

**Camden County Board of Commissioners
Regular Meeting / Closed Session
March 2, 2020; 7:00 PM
Historic Courtroom
Camden, North Carolina**

MINUTES

The regular meeting of the Camden County Board of Commissioners was held on March 2, 2020 in the Historic Courtroom, Camden, North Carolina.

WELCOME & CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Rev. William Sawyer gave the invocation and the Board led in the Pledge of Allegiance.

ITEM 1. PUBLIC COMMENTS

Vera Mitchell of Lauren Lane addressed the Board. Ms. Mitchell expressed concern in the area of Highway 343 between Taylor's Beach Road and Taylor's Oak Restaurant. She described the area as having a blind curve in the area just before Bartlett's Landing subdivision. The traffic in that area has increased due to the addition of the restaurant and Dollar General. It is Ms. Mitchell's request that the 45 mph speed limit sign at Bartlett's Landing be moved north on 343 to the other side of Taylor's Oak Restaurant to Gordon's Lane. Ms. Mitchell also expressed concern in regard to the railroad tracks in Camden.

ITEM 2. CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

ITEM 3. CONSIDERATION OF THE AGENDA

Motion to approve the agenda as presented.

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

ITEM 4. PRESENTATIONS

A. Area Agency on Aging Advisory Council

Mrs. Gwen Wescott gave a report of the recent meeting of the Area Agency on Aging Advisory Council. Her report included the following:

- Top Concerns in Camden County for Seniors included depression, loneliness, caregiver support and affordable medication.
- Future plans include continued Elder Abuse Awareness, Fraud Awareness, Volunteer Support, continued support for area Senior Centers, Fall Prevention Program.
- Meals on Wheels; MOMS Meals – Volunteers needed

- The importance of listening to, and placing value on seniors.
- 2020 Census – 132 federal programs are affected by the Census
- Next Meeting – May 18, 2020

B. Masons of Widow's Son Lodge No. 75

Paul Vincent, member of Widow's Son Lodge No. 75, gave a presentation on the history of the Lodge in celebration of its 200th Anniversary. Mr. Vincent announced that the Lodge will hold an Open House event for the general public on June 20, 2020 at 3:00 PM.

South Camden Water & Sewer District Board of Directors

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

Public Comments – None

Consideration of the Agenda

Motion to approve the agenda as presented.

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

New Business

A. Monthly Report – David Credle

<p align="center"><i>South Camden Water & Sewer Board</i></p> <p align="center"><i>Monthly Work Order Statistics Report</i></p> <p align="center"><i>Period: January 2020</i></p>				
	<i>Submitted Work Orders</i>	<i>Completed Work Orders</i>	<i>Percentage Completed</i>	<i>Status of Uncompleted Work Orders</i>
<i>Water/Distribution</i>	<i>110</i>	<i>100%</i>	<i>100%</i>	<i>0</i>
<i>Sewer/Collection</i>	<i>1</i>	<i>100%</i>	<i>100%</i>	<i>0</i>
Locates:				
Water Line: 47				
Sewer Line: 8				
Water & Sewer, same ticket:9				
Hydrant flow test: 0				
Public Works Director Notes/Comments: Ten work orders have been checked for accuracy.				
Water treated at the water treatment plant in January: 14,072,980 gallons				
Daily average water usage for January: 453,967 gallons per day				
Current treatment capacity at the water treatment plant: 720,000 gallons per day				

SOUTH CAMDEN WATER & SEWER BOARD									
MONTHLY WATER STATISTICS REPORT									
Date	Work Orders Submitted	Percentage Complete	Uncompleted	Water/Distribution	Sewer/Collection	Water Locates	Sewer Locates	Water/Sewer Locate	Hydrant Flow Test
2019									
Jan	99	100%	0%	99	0	125	4	15	0
Feb	63	100%	0%	63	0	180	11	1	9
March	104	100%	0%	103	1	153	8	4	27
April	106	100%	0%	104	2	99	10	44	13
May	87	100%	0%	85	2	126	8	12	11
June	75	100%	0%	75	0	58	9	6	9
July	112	100%	0%	109	3	63	5	0	57
August	104	100%	0%	102	2	131	21	1	27
Sept	82	100%	0%	80	2	131	20	4	0
Oct	99	100%	0%	97	2	257	10	5	0
Nov	144	100%	0%	143	1	275	6	2	0
Dec	80	100%	0%	80	0	106	7	1	0
2020									
Jan	111	100%	0%	110	1	47	8	9	0

Motion to approve the monthly report as presented.

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

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

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

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

Chairman White reconvened the Board of Commissioners.

ITEM 5. PUBLIC HEARING

A. Major Amendment to Master Plan – Camden Plantation PUD (UDO 2020-01-32)

Motion to go into Public Hearing for Major Amendment to Master Plan, Camden Plantation PUD.

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

Attorney Morrison: Ladies and gentlemen, this is a quasi-judicial hearing. That means whether something is politically popular or unpopular is irrelevant. The rules of law and evidence will abide. The commissioners sit as a sort of court. Testimony will be under oath and you will be allowed to speak but please speak clearly to the point, to the issue and do not ramble.

Chairman White: Okay. Mr. Dan Porter.

Dan Porter: I do believe since it's a quasi-judicial hearing we have to swear people in.

Attorney Morrison: Everyone wishing to speak for or against the proposition needs to come forward and be sworn in. That's for or against.

[The Clerk to the Board administered the oath to those wishing to speak during the public hearing.]

Dan Porter: Mr. Chairman and Commissioners, you have in front of you tonight a request to amend the Planned Unit Development Master Plan for Camden Plantation. What I've shown you on the screen is the conceptual layout of the overall Camden Master Plan as it exists; as it was approved. One of the things that you'll note is that there's the red piece of property right along US 17, that is the commercial section of the property that really we'll talk a little bit more about as we go through this.

Chairman White: You've got some that can't hear good back here, if you can...

Dan Porter: Okay. Overall what you see in this outline, this is the existing conditions that shows the existing parcel that was originally planned and then as I said this...this was the plan for the development. What I'm going to do is let...is it Mr. Rudiger or is it...David Rudiger is the applicant and he's going to explain the reason why he's making this request and what the request is and then I'm going to finish the Staff Report and then we can open it up for questions at that point.

Chairman White: And if you can make sure you get that mic so...

Vice Chairman Riggs: Dan, I don't think anybody heard you say what the red block was for; because that's when we said we couldn't hear you.

Dan Porter: Okay, I'm sorry. The red section on this existing Master Plan is a commercial section of property. It was to be a town center. It's right around 20 acres of property and it's right at the entrance-way into the development. My cursor probably won't show up but right here is 17. This is the entryway to the development. Then right off to the side was the commercial section as the town center. This is what is being proposed in the amendment.

David Rudiger: Good evening. I'm David Rudiger. I'm with Boyd Homes and Camden Plantation, the developer of the property. We've been working on this project for quite some time. We've been going through a lengthy process with the Army Corps of Engineers and the Army Corps has determined that all of this area that is shown now on your screen in gray, which constitutes the majority of the frontage along Route 17 is wetlands. We have asked for permission from the Army Corps to be able to mitigate the loss of those wetlands and we were denied. So we've come back to the County with the request to move the commercial segment of the property and to work around the wetlands that we're experiencing so that we can meet as best as possible the original intent of the Master Plan for the community.

Attorney Morrison: Excuse me, Mr. Rudiger. For the public would you explain what it means when the Corps would not allow you to mitigate? You were talking about by the acquisition of other property.

David Rudiger: So there are basically two ways that you can mitigate the loss of wetlands. One is through paying impact fees and the other is through buying other property and creating wetlands. And in paying the fees you're really just doing that but in a different way. You're buying into a wetlands bank.

Attorney Morrison: Thank you. When you say loss of wetlands, and this is just for the public. Obviously I haven't...other than I'm delighted to cross examine a developer (laughter) I have no interest in the outcome but I'm trying to educate the public. When you say loss of wetlands, you mean as a result of your development. Is that correct?

David Rudiger: So if that property was developed as shown on the original Master Plan, those wetlands would be impacted. That is to say they wouldn't retain the same nature that they have today.

Attorney Morrison: All right. And all of this is federal law and you must meet these requirements.

David Rudiger: Yes, sir.

Attorney Morrison: All right so when a developer develops in Camden County or any North Carolina county, it's not just county rules and regulations they have to meet. They have to meet certain state regulations as well as federal regulations, one of which is this wetlands issue. Is that a correct statement?

David Rudiger: Yes, sir.

Attorney Morrison: All right, thank you. Continue please.

David Rudiger: Yes, sir. So as I said, we've looked at a means of relocating the commercial center so that we could meet the original intent of the Master Plan. The County owned some property that was nearby, which was recently rezoned to be business and we have approached the County about purchasing that property and using that as the commercial center as part of the overall Mixed-Use development of Camden Plantation. And that is the primary purpose of this plan amendment. The overall impact is to relocate the business area. There will be larger open space in the property than was originally planned and there will be fewer residential units that were originally planned. I'd be happy to answer any questions that you have.

Chairman White: Does anyone have any questions?

Commissioner Krainiak: On the commercial property, was there a grocery store in that picture?

David Rudiger: We never had a specific mix of commercial. We have been working with a local commercial agent and that is one of our primary targets; is to lure a grocery chain to open a store in Camden.

Commissioner Krainiak: Thank you.

Chairman White: Thank you, sir.

Dan Porter: Mr. Chairman from a staff standpoint when we looked at this project we looked through all of the original plans for it and tried to go point by point to see what was changing; if it was just this property were there other changes that were being made. There are some minor circulation changes.

If you'll look you'll see this cross-hatching area in here, that's the wetlands. There's a few other spots elsewhere along the golf course that they're also avoiding. But overall what we found is that the major impacts that this amendment would have would be to, as Mr. Rudiger said, would be to relocate the commercial district. It would also decrease the commercial acreage size from 19.3 to 13.25 acres. It would decrease the commercial footprint from 160,000 to 80,000 square feet. It would remove the...in the initial plans the commercial businesses had lofts over them; these will not. So that eliminates 80 units in the loft category. There's an overall decrease in number of units of 110. So it goes from 1772 units over the lifespan of the project to 1662 as being the maximum they would be allowed to build.

And then with the relocation of the commercial district it actually sets aside those 23 acres that are wetlands to not be developed and not touch. So they actually become open space, wildlife habitat.

Those are all the impacts that we can see. There may be some minor impacts reducing the amount of traffic turning in and out of the development on US 17. There might be an increase in traffic at McPherson Road where this

project is but we have asked DOT to give their comments with regard to any changes or any impacts on McPherson Road and they said they did not have any comments at this time until there was a development plan specifically showing the tenants specifically showing the tenants and the businesses that'll be located in that commercial area. So they gave us comments and their comments were, "No comments."

We have a stormwater plan for the overall development. We also have the construction plans for the first 109 units; all the stormwater and everything. That's actually over here in the very bottom; the bottom left-hand corner is where the first 109 units will be going in. So the project is ready to go. This amendment is, as I said, simply to move the commercial area from one place to another area. I'll be glad to answer your questions or any questions the public has.

Chairman White: Any questions?

Vice Chairman Riggs: I want Mr. Porter to clarify something that I believe he explained to me previously. But the land that the Corps of Engineers certified as wetlands will now become natural area. There won't be anything built in it at all.

Dan Porter: There's a couple locations on these little pieces that I mentioned over here. There's a couple locations where there may be some pedestrian bridges on the golf course that goes over the wetlands but that's it. There's a blue-line stream that goes through the whole project too; same thing would be true with that. No changes to the blue-line stream but they may go over it with a walking bridge.

Attorney Morrison: Mr. Chairman, may I ask a question?

Chairman White: Yes, sir.

Attorney Morrison: Thank you. Can you tell us what the staff perceived? Could you sum up again; give us the Cliff Notes version? Did you find any adverse impacts as a result of this change?

Dan Porter: No sir, no adverse impacts. We will need to look carefully at the commercial site plan for this 13 acres that would be commercial. We would have to look at that very carefully to make sure we handle all the traffic and the buffering necessary for that project when it comes forward. But not on this amendment.

Attorney Morrison: All right and you mentioned at the outset of your presentation there were some circulation changes. Did you mean traffic circulation?

Dan Porter: Within the PUD development itself.

Attorney Morrison: Okay. Will that affect people entering from the highway?

Dan Porter: It doesn't affect the outside of the development at all. It's just internal to the development.

Attorney Morrison: Okay. And there will be less units and less density. Is that correct?

Dan Porter: That is correct.

Attorney Morrison: All right.

Dan Porter: In fact the only reason I actually brought it here as a major amendment because it's a big chunk of property that we're moving from here to there. Typically a lot of changes can be made as minor amendments, but this I felt like was important enough to be a major amendment.

Attorney Morrison: Normally we have a deep concern about impact on the school system. I assume there is none here?

Dan Porter: Actually this will reduce the number of housing units.

Attorney Morrison: Okay. And any impact this would have on other county services like fire and rescue, police, Social Services?

Dan Porter: Not any more than what the initial development would have had.

Attorney Morrison: Yeah, okay. All right. Now I think it's also important for the public to understand there will be other permits that the developer will have to get as this goes along in addition to those obtained from the County. Is that correct?

Dan Porter: Yes, there is. For the overall development the housing and the development...what's in the existing Master Plan today, that has to be subdivided into sections and then re-subdivided into lots. And that will all occur over the next 15 to 20 years by submitting preliminary plats to the staff. The staff reviews them, technical agencies review them, then they move forward with their construction. Then we approve the final plat. So for the existing current development there's no more necessary approvals; public hearing. But it does come through the staff and the review agencies.

Attorney Morrison: Okay.

Dan Porter: For this particular property, the 13.25 acres, it will require a commercial site plan at some time when they develop it and that commercial site plan will go to the Planning Board for a public meeting with the Planning Board. It does not come to the Commissioners but that will be advertised and will go to a public meeting with the Planning Board. It does not come to the Commissioners but that will be advertised and will go to a public meeting with the Planning Board for the commercial site plan. It may be two or three, depending on how that 13 acres develops.

Attorney Morrison: All right so what is being proposed tonight is to amend a development plan that was entered into...

Dan Porter: 2011.

Attorney Morrison: Okay so...wow, nine years ago. Now could you educate the public and tell them what a development plan is?

Dan Porter: Well the Master Plan itself is an overall plan that shows the conceptual nature of the development, it shows the parameters and the criteria that are set for the future of that development. It sets how many units can be built, how many units per acre, what the density might be, where the circulation patterns are, where the major buildings are, what the setbacks are, where the utilities go, where the roads go. It's overall development plan; it's not a construction plan. The construction plan comes later. Actually they submit their conceptual plan when they're asking for the PUD zoning, so they've got that; and that gets approved. And then preliminary plats, which is basically the construction drawings for the most part, come to us. We review to make sure they've got all their state permits, they've met all their requirements to the ordinance. We send it to the DOT and all the different agencies that are involved in that review. And then if they meet all the standards we pass it, it's approved and then they go forward to their construction. Then once their construction is complete they bring in a final plat. We get all the certifications from all the agencies that they've built what they said they were going to build and then they can final plat that and sell their lots.

Attorney Morrison: So also isn't it true that a development plan in North Carolina exists pursuant to statute; it is permitted by the State and there's a statute that addresses how you go about it?

Dan Porter: That is true. There is a...I about lost my words...a Planned Unit Development is considered a site-specific development plan; if that's what you're asking.

