



BOARD OF COMMISSIONERS

**September 06, 2022
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. 311.

Please silence cell phones.

Agenda

**Camden County Board of Commissioners
September 06, 2022; 7:00 PM
Camden Public Library - Boardroom
118 Hwy 343 North**

Welcome & Call to Order

Invocation & Pledge of Allegiance

Rev. William Sawyer

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

ITEM 2. Conflict of Interest Disclosure Statement

ITEM 3. Public Comments

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

ITEM 4. Presentations (For discussion and possible action)

A. Employee Recognition (Service Pins) - Beverly Fonville

Recess to South Camden Water & Sewer District Board of Directors

Reconvene Board of Commissioners

ITEM 5. Public Hearings

A. Rezoning Request (872 NC Hwy 343 N) - Amber Curling

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

A. Tax Report - Lisa Anderson

B. Potential Purchase of Real Property - Erin Burke

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

- A. Potentially Dangerous Dog Appeals Board

ITEM 8. Consent Agenda

- A. BOC Meeting Minutes
- B. Budget Amendments
- C. DMV Monthly Report
- D. Pickups, Releases & Refunds
- E. Refunds Over \$100.00
- F. Tax Collection Report
- G. Vehicle Refunds Over \$100.00
- H. Daily Deposit Change
- I. JCPC Contractor Agreement
- J. Trillium Landscaping Contract Amendment
- K. Set Public Hearing - Zoning Map Amendment Application
- L. Set Public Hearing - Preliminary Plan Application

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 - Closed Session to Discuss and Approve Closed Session Minutes (For discussion and possible action)

ITEM 13. Adjourn



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Presentations

Item Number: 4.A
Meeting Date: September 06, 2022
Submitted By: Beverly Fonville,
Human Resources
Prepared by: Karen Davis

Item Title **Employee Service Pins**

Attachments: Camden County Employment Anniversaries_0922
(DOCX)

Summary:

Staff that have reached milestone employment anniversaries will be recognized with service pins.



Camden County Employment Anniversaries

5 Years

Amanda Beale, Department of Social Services – October, 2021

Rachel Bryant, Camden Library – October, 2022

Karen Davis, Administration – May, 2022

Margaret Durham, Sheriff's Office – August, 2022

Tara Ferguson, Dismal Swamp Visitor's Center – February, 2021

Sarah Hill, Dismal Swamp Visitor's Center – February, 2021

Ashley Jennings, Register of Deeds – December, 2021

Shelly Johnson, Register of Deeds – March, 2020

Douglas Poyner, Sheriff's Office – February, 2021

Monica Skinner, Department of Social Services – July, 2021

Brenton Spruill, Public Works – February, 2022

10 Years

Margaret Bell, Dismal Swamp Visitor's Center – August, 2021

Jessica Gallop, Tax Department – July, 2022

Brian Lannon, Soil & Water – August, 2022

Cynthia McPherson, BOE – March, 2022

15 Years

Elaine Best, BOE – August, 2020

Brandon Blount, Sheriff's Office – July, 2022

Frank "Benjamin" Carter, Parks & Rec – June, 2022

Teri Smith, Tax Department – July, 2022

Adelaida "Dellie" Spaulding, Tax Department – August, 2020

Timothy White, Parks & Rec – June, 2022

20 Years

Danny Egan, Sheriff's Office – July, 2022

Stephanie Jackson, Finance Department – September, 2022

Rodney Meads, Sheriff's Office – January, 2020

30 Years

Lisa Anderson, Tax Department – May, 2022



Board of Commissioners AGENDA ITEM SUMMARY SHEET

Public Hearings

Item Number: 5.A
Meeting Date: September 06, 2022
Submitted By: Amber Curling,
 Planning & Zoning
 Prepared by: Karen Davis

Item Title **Rezoning Request - Amber Curling**

Attachments: 1_AgendaSummary_SawyerRezoningPH (DOCX)
 2-SawyerRezoningStaffReportBOC_CA2022_9_6
 (DOCX)
 3_ZoningMapAmendmentApplicationUPDATE (PDF)
 4_Deed872Hwy343 (PDF)
 5_SawyerRezoningNeighborhoodSummary (PDF)
 6_ZoningComparison (PDF)
 7_OrdinanceForSawyerRezoning_2022_09_01
 (DOCX)

Agenda summary, supporting documentation and Planning Board recommendation attached.

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

Meeting Date: September 6, 2022

Attachments: Sawyer Rezoning Staff Findings, Application, Site Plan, Zoning Comparison, Neighborhood Meeting Summary, Deed, Ordinance

Submitted By: Planning Department

Item Title: Application for Zoning Map Amendment from Waverly Sawyer

Summary:

Waverly Sawyer has requested a zoning map amendment for approximately 1 acre from the Highway Commercial (HC) Zoning District to the Neighborhood Residential (NR) Zoning District. The 1-acre parcel at 872 NC Hwy 343 N is located in South Mills Township.

The proposed zoning change is inconsistent with the CAMA Future Land Use Map. The CAMA Future Land Use Maps has the majority of property identified as Low Density Residential.

The proposed zoning change is inconsistent with the County's Comprehensive Future Land Use Map which identifies the parcels as Rural Preservation.

The neighborhood meeting was held on April 12, 2022. On August 17, 2022, the Planning Board unanimously recommended approval of the rezoning request.

Recommendations:

Motion to approve Consistency Statement:

The requested zoning change is inconsistent with Comprehensive Future Land Use Maps which identify the property as Rural Preservation, residential use with a maximum density of one dwelling unit per 5 acres. The requested zoning change is inconsistent with the CAMA Future Land Use Plan which identifies the majority of the property as Low Density Residential (on lots 1 acre or greater).

Motion for Approval:

Motion for approval of the Ordinance 2022-09-01/Rezoning Application (UDO 2022-08-10) for the parcel of property located at 872 NC Hwy 343 N, approximately 1.5 acres from Highway Commercial (HC) to Neighborhood Residential (NR).

Reasonableness Statement for Approval:

The requested zoning change is consistent with current use of the property. The zoning change will bring the property in compliance with the Unified Development Ordinance

STAFF REPORT

UDO# 2022-08-10
Zoning Map Amendment
for Sawyer Property on HWY 343 N

Project Information:

File Reference: 2022-08-10
Project Name: N/A
PIN: 01-8907-00-43-8620-0000
Applicant: Waverly M. Sawyer
Address: 117 Havenwood Drive
 Camden, NC, 27921
Phone: 252-202-2882
Email: waverly702@gmail.com

Agent for Applicant: same as above
Address: same as above

Current Owner of Record: Waverly M. Sawyer
and Linda B. Sawyer

Meeting Dates:	
April 12, 2022	Neighborhood Meeting
August 17, 2022	Planning Board Meeting

Application Received: August 10, 2022
By: Amber Curling, Planning

Application Fee paid: Waived

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: Highway Commercial (HC) to Neighborhood Residential (NR)

Request: Waverly Sawyer is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for approximately 1 plus acres from Highway Commercial (HC) to Neighborhood Residential (NR) zoning district.

Location Description: The 1-acre parcel is located at 872 NC Hwy 343 N. The parcel ID for 872 Hwy 343 N is 01-8907-00-43-8620-0000. The parcel is located in South Mills Township.

Rezoning from Highway Commercial Zoning District (151.3.6.5):

The Highway Commercial district is applied to lots along the County's major roadways (e.g., US 158, US 17, NC 34, and NC 343) and is intended for automobile-oriented commercial development as well as large floorplate commercial uses and uses that require or generate truck traffic. The district also accommodates agricultural and institutional uses as well as higher density residential uses with a special use permit. New development in the HC district is grouped and configured to ensure regular lateral vehicular and pedestrian access along major transportation routes as a means of establishing a well-connected transportation system. New development is configured to maintain high visual quality along the major roadway, or is fully screened from view. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial and multi-family developments in the district are subject to the design standards in Article 151.5 Development Standards.

Rezoning to Neighborhood Residential Zoning District (151.3.5.5)

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.

SITE DATA

Size of Lots: Approximately 1 plus acre
Flood Zone: X
Zoning District(s): Highway Commercial (HC)
Existing Land Uses: Residential

Adjacent Zoning & Uses:

	Northeast	Northwest	Southwest	Southeast
Zoning	Working Lands (WL)	Highway Commercial (HC)	Working Lands (WL)	Working Lands (WL)
Use	Farmland	Farmland	Farmland Residential Lot	Farmland

Proposed Use(s) – The proposed use is residential.

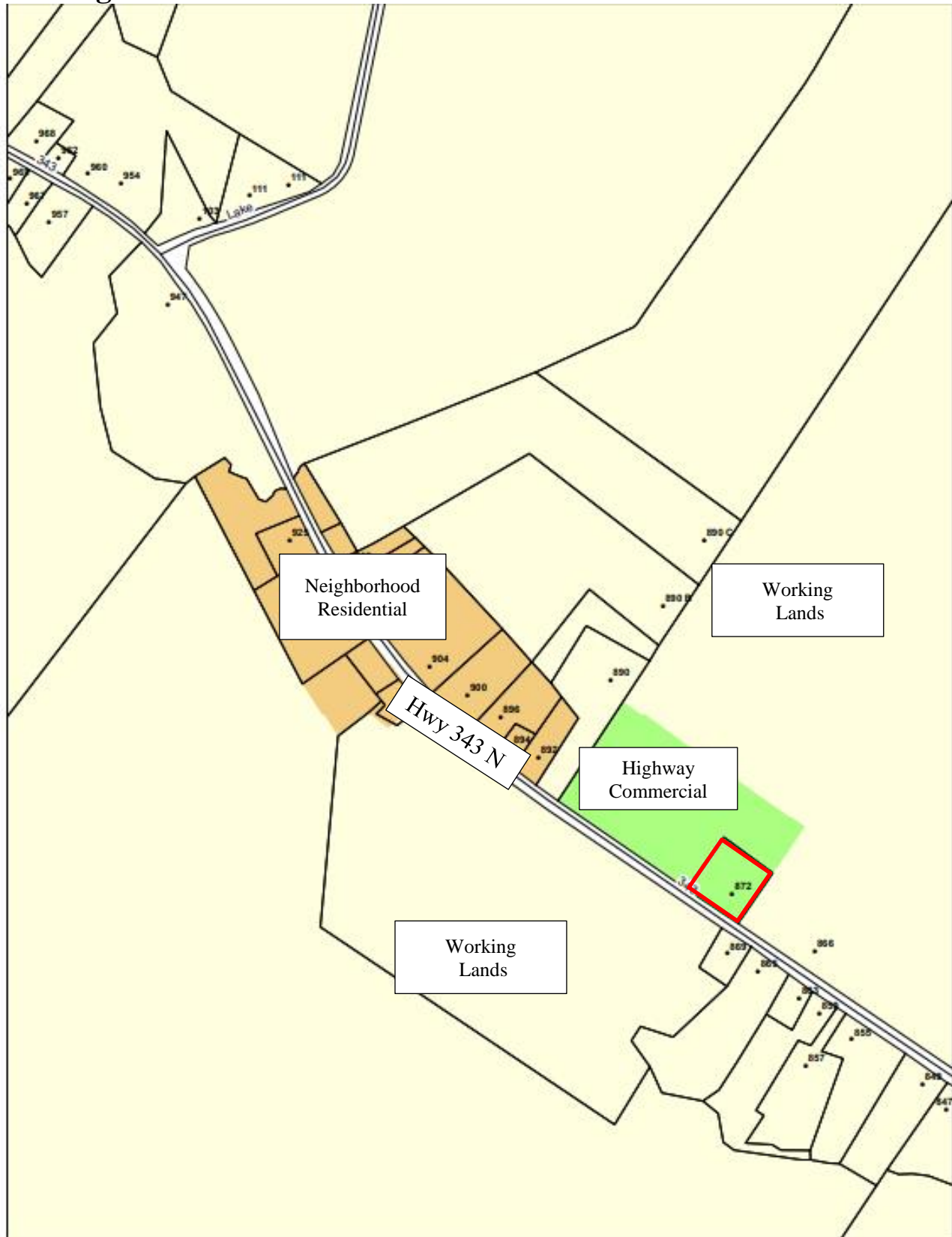
History of property:

Ordinance No. 2019-10-01 rezoned a total of 10 acres which included the 1 plus acre parcel from Working Lands to Highway Commercial. The purpose of this rezoning was due to existing business and future plan. The 1-acre site was previously used as a business, but is currently a residential use.

Vicinity Map – NC Hwy 343 N in South Mills Township



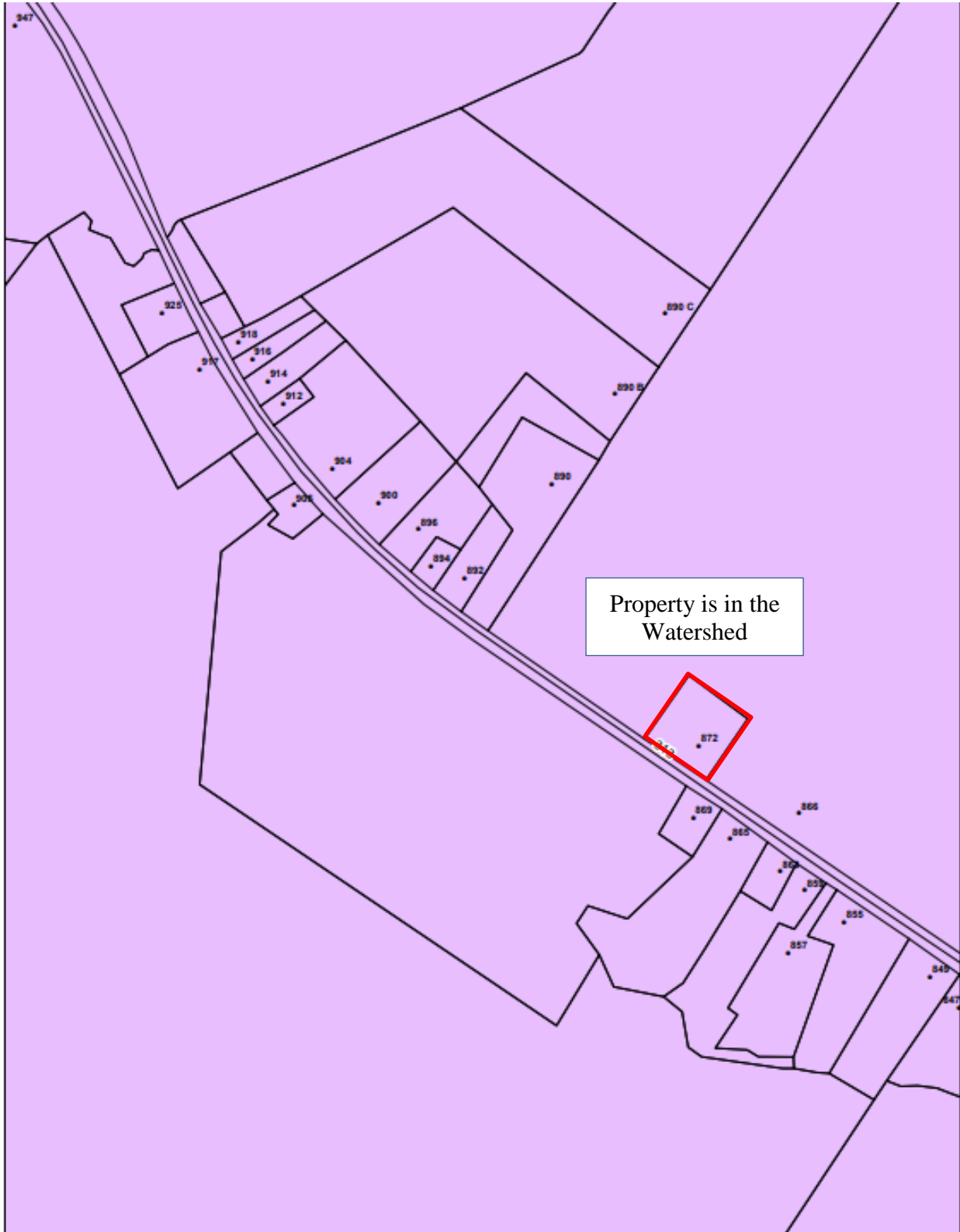
Zoning Districts:



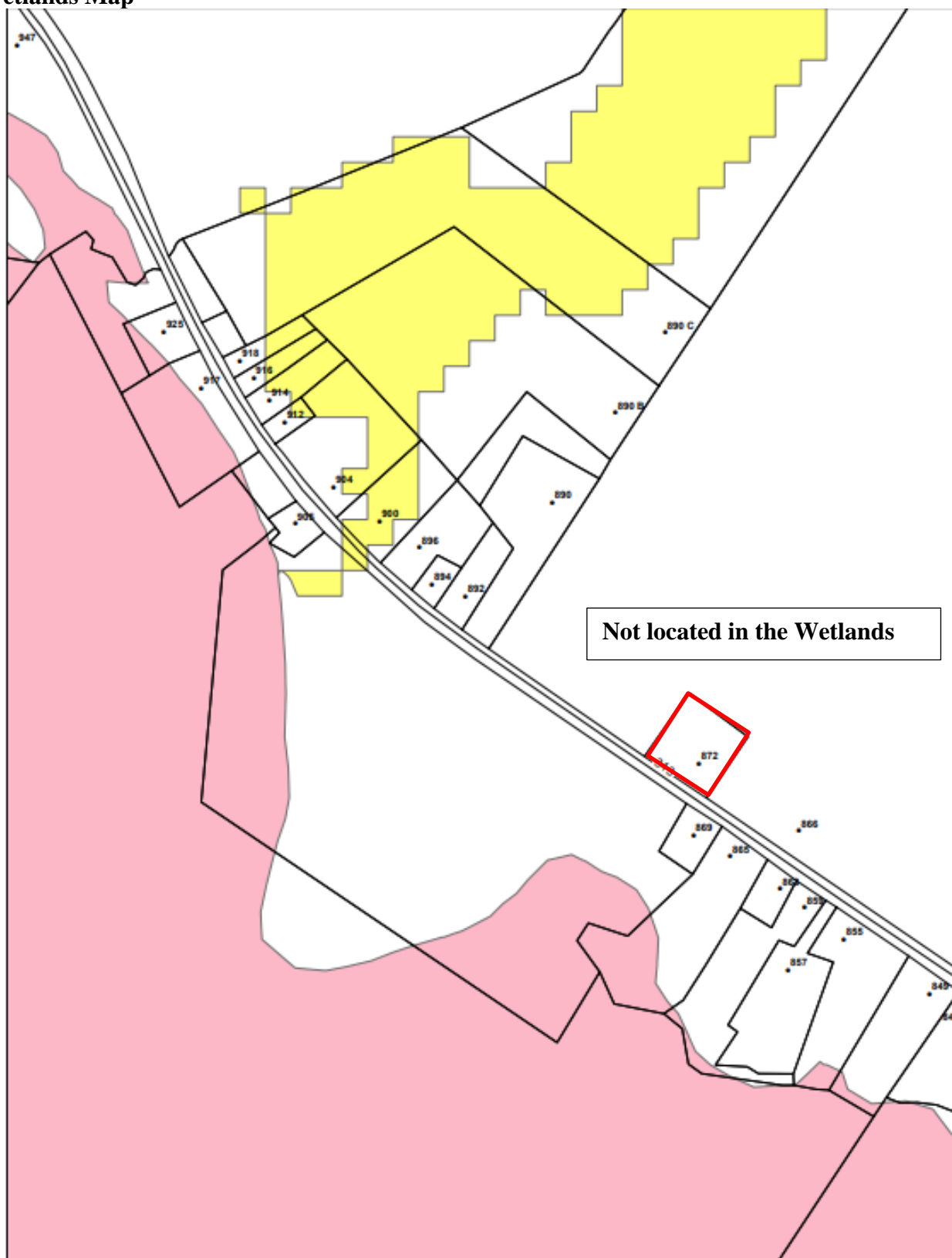
Land Suitability:



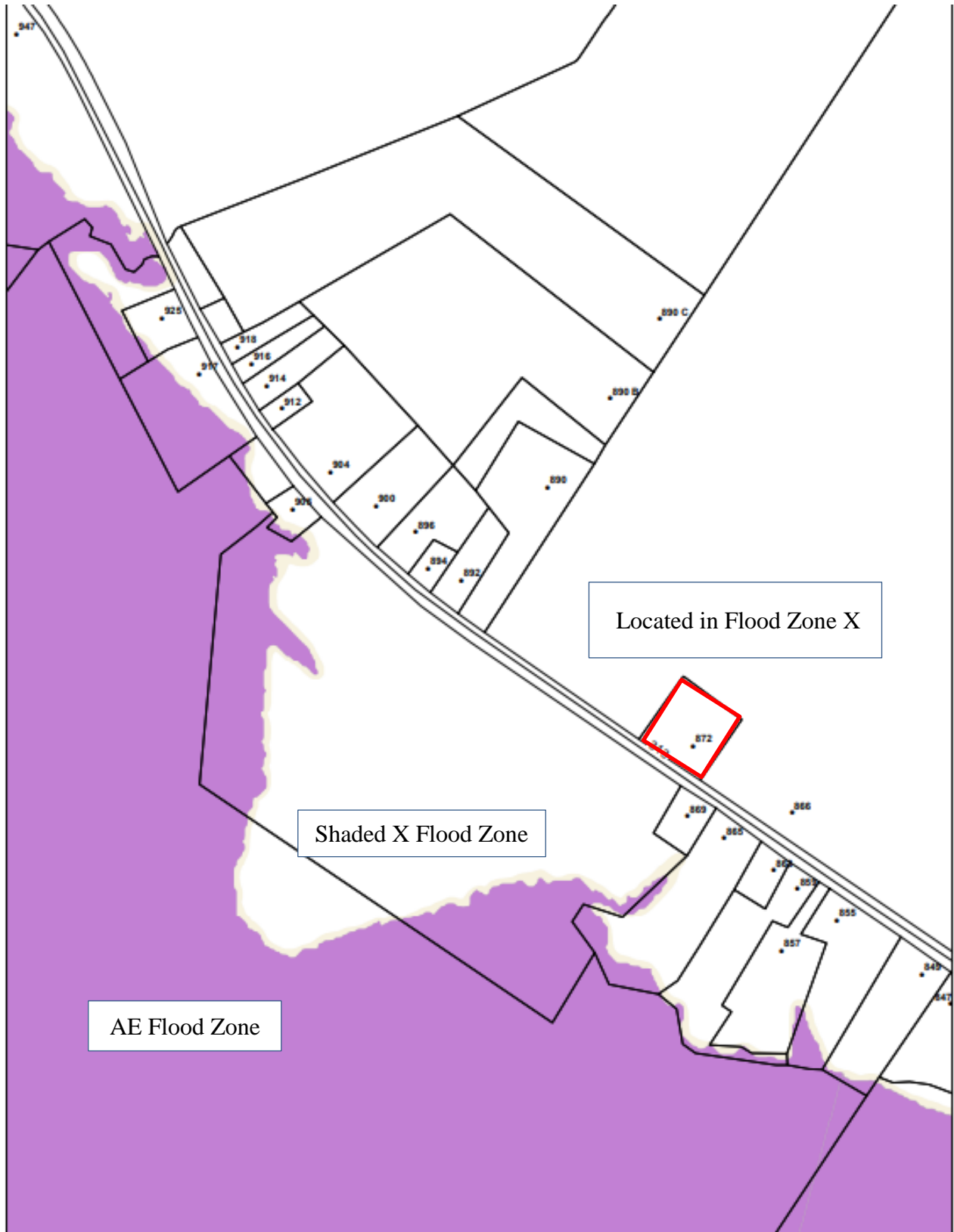
Watershed Map



Wetlands Map



Floodplain Map



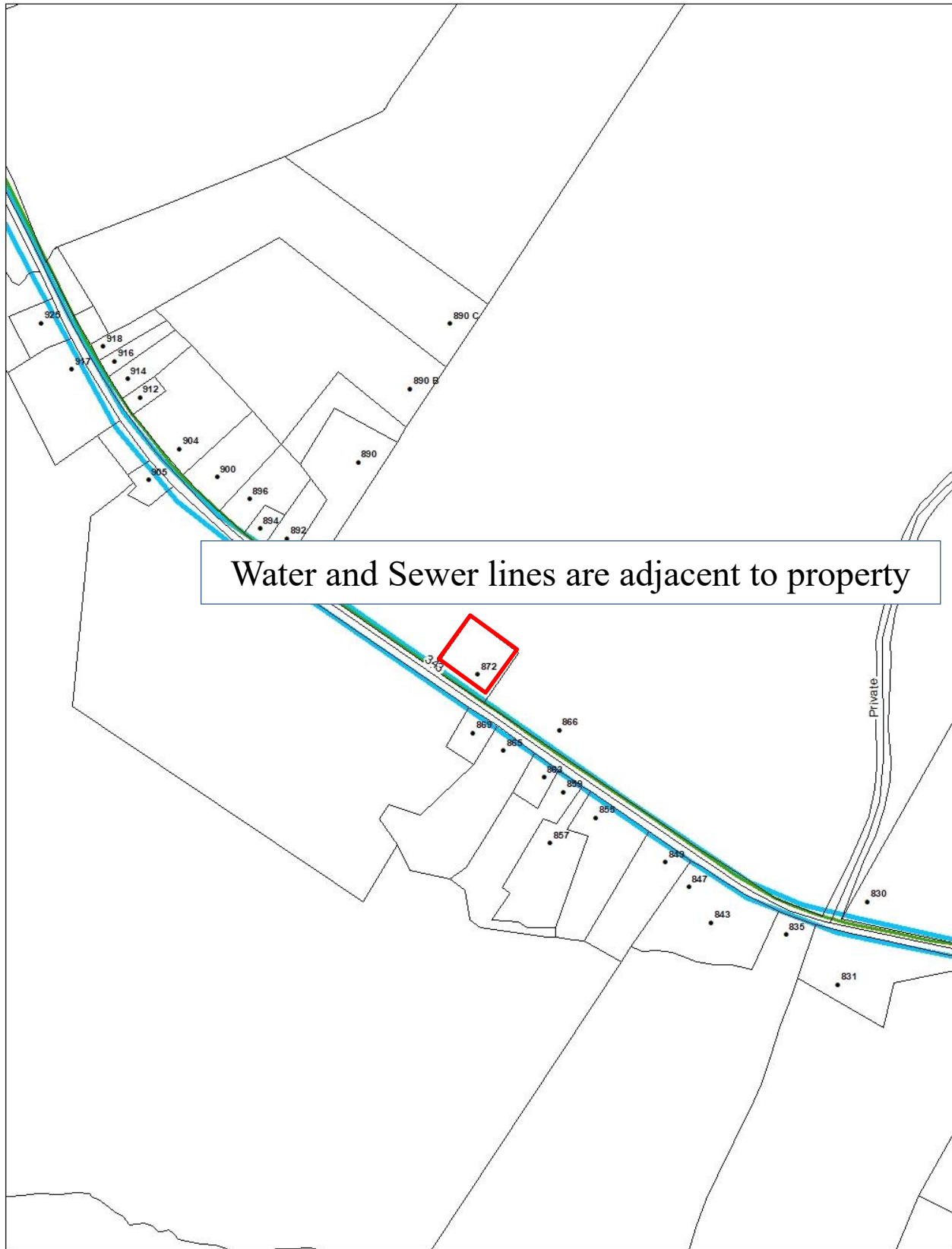
Comprehensive Future Land Use Map



CAMA Future Land Use Map



Water and Sewer Map



Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Hwy 343 N

Sewer: Sewer line located adjacent to property along Hwy 343 N

Fire District: South Mills Fire District

Schools: Proposed rezoning may have an impact on Schools

Traffic: Proposed rezoning may have on traffic

SPECIFIC CAMA LAND USE QUESTIONS TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

In the appropriate location Neighborhood Residential (NR) zoning district works well. Neighborhood Residential Zoning represents 3.08% Camden and 1.69% in South Mills Township, 2.47% in the Courthouse Township, 5.97% in the Shiloh Township.

2. Is there other land in the county that would be more appropriate for the proposed uses?

There is other land in the County which is currently zoned as Neighborhood Residential (NR) or which could be rezoned as such and not be in conflict with the CAMA Future Land Use Plan or the 2035 Comprehensive Plan. However, the surrounding properties are residential homes, farmland and church.

3. Is the request in accordance with the Camden County land use plan?

The request is inconsistent with the Comprehensive and CAMA Future land use plans.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

The proposed zoning uses should not have an impact on all public services. The use will change from commercial to residential.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

The proposed zoning uses should not have an impact on all public services.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

The request does not impact a CAMA Area of Environmental Concern.

CONSISTENCY with PLANS and MAPS

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 CAMA Future Land Use Map has the property identified as Low Density Residential (on lots 1 acre or greater). Neighborhood Residential (NR) zoning permits a minimum lot area of 40,000 square feet, which is less than 1 acre.

2035 Comprehensive Plan

Consistent ☐

Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. The Plan also states Rural Preservation to be very low residential use with a maximum density of one dwelling unit per 5-acres. The Neighborhood Residential (NR) zoning permits a minimum lot size of 40,000 square feet, which is less than 1-acre in area.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts NC Hwy 343 N

Other Plans officially adopted by the Board of Commissioners

N/A

Summary:

The proposed zoning map amendment is inconsistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is inconsistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as Rural Preservation (on 5 plus acre lots).

Recommendation:

The Planning Board on August 17th, 2022 voted unanimously to recommend approval of the Rezoning Application.

Planning Staff supports the Planning Board recommendation for the approval of the Rezoning Application Ordinance 2022-09-01 (UDO 2022-08-10) of the 872 Hwy 343 parcel from Highway Commercial to Neighborhood Residential.



Zoning Map Amendment Application

OFFICIAL USE ONLY:

 UDO Number: 2022-08-10

 Date Filed: 8/1/2022

 Amount Paid: Waived

 Received By: avg
Contact Information


PROPERTY OWNER



APPLICANT



AGENT FOR APPLICANT

 Name: Waverly & Linda B Sawyer

Name: _____

 Address: 117 Havenwood Dr

Address: _____

Camden NC 27921

 Telephone: 252 202 2882

Telephone: _____

Fax: _____

Fax: _____

 Email: Waverly702@gmail.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

SELF

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA)

NA
Property Information

 Physical Street Address 872 NC Hwy 343 N

 Location: South Mills NC 27976

Parcel ID Number(s): _____

 Deed Book/ Page Number and/or Plate Cabinet/Slide Number 122 / 770

 Total Parcel(s) Acreage: 1 plus acre Perk Test or County Sewer Approval NA

 Existing Land Use of Property: Commercial Proposed Land Use Residential
Request

 Current Zoning of Property: HC Proposed Zoning District: NR

 Total Acreage for Rezoning: 1 plus acre Are you rezoning the entire parcel(s): ☒ Yes ☐ No

 Metes and Bounds Description Provided: ☐ Yes ☒ No

 Community Meeting, if applicable: Date Held: NA; Location: NA

Zoning Change Application Questions

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

(A) What reasons/purpose for the rezoning request?

Change from commercial to residential

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

No

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

N/A

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

Yes the future land use plans show as residential not commercial

(E) Is the rezoning in the best interest of the public? Explain.

N/A

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

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

N/A

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

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


Property Owner(s)/Applicant

8/10/2022
Date

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

10/09/2020

Book 0122 Page 0770

CAMDEN COUNTY NC 03/26/98
\$0.00
STATE OF NORTH CAROLINA Real Estate Excise Tax

FILED
CAMDEN COUNTY NC
03/26/98 10:00 AM
PEGGY C. KIGHT
Register Of Deeds

NORTH CAROLINA EXCISE STAMPS
ATTACHED AND CANCELLED \$ - 0 -
\$2.00 per \$1,000.00 VALUE

CHR

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 01890700433620
Verified by 75-99 MR County on the 26th day of March, 1998
by - - -

Mail after recording to Mr. and Mrs. Waverly M. Sawyer
117 Havenwood Drive, Camden, NC 27921
This instrument was prepared by J. Fred Riley, Attorney - NO TITLE EXAMINATION
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of March, 1998, by and between	
GRANTOR	GRANTEE
WAVERLY M. SAWYER and wife, LINDA B. SAWYER, and VIRGINIA M. SAWYER, Widow	WAVERLY M. SAWYER and wife, LINDA B. SAWYER 117 Havenwood Drive Camden, NC 27921

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

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Camden, South Mills Township, Camden County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin situated on the northeastern right of way line of Highway 343 North, which iron pin is further situated a distance of 3,696 feet, more or less, southeastwardly from State Road #1210, and running thence from said point of beginning North 43° 59' 55" East 255.41 feet to an iron pin, cornering; thence South 44° 00' 00" East 274.30 feet to an iron pin in the center of a ditch; thence along the center of said ditch South 43° 59' 55" West 255.41 feet to an iron pin at the northeastern right of way line of Highway 343 North; thence along the northeastern right of way line of said highway North 44° 00' 00" West 274.30 feet to the iron pin at the point of beginning, this being the same property that is delineated on plat entitled in part, "Property Being Conveyed To Waverly Sawyer," prepared by Edward T. Hyman, Jr., Registered Surveyor, under date of March 6, 1998, a copy of which plat is attached to and by reference made a part of this deed.

The property herein conveyed is a part of the property previously owned by T. Waverly Sawyer, now deceased, and inherited by his wife, Virginia M. Sawyer, and his son, Waverly M. Sawyer. See Estate File 84-E-33 in the Office of the Clerk of Superior Court of Camden County.

THIS IS A DEED OF GIFT.

PROPERTY BEING CONVEYED TO

WAVERLY SAWYER

SOUTH MILLS TOWNSHIP
CAMDEN COUNTY, NORTH CAROLINA

SCALE 1" = 60'

MARCH 6, 1998

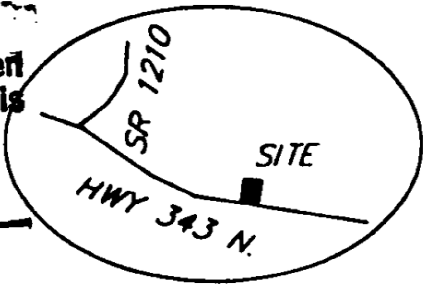
BEING A PORTION OF THE PROPERTY RECORDED IN D.B. 4-22-98 G. 283
State of North Carolina
County of Camden

I, Mary M. Rhodes Review Officer of Camden
County, certify that the map or plat to which this certification is
affixed meets all statutory requirements for recording.

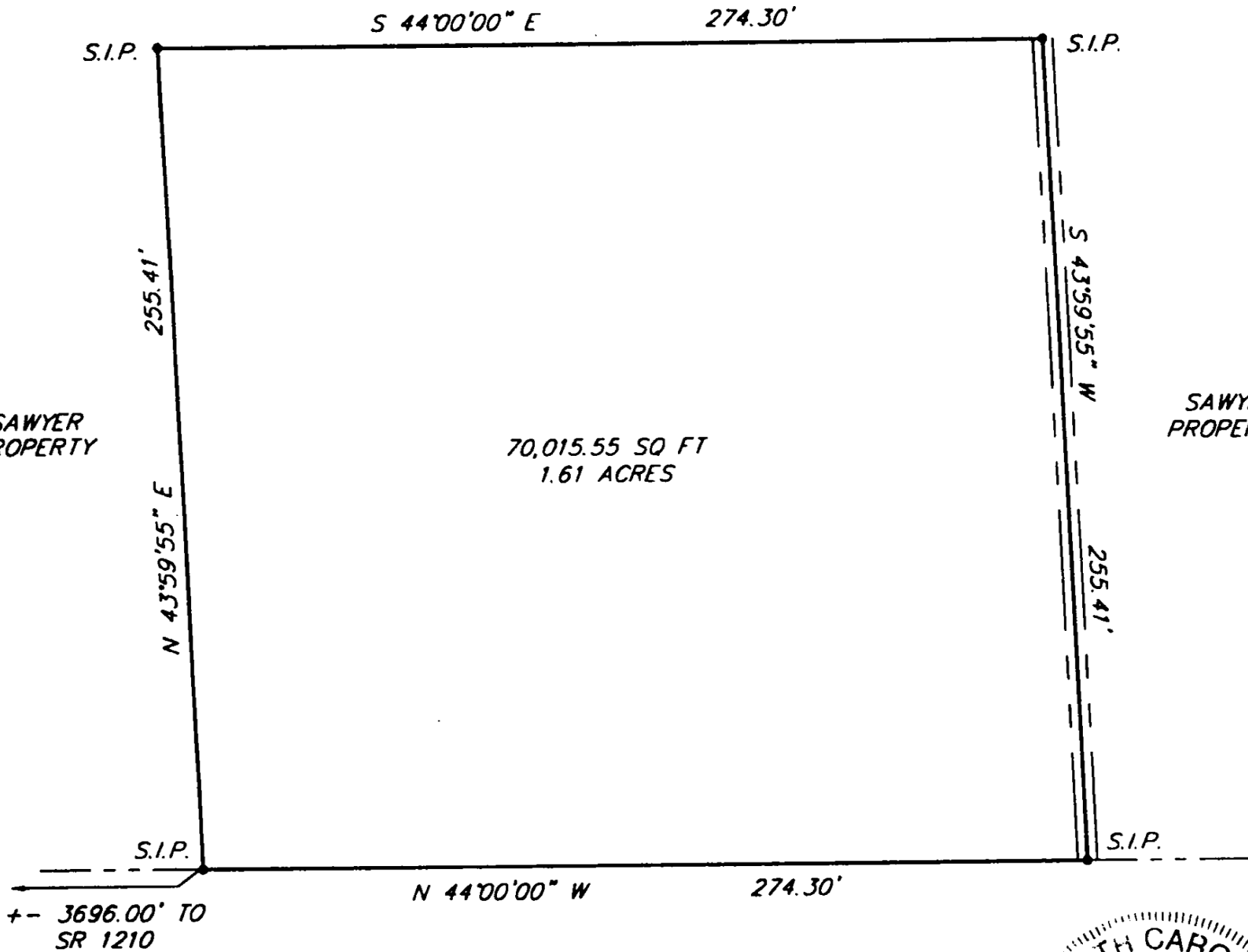
3-26-98
Date

Mary M. Rhodes
Review Officer

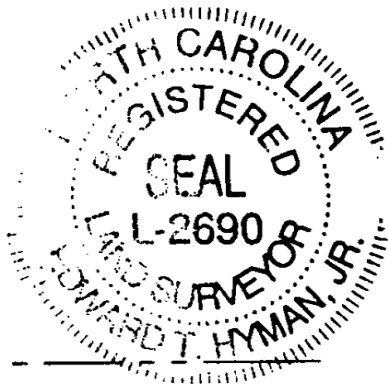
SAWYER PROPERTY



VICINITY MAP



HWY 343 N. (100' R/W)



I, EDWARD T. HYMAN, JR. CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY MADE
UNDER MY SUPERVISION; THAT THE DEED DESCRIPTION FOR SAID PROPERTY IS RECORDED IN D. B. 4-22-98 G. 283 ;
THAT THE ERROR OF CLOSURE IS 1:10,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH BOARD
RULES, WITNESS MY ORIGINAL SIGNATURE, REG. NUMBER AND SEAL THIS 9 DAY OF MARCH, 1998.

NOTE: THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C .
LOWEST FLOOR ELEVATION = N/A N.G.V.D.
GRADE ELEVATION = N/A N.G.V.D.

Edward T. Hyman, Jr.
EDWARD T. HYMAN, JR. R.L.S. L-2690
PO BOX 2174
ELIZABETH CITY, N.C. 27906-2174 (919) 338-2913

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

A map showing the above described property is ~~attached hereto.~~ ~~recorded in Plat Book~~ ~~XXXXXXXXXXXXXXXXXXXX~~ ~~page~~ ~~XXXX~~

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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

(Corporate Name)

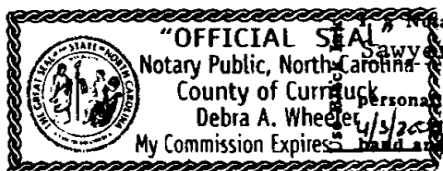
By: _____

-----President

ATTEST:

SEAL-STAMP

NORTH CAROLINA, Pasquotank Currituck County.



_____, Notary Public of the County and State aforesaid, certify that ~~XXXXXXXXXXXX~~ Linda B. Sawyer, and Virginia M. Sawyer

_____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 23 day of march, 19 98

My commission expires: April 3, 2000 Dale A. Wheeler Notary Public

SEAL-STAMP

NORTH CAROLINA, Pasquotank County.

Elizabeth A. Rowe
Notary Public
Pasquotank County, NC
My commission expires August 16, 1998

I, a Notary Public of the County and State aforesaid, certify that Waverly M. Sawyer
personally came before me this day and acknowledged the execution of the foregoing
instrument. ~~that xxxxxxxx is xxxxxxxx Secretary of~~

[illegible]

Witness my hand and official stamp or seal, this 20th day of March, 1998

My commission expires: 8-16-98 Elizabeth A. Rowe Notary Public

The foregoing Certificate(s) of Debra A. Wheeler, Notary Public of Currituck Co., NC and Elizabeth A. Rowe, Notary Public of Pasquotank Co., NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR Camden COUNTY

By _____ Deputy/Assistant - Register of Deeds

From: [Waverly Sawyer](#)
To: acurling@camdencountync.gov
Subject: [External] 872 N. 343 REZONING REQUEST
Date: Thursday, April 14, 2022 9:06:47 AM

The sender (**gmail.com**) is outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Letters were mailed March 22, 2022 to adjoining property owners. The letters gave intent and an illustrative map. Questions or comments were welcomed. None were received. Also, notice of a 6:00 pm meeting on April 12, 2022 at the Historic Camden Courthouse was included in the letter. None of the Addressed Parties attended the April 12 meeting.

Those present were:
Waverly M. Sawyer
Linda B. Sawyer
Camden County Planning Staff

W. Sawyer

Protected by PhishProtection. When you click on a link in the email above, the destination website will be analyzed for known threats. If a known threat or suspicious content is detected, you will see a warning.

