Report DECEMBER 2020

Day	Amount \$	Amount \$	Name of Account	Deposits \$	Internet \$
1	29,480.23			29,480.23	
2	167,864.62		Refund - \$538.68	167,864.62	
	29,476.99		Refund - \$251.36	29,476.99	
3	28,909.55		Refund - \$1.00	28,909.55	
4	32,198.75			32,198.75	
7	27,877.81			27,877.81	
	50,909.39		Refund - \$0.02	50,909.39	
8	37,042.21			37,042.21	
9	69,207.85			69,207.85	
10	54,352.50			54,352.50	
11	70,662.94		Refund - \$0.75	70,662.94	
14	57,996.77		Refund - \$10.00	57,996.77	
15	80,645.96		Refund - \$2.00	80,645.96	
16	35,650.30			35,650.30	
17	37,556.67		Refund - \$0.17	37,556.67	
18	22,421.73		Refund - \$5.65		22,421.73
	45,192.42			45,192.42	
21	109,115.05		Refund - \$548.45	109,115.05	
22	43,029.91		Refund - \$16.70	43,029.91	
23	65,094.12		Refund - \$151.86	65,094.12	
29	92,741.75		Refund - \$2,376.90	92,741.75	
	282,512.43		Refund - \$0.01	282,512.43	
30	41,933.81		Refund - \$22.01	41,933.81	
	169,874.62		Refund - \$9.07	169,874.62	
31	56,913.96		Refund - \$64.82	56,913.96	
	137,155.68		Refund - \$15.36	137,155.68	
	32,675.74		Refund - \$82.17		32,675.74
	10,224.75			10,224.75	
			Note: \$81.52 payment on 12/24/2020 by T. Collins was already paid on 9/18/2020 to be refunded.		
	\$1,918,718.51	\$ -		\$1,863,621.04	55,097.47
Total Deposits and PSN	\$1,918,718.51			\$1,918,718.51	
			PSN Check fees - \$ 34.00 - for info only, fees were paid to PSN		
	\$ (4,096.98)	Refund			
	\$ -	Over			
	\$ -	Shortage			
Grand Total	\$ -	Adjustment			
	\$1,914,621.53				

Submitted by:

Rita S. Anderson

Date: 1-8-2021

Approved by: _____

Date: _____

Attachment: Tax Collection Report (2890 : Tax Collection Report)



CAMDEN COUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.F
Meeting Date: February 01, 2021

Submitted By: Teri Smith,
Taxes
Prepared by: Teri Smith

Item Title **DMV Monthly Report**

Attachments: March, 2021 DMV Monthly Report (PDF)

Summary: DMV Monthly Report March, 2021 Renewals Due 4/15/2021

Recommendation: Review and Approve

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County March Renewals Due 4/15/21

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon personal property of the respective taxpayers in the County of Camden, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell personal property of such taxpayers for and on account thereof, in accordance with the law.

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
32,074.67	29,297.58	18,052.33	79,424.58

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.



Tax Administrator of Camden County

Attachment: March, 2021 DMV Monthly Report (2892 : DMV Monthly Report)



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

Consent Agenda

Item Number: 8.G
Meeting Date: February 01, 2021

Submitted By: Teri Smith,
Taxes
Prepared by: Teri Smith

Item Title **Refunds Over \$100.00**

Attachments: January, 2021 Refunds Over \$100.00 (PDF)

Summary: Refunds Over \$100.00 for December, 2020

Recommendation: Review and Approve

REFUNDS OVER \$100.00

CAMDEN COUNTY

Refunds to be Issued by Finance Office

Refund\$	Remit To:	Reference:	Drawer/Transaction Info:
1,377.35	CHIN,MUI 130 BRIGHTWATER DR #7 CLEARWATER BEACH FL 33767	2020 R 02-8923-00-19-0795.0000 OVERPAYMENT R130663/2020	20210104 2 258168
4,294.15	CORELOGIC CENTRALIZED REFUND POB 9202 COPPELL TX 750199760	R123651,125246,124118,125485, OVERPAMENT (127285) FOR 2020	20210119 2 258680
1,967.60	CORELOGIC CENTRALIZED REFUNDS PO BOX 9202 COPPELL TX 75019-976	2020 R 01-7080-00-18-2105.0000 OVERPAYMENT	20210119 2 258656
1,756.75	CORELOGIC CENTRALIZED REFUNDS POB 9202 SOUTH MILLS NC 27976	2020 R 01-7080-00-86-7331.0000	20210119 2 258690
7,028.35	CORELOGIC CENTRALIZED REFUNDS POB BOX 9202 COPPELL TX 750199760	R-124827,125048,124776,126988 R-128288,127879,129840,129361	20210120 2 258693
147.96	LINDSAY RUSSELL 831 NORTH 343 CAMDEN NC 27921	2020 R 02-8935-02-96-7774.0000 overpayment-R-127266-2020	20201223 1 257518
2,376.90	SEABOARD DEVELOPMENT ALLIANCE 2875 FORGE RD TOANO VA 23168	2020 R 03-8965-00-35-3619.0000 R130182,R130181,R130184 PAID	20201229 2 257591
159.97	SHUMAN,FRANK/AMY ADKINS 112 WAYLAND COURT SOUTH MILLS NC 27976	2020 R 01-7998-00-89-2328.0000 OVERPAYMENT - R-125456-2020	20210106 1 258421
19,109.03	Total Refunds		

Submitted by Lisa S. Anderson Date 1-21-2021
Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
G. Tom White, Chairman Camden County Board of Commissioners

Attachment: January, 2021 Refunds Over \$100.00 (2895 : Refunds Over \$100.00)



CAMDEN COUNTY
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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.H
Meeting Date: February 01, 2021

Submitted By: Teri Smith,
Taxes
Prepared by: Teri Smith

Item Title **Vehicle Refunds Over \$100.00**

Attachments: December, 2020 refunds over \$100.00 (PDF)