Attorney Morrison: Okay. Well we had a large development plan here that was...agreed the standards that had to be followed, when construction had to take place, where it could take place and it also dealt with the ordinances it would be subject to. Even if the ordinance has changed this would still have to be...

Dan Porter: That is correct. There is a development agreement that is a companion...

Attorney Morrison: Yeah, I said development plan, I should've said development agreement.

Dan Porter: A development agreement is a contract that is between the County and the developer that sets out certain things the County will do and certain things the developer will do and it's typically entered into on a voluntary nature by the applicants. We cannot demand that there be a development agreement. There is a development agreement in this case. In that case typically...because this is a big project, it's a long-term project, they established their vested rights at the time that plan was approved. And that says that if the law changes they don't have to meet the new law; they just have to meet what was in existence at the time that the development was approved, with the exception of the state and federal law. With the state and federal law, everybody has to meet that.

Attorney Morrison: But the purpose of that is to allow stability that the developer can plan knowing that these are the rules of the game and they're not going to change, right?

Dan Porter: Correct and the standards for this 13 acres will stay the same as the standards for the rest of the development.

Attorney Morrison: And that development agreement was subject to a public hearing and much deliberation before it got passed.

Dan Porter: Yes, sir.

Attorney Morrison: Okay. Now is what is being proposed consistent with that development agreement? To the extent that the development...if you wanted to change it...

Dan Porter: The development agreement will have to be modified to include this portion of property.

Attorney Morrison: But the development agreement allows that if you come to the commissioners and get their approval.

Dan Porter: It does.

Attorney Morrison: Okay. So the answer is this is consistent if the commissioners agree to do it.

Dan Porter: That is correct.

Attorney Morrison: All right. And the developer has taken the proper posture in coming and presenting this to the Board and asking it to be changed.

Dan Porter: Yes.

Attorney Morrison: All right, thank you.

Vice Chairman Riggs: Mr. Porter, in the original Master Plan wasn't the commercial included that it had to be completed in one of the first phases?

Dan Porter: No, the condition in the Conditional Use Permit states that 20,000 feet of the 160,000 must be pad-ready. In other words, it's got to be flattened out, graded and have water and sewer to it. It's got to be ready to put concrete on it before they move to Phase II. And that is still a condition in that permit unless you choose to modify it some. But we actually...there was a law, a lot of discussion about having it actually put up buildings but then they'd be putting up spec buildings. And so the commission agreed to 20,000 feet of pad-ready project.

Chairman White: Anyone else have any questions for Dan? Okay, anything else you all want to present?

Attorney Morrison: Excuse me, Mr. Chairman. Since this is quasi-judicial, Mr. Plumlee, did you have any questions?

Bryan Plumlee: Thank you, Mr. Morrison. If I could present, and then I may have a couple of follow-up questions. I think it'll make more sense if I handle it that way.

Attorney Morrison: All right.

Bryan Plumlee: I appreciate that.

Attorney Morrison: In a quasi-judicial hearing, people who testify are subject to cross-examination by opponents. All right, sir.

Chairman White: Is he ready?

Attorney Morrison: I don't know. Is there anybody else to speak in favor?

Chairman White: We have a number of people who want to speak.

Attorney Morrison: To speak in opposition. Is there any other folks that wanted to speak in favor of the proposition? If not, we would now I think go to Mr. Plumlee.

Bryan Plumlee: Thank you very much. I'm going to just make a few brief comments and then I have two witnesses to bring up to ask questions of – Mrs. Whitson, whose family has a farm. You can see it to the approximate middle west section of that site plan that we're looking at; that little chunk that's out, that's the Whitson farm. And I have an engineer here, Mr. Copeland, who's a professional engineer to speak on issues of stormwater, which is the primary subject that I want to address with regards to this particular development.

First is a matter of procedure. This major amendment for UDO 2010-08-17 adopted February 11, 2011 pursuant to 153A-349.3 is for material change, an amendment. Changes that are material affect the basic configuration of the development shall be reviewed and considered in accordance with the procedures and standard established for the original approval. Therefore, the Board must adopt the major amendments under the same procedures that are used. I don't believe this particular project has gone before the Planning Commission for this major amendment. I looked through the prior agendas. I didn't see it. I could be wrong about that but I raise that as a potential issue; as a violation of 153A-344.

Also, I want to make clear that this amendment extends the time for performance considerably. Consider that according to the phasing plan under 2010-08-17, there were to be 891 units constructed by the end of 2019 but under this new plan 891 units will not be built until 2027. That's an extension of eight years. Because that was not

accomplished what you're considering today is not merely a land swap to accommodate this wetlands delineation, but it's an extension of considerable time, if you look at the phasing plan which is page 36 of the packet distributed for the meeting. And again, as far as I know this has not been reviewed by the Planning Commission.

I want to point out that over the course of the last eight or nine years the developer has not obtained maintenance easements for the stormwater that's going to be coming off of this project. Our clients, the Whitson family, have never been approached by the developer to engage in negotiations for a maintenance agreement for the ditch running across their land from this Planned Unit Development. The ditch across the land owned by the Whitsons is a major stormwater component and feature for this PUD because the ditch actually connects this PUD to the headwaters of Joyce Creek, according to the plan itself. These 1662 units are going to be built and this cannot be done without creating significant runoff.

So on their behalf we're asking Mr. Hahns Copeland, a professional engineer, to testify regarding the general vulnerabilities of the property to flooding post-development. His testimony will be very important because this ditch connecting to the headwaters is going to be, as I said, running across their land and become a maintenance issue for this family. I also want to point out, I think it's sheet five of the eleven Master Plan sheets, it fails to comply with the County's UDO, particularly 151.3.7.2. It states that the Planned Development Master Plan must "identify the location of on-site stormwater management facilities and how they will interface with and impact incoming stormwater flows and natural or constructive outfalls," such as the outfall that's going to join the creek on my client's property. However, this particular plan, while it shows this additional watershed number five, does not address any analysis for this particular watershed. Specifically, again I'm talking about page 22 of the packet, it states that the site will now have five watersheds each with a point of discharge. However, it then goes on to use the exact same language from the 2010 stormwater solutions exhibit. It doesn't do any analysis for the change in the location of this development or this additional discharge. And in doing that it fails to comply with the requirements of the UDO and therefore has to be rejected.

Also, the development agreement fails to describe this particular required easement across our client's land. 153A-349.6 paragraph five requires that the development agreement shall have as a minimum "a description of any reservation or dedication of land for public purpose and any provisions to protect environmentally-sensitive property." Our contention is that the taking of the ditch which runs across the Whitson's land for this development in fact is a dedication of land for public purpose and should be spelled out in the development agreement to protect the rights of the Whitsons. Again, I ask you to consider that over the last eight or nine years they've not been approached by the developer to resolve these definite stormwater problems that they're about to get.

The timing of the requirement for an easement agreement prejudice the neighbors. The Whitsons are under no guarantee that the developer will ever deal with them fairly. Mr. Copeland will address the potential cost to the Whitsons and their liability should the developer be allowed to proceed without being required to obtain an easement from them. The original development agreement requires the developer to comply with the Stormwater BMP manual issued by NC DEQ. It requires for minimum design criteria for all stormwater control measures that they have "access and maintenance easements to provide the legal authority for inspections, maintenance, personnel and equipment. The location and configuration of the easements must be established during the design phase and should be clearly shown on the design drawings." Under 15A-NCAC2H.1050 paragraph 11, which includes the design criteria, it states that an operation and maintenance agreement shall be entered into between the owner of the stormwater control management system and the party responsible for implementing the stormwater program; that this agreement be referenced on the final plat and shall be recorded with the Register of Deeds. If the developer can wait until the final subdivision plan to negotiate through the County, that developer is going to have considerable leverage over the landowner because under North Carolina law, such an easement cannot be refused. The NC DEQ manual states that the easements "shall be granted." And this certainly compromises my client's rights and adjoining landowners' rights and we're asking the home County to protect the landowners' rights from this stormwater that's coming their way.

Finally, the original development agreement may be according to the land sale agreement. So what I'm taking to happen here is the land sale agreement for this 13 acres approximately, or 11 acres, that is actually amending the larger development agreement according to its terms. It says it can be further modified "subject to the terms and conditions acceptable to the buyer and seller." And certainly we object to that going forward without our client's rights being made part of that agreement.

So I wanted to lay the basis for our client's objections down for you all and then ask some questions. First I'm going to allow Mrs. Whitson herself to make a very short presentation that she has ready to read and to the record and second, I'm going to be asking questions of the engineer, Mr. Copeland, to put on the record. And then I think we'll be done after that point, Mr. Morrison.

Attorney Morrison: Thank you, Sir. Please take all the time you need.

Bryan Plumlee: Please state your name and your property interest in the County.

Marcella Whitson: Thank you. I appreciated the comments that Ms. Wescott made and I'm planning to be a lamplighter tonight. I like that. Good evening Mr. Chairman, members of the Board. My name is Marcella Whitson. My primary residence is in Virginia Beach. Our family...and I meant to...I recognize also the members of the Board. I recognize some because I've come to this Board several times. We've been involved since 1999. Our family has owned land in what's now Camden County since the time of first English settlement. We currently own a farm on Culpepper Road that's been in our family since 1919. Our farm is the largest and most heavily impacted contiguous property in this mega development. We share approximately 2000 linear feet of joint property lines. Our family has come to the Board since 1999 raising flooding and drainage concerns. Downstream drainage solutions have not been included in the Master Plan. The downstream landowners will be adversely affected by runoff. The Camden Plantation tract was originally part of a larger land tract of several thousand acres owned by husband's ancestor, Reverend Peter Culpepper. In 1919 a company, Sunnyside Management, purchased the property and planned to develop it as a subdivision called Tanglewood. While Tanglewood was never built, that prospective developer proposed 296 lots for the 662-acre tract.

One of the documents that was presented to the 1999 Board of Commissioners is a letter dated June 14, 1999 from Dwayne Hinson, District Conservationist with the Albemarle Soil & Water Conservation District, to Tony Perry, Planning Director, Camden County Planning Board. And I do have copies of that letter for you. I'd like to quote briefly two sections; the first, "The proposed Tanglewood Subdivision offers Camden County an opportunity to address the downstream drainage issues associated with development. Tanglewood represents a new era in which the lack of downstream ditch maintenance can have severe consequences for the surrounding landowners and Camden County. Flooding in these instances will impact many people and be very expensive to address at a later date when the development is completed. The Joyce Creek Watershed Project ends at Culpepper Road, leaving approximately," and they put in there, "1500 feet of unmanaged ditch to service Tanglewood and other upstream farmlands. The maintenance of this uncontrolled section of ditch will dictate the future drainage rates for all upstream landowners." That's the end of the first section quote. Second quote in that letter, "A maintenance easement will be sought by Tanglewood to improve and maintain the drainage outlet extending approximately 1500 feet south of the subdivision to the Joyce Creek Project at Culpepper Road." And that's the end of that quote.

The Board minutes of the July 19, 1999 meeting reflect that Mr. Classen informed the Commissioners that the Planning Board recommended approval of the sketch plan with five modifications. Number four is the one that's applicable here. Number four was, and this is a quote, "Developer shall provide a maintenance easement to the Joyce Creek Drainage Project." And that's the end of that quote. That motion passed the Board unanimously.

Now, consider Camden Plantation project for the same site proposes, and they've changed the numbers a little but I've got about 1700 units. This is approximately a six-fold increase in density and marks a huge increase in impervious surfaces; such things as roads and driveways and decks. This will result in dramatically increased volumes of runoff over what was already a problematic level in 1999. And this water will be difficult, if not

impossible, to contain on site. All of this water will be channeled by that system into the unmanaged ditch that drains our farm and runs the length of our property. The Board can act to require written and recorded assurances that will serve to prevent flooding damages to our property and other downstream landowners. Failure to act means that we face the prospect of irreparable damage to our land.

We are urging this Board not to kick the can down the road again on the issue, but to take a proactive approach by including protections in the Master Plan. We are requesting that approval of the Camden Plantation Master Plan be conditioned so that the developer is required to acquire, and that doesn't mean he can just simply ask, required, to acquire an appropriate maintenance easement to improve and maintain the drainage outlet extending along our property line to the Joyce Creek Watershed Project and prior to the initiation of any construction pursuant to any approvals.

Our family wants this county to grow and prosper. We've been here a long time. We've been good stewards of the land and we've been taxpayers a long, long time. We understand that any long-term plans for our property must be adaptable and coincide with long-range comprehensive plan of Camden County. We believe there is a win-win strategy for this issue that will benefit the developer, the downstream landowners and the county. And we would like to be a part of crafting a proactive solution that will benefit all stakeholders. Thank you very much.

Bryan Plumlee: Just one or two questions if I could.

Marcella Whitson: Yes, sir.

Bryan Plumlee: Is it correct...you have to talk into the mic.

Marcella Whitson: All right.

Bryan Plumlee: ...That when this project was first considered and passed in February of 2011, wasn't it true that there was an ordinance 1500.400 that required the developer to obtain permissions with regards to off-site drainage?

Marcella Whitson: Yes, I think that is correct.

Bryan Plumlee: And from that time have you ever been approached by Rudiger or any other representative of Boyd Company to work through and to reach an agreement with regards to drainage?

Marcella Whitson: Well that's a difficult question. I have had conversations with Mr. Rudiger. You know this went on for such a long time and we had talked. There was one meeting that we had. My son and I went to his office. We were talking about this and I'm sorry, Mr. Rudiger, it seemed there was no interest in doing anything about it. So that's what I remember.

Bryan Plumlee: So since that until today...

Marcella Whitson: Oh no, oh no.

Bryan Plumlee: ...there's been no resolution? There's been no effort made in your opinion?

Marcella Whitson: Oh no, no.

Bryan Plumlee: All right, thank you.

Marcella Whitson: Thank you.

Bryan Plumlee: Now I'd like to call...is there any questions, Mr. Morrison, for Mrs. Whitson that you have?

Attorney Morrison: Let me...I need to make my role plain. I do not support or oppose what is before you tonight. I do represent the Board. And I do have one question. Nice to see you again.

Marcella Whitson: Thank you, Sir.

Attorney Morrison: You laid out...you refer to it as a win-win strategy if we could get this easement straight. Am I correct in understanding then you have no further objection to this development?

Marcella Whitson: At this time I do not. That's my main issue; is this drainage that's going to kill us.

Attorney Morrison: All right, thank you.

Bryan Plumlee: Thank you, Mr. Morrison. (cross talk)

Attorney Morrison: Did the developer have any questions of this witness?

David Rudiger: No, sir.

Attorney Morrison: Okay.

Bryan Plumlee: You can address the Commission and let them know who you are, your address and why you're here generally.

Chairman White: If you would raise that mic just a little bit, yeah. We have to catch every word for the minutes.

Hahns Copeland: Well thank you, my name is Hahns Copeland and I live in Norfolk, Virginia. And I'm a civil engineer and I'm also a real estate developer myself. I buy property and develop it just like Boyd Homes does. And as a civil engineer I practiced in the consulting business for almost 35 years. And I have practiced in Hampton Roads market for that entire period. I'm here to talk to you not...

Attorney Morrison: Excuse me, just a minute, Sir. Again, representing the Board only I have some questions. You say you're a civil engineer. Where are you licensed?

Hahns Copeland: In Virginia.

Attorney Morrison: Are you licensed in North Carolina?

Hahns Copeland: No.

Attorney Morrison: Have you performed any projects in North Carolina?

Hahns Copeland: I have but I did not seal them.

Attorney Morrison: Okay have you reviewed the ordinances of Currituck County...I mean excuse me, Camden County as it may be relevant to this project?