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.f

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>		P	
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>		P	
<i>Equestrian Facility</i>		S	
<i>Farm Machinery Sales, Rental, or Service</i>		S	
<i>Farmers Market</i>		P	
<i>Roadside Market</i>		P	
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			
<i>Duplex</i>			
<i>Live/Work Dwelling</i>			
<i>Manufactured Home - Const After 6-15-1976</i>			P
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home - Const Prior to 6-15-1976</i>			
<i>Multi-Family</i>		S	
<i>Pocket Neighborhood</i>			P
<i>Quadraplex</i>		P	
<i>Single-Family Attached</i>		S	
<i>Single-Family Detached</i>			P
<i>Triplex</i>		P	
<i>Upper Story Residential</i>		P	
GROUP LIVING			
<i>Dormitory</i>		S	
<i>Family Care Home</i>			P
<i>Group Home</i>		S	
<i>Rooming House</i>		S	

Attachment: 6_ZoningComparison (3389 : Rezoning Request (872 NC Hwy 343 N) - Amber Curling)

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.f

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>		P	
<i>Cultural Facility</i>		S	
<i>Library</i>		P	
<i>Museum</i>		P	
<i>Senior Center</i>		P	
<i>Youth Club Facility</i>		P	
DAY CARE			
<i>Adult Day Care Center</i>		P	
<i>Child Care Center</i>		P	
EDUCATIONAL FACILITIES			
<i>Major</i>		S	
<i>Moderate</i>		P	
<i>Minor</i>		P	P
GOVERNMENT FACILITIES			
<i>Government Office</i>		P	
<i>Government Maintenance, Storage, or Distribution Facility</i>		P	
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>		S	
<i>Hospital</i>		S	
<i>Medical Treatment Facility</i>		P	
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	
<i>Club or Lodge</i>		P	
<i>Halfway House</i>		S	
<i>Nursing Home</i>		S	
<i>Psychiatric Treatment Facility</i>		S	
<i>Religious Institution</i>		P	
PARKS AND OPEN AREAS			
<i>Cemetery</i>		S	S
<i>Community Garden</i>			P
<i>Park, Public or Private</i>		P	S

Attachment: 6_ZoningComparison (3389 : Rezoning Request (872 NC Hwy 343 N) - Amber Curling)

**Camden County, North Carolina
Principal Use Table, District Comparison**

5.A.f

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
PUBLIC SAFETY			
<i>Police, Fire, or EMS Facility</i>		P	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
TRANSPORTATION			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>		S	
<i>Passenger Terminal, Surface Transportation</i>		S	
UTILITIES			
<i>Utility, Major</i>		P	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
<i>All Adult and Sexually-Oriented Businesses</i>			
ANIMAL CARE			
<i>Major</i>		P	
<i>Minor</i>		P	
EATING ESTABLISHMENTS			
<i>Restaurant, Major</i>		P	
<i>Restaurant, Minor</i>		P	
<i>Bar, Nightclub, or Dance Hall</i>		S	
OFFICES			
<i>Major</i>		S	
<i>Minor</i>		P	
PARKING, COMMERCIAL			
<i>All</i>		P	
PERSONAL SERVICES			
<i>Major</i>		P	
<i>Minor</i>		P	
RECREATION/ENTERTAINMENT, INDOOR			
<i>Major</i>		P	
<i>Minor</i>		P	

Attachment: 6_ZoningComparison (3389 : Rezoning Request (872 NC Hwy 343 N) - Amber Curling)

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.f

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
RECREATION/ENTERTAINMENT, OUTDOOR			
<i>Major</i>		S	
<i>Minor</i>		P	
<i>Firing Range</i>			
<i>Water-Related Uses</i>			
RETAIL SALES			
<i>Flea Market</i>		S	
<i>Grocery Store</i>		P	
<i>Major</i>		P	
<i>Minor</i>		P	
STORAGE, COMMERCIAL			
<i>Major</i>		P	
<i>Minor</i>		P	
TELECOMMUNICATIONS			
<i>Antenna Collocation (on a Building)</i>		P	
<i>Antenna Collocation (on a Tower)</i>		P	
<i>Small Wireless Facility</i>		P	
<i>Telecommunications Tower, Freestanding</i>		S	
<i>Telecommunications Tower, Stealth</i>		P	P
VEHICLE ESTABLISHMENT			
<i>Major</i>		P	
<i>Minor</i>		P	
VISITOR ACCOMMODATIONS			
<i>Bed and Breakfast</i>			
<i>Campground</i>		S	
<i>Hotel or Motel</i>		S	
Industrial			
EXTRACTIVE INDUSTRY			
<i>All</i>			
INDUSTRIAL SERVICES			
<i>Contractor Service</i>		P	
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>		S	
<i>Heavy Equipment Sales, Rental, or Service</i>		P	
<i>Research and Development</i>		P	

Attachment: 6_ZoningComparison (3389 : Rezoning Request (872 NC Hwy 343 N) - Amber Curling)

Camden County, North Carolina
Principal Use Table, District Comparison

5.A.f

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	HC	NR
MANUFACTURING AND PRODUCTION			
Manufacturing, Heavy			
Manufacturing, Light		P	
POWER GENERATION			
Solar Array		S	S
Wind Energy Conversion Facility		S	
WAREHOUSE AND FREIGHT MOVEMENT			
All		P	
WASTE-RELATED SERVICES			
Incinerator			
Land Application of Sludge/Septage			
Landfill			
Public Convenience Center or Transfer Station		P	
Recycling Center		P	
Salvage or Junkyard			
Waste Composting Facility			
WHOLESALE SALES			
Major		P	
Minor		P	

Attachment: 6_ZoningComparison (3389 : Rezoning Request (872 NC Hwy 343 N) - Amber Curling)



Ordinance No. 2022-09-01

**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 revised February 4, 2019 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 revised February 4, 2019 and subsequently amended, is hereby amended as follows:

The parcels of property currently shown in the Camden County Tax Assessor's Office as PIN 01-8907-00-43-8620-0000 from Highway Commercial (HC) 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 6th day of September, 2022.

ATTEST:

Ross B. Munro, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

New Business

Item Number: 6.A
Meeting Date: September 06, 2022
Submitted By: Lisa Anderson, Tax Administrator
Taxes
Prepared by: Lisa Anderson
Item Title July Monthly Report
Attachments: july20220830091314405 (PDF)
Summary: July 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>
2021	198,442.61	12,309.89
2020	87,050.71	4,627.40
2019	53,160.64	2,758.53
2018	19,295.37	1,365.93
2017	12,140.74	1,809.88
2016	8,052.66	1,221.02
2015	6,661.95	689.62
2014	9,060.15	1,028.28
2013	6,527.53	4,694.65
2012	5,558.29	7,231.80

Attachment: july20220830091314405 (3386 : Tax Report)

TOTAL REAL PROPERTY TAX UNCOLLECTED	405,950.65
TOTAL PERSONAL PROPERTY UNCOLLECTED	37,737.00
TEN YEAR PERCENTAGE COLLECTION RATE	99.47%
COLLECTION FOR 2022 vs. 2021	13,358.41 vs. 15,373.38

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2021	97.80%
2020	98.85%
2019	99.28%

THIRTY LARGEST UNPAID ACCOUNTS

SEE ATTACHMENT "A"

THIRTY OLDEST UNPAID ACCOUNTS

SEE ATTACHMENT "B"

EFFORTS AT COLLECTION IN THE LAST 30 DAYS**ENDING July 2022****BY TAX ADMINISTRATOR**142 NUMBER DELINQUENCY NOTICES SENT39 FOLLOWUP REQUESTS FOR PAYMENT SENT4 NUMBER OF WAGE GARNISHMENTS ISSUED5 NUMBER OF BANK GARNISHMENTS ISSUED25 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	02-8923-00-19-3774.0000	12,086.44	1	NMJ PROPERTIES LLC	CAMDEN	431 158 US W
R	01-8929-00-34-2503.0000	8,338.03	1	STONEBRIAR COMMERCIAL FINANCE	SOUTH MILLS	
R	02-8943-01-17-4388.0000	7,745.40	1	THOMAS REESE	CAMDEN	301 JAPONICA DR
R	01-7989-00-01-1714.0000	6,166.42	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8971-00-23-2253.0000	6,036.09	1	ABODE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT RD
R	02-8934-01-18-8072.0000	5,795.45	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	02-8935-02-66-7093.0000	5,656.38	1	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	01-7979-00-61-7358.0000	4,906.97	1	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	01-7999-00-62-3898.0000	4,705.66	1	MICHAEL ASKEW	SOUTH MILLS	257 A OLD SWAMP RD
R	02-8934-01-29-4617.0000	4,687.31	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	02-8945-00-41-2060.0000	4,649.77	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	03-8962-00-05-0472.0000	4,590.46	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	03-8943-02-75-4196.0000	4,471.07	1	SHERRILL M PRICE JR	SHILOH	115 COOKS LANDING RD
R	03-8972-00-54-4332.0000	4,328.17	1	GILBERT WAYNE OVERTON &	SHILOH	1330 343 HWY S
R	02-8916-00-39-5170.0000	4,144.46	1	DONALD RAY JONES	CAMDEN	670 343 HWY N
R	03-9809-00-24-8236.0000	3,948.55	1	GENE W IRBY	SHILOH	503 SAILBOAT RD
R	03-8973-00-53-0748.0000	3,727.87	1	MORRIS L. KIGHT III	SHILOH	142 STANLEY LN
R	02-8954-00-43-8538.0000	3,614.32	1	BILLY ROSS FEREBEE	CAMDEN	237 PALMER RD
R	03-9809-00-23-4988.0000	3,268.68	1	WANDA H WELLS	SHILOH	104 HIGH RD
R	02-8934-04-72-0416.0000	3,235.88	1	PAULINE JETTE	CAMDEN	238 COUNTRY CLUB RD
R	02-8934-03-31-9750.0000	3,176.60	1	CAROLYN MCDANIEL	CAMDEN	195 COUNTRY CLUB RD
R	03-8962-00-67-1021.0000	2,912.38	1	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	02-8943-01-06-9013.0000	2,880.31	1	JEWEL H. DAVENPORT	CAMDEN	WINDY HEIGHTS DR
R	03-8965-00-37-4242.0000	2,853.28	1	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8961-00-68-3593.0000	2,835.12	1	EDWARD LANE MOORE	SHILOH	169 RAYMONS CREEK RD
R	02-8936-00-23-4750.0000	2,769.92	1	AARON DARNELL CHAMBLEE ET AL	CAMDEN	LAMBS RD
R	03-8899-00-45-2682.0000	2,766.66	10	SEAMARK INC.	SHILOH	HOLLY RD
R	03-8990-00-17-3935.0000	2,710.50	1	KARL L ADCOCK	SHILOH	100 CATALAN DR
R	02-8943-01-36-0958.0000	2,510.55	1	TABATHA LYNN HUACUZ	CAMDEN	402 COUNTRY CLUB RD
R	01-7979-00-94-6193.0000	2,423.34	1	HERSEY LYN BARBER	SOUTH MILLS	214 HORSESHOE RD

08/30/22 09:06:00

Delinquencies Top-30 Unpaid

1

Attachment: july20220830091314405 (3386 : Tax Report)

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	6,166.42	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8962-00-04-9097.0000	10	2,912.38	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8965-00-37-4242.0000	10	2,853.28	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8899-00-45-2682.0000	10	2,766.66	SEAMARK INC.	SHILOH	HOLLY RD
R	03-8952-00-95-8737.0000	10	2,151.92	AUDREY TILLET	SHILOH	171 NECK RD
R	01-7988-00-91-0179.0001	10	2,077.02	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	01-7999-00-32-3510.0000	10	1,954.13	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	03-8943-04-93-8214.0000	10	1,892.64	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7999-00-12-8596.0000	10	1,879.21	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7091-00-64-6569.0000	10	1,809.51	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	01-7080-00-62-1977.0000	10	1,157.52	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	02-8936-00-24-7426.0000	10	851.94	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	01-7989-04-60-1568.0000	10	847.68	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	827.30	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	814.52	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	01-7989-04-90-0938.0000	10	765.22	DORIS EASON	SOUTH MILLS	1352 343 HWY N
R	03-9809-00-24-6322.0000	10	667.69	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	02-8955-00-13-7846.0000	10	585.88	MARIE MERCER	CAMDEN	IVY NECK RD
R	03-8899-00-36-1568.0000	10	463.73	PETER BUTSAVAGE	SHILOH	HIBISCUS RD
R	03-8962-00-55-5300.0000	10	427.31	OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD
R	03-8980-00-61-1968.0000	10	381.59	WILLIAMSBURG VACATION	SHILOH	CAMDEN POINT RD
R	03-9809-00-54-8280.0000	10	303.70	RODNEY STEVEN SPIVEY &	SHILOH	SAILBOAT RD
R	01-7090-00-95-5262.0000	10	297.16	JOHN F. SAWYER HEIRS	SOUTH MILLS	OLD SWAMP RD
R	03-9809-00-66-0120.0000	10	286.40	RANDELL CRIDER	SHILOH	SAILBOAT RD
R	03-8980-00-84-0931.0000	10	285.84	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	02-8936-00-25-7407.0000	10	220.95	CHARLIE RUDOLPH CHAMBLEE	CAMDEN	BOURBON ST
R	03-9809-00-45-1097.0000	10	203.59	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8962-00-60-7648.0000	10	189.72	FRANK WRIGHT ETAL	SHILOH	WICKHAM RD
R	03-8899-00-37-0046.0000	10	149.93	ELIZABETH LONG	SHILOH	HIBISCUS RD
R	03-9809-00-17-2462.0000	10	138.36	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD

08/30/22 09:06:03

Delinquencies Top-30 Oldest

1

Attachment: july20220830091314405 (3386 : Tax Report)

R-00

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001709	1,207.54	5	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001104	1,148.60	1	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000295	1,126.07	3	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0002941	1,083.89	1	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0001046	562.79	10	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001072	534.66	10	PAM BUNDY	SHILOH	105 AARON DR
P	0000297	522.02	1	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0001681	504.70	10	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001721	457.37	1	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD
P	0002182	449.91	1	ACADEMI TRAINING CENTER LLC	MOYOCK	850 PUDDIN RIDGE RD
P	0001230	411.11	10	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0003721	396.00	1	JIMMY'S TRUCKING & HAULING LLC	CAMDEN	127 TRAFTON RD
P	0003099	392.76	1	AARON M BROWN	SHILOH	108 CHERRY BLOSSOM WAY
P	0003192	382.04	1	ROBERT JESSE-ALDERMAN HUDGINS	CAMDEN	409 343 HWY N
P	0003559	365.94	1	BENNY FARRELL TUCKER	ELIZABETH CITY	152 158 US W
P	0003405	355.61	3	JOHN R BARKER	SHILOH	108 SASSAFRAS LN
P	0001538	311.90	10	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0003501	310.39	1	DIANE L. NOBLE	CAMDEN	152 158 US W
P	0000738	307.42	10	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0003513	282.06	1	JULIE PORTER	CAMDEN	431 158 US W
P	0003537	279.87	1	NATHAN MARC SEBURA	CAMDEN	343 HWY N
P	0003208	271.52	1	RICKY W JOHNSON	CAMDEN	113 PALMER RD
P	0003075	255.21	1	PATRICK WAYNE BAUM	CAMDEN	186 B BUSHELL RD
P	0000945	243.90	1	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0001694	241.65	10	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001952	238.91	10	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0003773	231.08	1	SEVAN NERO BARTLETT	CAMDEN	197 HERMAN ARNOLD RD
P	0003415	228.97	1	IVY MIRANDA BOGUES	CAMDEN	224 NORTH RIVER RD
P	0002902	222.92	1	STEPHANIE AUSMAN	SHILOH	204 POND RD
P	0001106	203.87	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST

08/30/22 09:06:28

Delinquencies Top-30 Unpaid

1

Attachment: july20220830091314405 (3386 : Tax Report)

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001709	10	1,207.54	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001046	10	562.79	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001072	10	534.66	PAM BUNDY	SHILOH	105 AARON DR
P	0001681	10	504.70	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001230	10	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001538	10	311.90	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	10	307.42	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001694	10	241.65	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001952	10	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0001106	10	203.87	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001827	10	148.15	KAREN BUNDY	CAMDEN	431 158 US W
P	0000295	6	1,126.07	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000770	6	134.40	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0000385	6	121.17	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLAND
P	0002921	6	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0001104	5	1,148.60	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000945	5	243.90	RAMONA F. TAZEWEEL	CAMDEN	239 SLEEPY HOLLOW RD
P	0002442	5	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0002468	5	178.15	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
P	0002968	5	165.22	MICHAEL WILLIAM MAINELLO	SOUTH MILLS	237 KEETER BARN RD
P	0001150	5	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001689	5	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0002902	4	222.92	STEPHANIE AUSMAN	SHILOH	204 POND RD
P	0001512	4	167.69	JOHN WESLEY BURGESS, JR.	CAMDEN	431 158 USY W
P	0000297	3	522.02	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0003559	3	365.94	BENNY FARRELL TUCKER	ELIZABETH CITY	152 158 US W
P	0003405	3	355.61	JOHN R BARKER	SHILOH	108 SASSAFRAS LN
P	0003501	3	310.39	DIANE L. NOBLE	CAMDEN	152 158 US W
P	0003513	3	282.06	JULIE PORTER	CAMDEN	431 158 US W
P	0003075	3	255.21	PATRICK WAYNE BAUM	CAMDEN	186 B BUSHELL RD

08/30/22 09:06:30

Delinquencies Top-30 Oldest

1

Attachment: july20220830091314405 (3386 : Tax Report)

Personal



Board of Commissioners AGENDA ITEM SUMMARY SHEET

New Business

Item Number: 6.B
Meeting Date: September 06, 2022
Submitted By: Erin Burke,
 Administration
 Prepared by: Karen Davis

Item Title **Potential Purchase of Real Property**

Attachments: Purchase and Sale Agreement 343 (DOCX)

Summary: At the August 1, 2022 Board of Commissioners meeting the Board directed staff in consultation with the County Attorney to draft a Purchase and Sale Agreement for approximately 40 acres known as the “The Sawyer Property” adjacent to the “Noblitt Tract” on North HWY 343 for the construction of a new High School. The Board indicated the language proposed for the “158 Site” should be mirrored in this contract to include a 120-day due diligence period. Staff has prepared the contract as directed. It is important to note this is to allow the County to enter into a due diligence phase to inspect the property. This is not a contract to purchase. A public hearing will need to be held in order to decide on the purchase of the property.

RECOMMENDATION: Staff has reviewed the proposed Purchase and Sale Agreement and recommends approval.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement"), made and entered into as of the _____ day of September, 2022 ("Effective Date"), by and between Joseph O Sawyer, by and through his lawful attorney in fact, Cheryl S. Smith, pursuant to a power of attorney duly of record in the public registry of Camden County (Seller), and THE COUNTY OF CAMDEN, NORTH CAROLINA, a political subdivision of the State of North Carolina ("Buyer").

Recitals:

A. Seller is the owner of a certain parcel of land located on the south side of N.C. Highway 343 in Camden County, North Carolina, containing approximately 40 acres (the "Entire Parcel") as shown on the Exhibit A attached hereto and made a part hereof.

B. Seller has agreed to sell to Buyer, and Buyer has agreed to buy from Seller the above referenced 40 acres on the terms and conditions hereafter appearing.

Agreement:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and which includes the mutual promises of the parties, the parties agree:

1. **Property.** Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller. The Property includes all strips, gores, easements, privileges, rights-of-way, riparian and other water rights, rights to lands underlying any adjacent streets or roads, and other tenements, hereditaments and appurtenances, if any, pertaining to or accruing to the benefit of the Property.
2. **Purchase Price.** The purchase price ("Purchase Price") for the Property is Eighteen Thousand Seven Hundred Fifty and no/100 Dollars (\$18,750.00) per acre of land (rounded to the nearest thousandth of

an acre) in the Property as determined by the "Survey" (defined below). The Purchase Price shall be payable as follows:

(a). \$500.00 by the earnest money "Deposit," as defined in Section 4 below, which shall be applied to the Purchase Price at the Closing; and

(b). The balance shall be payable to Seller in immediately available funds at the Closing; and

3. **Closing.** The purchase of the Property will be closed ("Closing") on or before thirty (30) days after the last day of the "Investigation Period" (defined below). The Closing will be held at 10:00 A.M. local time in the offices of Buyer's attorney, unless otherwise agreed upon by the parties.

3. **Earnest Money Deposit.** On the first business day following the Effective Date, Buyer shall make the earnest money deposit in the amount of Five Hundred and 00/100 Dollars (\$500.00) (the "Deposit"), to be held in escrow by The Twiford Law Firm P.C. ("Escrow Agent"). If Buyer does not timely make the Deposit, then Seller may immediately terminate this Agreement by written notice to Buyer. The Deposit shall be subject to the terms set forth below:

3.1. Escrow Agent shall hold the Deposit in a non interest bearing FDIC or FSLIC trust account.

3.2. The Escrow Agent shall disburse the Deposit in accordance with the terms of this Agreement.

3.3. If the Deposit has not been disbursed previously, and parties are proceeding to Closing, then the Escrow Agent shall deliver the Deposit at Closing to the settlement agent, if other than the Escrow Agent, for credit against the Purchase Price.

4. **Investigation Period.** Through 5:00 P.M. local time on the 120th day after the Effective Date (the "Investigation Period"), Buyer and Buyer's representatives shall have access to the Entire Parcel for the purpose of conducting its due diligence investigations.

4.1. During the Investigation Period Buyer and Buyer's agents or designees shall have the right to enter the Entire Parcel for purposes of performing such investigations and other inquiries, tests and evaluations as Buyer deems reasonably necessary, including economic, legal and title analysis, securing environmental and engineering reports, determining the availability of suitable utilities, and performing such other reasonable and customary due diligence as the Buyer elects to perform. All such investigations shall be at Buyer's sole expense. Buyer's investigation shall not interfere with the existing cultivation, including harvesting.

4.2. Within five (5) business days after the Effective Date, Seller shall deliver to Buyer, if not previously delivered, the following documents and information with respect to the Entire Parcel to the extent that they are in existence and are in Seller's possession or are readily available to Seller without any cost or expense to Seller:

4.2.1. The most recent survey;

4.2.2. Any soil reports or environmental assessments; and

4.2.3. A copy of any policy of title insurance issued in favor of Seller.

4.3. Seller makes no independent representation or warranty as to such documents except that they are true and correct copies of the materials in Seller's possession. All materials delivered to Buyer pursuant to this Agreement shall be treated as confidential by Buyer and returned to Seller in the event that Buyer does not acquire the Property; provided, however, that Buyer shall have the right to disclose such materials to Buyer's agents, employees, attorneys, consultants, investors and lenders so long as reasonable efforts are made to keep such matters confidential.

4.4. Buyer may enter the Entire Parcel for the purpose of obtaining a phase I environmental site assessment of the Entire Parcel and for conducting soil and other geo-technical tests and evaluations,

subject to the limitations set forth below. Buyer shall give Seller reasonable notice prior to entering the Entire Parcel, and Seller shall have the right to observe the testing being done. Buyer shall fill in all holes and otherwise restore the Entire Parcel after conducting such tests.

4.5. Buyer shall not perform any invasive environmental testing (e.g. a phase II environmental site assessment) without the prior written approval of Seller with due respect to its obligation not to impair existing cultivation.

4.6. Buyer shall repair any damage to the Entire Parcel caused by its investigations. Buyer agrees to indemnify and to hold Seller harmless from any loss, cost, expense or liability incurred or sustained by the claim of any person made by reason of any due diligence activities conducted by Buyer or its agents or contractors. This indemnity shall survive Closing and any termination of this Agreement.

4.7. Buyer shall have the absolute right at any time prior to the expiration of the Investigation Period (as the same may be extended) to terminate this Agreement by giving written notice to Seller, and upon such termination the entire Deposit (together with any interest but less any Escrow Agent fees) shall be paid to the Buyer, and the parties shall have no further rights, obligations or liabilities with respect to each other under this Agreement (except for Buyer's indemnity obligations that survive termination of this Agreement).

4.8. Upon Seller's request, Buyer will provide Seller with copies of all reports and other due diligence materials with respect to the Entire Parcel.

5. **Subdivision Plat.** Promptly following the execution and delivery of this Agreement, Buyer shall cause a surveyor licensed in the State of North Carolina to prepare a subdivision plat (the "Subdivision Plat") and other documents required to create the Property as a separately subdivided parcel of land. The acreage of the Property, as shown on the Subdivision Plat (rounded to the nearest one thousandth of an acre), shall, absent manifest error, be the basis for determining the Purchase Price. Seller shall have the right

to approve the configuration and dimensions of the Property as shown on the Subdivision Plat, which approval shall not be unreasonable delayed, withheld, or conditioned. Buyer shall cause the Subdivision Plat to be approved by any applicable administrative or political process and cause it to be recorded in the office of the Camden County Register of Deeds. Seller agrees to cooperate with Buyer in the process to have the Subdivision Plat recorded and shall sign the Subdivision Plat as the landowner if required as a condition to the approval or recordation of the Subdivision Plat. Seller shall not be obligated to approve or sign any Subdivision Plat that provides for the dedication of any land without compensation deemed acceptable to Seller.

6. Title and Survey. Seller will convey title to the Property to Seller by Special Warranty Deed, the form of which is attached as Exhibit B.

6.1. On or before twenty days prior to the end of the Investigation Period, Buyer shall at its sole cost and expense cause a title examination to be made of the Property and shall obtain a commitment for the issuance of title insurance (the "Commitment") by a title insurance company acceptable to Buyer (the "Title Company"). The Title Company need not be the same company as the Escrow Agent, but can be any title insurance company selected by Buyer. A copy of the Commitment shall be delivered to Seller.

6.2. On or before twenty days prior to the end of the Investigation Period, Buyer shall obtain, at its sole cost and expense, a survey of the Property prepared and certified by a North Carolina licensed surveyor ("Survey"). At least two prints of the Survey shall be delivered to Seller.

6.3. Buyer shall have until twenty days prior to the end of the Investigation Period to examine the Commitment and the Survey.

6.3.1. If Buyer finds any objectionable matters in the Commitment or on the Survey (each an "Objectionable Condition"), then Buyer shall notify Seller in writing of all of such Objectionable Conditions on or before the end of the Investigation Period ("Buyer's Notice"). Copies of all documents

evidencing each Objectionable Condition will be delivered with the Buyer's Notice. Buyer's failure to timely give the Buyer's Notice shall be deemed Buyer's acceptance of the condition of the title to the Property "as is", including all matters shown on the Commitment and Survey.

6.3.2. Within fifteen (15) days after receipt of Buyer's Notice, Seller shall notify Buyer in writing whether Seller elects to cure any of the Objectionable Conditions ("Seller's Notice"). Seller's failure to timely give the Seller's Notice shall be deemed Seller's election not to cure any of the Objectionable Conditions.

6.3.3. If Seller elects not to cure any one or more of the Objectionable Conditions, then Buyer may, prior to the expiration of the Investigation Period, terminate this Agreement and receive a refund of the Deposit. If Buyer does not terminate the Agreement, then Buyer shall be deemed to have waived the Objectionable Conditions that Seller has not elected to cure and they shall be Permitted Exceptions.

6.3.4. The following shall constitute "Permitted Exceptions":

6.3.4.1. All exceptions shown the Commitment that are not Objectionable Conditions enumerated in a Buyer's Notice.

6.3.4.2. All Objectionable Conditions enumerated in a Buyer's Notice and with respect to which Buyer has waived its objection or is deemed to have waived its objection.

6.3.4.3. All matters of record as of the Effective Date and all matters of survey that would be disclosed by an accurate survey of the Property and that are not objected to by Buyer or that are objected to by Buyer and with respect to which Buyer has waived its objection or is deemed to have waived its objection.

6.3.5. In all events, Seller shall (x) cause to be discharged at Closing the lien of all instruments securing financing obtained by Seller and (y) execute an affidavit confirming that (a) there are no rights of possession and (b) no mechanics' liens or materialmen's liens or claims have been or may be filed

against the Property or, if Seller cannot provide such confirmation, Seller shall cause the Title Company to insure Buyer's title without any exception for mechanics' and materialmen's liens. Provided, seller shall retain the right to lease the premises, or any part, for the growing of crops up to December 31, 2022 with all rentals ongoing thereof being the sale and exclusive property of seller.

6.4. If Seller elects to cure any Objectionable Conditions, then Seller shall cure such Objectionable Conditions at or prior to Closing. If Seller elects to cure, but shall fail to cure, any Objectionable Condition at or prior to Closing, then Buyer may either (a) cure such condition itself if the Objectionable Condition is a lien or encumbrance of an ascertainable amount which can be cured by the payment of money, and deduct from the Purchase Price the reasonable costs and expenses incurred by Buyer in curing such Objectionable Condition, (b) waive the Objectionable Condition and proceed to Close the transaction contemplated by this Agreement with no reduction in the Purchase Price relating to the uncured Objectionable Condition (except to the extent of liens or encumbrances of an ascertainable amount), or (c) terminate this Agreement in which case the Escrow Agent shall return the Deposit to Buyer.

6.5. Except as specifically set forth in this Agreement, Seller will permit no changes to the status of the title to the Property after the Effective Date that would be binding on Buyer without the consent of the Buyer.

7. Closing Costs; Settlement Adjustments.

7.1. Seller shall pay any North Carolina transfer tax with respect to the transfer of title to the Property.

7.2. Buyer shall be responsible for the payment of the title insurance premiums, its attorneys' fees, and the cost of recording the title instruments and the Deed of Trust, and the fees of Seller's attorney to prepare the Note and Deed of Trust.

7.3. Seller shall be responsible for all delinquent, deferred or “roll back” real estate property taxes applicable to the Property, including any interest or penalties. All other current year real estate property taxes for the Property shall be prorated as of the date of Closing on a calendar year basis. In the event the taxes for the year of Closing are unknown, the tax proration will be based upon such taxes for the prior year and, at the request of either party, the taxes shall be re-prorated and adjusted when the tax bill for the year of Closing is received and the actual amount of taxes is known.

7.4. Seller shall be responsible for all governmental assessments confirmed as of the Closing, and Buyer shall be responsible for any such assessments or dues confirmed thereafter.

8. Seller’s Representations and Warranties. Seller represents and warrants to Buyer that as of the Effective Date:

8.1. This Agreement has been duly executed and delivered by the Seller, constitutes the valid and binding obligation of the Seller, and is enforceable against the Seller in accordance with its terms.

8.2. To the best of Seller’s knowledge, there are no pending, threatened or contemplated condemnation actions involving all or any portion of the Entire Parcel, and Seller has received no notice of any such action.

8.3. Seller has received no notice of and to the best of Seller’s knowledge there is no pending litigation involving Seller or the Property which would in any way (i) be binding upon the Buyer and materially and adversely limit the Buyer’s full use and enjoyment of the Entire Parcel, or (ii) limit or restrict Seller’s right or ability to enter into this Agreement and consummate the transactions contemplated under this Agreement.

8.4. Seller’s attorney in fact has full power and authority to enter into the transactions set forth in this Agreement. Upon request by Buyer, Seller shall supply to Buyer a true and complete copy of the power

of attorney as shall be reasonably necessary to provide evidence that Seller is consenting to the action of his attorney in fact in executing this document and such others as are contemplated herein.

8.5. To the best of Seller's knowledge, without independent investigation or inquiry, and except to the extent otherwise disclosed in any environmental report or study obtained by Buyer prior to Closing or in any environmental report or study delivered by Seller to Buyer prior to Closing: (a) Seller has not received written notice from any governmental authority relating to an existing violation of the Entire Parcel under any applicable environmental law; and (b) Seller has not caused, during the period of Seller's ownership of the Entire Parcel, any discharge of hazardous materials on or from the Entire Parcel in violation of any applicable environmental law.

8.5.1. The term "applicable environmental law" means any law, statute, code, rule, or regulation of the United States, the State of North Carolina, and all local governmental or regulatory authorities exercising jurisdiction over Seller or the Entire Parcel, pertaining to prohibition or regulation of hazardous or toxic wastes or materials, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA) (42 U.S.C. Section 9601, et seq.), as amended from time to time.

8.5.2. Buyer acknowledges that current or future federal, state and local laws and regulations may require the cleanup of any matters subsequently discovered on the Entire Parcel, which constitute hazardous, toxic or regulated materials, wastes or substances under applicable environmental laws at the expense of the persons who, in the past, present or future may have had or continue to have an interest in the Entire Parcel including, without limited to, current, past and future owners and users/operators including tenants of the Entire Parcel. The cost and expense of such cleanup may be substantial. Buyer acknowledges and agrees that Buyer shall look solely to the experts and professionals selected or approved by Buyer to advise Buyer with respect to the condition of the Entire Parcel and will

not hold Seller or any brokers responsible for any environmental conditions or problems relating to the Entire Parcel or for any remediation or other cleanup activities in connection therewith, and hereby releases Seller from any such liability.

8.6. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1954 as amended.

9. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that as of the Effective Date:

9.1. This Agreement has been duly executed and delivered by the Buyer, constitutes the valid and binding obligation of the Buyer, and is enforceable against the Buyer in accordance with its terms.

9.2. Buyer is duly organized and validly existing under the laws of the place of its formation with full power and authority to enter into the transactions set forth in this Agreement. Buyer shall provide at Closing an opinion of counsel in form and substance satisfactory to Seller that Buyer has duly authorized the execution and delivery of this Agreement and the purchase of the Property and that the person who has executed and delivered on behalf of Buyer, the Note, Deed of Trust and all other documents with respect to the transaction contemplated by this Agreement is duly authorized to do so.

10. Conditions to Closing.

10.1. The obligations of the Buyer to close on its acquisition of the Property are subject to the satisfaction at or prior to Closing of the following conditions and upon each of the factual statements set forth below being true:

10.1.1. The Seller shall have performed and complied with all terms and conditions required by this Agreement to be performed or complied with by the Seller prior to or at Closing.

10.1.2. The representations and warranties of Seller contained in this Agreement shall be true and correct on the date of Closing.

10.1.3. There shall be no encumbrances or other defects in the title to the Property other than the Permitted Exceptions.

10.1.4. The Subdivision Plat shall have been recorded.

10.2. The obligations of the Seller hereunder are subject to the satisfaction at or prior to Closing of the following conditions and upon each of the factual statements set forth below being true:

10.2.1. The Buyer shall have performed and complied with all terms and conditions required by this Agreement to be performed or complied with by the Buyer prior to or at Closing.

10.2.2. The representations and warranties of Buyer contained in this Agreement shall be true and correct on the date of Closing.

10.2.3. The Subdivision Plat shall have been recorded.

11. Seller's Obligations at Closing. Seller shall deliver to Buyer the following at Closing:

11.1. An executed counterpart of a settlement statement showing the Purchase Price and all credits, allocations, prorations and other financial adjustments between the parties as set forth in this Agreement ("Settlement Statement").

11.2. The executed and acknowledged Special Warranty Deed to the Property, with a legal description of the Property based on the Survey or recorded Plat.

11.3. A duly executed lien affidavit sufficient to permit the Title Company to issue its title policy without exception for unpaid laborers' and materialmen's liens and without exception for rights of possession of

any third party, excepting on agricultural lease which shall terminate in its entirety on or before December 31, 2022.

11.4. A certificate given under penalty of perjury and on a form approved under regulations promulgated under Section 1445 of Internal Revenue Code of 1954 as amended, that Seller is not a foreign person.

11.5. Such other documents and instruments which may be necessary for the consummation of the transactions contemplated by this Agreement as may be reasonably requested by Buyer or Buyer's counsel.

12. **Buyer's Obligations at Closing.** Buyer shall deliver the following to the Seller at Closing:

12.1. An executed counterpart of the Settlement Statement.

12.2. The Purchase Price, subject to credits, allocations, prorations and adjustments as set forth in this Agreement, and minus the original principal amount of the Note to be paid by wire transfer or other immediately available funds in sufficient time to permit Seller to discharge any deeds of trust or other monetary liens against the Property on a "same day" basis.

12.3. Such other documents and instruments which may be necessary for the consummation of the transactions contemplated by this Agreement as may be reasonably requested by Seller or Seller's counsel.

13. **Risk of Loss.** Risk of loss prior to Closing shall be on Seller and Seller shall provide notice to Buyer promptly after the occurrence of any loss of or damage to the Property.

14. **Eminent Domain.** If, prior to Closing, more than five percent (5%) of the Property is taken by eminent domain, or if such condemnation proceedings are commenced, Buyer shall have the option, by written notice to Seller, to terminate this Agreement. If Buyer does not elect to terminate this

Agreement then (i) this Agreement shall remain in full force and effect, (ii) Seller shall assign, transfer and set over to Buyer at the Closing all of Seller's right, title and interest in and to the eminent domain proceedings and any awards that may be made for such taking (including any funds which Seller may have received for such condemnation prior to Closing), and (iii) after Closing, Buyer shall be solely responsible, at its cost, for litigating any eminent domain proceedings that have not been completed prior to Closing.

15. Brokerage Commissions. Seller and Buyer represent and warrant each to the other that they have not dealt with any broker or realtor in connection with this transaction. Each party shall indemnify and hold harmless the other from and against any and all claims, demands or the cost and expense thereof (including reasonable attorneys' fees) arising out of any brokerage commission, fee or other compensation due or alleged to be due to any person in connection with the transaction contemplated by this Agreement based upon any agreement alleged to have been made or other action alleged to have been taken by the indemnifying party. This indemnity obligation shall survive Closing and any termination of this Agreement.

16. Default and Remedies.

16.1. If Seller fails to perform any of the terms and conditions of this Agreement or is otherwise in default under this Agreement, then Buyer, at Buyer's sole option and as its sole remedies, may elect to:

16.1.1. Waive the default or failure and close "as is"; or

16.1.2. Terminate this Agreement by written notice to Seller given on or before the date of Closing, in which event Buyer shall be entitled to recover the Deposit, in which case both parties shall be released from all further obligations under this Agreement except for those obligations that specifically survive termination of this Agreement; or

16.1.3. Seek specific performance of Seller's obligations under this Agreement provided that any suit for specific performance must be filed within ninety (90) days after the date on which Seller's default is alleged to have occurred or it shall be forever barred.

16.2. If Buyer fails to perform any of the terms and conditions of this Agreement or is otherwise in default under this Agreement, then Seller, as its sole remedy, shall receive the Deposit as agreed and liquidated damages for the breach, whereupon the parties shall be relieved of all further obligations under this Agreement except for Buyer's indemnity obligations which survive termination of this Agreement.

16.3. If either party is in breach of its representations or warranties, and such breach is not disclosed by the breaching party to the other party in writing prior to Closing, then the other party shall have whatever rights or remedies are available against the breaching party at law or equity. Notwithstanding the foregoing to the contrary neither party may bring a claim of breach of representation or warranty by the other unless the party claiming the breach notifies the other party of its claims within one (1) year after the Closing.

16.4. In no event shall either party be liable to the other party for consequential or punitive damages.

16.5. In the event either party brings any legal action to enforce its rights against the other party, then the prevailing party shall be entitled to recover from the other party all legal costs (including reasonable attorneys fees at all tribunal levels) as is by law allowable.

17. **Assignment.** Neither party shall assign this Agreement without the prior written consent of the other; provided that, Buyer may assign its right to take title under this Agreement to another entity owned or controlled by Buyer or the principal owners of Buyer, but Buyer shall not be relieved of its obligations under this Agreement.

18. Miscellaneous.

18.1. Property Transferred “As Is and Where Is”. Subject to the Seller’s representations and warranties specifically set forth in this Agreement and in the special warranty deed to be delivered at Closing: (i) it is understood and agreed that Seller has not made and is not making and specifically disclaims any warranties, representations or guarantees of any kind or character, express or implied, oral or written, past, present or future, with respect to the Property and its suitability for any particular purpose or use; (ii) Buyer acknowledges that it is generally familiar with the Property and is a sophisticated Buyer of real estate, and that it is relying upon its own expertise and that of its consultants in purchasing the Property and that it will conduct such inspections and investigations as it deems necessary including, but not limited to, the physical and environmental conditions thereof and shall rely upon the same; and (iii) Seller shall sell and convey to Buyer, and Buyer shall accept the Property, “AS IS, WHERE IS, WITH ALL FAULTS”. The terms and conditions of this provision shall expressly survive the Closing and not merge with the provisions of any closing documents, shall run with the land and shall be binding on any successors, assigns or transferees of Buyer. Neither Seller nor Buyer is liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property furnished by any broker, agent, employee, servant or other person, unless the same are expressly set forth herein. Provided, if during the investigation period buyer determines, in its sole discretion, the property is not suitable for its needs, buyer may withdraw from the agreement, receive a refund of its earnest money deposit and have no further obligation to seller whatsoever.

18.2. Notices. All notices under this Agreement shall be given in writing and shall be: (a) hand delivered against a written receipt of delivery, (b) delivered to a nationally recognized overnight courier service for next business day delivery with delivery charges paid by, or billed to, the Sender, or (c) by email, provided, however, that if such notice is given by email, an original counterpart of such communication shall concurrently be sent in either the manner specified in the clause (b) above. Each such notice,

demand or request, shall be deemed to have been given upon the earlier of (i) actual receipt or refusal by the addressee or (ii) one day after the deposit thereof with a courier if sent pursuant to clause (b) above. Notices shall be directed as follows:

TO BUYER:

THE COUNTY OF CAMDEN, NORTH CAROLINA

Erin Burke, County Manager

P.O. Box 190

Camden, NC, 27921

with a copy to:

John S. Morrison

The Twiford Law Firm P.C.

P.O. Drawer 99

Elizabeth City, NC, 27909

TO SELLER:

Cheryl S. Smith

For Joseph O. Sawyer

Notices may be given on behalf of any party by its legal counsel. Either party may, from time to time, by notice as herein provided, designate a different address to which notice to it shall be sent.

18.3. Knowledge. The phrases "to the best of Seller's knowledge," "to Seller's knowledge," "to Seller's actual knowledge," "Seller has no knowledge of," and similar phrases shall mean the actual, and not constructive, current knowledge of Frank T. Williams; and shall not impose any requirement upon such individual to undertake any independent investigation or inquiry.

18.4. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

18.5. Entire Agreement. This instrument and any exhibits and addenda hereto contain the entire understanding and agreement by and between the parties and all prior or contemporaneous oral or written agreements or instruments are merged herein and no amendment to this Agreement shall be effective unless the same is in writing and signed by the parties hereto. There are no representations, warranties or undertakings given or made by either party hereto except as set forth herein or in any instrument delivered pursuant hereto.

18.6. Survival. The indemnity obligations of the parties set forth in this Agreement shall survive termination of this Agreement and Closing. The representations and warranties of the parties shall survive for a period of one (1) year after Closing. All obligations of the parties which are required to be performed by a party after Closing under the terms of this Agreement, including all obligations regarding the Development Obligations, shall survive closing.

18.7. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted successors and assigns.

18.8. Captions and Headings. The captions and headings throughout this Agreement are for convenience and reference only and the words contained therein shall in no way be held to define or add to the interpretation, construction or meaning of any provision of this Agreement.

18.9. Counterpart Originals. This Agreement may be executed in separate counterparts with multiple originals. Any party may execute this Agreement electronically using an electronic signature service. This Agreement may be delivered by facsimile, email, or any other form of electronic transmission. Copies of this Agreement are acceptable as originals for all purposes.

18.10. Time. Time periods under this Agreement shall be computed by excluding the starting day and including the ending day of the period. The term "business day" shall mean any day that is not a Saturday, Sunday or a day in which the North Carolina courts or federal banks are closed. When any date for taking action does not fall on a business day, then the time for taking such action will be extended to the next business day. Time is of the essence with respect to the rights and obligations created under this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and sealed as of the Effective Date.

SELLER: Joseph O. Sawyer, widower

By: Cheryl S. Smith

Attorney in Fact

BUYER: THE COUNTY OF CAMDEN, NORTH CAROLINA

By: Erin Burke, County Manager

Exhibit A

Utilizing the Camden GIS map attached hereto, the blue outlined area is the proposed 40 acre parcel. It has approximately 605 foot of road footage on North Carolina Highway 343 North and extends east from 343 1300 ft to the drainage ditch that runs in front of the wooded block. The southern border adjoins the current high school proposed site sometimes known as the Noblitt property. In between the Noblitt property and the property described herein is a triangular tract, also adjacent to 343 belonging to the Traftons.

It is agreed and understood this description is solely for purposes of this contract of purchase and sale. A metes and bounds survey will be performed in the near future which will control over this recitation. If the survey discloses more or less than 40 acres referenced herein the contract price shall be adjusted accordingly utilizing the \$18, 500.00 per acre price.

Exhibit B

Special Warranty Deed Form

Excise Tax: Recording Time, Book and Page:

Tax Lot No.: _____ Parcel Identifier No.

Verified by _____ County on the ____ day of _____, 20

by

Mail after recording to:

This instrument was prepared by:

Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR GRANTEE

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in _____ County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described was part of a larger tract acquired by Grantor by instrument recorded in Book _____, Page _____, _____ County Registry.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to 20__ ad valorem taxes and taxes for subsequent years.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

[INSERT NAME] By: Name: Its:

STATE OF _____ :

COUNTY OF _ :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: .