Summary: Vehicle Refunds Over \$100.00 for December, 2020

Recommendation: Review and Approve

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report



DEC, 2020 REFUNDS OVER \$100.00

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	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		
BAKER, WAYNE EVERETTE	BAKER, WAYNE EVERETTE	WRIGHT-BAKER, MARYSUE	227 SAWYERS CREEK RD		CAMDEN, NC 27921	Proration	0053987747	FCB1173	AUTHORIZED	137296234	Refund Generated due to proration on Bill #0053987747-2019-2019-0000-00	Tag Surrender	12/21/2020	12/23/2020 10:27:07 AM	1843 2	Tax Tax	(\$171.44) (\$2.32)	\$0.00 \$0.00	(\$171.44) (\$2.32)	\$0.00 Refund \$173.76	
GRAY, DOMINIC ANTONIO	GRAY, DOMINIC ANTONIO		123 CULPEPPER RD		SOUTH MILLS, NC 27976	Proration	0038431958	BKY7819	AUTHORIZED	137768952	Refund Generated due to proration on Bill #0038431958-2020-2020-0000-00	Tag Surrender	12/31/2020	1/4/2021 12:45:44 PM	1843 1	Tax Tax	(\$140.14) (\$1.90)	\$0.00 \$0.00	(\$140.14) (\$1.90)	\$0.00 Refund \$142.04	
WALLACE, KENNETH WAYNE	WALLACE, KENNETH WAYNE	WALLACE, MARY ELIZABETH ANNE	136 S TROTMAN RD		CAMDEN, NC 27921	Proration	0057746104	HKD3959	AUTHORIZED	137436600	Refund Generated due to proration on Bill #0057746104-2020-2020-0000-00	Tag Surrender	12/23/2020	12/30/2020 10:11:19 AM	1843 2	Tax Tax	(\$161.87) (\$2.18)	\$0.00 \$0.00	(\$161.87) (\$2.18)	\$0.00 Refund \$164.05	
WARD, SANDRA HOUPE	WARD, SANDRA HOUPE		151 CAMDEN CSWY		ELIZABETH CITY, NC 27908	Adjustment >= \$100	0057613529	HCB6497	AUTHORIZED	275536980	Refund Generated due to adjustment on Bill #0057613529-2020-2020-0000	Situs error	12/31/2020	1/4/2021 12:45:54 PM	1843 1004 1004 2	Tax Tax Vehicle Fee Tax	\$0.00 (\$189.37) (\$15.00) \$2.89	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 (\$189.37) (\$15.00) \$2.89	\$0.00 (\$189.37) (\$15.00) \$2.89	\$0.00 Refund \$201.46

Submitted by Lisa S. Anderson Date 1-5-2021
 Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
 G. Tom White, Chairman Camden County Board of Commissioners

Attachment: December, 2020 refunds over \$100.00 (2885 : Vehicle Refunds Over \$100.00)



CAMDEN COUNTY
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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.I
Meeting Date: February 01, 2021

Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Karen Davis

Item Title **Pickups, Releases & Refunds**

Attachments: Pickups, Releases & Refunds (PDF)



CAMDEN COUNTY

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Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8J
Meeting Date: February 01, 2021

Submitted By: Karen Davis, Clerk to the Board
Board of Commissioners
Prepared by: Karen Davis

Item Title **Surplus Property Requests**

Attachments: Surplus Property - DSWC (PDF)
Surplus Property - Sheriff (PDF)
Surplus Property - Finance (PDF)



Surplus Property Request

Requested by: Sarah Hill

Sell Dispose

Department: Dismal Swamp Welcome Center

Item: HP Color Laser Jet Printer 3600dn

Disposal Method: Gov't Surplus Property*

Suggested Value: \$10.00

Reason for surplus: Printer is broken and no room for storage.

Item Description
 HP Color Laser Jet Printer 3600dn - broken
 Serial Number: CNNCH22812
 4 Color Cartridges installed in machine
 Approx. 15 years old

**If not sold through proper selling methods, item will be disposed of.

Manager Approval *[Signature]*

Disposal Method: *Gov Deals*

Value: *\$10.00*

Comments: *Approve*

Board Approval

Approved Denied Date:

Comments:

Final Disposition Date:

Method:

Amount:

Purchased by:

Attachment: Surplus Property - DSWC (2889 : Surplus Property Requests)



Surplus Property Request

Requested by: Sheriff J. Kevin Jones *[Signature]*
xx Sell Dispose

Department: Sheriff's Office

Item: 2015 Dodge Charger

Disposal Method: Gov Deals

Suggested Value: \$500.00

Reason for surplus: Aged out and repairs

Manager Approval: *[Signature]*

Disposal Method: *Gov Deals*

Value: *\$500. —*

Comments: *Approve Sheriff's Request*

Board Approval

Approved Denied Date:

Comments:

Final Disposition Date:

Method:

Amount:

Purchased by:

Item Description
2015 Dodge Charger with high miles (160,000) engine and Transmission problems

Attachment: Surplus Property - Sheriff (2889 : Surplus Property Requests)

Surplus Property Request

Requested by:

Sell Dispose

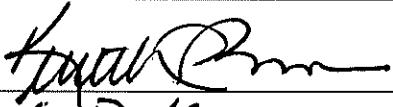
Department:

Item:

Disposal Method:

Suggested Value:

Reason for surplus:

Manager Approval 

Disposal Method:

Value:

Comments:

Board Approval

Approved/Denied:

Date:

Final Disposition Date:

Method:

Amount:

Purchased by:

Item Description
 HP Laserjet Printer 4250n
 Serial Number: CNXC04093
 Approx. 25 years old

 HP Laserjet Printer 4200
 Serial Number: USDNL15967
 Approx. 15 years old

**If not sold through proper selling methods, item will be disposed of.

Attachment: Surplus Property - Finance (2889 : Surplus Property Requests)



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.K
Meeting Date: February 01, 2021

Submitted By: Stephanie Jackson, HR Director
Finance
Prepared by: Karen Davis

Item Title **FY 2021-2022 Annual Budget & CIP Calendar**

Attachments: Calendar FY21-22 (DOCX)