Hahns Copeland: Yes, sir.

Attorney Morrison: All right and how recently did you do that?

Hahns Copeland: Within the last couple of days.

Attorney Morrison: All right and have you reviewed the development agreement?

Hahns Copeland: Not the development agreement but I have reviewed the applicant's application.

Attorney Morrison: Okay, very good. And have you...are you familiar with the water runoff issues in this part of Camden County?

Hahns Copeland: Yes, sir.

Attorney Morrison: And how is it that you became familiar with that?

Hahns Copeland: Just in the general knowledge of the hydrology of the Dismal Swamp and the hydrology of the Pasquotank River and this particular site. I've visited the site and...

Attorney Morrison: Have you done any tests upon the site?

Hahns Copeland: Sir?

Attorney Morrison: Have you conducted any tests upon the site?

Hahns Copeland: No, sir.

Attorney Morrison: Are you going to offer an opinion tonight, an expert opinion, on the issues of runoff and impervious soil and other matters related to the water that will be produced by this proposed development?

Hahns Copeland: Yes.

Attorney Morrison: And what is that opinion based upon?

Hahns Copeland: Based upon my professional experience and my observations of the site; a review of the applicant's submitted plans and modified plans.

Attorney Morrison: And approximately how much time have you spent in studying this?

Hahns Copeland: Probably about, I don't know, 72 hours.

Attorney Morrison: 72 hours, okay. And are you being paid for your services?

Hahns Copeland: Yes, sir.

Attorney Morrison: And who is paying you?

Hahns Copeland: The Whitsons.

Attorney Morrison: All right, thank you. Your license in Virginia is still good?

Hahns Copeland: Yes.

Attorney Morrison: Are you licensed in any other states?

Hahns Copeland: No, sir.

Attorney Morrison: Where did you take your engineering degree?

Hahns Copeland: Old Dominion University.

Attorney Morrison: And when were you first licensed?

Hahns Copeland: In 1997.

Attorney Morrison: And since '97 has...

Hahns Copeland: No, excuse me. 1987.

Attorney Morrison: 1987. Since 1987 has your license ever been subject to any sanctions?

Hahns Copeland: No, sir.

Attorney Morrison: Thank you, sir. Members of the Board you may or may not accept this witness as an expert. His credentials are sufficient that you can do so. If you accept him as an expert you are not required to believe what he says. You're certainly not required to disbelieve what he says. And you can weigh his testimony like you would that of any other witness. It's up to you to determine whether to believe him or not. The main point of qualifying as an expert is he can offer opinions as to what would transpire if thus and such happened. A normal witness cannot do that. So I think the first matter...I believe you would be tendering...Mr. Plumlee where are you, sir?

Bryan Plumlee: That's correct.

Attorney Morrison: You would be tendering him as an expert in engineering. So the first question is does the Board accept him as an expert? And Mr. Rudiger, you have the right to question him.

Vice Chairman Riggs: Do you need a motion, John?

Attorney Morrison: Wait a minute, I'm sorry. I got ahead. Mr. Rudiger, do you have any questions of the witness.

David Rudiger: I do not have any questions at this time.

Attorney Morrison: All right. So yes, there should be a motion to accept the witness as an expert, understanding that if he is an expert he can render opinions.

Bryan Plumlee: Mr. Morrison, may I interject just one minute? I have one copy of his resumé to hand the commission if they would like to review his qualifications.

Attorney Morrison: This is what's called a curriculum vitae. I commend you to look at it. It summarizes his credentials.

Vice Chairman Riggs: I don't need to read his resumé. Are you ready? Mr. Chairman, are you ready?

Chairman White: Do we have a motion to accept him as an expert?

Commissioner Munro: **I make a motion we accept him as an expert witness.**

Chairman White: Okay we have a motion. Any discussion? All in favor say aye. Okay, all opposed? Okay, no objections.

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

Bryan Plumlee: Thank you very much. Mr. Copeland, as you testified in your responses to Mr. Morrison, you hold a professional engineering license from the Commonwealth of Virginia, is that correct?

Hahns Copeland: Yes, sir.

Bryan Plumlee: And you've also received an advanced education. Can you describe that for the commission?

Hahns Copeland: In addition to a Civil Engineering degree, I have a Master's in Engineering Management. And I've taken a number of classes towards an MBA. So the Master's in Engineering Management is an advanced degree offered at ODU.

Bryan Plumlee: Is there any other experience that you'd like to have the opportunity to describe to the Commission with regards to your effort to understand this project or the particular projects experiences that you'd like to share?

Hahns Copeland: In my experience I have designed probably well over 5000 units of single-family subdivision developments. I've been involved in the construction of over one billion dollars of multi-family and single-family developments all over the country from Florida, Northern Virginia and in Virginia itself. Those numbers are conservatively priced. I've been involved in this business since I was 18 years old.

Bryan Plumlee: All right. The Commission has accepted you as an expert to testify with regards to the issue of stormwater for this proposed development. Can you describe the efforts that you've made to understand this project? You've given some of that information but I want to make sure you've had a chance to fully describe the efforts, the things you've looked into to try to understand this project to the best of your ability.

Hahns Copeland: Well based upon my knowledge and experience, I've reviewed the Camden County Unified Development Ordinance, the Camden County Stormwater Design Manual, other related documents in the state ordinances, laws. I've visited the site and I've reviewed the planning documents of the Major Amendment for the PUD and applied some of my experiences and knowledge about...knowledge of the Dismal Swamp, its systems and how it would interrelate to this development in the future and also major storm events as Hurricane Matthew had come through and dumped a lot of rainfall in this area. And I think you all probably remember that pretty well.

Bryan Plumlee: Can you describe what is your understanding with regards to the interlocking system of canals, reservoirs, lakes, etc. in the vicinity and how they would tie into this project, as you understand it.

Hahns Copeland: Well the planning document states that their intention is to interconnect the...well let me make this...back up. The subdivision development is broken into two basic watersheds. One is the Dismal Swamp discharges; the other is the Joyce Creek discharge. The Joyce Creek discharge system is made up of about 400 acres. The other 200 acres are five outlets that would cross 17 into the Dismal Swamp system. The proposition in the planning documents state that they intend to interconnect these lakes on site to the Joyce Creek system. And I think I don't have to educate you all on what's going on at the canal. But the canal, for the public record, is...its elevation is higher and it's maintained as a high elevation in order to maintain traffic; boat traffic in and out of the lock system. The lock systems withhold water and so Lake Drummond does not naturally drain out. So that's why they built it decades ago and now we're stuck with this manmade human-managed system and we can't just let the locks go because it would drain all the swamp of the Dismal Swamp.

So the prospect, and I'm here to at least express my concerns about the language in just one paragraph. It specifically states the drainage system for the Camden Plantation may be a system of interconnected constructed wetlands, canals and ponds; an interconnected system of drainage canals created wetlands would allow drainage to lead from the site in a path of least resistance and provide an interconnection to the headwaters of Joyce Creek to the south and to the Dismal Swamp to the west.

The wording of that specifically should be and could be interpreted and I interpreted it as they intended to interconnect the lakes. That interconnection of the lakes...mainly they have two watersheds; one discharging over to Dismal Swamp, the other discharges to Joyce Creek. Now that interconnectivity of the lakes in a very major storm event could cause backflow from the higher system of the Dismal Swamp to backflow into the Joyce Creek system. Now I'm not...

Attorney Morrison: Excuse me. That's a key point. Would you give us...that was an opinion, which he's perfectly capable of rendering. It may be useful to know what do you base that opinion on, sir?

Hahns Copeland: My understanding of hydraulics.

Attorney Morrison: All right.

Hahns Copeland: Water seeks its own level you know. And if...I just caution the Planning Department and in reviewing that kind of flowery language, I know where it came from. It came from somebody trying to get people to approve this plan. But the notion of doing that could ultimately lead to damage that no one...it's an unforeseen consequence of interconnecting a manmade drainage system that's managed by humans with an already natural drainage canal of Joyce Creek. And so I gave an opinion to Mrs. Whitson that there's a potential for, under catastrophic conditions, that not just the 400 acres of drainage coming her way, but the 200 additional acres plus additional drainage from the Dismal Swamp could cross over and backflow in a bad situation and really wash out and flood out their system. Now disconnecting the ponds or disconnecting these two watersheds is the answer to that. That's the only problem I had with that particular page five, paragraph that's labeled Interconnected System. That was a holdover from the 2011 approval. It just was...it was never modified from that previous approval. So...

Bryan Plumlee: I was going to ask there is a ditch leading from the Planned Unit Development as it's been submitted, that crosses the Whitson property and you've had an opportunity to look over that ditch. Do you have an opinion with regards to what's going to be required concerning maintenance of that ditch over the long term for the landowner?

Hahns Copeland: Well to answer that directly jumps ahead to one of the things that I gave an opinion to Mrs. Whitson, which was the Whitsons are lawyers and teachers and doctorate counselors and they're landowners. They're not farmers. They're not in the business of maintaining ditches. So anything they do has an elevated price to it. They hire a tree trimmer, they hire a contractor to come out and clean out a ditch, they hire an engineer to go out and look at the site. They would have an obligation for a long period of time of inspecting that ditch for trees falling in it, sedimentation building up. They would become essentially a municipal organization managing this ditch without liability being transferred to the County and to this developer. So I gave them an opinion that it could feasibly cost them \$10,000 a year in perpetuity. And that is not an unreasonable number. I think it's an underestimate. And for fifty years you're talking \$500,000.

Bryan Plumlee: Are there concerns that you have with regards to liabilities that they would have in addition?

Hahns Copeland: Let's assume that they did not clean the ditch. Let's assume the worst-case scenario happens where the trees have fallen across the ditch and clogged the ditch and they're...they don't maintain it; they're negligent. Upstream of the property are 1600 houses. Now how many of those houses are interconnected to this ditch is obviously subject to discussion. But let's assume that a number of them flood. Let's say they flood. Well

the insurance companies of those people are going to come to find what's the reason. There is a potential liability for that failure to maintain that ditch. Now you know...

Attorney Morrison: Excuse me, he is not an expert in this field as to what insurance companies would do, what law would do, what municipal law would do. You can listen to him and you can take that in consideration if you will but that does not come under his expertise, okay.

Bryan Plumlee: And just to follow up on that point with regards to your technical opinion, it is that there would be an ongoing maintenance requirement. Otherwise that ditch could potentially back up.

Hahns Copeland: That's my point; is that if they fail to maintain the 2000 feet of ditch that they run the risk of being sued by external parties whether it be the homeowner's association, whether it be an actual homeowner or somebody for failure to maintain.

Attorney Morrison: Who are you talking about failing to maintain; Camden Plantation or the Whitsons?

Hahns Copeland: If they Whitsons, under the current conditions, there's no easement over that ditch and that easement would describe who maintains the ditch. It would describe who had rights to flow through the ditch, public or private, and that easement at this point in time doesn't exist. So it falls completely on the Whitsons to maintain that.

Attorney Morrison: Okay. Again, he is not an expert in the law so you can treat that as coming from a layperson.

Bryan Plumlee: Thank you. Mr. Copeland, in reviewing the materials put forth by the staff tonight, did you have any suggestions based on your expertise and your understanding of stormwater management and the appropriate methods and procedures to protect the rights of adjacent landowners? What were some of the suggestions that you would make, whether or not this is an opinion, just as some processes and procedures you've been through many, many times, what is your recommendation?

Hahns Copeland: Very simple; that the staff's recommendations be amended to include four line items. There are already space in the agenda from the staff's comments and the four would be as follows: The Applicant and County shall make necessary improvements to the outfall channels draining to Joyce Creek systems. In other words, the developer, if he needs to come clear trees, if he's got to dig the ditch deeper, he's got to clear out, he's got to shape it differently, he's got to work it, he does that. That would follow the land and not...it would follow your ordinances but if you put it into this he would have to do this. The next is Applicant and County shall obtain offsite drainage easements from the adjoining landowners. Plural, because there's a church involved. There's a Baptist Church on that corner that happens to share a common property line. I'll read it again. Applicant and County shall obtain offsite drainage easements from adjacent landowners for stormwater discharges into Joyce Creek drainage system. And this last one would be the concept of interconnecting the Dismal Swamp drainage systems into Joyce Creek systems be eliminated. So...

Bryan Plumlee: Those are my questions for Mr. Copeland. If anyone would like to ask questions of him this is the time.

Attorney Morrison: All right Mr. Porter on behalf of staff I think has some questions.

Dan Porter: I have a couple of questions and a couple of comments. First of all Mr. Plumlee, you mentioned taking this to the Planning Board.

Bryan Plumlee: Yes, sir.

Dan Porter: Our previous UDO didn't require that Conditional Use Permits go to the Planning Department; this did not. The State of North Carolina has some case law that has said that a Planning Board's recommendations to Boards of Commissioners is hearsay. In our new ordinance, which we passed in February, takes that case law into consideration and says they don't have to go to the Planning Board. That's the reason why it wasn't there. Secondly, on the ditch easement requirement, I believe that our UDO states that the developer has to make reasonable efforts to obtain an easement. If we require them to have...every developer to have an easement for every outfall, the downstream owners would never let the development occur. So they have to make reasonable effort. I did not know the DEQ law that says the adjacent property owners have to comply. I didn't know that. But so I wanted to mention those things. But I do have a question. Have you seen the stormwater drainage plan for this overall project?

Hahns Copeland: Yes, sir.

Dan Porter: And have you seen the model for it?

Hahns Copeland: I have not seen the calculations and model. No, I have not. I was not made aware of those.

Dan Porter: Are you aware that our ordinance requires that they have to maintain the post and predevelopment runoff to obtain their stormwater permit?

Hahns Copeland: I fully get that. I fully get that the ponds would retain the water so that the predevelopment discharge and the post development discharge would match.

Dan Porter: And in fact our ordinance requires that it be for a 10-year storm and the condition on their permit is for 100-year storm event. Are you aware of that?

Hahns Copeland: I'm aware of that. What I was point out was is that the concept of predevelopment of 400 acres interconnecting with another 200 and potentially another 1000 acres could far exceed the predevelopment runoff for 100-year storm.

Dan Porter: That would be true if we had a major, major storm everybody's going to flood. But I understand.

Attorney Morrison: Excuse me just a minute. Dan, you raised a point to me. What is before the Board tonight is amending the plan to basically switch the commercial development plan. How much of what the expert has addressed was previously addressed at the time the plan was approved?

Dan Porter: Well when the concept...when the Planned Unit Development Master Plan was approved, it was approved subject to there being a stormwater plan in place and approved by our stormwater engineer.

Attorney Morrison: And did that in fact happen?

Dan Porter: It has occurred.

Attorney Morrison: So is what we're doing tonight revisiting what already has been approved?

Dan Porter: Um hum, in my opinion yes.

Attorney Morrison: Okay.

Dan Porter: In fact what we're doing is we're taking 23 acres of impervious surface off of this property and putting it elsewhere. So we're actually creating another 23 acres of...

Vice Chairman Riggs: Mr. Morrison.

Attorney Morrison: Yeah.

Vice Chairman Riggs: You struck a thought. We should only be worried about what difference the 17 acres is going to occur.

Attorney Morrison: That is correct.

Vice Chairman Riggs: Because we've taken...we've taken impervious surface out of the original plan and moved it to the new piece of land.

Attorney Morrison: Also, the previous development plan went to court and was sustained on certain issues.

Vice Chairman Riggs: Correct.

Attorney Morrison: All the way to the Court of Appeals as I recall.

Vice Chairman Riggs: Mr. Plumlee sued us before.