Date:

Notary Public:

[Affix Notary Seal] Printed Name:

My Commission Expires:



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Board Appointments

Item Number: 7.A
Meeting Date: September 06, 2022
Submitted By: Kevin Jones,
Sheriff
Prepared by: Karen Davis

Item Title **Potentially Dangerous Dog Appeals Board**

Attachments:

Summary:

It is the request of Sheriff Jones that Wallace Lee Parr be appointed to the Potentially Dangerous Dog Appeals Board.

Recommendation:

Appointment.



Board of Commissioners AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number:	8.A	
Meeting Date:	September 06, 2022	
Submitted By:	Karen Davis, Clerk to the Board Board of Commissioners Prepared by: Karen Davis	
Item Title	BOC Meeting Minutes	
Attachments:	bocminutes_071422	(DOCX)
	boc_boeminutes_072722	(DOCX)
	bocminutes_080122	(DOCX)

**Camden County Board of Commissioners
Special Called Meeting
July 14, 2022; 7:00 PM
New Camden Public Library Boardroom
118 Hwy 343 North**

MINUTES

A duly noticed Special Called Meeting of the Camden County Board of Commissioners was held on July 14, 2022 at 7:00 PM in the boardroom of the New Camden Public Library in Camden, North Carolina. The purpose of the meeting was to consider a lease agreement with Lucia Specialized Hauling of VA, Inc. for property located in the Camden Commerce Park.

CALL TO ORDER

The meeting was called to order by Chairman Ross Munro at 7:00 PM. Also Present: Vice-Chair Tiffney White, Commissioners Tom White, Clayton Riggs and Randy Krainiak. Administration Staff Present: County Manager Erin Burke, County Attorney John Morrison and Clerk to the Board Karen Davis.

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, Tiffney White, Randy Krainiak

COMMERCE PARK PROPERTY AGREEMENT

County Attorney John Morrison presented in detail the following agreement between Camden County, North Carolina and Lucia Specialized Hauling of VA, Inc for the lease of unimproved real property and option to purchase land consisting of 10.61 acres, more or less, situated on Opportunity Drive in Camden County Commerce Park. Mr. Lucia agrees to the terms.

Mr. Morrison explained that according to Economic Development Law, the County may lease the property without a public hearing, provided the lease is for one year and no more; and provided there is a finding by the Board that the County has no use for the property in the coming year.

<p>North Carolina</p> <p>Camden County</p> <p style="text-align: center;">LEASE OF UNIMPROVED REAL PROPERTY AND OPTION TO PURCHASE</p> <p>This lease is made and entered into this the ____ day of July, 2022 by and between Camden County, a Body Politic and Political Subdivision of the State of North Carolina ("LESSOR") and Lucia Specialized Hauling of VA, Inc. ("LESSEE").</p> <p style="text-align: center;">RECITALS</p> <p>1. LESSOR owns real property hereinafter described and has statutory authority to lease and option the same pursuant to North Carolina General Statute 160A-272 and 138-7.1 (d). The statutory requirements have been satisfied, or will be timely satisfied, regarding any renewal or execution of the option granted as further explained herein.</p> <p>2. LESSEE is desirous of leasing the property to promote development of its existing business. Likewise, LESSEE has a keen interest in purchasing the property in accord with the above referenced statutes and other applicable North Carolina law.</p> <p>3. LESSOR is desirous of promoting commercial development in Camden County to increase its tax base, provide employment for its residents with the further possibility of creating local sales and jobs in other Camden businesses which may service LESSEE's enterprise, thereby creating the potential for sales tax revenue.</p> <p>4. LESSEE has represented, and LESSOR through its duly elected Board of</p>	<p>Commissioners, has determined should LESSEE execute its option herein, the purchased site would create 25 full time jobs with an annual average compensation, excluding benefits, of at least \$35,000 to \$65,000 per year. Further, such jobs would be maintained for at least 10 consecutive years.</p> <p>5. The Camden County Board of Commissioners has likewise found the property has a fair market value of \$35,000 per acre, as of this date.</p> <p>6. The above recitals have been carefully reviewed by the parties and each does affirm the same are accurate.</p> <p>7. LESSOR and LESSEE, for the reasons above stated each desire to enter into this lease and option on the terms appearing and each represents to the other it has full authority to do so.</p> <p>NOW, THEREFORE, for and in consideration of the mutual covenants herein expressed and other good and sufficient consideration, the receipt of which is hereby acknowledged, the parties agree as follows:</p> <p style="text-align: center;">SECTION ONE</p> <p style="text-align: center;">REAL PROPERTY DESCRIPTION</p> <p>The property leased, and subject to option, consists of 10.61 acres, more or less, situated on Opportunity Drive in Camden County Commerce Park. Although no current survey or lot number exist, the following description is accepted by the parties from an aerial photograph, as sufficient to describe the subject real property for purposes of this instrument.</p>
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Bounded on the South by Eco Park on the East by Opportunity Drive; on the North by lands now or formerly belonging to Lewis and on the West by US Hwy 17. This property is part of a larger tract of land, Commerce Park, and will subsequently be surveyed and identified with an individual parcel number. The survey shall then be recorded. The expense of survey and choice of a licensed surveyor is with county.

SECTION TWO

TERM

This lease shall exist for a period of one year only, commencing August 1st, 2022, and terminating at midnight July 31st, 2023. Inasmuch as LESSOR is a North Carolina local government there can be no subsequent extensions without the approval of the Camden County Board of Commissioners in compliance with existing state law. Such additional extensions cannot exceed a one-year term. Should LESSEE desire an extension, it shall be documented in a written petition timely dated submitted to the Camden County manager no later than 30 days prior to the expiration of the existing one-year term. Although LESSOR will not unreasonably withhold an extension request, it will diligently comply with the requirements of NCGS 160A-272 and 158-7.1 (d) as well as other applicable law.

SECTION THREE

PERMISSIBLE REAL PROPERTY IMPROVEMENTS

During the course of this one-year lease, or any extension thereof, LESSEE may improve the leased premises, including, but not limited to the creation of entry and exit points; grading;

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and clearing. Provided, all such improvements, shall be approved by the County Planning Director, in writing, in advance. Such permission shall not be unreasonably withheld and would only be denied, if in the discretion of the planning director, the improvement would impair the value of the existing property or any other property within the Commerce Park. Moreover, there is an existing *cui-de-sac* which shall not be removed or obstructed. Should LESSEE fail to exercise its option, all improvements, which shall be at LESSEE's sole expense, shall remain the property of LESSOR free and clear from any demand, including compensation, by LESSEE.

SECTION FOUR

USE & OCCUPANCY

LESSEE may immediately utilize the leased premise for the storage of its vehicles and equipment and for such other purposes as are directly related to the expansion of LESSEE's existing business and the permanent acquisition of the real property. This is likewise subject to the approval of the planning director, as above stated and shall not unreasonably be withheld. However, consent subject to existing North Carolina law regarding hazardous substances, zoning, and the restrictive covenants of record in Book 368 at pages 673-705 of the Public Registry of Camden County. Said restrictive covenants are incorporated herein by reference with the understanding LESSEE must, at all times, abide by the same.

LESSEE may enter into the subject property with quiet and lawful enjoyment, pursuant to the terms of this lease, August 1st, 2022.

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SECTION FIVE

RENT

LESSEE shall pay to LESSOR the sum of One Hundred Seven Thousand, One Hundred Twenty-Four Dollars (\$107,124.00) payable in twelve equal monthly installments, beginning on August 1st, 2022, and continuing each month thereafter, in the amount of Eight Thousand Nine Hundred and Twenty-Seven Dollars (\$8,927.00), to the expiration of the existing term are any extension thereof.

In the event LESSEE elects to exercise the potential option hereinafter expressed, each month of rental received by LESSOR from LESSEE shall be a credit on the purchase price. Otherwise, the same is treated as rent only and shall not be refundable.

SECTION SIX

OPTION TO PURCHASE

For three consecutive years from August 1st, 2022, LESSEE shall have the right to purchase the described property for the total sum of Three Hundred Seventy-One Thousand Three Hundred and Fifty Dollars (\$371,350.00) provided, however, in order to execute the option LESSEE must be under an active term or extension thereof, and in all ways compliant with the terms of this agreement. If LESSEE does not enjoy an active lease, in accord with this document, the option opportunity ceases.

Notification of intent to execute the option shall be made in writing by LESSEE, to the County Manager of LESSOR. Closing shall be within 30 days thereafter. LESSOR shall convey title by good and sufficient warranty deed, subject to restrictive covenants and easement of

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record; *ad valorem* taxes shall be prorated with LESSOR bearing all expenses normally associated with a real estate transaction allotted to a grantor. LESSEE shall be solely responsible for all financing cost, if any, and all legal cost including attorney fees and recording cost normally incurred by a Grantee in a North Carolina real estate transaction.

The cost of this option is Fifty Thousand Dollars (\$50,000.00) payable upon execution of this document, which shall be credited to the purchase price at the time grantee fully exercises the option granted herein. In the event, grantee does not exercise the option in accord with the requirements of this document, the option money shall remain the sole and exclusive property of Camden County excepting for the circumstance hereinafter described.

It is understood between the parties, and made a material part of this contract, that prior to a conveyance of real property by LESSOR, pursuant to this option, LESSOR must comply with North Carolina law regarding privately negotiated sales by a local government. If for any reason, the then sitting Board of Commissioners does not approve or so comply, the fifty thousand dollar (\$50,000.00) option price shall be refunded in full to LESSEE.

SECTION SEVEN

INSURANCE

All personal property located on the leased premises belonging to LESSEE, or any improvements made by LESSEE, shall be insured at LESSEE's sole expense from loss, damage, or destruction. In no event, shall LESSOR be responsible for the security, safety, and maintenance of LESSEE's property absent intentional misconduct by LESSOR or its agents.

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<p style="text-align: center;"><u>SECTION EIGHT</u></p> <p style="text-align: center;"><u>NONASSIGNABILITY</u></p> <p>This contract is not assignable by LESSEE without the written permission of LESSOR.</p> <p style="text-align: center;"><u>SECTION NINE</u></p> <p style="text-align: center;"><u>GOOD FAITH AND FAIR DEALING</u></p> <p>Upon notification of LESSEE of its intention to either the renew lease, or exercise its option, LESSOR agrees to immediately begin active compliance with applicable North Carolina law. This will include placing relevant matters on the earliest available agendas of the Board of Commissioners meeting.</p> <p style="text-align: center;"><u>SECTION TEN</u></p> <p style="text-align: center;"><u>PUBLIC MEMORIALIZATION</u></p> <p>A notice of the existence of this lease and potential option shall be recorded in the Public Registry of Camden County. Each party agrees to cooperate in signing such. The recording cost shall be at County's expense.</p> <p style="text-align: center;"><u>SECTION ELEVEN</u></p> <p style="text-align: center;"><u>AUTHORIZATION</u></p> <p>Prior to execution of this agreement, LESSEE shall present to LESSOR a duly dated and executed resolution authorizing the corporation to enter into this transaction.</p> <p style="text-align: center;">7</p>	<p>Executed on the day and year first above written in duplicate originals or counterparts:</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p><u>LESSOR</u></p> <p>Camden County, NC</p> <p>By: _____</p> <p>Erin Burke, County Manager</p> </td> <td style="vertical-align: top;"> <p><u>LESSEE</u></p> <p>Lucia Specialized Hauling of VA, Inc.</p> <p>By: _____</p> <p>President</p> </td> </tr> </table> <p style="text-align: center;">8</p>	<p><u>LESSOR</u></p> <p>Camden County, NC</p> <p>By: _____</p> <p>Erin Burke, County Manager</p>	<p><u>LESSEE</u></p> <p>Lucia Specialized Hauling of VA, Inc.</p> <p>By: _____</p> <p>President</p>
<p><u>LESSOR</u></p> <p>Camden County, NC</p> <p>By: _____</p> <p>Erin Burke, County Manager</p>	<p><u>LESSEE</u></p> <p>Lucia Specialized Hauling of VA, Inc.</p> <p>By: _____</p> <p>President</p>		

Motion that the County will have no use for the property referenced in the agreement in the next 12 months.

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

Motion to give authority and to the County Manager to executive the contract as presented by the County Attorney and the County Attorney is to move forward in obtaining the necessary signatures from Lucia Specialized Hauling.

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

Motion to approve the lease and of unimproved real property and option to purchase for Lucia Specialized Hauling of VA, Inc. for 12 months, commencing August 1st, 2022 as outlined in the agreement presented by the County Attorney.

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

Motion to adjourn.

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

There being no further matters for discussion Chairman Munro adjourned the meeting at 7:20 PM.

ATTEST:

Ross B. Munro, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board

**Camden County Board of Commissioners
Camden County Board of Education
Closed Session - Joint Meeting
July 27, 2022 – 6:00 PM
Camden County Public Library**

Welcome & Call to Order

A joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the boardroom of the new Camden Public Library at 6:00 PM on July 27, 2022. The primary purpose of the meeting was to discuss the site and construction of the new high school. The meeting was called to order by Board of Commissioner Chair Ross Munro and Board of Education Chair Christian Overton.

Board Members Present

Board of Commissioners: Chairman Ross Munro, Vice Chair Tiffney White, Commissioner Clayton Riggs. Absent: Commissioner Tom White and Commissioner Randy Krainiak.

Camden County Board of Education: Chairman Christian Overton, Vice Chair Jason Banks, Board Members Kevin Heath, Sissy Aydtlett and Chris Purcell.

Others Present

Camden County – County Manager Erin Burke, County Attorney John Morrison, Clerk to the Board Karen Davis

Camden County Schools – School Superintendent Dr. Joe Ferrell, Attorneys John Leidy and Johny Hallow, Administrative Assistant Anita Cuthrell

Invocation & Pledge of Allegiance

Chairman Ross Munro gave the invocation and led in the Pledge of Allegiance.

Consideration of the Agenda

Board of Commissioners - Motion to approve the agenda as presented.

RESULT:	PASSED [3-0]
MOVER:	Tiffney White
AYES:	Ross Munro, Clayton Riggs, Tiffney White
ABSENT:	Tom White, Randy Krainiak

Board of Education – Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Chris Purcell
SECOND:	Jason Banks
AYES:	Christian Overton, Jason Banks, Sissy Aydtlett, Kevin Heath, Chris Purcell

Presentation

M.B. Kahn – Bill Cram, Project Executive; Maggie Dittmar, Estimator
Moseley Architects – Ashley Dennis, Principal Architect
Timmons Group – Kim Hamby, Civil Engineer

The presentation by M.B. Kahn & Moseley Architecture representatives included the following:

- Market Update (Bill Cram)
 - Steel Mill Products prices are up over 100% in 2021. (Source: Construction Analytics)
 - Engineering News Record (ENR)BCI inputs index for 2021 is up 10.0%. The BCI is up 5.3% year-to-date for the first four months of 2022. (Source: Engineering News Record)

- Produce Price Index tables published by AGC show input costs to nonresidential buildings up about 18% for 2021. (Source: Associated General Contractors)
- Deflation is not likely. Only twice in 50 years have we experienced construction cost deflation, the recession years of 2009 and 2010. That was at a time when business volume dropped 33% and jobs fell 30%. (Source: Construction Analytics)
- The construction industry is in the midst of a period of exceptionally steep and fast-rising costs for a variety of materials, compounded by major supply-chain disruptions and a shortage of available workers. (Source: AGC)

Q2 2022 Building Materials Update

Material	Price	Inventories	Deliveries
Copper	Stabilizing	Contracting	Delayed
Drywall	Increasing	Contracting	Delayed
Electrical Equipment	Increasing	Contracting	Delayed
Glass	Stabilizing	Contracting	Delayed
HVAC Equipment	Increasing	Contracting	Delayed
Plumbing Fixtures	Increasing	Stabilizing	Delayed
PVC	Increasing	Contracting	Delayed
Steel	Stabilizing	Contracting	Delayed
Stainless Steel Pipe & Fittings	Stabilizing	Contracting	Delayed
Transportation/Shipping/Freight	Increasing	Contracting	Delayed

SOURCE: Manufacturing & Services PMI Institute for Supply Management Gilbane Supplier Network

Material Lead Times

Material	Lead Time (Months)
Major Electrical Equipment	10-18+
Curtainwall	9-12
Major Mechanical Equipment	8-10
Generators	8-12
Roofing	6-9
International Fabricated Millwork	6+
Small Electrical Equipment	5-7
Small Mechanical Equipment	4-7
Food Service Equipment	4-7
Elevators	4-6
Fire Pumps	4-6
Entertainment/Recreation Equipment	3-5
Steel	3-5
Metal Panels	3-4
Specialty Door Hardware	3-4
Lockers	3-4
Plumbing Specialties	3-4
Imported Tile and Stone	3
Ceiling Baffles	3

SOURCE: Gilbane

- Design Update (Ashley Dennis)

- Site Plan
- Floor Plan
- Front entrance
- Interior Courtyard
- CTE Lab
- Media Center
- Gymnasium
- Cafeteria Commons
- Extended Learning Area

- Prepared Questions

1. What is the actual usable (being area available for roads, parking, fields and buildings) acreage on the 343 site?

Kim Hamby - The usable acreage on the 343 site is about 44 acres. There are 55 acres of high ground, but much of that is tucked up into the wetlands.

2. What will now not fit on the 343 site that was previously on the board-approved site plan?

Kim Hamby - The multipurpose field is the only thing that will not fit on the site. This change happened in late 2021 and shortly before the project went on hold. This area was used for drainage and was required by a comment from the 3rd party reviewer. Everything else the District has requested fits, but is “shoehorned” into the site.

3. How much additional acreage would we need from the northern adjoining landowner on the 343 site to have a comparable site “acreage-wise” to the new site as far as offering facilities and future expansion?

Kim Hamby - We believe 20 additional acres would work, depending on the shape of the acreage acquired from the adjacent property. It is our understanding the small property on the road frontage is not available,

which would not provide another access point to 343 unless they purchased a larger piece of land. The additional access point would be highly recommended for improved site access and circulation.

4. What is the actual usable (same criteria as above) acreage on the 158 site?

Kim Hamby - We do not have enough information to provide an accurate answer. We have heard 70 acres, but also the proposal from the purchase agreement has only 57.3 acres of the 70 cut out for the school. The transmission line across the front, combined with the future widening of highway 158, eliminates all the frontage of the tract which is also a significant amount. It would be helpful if we had access to the map that is being referenced.

5. Estimate of costs for grading work at each site?

The current site development estimate on the 343 site is approximately \$5.2M. We would need more extensive site investigation completed before a reasonable/comparable estimate could be prepared for the 158 site.

6. How much overburden could be stored in berms etc. on each site to potentially save some money (343 site as is and if additional land could be acquired)?

Kim Hamby - There is no room on the 343 site and even if we could "find" places for them, they are not an ideal solution. They create additional drainage issues for which would need to be accounted. However, berms and stormwater against the road or under the power easement on the 158 site are possible.

7. It was mentioned the soils are similar on both sites and that the main advantage of the new site was it had been better maintained and drained, so could compression techniques (like compression plating) be used on the current site to reduce the amount of cut and fill needed?

Maggie Dittmar - No. This would have been in the Geotechnical report if it was a recommended solution.

8. Can we get a copy of the DOT study completed (as referenced by Rick Ott at some point) on the 343 property?

Maggie Dittmar & Kim Hamby - We do not have final permits from NCDOT. We did take the site through review for driveway, stacking, and turn lane configuration and had informal approval of the final layout. It was confirmed no Traffic Impact Analysis would be required. The MSTA review document can be provided if needed.

Chairman Ross Munro and Commissioner Clayton Riggs expressed particular concern in regard to the amount of traffic created by the schools currently situated on Route 343.

After a discussion in regard to traffic, David Otts with NCDOT stated that based on the concerns referenced a Traffic Impact Analysis could be requested for both sites.

County Attorney John Morrison clarified that once a determination is made on the final design of the school, the tract desired for purchase can be identified in the contract, when the contract enters negotiation. There is no contract at this point.

School Board Member Sissy Aydllett asked how the property would be paid for. Chairman Munro responded funds from the County Fund Balance would be used.

9. Will potential land purchase be explored adjacent to the 343 property?

It was decided to come back to this question later in the meeting.

10. Does the Board of Education have a choice or determination of the school site on any portion of the 158 site?

It was decided to come back to this question later in the meeting.

11. Does a new referendum have to be on the ballot?

Maggie Dittmar - No. See additional information below.

12. Did the language of the currently passed referendum limit the total project to \$45 million?

Maggie Dittmar - No. The ballot question referenced “authorizing not exceeding \$33,000,000 school bonds”.

13. Sitework guesstimate on the 158 and 343 site?

Maggie Dittmar - The current site development estimate on the 343 site is approximately \$5.2M. We would need more extensive site investigation completed before a reasonable/comparable estimate could be prepared for the 158 site.

14. Interest estimates with associated loan cost by delaying land purchase 3, 6, and 9 months?
Guesstimate is fine.

Bill Cram presented the following as his best estimate:

Camden County High School							
Delay Impact on Interest Expense							
Baseline = \$33,000,000 Loan - 30 Years @ 3.25% Base Rate							
Delay Duration	Quarterly Increase	Cumulative Increase	Permanent Loan Interest	Deduct Baseline Interest	Permanent Loan Increase	Construction Loan Increase	Total Loan Interest Increase
Baseline Interest			\$ 19,163,100.00	\$ (19,163,100.00)	\$ -	\$ -	\$ -
3 months	0.50%	0.50%	\$ 22,529,100.00	\$ (19,163,100.00)	\$ 3,366,000.00	\$ 121,875.00	\$ 3,487,875.00
6 months	0.25%	0.75%	\$ 24,261,600.00	\$ (19,163,100.00)	\$ 5,098,500.00	\$ 243,750.00	\$ 5,342,250.00
9 months	0.25%	1.00%	\$ 26,004,000.00	\$ (19,163,100.00)	\$ 6,840,900.00	\$ 365,625.00	\$ 7,206,525.00

15. How much does the building cost eliminating all site costs? (Question added during the July Board of Education meeting.)

Maggie Dittmar - The current building construction cost estimate on the 343 site is approximately \$43.75M. This does not include site development, exterior athletic facilities, or potential add alternates, such as an auxiliary gymnasium, additional classrooms, auditorium, etc.

Commissioner Clayton Riggs asked what had been cut from the original construction plans for the new high school.

Ashley Dennis – Some programmatic adjustments were made based on meetings with staff, teachers, etc. However, it was not made smaller. Spaces cut were in relation to the auxiliary gymnasium and auditorium. Nothing was truly given up programmatic related to academics. The current plan is designed for 600 students. The core (gymnasium, cafeteria, kitchen) is designed for 800 students.

Commissioner Riggs questioned in regard to the number of high school students currently enrolled. Dr. Ferrell responded that there are 600 students.

Board of Education member Kevin Health stated that classrooms will be added back to the plan as a result of additional grant funds that have been awarded.

County Attorney John Morrison requested clarification in that the current high schools house 600 students and the current plan would also house 600 students. Mr. Morrison questioned if more students would be able to fit on this site as a result of growth in the county.

Ashley Dennis replied that it could hold 800 students.

Mr. Morrison asked Ms. Dennis if, in her professional opinion, this building could never hold more than 800 students. Ms. Dennis stated she would not feel comfortable answering wholeheartedly in this public setting but she would say there would be limitations if the school is built on the existing 343 site.

Board of Education Kevin Heath stated if there was an ability to purchase 40 more acres, the site would not be limited to 800 students.

Commissioner Riggs stated that it would be easier and smarter to build the new school in the middle of a large field with additional acreage available, which would allow for additional expansion as needed, instead of trying to “shoehorn” it onto a piece of land that is too small and forced upon us.

Board of Education member Chris Purcell stated that there is a willing seller of an additional 40 acres of land at a much lower price than \$1.75 million, who is more than happy to negotiate and sell the land contiguous to the site on 343.

Chairman Munro requested the information concerning the property Mr. Heath referenced to be provided to the County for further investigation.

- Next Steps – Maggie Dittmar
 - Confirm the site location for the new Camden County High School and Early College.
 - Confirm the total project budget, including the additional \$10M in grant funds, for the new Camden County High School and Early College.
 - Confirm the final scope and release our team to proceed with Construction Documents development.

Commissioner Riggs expressed concern in regard to the extensive required site preparation at the site on 343.

Mr. Cram clarified that the \$5.2 million includes storm drainage, paving, road access, utility connections; far more than just the overburden – a complete site development package.

Commissioner Riggs asked Ms. Hamby how much better the Williams tract is versus the site on 343.

Ms. Hamby answered that from a drainage standpoint it is not really any better. The soils are very similar in that they both have the same drainage classification which indicates a lack of permeable soils, heavy clays. There are two different soil types but the Roanoke soils, which are on the eastern half of the 158 site and the entire 343 site, tend to have a higher chance for shrink swell than the clay soils which can cause more that would have to be removed. The western half of the Williams tract is Perquimans soil; still a bad drainage class.

School Board Member Jason Banks questioned Ms. Hamby if additional property purchased at the 343 site that has been farmed and drains as the property on 158 does, one could expect a similar cost to remove overburden and the cost of the site work?

Ms. Hamby stated that it is most likely but nothing is certain until borings are done. She confirmed that the soil types at both sites are very similar.

Upon a question from Board of Education Chairman Christian Overton in regard to whether land could be purchased on the 158 site in the middle of the property and then land on either side could be purchased by the County, Mr. Morrison clarified that the County has not yet made that proposal but it is possible that the proposal could be made.

Going back to question #10, Mr. Banks questioned as to where the burden falls in regard to the selection of the site for the school.

Mr. Morrison responded that it is his opinion that the decision is the County’s to make.

Mr. Banks referenced a Memorandum of Understanding between the Board of Education and the Board of Commissioners from 2020 that references the site on 343 as the site for the new school and questioned if it would need to be amended between the two boards in that it is a contractual agreement.

Mr. Morrison responded that he would need to review the agreement.

School Attorney John Leidy stated that the Memorandum of Understanding would need to be amended between the two boards to change the site. As it stands right now, the MOU is limited to the 343 site specifically.

Commissioner Riggs stated that the state mandates that the Board of Commissioners provide facilities and land for schools. He stated that the Commissioners are trying to work cooperatively with the school to get the best spot for the school and the students. The priority should be what is best for the students of Camden County; not the adults who are complaining.

Mr. Banks presented the results of a survey conducted by the schools in regard to the selection of property for the site of the new school. 75% of respondents (almost 700 respondents) chose the site on 343. The respondents were comprised of parents/guardians (518), staff (88) and others (87). 519 chose the site on 343, 138 chose the site on Highway 158 and 36 had no preference.

Commissioner Riggs confirmed that only those that were in the school system's database received the survey.

Mr. Heath added that the survey was also posted on Facebook.

Public Comments

Deborah Penwell addressed the boards in opposition to the site located on Highway 158. Key concerns included:

- Potential economic development on adjacent properties.
- Safety in regard to potential businesses surrounding the school campus and access of the general public to school property.
- School buses that serve multiple schools; bus schedules.
- Traffic/safety concerns on Highway 158.

Mr. Banks questioned Mr. Otts in regard to a potential traffic plan for the site on Rt. 343, should additional acreage be purchased.

Mr. Otts explained that school traffic in general is of great concern statewide in that currently less students are riding school buses. He added that there is potentially a favorable plan that could be put into place for the 343 site with the additional acreage. Mr. Purcell confirmed that a preliminary plan had already been approved for the current plan on 343.

Adjourn

There being no further matters for discussion Chairman Munro called for a motion to adjourn.

Board of Commissioners – Motion to adjourn.

RESULT:	PASSED [3-0]
MOVER:	Ross Munro
AYES:	Ross Munro, Clayton Riggs, Tiffney White
ABSENT:	Tom White, Randy Krainiak

Board of Education – Motion to adjourn.

RESULT:	PASSED [5-0]
MOVER:	Jason Banks
SECOND:	Chris Purcell
AYES:	Christian Overton, Jason Banks, Sissy Aydtlett, Kevin Heath, Chris Purcell

The meeting adjourned at 7:40 PM.

Camden County Board of Commissioners
August 1, 2022
Closed Session – 6:00 PM
Regular Meeting – 7:00 PM
New Camden Public Library Boardroom
118 Hwy 343 North

MINUTES

A Regular Meeting of the Camden County Board of Commissioners was held on August 1, 2022 in the boardroom of the New Camden Public Library in Camden, North Carolina.

CALL TO ORDER

The meeting was called to order by Chairman Ross Munro at 6:10 PM. Also Present: Vice-Chair Tiffney White, Commissioners Tom White, Clayton Riggs and Randy Krainiak. Administration Staff Present: County Manager Erin Burke, County Attorney John Morrison and Clerk to the Board Karen Davis.

CLOSED SESSION

Motion to go into Closed Session to consult with the County Attorney in matters related to attorney-client privilege.

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

Motion to recess out of Closed Session.

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

At 7:00 PM the Chairman reconvened the Board of Commissioners.

INVOCATION & PLEDGE OF ALLEGIANCE

Camden citizen Travis Elmore gave the invocation and the Board led in the Pledge of Allegiance.

ITEM 1. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

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

ITEM 2. CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

ITEM 3. PUBLIC COMMENTS

Sandra Hair of South Mills spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Location is not in close proximity to existing schools. The Sheriff's Department and Fire Department will have longer response times in case of emergency.
- Electrical transmission lines on the property may pose health risks for the students and staff.

- Ingress and egress to the site will be difficult with the widening of Highway 158 to four lanes with a median. NCDOT plans for the widening do not call for a stoplight at this location but a turn-around farther down the highway. This poses a risk for school buses, staff, parents and student drivers.
- Plans for economic development on the site. Economic development and schools are not compatible. Camden County already has a Commerce Park that has been slow to attract businesses. Perhaps it would be better to focus on economic development at the Commerce Park.
- Cost. The site on Highway 158 is owned by the county free and clear with the possibility of acquiring additional adjacent property substantially less than the price of the Highway 158 site at \$25,000 an acre.

Kay Banks of South Mills spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Requested that Commissioner Riggs do what is necessary to build on Rt. 343 for the safety of the children of Camden.
- Requested that Chairman Munro honor his commitment to support a new high school and represent the wishes of the constituents of Camden County.
- 75% of voters supported the 2020 Bond Referendum for the construction of the new high school to be built on Rt. 343.
- 75% of those who responded to a recent survey desire that the new high school be built on Rt. 343.
- Do not use the school system and the schools to be used as a stepping stone for economic development.
- Think first about the children of Camden County. Economic Development should come second.

David Kielar of Camden spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- The site on Rt. 343 was purchased a long time ago.
- Interest rates are rising.
- Time limit to start construction for the grants.
- Concerns in regard to the proposed site on Highway 158 include traffic, speed limit, distance from the library, other schools, athletic fields, railroad tracks.
- The cost of work that will need to be done at the 158 site.

Jason Banks of Shiloh spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Site work on Highway 158 site would have to come in at less than \$2.2 million to break even with site work at on Rt. 343.
- Speaking to the concern of traffic in regard to the Rt. 343 site, the vast majority of the high school traffic from South Mills will still have to travel on 343 to get to 158. Bus traffic and fuel cost will increase.
- Economic development, several local high schools that have been in place for many years have not seen commercial growth in the vicinity of the location of the schools. Maps of local high schools were presented that did not have significant economic development nearby.
- In regard to what has been described as unsuitable and unbuildable soil on Rt. 343:
 - The County has 'sat' on the site for 20 years.
 - Allowed grants to be applied for building on the site.
 - Bond referendum passed for the site.
 - Groundbreaking event at the site.
- The presentation of the soil map of both sites indicates that both soils will require essentially the same amount of site work.
- At a cost of \$25,000 per acre the benefit of room for expansion is not a good deal. The Board of Education was unaware that looking for additional land was an option before the proposal of the site on 158.
- The Board has been presented with a principal agreement to further investigate the possibility of purchasing other property at a cost that is less than the Highway 158 site, more centrally located to the county's population, a safer road with far fewer unknowns.
- Listen to your constituents and do not ignore those who elected you.

Joseph Mason of South Mills spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- There is confusion about what the commissioners are trying to do.
- There is potential of 40 additional acres at the 343 site that have not yet been investigated.
- The land on Rt 343 is already bought and paid for and should be used.
- The unknowns in regard to the traffic and soils should be fully investigated.
- The distance of the 158 site to South Mills is a concern.
- High voltage power lines are a concern.
- The results of the parent survey should be given more consideration.
- In favor of building a school that can hold more than 600 students due to the growth of the county.

Kelsey Gray of Camden spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- The Memorandum of Understanding between the School Board and the Commissioners references the land already purchased on Rt. 343 and is a legally binding agreement.
- The number of roadblocks to building the school such as finances and lack of transparency in regard to the proposal to purchase the property on 158; the sudden unsuitability of the land on Rt 343 that has already been purchased.
- The commissioners are not representing the constituents, School Board and children of Camden County.
- 75% who responded to the Parent Survey are in favor of the 343 site.
- 75% of voters are in favor of the Bond Referendum
- Personal survey on Facebook received over 300 responses in favor of the site on 343.
- It is fiscally responsible to remain with the site on 343.
- Highway 158 Property issues: road issues, safety issues, electric transmission lines.
- A delay will increase the cost of the project.

Kristin Wynkoop of Camden spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- New growth in the County has placed extreme stress on the schools.
- Respect the decision of the previous Board of Commissioners who purchased the site on 343 with the intent of building a new school on the site.
- Safety of students in trailers is a concern at every level, not just the high school.

Travis Elmore of Camden spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Would like to hear a legitimate answer as to why the commissioners are looking at the site on 158 when a site has already been secured and purchased.
- A question of a link between economic growth and the pockets of the commissioners.
- A reference of the offer of 40 acres for purchase adjacent to the site on 343 at \$6,000 less per acre than the site on 158.
- The children of the county should be the priority over economic development.
- In regard to traffic concerns on 343, the traffic concerns on 158 are likely to increase.
- Available to meet with any commissioner to explain the math behind the decision.

Chairman Ross Munro gave a statement in regard to Mr. Elmore's accusation of commissioners that may be pocketing money as a result of the purchase of the property on Highway 158. Chairman Munro requested that anyone who has proof that this is taking place, to report it to the District Attorney, County Attorney or the local Sheriff. He stated that the commissioners are a good group of people who care about the county and it is wrong to make such accusations. Mr. Elmore's response was not captured on the recording as he spoke from his seat.

Jeannie Bundy of South Mills spoke in opposition to the proposed purchase of property on Highway 158. Ms. Bundy also read comments in opposition from the following:

- Carolyn Riggs (Shiloh) – *I wish to express my opposition to a future school location being on US Highway 158. I see this location as bad for bus drivers, students, teachers, parents and guests. No visitor to this location would be served well due to traffic. The outlook for a 158 location is only destined to receive heavier traffic and more complications in the future. I request the elimination of the 158 location from consideration for a school.*

- Edward Smallacombe – *How many emails have you received concerning the school site? And of those emails how many were the 343 site and how many were for the 158 site? This way it should be on the record where citizens favor the building to be.*

Chairman Munro stated that he will respond if Mr. Smallacombe sends the email directly to him.

- William Stafford (South Mills) – *When was the vote to abandon Robert's Rules for conducting your meetings? What you are doing now is haphazard and making it difficult for the public to follow what is going on if you are just making up your own rules.*

County Attorney John Morrison explained that the Board conducts its meetings as outlined in the UNC School of Government publication, *Suggested Rules of Procedure for the Board of County Commissioners*, which is an accepted modified version of Robert's Rules of Order, revised for small boards. He specifically noted that these rules do not require a 'second' for small boards and the Chairman is permitted to make motions.

Ms. Bundy questioned Commissioner Krainiak in regard to property that his family owns across the road from the Highway 158 site. Commissioner Krainiak stated that she was correct. Ms. Bundy then questioned in regard to the potential income to his family should businesses such as Dollar General develop that site. Commissioner Krainiak stated that he had owned the property across the road from the 158 site since 2007, before he became a commissioner and the land was purchased to help build the library and that he had lost money on that particular piece of land since its purchase. Commissioner Krainiak stated he and his sister will sooner or later make money but he is not concerned about the money as he gives most of his work away for free.

Patricia Delano of Camden spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Safety concerns in regard to the high voltage lines running across the property and the railroad tracks.
- Consider the time invested by the Board of Education towards this property and waste no time in allowing them to move forward with the high school project on the 343 site.

Deborah Penwell of South Mills spoke in opposition to the proposed purchase of property on Highway 158. Key points included the following:

- Fiscal responsibility – the site on 343 has already been purchased and paid for; the additional property now for sale at the 343 site costs less per acre, which would mean a significant savings to the taxpayers.
- Request that the vote on the 158 site be tabled until the traffic and land studies have been completed and until the exact buildable acreage is determined.

Chairman Munro thanked everyone for their comments.

ITEM 4. PRESENTATIONS

- A. ECU Health – Dy'Mond Scott with ECU Health presented an overview of the resources and services available through Community Health Service Workers.
- B. Trillium Annual Report – Bland Baker gave the Trillium Health Resources Annual Report for Camden County.

South Camden Water & Sewer District Board of Directors

The Chairman recessed 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: Ross Munro
AYES: Tom White, Ross Munro, Clayton Riggs, Tiffney White, Randy Krainiak

New Business

A. Monthly Report – Chuck Jones

South Camden Water & Sewer Board
Monthly Work Order Statistics Report
 Period: June 2022

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	126	126	100%	0
Sewer/Collection	1	1	100%	0

New Services Installed: 2
 Locates:
 Water Line: 87
 Sewer Line: 8
 Water & Sewer, same ticket: 4
 Hydrant flow test: 0

Public Works Director Notes/Comments:
 Ten work orders have been reviewed for accuracy.
 Water treated at the water treatment plant in June: 17 025 900 gallons
 Daily average water usage for June: 567 530 gallons
 Current treatment capacity at the water treatment plant: 720 000

2022 SMWA USAGE													4.A.
Date	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	144,900	172,000	140,200	153,634	279,000	194,300							
2	144,900	139,600	125,000	153,633	185,300	173,600							
3	159,600	151,000	130,600	153,633	170,500	195,134							
4	161,500	162,167	149,000	161,200	139,000	195,133							
5	131,500	162,167	149,000	153,700	139,000	195,133							
6	136,200	162,167	149,000	124,800	148,434	177,100							
7	130,734	46,500	143,600	141,800	148,433	178,700							
8	130,733	35,800	144,900	149,000	148,433	156,600							
9	130,733	32,300	120,400	149,000	150,100	196,000							
10	66,220	35,300	153,900	149,000	155,900	185,434							
11	34,500	36,634	138,434	145,000	139,600	185,433							
12	25,500	36,633	138,433	149,300	133,800	185,433							
13	129,800	36,633	138,433	146,500	159,067	190,200							
14	41,467	138,500	146,600	135,300	159,067	163,600							
15	41,467	140,500	95,600	163,100	159,067	161,000							
16	41,466	131,000	202,400	163,100	175,600	145,000							
17	4,280	35,300	138,100	163,100	168,000	204,300							
18	40,300	3,844	149,700	142,600	191,700	204,300							
19	105,400	3,843	149,700	141,200	181,000	204,300							
20	109,000	3,843	149,700	136,700	221,700	193,200							
21	156,234	38,200	140,500	132,400	221,700	187,600							
22	156,233	40,500	142,100	180,700	221,700	136,000							
23	156,233	165,900	121,500	180,700	191,400	131,900							
24	139,400	133,500	118,400	180,700	156,300	184,834							
25	126,300	136,634	150,334	178,800	137,100	184,833							
26	145,200	136,633	150,333	160,600	146,900	184,833							
27	87,590	136,633	150,333	145,500	164,367	164,700							
28	151,867	138,000	142,400	161,500	164,367	171,000							
29	151,867		136,300	139,650	164,367	178,400							
30	151,866		122,600	139,650	231,900	210,600							
31	166,100		148,200		196,500								
TOTAL	3,499,090	2,591,731	4,375,700	4,575,500	5,349,302	5,418,600							
Average	112,874	92,562	141,152	152,517	172,558	180,620							
Maximum	166,100	172,000	202,400	180,700	279,000	210,600							

Attachment: bocminutes_080122 (3369 : BOC Meeting Minutes)

2022 High Service Pump Flows

Month	Monthly Total	Average Daily Use
January 2022	13,953,480	.450,112
February 2022	12,060,970	.430,749
March 2022	15,633,430	.504,304
April 2022	15,880,820	.529,361
May 2022	17,173,570	.553,986
June 2022	17,025,900	.567,530
July 2022		
August 2022		
September 2022		
October 2022		
November 2022		
December 2022		
Yearly Totals		

SOUTH CAMDEN WATER & SEWER DISTRICT MONTHLY WATER REPORT														
month	active meters	work orders	locates	new serv	gallons sold	tap fees	total collected	gallons sold	sewer collected	sewer cust	gallons sold	sewer collected	sewer cust	
					meters			meters	Core	Core	meters	S. Mills	S. Mills	
					water			Core			S. Mills			
2021														
January	2,229	102	107	1	14,409,048	\$8,000.00	\$129,184.92	527,020	\$7,987.76	54	291,760	\$3,098.79	88	
February	2,232	87	108	3	12,472,543	\$28,000.00	\$160,585.13	551,050	\$8,593.99	54	228,970	\$3,738.52	89	
March	2,240	86	152	1	12,047,251	\$12,000.00	\$150,411.28	503,510	\$8,656.06	54	208,440	\$3,597.83	89	
April	2,251	65	139	5	14,759,968	\$66,833.00	\$192,635.30	565,960	\$9,257.62	54	201,240	\$3,348.69	89	
May	2,256	88	115	2	15,271,509	\$4,000.00	\$141,268.11	617,470	\$9,195.13	54	322,120	\$3,572.33	90	
June	2,261	101	92	2	15,376,790	\$4,000.00	\$153,214.83	523,050	\$9,215.37	54	261,700	\$3,274.74	89	
July	2,272	87	104	0	14,246,240	\$98,967.00	\$243,922.11	500,330	\$9,368.09	54	236,290	\$3,936.63	90	
August	2,276	89	125	4	17,838,990	\$4,000.00	\$139,706.73	531,930	\$7,445.29	54	455,480	\$4,238.87	90	
September	2,283	120	92	3	13,813,320	\$16,000.00	\$174,303.27	619,170	\$7,978.48	54	418,660	\$3,268.90	90	
October	2,287	95	81	0	14,815,201	\$0.00	\$127,114.75	1,196,860	\$9,904.44	54	315,360	\$3,746.87	90	
November	2,293	72	39	2	13,763,517	\$3,500.00	\$145,643.68	770,130	\$16,643.68	54	264,430	\$6,370.61	90	
December	2,298	86	58	0	13,930,906	\$0.00	\$145,160.49	761,500	\$12,600.22	54	286,870	\$4,002.82	89	
2022														
January	2,298	90	108	0	13,739,659	\$4,000.00	\$136,306.83	555,880	\$11,704.03	55	244,676	\$3,781.90	89	
February	2,299	108	82	0	12,108,415	\$2,500.00	\$135,512.42	589,080	\$9,851.08	55	234,674	\$3,980.47	89	
March	2,275	90	77	1	12,047,251	\$65,667.00	\$194,073.56	503,510	\$7,234.28	54	237,641	\$3,557.94	87	
April	2,320	82	91	5	22,574,098	\$8,000.00	\$117,609.55	716,960	\$10,988.75	54	257,949	\$3,588.01	88	
May	2,328	95	71	1	13,617,980	\$16,000.00	\$160,306.33	674,480	\$13,045.03	54	269,770	\$3,335.55	89	
June	2,334	126	91	2	16,466,975	\$35,700.00	\$166,905.67	624,410	\$8,810.69	56	267,930	\$3,404.49	88	

SOUTH CAMDEN WATER & SEWER BOARD											4.A.e
MONTHLY WATER STATISTICS REPORT											
Date	Work Orders Submitted	% Completed	Uncompleted	Water/Distribution	Sewer/Collection	Water Locates	Sewer Locates	Water/Sewer Locate	Hydrant Flow Test	New Svc Installed	
2021											
June	101	100%	0%	96	5	63	17	12	0		
July	87	100%	0%	85	2	83	14	7	0		
August	89	100%	0%	88	1	105	19	1	0		
Sept	120	100%	0%	119	1	77	15	0	0		
Oct	95	100%	0%	93	0	64	15	2	0		
Nov	72	100%	0%	72	0	37	0	2	0		
Dec	86	100%	0%	85	1	43	8	7	0		
2022											
Jan	90	100%	0%	89	1	96	6	6	0		
Feb	108	100%	0%	108	0	73	5	4	0		
March	90	100%	0%	89	1	64	7	6	0		
April	82	100%	0%	81	1	74	13	4	0		
May	95	100%	0%	94	1	58	11	2	0		
June	127	100%	0%	126	1	87	8	4	0		

Motion to approve the monthly report as presented.