**CAMDEN COUNTY FISCAL YEAR 2021-2022
ANNUAL BUDGET & CIP CALENDAR**

DATE	PROCEDURE	ACTION BY
February 26	Budget Officer & Finance Officer meet to discuss this year's priorities	County Manager Finance Officer
March 4	Board of Commissioner's Retreat to discuss this year's priorities	Budget & Finance Officer Bd. Of Commissioners
March 5	Budget Workbooks Available for Department Heads and County Agencies to pickup	County Manager Finance Officer
March 12	All 2022-2026 Capital Improvement Plan (CIP) requests are due to County Manager's Office	Department Heads Bd. Of Education
March 16-19	Meet with Departments as requested by Department Heads or County Manager	County Manager Department Heads
March 26	Deadline to submit New Position Requests and Other Position Changes for FY21-22 to Personnel Office	Department Heads
March 26	All Final Budget Requests from County Departments due in County Manager's Office by 5:00 P.M. (G.S. 159-10)	Department Heads
March 30	All Final Budget Requests from Fire Districts and Non-County Organizations due in County Manager's office by 5:00 P.M. (G.S. 159-10)	Fire Districts & Non-County Organizations
April 1	Budget, Finance & CIP Work Session, 1:00 P.M. (Library)	County Manager Bd of Commissioners Tax Administrator
April 1	Estimated Tax Valuation Due	Tax Administrator
April 7	Revenue Estimates Due	Finance Officer
April 20	Camden County Board of Education's Final Proposed Budget due to County Manager	School Board
April 20	Compile Budget Requests & deliver to County Manager	Finance Officer
April 20-21	Review and Analyze Budget Requests	County Manager

Attachment: Calendar FY21-22 (2888 : FY 2021-2022 Annual Budget & CIP Calendar)

**CAMDEN COUNTY FISCAL YEAR 2021-2022
ANNUAL BUDGET & CIP CALENDAR**

DATE	PROCEDURE	ACTION BY
April 23	Budget Meeting, 10:00 AM Manager's Office	County Manager Finance Officer
April 29	Budget Work Session (Library, 2:00 pm)	Board of County Commissioners
April 29-30	Review Budget Requests with Department Heads as requested by Budget Officer	County Manager Finance Officer
May 3	Set Public Hearing on Budget (G. S. 159-12(A)) & Public Hearing on CIP (Not statutorily required)	Clerk to Board
May 3-7	Compile Budget Document & Budget Message for presentation to Commissioners	County Manager Finance Officer
May 7	Budget & CIP Available to BOC/Public Advertise Budget & CIP available to Public (Publication date: May 17)	County Manager Clerk to Board
May 13	Budget Work Session (Library, 6:00 pm)	Board of County Commissioners
June 7	Public hearing(s) on FY 21-22 Budget (& CIP) (Courtroom, 7pm)	Board of County Commissioners
June 7	Consideration of Budget Ordinance (G.S. 159-13:A) & Consideration of CIP (Courtroom, 7pm)	Board of County Commissioners
June 14	Adoption of Budget Ordinance & Adoption of CIP if not approved June 7 (Courtroom, 7pm)	Board of County Commissioners
June 21	Special Meeting to adopt budget if needed	Board of County Commissioners
June 25	File Copies of Adopted Budget with County Finance Officer and Clerk (G.S. 159-13(d))	Budget Officer



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number:	8.L
Meeting Date:	February 01, 2021
Submitted By:	Karen Davis, Clerk to the Board Schools Prepared by: Karen Davis
Item Title	2020-2021 DPI Facility Needs Survey
Attachments:	2020-2021 DPI Facility Needs Survey (PDF)



2020-21 DPI Facility Needs Survey


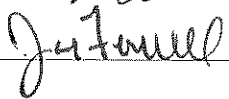
Camden County Schools Long Range Plan

Administrative Unit: Camden County Schools (Unit 150)

I. Certification of Board of Education

The Camden County Schools Board of Education hereby submits its Facility Needs Survey dated 1/7/2021 listing all improvements and additional facilities needed to accommodate projected enrollments through the 2020-21 school year and improvements to existing facilities to provide safe, comfortable environments that support the educational programs.

We do hereby certify that the needs identified herein are a true representation of our situation. Alternatives were considered and this plan provides the best balance between cost and benefit to our students. We understand that costs have been standardized to statewide averages to provide uniform comparisons.

	_____ , Chairman	<u>1/14/21</u>	_____ Date
	_____ , Secretary, Ex-officio	<u>1.11.21</u>	_____ Date

2. Certification of Board of County Commissioners

The Camden County Board of Commissioners has received and reviewed a copy of this survey prior to submission to the State Board of Education. This does not necessarily constitute endorsement of or commitment to fund the Facility Needs Survey.

_____	_____ , Chairman	_____	_____ Date
_____	_____ , County Manager or Clerk	_____	_____ Date

Attachment: 2020-2021 DPI Facility Needs Survey (2893 : 2020-2021 DPI Facility Needs Survey)



2020-21 DPI Facility Needs Survey

Capacity Summary 0 to 5 Years

Camden County Schools Capacity Summary & Plan (0 to 5 years)

UNIT: 150			ADM 2019-20	Current Capacity					Mobile	Teach Station	Needs	Planned Capacity (future)				
				Pre-K	K-5	Middle	High	K-12				Pre-K	K-5	Middle	High	K-12
150	304	Camden County High	411	0	0	0	411	411	0	0	New School	0	0	0	800	800
150	308	Grandy Primary	539	0	530	0	0	530	0	0	None Needed	0	0	0	0	0
150	310	Camden Intermediate	398	0	277	138	0	415	0	0	None Needed	0	0	0	0	0
150	312	Camden Middle	323	0	0	306	0	306	0	0	None Needed	0	0	0	0	0
150	350	Camden Early College	175	0	0	0	175	175	0	0	New School	0	0	0	0	0
Totals:			1,846	0	807	444	586	1,837	0	0	0	0	800	800		

	<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>		<u>K-5</u>	<u>Middle</u>	<u>High</u>	<u>K-12</u>
Current Capacity:	807	444	586	1,837	Total Capacity:			800	800
ADM 2019-20:	789	471	586	1,846	Proj Enrollment 2024-25:	859	425	590	1,874
Difference:	18	(27)		(9)	Difference:	(859)	(425)	210	(1,074)

Attachment: 2020-2021 DPI Facility Needs Survey (2893 : 2020-2021 DPI Facility Needs Survey)



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Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.M
Meeting Date: February 01, 2021

Submitted By: Karen Davis, Clerk to the Board
 Emergency Management
 Prepared by: Karen Davis

Item Title **Hazard Mitigation Contract Awards - Hurricane Matthew**

Attachments: Final Bid Tab_Pasquotank-Camden_11-23-2020 (PDF)
 Award Summary_Pasquotank-Camden_11-23-2020
 (PDF)

Summary:
 Final Bid Tabulation and Award Recommendations for debris cleanup for the Hurricane Matthew Hazard Mitigation Grant submitted by Emergency Management.