Attorney Morrison: The developer has a vested right in what we approved, okay. So we can't revisit that but if this new configuration in and of itself is going to cause problems to upset the apple cart, that's certainly within your jurisdiction to address. But if it is...but the comments and the arguments have to be related to how is this new configuration specifically going to cause these problems.

Vice Chairman Riggs: Point of interest, okay. Less impervious surface is going to create less of a water runoff. It may only be a gallon but it will be less because we haven't created that big parking lot. We've moved the parking lot to a different location which will require a site permit when it starts to be developed, right? Right, Mr. Porter? When you get ready to develop the new piece of land you're going to have to do all the site prep and all that stuff. So...

Dan Porter: And a stormwater plan.

Vice Chairman Riggs: Right, so that's a separate little piece of land. The current configuration, which I did remember Mr. Plumlee sued me over, has already been approved a few years ago and it's already been to court and it's already...that's settled. We don't even need to be worrying about that piece. We don't need to be worrying about the fact that we're moving...we're going to give you something you want. We're going to give you less water and we're going to move it to a new site location, okay. I'm going to make one more comment, good or bad. The fact of the matter is if we have one of these significant events that Mr. Copeland said, last time we had one that was really significant, I think it was Hurricane Isabel and she took Highway 17 right out of the picture. It came across there, took all the water out of Lake Drummond and put it right in South Mills. So Mother Nature is going to do what she wants to, no matter what we say.

Bryan Plumlee: May I address just briefly, John?

Attorney Morrison: Yes, please.

Bryan Plumlee: Thank you.

Attorney Morrison: By the way, I think you made a humorous comment about Mr. Plumlee having sued you. I would like the record to reflect Mr. Plumlee is a highly-confident lawyer of high character. (laughter) He caused many a restless night.

Bryan Plumlee: Is that bless my heart, John? Thank you. I do want to point out, Mr. Porter, my beginning statement, which was under 151.2.2.16, when you have these material changes they shall be reviewed and considered in accordance with the procedures and standards established for the original approval.

Dan Porter: That was the Conditional Use Permit.

Bryan Plumlee: So which would've gone back to a point where the Planning Commission provided its approval. So that's...I'm holding pat on my position. I don't want to debate it with you but I want to make that clear as to why I assert that.

Dan Porter: I understand your position.

Bryan Plumlee: Okay.

Dan Porter: My position is the State of North Carolina Courts have said that that's hearsay evidence.

Attorney Morrison: I can take the...be the advice of your attorney; that the Planning Board is not an issue because it's an advisory body. It is to help you. If you don't think you need it, then that's the end of that. But he does have some other points I think we do need to hear.

Bryan Plumlee: And again I don't want to belabor the things I've already said because I know everybody...it gets late. But under the development agreement itself, having been passed under 153A-349.3 again, it calls into consideration the entire plan. While it is a 20-year development agreement, I don't contend otherwise, it is a 20-year development agreement, the plan itself is amended and arises anew. And it's basic because if you see...in this plan you see new phasing, totally new phasing that's in this plan, so you should also then review the stormwater management plan and ask yourself, "Was it properly analyzed?" Because other than the introductory paragraph where it says we're adding this watershed, number five, not a single word below that paragraph changes. So there was no additional analysis considered with regards to that subject, which while it may be...ultimately could be lower in terms of volume from impervious surfaces, there are more stringent regulations, there are more concerns about flooding, stormwater, than we've ever had. These events are more common and therefore the objection is more relevant than ever that you all consider that. Anyway, those are the points being made and I appreciate your time this evening. Thank you.

Attorney Morrison: Thank you, Mr. Plumlee. If you need more time please feel free to take it.

Chairman White: We've got some other people that would like to speak. I didn't know if you wanted to speak or you want to wait until they get through or...?

David Rudiger: I did want to just ask a few questions of Mr. Copeland if I may.

Chairman White: Yes, sir.

David Rudiger: Mr. Copeland...

Chairman White: And if you will, speak in that mic.

David Rudiger: Thank you. So I just wanted to make sure that I'm clear on what you reviewed in coming up with your opinions. Have you reviewed the complete development plans that have been submitted to the County of Camden and State of North Carolina for these stormwater management for Camden Plantation?

Hahns Copeland: I'm unaware of the final plans. I'm only aware of your application.

David Rudiger: Okay so you aren't aware that those plans have already been reviewed by the County and their engineer and the State and their engineers and have been approved? You're not aware of that?

Hahns Copeland: I'm not aware.

David Rudiger: Okay. Are you aware, Mr. Copeland, that you'd expressed concern about the watersheds being connected. Are you aware that those watersheds are already connected through the existing ditch that's there?

Hahns Copeland: I did not see it as being a...the capacity of the existing ditch system is significantly lower than interconnecting large ponds and lakes and larger diameter pipes. That was my concern. And yes, they probably are interconnected but they're much smaller with much lower capacity and with lower volumes of runoff as a result with no houses on them now. It's just trees and farmland.

David Rudiger: You use that word a lot. Let's talk about that word for a minute; volume. So which is more important in stormwater management and the capacity of a given stream; volume of water or rate of flow?

Hahns Copeland: Rate of flow.

David Rudiger: Okay so really the volume doesn't matter.

Hahns Copeland: I would not say that.

David Rudiger: You can take a 100 million gallons but if you dribble it out a little bit at a time it doesn't really overflow the banks of the stream. Isn't that right?

Hahns Copeland: That would be correct.

David Rudiger: Okay so have you studied what the anticipated flow rates would be under any of these circumstances that you have hypothesized?

Hahns Copeland: No.

David Rudiger: No, you haven't. Okay. I think that covers what I needed to ask.

Chairman White: Okay.

Bryan Plumlee: One quick follow-up if I may, unless you had a question Mr. Morrison.

Attorney Morrison: I do. Sir, the sole issue that was before the Board tonight was whether to amend this plan to change the location of the commercial enterprise, okay. Was your testimony directed to what was done in the past when the development agreement was approved or was it addressed to the impact that the change in the location of the commercial property will have?

Hahns Copeland: I have no objections to this development whatsoever. I am unbiased here. What I was testifying to was to my observations of this land use plan and the language used in the land use plan entitles the developer to do certain things legally. So was trying to get that component, which was an engineering concept removed.

Attorney Morrison: And I appreciate it and you've been a perfect gentleman. You're obviously very knowledgeable. We're wearing different hats so...what is before the Board, what is on the agenda, what was given notice to the developer to defend and for people to come and comment on, was solely the moving of the commercial sector; that's it. And it's not relevant and it's not appropriate to go into what was approved back in 2011. So I think

going forward the comments should be related to what adverse impact, if any, the location, the relocation of the commercial property will have. And that's it.

Chairman White: I agree.

Bryan Plumlee: And I want to follow up just for the record on a couple of the questions brought my Mr. Rudiger just to allow Mr. Copeland an opportunity to respond.

Chairman White: You need to get up to the mic if you will, yeah.

Bryan Plumlee: My voice is so loud I could stand in the back...

Chairman White: We've got to get it recorded.

Bryan Plumlee: Have you ever seen a lawfully-approved subdivision flood catastrophically before?

Hahns Copeland: Yes.

Bryan Plumlee: So from to time do folks get it wrong?

Hahns Copeland: Ask the people in Ashville Park.

Attorney Morrison: Wait a minute, we're speculating.

Hahns Copeland: Yes. The answer is yes.

Attorney Morrison: Hold on, hold on. Again, I am not for or against this. Very skillful counsel, but that's irrelevant. It is even possible I could be wrong; not likely but possible. (laughter) So please confine your questions to adverse impacts of this relocating the commercial.

Bryan Plumlee: I'm only cleaning up the questions from Mr. Rudiger. So I'm just addressing the specific...

Attorney Morrison: All right, you're entitled to do that.

Bryan Plumlee: Thank you. And you were asked about flow rate versus volume. I'm not sure you got an opportunity to express your concern with regards to volume, no matter the flow rate. And you may have comments on that if you'd like to explain.

Hahns Copeland: Well the...I guess this is a little out of my area. But I would say the volume...

Attorney Morrison: Stop, stop, hold it. Sir, sir if it's out of your area you are not an expert; you cannot render an opinion.

Bryan Plumlee: Thank you, John. May we proper it so the Court can tell him he's unqualified?

Attorney Morrison: Okay.

Hahns Copeland: A volume increase would be...

Attorney Morrison: You do not consider this but this is for the record.

Hahns Copeland: A volume increase would not be necessarily completely adverse if the volumes were under the design conditions that met the criteria of the engineering plans. But my concerns were under much different design conditions which was the catastrophic event of overflowing and interconnecting a lake system into a single outfall. That's it.

Bryan Plumlee: Thank you, Mr. Copeland.

Attorney Morrison: Members of the Board, you're probably getting more legal education than you want, but you are sitting as a court, so I am required...that was a skillfully done...what's called a proper. When there's been a ruling that the question is improper, he gets to ask the question anyway and the court reporter is taking down what he said and then if this goes up on an appeal, a court can tell your county attorney that I shouldn't have done what I did. But for right now you do not consider that answer. That's not part of the evidence before you.

Chairman White: Okay. We're going to go ahead and let the other people make their comments now so...

Attorney Morrison: Mr. Chairman if I may...

Chairman White: Yes, sir.

Attorney Morrison: The comments should be related. We've gotten pretty far-fielded. The comments should be related to the perceived adverse impact of the relocation of the commercial property. That's it. I said you are a court. This is not a political proceeding.

Chairman White: Okay. If you all would keep that in mind when you come up and make your statements. William Stafford, you can be first.

William Stafford: My name...excuse me, my name is William Stafford. I live at 102 Lake Drive in South Mills. And I am impacted by the change.

Chairman White: If you'll bring that mic up just a...there you go.

William Stafford: Yeah, I am impacted by the change. I'm not an attorney, don't claim to be. There's one thing...a couple of things I would like to point out before I do speak. I have the letter to the adjacent property owners for this meeting tonight and I also have the agenda for tonight that I picked up off this same podium. Neither one of those makes reference to a quasi-judicial testimony tonight. And as such, that puts me and probably some more people at a disadvantage. In dealing with the Camden Plantation Boyd Homes thing I have participated in a quasi-judicial before. I'll do my best not to get off topic.

The other thing that I would like to bring forth, I've listened to the attorneys and engineers and more attorneys sitting over there in the corner and one thing that does come to mind, a question, it's an overhead question to whoever would like to answer it (cough) excuse me. If this change, this additional property is not approved, does Camden Plantation lie in fault of the agreement; the development agreement that they have with the County? That's where the floodwater thing comes back in for me, and I'm not an attorney. I'm a layperson. But if you don't approve that and they don't get the property that we're talking about, are they in violation of the development agreement? Because I think they are. The agreement was that this here, this here, this here; this many units of this, this many units of that...if the Corps of Engineers comes in and blocks some of that out, as I've told you up here before, it's a bad business decision and are you going to do that for all the developers? If they make a bad decision is Camden County going to come to the rescue? That's what I had to say before I get started on what I'm doing.

I'm tired, my shoulder hurts. I've been sitting over there in an uncomfortable chair for a while so I'll make this as quick as I can. One of the things when I downloaded that was of interest to me is the Land Use Development application. This was in your package right here. When I read through it some things kind of popped up to me,

okay. One of them is down here at the bottom of the first page, page 47, it says date meeting held, community meeting. One of the things that this whole project from the start to where it is now, the community has not been involved. The last time we had a quasi-judicial here there was one person that spoke up in favor of this development when it was originally done; one person. And that was a real estate agent from Elizabeth City. This courtroom was packed more than it is right now. That was only one person. That's a problem for me as far as from where I stand. Now I'll do the best I can with the quasi-judicial, but you've got to understand I'm shifting gears on the fly here.

Now as far as we go, what I have to come up here and do, I really don't like to do. I don't feel good today, tonight but I have to do it. My...everything I have worked for in my entire life is being affected by this. I'm not a developer, I am a real citizen of this county. I didn't come here from Virginia Beach, I didn't come here from Norfolk. I live here, I'm a citizen. Now I have the best neighbors that anybody could have, Carlton and Jean Bell sitting over here. I have seen what's not up here, and that's a drawing of what this is going to be. I don't know why it's not up here tonight but it puts the entrance to a convenience mart, gas station, whatever you want to call it, right in front of their front porch. There is no setback there. There's 100-foot setback to US 17 but there's zero in front of their house. They're your citizens; Boyd Homes is not. We're here, we're out-manned, we're out-gunned, we're out-financed but we're still up here, or I am. I'm still up here talking about it because it means a lot. My grandchild will inherit my property. What's he going to inherit?

The other thing you need to look at is if you look at this drawing up here, wherever I can see up there, there's one space out there in the middle of what will be Camden Plantation. Guess what that spot is? It's my house, my son-in-law's house, daughter's house and the neighbors' houses. I've read as much as I can read about you know what's going on with the Boyd Homes thing and one of the issues here is that they can't keep their PUD together. And I'll get into that a little bit later. But something is fundamentally wrong when I keep having to come up here time after time after time to try to defend my rights as a citizen of Camden County. We've seen who represents the development company. I need you commissioners to protect me. I don't know which one of you is going to do it but I need some help here.

The application itself, again there's been no public meeting between ourselves, a representative from Boyd Homes where we can all sit down and have a discussion. All I can do is come up here every time. I look at you guys, I say what I'm going to say, nobody gives me any feedback, I go back and get in my chair and go home. The Board votes the way the Board wants to vote. Now I was up here for the zoning and I said what I had to say. When the sale was done I came up here again. I've had no feedback from this Board.

The application itself, if you look at the second page it says the use will not endanger the public health or safety. How many of you live on McPherson Road? None of you. How many of you drive through there every day? None of you. We do. I think I see a couple of familiar faces over here, too. That place is dangerous as it is, okay. I've petitioned NCDOT to add a driveway there right beside the drive that's there. I got turned down. I went to the state level and I was turned down. No, can't do anything with that intersection. No, can't do it. A couple of us talked about that. I've never heard anything back about that either. But if you put a Quickie Mart there, which is where all this is headed, and by the way, that was not an original part of Camden Plantation. They weren't going to have that there. But when you move it over on me, we can have it. Yes, it does endanger the public health and safety with that many vehicles coming back and forth through there. I can't walk to my mailbox in the morning that I don't have to jump back 'cause there's a car zipping through there. So I kind of understand why DOT said what they said. Now you're going to put...let's compare it with the Morgan's Corner service station. Are you familiar with that up there? Do you know how much traffic is going through there? You're gonna put that on McPherson Road in front of the Welcome Center on US 17 with no stoplight, no traffic control. That's not endangering the public safety?

It says on B the use will not injure...excuse me, will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it's located. This is answered no...or yes, no problem. I'll put this forward because I'm just a layperson here. If it was your house and somebody put a convenience mart on the order of Morgan's Corner, we'll use that for an example, do you think that would improve your property value? No, no.