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

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

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

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

ITEM 5. PUBLIC HEARINGS

A. Zoning Map Amendment – Amber Curling

Motion to open the public hearing for a zoning map amendment.

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

Waverly Sawyer has requested a zoning map amendment for approximately 10 acres from the Highway Commercial (HC) Zoning District to the Neighborhood Residential (NR) Zoning District. The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. Both parcels are located in South Mills Township.

The proposed zoning change is inconsistent with the CAMA Future Land Use Map. The CAMA Future Land Use Maps has the majority of property identified as Low Density Residential.

The proposed zoning change is inconsistent with the County's Comprehensive Future Land Use Map which identifies the parcels as Rural Preservation.

The neighborhood meeting was held on April 12, 2022. Only Planning staff and the applicant attended. On July 20, 2022, the Planning Board unanimously recommended denial of the rezoning request.

STAFF REPORT																
UDO# 2022-06-09 Ordinance 2022-08-01 Zoning Map Amendment for Sawyer Property on HWY 343 N																
Project Information: File Reference: 2022-06-09 Project Name: N/A Pin: 01-8907-00-43-8620-0000 Applicant: Waverly M. Sawyer Address: 117 Havenwood Drive Camden, NC, 27921 Phone: 252-202-2882 Email: waverly702@gmail.com Agent for Applicant: same as above Address: same as above Current Owner of Record: Waverly M. Sawyer and Linda B. Sawyer Meeting Dates: April 12, 2022 July 20, 2022 Neighborhood Meeting Planning Board Meeting	Application Received: June 14, 2022 By: Amber Curling, Planning Application Fee paid: \$650.00 Ckt# 7717 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: Highway Commercial (HC) to Neighborhood Residential (NR)															
Request: Waverly Sawyer is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for a total of 10 acres from Highway Commercial (HC) to Neighborhood Residential (NR) zoning district. Location Description: The 10 acres consist of an approximately 1-acre parcel at 872 NC Hwy 343 N and approximately 9 acres from an adjoining parcel to the north west. The parcel ID for 872 Hwy 343 N is 01-8907-00-43-8620-0000. The parcel ID of the approximately 9-acre parcel is 01-8907-00-65-3412-0000. Both parcels are located in South Mills Township.																
Rezoning from Highway Commercial Zoning District (151.3.6.5): The Highway Commercial district is applied to lots along the County's major roadways (e.g., US 158, US 17, NC 34, and NC 343) and is intended for automobile-oriented commercial development as well as large floorplate commercial uses and uses that require or generate truck traffic. The district also accommodates agricultural and institutional uses as well as higher density residential uses with a special use permit. New development in the HC district is grouped and configured to ensure regular lateral vehicular and pedestrian access along major transportation routes as a means of establishing a well-connected transportation system. New development is configured to maintain high visual quality along the major roadway, or is fully screened from view. Sufficient spacing and screening is included along lot lines shared with adjacent residential zoning districts to ensure compatibility. New commercial and multi-family developments in the district are subject to the design standards in Article 151.5 Development Standards. Rezoning to Neighborhood Residential Zoning District (151.3.5.5): 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.																
SITE DATA Size of Lots: Approximately 1 acre and 9 acres for a total of approximately 10 acres Flood Zone: X Zoning District(s): Highway Commercial (HC) Existing Land Uses: 1-acre Office/Retail property and 9 acres is farmland																
Adjacent Zoning & Uses: <table border="1"> <thead> <tr> <th></th> <th>Northeast</th> <th>Northwest</th> <th>Southwest</th> <th>Southeast</th> </tr> </thead> <tbody> <tr> <td>Zoning</td> <td>Working Lands (W1.)</td> <td>Working Lands (W1.)</td> <td>Working Lands (W1.)</td> <td>Working Lands (W1.)</td> </tr> <tr> <td>Use</td> <td>Farmland</td> <td>Church and Residential Lots</td> <td>Farmland Residential Lot</td> <td>Farmland</td> </tr> </tbody> </table>			Northeast	Northwest	Southwest	Southeast	Zoning	Working Lands (W1.)	Working Lands (W1.)	Working Lands (W1.)	Working Lands (W1.)	Use	Farmland	Church and Residential Lots	Farmland Residential Lot	Farmland
	Northeast	Northwest	Southwest	Southeast												
Zoning	Working Lands (W1.)	Working Lands (W1.)	Working Lands (W1.)	Working Lands (W1.)												
Use	Farmland	Church and Residential Lots	Farmland Residential Lot	Farmland												
Proposed Use(s) – The proposed use is residential development. History of property: Ordinance No. 2019-10-01 rezoned the 10 acres from Working Lands to Highway Commercial. The purpose of this rezoning was due to existing business and future plan. The 1-acre site was previously used as a business, but is currently vacant. The 9-acre site is part of a larger parcel which has been used as farmland and would need to be subdivided.																

Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools parks and other public requirements

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Hwy 343 N

Sewer: Sewer line located adjacent to property along Hwy 343 N

Fire District: South Mills Fire District

Schools: Proposed rezoning may have an impact on Schools

Traffic: Proposed rezoning may have on traffic

CONSISTENCY with PLANS and MAPS

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 CAMA Future Land Use Map has the property identified as Low Density Residential (on lots 1 acre or greater), Neighborhood Residential (NR) zoning permits a minimum lot area of 40,000 square feet, which is less than 1 acre.

2035 Comprehensive Plan

Consistent ☐ Inconsistent ☒

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the parcel to be Rural Preservation. Rural Preservation promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. The Plan also states Rural Preservation to be very low residential use with a maximum density of one dwelling unit per 5-acres. The Neighborhood Residential (NR) zoning permits a minimum lot size of 40,000 square feet, which is less than 1-acre in area.

Comprehensive Transportation Plan

Consistent ☒ Inconsistent ☐

Property abuts NC Hwy 343 N

Other Plans officially adopted by the Board of Commissioners

N/A

SPECIFIC CAMA LAND USE QUESTIONS TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

Yes ☒ No ☐

Reasoning: In the appropriate location Neighborhood Residential (NR) zoning district works well. Neighborhood Residential 3.08% Camden 1.69% South Mills 2.47% Courthouse 5.97% Shiloh

2. Is there other land in the county that would be more appropriate for the proposed uses?

Yes ☒ No ☐

Reasoning: There is other land in the County which is currently zoned as Neighborhood Residential (NR) or which could be rezoned as such and not be in conflict with the CAMA Future Land Use Plan or the 2035 Comprehensive Plan.

3. Is the request in accordance with the Camden County land use plan?

Yes ☐ No ☒

Reasoning: The request is not in accordance with the Comprehensive and CAMA Future land use plans. The Zoning Comparison included in the package identifies specific uses for each zoning district.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

Yes ☐ No ☒

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

Yes ☒ No ☐

Reasoning: The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

Yes ☐ No ☒

Reasoning: All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

Yes ☐ No ☒

Reasoning: All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Yes ☐ No ☒

Reasoning: There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

Yes ☐ No ☒

Reasoning: The request does not impact a CAMA Area of Environmental Concern.

Recommendations

Staff supports the Planning Board unanimous recommendation for denial of the Ordinance 2022-08-01/Rezoning Application (UDO 2022-06-09) for the two parcels of property, approximately 10 acres from Highway Commercial (HC) to Neighborhood Residential (NR).

The proposed zoning map amendment is inconsistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre or greater lots).

The proposed zoning map amendment is inconsistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as Rural Preservation (on 5 or greater acre lots).

Commissioner Tiffany White questioned if there is a resident living in the house on the property that was previously the office. Chairman Munro confirmed that it was the former Copper Bit Boutique which is no longer in business.

Public Comments

The applicant, Waverly Sawyer, addressed the board. He explained he had requested the rezoning before so that the saddle shop could be opened in that location and that he was advised by former Planning staff to rezone the 10 acres to Highway Commercial to avoid spot zoning. It is his desire to rezone it back to Neighborhood Residential in order to be in compliance. Mr. Sawyer confirmed that someone is living in the house currently.

Chairman Munro questioned if the Planning Board was aware that someone was living in the residence when their recommendation was made.

Commissioner Tiffney White stated that it is her opinion that the house only should be rezoned as Neighborhood Residential.

After a brief discussion it was determined that the applicant will need to reapply so that the Board may consider this request at a future meeting. Mr. Sawyer indicated that he understood this requirement.

Motion to close the public hearing.

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

Motion that the requested zoning change is inconsistent with Comprehensive Future Land Use Maps which identify the property as Rural Preservation, Residential Use with a maximum density of one dwelling unit per 5 acres. The requested zoning change is inconsistent with the CAMA Future Land Use Plan which identifies the majority of the property as Low Density Residential.

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

Motion to deny the rezoning change in that it is inconsistent with the CAMA Future Land Use Plan which identifies the majority of the property as Low Density Residential of 1-2 acres or greater and with the Comprehensive Future Land Use Plan which identifies the property as Rural Preservation Residential lots of 5 acres and greater.

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

B. Ordinance Text Amendments – Amber Curling

Motion to open the public hearing for text amendments to the Camden County Code of Ordinances.

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

The proposed text amendments to the Camden County Ordinances is divided into three sections as follows:

Part 1: The first section is a text amendment to the Unified Development Ordinance 151.3.8 to comply with FEMA 2020 model Ordinance updates and continue the Community Rating System.

Part 2: The second section is a proposed text amendment to the Unified Development Ordinance Article 151.3.8.3 Stormwater Management Plan Requirements and Division 9 of the Stormwater Drainage Design Manual to provide updates on the drainage plan requirements in the Special Flood Hazard Area (AE Flood zone).

Part 3: The third section is a proposed Wastewater Text Amendment to update the Sewer Use Ordinance and the Unified Development Ordinance to comply with the Camden County Future Land Use Plans.

The Planning Board voted on July 20th unanimously to recommend approval.

Ordinance No. 2022-08-02
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 amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina which was originally adopted by the commissioners on January 1, 1980, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance, Article II relates to substantive changes required by the new General Statute 162A-212 in which underlined words (underlined) shall be considered as additions to existing Ordinance language and through-out words (deleted/through) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics, underlined, and highlighted red.

Article III:

Part 1:
Amending Camden County Code of Ordinances, specifically Chapter 151 Article 3.8.3 Special Flood Hazard Area Overlay as follows:

151.3.8.3.B. General Provisions

1. Lands to which this Subchapter Applies
This subchapter shall apply to all special flood hazard areas within the County.

2. Special Flood Hazard Area Identified
The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) Agreement between the State of North Carolina and FEMA in its FIS dated December 21, 2018 for Camden County and associated DFIRM panels, including any digital data developed as part of the Flood Insurance Study, which are accepted by reference and declared a part of this section. Under no circumstances Future revisions to the FIS and DFIRM panels that do not change flood hazard data within the jurisdictional authority of Camden County are also accepted by reference and declared a part of this section.

151.3.8.3.C.4.b Certification Requirements

b. An Elevation Certificate (FEMA Form 61-31, as amended) or Floodproofing Certificate (FEMA Form 61-40, as amended) is required after the reference level is completed. Within ten calendar days of establishment of the reference level elevation, or floodproofing, by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, or floodproofed elevation, whichever is applicable in relation to mean sea level. Elevation certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work done within the ten-day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project. Optional at the discretion of Building Inspector or Flood Administrator

151.3.8.3.C.4.f Certification Exemptions
The following structures, if located within A, AO, AH, or AE or AE-X zones, are exempt from the elevation/floodproofing certification requirements specified in divisions (1) and (2) below:

1. Recreational vehicles meeting requirements of Section 3.8.3.D.2, Specific Standards;

2. Temporary structures meeting requirements of Section 3.8.3.D.2, Specific Standards; and

3. Accessory structures less than 150 sq square feet or less meeting requirements of Section 3.8.3.D.2, Accessory Structures, Specific Standards.

151.3.8.3.D.2.h Accessory Structures. When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, the following criteria shall be met:

1. Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking or restroom areas) and shall not be temperature controlled;

2. Accessory structures shall be designed to have low flood damage potential;

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;

4. Accessory structures shall be firmly anchored in accordance with this subchapter or by bolting the building to a concrete slab or by over the topies. When bolting to a concrete slab, one-half inch bolts six feet on center with a minimum of two per slab shall be required. If cast in place for less than a minimum of two feet with a later adequate to secure the building is required; and

5. All service facilities and electrical equipment shall be installed in accordance with Section 3.8.3.D.1.g. and

6. Opening in exterior hydrostatic pressure during a flood shall be provided below regulatory flood protection elevation in accordance with Section 3.8.3.D.2.i.4.

7. An accessory structure with a footprint less than 150 of 600 square feet or less in A, AO, AH, and AH-X zones that satisfies the criteria outlined above does not is not required to meet the elevation and floodproofing standards of Article 151.3, Section 3.8.3.C.2.b, an elevation or floodproofing certification are required for all other accessory structures in accordance with Article 151.3, Section 3.8.3.C.2.b.

8-Accessory structures over 150 square feet and up to 1,000 square feet or less with a value of less than \$15,000 may be permitted below the base flood elevation as defined in Section 10.3, Definitions, provided they satisfy the criteria outlined above.

9-Accessory structures greater than 1,000 square feet shall meet the elevation requirements as defined in Section 10.3, Definitions, or flood proofing requirements set forth in Section 3.8.3.C.2.c.

Part 2:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 151.3.8.3. Special Flood Hazard Area Overlay and the Camden County Stormwater Drainage Design Manual Specifically Section 9 Floodplain and Floodway Management as follows:

151.3.8.3. Special Flood Hazard Area Overlay

151.3.8.3.5 Duties and Responsibilities of the Floodplain Administrator

c. Excavation and filling in the Special Flood Hazard Areas, areas noted as AE in the FIRM maps, may be allowed at the approval of the County. Cut and fill for new development in the floodplain may may be acceptable if the net volume available within the floodplain remains the same (https://www.fema.gov/plan/preload/2003a.cfm). The volume will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The Engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one-foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500' of the river station shown on the FEMA maps.

c. As an alternative to item c of this Section, new developments which lie within a floodplain may fill beyond the balance limitations as provided by item c if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of the County's Stormwater Drainage Design Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development. This alternative will only be acceptable after a preapplication meeting with the County's Stormwater Engineer, County Planning Director or their designee, and the applicant or their design engineer and an appropriate scope of analysis is agreed on.

Division 9 Floodplain and Floodway Management

2. Excavation and filling in the floodplain areas, areas noted as AE in the FIRM maps, may be only be allowed with FEMA approval. Cut and fill for new development in the floodplain will only be acceptable if the net volume available within the floodplain remains the same or based on methods discussed in Section 8. The volumes will be judged from one-foot contour to the next. No credit will be provided for excavation below the normal water elevation of the creek or below the ground water table, whichever is higher. The engineer will provide the areas and volumes at one-foot contour intervals for the existing conditions and demonstrate through volume calculations that the proposed condition equals or provides more storage volume for the development. The calculation and demonstration shall begin at the normal elevation, or invert elevation, and proceed by even one-foot increments to the FIRM reported base flood elevation for the immediate area. The cut and fill within the floodplain area must take place within the general confines of the development or within 500' of the river station shown on the FEMA maps.

6. As an alternative to item 2, new developments which lie within a floodplain may fill beyond the balance limitations as provided by item 2 if they subject their parcel and development to the Stormwater Management Plan Review process prescribed by Table 7.1.3 in this Ordinance and a Drainage Stormwater Study is performed in accordance with Division 7 of this Manual. The Drainage Stormwater Study in this instance must show, the post development 100-year discharge rate is held to the pre-development discharge rate and that the hydraulic grade lines are not increased at any point immediately upstream or downstream of the development within the boundaries of the parcel included in the development area. To use this alternative means of compliance, the applicant must hold a preapplication meeting with the County's Stormwater Engineer and County Planning Director and develop an approved scope of analysis.

Part 3:

Amending Camden County Code of Ordinances, specifically Chapter 151 Article 2.3.18, 2.3.20, 6.2.7, 6.5.2 and Chapter 52.015 as follows:

151.2.19 Minor Subdivision

B. Applicability

1. Subdivisions of land that include up to five lots (including the residual parcel) (see Figure 2.3.18 B) Minor Subdivision) shall be reviewed in accordance with the standards in this section.

2. All lots that are adjacent to an existing public water supply line and/or wastewater system lines prior to approval of a minor subdivision shall connect to the public systems as part of the establishment of the minor subdivision. However, connection to the public water systems for one or more lots shall not require the subdivision to be reviewed as a preliminary plat.

C. Minor Subdivision Procedure

6. Minor Subdivision Review Standards

a. A minor subdivision shall be approved if the applicant complies with the following:

6. All lots (including the parent parcel) bordering an existing public water supply system water line and/or wastewater system sewer line shall connect to the public water supply system as part of the minor subdivision.

b. Minor subdivisions of land located within the special flood hazard area shall comply with the standards in Section 3.8.3 Special Flood Hazard Area Overlay (SFHA), and include the following statement: "Use of land within a floodplain or a special flood hazard area is substantially restricted by Camden County."

c. If the minor subdivision is required to provide a connection to a public water supply system and/or wastewater system, the plat shall include the following statement: "The developer is required to install all wastewater and/or water lines and related improvements."

151.2.3.20 Preliminary Plat

3. If the preliminary plat is required to provide a connection to a public water supply system and wastewater system, the plat shall include the following statement: "The developer is required to install all wastewater and/or water lines and related improvements."

151.6.2 Required Infrastructure

151.6.2.2 Generally

151.6.2.2.3. Sanitary Sewage System

a. In cases of When development being is required to be served by a public or central private sewage systems, the subdivision or developer shall install all sewer lines in accordance with the standards in this Ordinance, the procedures manual, and other State or federal requirements.

b. Sanitary sewage lines, including pump stations and treatment facilities shall be dedicated to the County for maintenance and operation. Sewer lines serving individual lots or users prior to their connection to the central collection system shall not be the responsibility of the County.

151.6.5. Conservation Subdivision

6.5.2 Applicability

3. **Where Prohibited**

a. The conservation subdivision option is not available for use in the NR, VR, or WX districts.

b. Suburban Residential Zoning District will not have individual septic systems due to the increase in the Dimensional Requirements specifically the Minimum Lot Area, from 1 acre to 0.5 acre.

Chapter 52 Sewer Use
USE OF PUBLIC SEWERS
§ 52.015 REQUIREMENT OF SEWER USE.

(A) When the owner of a property, with access to public sanitary sewer, under District jurisdiction, including an owner of a non-district sewer system, is informed by the Albemarle Regional Health Services (ARHS) that the wastewater system serving the property is deemed non-repairable, such wastewater shall be discharged into a public sanitary sewer, subject to the provisions of § 52.125. The owner shall install at his expense a suitable building sewer or collecting sewer, as applicable, and shall install any other facilities necessary to connect the building sewer or collecting sewer to the public sewer at an access point provided by the district. The owner of real property shall, within six months of date of notification, make application and connection to the public sanitary sewer in accordance with the provisions of this section and §§ 52.105 through 52.117 of this chapter.

(B) Whenever a building sewer or collecting sewer connected to the public sanitary sewer becomes clogged, broken, out of order or detrimental to the use of the public sewer, the owner having charge of any building or premises through which the building sewer or collecting sewer collects wastewater shall, upon notification by the Board, reconstruct, alter, clean or repair the building sewer or collecting sewer as the condition of such may require within ten days after receiving notification.

(C) New construction, other subdivision or single lot residential or commercial, with access to public sanitary sewer system under District jurisdiction, shall be required to connect their sanitary wastewater drain to the system and such wastewater shall be discharged into a public sanitary sewer, subject to the provisions of § 52.125. The owner shall install at his expense a suitable building sewer or collecting sewer, as applicable, and shall install any other facilities necessary to connect the building sewer or collecting sewer to the public sewer at an access point provided by the district. The owner of real property shall make application and connection to the public sanitary sewer in accordance with the provisions of this section and §§ 52.105 through 52.117 of this chapter.

(Ord. 2005-01-01, passed 2-21-05)
 (Revised 2022-6-27, passed 2022-08-00)

County Attorney John Morrison questioned if the changes presented were dictated by changes in the state law regulations.

Mrs. Curling indicated that Part One, the FEMA Model Ordinance, is to comply with updates and continue the Community Rating System. The purpose of Part Two is to clarify what is required from engineers with the Stormwater Management Plans and the drainage design. The purpose of Part three is within the Sewer Use Ordinance, making it mandatory to hook up if it's available for subdivisions.

Public Comments

David Kielar asked for clarification on the sewer hookup requirement.

Mrs. Curling explained that for the Conservation Subdivision allows a builder to build the same amount of houses but on small lots. With Suburban Residential, the minimum is one acre but with a Conservation Subdivision it can be a half acre.

County Manager Erin Burke clarified that the Conservation Subdivision Ordinance contains provisions that require more green space. This ordinance will require that cluster subdivisions hook up to sewer. This is a public health concern in that a higher density of housing produces a higher density of septic systems.

Motion to close the public hearing.

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

Motion to add the proposed text amendments to the agenda.

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

Motion to approve the text amendments as presented.

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

ITEM 6. NEW BUSINESS

A. Tax Report – Lisa Anderson

<u>MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE CAMDEN COUNTY BOARD OF COMMISSIONERS</u>		
<u>OUTSTANDING TAX DELINQUENCIES BY YEAR</u>		
<u>YEAR</u>	<u>REAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>
2021	183,780.73	12,472.16
2020	67,009.33	4,627.40
2019	31,425.46	2,758.53
2018	19,601.47	1,365.93
2017	12,178.13	1,809.88
2016	8,095.74	1,221.02
2015	6,661.95	689.62
2014	9,060.15	1,028.28
2013	6,527.53	4,694.65
2012	5,558.29	7,231.80

TOTAL REAL PROPERTY TAX UNCOLLECTED	349,898.78
TOTAL PERSONAL PROPERTY UNCOLLECTED	37,899.27
TEN YEAR PERCENTAGE COLLECTION RATE	99.54%
COLLECTION FOR 2022 vs. 2021	17,971.18 vs. 13,246.28
<u>LAST 3 YEARS PERCENTAGE COLLECTION RATE</u>	
2021	97.95%
2020	99.10%
2019	99.56%

<u>EFFORTS AT COLLECTION IN THE LAST 30 DAYS</u>	
ENDING	June 2022
<u>BY TAX ADMINISTRATOR</u>	
<u>83</u>	NUMBER DELINQUENCY NOTICES SENT
<u>36</u>	FOLLOWUP REQUESTS FOR PAYMENT SENT
<u>2</u>	NUMBER OF WAGE GARNISHMENTS ISSUED
<u>3</u>	NUMBER OF BANK GARNISHMENTS ISSUED
<u>34</u>	NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
<u>0</u>	NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
<u>0</u>	PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
<u>0</u>	NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
<u>0</u>	NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
<u>0</u>	REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
<u>0</u>	NUMBER OF JUDGMENTS FILED

Attachment: bocminutes_080122 (3369 : BOC Meeting Minutes)

30 Largest Unpaid – Real

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	02-8923-00-19-3774.0000	12,086.44	1	NMJ PROPERTIES LLC	CAMDEN	431 158 US W
R	01-8939-00-34-2503.0000	8,338.03	1	STONERIDGE COMMERCIAL FINANCE	SOUTH MILLS	
R	02-8943-01-17-4388.0000	7,745.40	1	THOMAS REESE	CAMDEN	301 JAPONICA DR
R	01-7989-00-01-1714.0000	6,166.42	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8971-00-23-2253.0000	6,036.09	1	ABOBE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT RD
R	02-8944-01-18-8072.0000	5,795.45	1	ARNOLD AND THORNEY, INC.	CAMDEN	146 158 US W
R	02-8935-02-66-7093.0000	5,656.38	1	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	01-7979-00-61-7358.0000	4,906.97	1	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	02-8934-01-29-4617.0000	4,705.66	1	MICHAEL ASKEW	SOUTH MILLS	257 A OLD SWAMP RD
R	02-8945-00-41-2060.0000	4,649.77	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	03-8962-00-05-0472.0000	4,590.46	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	03-8943-02-75-4196.0000	4,471.07	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	03-8972-00-54-4332.0000	4,328.17	1	SHERILL M PRICE JR	SHILOH	115 COOKS LANDING RD
R	02-8916-00-39-5170.0000	4,144.46	1	GILBERT WAYNE OVERTON &	SHILOH	1330 343 HWY S
R	01-7979-00-13-4667.0000	4,119.24	1	DONALD RAY JONES	CAMDEN	670 343 HWY N
R	03-8909-00-24-8236.0000	3,948.55	1	SUSAN CHARLENE BEARD ET AL	SOUTH MILLS	409 HORSESHOE RD
R	03-8973-00-53-0748.0000	3,727.87	1	GENE W TREY	SHILOH	503 SAILBOAT LN
R	02-8954-00-43-8538.0000	3,614.32	1	MORRIS L. RIGHT III	SHILOH	142 STANLEY LN
R	02-8934-03-31-9750.0000	3,402.54	1	BILLY ROSS PEREBEE	CAMDEN	237 PALMER RD
R	03-8909-00-23-4988.0000	3,268.68	1	CAROLYN MCDANIEL	CAMDEN	195 COUNTRY CLUB RD
R	02-8934-04-72-0416.0000	3,235.88	1	WANDA H WELLS	SHILOH	104 HIGH RD
R	03-8962-00-67-1021.0000	2,912.38	1	PAULINE JETTE	CAMDEN	238 COUNTRY CLUB RD
R	02-8943-01-06-9013.0000	2,880.31	1	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	03-8963-00-37-4242.0000	2,853.28	1	JEWEL H. DAVENPORT	CAMDEN	WINDY HEIGHTS DR
R	03-8961-00-68-3593.0000	2,835.12	1	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8990-00-18-6042.0000	2,793.66	1	EDWARD LANE MOORE	SHILOH	169 RAYMONS CREEK RD
R	02-8936-00-23-4750.0000	2,769.92	1	LARRY MOTLEY	SHILOH	SECOND CREEK RD
R	03-8990-00-17-3935.0000	2,710.50	1	AARON DARNELL CHAMBLEE ET AL	CAMDEN	LAWES RD
R				SEAWARK INC	SHILOH	HOLLY RD
R				KARL L ADCOCK	SHILOH	100 CATALAN DR

30 Oldest Unpaid - Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	6,166.42	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8962-00-04-9097.0000	10	2,912.38	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8965-00-37-4242.0000	10	2,853.28	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	03-8899-00-45-2682.0000	10	2,766.66	SEAWARK INC.	SHILOH	HOLLY RD
R	03-8952-00-95-8737.0000	10	2,151.92	ANDREWY TILLET	SHILOH	171 NECK RD
R	01-7988-00-91-0179.0001	10	2,077.02	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	01-7999-00-32-3510.0000	10	1,954.13	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	03-8943-04-93-8214.0000	10	1,892.64	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7993-00-12-8536.0000	10	1,879.21	MOSBY MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7091-00-64-6569.0000	10	1,809.51	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	01-7080-00-62-1977.0000	10	1,157.52	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	02-8936-00-24-7426.0000	10	851.94	BERNICE PUGH	CAMDEN	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	847.68	EMMA BRITE HEIRS	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	827.30	CHRISTINE RIDDICK	SOUTH MILLS	117 GRIFFIN RD
R	01-7989-04-90-0938.0000	10	765.22	JOE GRIFFIN HEIRS	SOUTH MILLS	1352 343 HWY N
R	03-8909-00-24-6322.0000	10	667.69	DORIS EASON	SOUTH MILLS	499 SAILBOAT RD
R	02-8955-00-13-7846.0000	10	585.88	DAVID B. KIRBY	SHILOH	IVY NECK RD
R	03-8899-00-36-1568.0000	10	463.73	MARIE MERCER	CAMDEN	HIBISCUS RD
R	03-8962-00-55-5300.0000	10	427.31	PETER BUTSAVAGE	SHILOH	457 NECK RD
R	03-8937-00-61-1968.0000	10	381.59	OCTAVIA COPELAND HEIRS	SHILOH	CAMDEN POINT RD
R	03-9809-00-54-8280.0000	10	303.70	WILLIAMSBURG VACATION	SHILOH	SAILBOAT RD
R	01-7090-00-95-5262.0000	10	297.16	RODNEY STEVEN SPIVEY &	SOUTH MILLS	OLD SWAMP RD
R	03-8909-00-66-0120.0000	10	286.40	JOHN F. SAWYER HEIRS	SHILOH	SAILBOAT RD
R	03-8909-00-84-0931.0000	10	285.84	RANDELL RIDDER	SHILOH	218 BROAD CREEK RD
R	02-8936-00-25-7407.0000	10	220.95	CARL TEUSCHER	SHILOH	BOURBON ST
R	03-8909-00-45-1097.0000	10	203.59	CHARLIE RUDOLPH CHAMBLEE	CAMDEN	CENTERPOINT RD
R	03-8962-00-60-7648.0000	10	189.72	MICHAEL OBER	SHILOH	WICKHAM RD
R	03-8899-00-37-0046.0000	10	149.93	FRANK WRIGHT ETAL	SHILOH	HIBISCUS RD
R	03-8909-00-17-2462.0000	10	138.36	ELIZABETH LONG	SHILOH	LITTLE CREEK RD
R				TODD ALLEN RIGGS	SHILOH	

30 Largest Unpaid – Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001709	1,207.54	5	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001104	1,148.60	3	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000295	1,126.07	1	HEWDERSON AUDIOMERICS, INC.	CAMDEN	330 158 HWY E
P	0002941	1,083.89	1	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0000659	968.85	1	RICKY'S WELDING, INC.	SHILOH	864 SANDY HOOK RD
P	0001046	582.79	10	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001072	534.66	10	PAW BUNDY	SHILOH	105 AARON DR
P	0000297	522.02	1	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0001681	504.70	10	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0002182	457.37	1	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD
P	0001230	449.91	1	ACADEMI TRAINING CENTER LLC	MOYOCK	850 PUDDIN RIDGE RD
P	0003721	411.11	10	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0003099	396.00	1	JIMMY'S TRUCKING & HAULING LLC	CAMDEN	127 TRAFON RD
P	0003192	392.76	1	AARON M BROWN	SHILOH	108 CHERRY BLOSSOM WAY
P	0003559	382.04	1	ROBERT JESSE-ALDERMAN HUDGINS	CAMDEN	409 343 HWY N
P	0003405	365.94	1	BENNY PARRELL TUCKER	ELIZABETH CITY	152 158 US W
P	0001538	355.61	3	JOHN R BARKER	SHILOH	108 SASSAFRAS LN
P	0003501	311.90	10	JEFFREY EDWIN TUCKER	CAMDEN	431 158 US W
P	0000738	310.39	1	DIANE L. NOBLE	CAMDEN	152 158 US W
P	0003513	307.42	10	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0003537	282.06	1	JULIE PORTER	CAMDEN	431 158 US W
P	0003208	279.87	1	NATHAN MARC SEBURA	CAMDEN	343 HWY N
P	0003075	271.52	1	RICKY W JOHNSON	CAMDEN	113 PALMER RD
P	0000945	255.21	1	PATRICK WAYNE BAUM	CAMDEN	166 B BUSHELL RD
P	0001694	243.90	10	RAMONA F. TAZEWELL	CAMDEN	229 SLEEPY HOLLOW RD
P	0001952	241.65	10	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0003773	238.91	10	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0003415	231.08	1	SEVAN NERO BARTLETT	CAMDEN	197 HERMAN ARNOLD RD
P	0002902	228.97	1	IVY MIRANDA BOGUES	CAMDEN	224 NORTH RIVER RD
P		222.92	1	STEPHANIE AUSMAN	SHILOH	204 POND RD

30 Oldest Unpaid - Personal


Roll	Parcel Number	YrsDltg	Unpaid Amount	Taxpayer Name	City	Property Address
u	0001709	10	1,207.54	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
u	0001046	10	562.79	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
u	0001072	10	534.66	PAM BUNDY	SHILOH	105 AARON DR
u	0001681	10	504.70	STEVE WILLIAMS	CAMDEN	150 158 HWY W
u	0001230	10	411.31	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
u	0001538	10	311.90	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
u	0000738	10	307.42	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
u	0001694	10	241.65	THOMAS B THOMAS HEIRS	CAMDEN	150 158 HWY W
u	0001952	10	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
u	0001106	10	203.87	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
u	0001827	10	148.15	KAREN BUNDY	CAMDEN	431 158 US W
u	0000295	6	1,126.07	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
u	0000770	6	134.40	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
u	0000385	6	121.17	MARK SANDERS OVERMAN	SHAWBORO	116 GARRINGTON ISLAND
u	0002921	6	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
u	0001104	5	1,148.60	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
u	0000945	5	243.90	RAMONA F. TAZEWEILL	CAMDEN	239 SLEEPY HOLLOW RD
u	0002442	5	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
u	0002468	5	178.15	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
u	0002968	5	165.22	MICHAEL WILLIAM MAINELLO	SOUTH MILLS	237 KEETER BARN RD
u	0001150	5	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
u	0001689	5	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
u	0002902	4	222.92	STEPHANIE AUSMAN	SHILOH	204 POND RD
u	0001512	4	167.69	JOHN WESLEY BURGESS, JR.	CAMDEN	431 158 USY W
u	0000297	3	522.02	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
u	0003559	3	365.94	BENNY FARRELL TUCKER	ELIZABETH CITY	152 158 US W
u	0003405	3	355.61	JOHN R BARKER	SHILOH	108 SASSAFRAS LN
u	0003501	3	310.39	DIANE J. NOBLE	CAMDEN	152 158 US W
u	0003513	3	282.06	JULIE PORTER	CAMDEN	431 158 US W
u	0003075	3	255.21	PATRICK WAYNE BAUM	CAMDEN	186 B BUSHELL RD

Motion to approve the tax report as presented.

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

B. Resolution 2022-08-01 Appointing Kyle Breslin as Plat Review Officer

It is the request of Planning Director Amber Curling that Kyle Breslin be appointed Plat Review Officer for Camden County, North Carolina as Mr. Breslin has received the required certification.



Resolution No. 2022-08-01

A RESOLUTION OF THE
CAMDEN COUNTY BOARD OF COMMISSIONERS
TO APPOINT KYLE BRESLIN AS PLAT REVIEW OFFICER
FOR CAMDEN COUNTY, NORTH CAROLINA

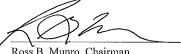
WHEREAS, an Act to improve the procedures for recording maps and plats, to revise the law governing the disposition of certain birth and death certificates, and to establish a study of land title registration procedures was ratified the 8th day of July, 1997 by the North Carolina General Assembly;

WHEREAS, G.S. 47-30.2 of this General Statute requires the Board of Commissioners of each county to designate by name one or more persons experienced in mapping or land records management as a Review Officer to review each map and plat required to be submitted for review before the map or plat is presented to the Register of Deeds for recording;

WHEREAS, each person designated a Review Officer shall, if reasonably feasible, be certified as a property mapper pursuant to G.S. 147-54.4;

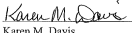
WHEREAS, a resolution designating a Review Officer shall be recorded in the county registry and indexed on the grantor index in the name of the Review Officer;

THEREFORE, BE IT RESOLVED that the Camden County Board of Commissioners, in Camden County North Carolina, hereby appoints Mr. Kyle Breslin as Plat Review Officer this, the 1st day of August, 2022.




Ross B. Munro, Chairman
Camden County Board of Commissioners

ATTEST:



Karen M. Davis
Clerk to the Board



Motion to adopt Resolution 2022-08-01 Appointing Kyle Breslin as Plat Review Officer for Camden County.

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

C. Proposal to Purchase Real Property

County Attorney John Morrison included the following in his comments:

- A public hearing was previously held on this contract.
- No vote that the commissioners take tonight is on the location of the school; it is on whether or not to enter into a purchase and sales contract.
- The property under consideration is the property on Highway 158.
- Upon execution of the contract, the County will have a 120-day period of investigation for the purpose of due diligence on the property as described in the following excerpt from the contract:
 - *Buyer shall have the absolute right at any time prior to the expiration of the Investigation Period to terminate this Agreement by giving the written notice to the Seller, and upon such termination the entire Deposit (together with any interest but less any Escrow Agent fees) shall be paid to the Buyer, and the parties shall have no further rights, obligations or liabilities with respect to each other under this Agreement.*
 - *During the Investigation Period the Buyer and Buyer's agents shall have the right to enter the Entire Parcel for purposes of performing such investigations and other inquiries, tests and evaluations as Buyer deems reasonably necessary, including economic, legal and title analysis, securing environmental and engineering reports, determining the availability and suitable utilities, and performing such other reasonable and customary due diligence as the Buyer elects to perform.*
- What is before the Board for consideration tonight is a decision to enter into this contract and immediately begin due diligence.

Jason Banks clarified that the County could possibly decide to purchase property that will not necessarily be deemed the school site, which is the entire premise of purchasing said property. Mr. Banks stated that there is another site that could be considered.

Commissioner Tom White stated that there are commissioners who would like to have the Sawyer tract considered and move forward with due diligence on that property as well.

Mr. Banks questioned in regard to the possibility of entering the same agreement with the Sawyer Family as is being proposed on the 158 site. He requested that the due diligence process be conducted on both properties at the same time.

Commissioner Tom White stated he would like to see both properties be considered and enter the due diligence process at the same time so a decision can be made.

Commissioner Krainiak interjected that everyone is on the same page but the commissioners want to get all the facts first.

Chairman Munro stated that no one on the Board of Commissioners is against building a new high school but want to put it in the right place for the next 70 years.

Mr. Banks requested that as a sign of good faith, that if an agreement is entered into with Mr. Frank Williams, that an agreement is simultaneously entered into with the Sawyer family.

Mrs. Burke explained that staff has been directed to pursue an agreement with the Sawyer family. The Board cannot take action until they have a contract before them.

Mr. Morrison further explained that the Sawyer tract is also not on the meeting agenda. He added that as a legal matter, both agreements can be pursued simultaneously but politically, it is a decision of the Board.

Sandra Hair commented that no one during the meeting spoke in favor of the 158 site.

Commissioner Krainiak stated that he is careful to speak for fear that he will be accused of wrongdoing. He stated that he as advised by the attorney to not recuse himself from the discussion because he is not a property owner adjacent to the property, although he has family that is.

Ms. Hair clarified that she was referring to constituents who were present at the meeting; that no one spoke in favor of the site on 158. Her question to the Board is that if the majority of the people at the meeting do not feel that the 158 site is good, then why entertain entering into a contract with Mr. Williams to purchase the property?

Chairman Riggs questioned if the Board was going to have the County Attorney draw the papers so the studies can be done simultaneously.

Motion to authorize the County Attorney to draw up a contract with Ms. Sawyer so that both pieces of property can be evaluated equally and at the same time so if we find out if one is actually better or more suited, then we have more information to discuss with the school board and the citizens; to amend the agenda to include both pieces of property for evaluation and due diligence.

RESULT:	PASSED [4-1]
MOVER:	Clayton Riggs
AYES:	Tom White, Ross Munro, Clayton Riggs, Randy Krainiak
NOES:	Tiffney White

Mr. Morrison clarified that it is his understanding that he is to execute the Williams contract and to immediately reach out to the Sawyer family to draw up a similar contract. Chairman Munro affirmed.

Commissioner Tiffney White stated that she voted no because she feels only one contract should be pursued, the site on 343.

Motion to approve a contract for the potential purchase of real property located on North Carolina Highway 158, currently belonging to Williams Farms of North Carolina, Inc., consisting of up to 195 acres, more or less, in accord with the purchase terms presented at the public hearing on June 6, 2022 and authorize the Chairman, in consultation with the County Attorney, to finalize and sign the purchase contract, which shall contain a due diligence period of 120 days, within which the county may withdraw from the contract without penalty.

RESULT:	FAILED [2-3]
MOVER:	Ross Munro
AYES:	Ross Munro, Randy Krainiak
NOES:	Clayton Riggs, Tiffney White, Tom White

Commissioner Tom White clarified that a contract will be pursued for the Sawyer tract.

Chairman Ross Munro added that a contract with the Sawyer tract would include the same due diligence.

ITEM 7. BOARD APPOINTMENTS

A. Tourism Development Authority

Motion to appoint Tami Richards to the Tourism Development Authority Board.

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

ITEM 8. CONSENT AGENDA

A. BOC Meeting Minutes – July 5, 2022

B. Budget Amendments

2022-23-BA001

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Section 1. To amend the General Fund as follows:

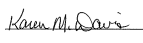
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10360510-434706	Dare Program Donations	\$32,091.41	
Expenses			
105100-565205	Dare Program	\$32,091.41	

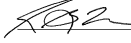
This Budget Amendment is made to appropriate funds from the Dare Program revenues to the expenses for monies received from the Camden County ABC Store.


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 1st day of August, 2022.


Clerk to Board of Commissioners


Chairman, Board of Commissioners



2022-23-BA002

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Section 1. To amend the General Fund as follows:

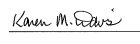
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10385510-434844	Sheriff's Fund Raisers	\$6,866.74	
10385510-402001	Sheriff's Private Donations	1,200.00	
Expenses			
105100-551400	Sheriff's Fund Raisers	\$6,866.74	
105100-557001	Sheriff's Private Donations	1,200.00	


This Budget Amendment is made to appropriate funds from the Sheriff's Fund Raisers & private donations to the expenses for monies received from the Camden County ABC Store and private donations.


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 1st day of August, 2022.


Clerk to Board of Commissioners


Chairman, Board of Commissioners



2022-23-BA003

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, 2023.

Section 1. To amend the General Fund as follows:

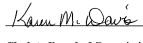
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
41360530-434815	Grant Revenues	\$10,000	
Expenses			
415300-574108	Grant Equipment	\$10,000	

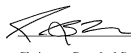
This Budget Amendment is made to appropriate funds from the Grant Revenues received for South Mills Fire Department from the State of NC to the expense line.


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 1st day of August, 2022.


Clerk to Board of Commissioners


Chairman, Board of Commissioners



2022-23-BA004

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, 2023.

Section 1. To amend the General Fund as follows:

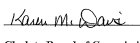
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10340605-432700	Fees Collected	\$5,500	
Expenses			
106200-519500	Program Materials	\$2,000	
106050-544002	Extension Programming	3,500	

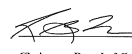
This Budget Amendment is made to appropriate funds from the Fees Collected to the corresponding expense line.


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 1st day of August, 2022.