Recommendation:
 Approval.

Holland Consulting Planners, Inc.
Final Bid Tabulation

Project: Pasquotank/Camden Counties HMGP-Matthew **Bid Opening Date** 11/23/2020

Case File #	Occupant/Address	Contractors/Bids					
		Corbett Clearing & Demolition, LLC	Sunshine Contracting & Construction	Stephenson Sand, Inc.			
A4	852 Highway 158, Elizabeth City, NC	\$9,950.00	\$8,500.00	\$9,500.00			
A5	108 Marian Avenue, Elizabeth City, NC	\$9,300.00	\$11,500.00	\$15,750.00			
A6	261 Bingham Road, South Mills, NC	\$12,250.00	\$12,400.00	\$11,500.00			
	LUMP SUM TOTAL	\$31,500.00	\$32,400.00	\$36,750.00			

Bid Proposal Form	X	X	X			
Bid Summary Form	X	X	X			
Contractor Certifications	X	X	X			
Reconstruction Contractor's Registrations Form	X	X	X			

Bids Opened By: _____ on file _____ (Signature)

Witnessed By: _____ on file _____ (Signature)

Yellow Highlight = Low Bid

Attachment: Final Bid Tab_Pasquotank-Camden_11-23-2020 (2909 : Hazard Mitigation Contract Awards -

Holland Consulting Planners, Inc.
Award Recommendation

Project: <u>Pasquotank/Camden Counties HMGP-Matthew</u>		Bid Opening Date <u>11/23/2020</u>			
Case File #	Occupant/Address	Actual Bid (Tabulated)	Contractor	Recommended Award (X)	Comments
A4	852 Highway 158, Elizabeth City, NC	\$9,950.00	Corbett Clearing & Demolition, LLC	X	Low lump sum bidder
		\$8,500.00	Sunshine Contracting & Construction		
		\$9,500.00	Stephenson Sand, Inc.		
A5	108 Marian Avenue, Elizabeth City, NC	\$9,300.00	Corbett Clearing & Demolition, LLC	X	Low lump sum bidder
		\$11,500.00	Sunshine Contracting & Construction		
		\$15,750.00	Stephenson Sand, Inc.		
A6	261 Bingham Road, South Mills, NC	\$12,250.00	Corbett Clearing & Demolition, LLC	X	Low lump sum bidder
		\$12,400.00	Sunshine Contracting & Construction		
		\$11,500.00	Stephenson Sand, Inc.		

Attachment: Award Summary_Pasquotank-Camden_11-23-2020 (2909 : Hazard Mitigation Contract



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.N
Meeting Date: February 01, 2021
Submitted By: Dan Porter, Planning Director
 Planning & Zoning
 Prepared by: Karen Davis
Item Title **Set Public Hearing - Chapter 160D Changes**
Attachments: AGENDA SUMMARY Chapter 160D changes
 (DOCX)
 Ordinance No 2021-02-01 (DOCX)

Agenda summary and supporting documentation attached.

**Camden County Planning Board
AGENDA ITEM SUMMARY SHEET**

Meeting Date: February 1, 2021

Submitted By: Planning Department

Item Title: Zoning Text Amendments to comply with GS 160D

Summary:

The attached proposed ordinance presents several text changes to the Camden County Unified Development Ordinance (UDO). The changes are necessary to comply with a new state law embodied in General Statute 160D.

Chapter 160D is a new chapter in the General Statutes that consolidates the land use regulations found in GS 153A (for counties) and Chapter 160A (for municipalities), reorganizes the regulations, and incorporates into law the many court decisions handed down over the years since the initial laws were written. The deadline for cities and counties to make the necessary changes to comply with the new law is July 1, 2021.

The new chapter is the result of over 4 years of drafting and submitting to the legislature by the NC Bar Association, NC Homebuilders Association, UNC School of Government, the NC Chapter of the America Planning Association, and reviewed by planners and lawyers from around the state.

Staff has arranged the text changes in two groups. The first group simply replaces UDO general statute citation references to Chapters 153A and 160A to the correct Chapter 160D sections. The second group is substantive text changes that either replace old language, or adds new language/requirements which generally codify decisions of the court system.

Recommendation:

Set Public Hearing for March 1, 2021.

Ordinance No. 2021-02-01

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

Camden County, North Carolina

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

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II. Construction

- A. For the purposes of this Ordinance the Table in Article III relates strictly to changes in the General Statute citations from either 160A or 153A to the new General Statute 160D which combines the previous statutes. The table shows the page that the citation occurs, the citation deleted and the citation added.**
- B. For purposes of this Ordinance, Article IV relates to substantive changes required by the new General Statute 160D in which underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.**

Article III. Amend Chapter 151 as amended of the Camden County Code as follows:

Page	From (Deletion)	To (addition)
1-4	Chapter 153A, Article 18 (Planning and Regulation of Development)	Chapter 160 D (Local Planning and Development Regulation);
	160D	160D
	153A	160D
1-5	153A-340	160D-903
1-6	160A and 153A-340	160D605
	160A-383	160D-701
1-12	153A-344	160D-108
2-9	Section 153A-323 , as well as Sections 160A-364 , 160A-384 , and 160A-388	160D-601,602
2-20	160A-393	160D-1402

Attachment: Ordinance No 2021-02-01 (2902 : Set Public Hearing - Chapter 160D Changes)

2-21	153A-357	160D-1110
2-22	153A-374 or 160A-434	160D1114
2-24	153A-374 or 160A-434	160D1114
2-25	153A-349.1 through 153A-349.13 and 160A-400	160D-Article 10
2-26	153A-349 through 349.13	160D – Article 10
	153A-344.1(e)	160D-1007
2-29	153A-395	160D-802
	153A-335	160D-802
2-53	160A-393	160D-1403
2-56	160A-393	160D-1402
2-66	160A-393	160D-1402
2-67	153A-344 or 160A-385	160D-108
4-39	160A-400.51	160D-935
4-40	160A-400.51	160D Article 9 Part 3
6-8	153A-331	160D-804
	153A-331	160D-804
6-9	153A-331	160D-804
	160A-422 & 153A-362	160D-403
	160A-175 & 153A-324	160D-106
10-23 Bona Fide farm	153A-340	160D-903
10-24	160A-400.5	160D Article 9 part 3
10-25	160A-400.5	160D Article 9 part 3
	153A	160D
10-27	160A-400.51	160D Article 9 part 3
10-28	153A-344.1 & 160A-358.1	160D-1110
	153A-344.1 & 160A-358.	160D-1110
10-34	160A	160D
10-39	160A-385	160D-108
	160A-400.51	160D Article 9 part 3
10-43	160A-400.51	160D Article 9 part 3
	160A-400.51	160D Article 9 part 3
10-44	153A-471	160D
10-45	160A-385	160D-108
11-6	153A-321;160A-361;160A-387	160D-301
11-8	153A-340.h	160D-107
	153A-345.1; 160A-388	160D-302
11-10	153A-345.1; 160A-388	160D-406