Okay, further on down it talks about acceptable state standards and guidelines on Section D. And I'll say something about that in just a minute. I'll give you an overview because I know you're probably new to the...I know you're new to the Board and you're probably new to the area too, an overview of this, the area in general that we live in on the northern end of the county. At one point it was going to be a commercial hog farm up there. It was supported by Camden County Commissioners. Then we moved to a garbage dump. That was supported by the Camden County Board of Commissioners. The only way that we are not a garbage dump up there now is because the state and federal government stepped in and overrode what was being done. Now over that period of time, and I don't want to step on what's already been said by Mrs. Whitson, but over that period of time there has been Sunnyside Development in that parcel that he's talking about. It was going to be called Tanglewood and it was going to be single-family homes. Didn't have a problem with that. Single-family homes would probably improve the value of my property. Where it came into a problem is somehow it morphed itself into what it is now. But that has gone on since when was it, 1999. It's been a long time. When it was originally presented, getting into the drainage issue, the developer went in...Sunnyside Properties went in and ditched it. They ditched the swamp and then they had to fill the ditches up. Sunnyside subsequently sold out. I don't know if that was directly to Boyd Homes or not, but they figured out...whoever had it, figured that they were ancient ditches there. That's when I learned what an ancient ditch is. They're depressions, they were depressions, and they were allowed to dig those out to the original width and breadth of the original ditches. Now we're talking 150 years ago. The ditches that went in were eight feet deep and eight feet wide 'cause I measured them. I don't think they really had the technology to do that extensive ditching back then.

But anyway, we spent \$88,000 if my memory is correct, on a study for this County to tell us that we needed Planned Unit Developments here. That's a lot of money for Camden County, especially back in that day. I went to the meetings, I read the questionnaires. They were all leading in one direction. The only way to keep Camden County's rural feel was to have Planned Unit Developments; concentrations. At present, the present thought according to Google, what I Googled online, this has been going on since I guess when you first came here, right? Through your whole career?

Attorney Morrison: No, not my whole career.

William Stafford: But this has been going on that long. Nowadays, the thought is on these type of developments, is that they're probably not the best way to go anymore. PUD is no longer the buzzword that it used to be. And what they're finding is developers are coming out into the rural areas, kind of sounds familiar, and doing these things and it's causing some problems down the road. One of the those is if you figure you've got...if you figure you've got 1600 or 1700 households, most households now have two vehicles. The problem they were running into is there are so many vehicles crammed into one space it's causing obvious problems there. But the ditch thing, I'm not an expert on that, I'm not a hydrology expert. But I do own property that's adjacent to the Great Dismal Swamp; not in Camden County but in Pasquotank. And there is a problem there with flooding. There's flooding coming off the Great Dismal Swamp Wildlife Refuge over on that side.

I went to a meeting and I really had a concept of what was happening to my property there. Every time we have a flood, a big rain, it floods the crops and washes on my bridge and messes my bridge up and that sort of thing. But I learned hydrology from those people in that meeting. I changed my thought on runoff. You were talking about volume versus essentially pressure. I'm a firefighter so you know everything's in volume or pressure for us. So I understand what's going on. If you've got those eight-foot wide and deep ditches and you have a large rainfall, I can believe that you're going to have a problem.

The other thing, again according to Google, and they didn't ask the question, but this particular development company has had this problem before. They've been sued and I believe lost for not being able to contain the water on the property over and over and over to the point the people sued them. And that comes from Google. You can Google Boyd Homes, pull all that stuff up. It's not a secret.

It's also interesting to me as a layperson, I judge people by what they've done before. Boyd Homes, or one of the iterations of Boyd Homes, has been sued according to *The Virginian Pilot* for \$122 million; wrongful death on one of their, I'm assuming, Section 8...one of their apartment complexes. Now that was in Chesapeake, Virginia, one of the best fire departments in the area. Trust me, they're good. They only lost two lives. With the equipment they have, they put several million dollars' worth of equipment on that fire. South Mills Fire Department doesn't even have a ladder truck; not one.

Like I said, the apartments were added very quickly and very quickly it went into a quasi-judicial hearing like that. I had never been to one of those before, didn't know anything about it and luckily the County Attorney didn't call me down too many times. I did the best I could.

One thing that I have seen tonight, my research looking at this document here that was in the package is nobody's mentioned the apartments. And from what I'm reading, I'm sure I'll be corrected, the apartments have gone from 314 apartments to 400. I didn't hear anybody testify about that earlier. Now in there you've got triplexes, you've got townhomes. If you're familiar with what a townhome is, it's akin to an apartment. I also looked, and I hope you have, at how the houses are put in here. As a firefighter some of those things really, really come to light for me. You've got single family homes in there, we could concentrate on apartments and duplexes and things like that, but you have homes in there that the road frontage of the house is a little over 40 feet. How wide do you think their house is at home? 40 feet, total frontage. Some of them have to be accessed by an alleyway in the back because the lot's not big enough apparently to put a driveway in and have a garage. If you haven't looked at that, then I think you should.

Now originally Boyd homes had to put in sewer, they had to provide water. I think there was going to be a water tower there. All of that is no longer an issue because as a taxpayer, this is what I see, the taxpayers have provided that. No longer a need for a sewer plant, no longer a need for any water treatment or any of that sort of thing. I think the water thing is kind of still up on the table. The fire station in South Mills got moved. Boyd Homes made a donation of the property. I don't know if there was any money involved. But you know we all want a nice new fire station, I do. And I like it 'cause it's closer to my house. It makes the response time quicker. But what that did is it moved the fire rating...for South Mills Fire Department it's done in a circle; travel miles in a circle is how fire zones are done. It moved it closer to Boyd Homes or closer to this project, this development, which brought that entire development into the lowest fire service rating that South Mills has got. It used to be a six when I was there. What it did also, is the people down toward Camden here, they were pulled out of the fire zone. They had no...they went to a ten, basically no protection. So the fire department eventually bought a used fire engine and put it in the old fire station and made it work. But these are some of the things that the average person doesn't know that's going on out here. Now I've looked at that and again from my fire service background, I see nothing about fire flow, I see nothing about building construction, I don't see anything about what kind of equipment it's going to take to service apartment buildings with that high of a density of occupancy. With the fire service also...occupancy is a big thing for us.

In 2011 I believe it was, I went over to the Planning office back here and I looked at some of the zoning, original zoning for Camden Plantation. What I went over there for, I was...I couldn't figure out why the houses that some of the people back there have now were originally the first phase, they were part of the first phase. And then all of a sudden they dropped off the map. They're no longer considered the first phase. They're actually blocked out. I believe it was sold to Princess Anne Builders. But what I stumbled upon when I was in there, and I may be corrected on this as well, I found where the South Mills Volunteer Fire Chief had signed off on the zoning when it was originally zoned. What I didn't find is there's a requirement that the State Department of Insurance sign off on that as well. I didn't find that. So I made a call to a gentleman who was in charge of that section.

Chairman White: What we need to do is stick with the commercial piece that we're adding 'cause we're getting way off.

William Stafford: Okay.

Chairman White: 'Cause we've got a number of other people that want to talk so we need to stick with that.

William Stafford: All right, well...

Chairman White: We're kind of getting way off the subject here.

William Stafford: With all due respect the people before me had plenty of time and they didn't stick to it so...I'll get to this. We will get directly to that then. Now when I was up here last time, and this is a repeat of some of that, I said that I have absolutely nothing against developers. Dogs bark, that's what dogs do. Developers develop and they make money. I've heard a comment from some of you outside of this venue; what a good thing it was and how appreciative the county was that this developer was providing \$150,000 per year to the county. And that was drawn into the contract. From what I can tell the developer is the one who wrote the contract. He's also the one who gave you the information to present to the Department of Transportation for the entrance, the main entrance to this development. Now this Board decided that you were going to sell this piece of property for...excuse me, you valued this piece of property at \$20,000 per acre, correct? Is that correct? You didn't get an appraisal. You valued it yourself. Now this developer...at that time it was for 15 acres, which works out to \$150,000. And I may be wrong but I believe the original contract was something to the effect of that he would give you this money, provide you this money until he turned dirt. Well when he turns dirt in front of my house, I'm assuming again, and I know what that means, that the \$150,000 will stop. So he pays you \$150,000 for the property. That's just like doing his regular money. He gets the property essentially for free.

Attorney Morrison: Mr. Chairman, I'm sorry. I'm not going to object, but anybody that's adverse to this can object. We're getting way far-field.

Chairman White: Yeah.

Attorney Morrison: This gentleman is very earnest, he's very intelligent. But this is not what you're here to talk about. And you're right, other folks want to speak. It's within your province to take direct control and make sure we're talking about the adverse impacts of the change of the commercial property and nothing else.

William Stafford: Mr. Chairman with all due respect, I'm having to change everything I'm doing because it was not put in here that this was quasi-judicial. Now who messed that up, I don't know.

Chairman White: I'll give you five more minutes to make your point on the commercial. You need to wrap her up, okay.

William Stafford: We'll be going quick. Just realize for the record that I'm not given the opportunity the rest of these people are. Okay, so we know about that part of it, okay. There are no negotiations for any of this. You didn't negotiate with this guy. To my knowledge he's never been turned down on anything that he's proposed up here. So apparently he's pretty good. The last acquisition is no different, okay. We talked about the fee. The sales...when I came in here on the zoning my objections were that there was nothing drawn in there about light pollution, traffic; all those things. What I would like to see you do, if you want me to get directly to the chase here, is look at Williamsburg, Virginia; Cary, North Carolina. Look how they do these things. We know what's going there now. It's going to be a convenience store is what's gonna go there; a gas station convenience store. It does not fit with the property that's already there; it's residential. It's an attachment to Camden Plantation, it's not a part of Camden Plantation. It does not fit that.

When I was here last time, and this does apply if I'm still in my five minutes, I stood up here and I told you that I wanted that deal that he got, okay. Now when I looked at the package that you gave me that I had, I was kind of upset because he had given you a demand of when you had to have the signed contract back to him. But as I was looking at it, it had expired by his own hand. He said if you didn't have it in by that particular time the deal was void. So what I did when I was up here, and it didn't make the minutes but it did make the tape, I said I want some

of that. I want that deal. Nobody answered me. There was no deal pending. The legal notice in the newspaper said that you were going to vote on that contract. You didn't say you were going to vote on that person. So I have a problem there, too. I've been denied my opportunity to make the money off of that property. Nobody thinks about that but me. But it was void by his own hand. It was left open and I said I wanted it. At some point I'd like to know where my offer fell. The attorney was here, the County Manager was here, ya'll were here. And he got the property; I didn't. That's disparate treatment.

Chairman White: Okay.

William Stafford: I'd like to finish but obviously I can't.

Chairman White: All right, Vickie Stafford.

Vickie Stafford: Okay being this is quasi-judicial, it is not on this sheet. Why wasn't it on this sheet? Can I give him my time?

Chairman White: Do you want to speak or do you not?

Vickie Stafford: No, I don't have anything to say.

Chairman White: Okay.

Vickie Stafford: You don't want to hear what I have to say.

Chairman White: Okay, we're going to move on.

Vickie Stafford: Can he have my time? Can my husband have my time?

Chairman White: No, no. We're moving on.

William Stafford: --- (too low)

Chairman White: Okay, Bryan Plumlee.

Bryan Plumlee: I've already spoken. (cross talk)

Chairman White: Okay, Don Keaton.

Don Keaton: I live on Connor Farm Road. I am the Camden County Supervisor for Soil & Water District and I'm also on the Drainage Committee. A couple of things with this, I'm not sure how this part here even got to be wetlands. I've been on the property and looked at it and you can walk out there...part of the...to be a wetland it's got to be under water a certain amount of time. You know how much rain we've had in the past few weeks, there was no water out there on that part there. Go 1000 feet away I had to wear boots to walk out there. I don't know how that part got to be wetlands anyway versus the rest of the property. It's all a tomtley soil. All of that around there, it's poorly draining soil but a lot of that other, this same soil is in that same property there. So my question is...I know the Corps did it. The Corps makes mistakes. Look at Stiles Lane up there. You all aware of Stiles Lane right off of Old Swamp Road. Six months before houses were put there we had to get a special permit to dig a ditch through there to drain the water. It had been logged. We got a special permit. The only way we could dig the ditch through there to drain out water upstream was...the old spoil was there; we could put the dirt right there. That's what the Corps told us. That's what we did. Six months later someone else from the Corps came through and said hey, this is great for houses; let's put houses there. Look what happened. Every time it rains...four inches of rain the other day, lady up front was in a pond, was in a moat. Her house was up on top and that was it; four inches of

rain. Because two different Corps people saw it two different ways. I'm saying the same thing on this; it needs to be studied again because if that's wetland out there, the whole property is wetland. And shouldn't nothing be there anyway if that's the case. I don't know who the Corps of Engineer guy came and checked it, but it needs to be done again because I got pictures right here, you can see them if you want to; pictures of water standing out there.

The other problem I got is I farm also upstream. About 150 acres of our water goes into this property out through...it goes down the ditch and then turns and goes on out to Culpepper Road. What I can see on this drawing here is my water is not going out there anymore. My water is gonna be forced to go out what's called a blue-line ditch. If you don't know what a blue-line ditch is...the blue-line ditch, I just found out, is governed by the Corps of Engineers. You can't do anything to a blue-line ditch unless you get a permit. You can't dig on it. What little bit I've read, you can't even build or do anything within 30 feet of it. What's going to happen if...well the ditch is already filled in. There's nothing there. It will not drain the water. I went out there and looked. The water is going and turning and going out Culpepper like it has for years. We've been farming that land for 20 years. That's how the water has always gone. When those houses were built on McPherson Road, if any of ya'll live on McPherson Road along there by the yellow gates, the middle gate there where the wheat is, all right, that's where the water goes out that way. Guess what happens when that ditch...all you all's water is gonna go out the same ditch my water's gonna go out. They blocked our waterflow off with this plan and gonna make it go out this blue-line ditch out to 17; a ditch you can't dig, a ditch you can't clean out. It is a flat elevation through there. I got elevation maps here too. What happens with water when it's flat? It's a pond. It won't go anywhere, it gonna flood. You got to have downfall. Going out to Culpepper Road, I got about a four-foot fall going out that way. Going out to 17, there's zero fall. My water is not gonna flow there. When they were building those houses out there when it was just a dirt road and all that, when they were just building the houses, they blocked that ditch off; that blue-line ditch off when they were building it. We didn't...they were just driving across it; they didn't know about it. We didn't realize how much water came across there. We came in there one day, our field was flooded out there. The field was flooded, the ditches were slam full. Like I say there was water in the field. That's because just a little bit of that ditch had been filled in. We went to them, they dug it out, the water came out of there. What's gonna happen when all our water is forced to go out that blue-line ditch that we can't do anything to? My fields are gonna flood again. All the houses along McPherson that are currently there is gonna flood again, too. Plus you get out there to the front out there, to 17 now, I got wetlands now on both sides of that blue-line ditch. What's gonna happen then? I got wetlands on both sides. You think the Corps is gonna let me go in there and dig a ditch out through wetlands? It ain't gonna happen.

Vice Chairman Riggs: Hey Don, so put a dollar figure on crop loss if this doesn't drain so she has something to put on record.

Don Keaton: I mean if you do corn, just say \$800 an acre times 150 acres; whatever that is. So you know beans, the same thing you know. This drainage plan is not gonna work for the stuff upstream. It's not supposed...I don't know how it got missed that my water doesn't go out that way. But like I said with the wetlands out there on both sides again, I don't know how in the world that's wetlands because it's higher...it's about two feet higher...two to three feet higher than in the middle there where you see the --- right there (too low) that's where the low land is; right over in there. Yeah. That's where the low land is right now; that's where water is standing out there right now. The Corps did not call that wetland and I don't understand that.

Attorney Morrison: Mr. Chairman you don't...the Board is bound by what the Corps did unless someone takes an appeal and any property owner could have done that as well, but you have no authority to overturn what the Corps of Engineers has done.

Don Keaton: Is there any recourse where we could go to the Corps and get them to relook at this property again?