Clerk to Board of Commissioners


Chairman, Board of Commissioners



Attachment: bocminutes_080122 (3369 : BOC Meeting Minutes)

C. 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 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs	29,883.43	
5200	Special Populations	1,835.16	
5300	Alternative Programs & Services	1,318.60	

Explanation:

Total Appropriation in Current Budget	\$ 17,664,334.57
Amount of Increase/Decrease of Above Amendment	+ 33,037.19
Total Appropriation in Current Amended Budget	\$ 17,697,371.76

Passed by majority vote of the Board of Education of Camden County on the 29th day of June 2022.


Charles Allen
Chairman, Board of Education

John F. Jurell
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 1st day of August 2022.

Robert J. Davis
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
State Public School Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Programs		429.28

Explanation:

Total Appropriation in Current Budget	\$ 17,697,371.76
Amount of Increase/Decrease of Above Amendment	- 429.28
Total Appropriation in Current Amended Budget	\$ 17,696,942.48

Passed by majority vote of the Board of Education of Camden County on the 29th day of June 2022.


Charles Allen
Chairman, Board of Education

John F. Jurell
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 1st day of August 2022.

Robert J. Davis
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 29th day of June, 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Services		3,857.00
5300	Alternative Programs and Serv.		26,288.19

Explanation:

Total Appropriation in Current Budget	\$ 550,234.98
Amount of Increase/Decrease of Above Amendment	- 30,145.19
Total Appropriation in Current Amended Budget	\$ 520,089.79

Passed by majority vote of the Board of Education of Camden County on the 29th day of June 2022.


Charles Allen
Chairman, Board of Education

John F. Jurell
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 1st day of August 2022.

Robert J. Davis
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Child Nutrition Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
7200	Child Nutrition Services	11,003.36	

Explanation:

Total Appropriation in Current Budget	\$ 1,063,865.11
Amount of Increase/Decrease of Above Amendment	+ 11,003.36
Total Appropriation in Current Amended Budget	\$ 1,074,868.47

Passed by majority vote of the Board of Education of Camden County Schools on the 29th day of June 2022.


Charles Allen
Chairman, Board of Education

John F. Jurell
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 1st day of August 2022.

Robert J. Davis
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Child Nutrition Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
7200	Child Nutrition Services	105,985.50	
Explanation:			
Total Appropriation in Current Budget		\$	957,879.61
Amount of Increase/(Decrease) of Above Amendment		+	105,985.50
Total Appropriation in Current Amended Budget			1,063,865.11

Passed by majority vote of the Board of Education of Camden County Schools on the 29th day of June 2022.

Chris Allen
Chairman, Board of Education
Jim Hurrell
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 1st day of August 2022.

Karen McSara
Chairman, Board of County Commissioners
Karen McSara
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 29th day of June, 2022, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Special Category	52,434.75	
Explanation:			
Total Appropriation in Current Budget		\$	643,243.00
Amount of Increase / (Decrease) of Above Amendment			+ 52,434.75
Total Appropriation in Current Amended Budget		\$	695,677.75

Passed by majority vote of the Board of Education of Camden County Schools on the 29th day of June 2022.

Chris Allen
Chairman, Board of Education
Jim Hurrell
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 1st day of August 2022.

Karen McSara
Chairman, Board of County Commissioners
Karen McSara
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Federal Grant Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5300	Alternative Programs		
Explanation: Revenues increased for carryover funds			
Total Appropriation in Current Budget		\$	3,053,898.71
Amount of Increase/Decrease of Above Amendment			0.00
Total Appropriation in Current Amended Budget		\$	3,053,898.71

Passed by majority vote of the Board of Education of Camden County on the 29th day of June, 2022.

Chris Allen
Chairman, Board of Education
Jim Hurrell
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 1st day of August 2022.

Karen McSara
Chairman, Board of County Commissioners
Karen McSara
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Federal Grant Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount	
		Increase	Decrease
5300	Alternative Programs		
Explanation: Revenues increased for carryover funds			
Total Appropriation in Current Budget		\$	3,053,898.71
Amount of Increase/Decrease of Above Amendment			0.00
Total Appropriation in Current Amended Budget		\$	3,053,898.71

Passed by majority vote of the Board of Education of Camden County on the 29th day of June, 2022.

Chris Allen
Chairman, Board of Education
Jim Hurrell
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 1st day of August 2022.

Karen McSara
Chairman, Board of County Commissioners
Karen McSara
Clerk, Board of County Commissioners



Budget Amendment
Camden County Schools Administrative Unit
Federal Grant Fund

The Camden County Board of Education at a meeting on the 29th day of June 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount
		Increase Decrease
5100	Regular Instructional Programs	
5200	Special Instructional Programs	9,801.34
5300	Alternative Programs	11,394.99
5400	School Leadership Services	5,251.20
5800	School-Based Support Services	21,070.61
6400	Technology Support Services	14,477.94
6500	Operational Support Services	52,371.98
6900	Policy, Leadership	85,652.51
8100	Payments to Other Gov't Units	763.65

Explanation: Revenues increased for carryover funds

Total Appropriation in Current Budget	\$	3,100,573.29
Amount of Increase/Decrease of Above Amendment		- 46,674.58
Total Appropriation in Current Amended Budget	\$	3,053,898.71

Passed by majority vote of the Board of Education of Camden County on the 29th day of June, 2022.

[Signature]
Chairman, Board of Education

[Signature]
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 1st day of August, 2022.

[Signature]
Chairman, Board of County Commissioners

[Signature]
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 29th day of June, 2022 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2022.

Code Number	Description of Code	Amount
		Increase Decrease
5100	Regular Instructional Services	29,459.35
5200	Special Populations Services	920.70
5300	Alternative Programs & Services	352.74
5400	School Leadership Services	9,462.31
5500	Co-Curricular Services	4,342.79
5800	School-Based Support Services	19,431.95
6100	Support & Development Services	3,611.14
6200	Special Population Support	23.90
6300	Alternative Programs & Services	3,551.00
6500	Operational Support Services	8,138.13
6600	Financial & Human Resources	633.08
6700	Accountability Services	330.60
6800	System-Wide Pupil Support	8,494.97
6900	Policy, Leadership and Public	21,439.70
7100	Community Services	130.45
7200	Nutrition Services	28.84
8100	Payments to Other Gov't Units	1,874.63

Explanation:

Total Appropriation in Current Budget	\$	2,799,658.18
Amount of Increase/Decrease of Above Amendment		- 16,122.86
Total Appropriation in Current Amended Budget	\$	2,783,535.32

Passed by majority vote of the Board of Education of Camden County on the 29th day of June, 2022.

[Signature]
Chairman, Board of Education

[Signature]
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 1st day of August, 2022.

[Signature]
Chairman, Board of County Commissioners

[Signature]
Clerk, Board of County Commissioners

D. Vehicle Refunds Over \$100

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report

June, 22 Refunds Over \$100.00

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 2	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Uny Type	Change	Interest	Total
JENNINGS, SAMUEL CLARENCE	JENNINGS, SAMUEL CLARENCE		164 S TROTMAN RD	CAMDEN, NC 27921	Proration	0062633959	YAB739	AUTHORIZED	167672742	Refund Generated due to proration on Bill #0062633959-2021-2021-0000-00	Tag Surrender	06/27/2022	6/28/2022 3:38:04 PM	1843	Tax	(\$140.02)	\$0.00	(\$140.02)
														3	Tax	(\$1.61)	\$0.00	(\$1.61)
																		Refund \$141.63
MURRAY, DONALD KEITH	MURRAY, DONALD KEITH	VICARS, CHRISTINE LYNN	200 WHITEHALL RD	CAMDEN, NC 27921	Proration	0094603830	CN86863	AUTHORIZED	167672454	Refund Generated due to proration on Bill #0094603830-2021-2021-0000-00	Tag Surrender	05/27/2022	6/28/2022 3:38:04 PM	1843	Tax	(\$132.59)	\$0.00	(\$132.59)
														2	Tax	(\$1.52)	\$0.00	(\$1.52)
																		Refund \$134.11
RAY, BRIAN PATRICK	RAY, BRIAN PATRICK		106 COOKS LANDING RD	CAMDEN, NC 27921	Proration	0063266970	JM2442	AUTHORIZED	167685168	Refund Generated due to proration on Bill #0063266970-2021-2021-0000-00	Tag Surrender	06/28/2022	6/30/2022 4:03:52 PM	1843	Tax	(\$183.41)	\$0.00	(\$183.41)
														3	Tax	(\$2.11)	\$0.00	(\$2.11)
																		Refund \$185.52
WINTERS, JAMES KEVIN	WINTERS, JAMES KEVIN		PO BOX 421	CAMDEN, NC 27921	Proration	0066513842	THF2046	AUTHORIZED	167685092	Refund Generated due to proration on Bill #0066513842-2021-2021-0000-00	Tag Surrender	06/28/2022	6/30/2022 4:03:52 PM	1843	Tax	(\$287.28)	\$0.00	(\$287.28)
														3	Tax	(\$3.07)	\$0.00	(\$3.07)
																		Refund \$270.35

Submitted by *[Signature]* Lisa S. Anderson, Tax Administrator Camden County Date 7-8-22

Approved by *[Signature]* Ross Munro, Chairman Camden County Board of Commissioners Date 8-2-22

G. Surplus Property

Department	Item	Disposal Method	Suggested Value	Reason for Surplus
Sheriff's Office	Misc. LESO Items	GovDeals	Varies	No longer needed
Library	Computer Desk	GovDeals	\$100	No longer needed

H. Home & Community Care Block Grant for Older Adults Annual Agreement – On file in the Finance Office.

Motion to approve the Consent Agenda as presented.

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

ITEM 9. COUNTY MANAGER'S REPORT

County Manager Erin Burke included the following in her report:

- Eventful first 15 days on the job; everyone has been very welcoming.
- Met one to one with most of the Commissioners; will be meeting one to one with each Department Head in the coming days.
- Attended the EMS Board meeting; met with South Camden Volunteer Fire Department; scheduled to meet with South Mills Volunteer Fire Department on Wednesday.
- At the invitation of Austin Brown, gave a welcome on behalf of the County at the Northeast Ag Expo at John E. Ferebee Farms with over 250 in attendance.
- Will be attending Coast Guard Day on August 4th with Sarah Hill, Kim Perry and staff from the Dismal Swamp State Park.
- Very grateful and honored to serve the public of Camden County and look forward to many more manager's reports in the future.

ITEM 10. COMMISSIONERS' REPORTS

In regard to statements made earlier in the meeting in regard to the Camden Commerce Park, Chairman Munro stated that almost all of the property in the Commerce Park has been sold and businesses will soon be moving into the Park.

ITEM 11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES

Provided for information only:

- Register of Deeds Report
- Library Report

ITEM 12. OTHER MATTERS

None.

ITEM 13. ADJOURN**Motion to adjourn.**

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

There being no further matters for discussion Chairman Munro adjourned the meeting at 8:53 PM.



Board of Commissioners

AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.B
Meeting Date: September 06, 2022
Submitted By: Stephanie Jackson,
 Finance
 Prepared by: Stephanie Jackson

Item Title	Budget Amendments
------------	-------------------

Attachments:

22-23 BA 005 Sheriff's Grant Funds	(DOC)
22-23 BA 006 New trustees awarded to County	(DOC)
22-23 BA 007 MIPPA Funds	(DOC)
22-23 BA 008 Trustee BB Funds	(DOC)
22-23 BA 009 Albemarle Tidelands Retiree	(DOC)
22-23 BA 010 LESO Funds	(DOC)
22-23 BA 011 South Camden New Brush Truck	(DOC)

2022-23-BA005

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, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10360510-434898	Grant Funds	\$84,269.66	
Expenses			
105100-574400	Grant Purchases	\$84,269.66	

This Budget Amendment is made to appropriate funds from the Grant funds received to the corresponding expense line.

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 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 005 Sheriff's Grant Funds (3370 : Budget Amendments)

2022-23-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, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
51330800-437940	Trustee Revenue	\$14,300	
51330800-437950	Trustee Revenue	14,300	
Expenses			
518000-537940	Trustee Expense	14,300	
518000-537950	Trustee Expense	14,300	

This Budget Amendment is made to appropriate funds from monies we will receive for two new trustees that have been awarded to Social Services. I did not include names for the privacy of the trustees.

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 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 006 New trustees awarded to County (3370 : Budget Amendments)

2022-23-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, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10360621--434900	MIPPA Revenue	\$4,632.51	
Expenses			
106210-537510	MIPPA Expense	4,632.51	

This Budget Amendment is made to appropriate funds from monies previously received that are allowed to continue to be used in this budget year.

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

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 007 MIPPA Funds (3370 : Budget Amendments)

2022-23-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, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
51330800-437800	Trustee Revenue	\$7,420	
Expenses			
518000-537800	Trustee Expense	\$7,420	

This Budget Amendment is made to appropriate funds for a trustee that will begin receiving additional funds starting in September.

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 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 008 Trustee BB Funds (3370 : Budget Amendments)

2022-23-BA009

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10399400--439900	Fund Balance Appropriated	\$101.29	
Expenses			
106210-537510	Albemarle Tidelands Retiree	\$101.29	

This Budget Amendment is made to appropriate funds additional interest from the Retiree account we had to pay starting this year.

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

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 009 Albemarle Tidelands Retiree (3370 : Budget Amendments)

2022-23-BA010

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
10330510-402003	LESO Revenue	\$19,033.56	
Expenses			
105100-557003	LESO Expense	\$19,033.56	

This Budget Amendment is made to appropriate funds from monies previously received in the 21-22 budget year.

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

Balance in Contingency \$40,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 010 LESO Funds (3370 : Budget Amendments)

2022-23-BA011

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT	
		INCREASE	DECREASE
Revenues			
40399530-439900	Fund Balance Appropriated	\$62665.42	
Expenses			
405300-574000	Capital Outlay	\$62665.42	

This Budget Amendment is made to appropriate funds from their Fund Balance to Capital Outlay for the purchase of a new brush truck.

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 6th day of September, 2022.

Clerk to Board of Commissioners

Chairman, Board of Commissioners

Attachment: 22-23 BA 011 South Camden New Brush Truck (3370 : Budget Amendments)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.C
Meeting Date: September 06, 2022

Submitted By: Karen Davis, Clerk to the Board
Taxes
Prepared by: Teri Smith

Item Title **DMV Monthly Report**

Attachments: DMV Monthly Report October, 22 Renewals (PDF)

Summary: DMV Monthly Report October, 22 Renewals Due 11/15/22

Recommendation: Review and Approve

STATE OF NORTH CAROLINA

COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County October, 22 Renewals Due 11/15/22

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
25,830.22	35,081.99	18,371.66	79,283.87


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: DMV Monthly Report October, 22 Renewals (3375 : DMV Monthly Report)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number:	8.D
Meeting Date:	September 06, 2022
Submitted By:	Lisa Anderson, Tax Administrator Taxes Prepared by: Karen Davis
Item Title	Pickups, Releases & Refunds
Attachments:	Pickups, Releases & Refunds (PDF)

NAME	REASON	NO.
Morrisette Realty Group	Turned in plates - Refund	Pick-up/22945
	\$410.67	65027330
Arthur Douglas Godfrey	Turned in plates - Refund	Pick-up/22946
	\$313.55	66399282
Keith Marcellas Jones	Turned in plates - Refund	Pick-up/22948
	\$497.48	60967573
Thomas Lindon Jackson	Turned in plates - Refund	Pick-up/22950
	\$221.23	59947189
Danielle Lynn Barry	Turned in plates - Refund	Pick-up/22952
	\$265.47	61044330
James Franklin Campbell, Jr.	Vehicle overassessed - Refund	Pick-up/22955
	\$206.89	67334809
Jonathan S. Crouse	Roll back taxes - Pick up	Pick-up/22957
	\$86,506.21	R-116683-2019
		R-124051-2020
		R-131426-2021
Stacy Hicks Jackson	Turned in plates - Refund	Pick-up/22968
	\$149.42	64695749
Samantha Ingram Bundy	Turned in plates - Refund	Pick-up/22969
	\$222.46	65488719
Kimberly Diane Hamby	Turned in plates - Refund	Pick-up/22972
	\$147.54	48109949
Gwendal Michale Marchbanks	Turned in plates - Refund	Pick-up/22973
	\$173.51	53446580
Daniel Delmar Hilbert ETAL	Code Enforcement - release per Planning	Pick-up/22978
	\$375.00	R-134376-2021
Samuel Owen Jeffries	Military Exempt - Refund	Pick-up/22983
	\$275.87	66611547
Samuel Owen Jeffries	Military Exempt - Refund	Pick-up/22984
	\$249.02	63486765
Kelly Megan Baxter-Baronas	Turned in plates - Refund	Pick-up/22986
	\$115.03	41153146
Marsha Newbern Vanture	Turned in plates - Refund	Pick-up/22989
	\$235.55	67640986

Attachment: Pickups, Releases & Refunds (3382 : Pickups, Releases & Refunds)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.E
Meeting Date: September 06, 2022

Submitted By: Teri Smith,
Taxes
Prepared by: Teri Smith

Item Title Refunds Over \$100.00

Attachments: AUGUST, 22 REFUNDS OVER \$100.00 (PDF)

Summary: Refunds Over \$100.00 August, 2022

Recommendation: Review and Approve

ACS Tax System
8/30/22 9:01:51

REFUNDS OVER \$100.00

Refunds to be Issued by Finance Office

CAMDEN COUNTY

Page 1

Refund\$	Remit To:	Reference:	Drawer/Transaction Info:
150.59	KNOWLES, NOAH 319 IVY NECK ROAD CAMDEN NC 27921	2021 P 0003892 overpayment	20220712 1 267185
144.18	TRENTON TWIFORD 1433 SOUTH 343 SHILOH NC 27974	2019 R 03-8971-00-17-4299.0000 OVERPAID-PUT IN WRONG AMOUNT	20220630 69 267138
294.77	Total Refunds		***

Submitted by Lisa S. Anderson Date 8-30-22
Lisa S. Anderson, Tax Administrator Camden County

Approved by _____ Date _____
Ross Munro, Chairman Camden County Board of Commissioners

Attachment: AUGUST, 22 REFUNDS OVER \$100.00 (3385 : Refunds Over \$100.00)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number:	8.F
Meeting Date:	September 06, 2022
Submitted By:	Lisa Anderson, Tax Administrator Taxes Prepared by: Karen Davis
Item Title	Tax Collection Report
Attachments:	Tax Collection Report (PDF)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.G
Meeting Date: September 06, 2022

Submitted By: Teri Smith,
Taxes
Prepared by: Teri Smith

Item Title **Vehicle Refunds Over \$100.00**

Attachments: Refunds Over \$100.00 July, 2022 (PDF)

Summary: Vehicle Refunds Over \$100.00 July, 2022

Recommendation: Review and Approve



North Carolina Vehicle Tax System

NCVTS Pending Refund report

JULY, 22 REFUNDS OVER \$100.00

Payee Name	Primary Owner	Secondary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Levy Type	Change	Interest Change	To Cha
BARRY, DANIELLE LYNN	BARRY, DANIELLE LYNN	BARRY, EDWARD JAMES JR	224 MCPHERSON RD	SOUTH MILLS, NC 27976	Proration	0061044330	JES6214	AUTHORIZED	169507950	Refund Generated due to proration on Bill #0061044330-2021-2021-0000-00	Tag Surrender	07/28/2022	8/1/2022 4:50:26 PM	1843	Tax	(\$262.45)	\$0.00	(\$262.45)
CAMPBELL, JAMES FRANKLIN JR	CAMPBELL, JAMES FRANKLIN JR	CAMPBELL, DILLON ZACKARY	138 MILLTOWN RD	SHILOH, NC 27974	Adjustment >= \$100	0067334809	JEH1410	AUTHORIZED	168239404	Refund Generated due to adjustment on Bill #0067334809-2021-2021-0000-00	Over Assessment	07/05/2022	7/12/2022 10:38:15 AM	1843	Tax	(\$204.54)	\$0.00	(\$204.54)
GODFREY, ARTHUR DOUGLAS	GODFREY, ARTHUR DOUGLAS		127 UPTON RD	CAMDEN, NC 27921	Proration	0066399282	JFE2555	AUTHORIZED	169507780	Refund Generated due to proration on Bill #0066399282-2021-2021-0000-00	Tag Surrender	07/28/2022	8/1/2022 4:50:26 PM	1843	Tax	(\$309.98)	\$0.00	(\$309.98)
JACKSON, THOMAS LINDEN	JACKSON, THOMAS LINDEN		301 BEECHNUT AVE	SOUTH MILLS, NC 27976	Proration	0059947189	1444VN	AUTHORIZED	169507936	Refund Generated due to proration on Bill #0059947189-2021-2021-0000-00	Tag Surrender	07/28/2022	8/1/2022 4:50:26 PM	1843	Tax	(\$218.72)	\$0.00	(\$218.72)
JONES, KEITH MARCELLAS	JONES, KEITH MARCELLAS		272 MCPHERSON RD	SOUTH MILLS, NC 27976	Proration	0060967573	JES5830	AUTHORIZED	169507908	Refund Generated due to proration on Bill #0060967573-2021-2021-0000-00	Tag Surrender	07/28/2022	8/1/2022 4:50:26 PM	1843	Tax	(\$491.82)	\$0.00	(\$491.82)
MORRISSETTE REALTY GROUP LLC	MORRISSETTE REALTY GROUP LLC		115 HAVENWOOD DRIVE	CAMDEN, NC 27921	Proration	0065027330	LN2213	AUTHORIZED	169507770	Refund Generated due to proration on Bill #0065027330-2021-2021-0000-00	Tag Surrender	07/28/2022	8/1/2022 4:50:26 PM	1843	Tax	(\$406.00)	\$0.00	(\$406.00)

Submitted by Lisa S. Anderson Date 8-16-22
 Lisa S. Anderson, Tax Administrator Camden County

Approved by Ross Munro Date
 Ross Munro, Chairman, Camden County Board of Commissioners

Attachment: Refunds Over \$100.00 July, 2022 (3376 : Vehicle Refunds Over \$100.00)



Board of Commissioners
AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.H
Meeting Date: September 06, 2022

Submitted By: Stephanie Jackson,
Finance
Prepared by: Stephanie Jackson

Item Title **Daily Deposit Change by North Carolina General Statute 159-32**

Attachments: Section 3 Cash Receipts (DOCX)
NC General Statute 159-32 (PDF)

Summary: In 2021 the NC Assembly changed the General Statute to reflect that deposits of \$500 or greater must be made daily. Prior to 2021 it was \$250. The policy has been updated to match the statute. However, it does require board approval.

Recommendation: To approve the changes to Section 3 of the Financial Policies.

Section 3 Cash Receipts & Accounts Receivable

3-1 General

The Finance Office serves as a depository for cash receipts collected by other departments and also makes deposits for several County departments. The Cash Receipts and Accounts Receivable section is responsible for the crediting of receipts to proper revenue codes.

3-2 Deposits

State law requires that a deposit be made daily **when monies collected add up to \$500**. Departments with collections can maintain compliance with applicable state law by making deposits or by bringing their deposit to the Finance Office, no later than noon, for inclusion with the Office's daily deposit.

The deposit from the Finance Office is made daily; any deposit received after that time will be deposited the next business day. Departments that make their own deposit should forward the validated deposit slip to the Finance Office as soon as possible for credit to the appropriate revenue line item.

See below department instructions:

EACH DEPARTMENT IS RESPONSIBLE FOR SEPARATION OF DUTIES BETWEEN THOSE WHO DEPOSIT & POST PAYMENTS AND THE PERSON RESPONSIBLE TO OPEN MAIL.

Finance Office:

Revenues received from other departments (Parks & Recreation, Senior Center, Planning, Inspections, Elections, Library and Extension) are received and deposited daily. Mail is received and opened by Human Resources or the Finance Officer, checks are stamped "For Deposit Only" and deposit is made at end of day.

Register of Deeds:

As cash or checks are collected a duplicate cash register receipt is generated. Customer gets one and one is kept on file. Checks are stamped with "For Deposit Only" at time of receipt. The transaction, date, etc. is printed on the receipt. Collections are also recorded in a receipt log as well. When receipts amount to ~~\$250~~ **\$500** a deposit is made and the duplicate deposit slip is turned into the Finance Office. A report is turned in to the Finance Office at the end of the month with a breakdown of the revenues. There is a \$100 change fund.

Sheriff:

Duplicate deposit slips are turned into the Finance Office daily. Checks are marked "For Deposit Only" as received.

Senior Center:

When fees are received they are turned into the Finance Office daily. If cash is paid, a receipt is hand written, if by check, the check is their receipt.

Parks and Recreation:

Monies are received when they do a registration for participation. Receipts are hand written and the funds are turned into the Finance Office by the end of the day.

Social Services:

Duplicate deposit slips are turned into the Finance Office daily. Checks are marked "For Deposit

Only” as received.

Extension:

When funds are received they are receipted by that department and turned into the Finance Office by the end of the day.

Library:

As fees are collected they are receipted and turned into the Finance Office weekly or by the end of the day if the amount collected ~~exceeds \$250~~ is equal to \$500 or more. There is a \$50 change fund.

Planning and Inspections:

As fees are collected they are receipted and turned into the Finance Office by the end of the day.

Dismal Swamp Visitors Center Gift Shop:

Revenues are receipted by cash register receipt, checks marked “For Deposit Only” and deposits are made in accordance with the “Cash” Receipts Policy. Duplicate deposit receipts are turned into the Finance Office along with a breakdown report of sales and sales tax collected at the end of the month. There is an \$80 change fund.

Elections:

When fees are collected, a receipt is written to the customer, and the funds are turned into the Finance Office by the end of the day.

Tax Department:

Duplicate deposit slips are turned into the Finance Office daily. There is a \$300 petty cash fund which is reimbursed as needed. Checks are marked “For Deposit Only” as received.

South Camden Water & Sewer District:

Duplicate deposit slips are turned into the Finance Office daily. Checks are marked “For Deposit Only” as received.

3-3 Safeguarding of Assets

Every department should properly secure cash, checks and other funds until the daily deposit is made.

3-4 Endorsement

Checks to be deposited should be endorsed immediately with the bank deposit stamp to ensure safekeeping.

3-5 Returned Checks

All returned checks are sent to the Finance Office.

Collection is the responsibility of the department, which accepted the check. Each department should make a concentrated collection effort so that returned checks can be cleared from the system.

All returned checks should be charged a \$35.00 return check fee.

§ 159-32. Daily deposits.

(a) Except as otherwise provided by law, all taxes and other moneys collected or received by an officer or employee of a local government or public authority shall be deposited in accordance with this section. Each officer and employee of a local government or public authority whose duty it is to collect or receive any taxes or other moneys shall, on a daily basis, deposit or submit to a properly licensed and recognized cash collection service all collections and receipts. However, if the governing board gives its approval, deposits or submissions to a properly licensed and recognized cash collection service shall be required only when the moneys on hand amount to five hundred dollars (\$500.00) or greater. Until deposited or officially submitted to a properly licensed and recognized cash collection service, all moneys must be maintained in a secure location. All deposits shall be made with the finance officer or in an official depository. Deposits in an official depository shall be immediately reported to the finance officer by means of a duplicate deposit ticket. The finance officer may at any time audit the accounts of any officer or employee collecting or receiving taxes or other moneys, and may prescribe the form and detail of these accounts. The accounts of such an officer or employee shall be audited at least annually.

(b) The Secretary may, during an emergency declaration issued under G.S. 166A-19.20, set the amount of moneys on hand requiring daily deposits and may require deposits on less than a daily basis, provided the moneys are maintained in a secure location and deposited at least weekly. (1927, c. 146, s. 19; 1929, c. 37; 1939, c. 134; 1955, cc. 698, 724; 1971, c. 780, s. 1; 1973, c. 474, s. 27; 2017-204, s. 6.1(a); 2020-3, s. 4.28(a).)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8.I
Meeting Date: September 06, 2022

Submitted By: Amy Twiddy, Assistant
NC Cooperative Extension
Prepared by: Karen Davis

Item Title JCPC Contractor Agreement

Attachments: JCPC Contractor Agreement - Rick Lage (PDF)

Summary:
JCPC Coordinator Marcia Berry requests approval of the attached Independent Contractor Agreement for Teen Court Advisor.

Independent Contractor Agreement

This Agreement entered into this _____ day of _____, 2022, by and between the Board of County Commissioners of Camden County ("Camden County"), and Rick Lage ("Contractor").

In consideration of their mutual promises made herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. Scope of Work.

(a) Camden County engages the Contractor to furnish the work described in the Schedule attached to this Agreement at the times specified in the Schedule, and the Contractor agrees to furnish the work at the times specified in the Schedule.

(b) Contractor acknowledges that by prior knowledge and examination, Contractor understands the nature of the work, the environment, and the difficulties that may be incident to performing the Services.

(c) Contractor warrants that all Services under this Agreement shall be performed and completed in a safe, good and skillful manner by fully trained, skilled, competent and experienced personnel utilizing adequate equipment in good working order at all times.

(d) Contractor shall not employ in any work for Camden County any employee who is a minor or whose employment violates any labor, employment or other applicable laws.

2. Price and Payment.

Camden County agrees to pay the Contractor in accordance with the price and payment terms set forth in the Schedule attached to this Agreement, and the Contractor agrees to accept such amounts as full payment for its work and to sign such waivers of lien, affidavits and receipts as Camden County shall request in order to acknowledge payment.

3. Independent Contractor Relationship.

The Contractor is and at all times shall conduct itself as an independent contractor, and Contractor is not and shall not be considered or hold itself out or act as an employee, servant, agent, partner, or party in a joint venture with Camden County. Camden County shall determine the work to be done by the Contractor, but the Contractor shall determine the means by which to accomplish the work specified by Camden County. Camden County is

not responsible for withholding, and shall not withhold, FICA or taxes of any kind from any, payments that it owes the Contractor. Neither the Contractor nor its employees shall be entitled to receive any benefits which employees of Camden County are entitled to receive and shall not be entitled to workers' compensation, unemployment compensation, medical insurance, life insurance, paid vacations, paid holidays, pension, profit sharing, or Social Security on account of their work for Camden County.

4. Term.

This Agreement is effective as of the date signed by both parties and shall continue in effect for a period of time specified to complete the project that is the subject of this Agreement and not to exceed the next ensuing June 30th, or until cancelled by either party upon not less than thirty (30) days written notice to the other party.

5. Miscellaneous.

(a) If any terms of this Agreement shall be declared invalid, illegal or unenforceable for any reason or in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof and this Agreement shall be construed as if such provision had never been contained herein.

(b) This agreement constitutes the entire agreement between the parties and supersedes any prior agreement between the parties.

(c) This Agreement may be amended only by a written instrument signed by both parties' contracting authority.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Board of County Commissioners of
Camden County

Contractor

By: _____
Chairman

By: Rick Lage
Title: Teen Court Liaison

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

Stephanie B Jackson
Signature of Finance Officer

Attachment: JCPC Contractor Agreement - Rick Lage (3383 : JCPC Contractor Agreement)

SCHEDULE TO INDEPENDENT CONTRACTOR AGREEMENT

A. SERVICES AND SCOPE OF WORK:

1. Description of Services, Materials and Other Items Supplied by Contractor:

Serve as advisor for teen court program. Recruit and train student volunteers. Oversee trials as they occur. Minimum of one meeting per month with student volunteers.

2. Geographic Areas:

Camden County, North Carolina

B. PRICE OR RATES AND PAYMENT TERMS FOR SERVICES:

\$500

C. ADDITIONAL PROVISIONS:



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Consent Agenda

Item Number: 8J
Meeting Date: September 06, 2022

Submitted By: Stephanie Jackson,
Finance
Prepared by: Stephanie Jackson

Item Title **Amendment to the Inter Local Agreement for Landscaping Services**

Attachments: Addendum to Contract docx (PDF)

Summary: The County contracts with a third party for landscaping services at the Medical Park facility. The fees increased this year due to fuel costs and the County Attorney was requested to draft the attached agreement amendment with Trillium to pay their share of the increases.

Recommendation:
To approve the County Manager to sign the amended agreement as presented.

NORTH CAROLINA
CAMDEN COUNTY

**AMENDMENT TO INTERLOCAL AGREEMENT
FOR LANDSCAPING SERVICES**

THIS AMENDMENT is entered into by and between **CAMDEN COUNTY** and **TRILLIUM HEALTH RESOURCES**, both political subdivisions of the State of North Carolina.

RECITALS

1. The parties previously entered into a written Interlocal Agreement for Landscaping services executed by both on February 8, 2022.

2. Pursuant to Section Four of the Agreement, the same may be amended only by a subsequent written and approved document.

3. At the time of execution of the original Agreement it was agreed, Trillium, would pay a yearly sum of \$3,316.00 as its one third share of landscaping services, the total sum being \$9,948.00.

4. The landscaping service retained by the parties has now raised its contract fee to \$10,584.00 effective July 1, 2022, thereby increasing Trillium's one third obligation from \$3,316.00 to \$3,528.00.

NOW, THEREFORE, for and in consideration of the mutual covenants expressed in the initial agreement and this amendment, it is hereby agreed between the parties as follows:

A. Effective July 1, 2022, and continuing throughout the term of the original agreement, unless otherwise amended, Trillium will pay to Camden County the sum of \$3,528.00 per annum as its one third share of landscaping services.

B. All other terms and conditions of the original agreement shall remain in full force and effect.

This the _____ day of _____ 2022.

CAMDEN COUNTY

TRILLIUM HEALTH RESOURCES

BY: _____ (SEAL)
Erin Burke, County Manager

BY: _____ (SEAL)

Attachment: Addendum to Contract docx (3387 : Trillium Landscaping Contract Amendment)

PRE AUDITS

CAMDEN

TRILLIUM

Attachment: Addendum to Contract docx (3387 : Trillium Landscaping Contract Amendment)

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

Meeting Date: September 6, 2022

Attachments: Orange Pumpkin LLC Rezoning Staff Findings, Application, Site Plan, Zoning Comparison, Neighborhood Meeting Summary, Deed, Ordinance

Submitted By: Planning Department

Item Title: Application for Zoning Map Amendment from Orange Pumpkin LLC

Summary:

Orange Pumpkin LLC has requested a map amendment for approximately 97 acres from the Rural Residential (RR) zoning district to the Suburban Residential (SR) zoning district. The 97 acres is currently being used for farmland, woods and two residential sites located at 242 Keeter Barn Rd in the South Mills Township.

The neighborhood meeting was held on May 11, 2022. The Planning Board on August 17th, 2022 voted 3 to 1, recommending denial of the Rezoning Application.

The proposed zoning map amendment is consistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is consistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as One to Two Acre Rural Residential.

Recommendation:

Motion to set Public Hearing for October 3, 2022.

STAFF REPORT
Ordinance 2022-10-01
UDO 2022-06-07
Zoning Map Amendment

PROJECT INFORMATION

File Reference: 2022-06-007
Project Name: Keeter Barn Rd Project
PIN: 01.7080.00.55.5061.0000

Applicant: Orange Pumpkin LLC
Address: 2505 NS Boca Raton Blvd
 Boca Raton, Florida 33431

Phone: 757-773-6851
Email: tommyj777@outlook.com

Agent for Applicant: Same as Applicant
Address:

Phone:
Fax:
Email:

Current Owner of Record: Applicant

Meeting Dates:
 May 11, 2022 at 6 pm Neighborhood Meeting
 August 17, 2022 at 7pm Planning Board Meeting

Application Received: 6/8/2022
By: Amber Curling, Planning

Application Fee paid: \$1520.00 Ck# 1105

Completeness of Application: Application is generally complete

Documents received upon filing of application or otherwise included: (All Documents in Pkg)

- A. Rezoning Application
- B. Deed
- C. Site Plan
- D. Neighborhood Meeting Comments
- E. Zoning Comparison between Rural Residential to Suburban Residential

REQUEST: Orange Pumpkin LLC is requesting a Zoning Map Amendment per Article 151.2.3.30 of the Unified Development Ordinance for a parcel on Keeter Barn Rd from Rural Residential to Suburban Residential.

Property Location: The 97-acre parcel is located at 242 Keeter Barn Rd in the South Mills Township. The parcel contains 2 residential home sites. The parcel ID is 01-7080-00-55-5061.0000.

Rezoning from Rural Residential Zoning District:

Rural Residential (RR) Purpose Statement (Article 151.3.5.3)

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

Zoning Map Amendment to Suburban Residential Zoning District:

Suburban Residential (SR) Purpose Statement (Article 151.3.5.5)

The Suburban Residential (SR) district is the County's primary district for suburban residential neighborhoods located along primary roadways, shoreline areas, and in locations bordering rural areas. The district has a one-acre minimum lot area requirement, which is the basic threshold size for lots with on-site wastewater systems. Use of the conservation subdivision configuration is optional for residential subdivisions. While the district allows single-family detached homes, mobile homes on individual lots are prohibited. Nonconforming mobile homes may remain but may not be expanded or replaced with another mobile home. The district accommodates equestrian uses, utilities, as well as various neighborhood-supporting institutional uses such as parks, schools, and public safety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the suburban nature of the district.

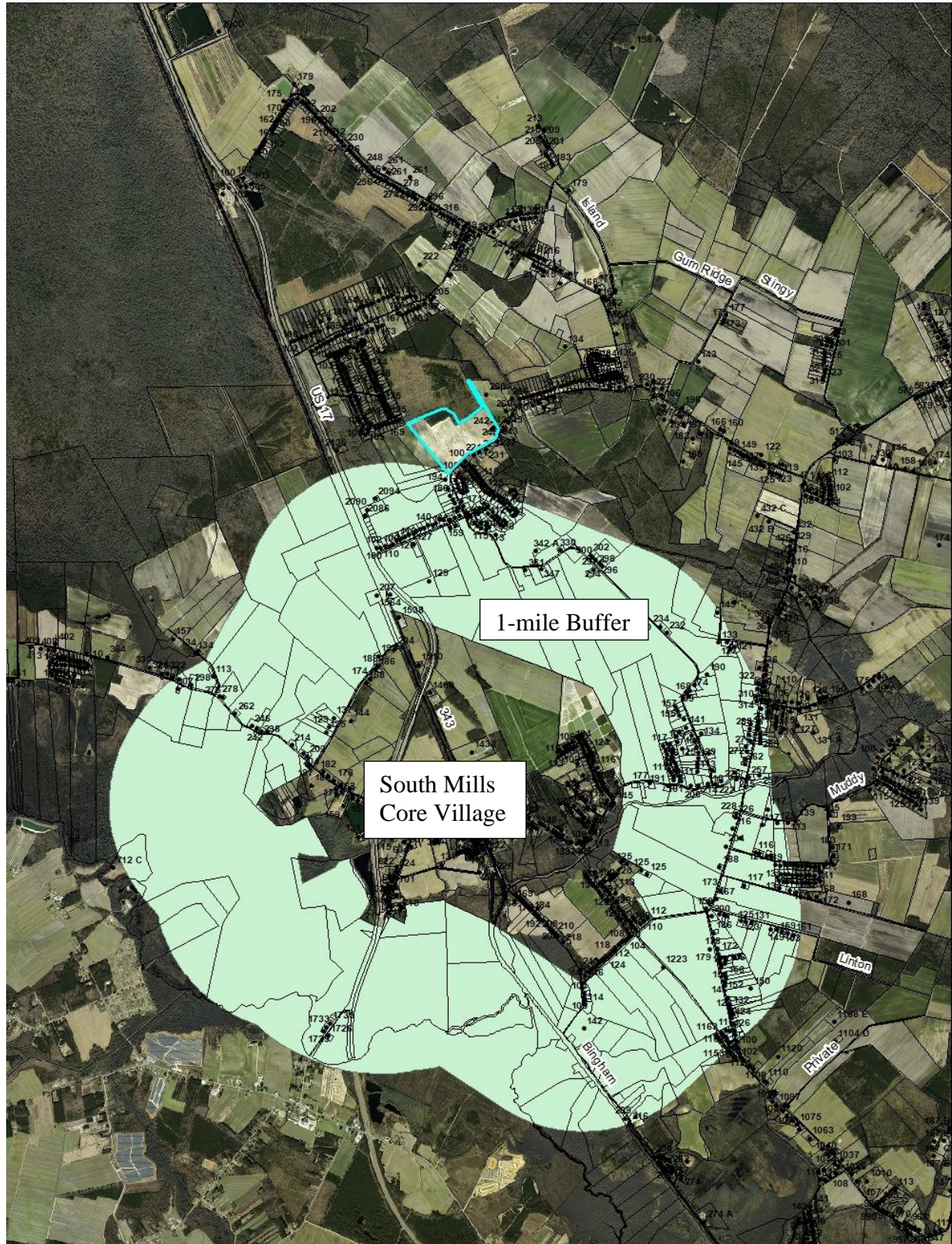
SITE DATA

Size of Lot: Approximately 97 acres
Flood Zone: X
Zoning District(s): Rural Residential
Existing Land Uses: Farm Land, Woods, and Two Residential Home Sites

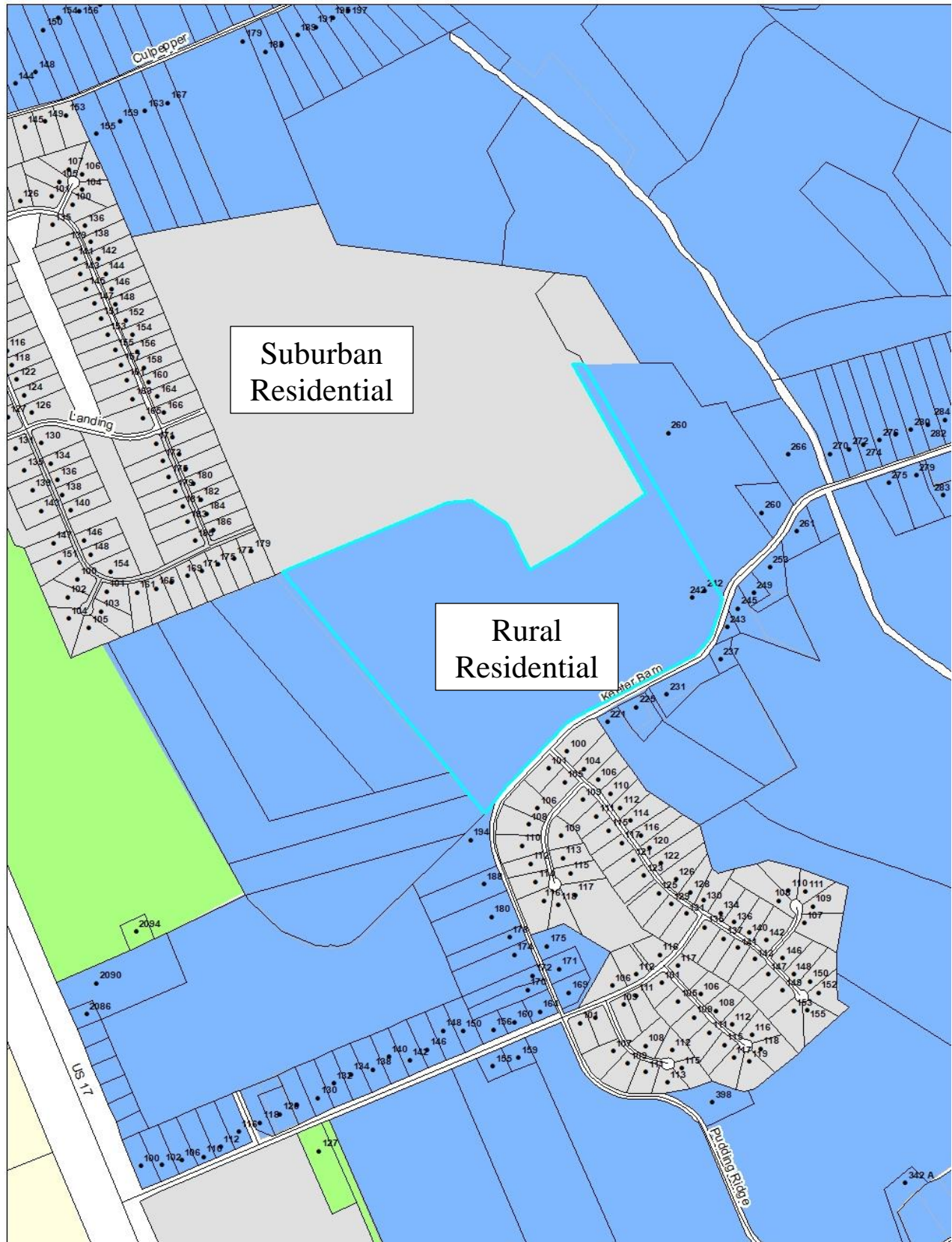
Adjacent Property Uses: Residential Lots, Woods, and Farmland

	North	West	South	Southeast
Zoning	Suburban Residential (SR)	Rural Residential (RR)	Rural Residential (RR)	Rural Residential (RR)
Use	Woods	Farmland	Farmland	Farmland Residential Lot

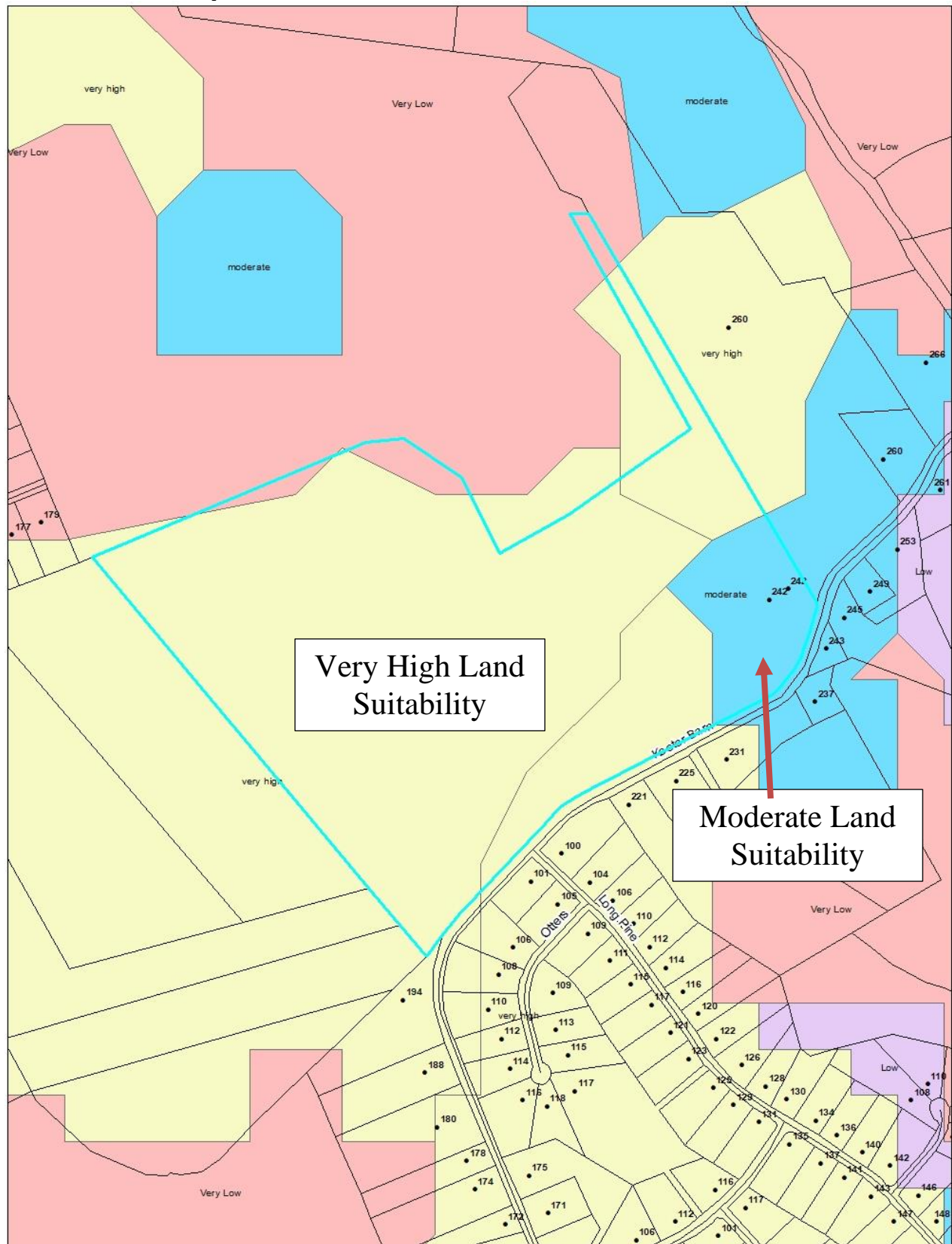
PROJECT LOCATION: South Mills Township



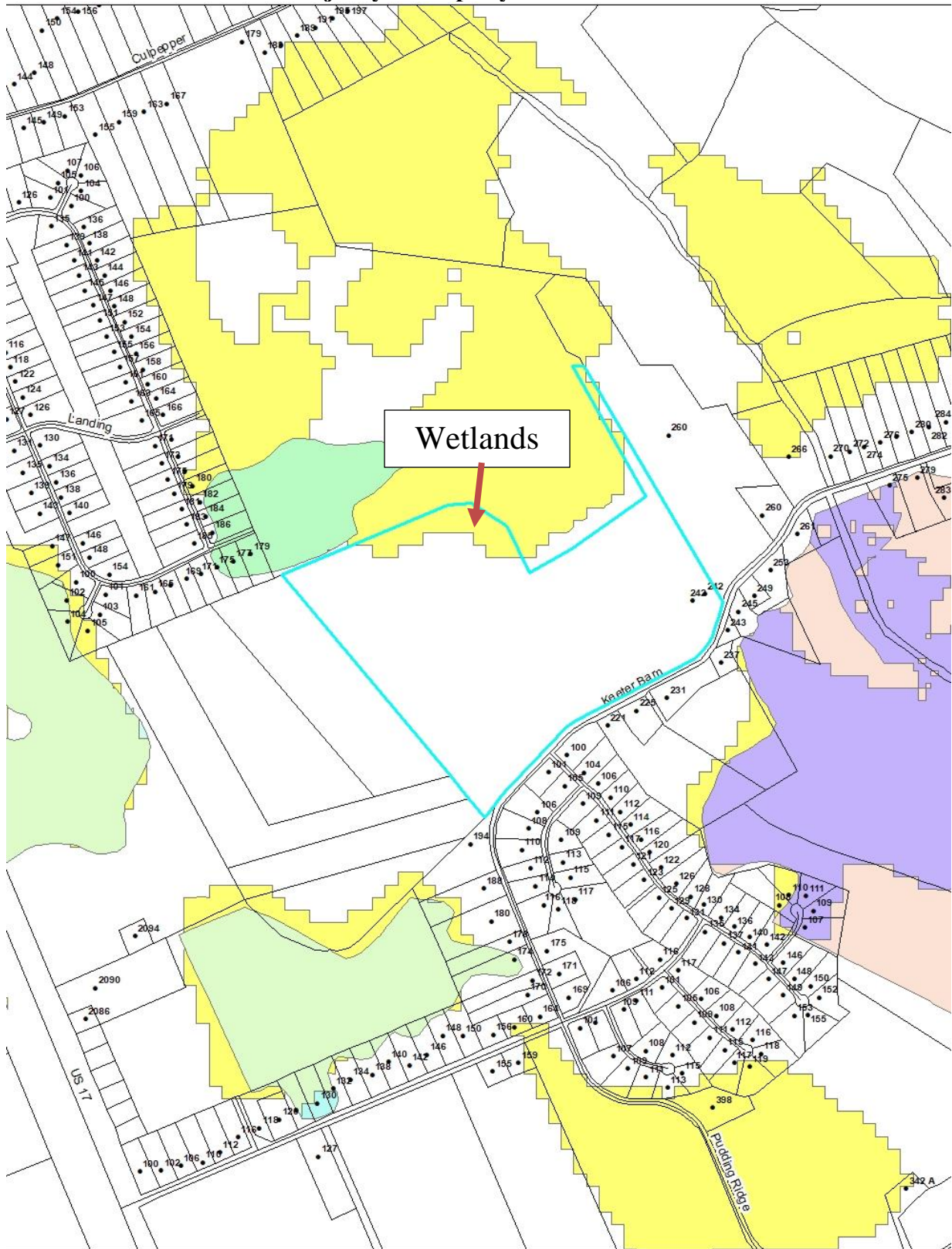
Zoning District



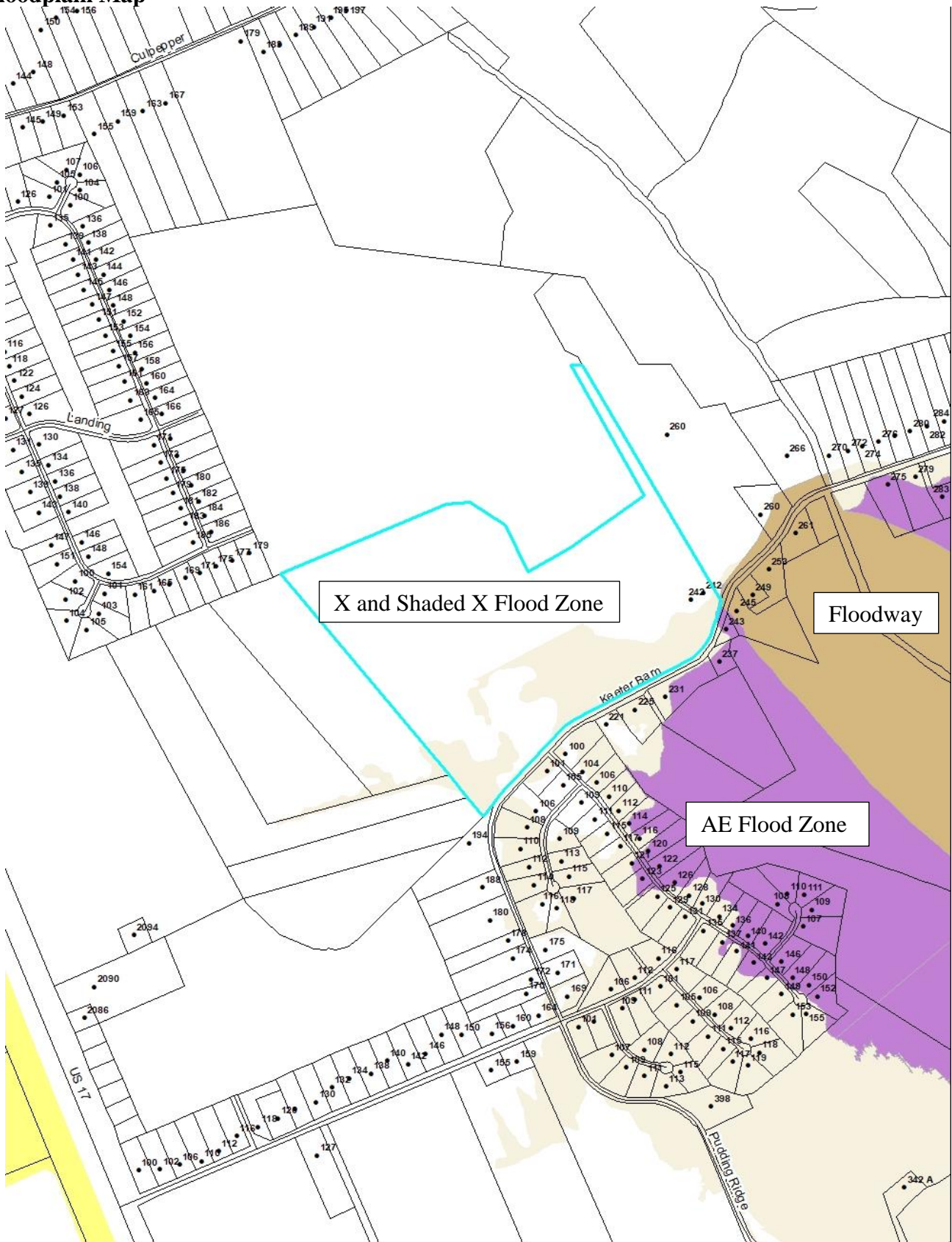
CAMA Land Suitability:



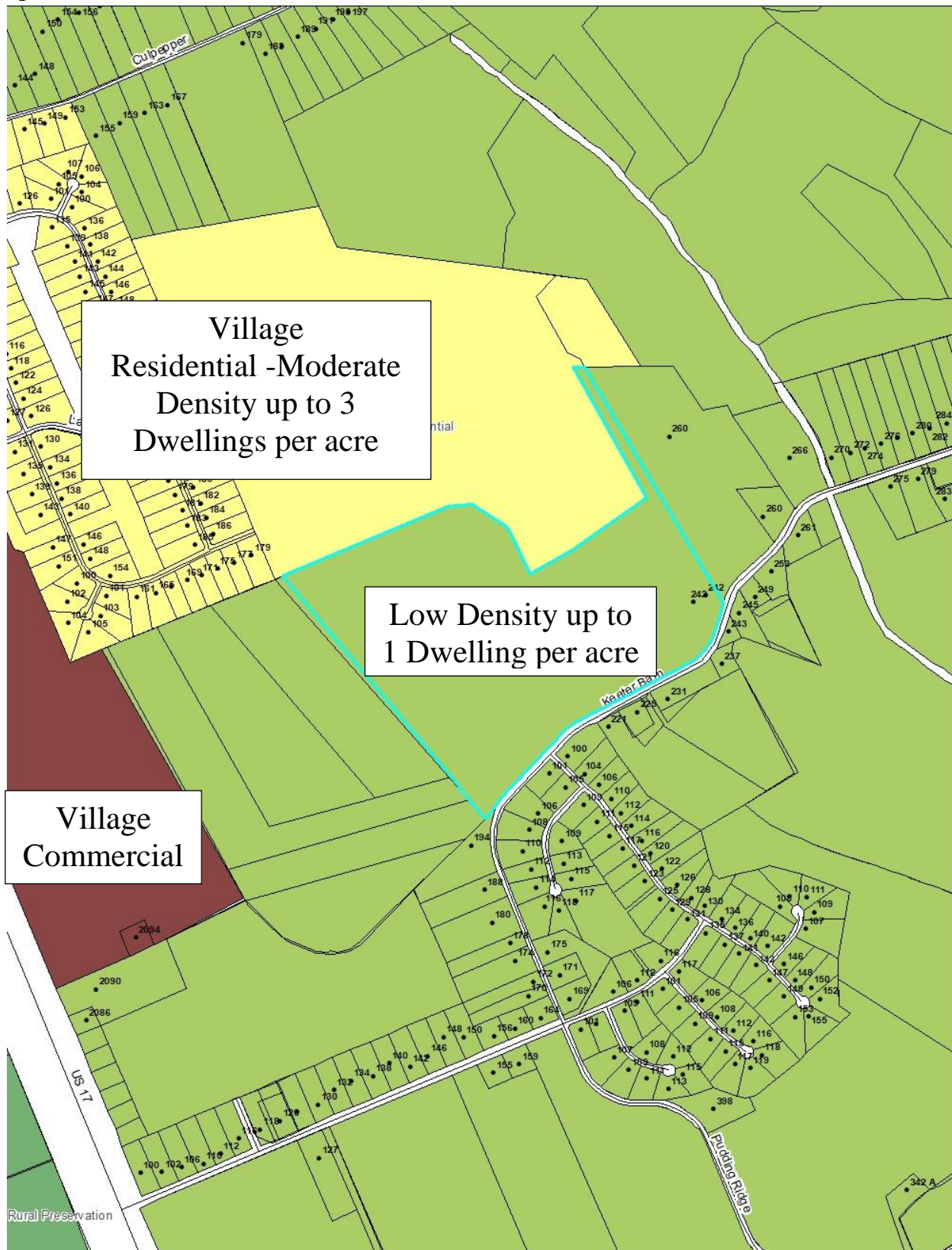
Not Located in Watershed and Majority of Property not located in Wetlands



Floodplain Map



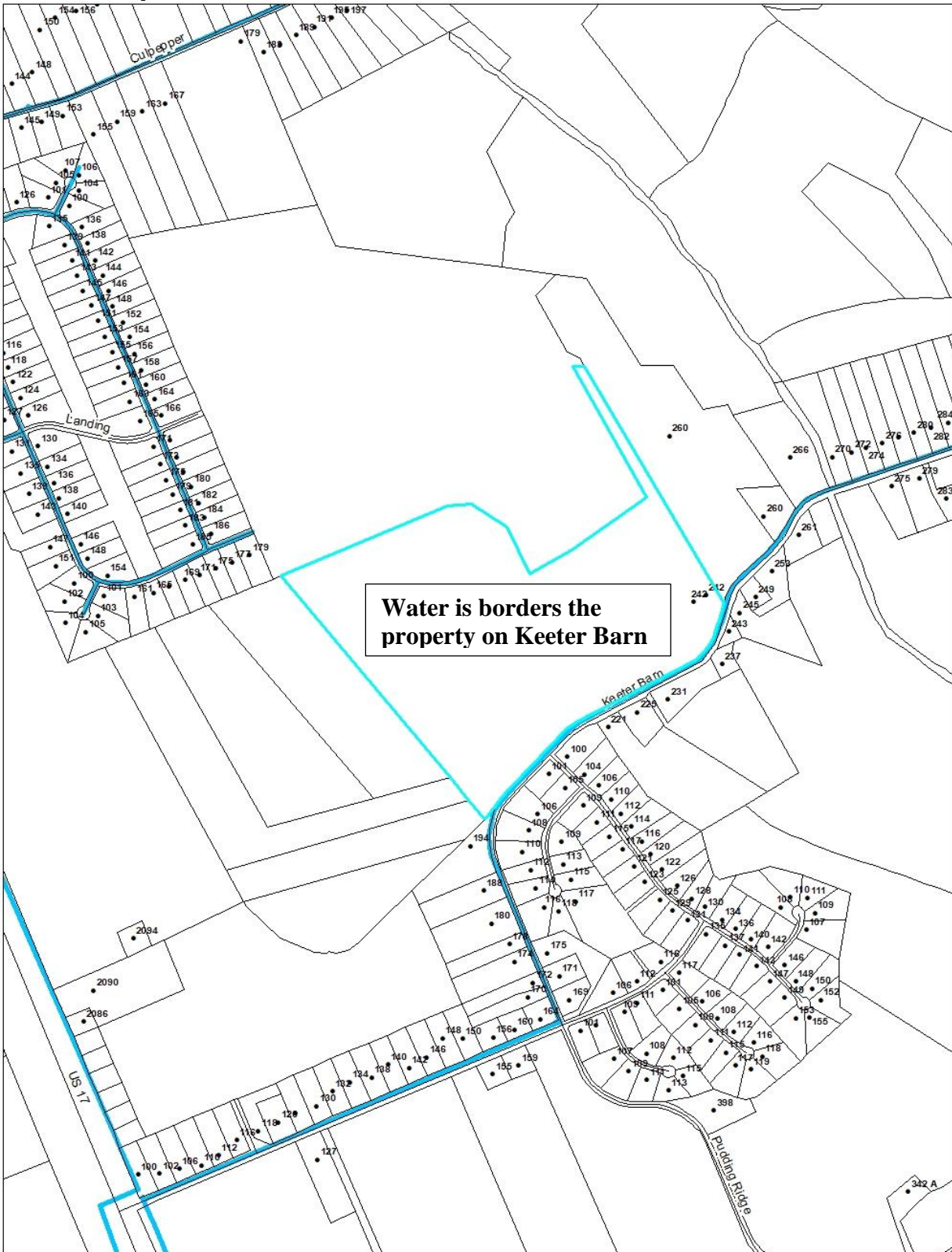
Comprehensive Future Land Use Plan



CAMA Future Land Use Map



Water Availability



INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property along Keeter Barn Road

Sewer: Not available.

Fire District: South Mills Fire District.

Schools: Proposed zoning will have an impact on Schools.

Traffic: Proposed zoning will have impact on Traffic.

An Impact Analysis is required at development stage.

Goal when Reviewing of Zoning Regulations in accordance with the Camden County Land Use Plans is to make sure the project is designed to:

- to lessen congestion in the streets;
- to secure safety from fire, panic, and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the overcrowding of land;
- to avoid undue concentration of population; and
- to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements

SPECIFIC CAMA LAND USE QUESTIONS FOR THE PLANNING BOARD TO CONSIDER:

1. Does Camden County need more land in the zoning class requested?

In the appropriate location Suburban Residential (SR) zoning district works well. Suburban Residential represents in all of Camden is 1.79% of zoning district and 2.05% in South Mills Township, 1.50% in Courthouse Township, 1.57% in the Shiloh Township.

2. Is there other land in the county that would be more appropriate for the proposed uses?

There is other land in the County which is currently zoned as Suburban Residential (SR) or which could be rezoned. The rezoning is consistent with the CAMA Future Land Use Plan and the Comprehensive Future Land Use Plan.

3. Is the request in accordance with the Camden County land use plan?

The request is consistent with the Comprehensive and CAMA Future land use plans.

4. Will the request have serious impact on traffic circulation, parking space, sewer and water services, other utilities?

The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

5. Will the request have an impact on other county services, including police protection, fire protection or the school system?

The proposed zoning uses will have an impact on all public services. The specific service and to what extent of the impact will be determined during the development approval process of the property.

6. Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

All permitted uses in the requested zoning classification should not lessen the enjoyment or use of any adjacent properties.

7. Will the request, as proposed cause serious noise, odors, light, activity, or unusual disturbances?

All uses permitted in the requested zoning classification should not cause any serious noise, odors, light activity, or unusual disturbances.

8. Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

There does not appear to be any serious legal concerns related to spot zoning, hardship, or violation or precedents.

9. Does the request impact any CAMA Areas of Environmental Concern?

The request does not impact a CAMA Area of Environmental Concern.

CONSISTENCY with PLANS and MAPS

CAMA Land Use Plan Policies & Objectives:

Consistent ☒

Inconsistent ☐

The CAMA Land Use Plan was adopted by the Camden County Board of Commissioners on April 4, 2005. The proposed zoning change is consistent in that the CAMA Future Land Use Map has the property identified as Low Density Residential (on lots 1 acre or greater). Suburban Residential (SR) zoning permits a minimum lot area of 1 acre.

2035 Comprehensive Plan

Consistent ☒

Inconsistent ☐

The County's Comprehensive Future Land Use Map (Adopted 2012) shows the current property is identified as One to Two Acre Rural Residential. The requested zoning of Suburban Residential (SR) permits a minimum lot area of 1 acre which is consistent with the Comprehensive Future Land Use Plan.

Comprehensive Transportation Plan

Consistent ☒

Inconsistent ☐

Property abuts Keeter Barn Road

Other Plans officially adopted by the Board of Commissioners

N/A

Summary:

The proposed zoning map amendment is consistent with the 2005 CAMA Future Land Use Plan which has the property identified as Low Density Residential (on 1-2 acre lots).

The proposed zoning map amendment is consistent with the 2012 County's Comprehensive Future Land Use Map which has the property identified as One to Two Acre Rural Residential.

Recommendation:

The Planning Board on August 17th, 2022 voted 3 to 1, recommending denial of the Rezoning Application.

Planning Staff supports the Planning Board recommendation for the denial of the Rezoning Application Ordinance 2022-10-01 (UDO 2022-06-07) of the 97-acre parcel located at 242 Keeter Barn Rd from Rural Residential to Suburban Residential.



Zoning Map Amendment Application

OFFICIAL USE ONLY:

UDO Number: 2022-06-07
 Date Filed: 6/8/2022
 Amount Paid: \$1520.00
 Received By: [Signature]
 CK# 1105

Contact Information

☒ PROPERTY OWNER ☐ APPLICANT ☐ AGENT FOR APPLICANT

Name: Orange Pumpkin, LLC (Tommy Johnson)

Name: _____

Address: 2505 NW Boca Raton Blvd.
Boca Raton, FL 33431

Address: _____

Telephone: 757.773.6851

Telephone: _____

Fax: _____

Fax: _____

Email: tommyj777@outlook.com

Email: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Owner

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA) N/A

Property Information

Physical Street Address 242 Keeter Barn Road, South Mills

Location: North side of Keeter Barn Road, across from Long Pine Road intersection

Parcel ID Number(s): 017080005550610000

Deed Book/ Page Number and/or Plate Cabinet/Slide Number DB 345, Pg 272

Total Parcel(s) Acreage: 97 ac Perk Test or County Sewer Approval N/A

Existing Land Use of Property: Agriculture Proposed Land Use Residential

Request

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

Total Acreage for Rezoning: 97 ac Are you rezoning the entire parcel(s): ☒ Yes ☐ No

Metes and Bounds Description Provided: ☒ Yes ☐ No See Deed

Community Meeting, if applicable: Date Held: 5-11-2022 ; Location: Camden Courthouse

Zoning Change Application Questions

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

(A) What reasons/purpose for the rezoning request?

The adjacent developments are already zoned Suburban Residential and future development of this parcel if rezoned, would be in keeping with those existing characteristics such as open space, lot size and density.

(B) Will the rezoning request cause noise, odors, light, activity or unusual disturbances?

No

(C) How will the proposed zoning change enhance the public health, safety, or welfare?

By rezoning to a classification that will allow smaller lots and higher yield, future development will result in lower end user cost and home availability. More homes in the area will add to the tax revenue for the County, which would help in funding infrastructure and County services.

(D) Is the rezoning consistent with the purposes, goals, objectives and policies of the County's adopted policy guidance and future land use plans?

The zoning classification is consistent with the 2035 CAMA Land Use Plan.

(E) Is the rezoning in the best interest of the public? Explain.

Rezoning will promote future development to be in harmony with those developments surrounding the parcel and continue to add value to single-family homes in the neighboring subdivisions.

(F) For proposals to re-zone to non-residential districts along major arterial roads: N/A

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

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

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



Property Owner(s)/Applicant

May 12, 2022

Date

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

10/09/2020

Doc No: 201451
 Recorded: 05/05/2016 01:56:20 PM
 Fee Amt: \$26.00 Page 1 of 2
 Excise Tax: \$0.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 345 PG 272 - 273 (2)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 01.7080.00.55.5061.0000 Verified by Camden County on the 5th day of May, 2016
 By: 134-17 \$0100 Kan BGP no delinquent taxes - BGP - 5-5-16

Mail/Box to: Trimpi & Nash, LLP, 200 N. Water St, Ste 2A, Elizabeth City, NC 27909

This instrument was prepared by: John G. Trimpi, 200 N. Water St, Ste 2A, Elizabeth City, NC 27909
 (NO TITLE WORK REQUESTED OR PERFORMED BY PREPARER)

Brief description for the Index: 242 Keeter Barn Road

THIS DEED made this 28th day of April, 2016, by and between

GRANTOR	GRANTEE
Thomas Patrick Johnson, unmarried 15788 Glencrest Avenue Delray Beach, FL 33446	Orange Pumpkin, L.L.C., a North Carolina limited liability company 15788 Glencrest Avenue Delray Beach, FL 33446

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for no consideration given by the Grantee, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land situated in South Mills Township, Camden County, North Carolina and more particularly described as follows:

Beginning at an iron pipe located on the North side of State Road #1225 at or close to that point where the said road curves to the Southwest at or near the line of A.B. Coleman land, this point of beginning being at the dividing line between E. Overton Albertson and Ruth Albertson Foster, and thence running from said point of beginning North 4° 32' East 2356.56 feet to an iron pipe; thence running South 68° 17' East 612.87 feet along a ditch bounded on the North by the Ferebee Tract to a point; thence running South 69° 49' East 454.28 feet along said ditch to a point; thence running South 68° 25' East 277.40 feet along said ditch to a point; thence South 50° 12' East 160.24 feet along said ditch to a point; thence South 19° 39' West 266.40 feet along said ditch to a point; thence South 70° 21' East 172.60 feet along said ditch to a point; thence South 18° 24' West 401.64 feet along said ditch to a point; thence South 78° 14' East 345.18 feet along said ditch to a point; thence South 79° 30' East 131.2 feet a long said ditch to a point; thence South 79° 03' East 553.45 along said ditch to an iron pipe; thence North 15° 34' East 404.1 feet to a point; thence North 14° 50' East 415.75 feet to a point; thence North 15° 14' East 322.0 feet to a point; thence South 44° 50' East 102 feet to a point; thence South 14° 59' West 1656.89 feet along a ditch bounded on the East by Clarence Raper land to a point; thence South 12° 52' West 360.21 feet to a point; thence running South 11° 57' West 56.04 feet to a point; thence running South 61° 07' West 173.83 feet along State Road #1225 to a point; thence running South 66° 03' West 106.18 feet along said road to a point; thence South 75° 43' West 84.24 feet along said road to a point; thence running North 87° 22' West 57.87 feet along said road to a point; thence running North 73° 27' West 991.76 feet along said road to a point; thence running North 80° 43' West 124.65 feet along said road to a point; running thence South 87° 44' West 684.73 feet along said road to a point; thence running South 85° 06' West 226.09 feet along said road to the point of beginning; this being that tract of land designated "Tract 2 96.785 acres" on that map entitled "Albertson Heirs, Camden County, North Carolina, scale one inch equals 300 feet, August 4, 1972, Donald E. Wood, Registered Surveyor L-1324," which map is hereby incorporated in and made a part of this deed.

SUBJECT TO the Life Estate of Joseph J. White, Jr. in and to the 20 acre tract of land identified in Item Three of the Last Will and Testament of Ruth A. Foster, probated in Camden County, North Carolina in Estate File No. 03-E-2, in the Office of the Camden County Clerk of Superior Court.

Attachment: 4_KeeterBarn_OrangePumpkinDeed (3390 : Set Public Hearing - Zoning Map Amendment Application)

THIS IS A DEED OF GIFT.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 58, Page 385, Camden County Registry and Estate File 03-E-2 in the Office of the Camden County Clerk of Superior Court.

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

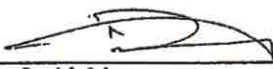
This instrument prepared by John G. Trimpi, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon closing.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions, rights of way of record, public service utility easements, if any, and 2016 Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

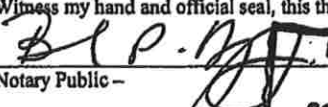
 (SEAL)
Thomas Patrick Johnson

STATE OF VA

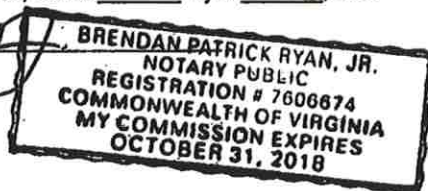
COUNTY OF VA BEACH

I, BRENDAN P. RYAN JR., a Notary Public of the County of VA BEACH and State of VA, certify that Thomas Patrick Johnson personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

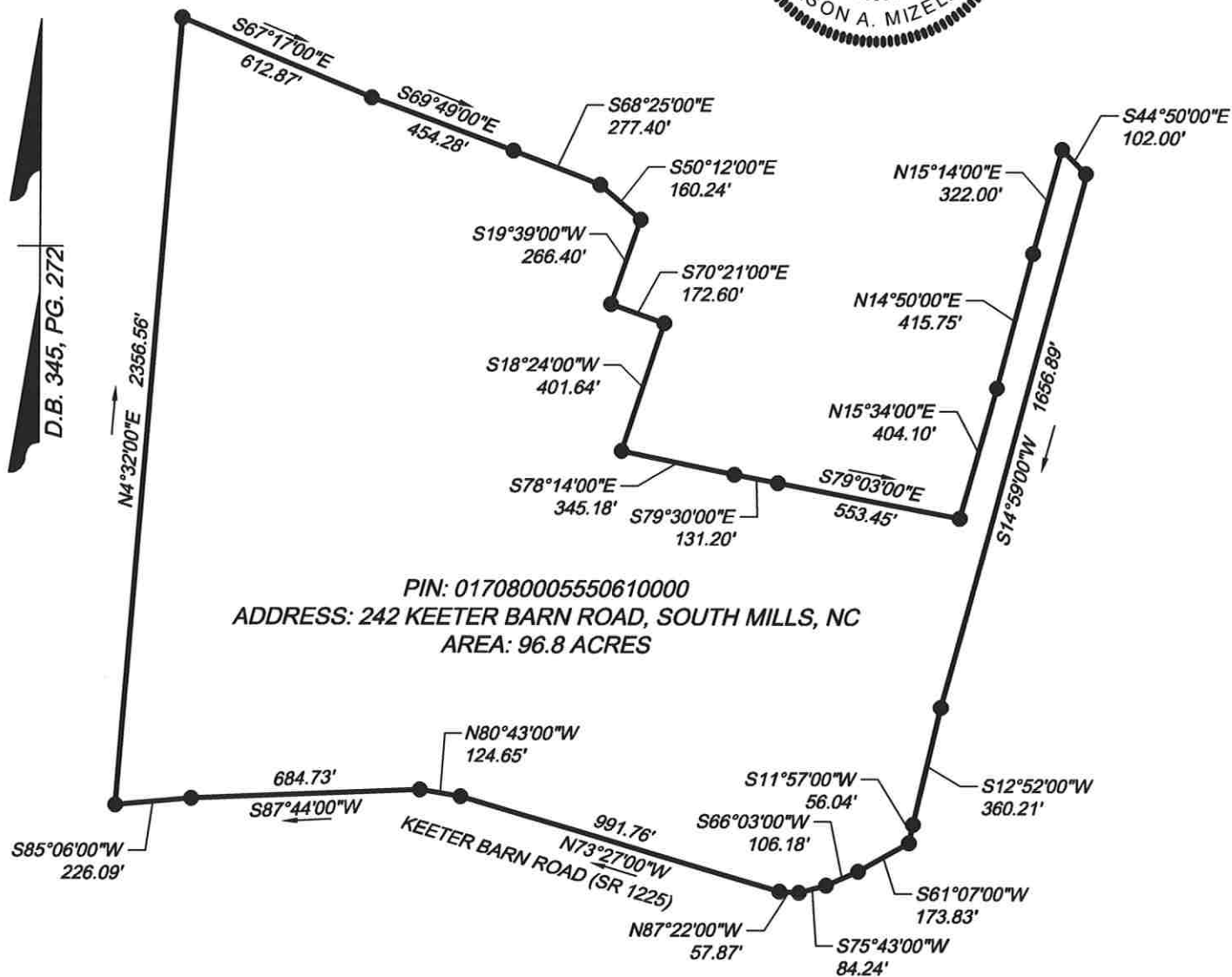
Witness my hand and official seal, this the 2ND day of MAY, 2016.


Notary Public -

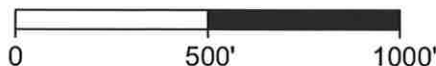
My Commission Expires:



THIS MAP IS FOR PRESENTATION
PURPOSES ONLY AND IS NOT A
FORMAL BOUNDARY SURVEY.
SEE RECORDED REFERENCES.



SCALE 1"=500'



REZONING EXHIBIT FOR ORANGE PUMPKIN, LLC

PROPERTY DESCRIBED IN DEED BOOK 345, PAGE 272

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com C-1652

YOUR VISION ACHIEVED THROUGH OURS.

South Mills Township	Camden County
Date: May 17, 2022	Scale: 1" = 500'
Sheet 1 of 1	J.N.:53036
Drawn by: J. Mizelle	Checked by: J. Mizelle

TIMMONS GROUP

Doc No: 201636
 Recorded: 06/09/2016 03:26:56 PM
 Fee Amt: \$26.00 Page 1 of 3
 Excise Tax: \$44.00
 Camden County North Carolina
 Tammie Krauss, Register of Deeds
 BK 346 PG 412 - 414 (3)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 01.7080.00.55.5061.0000 Verified by Camden County on the 9th day of June, 2016
 By: 187-17 \$22,000.00 / \$220.00 stamp for no delinquent taxes 6-9-16

Mail/Box to: Trimpi & Nash, LLP, 200 N. Water St. #2A, Elizabeth City, NC 27909

This instrument was prepared by: John G. Trimpi (No title work requested or performed)

Brief description for the Index: Life Estate in 20 Acres

THIS DEED made this 18th day of May, 2016, by and between

GRANTOR

JOSEPH J. WHITE, JR.

109 Yeopim Trail
 Hertford, NC 27944

GRANTEE

ORANGE PUMPKIN, L.L.C.

15788 Glentrest Avenue
 Delray Beach, FL 33446

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

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration of the sum of Twenty-two Thousand Dollars paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in South Mills Township, Camden County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

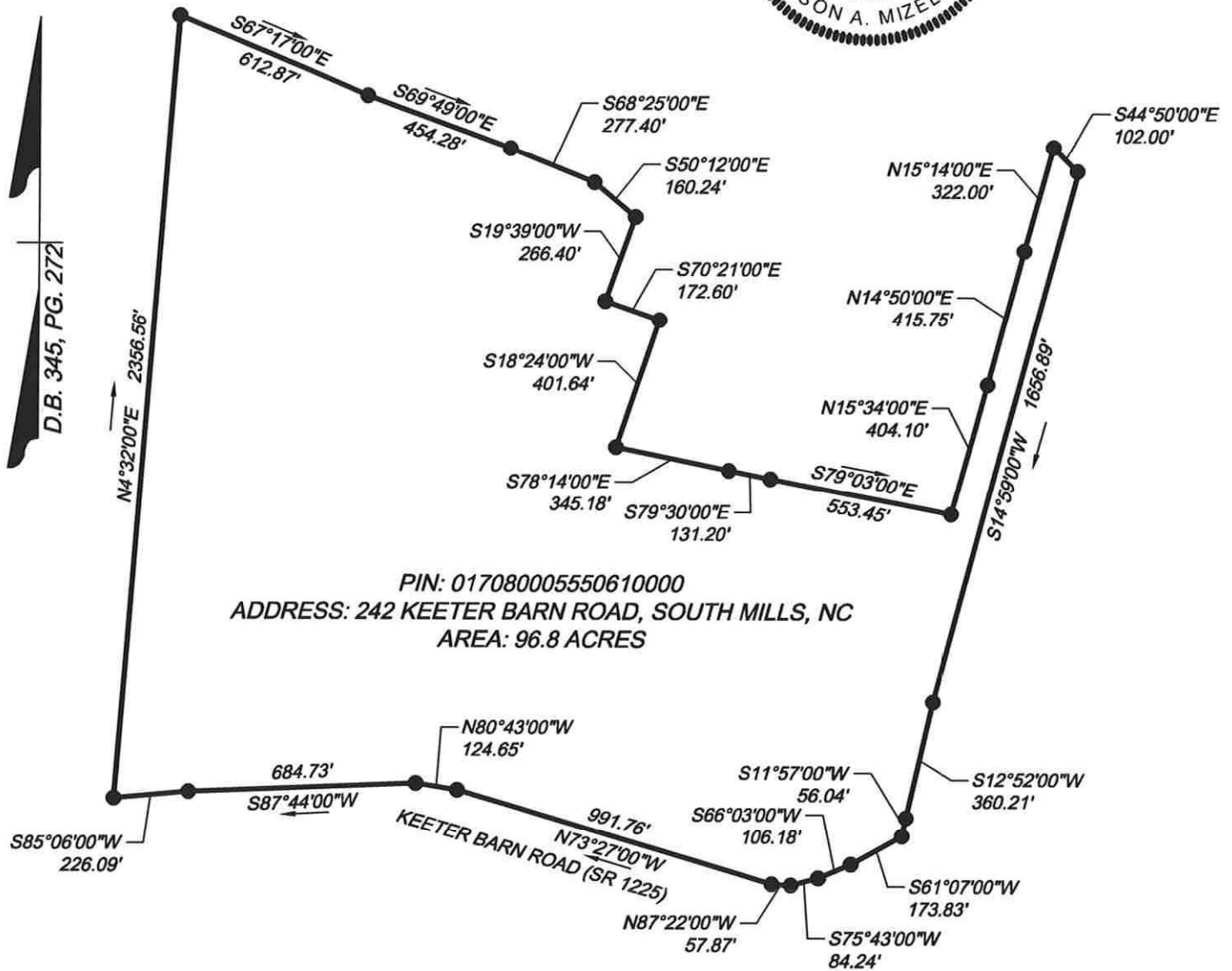
The remainder interest in this property was vested in Thomas Patrick Johnson pursuant to Item Four of the Last Will and Testament of Ruth A. Foster as contained in File No. 03-E-2, Clerk of Superior Court of Camden County, North Carolina. Thomas Patrick Johnson

EXHIBIT A

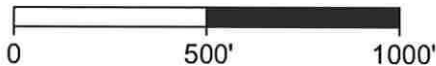
Being 20 acres of the westernmost portion of Tract Two of the Albertson Heirs property located in South Mills Township in Camden County, North Carolina, Tract Two consisting of 96.785 acres as surveyed by Donald E. Wood, Registered Surveyor by plat dated August 4, 1972. This 20 acre tract is bounded on the North by the Ferebee tract, on the South by Keeter Barn Road (S.R. 1225), and on the West by the now or former Overton Albertson, who owns or owned Tract One. The eastern line runs parallel to the dividing line between Tract One and Tract Two and extends from S.R. 1225 to the ditch dividing the Ferebee tract from Tract Two.

This being the life estate devised to Grantor in Item Three of the Will of Ruth A. Foster in file No. 03-E-2, Clerk of Superior Court of Camden County, NC.

THIS MAP IS FOR PRESENTATION
PURPOSES ONLY AND IS NOT A
FORMAL BOUNDARY SURVEY.
SEE RECORDED REFERENCES.



SCALE 1"=500'



REZONING EXHIBIT FOR ORANGE PUMPKIN, LLC

PROPERTY DESCRIBED IN DEED BOOK 345, PAGE 272

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com C-1652

YOUR VISION ACHIEVED THROUGH OURS.

South Mills Township	Camden County
Date: May 17, 2022	Scale: 1" = 500'
Sheet 1 of 1	J.N.: 53036
Drawn by: J. Mizelle	Checked by: J. Mizelle

TIMMONS GROUP



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

COMMUNITY MEETING REPORT FOR KEETER BARN ROAD

Project: Rezoning 98-Acres on Keeter Barn Road
Facilitator: Tom Johnson – Orange Pumpkin, LLC
Date & Time: May 11, 2022 @ 6:00 PM
Location: Historic Camden Court House

In preparation for the Community Meeting, twenty-two notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Tom Johnson (applicant) and Amber Curling (Camden Co) were in attendance. One resident attended the meeting:

Mr. Paul Stoddard - 104 Long Pine Road, South Mills, NC 27976 pastoddard1987@gmail.com

Mr. Stoddard didn't seem opposed to the rezoning request and was mainly curious as to the future plans for the property as he lived in the adjacent subdivision.

After sufficient time had passed and no one else showed up, the meeting was concluded.

We did receive one phone call prior to the meeting on April 22nd from Mr. Ronnie Albertson at 194 Keeter Barn in regards to the rezoning request for 242 Keeter Barn Road. He wasn't going to be able to attend the community meeting, but wanted to know what the request was about. I explained to him that it was a rezoning only and what the major differences were between the existing RR zoning and the proposed SR zoning were and that the properties/developments to the North & South were already zoned to Suburban Residential. That seemed to answer his question at the moment. I let him know he could call again if he had any additional questions

No other inquiries were made from residents by phone or email.

Respectfully submitted,

Jason A. Mizelle, PLS
Timmons Group

Cc Camden County Planning

**Camden County, North Carolina
Principal Use Table, District Comparison**

8.K.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
Agricultural			
AGRICULTURE/HORTICULTURE			
<i>All Agriculture/ Horticulture Uses</i>		P	P
ANIMAL HUSBANDRY			
<i>Animal Husbandry Uses (excluding stockyards and slaughterhouses)</i>			
<i>Stockyard/Slaughterhouse</i>			
AGRICULTURAL SUPPORT			
<i>Agricultural Research Facility</i>			
<i>Agri-Education/ Agri-Entertainment</i>		S	
<i>Distribution Hub for Agriculture Products</i>			
<i>Equestrian Facility</i>		S	S
<i>Farm Machinery Sales, Rental, or Service</i>			
<i>Farmers Market</i>		S	
<i>Roadside Market</i>			
Residential			
HOUSEHOLD LIVING USES			
<i>Bungalow Court</i>			
<i>Duplex</i>			
<i>Live/Work Dwelling</i>			
<i>Manufactured Home - Const After 6-15-1976</i>			
<i>Manufactured Home or Mobile Home Park</i>			
<i>Mobile Home - Const Prior to 6-15-1976</i>			
<i>Multi-Family</i>			
<i>Pocket Neighborhood</i>			
<i>Quadraplex</i>			
<i>Single-Family Attached</i>			
<i>Single-Family Detached</i>		P	P
<i>Triplex</i>			
<i>Upper Story Residential</i>			
GROUP LIVING			
<i>Dormitory</i>			
<i>Family Care Home</i>		P	P
<i>Group Home</i>		S	
<i>Rooming House</i>			

Attachment: 7_Summary ReportRR_SR (3390 : Set Public Hearing - Zoning Map Amendment Application)

Camden County, North Carolina
Principal Use Table, District Comparison

8.K.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
Institutional			
COMMUNITY SERVICES			
<i>Community Center</i>			
<i>Cultural Facility</i>			
<i>Library</i>			
<i>Museum</i>			
<i>Senior Center</i>			
<i>Youth Club Facility</i>			
DAY CARE			
<i>Adult Day Care Center</i>			
<i>Child Care Center</i>			
EDUCATIONAL FACILITIES			
<i>Major</i>			
<i>Moderate</i>			
<i>Minor</i>		S	S
GOVERNMENT FACILITIES			
<i>Government Office</i>			
<i>Government Maintenance, Storage, or Distribution Facility</i>			
HEALTH CARE FACILITIES			
<i>Drug or Alcohol Treatment Facility</i>			
<i>Hospital</i>			
<i>Medical Treatment Facility</i>			
INSTITUTIONS			
<i>Assisted Living Facility</i>		S	
<i>Club or Lodge</i>			
<i>Halfway House</i>			
<i>Nursing Home</i>			
<i>Psychiatric Treatment Facility</i>			
<i>Religious Institution</i>			
PARKS AND OPEN AREAS			
<i>Cemetery</i>		S	S
<i>Community Garden</i>		P	P
<i>Park, Public or Private</i>		S	S

Attachment: 7_Summary ReportRR_SR (3390 : Set Public Hearing - Zoning Map Amendment Application)

Camden County, North Carolina
Principal Use Table, District Comparison

8.K.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
PUBLIC SAFETY			
<i>Police, Fire, or EMS Facility</i>		S	S
<i>Correctional Facility</i>			
<i>Security Training Facility</i>			
TRANSPORTATION			
<i>Airport</i>			
<i>Helicopter Landing Facility</i>			
<i>Passenger Terminal, Surface Transportation</i>			
UTILITIES			
<i>Utility, Major</i>		S	S
<i>Utility, Minor</i>		P	P
Commercial			
ADULT AND SEXUALLY-ORIENTED BUSINESSES			
<i>All Adult and Sexually-Oriented Businesses</i>			
ANIMAL CARE			
<i>Major</i>			
<i>Minor</i>			
EATING ESTABLISHMENTS			
<i>Restaurant, Major</i>			
<i>Restaurant, Minor</i>			
<i>Bar, Nightclub, or Dance Hall</i>			
OFFICES			
<i>Major</i>			
<i>Minor</i>			
PARKING, COMMERCIAL			
<i>All</i>			
PERSONAL SERVICES			
<i>Major</i>			
<i>Minor</i>			
RECREATION/ENTERTAINMENT, INDOOR			
<i>Major</i>			
<i>Minor</i>			

Attachment: 7_Summary ReportRR_SR (3390 : Set Public Hearing - Zoning Map Amendment Application)

**Camden County, North Carolina
Principal Use Table, District Comparison**

8.K.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
RECREATION/ENTERTAINMENT, OUTDOOR			
<i>Major</i>			
<i>Minor</i>			
<i>Firing Range</i>			
<i>Water-Related Uses</i>			
RETAIL SALES			
<i>Flea Market</i>			
<i>Grocery Store</i>			
<i>Major</i>			
<i>Minor</i>			
STORAGE, COMMERCIAL			
<i>Major</i>			
<i>Minor</i>			
TELECOMMUNICATIONS			
<i>Antenna Collocation (on a Building)</i>			
<i>Antenna Collocation (on a Tower)</i>			
<i>Small Wireless Facility</i>			
<i>Telecommunications Tower, Freestanding</i>			
<i>Telecommunications Tower, Stealth</i>		P	P
VEHICLE ESTABLISHMENT			
<i>Major</i>			
<i>Minor</i>			
VISITOR ACCOMMODATIONS			
<i>Bed and Breakfast</i>			
<i>Campground</i>		S	
<i>Hotel or Motel</i>			
Industrial			
EXTRACTIVE INDUSTRY			
<i>All</i>			
INDUSTRIAL SERVICES			
<i>Contractor Service</i>			
<i>Crabshedding</i>			
<i>Fuel Oil or Bottled Gas Distributor</i>			
<i>General Industrial Service and Repair</i>			
<i>Heavy Equipment Sales, Rental, or Service</i>			
<i>Research and Development</i>			

Attachment: 7_Summary ReportRR_SR (3390 : Set Public Hearing - Zoning Map Amendment Application)

**Camden County, North Carolina
Principal Use Table, District Comparison**

8.K.g

Use Class / Main Category / Category	"P"=Permitted, "S"=Special Use Permit, Blank=Prohibited	RR	SR
MANUFACTURING AND PRODUCTION			
<i>Manufacturing, Heavy</i>			
<i>Manufacturing, Light</i>			
POWER GENERATION			
<i>Solar Array</i>		S	S
<i>Wind Energy Conversion Facility</i>			
WAREHOUSE AND FREIGHT MOVEMENT			
<i>All</i>			
WASTE-RELATED SERVICES			
<i>Incinerator</i>			
<i>Land Application of Sludge/Septage</i>			
<i>Landfill</i>			
<i>Public Convenience Center or Transfer Station</i>			
<i>Recycling Center</i>			
<i>Salvage or Junkyard</i>			
<i>Waste Composting Facility</i>			
WHOLESALE SALES			
<i>Major</i>			
<i>Minor</i>			

Attachment: 7_Summary ReportRR_SR (3390 : Set Public Hearing - Zoning Map Amendment Application)



Board of Commissioners

AGENDA ITEM SUMMARY SHEET

Consent Agenda

Item Number: 8.L
Meeting Date: September 06, 2022

Submitted By: Amber Curling,
Planning & Zoning
Prepared by: Karen Davis

Item Title	Set Public Hearing - Preliminary Plan Application
------------	---

Attachments: 1_AgendaSummaryMeadowsAtNorthRiverCrossingSubdivision2022_9_6 (DOCX)
2_MeadowsAt NorthRiverCrossingStaffReportPreliminaryPlat_2022_9_6 (DOCX)
3_Application (PDF)
4_Platt (PDF)
5_PreliminaryDesign (PDF)
6_Preliminary Drainage Report (PDF)
7_Development Impact Statement(PDF)
8_CommunityMeetingSummary (PDF)

Agenda summary and supporting documentation attached.

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

Meeting Date: September 6, 2022

Attachments: Land Use Application/Preliminary Plan/Staff Findings

Submitted By: Planning Department

Item Title: Preliminary Plan Application of the Meadows at North River Crossing Major Subdivision – Ordinance 2022-10-02 (UDO 2022-05-038)

Summary:

WH Chesapeake LLC is requesting Preliminary Plan review for The Meadows at North River Crossing Major Subdivision. The proposed subdivision consists of 23 single family lots located on the west side of Sandy Hook Rd and on the north side of Ditch Bank Rd and borders the existing subdivision North River Crossing. The two parcels consisting of 28.57 acres are located in the Shiloh township.

Recommendation:

Motion to set Public Hearing for October 3, 2022.

STAFF REPORT
Ordinance 2022-10-02
UDO 2022-05-038
Preliminary Plat
Meadows at North River Crossing Major Subdivision

PROJECT INFORMATION

File Reference: UDO # 2022-05-038
Project Name: The Meadows at North River
 Crossing Subdivision
PIN: 03-8965-00-35-9276.0000
 03-8965-00-36-8180.0000

Applicant: WH Chesapeake LLC
Address: 508 Baylor Court, Suite B-2
 Chesapeake, VA 23320

Phone: 757-410-9605
Email: jon@wetheringtonhomes.com

Agent for Applicant: Timmons Group
Address: 1805 west City Dr. Unit E
 Elizabeth City Nc 27909

Phone: 252-621-5028
Email: Jason.mizelle@timmons.com

Current Owner of Record: Applicant

Meeting Dates:
 March 2, 2022 **Neighborhood Meeting**
 August 31, 2022 **Technical Review Meeting**
 August 17, 2022 **Planning Board Meeting**

Application Received: 5/19/2022
By: Amber Curling, Planning Dept.

Application Fee paid: \$1150.00 Ck# 22120

Stormwater Escrow Fee Paid: \$6000 CK #22121

Completeness of Application: Application is generally complete

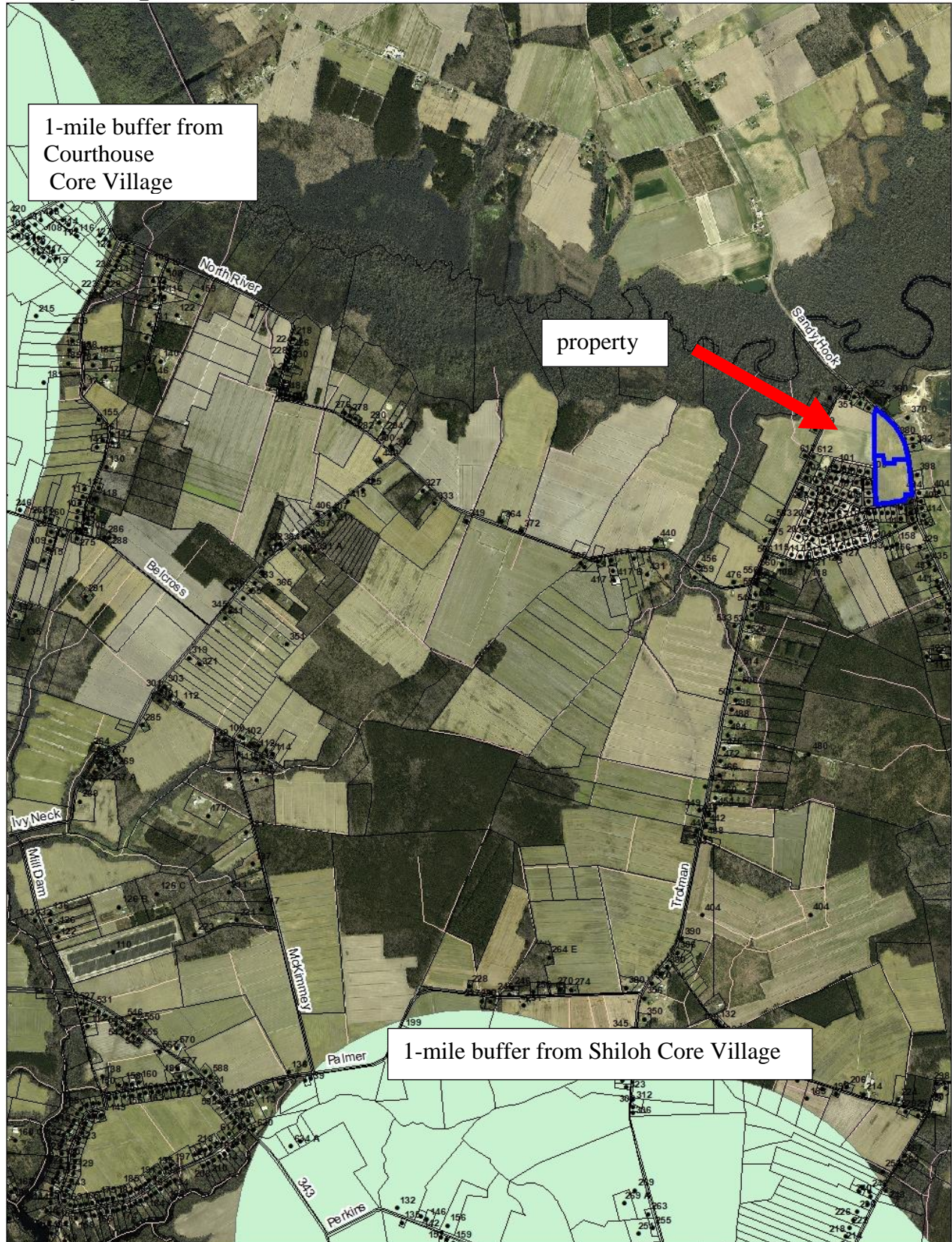
Documents received upon filing of application or otherwise included:

- A.** Land Use Application
- B.** Preliminary Plat
- C.** Preliminary Design Plan
- D.** Preliminary Drainage Report
- E.** Development Impact Statement
- F.** Community Meeting Summary

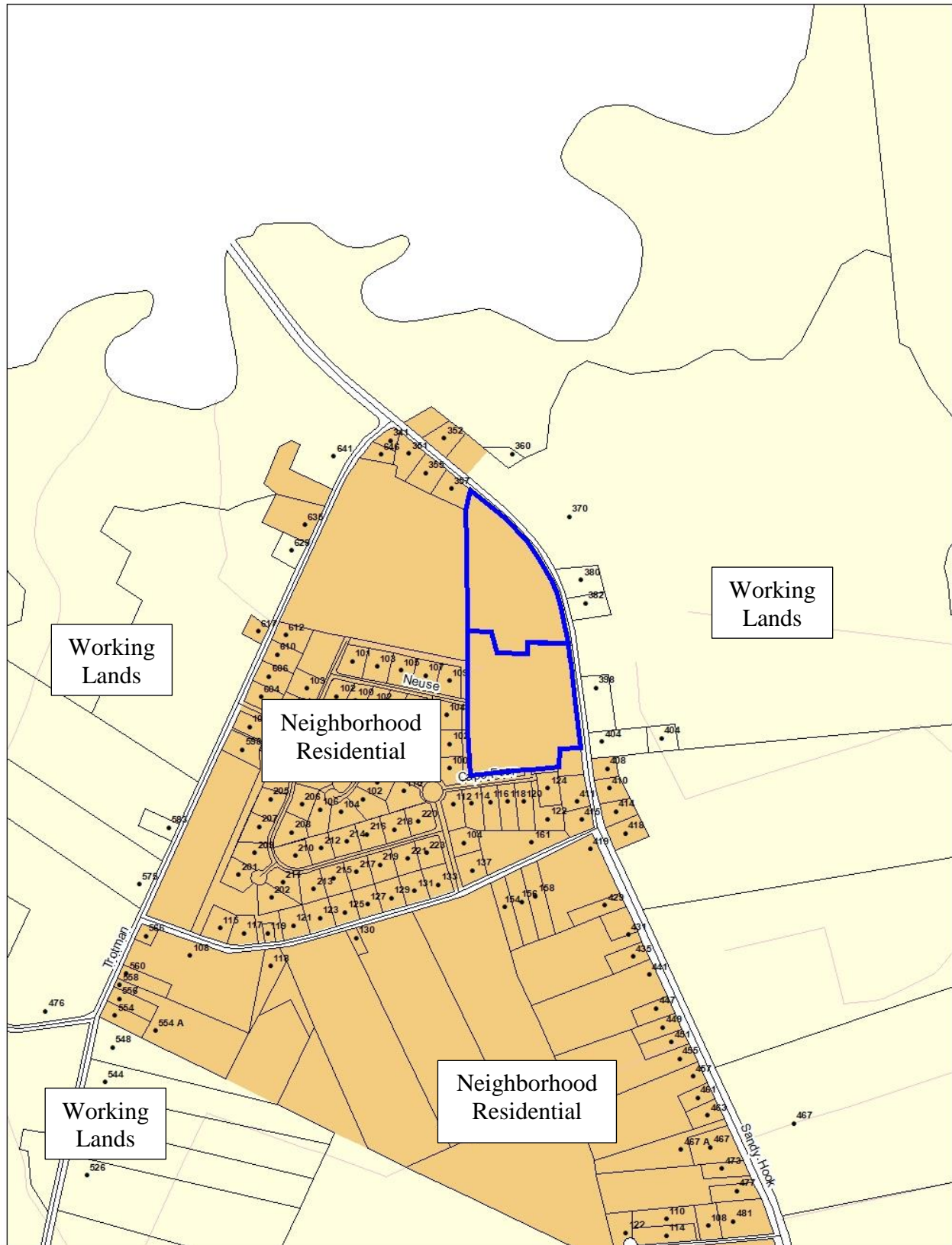
REQUEST: WH Chesapeake LLC is requesting review of the Preliminary Plat for The Meadows at North River Crossing Major Subdivision per Article 151.2.3.20 of the Unified Development Ordinance. 23 of lots

PROJECT LOCATION: The two parcels consisting of 28.57 acres, in the Shiloh Township are located on the West side of Sandy Hook Rd and on the North side of Ditch Bank Rd. The Parcel ID for the two parcels are 03-8965-00-35-9276.0000 and 03-8965-00-36-8180.0000

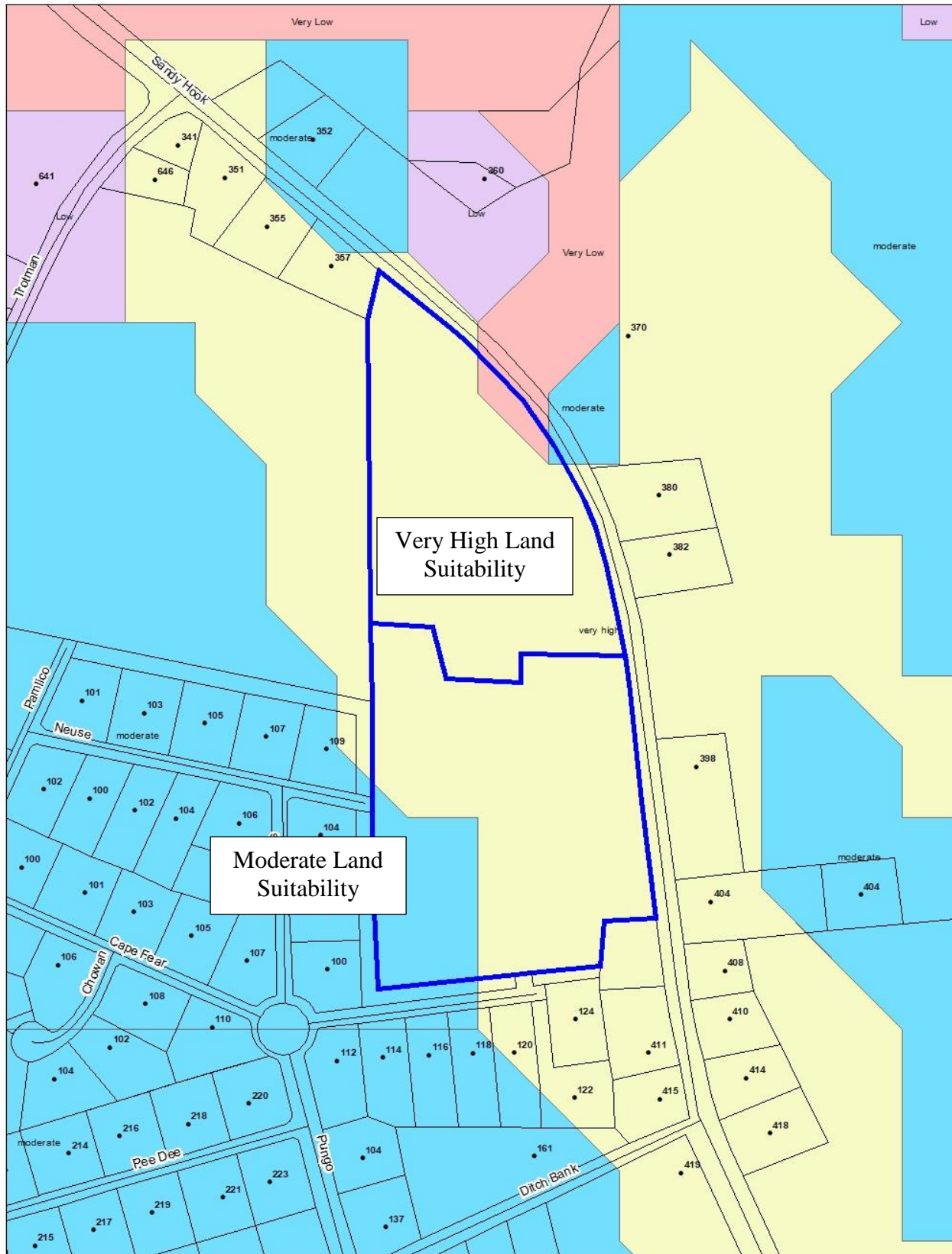
Vicinity Map: Shiloh Township



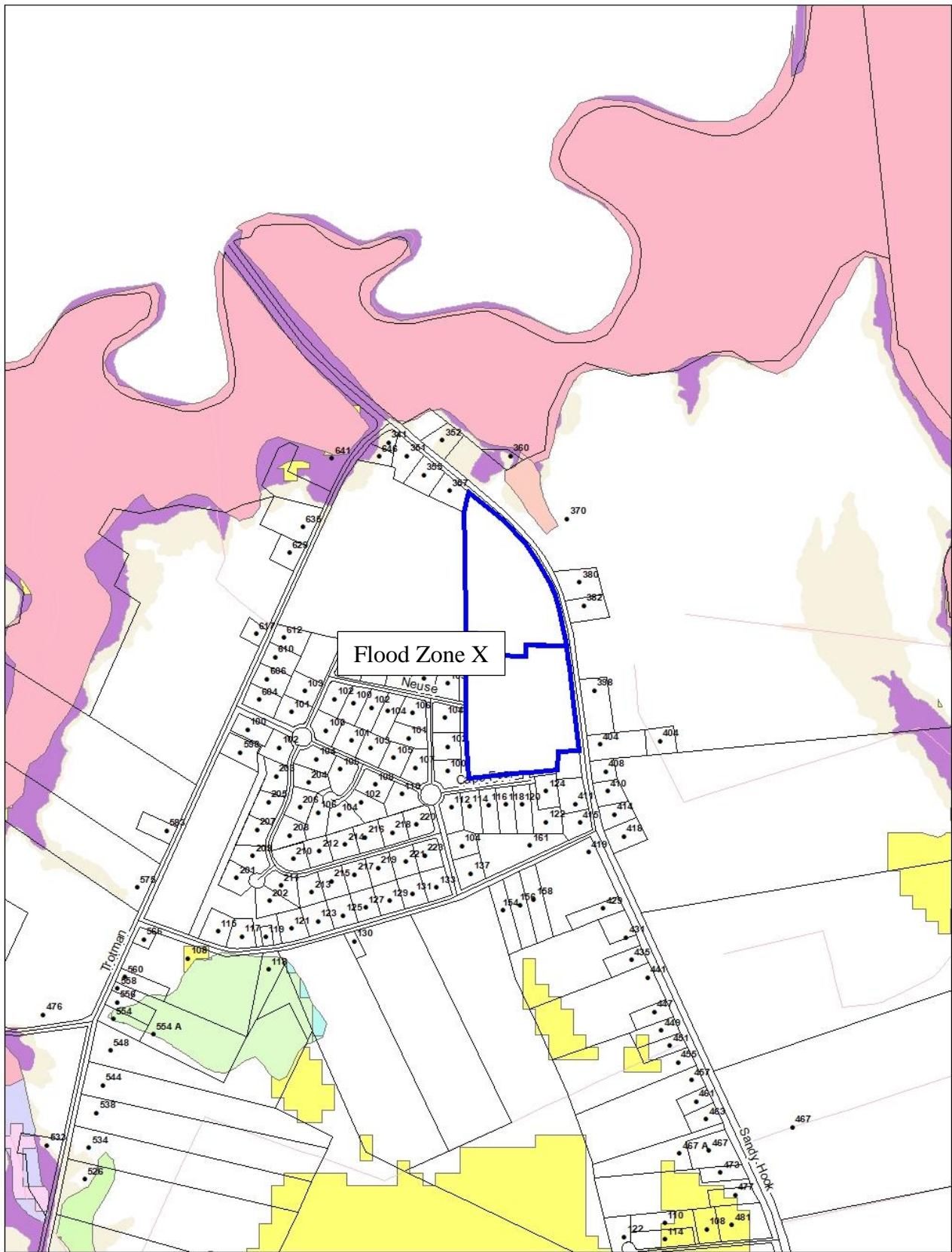
Zoning Map: Neighborhood Residential



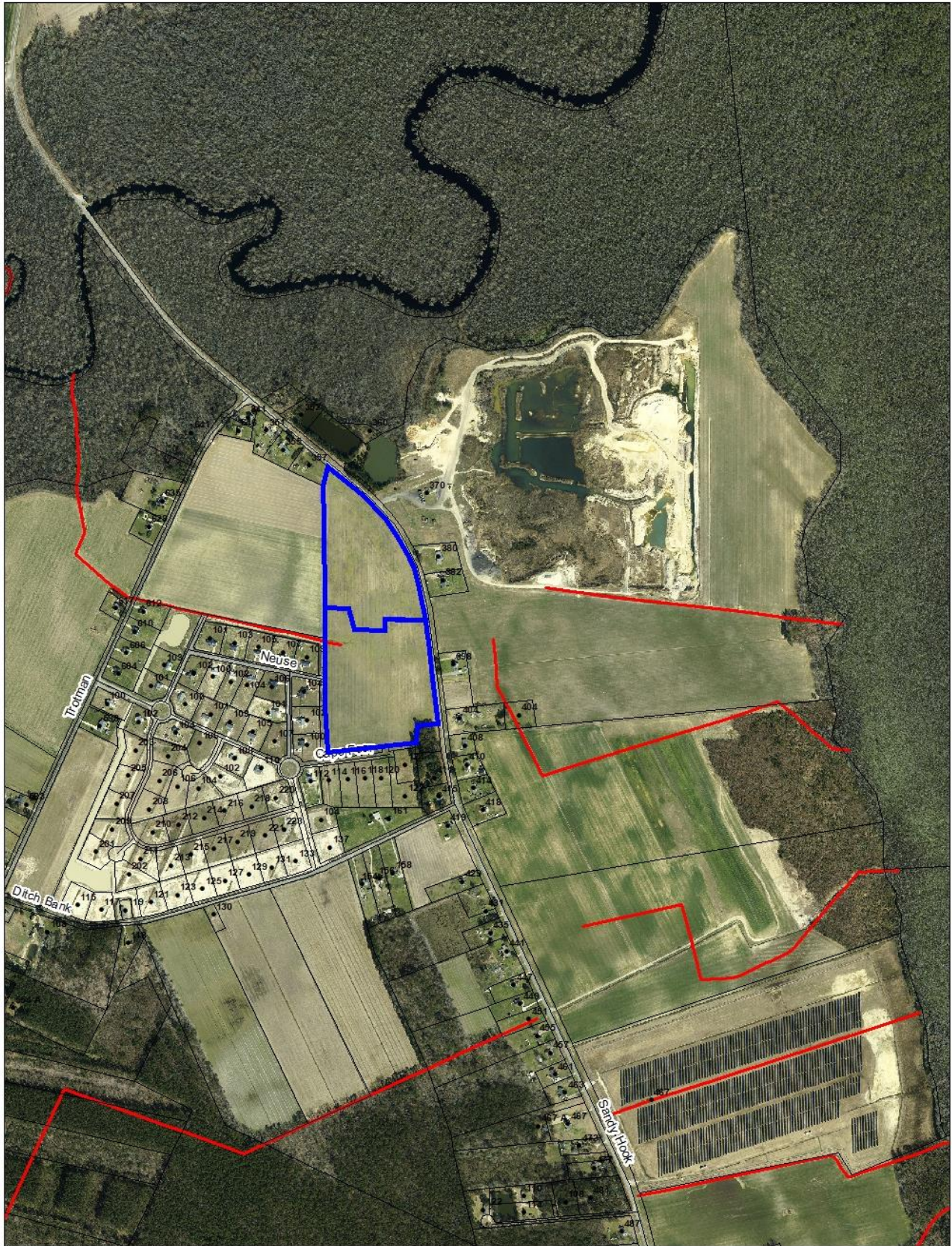
CAMA Land Suitability: Most is very high in land suitability and few acres in moderate



Not in Watershed, not in Wetlands and not in Floodplain



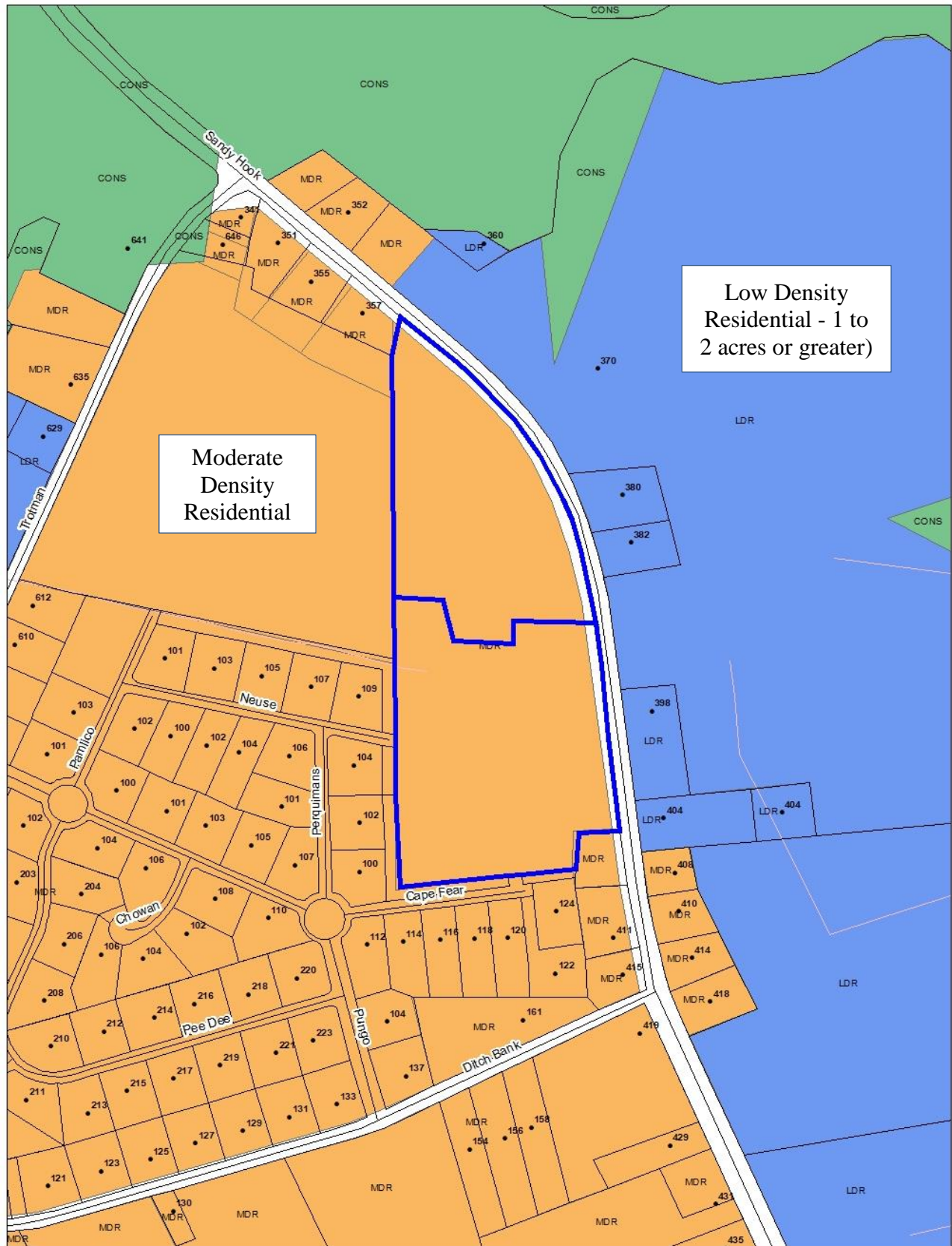
Drainage



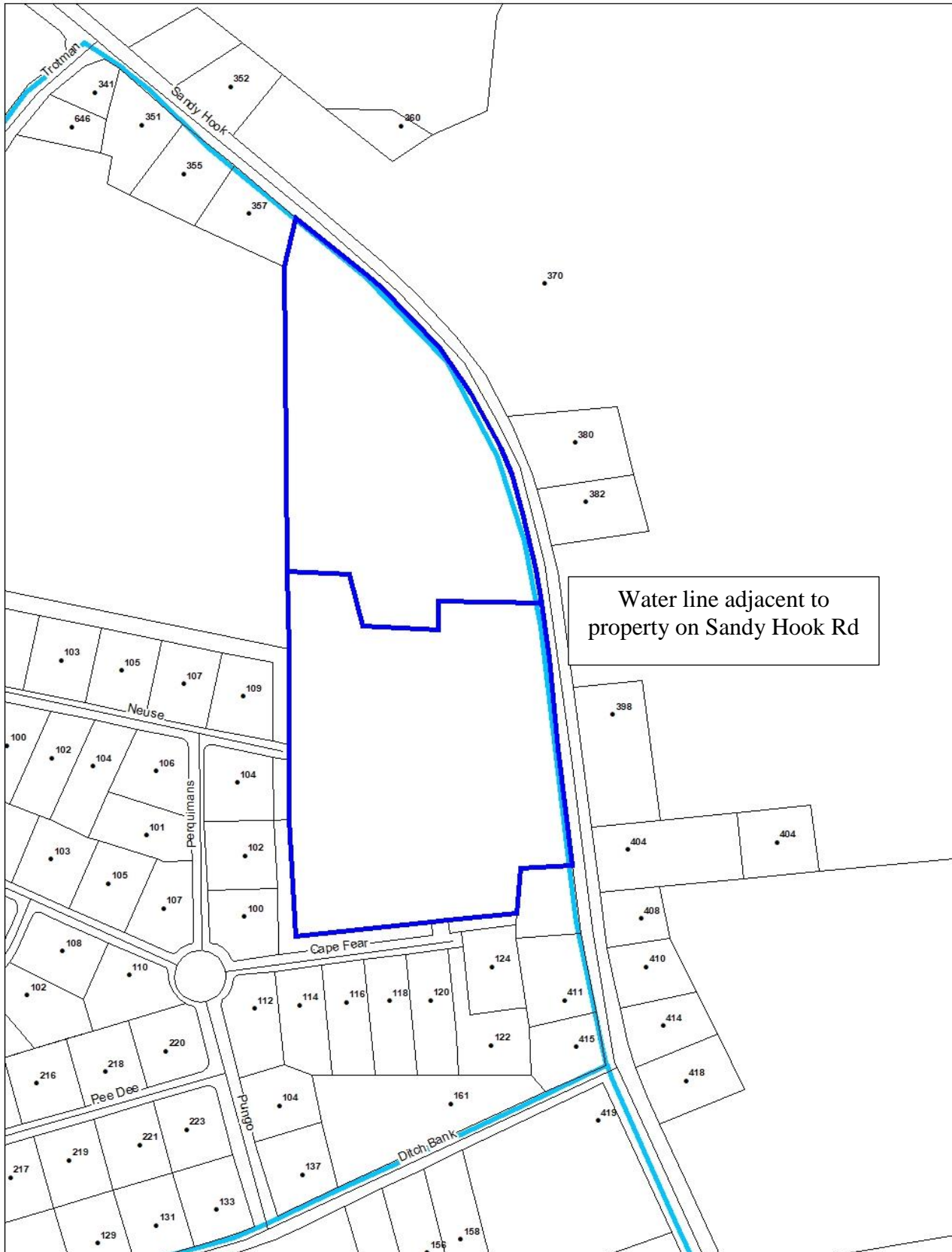
Comprehensive Plan Future Land Use Map



CAMA Future Land Use Map



Waterline shown on map is available and sewer is not available



Area Map



SITE DATA

Approximate Size of Lots: 40, 000 sq. ft or larger
Number of Lots 23 lots
Flood Zone: Flood Zone X
Zoning District(s): Neighborhood Residential
Existing Land Uses: Farmland
Adjacent Property Uses: Residential Lots, Farmland and vacant wooded lots

Streets: Shall be dedicated to public under control of NCDOT.
 Proposed Street Names: Halifax Court, Gates Drive and extension of Neuse Drive (in North River Crossing Subdivision)

Open Space: Required Open Space is 1.4 acres
 1 acre shall be active open space
 0.04 acres shall be passive open space

Landscaping Requirements: All Landscaping Requirements (Perimeter Buffer, Street Buffer, Farmland Compatibility Buffer, etc.) will be met and approved with Construction Drawings

Recreational Land: Not required

ENVIRONMENTAL ASSESSMENT

The Camden County Stormwater Engineer will review and approve the Stormwater Management Plan.

Preliminary Development Impact Analysis has been provided.

INFRASTRUCTURE & COMMUNITY FACILITIES

Water: Water lines are located adjacent to property

Sewer: County Sewer Not Available

Fire District: Shiloh Fire District.

Schools: See Development Impact Analysis.

Traffic : See Development Impact Analysis.

TECHNICAL REVIEW STAFF COMMENTS

1. **Camden County Water.** Water Adjacent to Property Pending
2. **Camden County Sewer.** Perk Test Complete
3. **South Camden Fire Department.** Reviewed with no comments
4. **Pasquotank EMS (Central Communications).** Reviewed with no comments
5. **Sheriff's Office.** Disapproved
6. **Postmaster Elizabeth City.** Pending
7. **Superintendent of Schools.** Pending.
8. **Transportation Director of Schools.** Pending
9. **Camden Soil & Water Conservationist.** Pending

- 10. **NCDOT.** Pending
- 11. **Mediacom.** Pending.
- 12. **Century Link.** Pending
- 13. **Dominion Energy.** Pending

Consistency with PLANS

2035 Comprehensive Future Land Use Plan

Consistent ☐ Inconsistent ☒

Comprehensive Future Land Use Maps has land as identified One to Two Acre Rural Residential. Neighborhood Residential (NR) permits a minimum lot area of 40,000 square feet which is less than 1-acre.

CAMA Future Land Use Plan:

Consistent ☒ Inconsistent ☐

The CAMA Plan Future Land Use Maps has area designated as Moderate Density Residential.

Comprehensive Transportation Plan

Consistent ☒ Inconsistent ☐

Property abuts Sandy Hook Rd and internal roads will be dedicated to public.

Other Plans officially adopted by the Board of Commissioners NA

FINDINGS REGARDING ADDITIONAL REQUIREMENTS:

1. In staff's opinion, application does not appear to endanger public health and safety.
2. In staff's opinion, application does not appear to injure the value of adjoining or abutting proper

EXCEED PUBLIC FACILITIES:

1. Schools disapprove due to being at or over capacity.
2. Fire and Rescue approved.
3. Law Enforcement disapprove due to lack of resources.

Planning Staff and The Planning Board recommended with a 3 to 1 vote approval of the Meadows at North River Crossing Major Subdivision: Construction plans will comply with the following items and any other items determined by Technical Review Committee:

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 2022-05-38).
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 shall make reasonable efforts to obtain off site drainage/maintenance easements to the outfall.
6. 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.
7. Home Owners Restrictive Covenants shall include the following information:
 - a. All requirements (to include Maintenance and allowable built upon area) listed under NCDENR Stormwater Permit.
 - b. Maintenance requirements of the outfall ditch leading.
 - c. The re-certification to the County of the approved drainage plan every five years from date of recording of Final Plat.
 - d. Maintenance of all open space, gardens and improvements throughout the subdivision.
8. 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.
9. Constructions drawings to reflect turning radius of cul-de-sacs be minimum 43.5' as requested by the Transportation Director of Camden County Schools.
10. Construction drawings to reflect bus stop with shelter as requested by the Chief Operations Officer of Camden County Schools.
11. On the North West side of development the Farmland Compatibility Standards (Article 151.5.5 of the UDO) and NC General Statute 153A-340.
12. The applicant will submit a Stormwater Management Plan to the Camden County Stormwater Engineer and it must be approved.
13. Comply with Technical Review Committee Meeting with Inputs.



Land Use / Major Subdivision Application

OFFICIAL USE ONLY:	Zoning Dist.: <u>NR</u>
UDO Number: <u>2022-BS38</u>	Flood Zone: <u>X</u>
Date Filed: <u>5/19/2022</u>	Watershed (Y/N): <u>No</u>
Application Fee: <u>\$1150.00</u>	Taxes Pd(Y/N): <u>Y</u>
Check #: <u>22120</u>	LLC current: (Y/N): <u>✓</u>
Stormwater Fee: <u>\$6000.00</u> <u>22121</u>	Received By: <u>auc</u>

Preliminary Plat

Contact Information

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> APPLICANT	AGENT FOR APPLICANT
Name: <u>WH Chesapeake, LLC</u>	Name: <u>Timmons Group - Jason Mizelle</u>	
Address: <u>508 Baylor Court; Suite B-2</u> <u>Chesapeake, VA 23320</u>	Address: <u>1805 West City Dr., Unit E</u> <u>Elizabeth City, NC 27909</u>	
Telephone: <u>757-410-9605</u>	Telephone: <u>252-621-5208</u> <u>5028</u>	
Email: <u>jon@wetheringtonhomes.com</u>	Email: <u>jason.mizelle@timmons.com</u>	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>Property Owner</u>		
DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): <u>N/A</u>		

Project/Property Information

Project Name: The Meadows at North River Crossing

Physical Street Address: The Meadows at North River Crossing

Location: Southwest corner of the intersection of Trotman Rd. and Sandy Hook Rd. *North of Cape Fear on Sandy Hook*

Parcel ID Number(s): 038965003592760000, 038965003681800000

Deed Book / Page Number and/or Plat Cabinet / Slide Number: _____

Parcel ID Number(s): 038965003592760000, 038965003681800000

Total Parcel(s) & Acreage: 28.57 ac total *2 parcels:* Total Number of Lots: 23

Existing Land Use of Property: Vacant

Proposed Use of Property: Residential Subdivision

Meeting

Date Community Meeting Held: 3-2-2022 Meeting Location: Camden Courthouse

Proposed Date of Planning Board Meeting: TBD

Documents to Include with Application

Preliminary Plat	<u>X</u>	Consent Affidavit	<u>Deed</u>	<u>X</u>
Drainage Plan	<u>X</u>	Public and Private Improvements Plan		
Perk Test on all lots to be developed	<u>X</u>	Development Impact Analysis		<u>X</u>

This section for a Description of Project/Narrative (*attach separate sheet if needed*):

The proposed development is a 23-lot subdivision. Proposed improvements are two sub-collector roads designed to NCDOT standards, property line swales, and a water distribution line.

The applicant with a Preliminary Plat shall provide a response to each of the following (*attach separate sheet if needed*). Staff shall prepare specific findings of fact based on the evidence submitted. Said findings shall be submitted to Board of Commissioners for their consideration.

A. The use will not endanger the public health or safety.

The proposed subdivision will not significantly impact existing infrastructure. The proposed roadway layouts provide access to Sandy Hook in the event of an emergency.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

The proposed single family residences are in keeping with the existing residents along the west and south sides of the property.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan(s).

The proposed development is in compliance with the comprehensive plan.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to: schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The 23-lots will not generate an overburden on the existing services. The proposed subdivision's water lines will connect to the existing lines on Sandy Hook Rd. and Neuse Rd. providing additional looped connections.

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

Property Owner(s)/Applicant*

Date

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

SITE DATA:

1. OWNER INFORMATION:

WH CHESAPEAKE, LLC
JONATHAN WETHERINGTON
508 BAYLOR COURT; SUITE B-2
CHESAPEAKE, VA 23320
(757) 410-9605
2. SITE INFORMATION:

PIN: 038965003592760000 & 038965003681800000
D.B. 416, PG. 412
P.C. 9, PG. 50
ZONING: NR (NEIGHBORHOOD RESIDENTIAL)
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
PARCEL AREA: 28.57 AC
PROPOSED LOTS: 23
MINIMUM LOT SIZE: 40,000 SF
PROPOSED STREET: HALIFAX COURT, 50' R/W, 2,100 LF

PROPOSED COVERAGE:
ALLOWABLE BUA/LOT 24% OF LOT AREA
RIGHT-OF-WAY 60,504 SF
TOTAL 251,785 SF

SUBDIVISION AREA SUMMARY:
LOTS 24.08 AC
RIGHT-OF-WAY 3.12 AC
AGRICULTURAL BUFFER / OPEN SPACE 1.47 AC
3. BUILDING SETBACKS:

FRONT 25'
CORNER 25'
SIDE 10'
REAR 10'

A 50' MAJOR ARTERIAL SETBACK EXISTS ALONG SANDY HOOK ROAD.
A 5' NO-ACCESS BUFFER EXISTS ALONG SANDY HOOK ROAD.
4. DRAINAGE & UTILITY EASEMENTS:

FRONT 20'
SIDE 10'
REAR 10'
5. THIS SITE IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD MAP PANEL 3720896400L, DATED DECEMBER 21, 2018.
6. TOPOGRAPHIC SURVEY PERFORMED BY TIMMONS GROUP IN DECEMBER 2021.
7. THE DEVELOPER IS REQUIRED TO INSTALL ALL WATER LINES AND RELATED IMPROVEMENTS.
8. THIS PROPERTY DOES NOT CONTAIN 404 JURISDICTIONAL WETLANDS.
9. MAINTENANCE OF REQUIRED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION, AS APPLICABLE.
10. OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH UDO 151.7.5 SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNER'S ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN UDO 151.6.4.
STORMWATER FACILITIES MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS TRANSFERRED TO THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 7.1.2.A OF THE CAMDEN COUNTY UDO.
11. ALL UTILITY CONNECTIONS SHALL CONFORM TO CAMDEN COUNTY STANDARDS AND SHALL BE COORDINATED WITH THE CAMDEN COUNTY PUBLIC WORKS DEPARTMENT.
12. CONTRACTOR SHALL INSPECT AND MAINTAIN AS NEEDED ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MAJOR STORM EVENT. FAILURE TO KEEP EROSION CONTROL DEVICES IN GOOD WORKING ORDER MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
13. ANY FILL BROUGHT ON SITE SHALL BE FROM AN APPROVED SITE/MINE. ANY MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A SINGLE APPROVED LOCATION.
14. DISTURBED AREA SHALL NOT EXCEED xxx ACRES. (INCLUDES ANY OFF-SITE IMPROVEMENTS.)
15. THE MAXIMUM BUILT UPON AREA PER LOT PER NCDEQ STORMWATER MANAGEMENT PERMIT SWxxxx: xxxx SF. THE ALLOTTED AMOUNT INCLUDES ANY BUILT UPON AREA CONSTRUCTED WITHIN THE LOTS PROPERTY LINES AND THAT PORTION OF THE RIGHT OF WAY BETWEEN THE FRONT PROPERTY LINE AND THE EDGE OF PAVEMENT. BUILT UPON AREA INCLUDES BUT IS NOT LIMITED TO: STRUCTURES, ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, BUT DOES NOT INCLUDE RAISED OPEN WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CAMDEN COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE OWNER

I, _____, A NOTARY PUBLIC OF _____ COUNTY,
NORTH CAROLINA, DO HEREBY CERTIFY THAT _____

PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OPEN SPACE, DRAINAGE FACILITIES, RESERVED UTILITY OPEN SPACE, AND PONDS REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH UDO 151.7.5 SHALL NOT BE DEDICATED TO THE PUBLIC, EXCEPT UPON WRITTEN ACCEPTANCE BY THE COUNTY, BUT SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS OR HER SUCCESSOR) OR A HOMEOWNER'S ASSOCIATION OR SIMILAR ORGANIZATION THAT SATISFIES THE CRITERIA ESTABLISHED IN UDO 151.6.4.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN CAMDEN COUNTY, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR GUARANTEED TO ACCORDING TO UDO 151.6.3.5 AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CAMDEN COUNTY PLANNING BOARD AND SIGNED BY THE CHAIRPERSON, BOARD OF COMMISSIONERS, SUBJECT TO ITS BEING RECORDED IN THE CAMDEN COUNTY REGISTRY WITHIN NINETY (90) DAYS OF THE DATE BELOW.

DATE CHAIRPERSON, BOARD OF COMMISSIONERS

DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE FOR PUBLIC STREETS

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN COMPLETED OR AS DESIGNED AND GUARANTEED BY THE APPLICANT IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE DISTRICT ENGINEER

ENGINEER CERTIFICATION OF STORMWATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED THE MEADOWS AT NORTH RIVER CROSSING, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED:
(1) ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY THE TIMMONS GROUP, OR
(2) ACCORDING TO AS-BUILT PLANS SUBMITTED BY THE TIMMONS GROUP AND APPROVED BY THE COUNTY. CAMDEN COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORMWATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER REGISTRATION NUMBER

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN D.B. 416, PG. 412; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

F(11) A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS XXTH DAY OF APRIL, 2022.

JASON A. MIZELLE, PLS L-4917

MINIMUM LOT SIZE STATEMENT

THE RESIDUAL PARCEL(S), IF ANY, MEET OR EXCEED THE MINIMUM LOT SIZE AS SPECIFIED WITHIN THE CAMDEN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

SURVEYOR'S SIGNATURE REGISTRATION NUMBER

NCDOT COMPLIANCE WITH RULES AND REGULATIONS

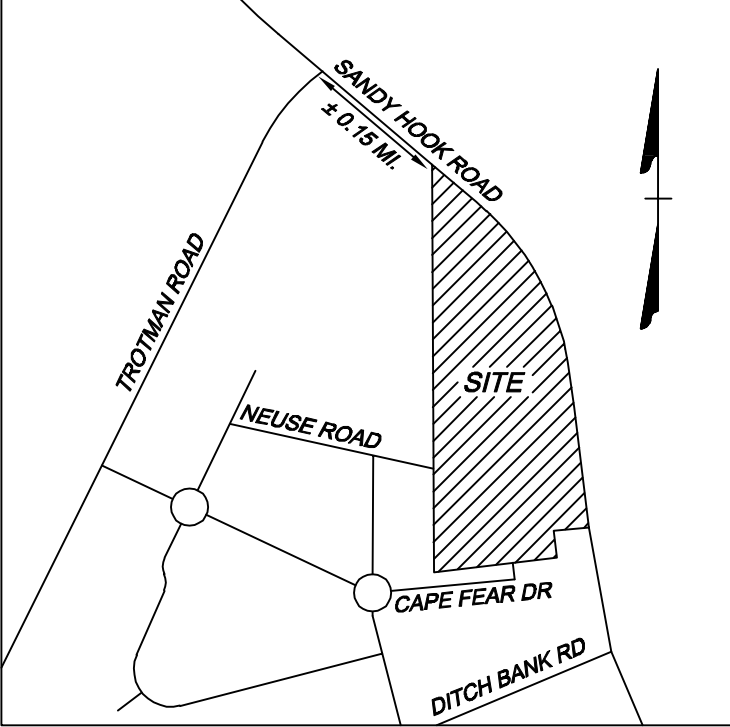
I HEREBY CERTIFY THAT THESE STREETS AS INSTALLED (OR AS DESIGNED AND GUARANTEED BY THE APPLICANT) ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS FOR ACCEPTANCE OF SUBDIVISION STREETS ONTO THE SYSTEM FOR MAINTENANCE.

DATE DISTRICT ENGINEER NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CERTIFICATE OF REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF CAMDEN
I, _____, REVIEW OFFICER
OF CAMDEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER'S SIGNATURE DATE



VICINITY MAP
1"=1000'

S:\10948911 - The Meadows at North River Crossing - Camden, NCDWG\48911 pplat.dwg | Plotted on 6/10/2022 3:22 PM | by John Sawyer

Attachment: 4_Plat (3391 : Set Public Hearing - Preliminary Plan Application)

PRELIMINARY PLAT

THE MEADOWS AT NORTH RIVER CROSSING

SHEET 1 OF 2
BEING PARCELS A & B, EXEMPT SUBDIVISION FOR KAY GREGORY, P.C. 5, SLD. 5B
SHILOH TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

TIMMONS GROUP

1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE: 1"=100'

FILE NO: 48911

DATE OF SURVEY: DECEMBER 03, 2021

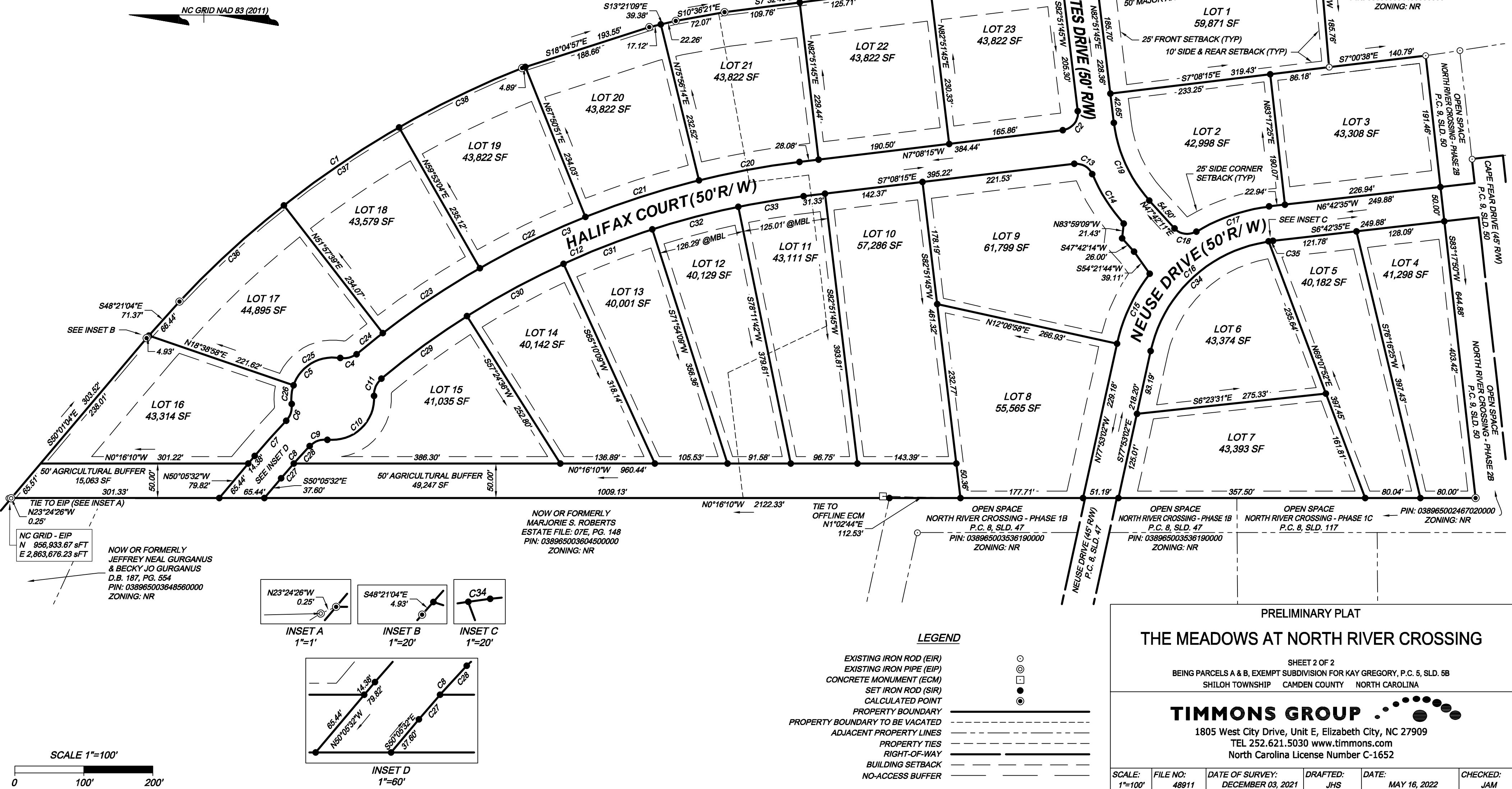
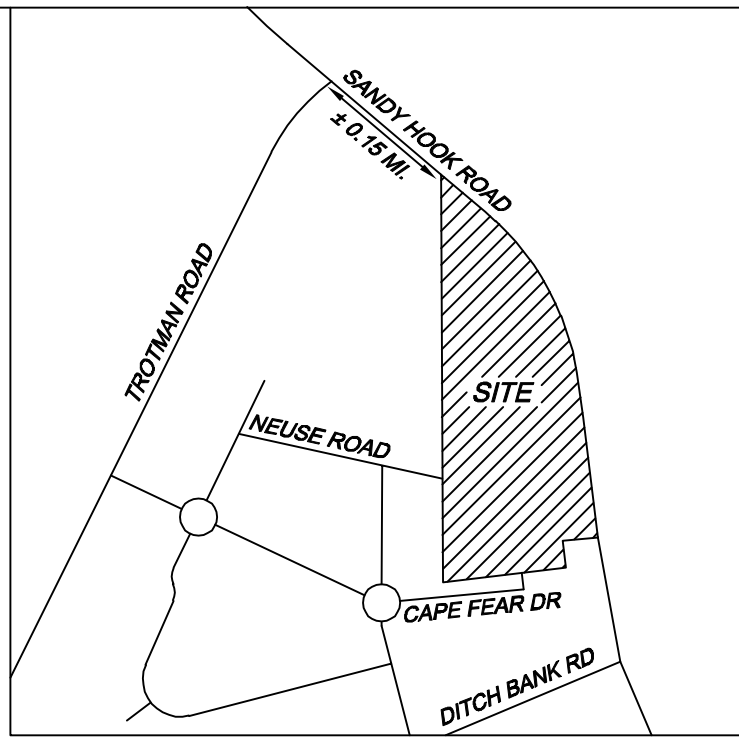
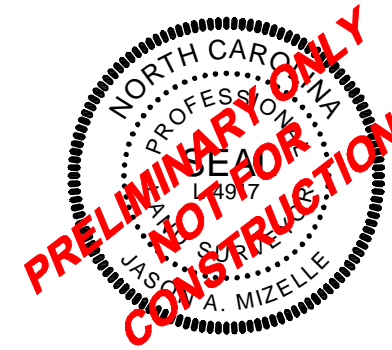
DRAFTED: JHS

DATE: MAY 16, 2022

CHECKED: JAM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1370.64'	605.77'	307.91'	25°19'21"	S34°32'17"E	600.85'
C2	25.00'	39.27'	25.00'	90°00'00"	N52°08'15"W	35.36'
C3	1225.00'	709.48'	365.00'	33°11'02"	N23°43'46"W	699.61'
C4	30.22'	25.17'	13.37'	47°43'35"	N12°54'13"W	24.45'
C5	60.00'	112.82'	82.18'	107°44'05"	N43°42'49"W	96.92'
C6	30.00'	26.54'	14.21'	50°41'08"	N72°14'18"W	25.68'
C7	1225.00'	68.34'	34.18'	3°11'48"	N48°29'38"W	68.33'
C8	1175.00'	62.35'	31.18'	3°02'25"	S48°34'19"E	62.34'
C9	30.00'	28.32'	15.32'	54°05'31"	S20°00'21"E	27.28'
C10	60.00'	106.00'	73.07'	101°13'06"	S43°34'09"E	92.74'
C11	30.00'	28.32'	15.32'	54°05'31"	S87°07'56"E	27.28'
C12	1175.00'	675.70'	347.48'	32°56'56"	S23°36'43"E	666.43'
C13	25.00'	32.31'	18.86'	74°03'01"	S29°53'16"W	30.11'
C14	255.00'	85.49'	43.15'	19°12'35"	S57°18'29"W	85.09'
C15	255.00'	112.60'	57.23'	25°18'02"	N65°14'01"W	111.69'
C16	205.00'	254.66'	146.70'	71°10'27"	S42°17'49"E	238.60'
C17	255.00'	112.60'	57.23'	25°18'02"	N19°21'36"W	111.69'
C18	25.00'	34.78'	20.87'	79°42'48"	N7°50'47"E	32.04'
C19	205.00'	125.80'	64.95'	35°09'34"	N65°16'58"E	123.83'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C20	1225.00'	148.06'	74.12'	6°55'31"	N10°36'00"W	147.97'
C21	1225.00'	172.96'	86.62'	8°05'23"	N18°06'27"W	172.82'
C22	1225.00'	170.25'	85.26'	7°57'47"	N26°08'02"W	170.12'
C23	1225.00'	169.41'	84.84'	7°55'25"	N34°04'39"W	169.28'
C24	1225.00'	48.79'	24.40'	2°16'56"	N39°10'49"W	48.79'
C25	60.00'	85.35'	51.70'	81°30'15"	N30°35'54"W	78.33'
C26	60.00'	27.47'	13.98'	26°13'50"	N84°27'57"W	27.23'
C27	1175.00'	28.12'	14.06'	1°22'17"	S49°24'23"E	28.12'
C28	1175.00'	34.23'	17.12'	1°40'08"	S47°53'11"E	34.23'
C29	1175.00'	153.73'	76.98'	7°29'47"	S36°20'17"E	153.62'
C30	1175.00'	159.12'	79.68'	7°45'33"	S28°42'37"E	159.00'
C31	1175.00'	138.08'	69.12'	6°44'00"	S21°27'51"E	138.00'
C32	1175.00'	129.04'	64.59'	6°17'33"	S14°57'04"E	128.98'
C33	1175.00'	95.72'	47.89'	4°40'03"	S9°28'16"E	95.69'
C34	205.00'	248.23'	141.89'	69°22'45"	S43°11'40"E	233.34'
C35	205.00'	6.42'	3.21'	1°47'42"	S7°36'26"E	6.42'
C36	1370.64'	205.86'	103.13'	8°36'20"	S42°53'47"E	205.67'
C37	1370.64'	201.88'	101.12'	8°26'20"	S34°22'27"E	201.70'
C38	1370.64'	198.03'	99.19'	8°16'40"	S26°00'57"E	197.85'



PRELIMINARY PLAT

THE MEADOWS AT NORTH RIVER CROSSING

SHEET 2 OF 2

BEING PARCELS A & B, EXEMPT SUBDIVISION FOR KAY GREGORY, P.C. 5, SLD. 58

SHILOH TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

TIMMONS GROUP

1805 West City Drive, Unit E, Elizabeth City, NC 27909

TEL 252.621.5030 www.timmons.com

North Carolina License Number C-1652

SCALE:	FILE NO:	DATE OF SURVEY:	DRAFTED:	DATE:	CHECKED:
1"=100'	48911	DECEMBER 03, 2021	JHS	MAY 16, 2022	JAM

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City,
TEL 252.621.5030 FAX 252.562.6974 www.tim

YOUR VISION ACHIEVED THROUGH OURS.



DESIGNED BY
JAM
CHECKED BY

SCALE
 $1'' = 100'$

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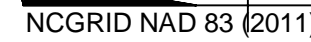
JOB NO.

48911

SHEET NO

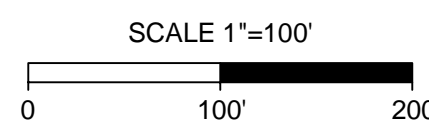
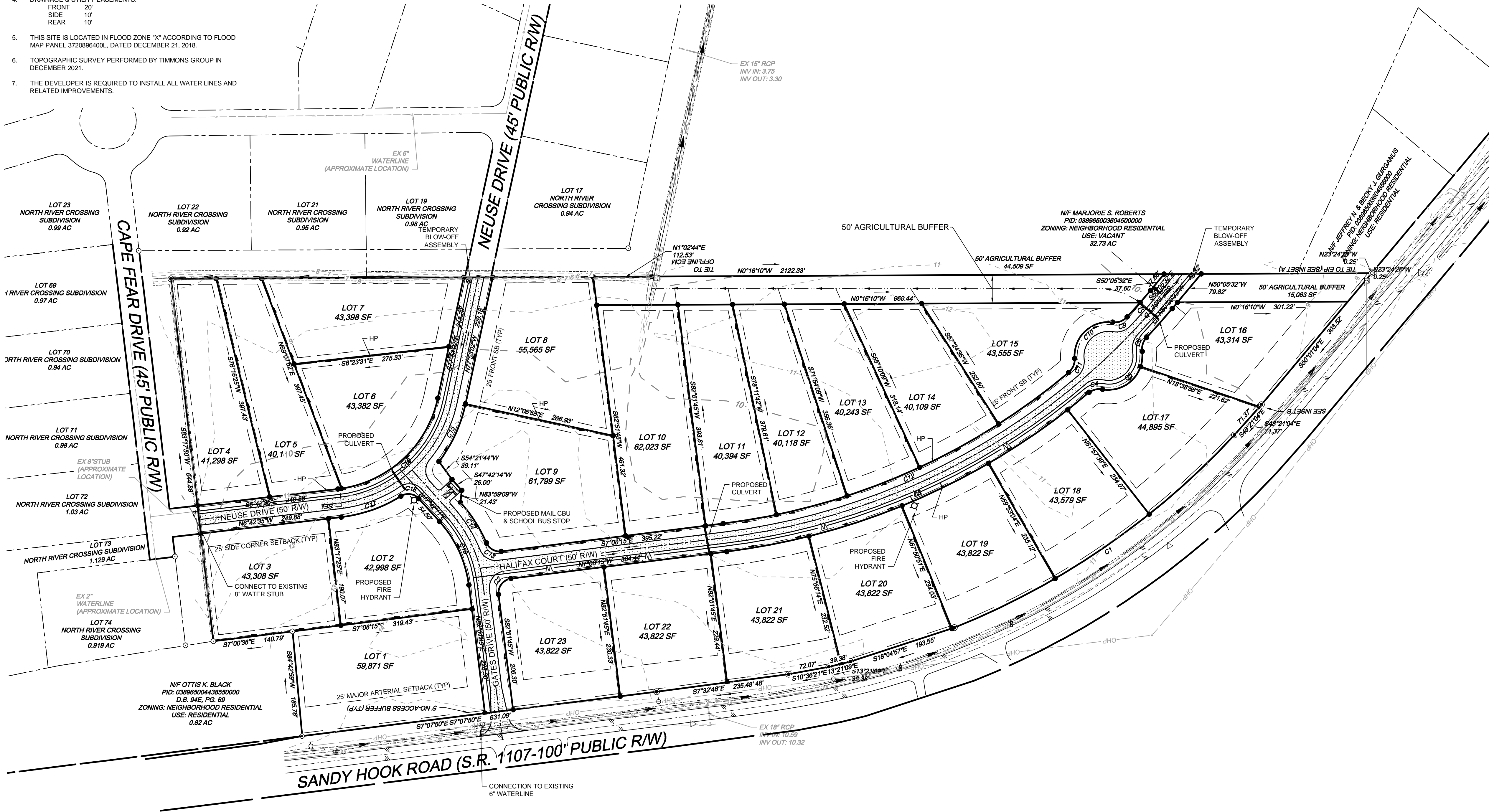
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Back



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE BEARING	CHORD
C20	1225.00'	148.06'	74.12'	6°55'31"	N10°36'00"W	147.97'
C21	1225.00'	172.96'	86.62'	8°05'23"	N18°06'27"W	172.82'
C22	1225.00'	170.25'	85.26'	7°57'47"	N26°08'02"W	170.12'
C23	1225.00'	168.41'	84.64'	7°55'25"	N34°04'36"W	169.28'
C24	1225.00'	48.79'	24.40'	2°16'56"	N39°10'49"W	48.79'
C25	60.00'	85.35'	51.70'	81°30'15"	N30°35'54"W	78.33'
C26	60.00'	27.47'	13.86'	26°13'50"	N64°27'57"W	27.23'
C27	1175.00'	28.12'	14.06'	1°22'17"	S49°24'23"E	28.12'
C28	1175.00'	34.23'	17.24'	1°40'08"	S47°53'11"E	34.23'
C29	1175.00'	153.73'	76.98'	7°12'47"	S36°20'17"E	153.62'
C30	1175.00'	159.12'	79.68'	7°45'33"	S28°42'37"E	159.00'
C31	1175.00'	138.08'	69.12'	6°44'00"	S21°27'51"E	138.00'
C32	1175.00'	129.04'	64.59'	6°17'33"	S14°57'04"E	128.98'
C33	1175.00'	95.72'	47.89'	4°40'03"	S9°28'16"E	95.69'
C34	205.00'	248.23'	141.89'	69°22'45"	S43°11'40"E	233.34'
C35	205.00'	6.42'	3.21'	1°47'42"	S7°36'26"E	6.42'
C36	1370.64'	205.86'	103.13'	8°36'20"	S42°53'47"E	205.67'
C37	1370.64'	201.88'	101.12'	8°26'20"	S34°22'27"E	201.75'
C38	1370.64'	198.03'	99.19'	8°16'40"	S26°00'57"E	197.80'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE BEARING	CHORD
C20	1225.00'	148.06'	74.12'	6°55'31"	N10°36'00"W	147.97'
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C38	1370.64'	198.03'	99.19'	8°16'40"	S26°00'57"E	197.80'



S:\109\48911 - The Meadows at North River Crossing - Camden, NC\DWG\Sheet\CD\48911C-C2.0 - PRELIMINARY PLAT - DESIGN PLAN.dwg | Plotted on 7/5/2022 2:21 PM | by John Sawyer

THE MEADOWS
AT NORTH RIVER CROSSING
SHILOH TOWNSHIP, CAMDEN COUNTY, NORTH CAROLINA

PRELIMINARY DRAINAGE REPORT

MAY 16, 2022

PREPARED BY:



1805 West City Drive, Unit E
Elizabeth City, NC 27909
252.621.5030
License No. C-1652
www.timmons.com

Preliminary
05/16/2022 10:06:02 AM

Attachment: 6_Preliminary Drainage Report (3391 : Set Public Hearing - Preliminary Plan Application)

Preliminary Drainage Report for The Meadows at North River Crossing

The Meadows at North River Crossing is a proposed 23-lot residential subdivision that will be located on a 28.570-acre tract of agricultural land. The project is bounded by farmland on the northern portion of the west side, an existing residential subdivision, North River Crossing, on the southern portion of the west side and the south. The north and east sides of the site are adjacent to Sandy Hook Road which is a NCDOT maintained road.

This is a well-drained site that consists predominantly of Bojac Soils (HSG A) with smaller areas of Augusta (HSG B/D) and Munden (HSG B). The site has a natural topography that drains from the high ridge of the property on the north and east toward existing ditches along the southwest property line and a swale in the center of the site that drain to the west through a ditch that runs east to west between the North River Crossing subdivision and the adjacent agricultural land. The drainage crosses under North Trotman Road and runs through approximately 945 lf of existing ditch before draining into the wetlands of Indiantown Creek. Small portions of the site currently drain to the northwest into an agricultural field by sheet flow and to the north and east into the roadside ditch along Sandy Hook Road.

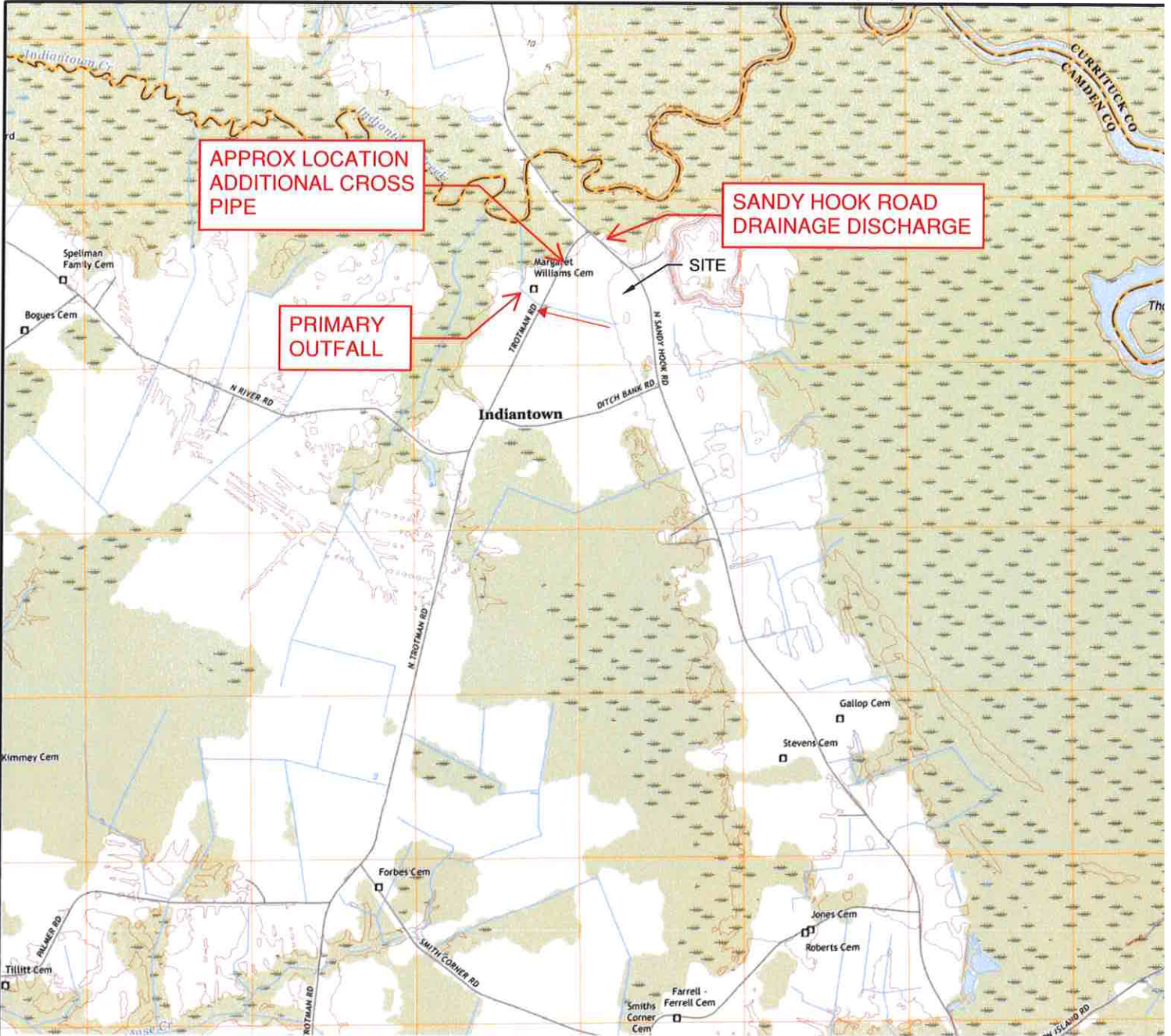
The drainage for this subdivision will be designed to direct most runoff toward the west and center of the property as the natural drainage occurs. Only the back edges of the lots along Sandy Hook Road will drain toward the roadside ditch to the east. Based on the sandy soils and some preliminary calculations, we are confident that necessary stormwater attenuation can be handled by the swales that will be created and will not require major impoundment of stormwater.

A drainage study will be prepared in accordance with the Camden County Drainage Manual utilizing PC SWMM software. Our study will include the main outlet as well as the outfall of the roadside ditch and an outfall that crosses under Trotman Road approximately 2,000' north of the primary crossing.

I had previously utilized the extensive stillwater elevations found in the FRIS issued by FEMA. Unfortunately, the new FRIS does not provide anything for the 10-yr and 50-yr storms except within the major drainage ways. With no recorded data for a 10-year storm in this area I have estimated it based on the older reports adjusted based on changes in the 100-year flood zone and knowledge of the area. For this project, the 2004 Coastal Stillwater Elevations were listed as follows: 10-yr = 3.7', 50-yr = 5.0' and 100-yr = 5.3'. The current 100-yr flood zone is only 4.0', so the elevations were all reduced by approximately 25%. The model will be based on the following tailwater elevations: 10-yr = 2.75', 25-yr = 3.25' (estimated based on 10-yr and 50-yr values), 50-yr = 3.75', and 100-yr = 4.0'.

Attached to this preliminary report are the soils map and quad maps for this project site.

S:\109\48911 - The Meadows at North River Crossing - Camden, NC\DWG\Sheet\Exhibit\48911-Quad Map.dwg | Plotted on 5/16/2022 9:27 AM | by Benjamin Drew



USGS QUAD MAP EXHIBIT

SHILOH, NC
2019

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

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ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

SHILOH TOWNSHIP

Date: 05/16/2022

Sheet 1 of 1

Drawn by: BCD

CAMDEN COUNTY

Scale: 1"=3000'

J.N.: 48911


Checked by: KDH









TIMMONS GROUP

Hydrologic Soil Group—Camden County, North Carolina











Attachment: 6_Preliminary Drainage Report (3391 : Set Public Hearing - Preliminary Plan Application)

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available


Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camden County, North Carolina
 Survey Area Data: Version 18, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtA	Augusta fine sandy loam, 0 to 2 percent slopes	B/D	13.5	18.4%
BoA	Bojac loamy sand, 0 to 3 percent slopes	A	48.3	65.5%
MuA	Munden loamy sand, 0 to 2 percent slopes	B	3.7	5.1%
ToA	Tomotley fine sandy loam, 0 to 2 percent slopes	B/D	4.6	6.3%
Ud	Udorthents, loamy	B	1.9	2.6%
W	Water		1.6	2.1%
Totals for Area of Interest			73.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

MEADOWS AT NORTH RIVER CROSSING DEVELOPMENT IMPACT STATEMENT

PHYSICAL ANALYSIS

This project is a 23-lot subdivision on 28.57 acres of land zoned Neighborhood Residential. The lots are all size at or above 40,000 square feet. The property is not located within a Flood Zone with a base flood elevation. The land is located at a high point for the area and contains sandy soils. There are no wetlands located within the project area and there is existing connectivity to the adjacent subdivision.

HOUSING MARKET & FISCAL ANALYSIS

The target market for the subdivision will be a combination of commuters from the Hampton Roads area, and Camden County residents who prefer living in a small community with easy access to the Outer Banks and the proximity to Elizabeth City and the metro Tidewater Virginia area. The site is located north of Shiloh off Sandy Hook Road and adjacent to North River Crossing subdivision. The property is surrounded by Residential Homes on the North, South and southwest. Agriculture use is adjacent to the northwest and across Sandy Hook Road. The developer plans on building all the homes in the subdivision. It is expected that the homes will be between 1,800 to 2,500 square feet in size. The post construction home/lot values at today's cost will be from the \$350,000 to \$450,000.

WATER & SEWER IMPACT

The estimated maximum water consumption for 3-bedroom homes is 360 and 4-bedroom homes is 480 gallons of water per day (GPD). The developer intends to utilize on-site, septic systems for wastewater treatment & disposal.

Camden County provides the utility connection for potable water. The proposed development will connect to the existing water mains within North River Crossing and at Sandy Hook Rod. Waterlines & fire hydrants are proposed as required by Camden County.

TRAFFIC ANALYSIS

According to the most recent available data (2019) as provided by NCDOT, the Annual Average Daily Traffic (AADT) is 1,300 trips per day on Sandy Hook Road north of the intersection of Trotman Road. According to the Institute of Transportation Engineers (ITE), 23 lots is assumed to generate around 76 trips per day. It is anticipated that the additional traffic volume can be accommodated by the exiting two-lane Sandy Hook Road and that, no turn lane will be required.



1805 West City Drive
Unit E
Elizabeth City, NC 27909

P 252.621.5030
F 252.562.6974
www.timmons.com

COMMUNITY MEETING REPORT FOR THE MEADOWS AT NORTH RIVER CROSSING

Project: Meadows at North River Crossing
Facilitator: Jason Mizelle – Timmons Group
Date & Time: March 2, 2022 @ 6:00 PM
Location: Historic Camden Court House

In preparation for the Community Meeting, twenty-seven notices were mailed out notifying the adjoining property owners & the County Staff about the meeting. Jason Mizelle (Timmons) Jon Wetherington (applicant) and Amber Curling (Camden Co) were in attendance. No residents attended the meeting:

After sufficient time had passed and no one else showed up, the meeting was concluded.

We did receive two phone calls prior to the meeting. Mr. Richard Boone at 104 Perquimans Drive called as he was not going to be able to attend the community meeting. He inquired to the status of the land as he had been told by the developer of North River Crossing that it would not be developed. I let him know that this parcel was not owned by or being developed by that same individual and that perhaps it was that the developer had delineated open space between his lot and this parcel and that would not be developed. He had no further questions.

The second call was from Mr. Gary Dunstan who owns the farm to the east of Sandy Hook Road. Mr. Dunstan asked how many lots and whether we were having it rezoned. I provided him with that information, and he had no further questions.

No other inquiries were made from residents by phone or email.

Respectfully submitted,

Jason A. Mizelle, PLS
Timmons Group

Cc Camden County Planning



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Information, Reports & Minutes From Other Agencies

Item Number:	11.A
Meeting Date:	September 06, 2022
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
July 2022 Daily Deposit

DATE	NC CHILDREN TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMENT	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
07/01/22	\$ -	\$ -	\$ 600.25	\$ 624.75	\$ 2.52	\$ 13.96	\$ 31.00	\$ 120.52	\$ 1,393.00
07/05/22	\$ -	\$ -	\$ 495.39	\$ 515.61	\$ 4.34	\$ 25.16	\$ 43.40	\$ 216.10	\$ 1,300.00
07/06/22	\$ -	\$ -	\$ 294.00	\$ 306.00	\$ 2.33	\$ 14.66	\$ 6.20	\$ 131.81	\$ 755.00
07/07/22	\$ 5.00	\$ 30.00			\$ 3.68	\$ 19.81	\$ 18.60	\$ 167.91	\$ 245.00
07/08/22			\$ 769.30	\$ 800.70	\$ 4.72	\$ 28.32	\$ 37.20	\$ 244.36	\$ 1,884.60
07/11/22	\$ -	\$ -	\$ 426.30	\$ 443.70	\$ 2.36	\$ 14.69	\$ 18.60	\$ 121.95	\$ 1,027.60
07/12/22					\$ 0.47	\$ 2.43	\$ 6.20	\$ 21.90	\$ 31.00
07/13/22	\$ 5.00	\$ 30.00	\$ 377.30	\$ 392.70	\$ 2.57	\$ 12.62	\$ 12.40	\$ 108.41	\$ 941.00
07/14/22					\$ 3.13	\$ 18.53	\$ 24.80	\$ 161.54	\$ 208.00
07/15/22	\$ -	\$ -	\$ -	\$ -	\$ 3.86	\$ 23.26	\$ 31.00	\$ 198.88	\$ 257.00
07/18/22	\$ 5.00	\$ 30.00			\$ 2.44	\$ 11.84	\$ 12.40	\$ 101.32	\$ 163.00
07/19/22			\$ 416.50	\$ 433.50	\$ 4.98	\$ 30.83	\$ 24.80	\$ 271.39	\$ 1,182.00
07/20/22	\$ 5.00	\$ 30.00			\$ 8.87	\$ 44.70	\$ 105.40	\$ 397.03	\$ 591.00
07/21/22			\$ 385.14	\$ 400.86	\$ 1.96	\$ 12.18	\$ 12.40	\$ 104.46	\$ 917.00
07/22/22			\$ 60.76	\$ 63.24	\$ 9.18	\$ 58.55	\$ 24.80	\$ 519.47	\$ 736.00
07/25/22	\$ 10.00	\$ 60.00	\$ 389.55	\$ 405.45	\$ 8.64	\$ 43.85	\$ 68.20	\$ 384.31	\$ 1,370.00
07/26/22					\$ 2.52	\$ 13.96	\$ 31.00	\$ 120.52	\$ 168.00
07/27/22			\$ 421.40	\$ 438.60	\$ 3.28	\$ 19.51	\$ 31.00	\$ 165.21	\$ 1,079.00
07/28/22			\$ 269.50	\$ 280.50	\$ 3.56	\$ 21.98	\$ 24.80	\$ 187.26	\$ 787.60
07/29/22			\$ 245.98	\$ 256.02	\$ 4.50	\$ 27.39	\$ 37.20	\$ 230.91	\$ 802.00
									\$ -
									0.00
									0.00
									\$ -
TOTAL	\$ 30.00	\$ 180.00	\$ 5,151.37	\$ 5,361.63	\$ 79.91	\$ 458.23	\$ 601.40	\$ 3,975.26	\$ 15,837.80

Attachment: Register of Deeds Report (3378 : Register of Deeds Report)

Ledger Report Fee Distribution
TAMMIE KRAUSS, REGISTER OF DEEDS
Camden, NC

Date Range From Friday, July 01, 2022 to Sunday, July 31, 2022

Name	Amount
NC Children's Trust Fund	\$30.00
NC Domestic Violence Fund	\$180.00
State Revenue Stamp	\$5,151.37
County Revenue Stamp	\$5,361.63
Land Transfer Fee	\$0.00
Floodplain Map Fund	\$0.00
Supplemental Retirement	\$79.91
ROD Automation Fund	\$458.23
Dept Of Cultural Resources	\$0.00
Vital Records Fund	\$0.00
State General Fund	\$0.00
State Treasurer Amount	\$601.40
ROD General Fund	\$3,975.26
 Total Distribution For Period	 \$15,837.80
 Cash Total	 \$562.20
Check Total	\$14,949.60
Pay Account Total	\$326.00
ACH Total	\$0.00
Escrow Account Total	\$0.00
Overpayment Total	\$0.00
Total Deposit For Period	\$15,837.80

Report Generated at Monday, August 1, 2022 7:49 AM

Page 1 of 1

Attachment: Register of Deeds Report (3378 : Register of Deeds Report)



**Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Information, Reports & Minutes From Other Agencies

Item Number:	11.B
Meeting Date:	September 06, 2022
Submitted By:	Kim Perry, Library Prepared by: Kim Perry
Item Title	Library Report 7/2022
Attachments:	22-07 (DOCX)

Camden County Public Library

July 2022 Statistics

Visitor Count	1872
Materials Check Outs & Renewals	3,695
Computer/ Wireless Use	349/172
Questions Answered	400
Children's Programs/Attendance	5/188
Adult Programs/Attendance	3/21
Outreach Programs/Attendance	0/0
Study Room Usage/Attendance	29/71
Meeting Room Usage/Attendance	3/32
Days/Hours Open	29/216
# Items in Collection	20,009
Library Card Holders	3,066

Comparison by Year

2020-2022