Article IV Amend Chapter 151 as amended of the Camden County Code which shall read as follows

1.5.2 NO DEVELOPMENT UNTIL COMPLIANCE WITH THIS ORDINANCE

E. No Improvement to Subdivided Land

Improvements to subdivided land shall not be undertaken until approval of a preliminary plat for all or the active phase of a major subdivision ~~or a minor subdivision approval for all or the active phase of a minor subdivision.~~

2.2.7 PUBLIC MEETINGS AND HEARINGS

C.

3. Conflicts of Interest

~~A review authority member shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to: a member having a fixed opinion prior to hearing the matter that is not susceptible to change; undisclosed ex parte communications; a close familial, business, or other associational relationship with an affected person; or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall, by majority vote, rule on the objection~~

2.3.8 DEVELOPMENT AGREEMENTS

A. Purpose and Intent

B. Applicability

C. Development Agreement Procedure

1. Pre-Application Conference

Applicable (see Section **Error! Reference source not found.**, **Error! Reference source not found.**).

2. Application Submittal

a. Applicable (see Section **Error! Reference source not found.**, **Error! Reference source not found.**).

b. ***The development agreement may, by ordinance, be incorporated, in whole or in part, into any development regulation adopted by the local government. A development agreement may be considered concurrently with a zoning map or text amendment affecting the property and development subject to the development agreement: a sketch plan or preliminary plat required under a subdivision regulation; or a site plan or other development approval required under a zoning regulation*** Applications for a development agreement shall be approved prior to review of any applications for development that will be subject to the development agreement.

2.3.9 EXEMPT SUBDIVISION

C. Subdivision Exemption Review Procedure

2. Application Submittal

- a. Applicable (see Section 2.2.4, Application Submittal).
- b. An application for exempt subdivision determination may be filed by the UDO Administrator, the Planning Board, the BOC, a landowner, or a contract purchaser.
- c. ~~Except for subdivisions where all lots shall be served by a central wastewater system, applications for an subdivision exemption shall include an evaluation from Albemarle Regional Health Services indicating that an on-site wastewater system may be used on each lot included in the subdivision.~~

2.3.15 INTERPRETATION

G. Appeal

Appeal of a decision ~~on a floodplain development permit~~ ***of an administrative interpretation*** shall be reviewed and decided by the BOA in the nature of certiorari and in accordance with Section ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

1. ***Any person who has standing under G.S. 160D 405 or the local government may appeal an administrative decision to the Board of Adjustment.***
2. ***An appeal is taken by filing a notice of appeal with the UDO Administrator within 30 days of receipt of the written interpretation.***

2.3.20 PRELIMINARY PLAT

D. Preliminary Plat Review Standards

1. An application for a preliminary plat shall be approved, provided:
 - a. The preliminary plat is prepared ~~and sealed~~ by a licensed professional land surveyor, registered professional landscape architect, or licensed professional engineer;
 - b. The preliminary plat complies with the applicable standards in Section 47-30 of the North Carolina General Statutes;
 - c. The preliminary plat includes all required certifications (***unsigned***);

2.3.24 TRANSFER PLAT

C. Transfer Plat Procedure

2. Application Submittal

- a.
- b.
- c. ***Application shall be accompanied by a deed with the following DEED RESTRICTION: "In accordance with Article 151.2.3.24 of the Camden County Unified Development Ordinance, property cannot be sold for a period of five (5) years or until the child's 18th birthday (whichever is greater) from date of recording."***

2.3.25 UDO TEXT AMENDMENT

C. Text Amendment Procedure

- 1.
- 2.
- 3.

4. Review by Planning Board

- a. Applicable (see Section Error! Reference source not found., Error! Reference source not found. and Section Error! Reference source not found., Error! Reference source not found.).
- b. The Planning Board, following review during a public meeting, shall make a recommendation on an application in accordance with Section Error! Reference source not found., Error! Reference source not found.
- c. The Planning Board shall comment on whether or not the text amendment is consistent with the County's adopted policy guidance *The written recommendation to the governing board shall address plan consistency with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable, and other matters as deemed appropriate by the planning board.*

5.

6. Review and Decision by Board of Commissioners

- a. Applicable (see Section Error! Reference source not found., Error! Reference source not found., and Section Error! Reference source not found., Error! Reference source not found.).
- b. The Board of Commissioners, after the conclusion of a legislative public hearing, shall decide the application in accordance with Section Error! Reference source not found., Error! Reference source not found.
- c. The decision shall be one of the following:
 1. Adoption of the text amendment as proposed;
 2. Adoption of a revised text amendment;
 3. Denial of the text amendment; or
 4. Remand of the text amendment application to the Planning Board for further consideration.
- ~~d. In making its decision, the Board of Commissioners shall adopt a written statement including each of the following:

 1. Whether the text amendment application is approved, denied, or remanded; and
 2. The degree to which the text amendment application is or is not consistent with the County's adopted policy guidance; and
 3. The ways in which the text amendment application is or is not consistent with the County's adopted policy guidance; and
 4. Whether approval of the text amendment application also amends or does not amend the County's adopted policy guidance; and
 5. If the adopted policy guidance is amended as part of the application approval, a description of the change in conditions to meet the development needs of the County that were taken into account as part of the approval; and
 6. An explanation of why the action taken by the Board of Commissioners is reasonable; and
 7. An explanation of why the action taken by the Board of Commissioners is in the public interest.~~

d. Plan Consistency.

In making its decision, the Board of Commissioners shall approve a brief written statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. If the amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have

the effect of also amending any future land use map in the approved plan and no additional request or application for a plan amendment shall be required.