Attorney Morrison: I believe there probably is. I'm not that...I'm nearly as knowledgeable as you. You can accept him as an expert, by the way, based upon his credentials. I'm not familiar with how the Corps works except they're very mysterious. But normally any administrative agency, once they issue a decision, it is published and then there

is a time period in which it can be appealed or challenged or they have to take public comments. And based up what you're telling me it doesn't look like they asked for your comments.

Don Keaton: No, they didn't.

Attorney Morrison: Yeah and...

Don Keaton: I want to know personally, too, how that got to be a blue-line ditch.

Attorney Morrison: I have obviously no opinion nor do any of the commissioners.

Don Keaton: I don't know that.

Attorney Morrison: The arguments I think are well-taken but I'm not sure this is the tribunal to address them.

Chairman White: Maybe he can answer that when we get through this you know.

Don Keaton: Right. But I'm just saying that that property being called wetlands does affect me because now the way the drainage plan shows...one thing, it ain't gonna work anyway going that way but it's got wetlands now on both sides there of it. And one more thing, talking about the water flowing out of the canal into all this property here, it does. We, as the Drainage Committee, we have researched putting flapper valves out there on the pipes, about five pipes down 17, put flapper valves so when it floods we can stop that water from coming in on us and it'll stay there. The way the pipes are designed, we can't do it. There's really no way to do it the way the pipes are designed by DOT and everything. So this blue-line ditch where it goes out and goes across 17, then it goes on through by the Welcome Center there, the ditch itself...the pipes, I got one pipe working. The other pipe is filled slam up. So the water's not going on in any way by 17. That's really all I got to say but just like I say that's how it affects me; is the whole drainage plan needs to be changed because of the water...they're trying to push water out now through wetlands. It is not wetlands. And some kind of way, we need to get the Corps back in here and reevaluate this land and see how...why they consider that wetlands and the rest of the property is not wetlands. Thank you.

Chairman White: Hahns Copeland.

Bryan Plumlee: He was one of the previous...

Chairman White: He was one of them, okay.

Bryan Plumlee: Yes, sir.

Chairman White: James Ellis.

James Ellis: Good evening. James Ellis, 103 Lake Drive. This is the first time I've ever done anything like this so hopefully I can get through it. I'm gonna make it kind of short and sweet you know. So when you look at this map, my property is in that corner there that's kind of cut out from Camden Plantation right across from the proposed new commercial area. I'm from Virginia Beach, all right. I'm right in the heart of it, surrounded by nothing but commercial and residential. I know the development. I'm a career firefighter. The area that I work is under a larger development than this. And I can tell you, I spend...out of my seven shifts every three weeks, I spend at least five of them in those areas trying to figure out how we're going to make it work. 'Cause what they're asking and what they're going to put in here, I'm telling you from a firefighter's perspective, from a paid department, it's difficult. Volunteer agency, I mean that's impossible. But I'm gonna get straight to this session here. What I want to know what are the plans to limit...hold on, let me back up so you understand why I'm asking this. I'm a parent of a special needs child, all right. We moved to where we're at to give him a better life, okay. Now again, after fighting for two

years to get in our home, I'm fighting again to keep a place that's free of massive traffic. McPherson Road is a two-lane road and it's two lanes barely. You're getting ready to put a ton of cars on that drive with just the people alone, but the commercial in and out. I don't care if it's a gas station, a Food Lion, it doesn't matter. You're gonna increase traffic flow, you're gonna increase noise pollution, you're gonna increase light pollution in an area that's not prepared for it. So I want to know what is the plans to limit that negative impact to my life, to my kids' lives, to my neighbors' lives, to the other members...to the other people that are gonna go into this Camden Plantation? What about water, electric and 911 services? What are we going to do about water? I mean let's be honest. The water's decent but you're getting ready to add a whole lot and plus when you start putting commercial in there they use a lot more water than we do as residents. Water alone...just water coming in, not even coming out, but water going in. Electric, I mean we already have problems trying to keep the electric grid up. And then 911 services; I can't speak enough on that. I mean your local Sheriff's deputies do a great job but they're overwhelmed right now. Is there any talks of beefing them up? Is there any talks of putting more deputies on the road, more cars on the road? How about our volunteers and our firefighters; the EMS services? That's a lot of homes, that's a lot of people. Big commercial; have we thought about that? Have we put any work into doing something for those volunteers? Maybe even making some paid positions so we can actually have somebody there? I mean God bless volunteers but they've got jobs to do. They can't be at the fire station all the time. Now you're gonna add all this to it.

Have we looked at traffic on McPherson as far as that inlet and outlet? That's right near 17. I mean you're basically creating a whole new opening to this whole thing. You just stuck it on McPherson Road right in front of my house. You know my kid almost got hit the other day because we were walking to the mailbox and somebody comes rolling past there not paying any attention...bless his heart but he doesn't think. He can't...the outside world that we take for granted and we see every day, he doesn't. And if I hadn't snatched him I wouldn't have him today. Scares me.

Has anybody even approached any of the citizens that this is directly impacting? Have any of ya'll spoke to any of us one-on-one; sat down with us and our families and said, "How can we make this work and not destroy your life?" I'm all for development, I'm all for hey, let's move, let's progress, let's do things. Just do it reasonably and responsibly. Let's take the citizens that you took an oath to protect, let's put them ahead of everything else because that's what you're supposed to do. I walk into work every day, I'm a company officer. My job has three-fold, we call them the M's: the mission, the men, then me. Every day I walk in it's the mission; let's go out the door, help my citizens, make their lives better. Right behind that is making sure my men are taken care of; that they go home every day better than they got there the day before. That's not just them physically; that's them emotionally, that's being a counselor at times; a vent post for them; that's everything. Then it's about me. I'm the last one I think about. That's what I'm asking from ya'll. Think about the citizens that are on McPherson Road that this is directly impacting. I mean there's a way to do this, I'm sure, that allows them to develop without destroying our way of life and causing it to be unsafe. That's all I really got.

Chairman White: Okay. Did you want to answer some of the questions? Did you want to speak? Yes, sir.

David Rudiger: So I want to address some of the things that have come up. I don't want to necessarily address every single thing. It'd keep you here all night. But I do want to address the core thing that we're trying to talk about is how does the change in the Master Plan that's already approved for Camden Plantation impact the County and the citizens. And what we're talking about is not increasing from the approved Master Plan but decreasing the impacts on the County and the citizens. We're decreasing the traffic from what was approved, we're decreasing the number of units, we're decreasing the impact on the schools, the impact on the water system, the sewer system. Every single thing here is a decrease from the impact that's already approved in the existing Master Plan for Camden Plantation.

Now I also want to point out that the property that we're moving this to, this isn't a change for this property. This property is already zoned by the County for the use that we're looking at. We are merely looking at a question of who is going to develop that property. Is it going to be developed by the County or its Economic Development arm or is it going to be developed by Boyd Homes as part of Camden Plantation? By making it part of Camden Plantation, we are committing to developing that portion with the first phase of our development, which means that we get shovel-ready, pad-ready commercial property on the Route 17 corridor now without any capital outlay by the

County. It's all on us. So, this is a positive impact for the County; not increasing impacts, we're making them better for you.

There was some discussion about gas stations, convenience stores being on this corner. There's no determination of what's going to be there. Was there a conceptual layout that showed a store there? Yeah, but it was just a conceptual layout of how that might develop. We're actively going out and trying to bring commercial users to this property and whatever happens we still have to go through that site plan process with the County. This is not a land use decision, this is a decision of whether we can amend our Master Plan to include this property within our planned development and shift that commercial from the existing location to the new location. Thank you.

Chairman White: Okay that should be...did you want to say one more thing?

James Ellis: I just want to clarify something that he said. Is that okay?

Chairman White: Okay and then that's it, yeah. Then we're done.

James Ellis: And I just...Mr. Rudiger, you made the comment that there would be a decrease in the impact by doing this.

David Rudiger: Yes, sir.

James Ellis: You've increased the impact on McPherson Road by adding...yes, 'cause I live there. All right, I understand what you're trying to say. You're trying to say you've lessened how much you're going to do because of the wetlands and the property is smaller. But the location, the change in location has changed the inlet and outlet of your...of your plan here to move traffic from where it was coming in. Correct me if I'm wrong but it was coming in more southerly than McPherson Road, correct?

David Rudiger: The location of the entrance on Route 17 has not moved.

James Ellis: Okay, I understand that but...

David Rudiger: And the entrance on McPherson has not moved.

James Ellis: But now instead of the main entrance to your commercial property being off of 17 it's now at McPherson, correct?

David Rudiger: That is correct.

James Ellis: So then you've increased your flow of traffic because all of your commercial is now coming in off of McPherson in front of my home, my neighbors' homes and up and down McPherson with all these...all these little lines here on this outside, that's all somebody already there. That's people living there. So I understand what you're trying to say. It's less footprint, smaller. But the location change, whether you want to believe it or not, negatively impacts my family and my neighbor's way of life.

Chairman White: Okay, that's it. Okay, do you have anything else Dan or are you done?

Dan Porter: Mr. Chairman, the only thing I'd like to, I didn't do it earlier, is you have a Staff Report in your package. I'd just like you to accept that as evidence in this hearing; just the Staff Report that's in there.

Chairman White: Do we have a motion to accept the Staff Report that's in our packet?

Commissioner Munro: **I make a motion that we accept the Staff Report as presented.**

Chairman White: Okay. We have a motion.

Attorney Morrison: To be accepted as evidence in the case.

Commissioner Munro: Yes.

Chairman White: We have the motion. All in favor say aye.

Vice Chairman Riggs: Aye.

Commissioner Krainiak: Aye.

Commissioner Munro: Aye.

Chairman White: All opposed? Okay we need a motion to close the Public Hearing.

Commissioner Munro: **I make a motion that we close the Public Hearing.**

Chairman White: Okay, we have a motion to close the Public Hearing. All in favor say aye.

Vice Chairman Riggs: Aye.

Commissioner Krainiak: Aye.

Commissioner Munro: Aye.

Chairman White: All opposed? We're now out of Public Hearing.

Motion to add major Amendment to Master Plan, Camden Plantation PUD to New Business as Item 6.B.

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

ITEM 6. NEW BUSINESS

A. Tax Report – Ken Bowman

<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>
2018	92,022.56	2,904.18
2017	29,647.54	2,842.69
2016	14,567.08	1,911.85
2015	9,582.97	944.99
2014	11,920.84	1,228.71
2013	8,113.09	4,851.16
2012	6,428.80	7,735.89
2011	4,674.61	6,296.77
2010	4,149.58	4,642.02
2009	3,883.01	4,513.59

TOTAL REAL PROPERTY TAX UNCOLLECTED	184,990.08
TOTAL PERSONAL PROPERTY UNCOLLECTED	37,871.85
TEN YEAR PERCENTAGE COLLECTION RATE	99.69%
COLLECTION FOR 2019 vs. 2018	9,782.59 vs. 6,635.28
<u>LAST 3 YEARS PERCENTAGE COLLECTION RATE</u>	
2018	98.74%
2017	99.54%
2016	99.76%

<u>EFFORTS AT COLLECTION IN THE LAST 30 DAYS</u>	
ENDING December 2019	
<u>BY TAX ADMINISTRATOR</u>	
<u>29</u>	NUMBER DELINQUENCY NOTICES SENT
<u>24</u>	FOLLOWUP REQUESTS FOR PAYMENT SENT
<u>3</u>	NUMBER OF WAGE GARNISHMENTS ISSUED
<u>4</u>	NUMBER OF BANK GARNISHMENTS ISSUED
<u>21</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

30 Largest Unpaid – Real

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	8,080.29	10	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	02-8934-01-17-4778.0000	5,094.04	2	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	03-8899-00-45-2682.0000	4,392.64	10	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7988-01-08-6797.0000	4,116.62	1	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	02-8935-02-66-7093.0000	3,817.05	1	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	02-8934-01-29-4617.0000	3,106.99	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	02-8934-01-18-6282.0000	2,746.15	1	BRIDGET CARTWRIGHT JOHNSON	CAMDEN	144 158 US W
R	03-9809-00-23-8838.0000	2,470.25	1	WILLIAM DAVID BYRUM	SHILOH	112 HIGH RD
R	03-8899-00-16-2671.2425	2,466.00	1	SPRING LOTUS LLC	SHILOH	141 EDGEWATER DR
R	02-8945-00-53-1518.0000	2,359.83	1	GARY D. & BETH A. LOYD	CAMDEN	115 LISTER DR
R	02-8935-01-08-8786.0000	2,268.66	1	LINWOOD GREGORY	CAMDEN	253 SLEEPY HOLLOW RD
R	02-8945-00-41-2060.0000	2,213.09	1	LASSELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	03-8962-00-67-1021.0000	2,182.86	1	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	01-7080-00-62-1977.0000	2,062.78	9	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	01-7090-00-64-4058.0000	2,056.11	1	GODFREY RIDDICK	SOUTH MILLS	131 LILLY RD
R	03-8943-04-93-8214.0000	2,052.32	10	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	02-8934-01-18-8072.0000	2,042.88	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	01-7988-00-91-0179.0001	2,028.10	10	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8952-00-95-8737.0000	1,993.94	1	AUDREY TILLET	SHILOH	171 NECK RD
R	02-8944-00-36-1417.0000	1,927.24	1	ROSA ALICE FEREBEE HEIRS	CAMDEN	165 IVY NECK RD
R	02-8944-00-99-1027.0000	1,841.50	1	JOHN MERCER HEIRS	CAMDEN	WCKIMMY RD
R	01-7999-00-32-3510.0000	1,827.31	1	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	1,760.33	1	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	03-8965-00-37-4242.0000	1,751.87	1	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	02-8923-00-19-3774.0010	1,636.85	2	WILLIAM CONOVER	CAMDEN	431 158 US W
R	03-8954-00-97-9503.0000	1,549.86	1	ANNIE EVANS HEIRS	SHILOH	442 TROTMAN RD
R	01-7999-00-62-3898.0000	1,545.38	1	MICHAEL ASKEW	SOUTH MILLS	257 A OLD SWAMP RD
R	02-8936-00-23-4750.0000	1,514.79	1	AARON DARNELL CHAMBLEE ET AL	CAMDEN	LAMBS RD
R	01-7989-00-60-1954.0000	1,494.34	1	LINTON RIDDICK	SOUTH MILLS	129 LILLY RD
R	03-8953-00-38-5803.0000	1,429.36	1	ROLAND ROGER SAWYER	SHILOH	142 PERKINS RD