- e. In cases where the BOC determines that adopted policy guidance is modified in accordance with the approval of a UDO text amendment, the County shall transmit the revised policy guidance to the NC Division of Coastal Management for re-certification.
- f. **Statement of reasonableness.**
When adopting or rejecting any petition for an amendment, the Board of Commissioners shall approve a brief statement explaining the reasonableness of the proposed amendment. The statement may consider, among other factors:
 1. **Size, physical conditions and other attributes of the area proposed to be rezoned;**
 2. **The benefits and detriments to the landowners, the neighbors, and the surrounding community;**
 3. **The relationship between the current actual and permissible development, and the development permissible under the proposed amendment;**
 4. **Why the action taken is in the public interest; and**
 5. **Any changed conditions warranting the amendment.**

2.3.27. VESTED RIGHTS DETERMINATION

A. Purpose and Intent

The purpose for the vested rights determination procedure section is to establish a clear procedure for an applicant to request vesting or protection from changes in this Ordinance that take place after approval of the application but prior to completion of an approved site-specific development plan in accordance with State law.

B. Applicability

1. A vested right may be established, in accordance with Section 160D-108 of the North Carolina General Statutes, and this section.
- 2.
- 3.
- 4.
5. **Permit Choice**
 - a. **If a permit applicant submits a permit for any type of development, an application made in accordance with local regulation is submitted for a development approval required pursuant to this Chapter and a rule-or ordinance-development regulation changes between the time the permit application was submitted and a permit decision is made, the permit applicant may choose which version of the rule or ordinance development regulation will apply to the permit application.**
 - b. **If the development permit applicant chooses the version of the rule or ordinance applicable at the time of the permit application, the development permit applicant shall not be required to await the outcome of the amendment to the rule, map, or ordinance prior to acting on the development permit.**
 - c. **This section applies to all development permit approvals issued by the State and by local governments. The duration of vested rights created by development approvals are as set forth in subsection (d) of North Carolina General Statute 160D-108.**

E. Effect

1. A vested rights determination shall be approved prior to issuance of a building permit.
2. The establishment of a vested right shall not preclude the application of overlay zoning district provisions that impose additional requirements but do not affect the allowable type and intensity of use, or through ordinances that are general in nature and are applicable to all property subject to land use regulation by the County, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes.
3. **Notwithstanding any provision of this section, the establishment of a vested right under this section shall not preclude, change or impair the authority of the county to adopt and enforce development regulation provisions governing non-conforming situations or uses.**
4. **A vested right obtained under this section is not a personal right, but shall attach to and run with the applicable property. After approval of a vested right under this section, all successors to the original landowner shall be entitled to exercise such rights.**

F. Expiration

1. A vested right determination shall expire and become null and void:
 - a)
 - b)
 - c) Upon a finding by the Board of Commissioners after notice and a public hearing **an evidentiary hearing**, that:

2.3.30. ZONING MAP AMENDMENT**A.****B. Zoning Map Amendment Procedure****6. Review by Planning Board**

- a. Applicable (see Section Error! Reference source not found., Error! Reference source not found., and Section Error! Reference source not found., Error! Reference source not found.).
- b. The Planning Board, following review during a public meeting, shall make a recommendation on an application in accordance with Section Error! Reference source not found., Error! Reference source not found.
- c. **The written recommendation to the governing board shall address plan consistency with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable, and other matters as deemed appropriate by the planning board**

7. Board of Commissioners review and Decision

- a.
- b.
- c.
- d. In making its decision, the Board of Commissioners shall adopt written statement including each of the following:
 1. Whether the zoning map amendment application is approved, denied, or remanded; and
 2. The degree to which the zoning map amendment is or is not consistent with the County's adopted policy guidance; and
 3. The ways in which the zoning map amendment is or is not consistent with the County's adopted policy guidance; and
 4. Whether approval of the zoning map amendment amends or does not amend the County's adopted policy guidance; and
 5. If the adopted policy guidance is amended as part of the application approval, a description of the change in conditions to meet the development needs of the County that were taken into account as part of the approval; and
 6. An explanation of why the action taken by the Board of Commissioners is reasonable; and
 7. An explanation of why the action taken by the Board of Commissioners is in the public interest

d. Whether approval of the zoning map amendment amends or does not amend the County's adopted policy guidance; and If the amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land use map in the approved plan and no additional request or application for a plan amendment shall be required.

e. Statement of reasonableness
When adopting or rejecting any petition for an amendment, the Board of Commissioners shall approve a brief statement explaining the reasonableness of the proposed amendment. The statement may consider, among other factors:

 1. **Size, physical conditions and other attributes of the area proposed to be rezoned;**
 2. **The benefits and detriments to the landowners, the neighbors, and the surrounding community;**
 3. **The relationship between the current actual and permissible development; and the development permissible under the proposed amendment;**
 4. **Why the action taken is in the public interest; and**
 5. **Any changed conditions warranting the amendment.**
- e. **f.** In cases where the BOC determines that adopted **CAMA** policy guidance is modified in accordance with the approval of a planned development application, the County shall transmit the revised policy guidance to the NC Division of Coastal Management for re-certification.

9.8.5. REVOCATION OF PERMITS

- A. The County may, in its sole discretion, initiate a process to revoke a prior development approval or permit in response to a violation of this Ordinance.
- B. The County shall follow the same development review and approval process required for issuance of the development approval, including any required notice or hearing, in the review and approval of any revocation of that approval
- B. C. The UDO Administrator or the Building Inspector, as appropriate, may initiate the revocation process by notifying the permit holder in writing, at least ten days prior to the commencement of revocation proceedings, stating the reason for the proposed revocation.
- C. D. Permits or certificates may be revoked, in accordance with Section 160D-1115 of the North Carolina General Statutes, for any of the following:
 - 1. Any substantial departure from the approved application, plans, or specifications;
 - 2. Refusal or failure to comply with the requirements of State or local laws; or
 - 3. For making false statements or misrepresentations in securing the permit, certificate, or approval.
- D. E. Any permit or certificate mistakenly issued in violation of an applicable State or County law may also be revoked by the appropriate authority.

TABLE 10.3: DEFINITIONS

ABUTTING LAND

For the purpose of public notice, abutting land is the condition of two parcels of land having a common property line or boundary, including cases where two or more parcels of land adjoin at a corner, ~~but not~~ including cases where parcels of land are separated by a street or alley.