30 Oldest Unpaid – Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	01-7989-00-01-1714.0000	10	8,080.29	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	03-8899-00-45-2682.0000	10	4,392.64	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7080-00-62-1977.0000	10	2,062.78	SANDERS CROSSING OF CAMDEN CO	SOUTH MILLS	117 OTTERS PL
R	01-7988-00-91-0179.0001	10	2,028.10	THOMAS L. BROTHERS HEIRS	SHILOH	108 CAMDEN AVE
R	03-8952-00-95-8737.0000	10	1,993.94	AUDREY TILLET	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	10	1,827.31	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	1,760.33	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7989-04-60-1568.0000	10	1,000.71	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	976.47	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	01-7090-00-60-5052.0000	10	767.56	JOE GRIFFIN HEIRS	SOUTH MILLS	129 LILLY RD
R	03-9809-00-24-6322.0000	10	627.21	DAVID B. KIRBY	SHILOH	499 SAILBOAT RD
R	02-8955-00-13-7846.0000	10	588.25	MARIE MERCER	CAMDEN	IVY NECK RD
R	02-8936-00-24-7426.0000	10	585.99	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	03-8980-00-61-1968.0000	10	281.80	WILLIAMSBURG VACATION	SHILOH	CAMDEN POINT RD
R	01-7090-00-95-5262.0000	10	248.84	JOHN F. SAWYER HEIRS	SOUTH MILLS	OLD SWAMP RD
R	03-9809-00-45-1097.0000	10	202.10	MICHAEL OBER	SHILOH	CENTERPOINT RD
R	03-8899-00-37-0046.0000	10	154.57	ELIZABETH LONG	SHILOH	HIBISCUS
R	03-9809-00-17-2462.0000	10	140.11	TODD ALLEN RIGGS	SHILOH	LITTLE CREEK RD
R	03-8980-00-84-0931.0000	9	220.38	CARL TEUSCHER	SHILOH	218 BROAD CREEK RD
R	01-7998-01-08-6797.0000	8	4,116.62	EDWARD E. HARRIS JR.	SOUTH MILLS	1295 343 HWY N
R	03-8962-00-04-9097.0000	8	2,182.86	CECIL BARNARD HEIRS	SHILOH	NECK RD
R	03-8990-00-64-8379.0000	8	940.48	CHRISTOPHER FROST-JOHNSON	SHILOH	LITTLE CREEK RD
R	02-8935-01-07-0916.0000	8	710.94	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	03-8962-00-70-7529.0000	8	593.58	MARY SNOWDEN	SHILOH	WICKHAM RD
R	01-7989-04-90-0938.0000	8	541.44	DORIS EASON	SOUTH MILLS	1352 343 HWY N
R	03-8962-00-60-7648.0000	8	281.11	FRANK WELSH ETAL	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	7	1,751.87	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	01-7091-00-64-6569.0000	7	1,190.03	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	03-8962-00-55-5300.0000	7	427.31	OCTAVIA COPELAND HEIRS	SHILOH	457 NECK RD

30 Largest Unpaid – Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0001709	2,252.98	10	JOHN MATTHEW CARTER	CAMDEN	158 HWY
P	0001538	751.18	9	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0001046	712.40	10	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0000738	680.34	8	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0001072	587.82	10	PAM BUNDY	SHILOH	105 AARON DR
P	0001827	483.28	7	KAREN BUNDY	CAMDEN	431 158 US W
P	0001104	469.71	2	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0002194	431.34	4	DAVID LEE HALL JR	SHILOH	849 SANDY HOOK RD S
P	0000295	412.03	2	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001230	411.11	7	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001681	366.10	7	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0000297	349.77	2	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0000466	314.96	1	LAMES OF CAMDEN	CAMDEN	152 HWY 158 W
P	0000846	294.16	3	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0001694	288.99	7	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0000772	288.86	4	COSEY BAKER	SOUTH MILLS	114 BINGHAM RD
P	0002922	272.82	1	PAUL BEAUMONT	SHAWBORO	106 DEERFIELD TRL
P	0001693	261.90	10	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001106	248.38	10	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001952	238.91	7	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000905	232.45	1	KEVIN & STACY ANDERSON	SHILOH	111 AARON DR
P	0002442	200.37	2	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0001546	177.59	1	GEORGE ROWLAND	CAMDEN	431 158 US W
P	0001673	177.05	10	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0002194	144.96	1	AARON MICHAEL WHITE	SHILOH	849 SANDY HOOK RD S
P	0001976	137.83	1	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR
P	0001150	136.45	2	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001408	129.96	1	SHELLY MARIE AMMON	SOUTH MILLS	612 MAIN STREET
P	0000248	128.38	10	ROBERT H. OWENS	CAMDEN	A STREET
P	0001689	125.28	2	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR

30 Oldest Unpaid – Personal

Roll	Parcel Number	YrsDltg	Unpaid Amount	Taxpayer Name	City	Property Address
P	0001709	10	2,252.98	JOHN MATTHEW CARTER	CAMDEN	158 HWY
P	0001538	10	751.18	JEFFREY EDWIN DAVIS	ELIZABETH CITY	CAMDEN CAUSEWAY
P	0001046	10	712.40	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0000738	10	680.34	LESLIE ETHERIDGE JR	CAMDEN	
P	0001072	10	587.82	PAM BUNDY	SHILOH	105 AARON DR
P	0001693	10	261.90	ALLIANCE NISSAN	CAMDEN	158 HWY W
P	0001106	10	248.38	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001673	10	177.05	THOMAS PHILLIP WINSLOW	CAMDEN	158 HWY W
P	0000248	10	128.38	ROBERT H. OWENS	CAMDEN	A STREET
P	0000316	10	115.56	JAMES P. JONES	CAMDEN	142 SANDHILLS RD
P	0001827	9	483.28	KAREN BUNDY	CAMDEN	431 158 US W
P	0001639	8	123.29	CAREY FARMS, INCORPORATED	SOUTH MILLS	202 SHARON CHURCH
P	0001230	7	411.11	JAMES NYE	SOUTH MILLS	101 ROBIN CT W
P	0001681	7	366.10	STEVE WILLIAMS	CAMDEN	150 158 HWY W
P	0001694	7	288.99	THOMAS B. THOMAS HEIRS	CAMDEN	150 158 HWY W
P	0001952	7	238.91	SANDY BOTTOM MATERIALS, INC	SOUTH MILLS	319 PONDEROSA RD
P	0000772	6	288.86	COSBY BAKER	SOUTH MILLS	114 BINGHAM RD
P	0002194	4	431.34	DAVID LEE HALL JR	SHILOH	849 SANDY HOOK RD S
P	0000905	4	232.45	KEVIN & STACY ANDERSON	SHILOH	111 AARON DR
P	0000295	3	412.03	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0000466	3	314.96	LAMBS OF CAMDEN	CAMDEN	152 HWY 158 W
P	0000846	3	294.16	TOAN TRINH	SHILOH	229 SAILBOAT RD
P	0000395	3	121.17	MARK SANDERS OVERMAN	SHANBORO	116 GARRINGTON ISLAND
P	0002921	3	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0000770	3	108.00	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002079	3	106.35	OCTAVIS BANKS III	SOUTH MILLS	262 OLD SWAMP RD
P	0001104	2	469.71	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0000297	2	349.77	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0002442	2	200.37	GERALD WHITE STALLS JR	SOUTH MILLS	116 CHRISTOPHERS WAY
P	0001976	2	137.83	ANA ALICIA MARTINEZ LOPEZ	SHILOH	110 AARON DR

Motion to approve the tax report as presented.

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

B. Major Amendment to Master Plan, Camden Plantation PUD

Motion to approve amended Master Plan for Camden Plantation Planned Unit Development with conditions as stated in the Planning Staff's report (UDO 2020-01-32).

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

ITEM 7. BOARD APPOINTMENTS

A. Adult Care Home Community Advisory Committee

Motion to reappoint Donna Harrell to the Adult Care Home Community Advisory Committee for a 3-year term.

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

B. Senior Advisory Board

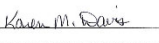
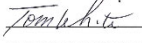

Motion to appoint Paula Ledbetter to the Senior Advisory Board.

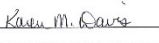
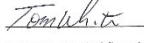

RESULT: PASSED [4-0]
MOVER: Randy Krainiak
AYES: White, Riggs, Munro, Krainiak
ABSENT: Meiggs

ITEM 8. CONSENT AGENDA

The Consent Agenda was amended to add Budget Amendment 2019-20-BA014 to Item 8.B. and Mangum Properties Lease & Resolution as Item 8.M.

- A. BOC Meeting Minutes – February 3, 2020
- B. Budget Amendments

2019-20-BA013 CAMDEN COUNTY BUDGET AMENDMENT																									
<p>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, 2020.</p> <p>Section 1. To amend the General Fund as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th rowspan="2">ACCT NUMBER</th><th rowspan="2">DESCRIPTION OF ACCT</th><th colspan="2">AMOUNT</th></tr><tr><th>INCREASE</th><th>DECREASE</th></tr></thead><tbody><tr><td colspan="4">Expenses</td></tr><tr><td>415300-507000</td><td>Retirement</td><td></td><td>\$2,240</td></tr><tr><td colspan="4">Expenses</td></tr><tr><td>415300-533000</td><td>Supplies</td><td>\$2,240</td><td></td></tr></tbody></table> <p>This Budget Amendment is made to move funds from Retirement to Supplies for the South Mills Fire Department as they have already paid retirement for the year.</p> <p>This will result in no change to the Contingency of the General Fund.</p> <p>Balance in Contingency \$40,000.00</p> <p>Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 2nd day of March, 2020.</p> <div style="display: flex; justify-content: space-between;"><div> Clerk to Board of Commissioners</div><div> Chairman, Board of Commissioners</div><div></div></div>				ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT		INCREASE	DECREASE	Expenses				415300-507000	Retirement		\$2,240	Expenses				415300-533000	Supplies	\$2,240	
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT																							
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2019-20-BA014 CAMDEN COUNTY BUDGET AMENDMENT																									
<p>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, 2020.</p> <p>Section 1. To amend the General Fund as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th rowspan="2">ACCT NUMBER</th><th rowspan="2">DESCRIPTION OF ACCT</th><th colspan="2">AMOUNT</th></tr><tr><th>INCREASE</th><th>DECREASE</th></tr></thead><tbody><tr><td colspan="4">Revenues</td></tr><tr><td>32350600-438400</td><td>Gift Shop Sales</td><td>\$2,000</td><td></td></tr><tr><td colspan="4">Expenses</td></tr><tr><td>326000-527400</td><td>Purchase for Resale</td><td>\$2,000</td><td></td></tr></tbody></table> <p>This Budget Amendment is made to appropriate funds for the increased gift shop sales and need form more items for resale.</p> <p>This will result in no change to the Contingency of the General Fund.</p> <p>Balance in Contingency \$40,000.00</p> <p>Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 2nd day of March, 2020.</p> <div style="display: flex; justify-content: space-between;"><div> Clerk to Board of Commissioners</div><div> Chairman, Board of Commissioners</div><div></div></div>				ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT		INCREASE	DECREASE	Revenues				32350600-438400	Gift Shop Sales	\$2,000		Expenses				326000-527400	Purchase for Resale	\$2,000	
ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT																							
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Revenues																									
32350600-438400	Gift Shop Sales	\$2,000																							
Expenses																									
326000-527400	Purchase for Resale	\$2,000																							

C. DMV Monthly Report

STATE OF NORTH CAROLINA
COUNTY OF CAMDEN

TO: The Tax Administrator of Camden County April Renewals Due 4/15/20

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

SOUTH MILLS	COURTHOUSE	SHILOH	TOTAL
23,442.78	23,063.75	14,299.68	60,806.61

Witness my hand and official seal this 4th day of March 2020

Tom White
Chairman, Camden County Board of Commissioners

Attest:
Lisa S. Anderson
Clerk to the Board of Commissioners of Camden County

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

Lisa S. Anderson
Tax Administrator of Camden County

D. Refunds Over \$100

ACS Tax System
2/25/20 8:10:17

REFUNDS OVER \$100.00
Refunds to be Issued by Finance Office

CAMDEN COUNTY Page 1

Refund\$	Remit To:	Reference:	Drawer/Transaction Info:
153.94	ADAMS, WANDA 113 EQUESTRIAN DRIVE SHAWBORO NC 27973	2019 R 03-8973-00-08-6985.0000 OVERPAYMENT ON ACCT 22208	20200123 69 251600
150.00	GORDON, JOHN DOUGLAS 128 BILLETS BRIDGE ROAD CAMDEN NC 27921	2019 R 02-8944-00-69-8799.0000 overpayment r119364 & r119371	20191231 2 251613
2,910.96	VENDOR RESOURCE MT.C/O LERETA P.O. BOX 35605 DALLAS TX 75235	2019 R 03-8953-04-50-8588.0000 overpy.r120189 wesley polhamus	20200110 1 251451
3,214.90	Total Refunds		

Submitted by *Lisa S. Anderson* Date 2-25-2020
Lisa S. Anderson, Tax Administrator Camden County

Approved by *G. Tom White* Date 3-4-20
G. Tom White, Chairman Camden County Board of Commissioners

E. Vehicle Refunds Over \$100

REFUNDS OVER \$100.00

North Carolina Vehicle Tax System

NCVTS Pending Refund report

JAN, 2020 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	Levy Type	Change	Interest Change	Total Change
BOSS, PAUL ANTHONY	BOSS, PAUL ANTHONY		106 EYRIE LN	ELIZABETH CITY, NC 27808	Promotion	0040703144	FLS9562	AUTHORIZED	119971794	Refund Generated due to promotion on BSE #0040703144-2019-2019-0000-00	Tag Surrender	01/01/2020	2/25/2020 10:49:58 AM	1843	Tax	(\$163.72)	\$0.00	(\$163.72)
MARTIN, CHRISTOPHER DALE	MARTIN, CHRISTOPHER DALE		112 CAROLINA RD	SOUTH MILLS, NC 27979	Promotion	0047742041	FKH6987	AUTHORIZED	118919138	Refund Generated due to promotion on BSE #0047742041-2019-2018-0200-00	Tag Surrender	01/10/2020	1/17/2020 8:56:06 AM	1843	Tax	(\$111.16)	\$0.00	(\$111.16)
REABOLD, KYLE WILLIAM	REABOLD, KYLE WILLIAM		274 BINGHAM RD	SOUTH MILLS, NC 27979	Promotion	0051144748	FKZ4032	AUTHORIZED	119423756	Refund Generated due to promotion on BSE #0051144748-2019-2019-0000-00	Tag Surrender	01/22/2020	1/29/2020 9:07:44 AM	1843	Tax	(\$115.62)	\$0.00	(\$115.62)

Submitted by *Lisa S. Anderson* Date 2-14-2020
Lisa S. Anderson, Tax Administrator Camden County

Approved by *G. Tom White* Date 3-4-20
G. Tom White, Chairman Camden County Board of Commissioners

F. Pickups, Releases & Refunds

NAME	REASON	NO.
Paul Anthony Bossi	Turned in plates	Pick-up/22048
	\$165.93	46763144
Justin Earl Coup	Turned in plates	Pick-up/22052
	\$260.70	50042875
Briarwood Forest Products	Roll back taxes	R116454/19
	\$360.23	R109255/18
		R102609/17
Virgil Jewell Turner Jr.	Turned in plates	48856969
	\$133.89	
Jane Catherine Smith	Turned in plates	28639938
	\$104.10	

G. Tax Collection Report

Tax Collection Report					
DECEMBER 2019					
Day	Amount	Amount	Name of Account	Deposits	Internet
	\$	\$		\$	\$
2	\$ 93,930.44		\$0.50 - Refund	\$ 93,930.44	
	1,416,376.68		\$2,319.98 - Refund	\$ 1,416,376.68	
3	245,041.27		\$260.83 - Refund	\$ 245,041.27	
	39,966.88		\$171.97 - Refund	\$ 39,966.88	
4	74,523.71			\$ 74,523.71	
5	64,661.79		\$228.09 - Refund	\$ 64,661.79	
6	62,989.60		\$9.00 - Refund	\$ 62,989.60	
9	97,107.16		\$1,034.39 - Refund	\$ 97,107.16	
10	56,152.86		\$75.01 - Refund	\$ 56,152.86	
11	81,686.99		\$0.02 - Refund	\$ 81,686.99	
12	32,188.49			\$ 32,188.49	
13	117,182.56			\$ 117,182.56	
16	157,026.99		\$3.15 - Refund	\$ 157,026.99	
17	13,303.03		\$4.14 - Refund		13,303.03
	46,315.20			\$ 46,315.20	
	28,007.50			\$ 28,007.50	
19	55,663.94			\$ 55,663.94	
20	65,998.49		\$3.00 - Refund	\$ 65,998.49	
	2,804.39				2,804.39
23	152,218.69		\$15.91 - Refund	\$ 152,218.69	
27	190,910.00			\$ 190,910.00	
28	2,734.02			\$ 2,734.02	
30	72,254.84		\$229.34 - Refund	\$ 72,254.84	
	180,412.28		\$291.96 - Refund	\$ 180,412.28	
31	188,425.71		\$1.00 - Over/ \$0.19 - Refund	\$ 188,425.71	
	39,838.43		\$6.53 - Refund		39,838.43
	16,740.40		\$150.00 - Refund	\$ 16,740.40	
			R.Dean paid - \$135.21 and refunded	\$ -	\$135.21
			M.Carr paid - \$805.00 and refunded	\$ -	\$805.00
				\$ -	
	\$3,594,462.34	\$ -		\$3,538,516.49	\$56,886.06
Total Deposits and PSN	\$3,594,462.34			\$3,595,402.55	
			PSN Checks - \$32.00 - for info only, fees were paid to PSN		
	\$ (5,744.22)	Refund			
	\$ (1.00)	Over			
	\$ -	Shortage			
	\$ -	Adjustment			
Net Grand Total	\$3,588,717.12				
Submitted by: <u>Ross S. Anderson</u> Date: <u>1-30-2020</u>					
Approved by: <u>Tom White</u> Date: <u>3-4-20</u>					


H. Surplus Property Request

Surplus Property Request	
Requested by:	Tommy McDaniel / Brandon Blount
	<input checked="" type="radio"/> Sell <input type="radio"/> Dispose
Department:	Maintenance Department / Sheriff's Office
Item:	Old office chairs in storage
Disposal Method:	Govdeals
Suggested Value:	Lot of 20 plus start at \$25.00
Reason for surplus:	Chairs aren't use now
Manager Approval:	<i>[Signature]</i>
Disposal Method:	<i>Gov Deals</i>
Value:	<i>\$25.00</i>
Comments:	
Board Approval:	<i>[Signature]</i>
Approved/Denied:	<i>Tom White</i>
Date:	<i>3-4-20</i>
Final Disposition Date:	
Method:	
Amount:	
Purchased by:	
Item Description	Chairs have been removed from offices.