SUBDIVISION

As used in this ordinance means all divisions of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition provided, however, that any subdivision document or plat to be recorded pursuant to such exclusions shall have the notation of "No Approval Required" and the signature of the UDO Administrator or his designated agent before filing in the office of the Camden County Register of Deeds.

A "Subdivision" shall not include the following:

- 1. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the County as shown in this Ordinance.
- 2. The division of land into parcels greater than ten acres where no street right-of-way dedication is involved.
- 3. The public acquisition by purchase of strips of land for the widening or opening of streets.
- 4. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way or easement dedication is involved and where the resultant lots equal or exceed the standards set forth in this Ordinance
- 5. The division of land into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the North Carolina General Statutes.

11.5. PLANNING BOARD

11.5.3. RULES OF PROCEDURE

A.

B.

C. Oath of Office

All members appointed to boards under this Article shall, before entering their duties, qualify by taking an oath of office as required by GS 160D-309.

11.6. BOARD OF COMMISSIONERS

11.6.2 CONFLICT OF INTEREST

1. A Board member shall not participate in or vote on any matter that has a direct, substantial, and readily identifiable financial impact on them or an immediate family member.
2. If an objection is raised to a member's participation and that member does not recuse himself or herself, then the remaining members shall by majority vote rule on the objection.

11.8. CONFLICT OF INTREST

A. Governing board. A governing board member shall not vote on legislative decisions regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

B. Appointed boards. Members of appointed boards shall not vote on advisory or legislative decisions regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

C. Administrative staff. No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship.

- 1. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.**
- 2. No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved.**
- 3. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is**

inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

- D. Quasi-judicial decisions. A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.
- E. Resolution of Objection. If an objection is raised to a board member's participation at or prior to the hearing or vote on that matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.
- F. Familial relationship. For purposes of this section, a close familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

Adopted by the Board of Commissioners for the County of Camden this _____ day of _____ 2021.

County of Camden

Tom White, Chairman
Board of Commissioners

ATTEST:

[Seal]

Karen Davis
Clerk to the Board

Attachment: Ordinance No 2021-02-01 (2902 : Set Public Hearing - Chapter 160D Changes)



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Information, Reports & Minutes From Other Agencies

Item Number: 11.A
Meeting Date: February 01, 2021

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)

Camden County Register of Deeds: Tammie Krauss
December 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
12/01/20	\$ -	\$ -	\$ 357.70	\$ 372.30	\$ 8.31	\$ 50.86	\$ 68.20	\$ 426.63	\$ 1,284.00
12/02/20	\$ -	\$ -			\$ 3.00	\$ 18.28	\$ 24.80	\$ 154.12	\$ 200.20
12/03/20	\$ 10.00	\$ 60.00	\$ 185.22	\$ 192.78	\$ 6.32	\$ 32.31	\$ 37.20	\$ 275.17	\$ 799.00
12/04/20	\$ -	\$ -	\$ 285.18	\$ 296.82	\$ 6.10	\$ 37.69	\$ 49.60	\$ 313.41	\$ 988.80
12/07/20			\$ 179.34	\$ 186.66	\$ 7.54	\$ 46.04	\$ 49.60	\$ 398.62	\$ 867.80
12/08/20	\$ -	\$ -	\$ 73.50	\$ 76.50	\$ 5.32	\$ 32.11	\$ 43.40	\$ 273.37	\$ 504.20
12/09/20			\$ 470.40	\$ 489.60	\$ 5.55	\$ 33.55	\$ 49.60	\$ 281.30	\$ 1,330.00
12/10/20					\$ 6.89	\$ 42.86	\$ 49.60	\$ 359.65	\$ 459.00
12/11/20			\$ 117.60	\$ 122.40	\$ 3.57	\$ 22.52	\$ 24.80	\$ 187.11	\$ 478.00
12/14/20					\$ 1.50	\$ 9.13	\$ 12.40	\$ 76.97	\$ 100.00
12/15/20			\$ 1,031.45	\$ 1,073.55	\$ 8.09	\$ 47.73	\$ 74.40	\$ 408.78	\$ 2,644.00
12/16/20			\$ 301.84	\$ 314.16	\$ 2.31	\$ 14.34	\$ 18.60	\$ 118.75	\$ 770.00
12/17/20	\$ -	\$ -	\$ -	\$ -	\$ 1.47	\$ 8.93	\$ 12.40	\$ 75.20	\$ 98.00
12/18/20	\$ -	\$ -	\$ 1,790.46	\$ 1,863.54	\$ 10.71	\$ 65.16	\$ 93.00	\$ 545.13	\$ 4,368.00
12/21/20			\$ 796.25	\$ 828.75	\$ 6.50	\$ 38.51	\$ 62.00	\$ 325.99	\$ 2,058.00
12/22/20			\$ 63.70	\$ 66.30	\$ 1.35	\$ 8.14	\$ 12.40	\$ 68.11	\$ 220.00
12/23/20			\$ 183.26	\$ 190.74	\$ 4.32	\$ 25.07	\$ 43.40	\$ 215.21	\$ 662.00
12/29/20			\$ 832.51	\$ 866.49	\$ 15.71	\$ 98.49	\$ 99.20	\$ 833.60	\$ 2,746.00
12/30/20			\$ 597.80	\$ 622.20	\$ 4.76	\$ 28.43	\$ 43.40	\$ 240.41	\$ 1,537.00
12/31/20					\$ 5.21	\$ 31.93	\$ 43.40	\$ 266.66	\$ 347.20
									\$ -
									0.00
									0.00
									\$ -
TOTAL	\$ 10.00	\$ 60.00	\$ 7,266.21	\$ 7,562.79	\$ 114.53	\$ 692.08	\$ 911.40	\$ 5,844.19	\$ 22,461.20

Attachment: Register of Deeds Report (2884 : Register of Deeds Report)

Ledger Report Fee Distribution
TAMMIE KRAUSS, REGISTER OF DEEDS
Camden, NC

Date Range From Tuesday, December 01, 2020 to Thursday, December 31, 2020

Name	Amount
NC Children's Trust Fund	\$10.00
NC Domestic Violence Fund	\$60.00
State Revenue Stamp	\$7,266.21
County Revenue Stamp	\$7,562.79
Land Transfer Fee	\$0.00
Floodplain Map Fund	\$0.00
Supplemental Retirement	\$114.53
ROD Automation Fund	\$692.08
Dept Of Cultural Resources	\$0.00
Vital Records Fund	\$0.00
State General Fund	\$0.00
State Treasurer Amount	\$911.40
ROD General Fund	\$5,844.19
Total Distribution For Period	\$22,461.20
Cash Total	\$282.60
Check Total	\$21,807.60
Pay Account Total	\$371.00
ACH Total	\$0.00
Escrow Account Total	\$0.00
Overpayment Total	\$0.00
Total Deposit For Period	\$22,461.20

Attachment: Register of Deeds Report (2884 : Register of Deeds Report)



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**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Information, Reports & Minutes From Other Agencies

Item Number: 11.B
Meeting Date: February 01, 2021

Submitted By: Kim Perry,
Library
Prepared by: Kim Perry

Item Title **Library Report 12/2020**

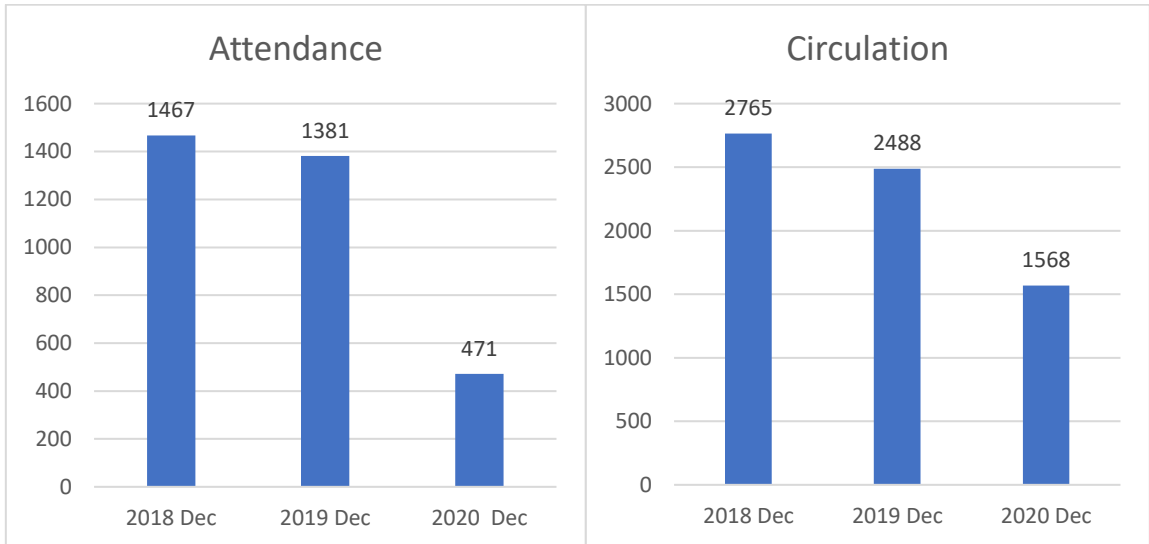
Attachments: 20-12 (DOCX)

Camden County Public Library

DECEMBER 2020 Statistics

Visitor Count	471
Materials Check Outs & Renewals	1,568
Computer/ Wireless Use	50/236
Questions Answered	90
Children’s Programs/Attendance	1/73 (outdoor)
Adult Programs/Attendance	0/0
Outreach Programs/Attendance	0/0
Meeting Room Usage/Attendance	3/26
Days/Hours Open	21/168
# Items in Collection	19,316
Library Card Holders	2,646
Curbside Pickups	21

Comparison by Year 2018-2020



Attachment: 20-12 (2900 : Library Report)

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 open to the public.
- Library staff continues to assist patrons remotely, answer phone calls, and complete professional responsibilities.
- The Library continues to offer Curbside Check-out & Print and Copy services for our patrons.

The Library reopened to the public on 11/18/20 with the following guidelines in place:

Patrons:

- We will practice and stress the 3W's - Wear, Wait, Wash.
- Masks required as per Governor's order for entry and we will have disposable masks available for patrons who enter without one.
- Limit visit to 1 hour.
- Limit number of patrons and staff to 20 in the building at once.
- Limit Children's Room to one family group at a time.
- We will continue to offer Curbside Service to all patrons.

Facilities:

- A plexiglass divider has been installed at the Circulation Desk.
- Markers on the floor will visibly display proper 6 ft. social distance.
- One women's restroom and one men's restroom will be open, staff will use restroom in meeting room.
- Water fountains will be closed.
- All public seating will be removed.
- Meeting Room continues to be closed to the public.
- Re-shelving bins will be available in all sections, patrons will be urged to place unwanted materials in the bins.
- Set up station near entry with hand sanitizer, wipes, and masks.
- Cleaning wipes will be available at the computer stations.
- Computer use will be scheduled, 1 hour at a time.
- 6 public use computers will be open (2 may be reserved by appointment), plexiglass dividers installed, and stations are 6 ft. apart. Unmasked patrons may not use the public computers.
- Children's room will be emptied of all manipulatives.

Materials:

- Continue 72-hour quarantine for all returned materials.
- Quarantine materials that have been handled by patrons in the library.

Staff:

- Daily self-temperature check and self-assessment regarding exposure, signs, and symptoms.
- Masked while handling library materials, when in public areas, and near co-workers if social distance cannot be maintained.
- Gloves and sanitizer are available.

Schedule:

- Monday-Friday operation.
 - 9:00 am – 1:00 pm, Open to the public
 - 1:00 – 2:00 pm, Closed for cleaning
 - 2:00 – 5:00 pm, Open to the public
- Closed on the weekends until further notice.

Notes:

- Ashley Stoop and Sherry East of Albemarle Regional Health Service reviewed and approved this plan.

- The Library will be cleaned daily.
- Library staff will greet patrons upon entry. Unmasked patrons will be offered a mask and counseled to follow our expectations. Library staff will offer Curbside Service to patrons who cannot comply with the mask mandate. County Administration and the Sheriff's Department will support the mask mandate.
- We will reevaluate the decision to remain open to the public weekly. Possible conditions to return to Curbside Only Service include but are not limited to:
 - the State moves toward greater COVID restrictions
 - we experience a local increase in cases/infection rates/hospitalizations
 - staff member(s) contract COVID-19