I. NCDOT's Future I-87 Resiliency, Innovation, Safety, Economy Project

<p>BOARD OF COMMISSIONERS</p> <p>C. TOM WHITE Chairman</p> <p>CLAYTON D. RIGGS Vice Chairman</p> <p>GARRY W. ARIGGS RANDY KRANAK ROSS B. ALDRICH</p> <p>March 2, 2020</p> <p>Honorable Elaine Chao U.S. Secretary of Transportation U.S. Department of Transportation 1200 New Jersey Avenue, SE Washington, DC 20590</p> <p>Dear Secretary Chao:</p> <p>Please accept this letter of support for the North Carolina Department of Transportation's (NCDOT's) <i>Future I-87 Resiliency, Innovation, Safety, Economy Project</i> (the "Future I-87 RISE Project" or "the Project") (hereafter application to the U.S. Department of Transportation's INFRA Program. The Future I-87 RISE Project is the result of a continuous thoughtful and coordinated strategy to support regional and national economic vitality through the deployment of innovative technology and creative infrastructure investments to improve freight mobility, rural access, and infrastructure resiliency specifically in an underserved portion of eastern North Carolina. The Project combines multiple complementary investments selected for their ability to deliver improved corridor performance and system resiliency while increasing the physical and digital connectivity of rural communities in eastern North Carolina. The Project is a large step forward in realizing North Carolina's vision to build out and harden the network of freight distribution/military corridors in eastern North Carolina.</p> <p>The future I-87 corridor traverses rural eastern North Carolina, connecting Raleigh, NC at its southern terminus and passing through Camden County proceeding on to the Hampton Roads-Norfolk region in Virginia at its northern terminus. When fully completed, this corridor will serve as an interstate connection between the Port of Virginia and I-95. This corridor is critical to connecting northeastern North Carolina industries and farms to their best export option through the Port of Virginia and represents concerted cooperation across state lines to realize national economic development opportunities. Improvements along the future I-87 corridor will also capitalize on the \$170M investments in the Carolina Connector Intermodal Rail Terminal (CCX), removing barriers along the transportation route between CCX, the I-95 corridor, and the Port of Virginia. It is projected that activity at CCX will reduce shipping costs by 40% and increase the efficiency of the movement of goods, producing national economic trade benefits. Project investments in this corridor will improve the road to interstate standards from Zebulon to</p>	<p>KENNETH BOWMAN County Manager</p> <p>KAREN M. DAVIS Clerk to the Board</p> <p>JOHN S. MORRISON County Attorney</p> <p>Williamston, make upgrades to several interchanges, and widen the road to six lanes in the vicinity of Zebulon. The Project will make numerous spot improvements to mitigate road flooding in the Princeville area. Collectively, these improvements will offer rural residents a safer and faster travel option to access the Raleigh job market.</p> <p>Future I-87 and the U.S. 64 extension out to the coast are important evacuation routes. The Project will install fiber optic cable along the entire length of the future I-87 corridor, as well as the extension of U.S. 64 from Williamston to Whalebone. This investment will permit NCDOT to implement state-of-the-art wind and flood monitoring, manage the corridor in a coordinated manner with I-95 and U.S. 70 (future I-42) where fiber is already being installed, prepare for the future implementation of connected and autonomous vehicles, allow for the implementation of a statewide energy corridor vision by seeding the installation of electric vehicle charging stations along a priority corridor, enhance broadband capability in this underserved rural area, and offer the potential for revenue opportunities to NCDOT through the lease of excess fiber capacity. The installation of fiber will also represent a sound investment due to the projected revenue generation the state will see from providing a fiber/broadband "backbone" for additional incremental private investment in network expansion to rural areas.</p> <p>While the Project addresses multiple evaluation criteria for the INFRA program, improving the economic competitiveness of eastern North Carolina's rural communities along future I-87 lies at the heart of this project. This INFRA grant, when combined with the significant state investment, would position North Carolina to immediately move forward to improve safety, address key bottlenecks, and further build out the backbone of its eastern freight network while simultaneously improving the resiliency of key evacuation routes used by residents of North Carolina and neighboring states. The Project is a prudent investment that will increase the return on prior federal investments and proactively protect existing transportation assets, thereby preventing future losses.</p> <p>Camden County has experienced substantial economic and population growth over the past 15 years and this growth is expected to continue over the next 15-20 years. Improvements to Future I-87 will assist in providing the infrastructure needed to serve this expansion, thus, contributing to the economic health of the area.</p> <p>For these reasons, we strongly urge you to support the <i>Future I-87 Resiliency, Innovation, Safety, Economy Project</i> and the NCDOT's application for federal INFRA grant funding to accelerate its construction.</p> <p>Sincerely,</p> <p><i>Tom White</i> Tom White, Chairman Camden County Board of Commissioners</p>
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J. Resolution in Support of Alligator River Bridge Improvements


RESOLUTION 2020-03-01
IN SUPPORT OF ALLIGATOR RIVER BRIDGE IMPROVEMENTS

WHEREAS, the Lindsey C. Warren Bridge which crosses the Alligator River was constructed in 1960 and serves as the main transportation link along Highway 64 from areas west of Dare County; and

WHEREAS, the draw-bridge infrastructure of the bridge is obsolete and was closed for repairs in 2017 and 2019 resulting in lengthy detours for residents, visitors, and commerce to Dare County, Currituck County, Hyde County and Tyrrell County; and

WHEREAS, the Alligator River is part of the Intercoastal Waterway and is used by numerous commercial shipping vessels and recreational boats on an annual basis, often creating delays and back-ups; and

WHEREAS, the Lindsey C. Warren Bridge is an essential component of the hurricane evacuation route for residents of Dare County, Currituck County, and Hyde County and thousands of Outer Banks visitors each year and the continuous functionality of the Warren Bridge is imperative to ensure the safety of our residents and visitors; and


WHEREAS, the need for a new bridge and/or a replacement bridge across the Alligator River has been identified by the NC Department of Transportation but has not been funded as part of the State's Transportation Improvement Plan despite the age, obscurity and continued operational issues of the bridge; and


WHEREAS, the methodology for STIP funding does not allow a new or replacement Alligator River Bridge to compete effectively against other transportation improvements in more urban areas of the State, thus contributing to the continued delay in construction of a new or replacement bridge; and

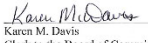
WHEREAS, the NC Department of Transportation is soliciting comments on transportation improvements for inclusion in the ten-year transportation plan for 2023-2032;

NOW THEREFORE BE IT RESOLVED the Camden County Board of Commissioners requests a new or replacement bridge for the Alligator River be included in the 2023-2032 State Transportation Improvement Plan in recognition of the vital role this bridge plays in the transportation and commerce needs of Eastern North Carolina. Be it further resolved that other funding sources for such improvements should be identified by the State of North Carolina if STIP methodology used for funding is not suitable and practicable for this project.


This the 2nd day of March, 2020.


Tom White, Chairman
Camden County Board of Commissioners



ATTEST:

Karen M. Davis
Clerk to the Board of Commissioners

K. Proclamation – North Carolina 811 Safe Digging Month


Camden County, North Carolina
Proclamation Designating April 2020 as
North Carolina 811 Safe Digging Month

WHEREAS, as utility owners, excavators, designers, and homeowners work to keep pace with North Carolina's economic development, it is important to minimize damages to underground utility lines, danger to workers and the general public, environmental impact, and loss of utility services to the citizens of North Carolina; and

WHEREAS, North Carolina 811, a utility service notification center and leader in education celebrates its 42nd year of continuous service to the State, is key to preventing injuries and damages when excavating; and


WHEREAS, this unique service provides easy, one-call notification about construction and excavation projects that may endanger workers and jeopardize utility lines while promoting workplace and public safety, reducing underground utility damage, minimizing utility service interruptions and protecting the environment; and


WHEREAS, this vital service, which began in 1978 serves the citizens of North Carolina from the mountains to the coast, educates stakeholders about the need for excavation safety whether the project is as small as planting a tree to designing and beginning construction on a new interstate; and

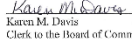
WHEREAS, in 2019, the North Carolina one call system received 2.2 million notification requests and transmitted over 12.2 million requests, providing protection to utility companies infrastructure, their employees, excavators, and customers;

NOW, THEREFORE, BE IT RESOLVED, That Camden County, North Carolina has designated the month of April 2020 as "North Carolina 811 Safe Digging Month" to encourage all excavators and homeowners of Camden County to contact 8-1-1 either by dialing 8-1-1 or contacting NC811 via the webpage of NC811.org at least three working days prior to digging in order to "Know What's Below," avoid injury, protect the environment, prevent millions of dollars in damages and to remind excavators that three working days' notice is the law, for safe digging is no accident, and that more information may be obtained by visiting www.nc811.org.

Proclaimed this, the 2nd day of March, 2020.


Tom White, Chairman
Camden County Board of Commissioners



ATTEST:

Karen M. Davis
Clerk to the Board of Commissioners

L. Set Public Hearing – Rezoning Application Clarann Mansfield

M. Mangum Properties Lease & Resolution

<p>NORTH CAROLINA CAMDEN COUNTY</p> <p>RESOLUTION PERMITTING ONE YEAR LEASE PURSUANT TO NCGS 160A-272</p> <p>RESOLVED: the Camden County Board of Commissioners finding the County has no use for the property subject to a written proposed lease from Camden to Mangum Holdings, LLC, which lease is incorporated herein, approves the same and instructs the County Manager immediately to enter into the lease for a period not to exceed one year at the fair market rental value of the property as determined by the Manager.</p> <p>This the 2nd day of March 2020.</p> <p>Camden County</p> <p>BY:  Tom White, Chairman of the Camden County Board of Commissioners</p> 	<p>NORTH CAROLINA CAMDEN COUNTY</p> <p>LEASE OF UNIMPROVED PROPERTY</p> <p>This lease is made this the ___ day of March, 2020 by and between Camden County, a Body Politic and Political Subdivision of the State of North Carolina ("Lessor") and Mangum Holdings, LLC, a North Carolina Limited Liability Company ("Lessee").</p> <p>RECITALS</p> <ol style="list-style-type: none">1. Lessor owns the real property hereinafter described and has authority to lease the same pursuant to North Carolina General Statute 160A-272, the requirements of which have been complied with.2. Lessee is desirous of leasing the property to promote further potential development of its business interests, including preparation for a potential purchase of real property from Lessor.3. Lessor is desirous of promoting commercial development within Camden County and is willing to lease said property for the term hereinafter expressed and other recited conditions.4. Lessee is desirous of leasing the property on the same terms. <p>Now, therefore, for and in consideration of the mutual covenants hereinafter expressed and other good and sufficient consideration the receipt of which is hereby acknowledged, the parties agree as follows:</p> <p>SECTION ONE DESCRIPTION</p> <p>The property being leased shall be 2 acres contained in Camden County tax parcel number ID 017071006768430000, which property shall be promptly selected and designated by Lessee. Thereafter, this designated property shall be further described by metes and bounds or marked with monuments which shall define the leasehold which shall not be changed without consent of both parties.</p> <p>SECTION TWO TERM</p> <p>This lease shall exist for a period of one year from the date of execution. Because Lessor is a North Carolina local government, there can be no extensions without subsequent approval of the Camden County Board of Commissioners. Additionally, such extensions cannot exceed one year terms. Should Lessee desire an extension, it must petition, through the County Manager, the Board of Commissioners prior to the expiration of this one year term. All terms shall be pursuant to the requirements of NCGS 160A-272.</p>
<p>SECTION THREE IMPROVEMENTS</p> <p>It is contemplated Lessee may improve the property in various regards including chain link fencing. Any improvements, at termination of the lease, shall remain the sole and exclusive property of Lessor.</p> <p>SECTION FOUR USE</p> <p>Lessee may utilize the property for the storage of its vehicles and equipment and for other purposes directly related to the expansion of Lessee's business and permanent acquisition of the subject real property.</p> <p>SECTION FIVE RENT</p> <p>The yearly rent for this lease is _____, payable in 12 equal monthly installments due on the first day of each month, beginning ___ and continuing each month thereafter throughout this term.</p> <p>Executed in duplicate originals this the ___ day of March, 2020</p> <p>Lessor Camden County</p> <p>BY: _____ Kenneth Bowman, Camden County manger</p> <p>Mangum Holdings, LLC</p> <p>BY: _____ _____, Managing Member</p>	

Motion to approve the Consent Agenda as amended.

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

ITEM 9. COUNTY MANAGER'S REPORT

County Manager Ken Bowman included the following in his report:

- Primary Election – March 3, 2020
- Board of Commissioners Annual Retreat – March 5, 2020, 9:00 AM at the Camden Public Library
- South Camden Volunteer Fire Department Annual Dinner – March 7, 2020, 7:00 PM at Station 12
- Census Data Online Entry – March 12-20, 2020
- Department Head Budget Meetings – March 17–20, 2020
- BOC Budget/CIP Work Session – April 1, 2020; 2:00 PM
- BOC Regular Meeting – April 6, 2020; 7:00 PM

ITEM 10. COMMISSIONERS' REPORTS

None.

ITEM 11. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES

The following was provided to the Board for information purposes:

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

ITEM 12. OTHER MATTERS

None.

ITEM 13. ADJOURN

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

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

Chairman White adjourned the meeting at 9:49 PM.

ATTEST:

Tom White, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners