

**PASQUOTANK COUNTY, NORTH CAROLINA  
JUNE 4, 2007**

The Pasquotank County Board of Commissioners met today in a regular meeting on Monday, June 4, 2007 in Courtroom C in the Pasquotank County Courthouse.

**MEMBERS PRESENT:** Cecil Perry, Chairman  
Lloyd E. Griffin, III, Vice-Chairman  
Matt Wood  
Bill Trueblood  
Marshall Stevenson  
Jeff Dixon  
Jimmie Harris

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Randy Keaton, County Manager  
Rodney Bunch, Asst. County Mgr. for Planning & Econ. Dev.  
R. Michael Cox, County Attorney  
Karen Jennings, Clerk to the Board

The meeting was called to order at 7:00 PM by Chairman Cecil Perry. The Rev. Toni Wood, Pastor of Newland United Methodist Church, gave the invocation and Vice-Chairman Lloyd Griffin led in the Pledge of Allegiance to the American Flag. Chairman Perry welcomed everyone present.

**1. PUBLIC HEARING ON PROPOSED DRAINAGE IMPROVEMENTS IN COUNTRY VILLAGE SUBDIVISION:**

Chairman Perry declared the meeting to be a public hearing to receive comments on whether the county should undertake drainage improvements in Country Village Subdivision and assess the property owners an estimated \$952.38 per lot for the improvements. He called on the following individuals who had signed up to address the Board on this matter:

Ms. Anna Hare of 4025 Timmerman Drive stated that she has lived in Country Village for 20 years and has had a drainage problem and has asked for help for 20 years, but help has not been provided. She said she would like to see the ditches cleaned out to improve drainage in the subdivision, but does not feel the county should ask the residents to pay what they are being asked to pay.

Ms. Shirley Chambers of 209 Sample Drive said she is opposed to the proposal for the property owners in Country Village to pay for their ditches to be cleaned out. She said she has lived in the subdivision for approximately 20 years and does not have a drainage problem. She stated that she feels it is unfair that all 86 property owners would be asked to pay for something that will only affect a few property owners. She said if the county could do it at no cost or at a minimal cost, she would be willing to consider it. Ms. Chambers asked that the county reject the current proposal.

Ms. Linda Littrell of 104 Sample Drive said she is opposed to the proposal. She stated that many of the property owners have no problem with drainage while others do. She said it is unfair to ask those who have no drainage problem to pay for those who do have a problem. She suggested that those who have a problem be responsible for taking care of it themselves. She said she is opposed to having to pay for something that does not affect her at all.

Mr. Joe Gibbs of 101 Village Drive stated that he has lived on Village Drive for 21 years and 16 of those years his garage has been flooded, sometimes with as much as 12 inches of water. He said the county's plan does not affect him at all and he is opposed to it.

Mr. Carlie Ange of 4017 Timmerman Drive said he has lived in Country Village for more than 20 years and when they first moved in they had no drainage problems at all. He said once the Azalea Acres Subdivision was developed behind Country Village, they began having drainage problems. Mr. Ange said he is opposed to the county's proposal because he does not think digging out the ditches will eliminate their problems. He added that the drainage from Azalea Acres should also be looked at.

Ms. Peggy Cavallo of 103 Sample Drive stated that she has lived in Country Village for 15 years and the drainage problem does not affect her property whatsoever, so she would oppose the county's proposal.

Ms. Belle Singletary of 206 Sample Drive said she has lived at this address for five years. She stated that she is opposed to the plan as it was presented. She said the meeting the county held in April of this year with the residents was fruitless and none of their questions were answered. She said if their questions had been answered and different options had been explored, this project might have moved forward. She added that she is opposed to the proposed plan.

Mr. Larry Godfrey of 4003 Apollo Court said he is opposed to the proposal because there is no drainage problem on Apollo Court.

Mr. Anthony Kresicki of 202 Sample Drive stated that he has lived in Country Village for five years and has seen that most of the drainage problems occur on the front of the subdivision and feels something needs to be done for those property owners. He said it would place a severe strain on his family and others to have to pay \$900 per year even if the cost is divided into 12 month increments. He stated that his young family of five could not afford it. He said he would not be opposed to a small scale project and would be happy to assist, but he is greatly opposed to the current proposal.

County Manager Randy Keaton clarified that the proposed \$900 payment would be a one-time payment.

Ms. Sandra Morrisette of 201 Sample Drive said the county's proposal would drastically affect her financially. She stated that she keeps her ditch clean and she is opposed to the proposal.

Mr. Allen Reinking of 100 Sample Drive said he is opposed to the county's plan, but would like to see funds included in a future county budget to make repairs to Country Village as was done for three other communities.

Mr. Rick Oakey of 107 Sample Drive stated that he has lived on Sample Drive for 16 years and has never had any drainage or flooding problems and is opposed to the proposal.

Mr. Bob Raper of 4005 Timmerman Drive said he also is opposed to the proposal. He said if he remembers correctly, it was stated at the meeting with the residents that even if this work were done, if the property owners did not maintain their ditches, they would be back in the same situation in five or six years. He said if this is the case, the ditches should be left they way they are.

Ms. Jenny Snyder of 204 Claremont Court said she has lived on Claremont Court for 22 or 23 years and has just begun experiencing drainage problems from the big ditch. She stated that she and her husband are against the proposal as written because without Azalea Acres and the assisted living facility being included and something being done downstream, it would be a waste of their money now. Ms. Snyder said she is opposed to the proposal.

Ms. Caroline Reinking of 2723 Main Street Extended said the large ditch in front of her house is taken care of by the state and she only has 25 feet on the side of her property. She stated that she has no drainage problems.

Mr. Steven Hansford of 4005 Amstel Court stated that he is against the proposal as written. He said he thinks Azalea Acres should be involved in it because this subdivision is creating a lot of the drainage problems in Country Village. He stated that the Department of Transportation also needs to look at the culverts off of Sample Drive as they need to be repaired which will help some of the problems. He said he does not have any drainage problem on his property, but he would be willing to help anyone from the community who wants to do the work on their own.

Mr. Bob Shearin of 200 Sample Drive said he is also opposed to this proposal. He stated that he believes part of the problem is coming from Azalea Acres. Mr. Shearin said he would like to see the county do something in regard to the drainage and would like for the state to put in the culverts. He added that this is why they pay taxes.

Mr. Carl Predom of 212 Claremont Court stated that he has lived in Country Village since 2001 and does not have any drainage or flooding problems on his property. He said he is opposed to

the county's plan. He added that he believes it would cause an undue financial hardship for most of the residents in the neighborhood.

Mr. Gerald Harris of 4010 Amstel Court stated that a lot of questions were asked at the meeting in April at the Ruritan Club, however not a lot of answers were given. He said he would like to pose some of the questions to try to get them answered. Mr. Harris said he owns two lots that total .92 acres. He stated that there are many single lots in the subdivision that are larger than his two lots. He said it seems unfair that he would have to pay \$1,800 under the county's proposal while others with more land area would only pay \$900. He suggested that any payment be equated to the square footage of property. Mr. Harris said there is farmland adjacent to the side of Country Village that floods and there is no berm to prevent runoff from the farmland. He also said the nursing facility has a vacant lot that floods into Village Drive. He stated that neither the farmer nor the nursing facility is being asked to support this proposal however the improvements will benefit them. He asked why they are not being included. Mr. Harris stated that Peartree Place, North Meadows, and Crystal Lake were subsidized for their drainage work. He said five years ago the county was made aware of the flooding problem in Country Village, yet it was not addressed with any subsidized money and was not brought forth to the community that there were funds. He added that five years ago it would not have cost \$900 per lot if the subsidized money had been made available. Mr. Harris said he is neutral because he is a neighbor to everyone in the subdivision, and nobody likes to flood out. He stated that if he were asked he would say that he is opposed to the project because he did not have an inch of water on his property, even during Tropical Storm Ernesto.

Mr. James Price of 106 Village Drive said he has been living in Country Village about 23 years and he has never had any drainage problems. He stated that he is opposed to any kind of fee.

Ms. Irene Hampton of 216 Claremont Court explained that she has never had a flooding problem. She said after the public meeting one of the suggestions made was to cut back on the program that had been suggested and not clean out the ditches in front of the homes. She stated that another suggestion was for the residents to get together and do the work themselves since this will apparently be an ongoing problem. She asked how the community could best go about doing the work to ensure it is done correctly since they do not have a homeowners association. Ms. Hampton stated that she is opposed to the current proposal.

Ms. Mary Louise Brown of 4004 Amstel Court said she has lived in Country Village for 23 years and has not had a drainage problem. She stated that she is opposed to the county's proposal.

Ms. Lauri Kerry of 4000 Apollo Court said she was told there is a problem with her driveway and she asked what would need to be done to repair her driveway. She stated that she has talked with all of her neighbors and they all agree she does not have a problem. She said her driveway complied with the building code 23 years ago and if the code has changed, it should not be her responsibility to pay to correct her driveway.

At the absence of further comments, Chairman Perry declared the public hearing closed and asked for comments from Commissioners.

Commissioner Bill Trueblood said according to his count, one of the Country Village property owners is in favor of the drainage project as long as the county would pay for it, and twenty-two others were against the proposal. He stated that this is pretty resounding.

Vice-Chairman Lloyd Griffin said he has heard some of the property owners say that water does not stand in their yards. He asked where the water goes when it rains. Assistant County Manager Rodney Bunch responded that the water goes to Main Street Extended and then to Knobbs Creek.

Commissioner Jeff Dixon stated that obviously all of the property owners are opposed to the county's proposal. He noted that he believes everyone needs to look at the big picture. He said when the ditches upstream are cleaned out, it will not help if the ditches downstream are not also cleaned out. He stated that there are some issues with Azalea Acres as well, and it is not fair to not include that subdivision in this proposal. He noted that there are also drainage issues for the residents of Hickory Acres and he believes this somehow ties in with the ditch at Cartwright Road. He said if the ditches in Country Village are cleaned out, he feels there will still be problems. He added that this is a very complex situation and he is not sure what the answer is.

Commissioner Marshall Stevenson stated that he has heard the public speak and would tend to go with what they want.

Motion was made by Marshall Stevenson, seconded by Matt Wood to not proceed with the proposed drainage project for Country Village Subdivision.

Discussion followed and Commissioner Matt Wood said the issue of subsidized dollars was addressed at the meeting in April with the property owners. He explained that Health Department funding was made available for the Crystal Lake project because septic tanks were failing which this project does not have. Because the Country Village project is not a public health issue, the Health Department was not interested in subsidizing the project. Commissioner Wood asked if the county might coordinate a community effort to do what the Country Village neighborhood feels is needed. He said the solution to this is a large-scale solution. He explained that the county is doing a drainage study of the whole county and is looking at various drainage districts. He said at some point the county will be considering the creation of fees that everyone would pay. If such fees are created, then that source of funds could be used to do projects such as the Country Village drainage project. Commissioner Wood stated that a good deal of engineering work will be required to ensure that the right things are done.

The motion to not proceed with the Country Village drainage project carried unanimously.

Commissioner Trueblood noted that whatever is done in the subdivision will affect properties downstream. He said the county is in the process of trying to identify drainage districts throughout the county and trying to address the Knobbs Creek Basin as well as all the other basins in the county. He stated that things must happen in progressive succession so as to not create problems downstream. He said he believes that improvements should be made downstream first, working backwards. Commissioner Trueblood stated that some of the issues regarding Country Village are normal maintenance issues that should be done anyway, such as maintenance of the ditches. He suggested that a representative of Country Village begin attending the meetings of the Stormwater Management Committee in order to stay abreast of what is happening in the county with regard to drainage. He added that Country Village Subdivision is not unique as drainage issues are occurring throughout the county. He asked the patience of the property owners as the county works through this study.

Chairman Perry requested that the Stormwater Management Committee continue to research and try to find answers to the community's drainage problems.

Commissioner Wood noted that the Stormwater Management Committee looks at drainage issues countywide and is not addressing specific neighborhoods. He suggested in order to solve some of the problems in the neighborhood that the property owners work with the Extension Service under its community development guise in order to coordinate a community effort of some kind.

The County Manager stated that the county would be willing to share the construction drawings completed by the engineer for the Country Village drainage project. He said this would show the areas that need to be repaired if the community could organize a community effort.

## **2. APPROVAL OF AMENDMENTS TO THE AGENDA:**

Chairman Perry asked if there were any amendments to the agenda. It was requested that the following items recommended by the Finance Committee at today's meeting be added to the agenda: 1) Approval of budget amendments; 2) Approval of Capital Project Ordinance for COA/Library Renovation Project; 3) Approval of hiring salaries for deputy and investigator in the Sheriff's Department; and 4) Approval of audit contract.

Motion was made by Bill Trueblood, seconded by Matt Wood to amend the agenda to add the four items listed above to the consent agenda. The motion carried.

## **3. CONSIDERATION OF SKETCH PLAN FOR MATTHEWS ESTATES SUBDIVISION:**

Attorney Herbert Mullen, representing Mr. William Matthews, explained that when this matter came before the Board at the last meeting some question arose about a deceleration lane for access to the subdivision. He said he thinks it is important for the Board to realize that DOT had

the plans for 21 days before that meeting and no comments were made. Subsequent to that meeting, several days later DOT advised Mr. Matthews that they would require a deceleration lane. Mr. Mullen said this would require one access going in and coming out because they don't own the land where the other access would be. He stated that he has been told that some of the public service agencies would prefer two entrances rather than one. He said this plat is being presented to the Board for sketch approval and before it comes back for preliminary approval, all of the various agencies will be working with planning staff on the design of the project. Mr. Mullen stated that the remaining issues will be addressed by the engineers and the appropriate agencies during the preliminary phase. He noted that they will have to comply with DOT's request and will have to do what the Water System requires. He requested that the Board approve the sketch plan as it has been presented.

Commissioner Jimmie Harris stated that in a subdivision this large, he can say from experience as a fireman that more than one access is needed for emergency vehicles. He added that there is nothing in writing that requires a turn lane.

Motion was made by Jimmie Dixon, seconded by Bill Trueblood to approve the sketch plan for Matthews Estates Subdivision as presented and as approved by the Planning Board.

Discussion followed and Vice-Chairman Griffin stated that the Board has approved approximately 500 building lots on Main Street Extended and ingress and egress for these subdivisions can create traffic problems. He said it is in the interest of the Pasquotank County Commissioners to respect the residents of the entire community who use Main Street Extended. He stated that the county is also trying to protect rights-of way so when DOT needs to purchase right-of-way to widen the road that rights-of-way or easements will be available.

Commissioner Jeff Dixon asked when DOT began regulating access to Main Street Extended. He said as he understands it, the developer is proposing two accesses, and now DOT only wants one access. Planning Director Shelley Cox explained that she met with DOT representatives and at that time she was informed that the DOT traffic engineer had reviewed the plan and it was his recommendation that the subdivision have only one access for entrance and that turn lanes would be required as well. She said DOT also advised that they would be requiring turn lanes for every subdivision coming in off of Main Street Extended in the future.

Assistant County Manager Rodney Bunch added that this is somewhat out of the norm for DOT to ask that an entrance be eliminated because in the past DOT has suggested, if anything, adding an entrance. He said he understands that due to the number of lots DOT did not feel it would create enough traffic to necessitate more than one intersection.

Commissioner Harris asked if Ms. Cox had discussed with DOT the advantages of having two entrances for emergency vehicles. Ms. Cox responded that the engineer brought this issue up with DOT. She said DOT indicated that due to traffic concerns at that location it would be more advantageous to limit it to one entrance. Commissioner Harris noted that two entrances would also be advantageous for the water system because it would allow for circulation of the water with no places for stale water.

Mr. Jason Mizelle, with Albemarle & Associates, engineer for the project, stated that there were two other issues that came up during the last meeting, one of which was the need for a drainage easement beside an existing lot, and topographic information to be included on the plat. He said he has provided county staff with a copy of the plat that was recorded for the existing lot that shows a 20 foot drainage easement on that property for the upkeep and maintenance of the ditch. Mr. Mizelle stated that the topographic information was omitted from the previous plan, but has now been added to the plan.

Commissioner Wood asked if the Board will be approving any drainage and rights-of-way tonight. Mr. Bunch stating that the Board is only being asked to approve the layout for the development and all of the issues discussed tonight will be brought back at the preliminary plat stage. He said the only benefit to reviewing the sketch plan is so that the developer and engineer will understand the issues in which the Board is interested and expects to see when the plat comes back for preliminary approval.

Commissioner Stevenson asked if the Board votes in favor of the sketch plan tonight and because the developer is limited to one access and has to rearrange the lots such that he may lose

one lot, how this would be dealt with. Mr. Bunch stated this would be handled during the preliminary design because it would go back to DOT, the Water Department, other various agencies, and then the Technical Review Committee. Any adjustments that have to be made would be required at that time. Vice-Chairman Griffin added that the sketch plan review allows the Board to see the plat and voice concerns regarding water, drainage, and traffic before the actual design work begins.

County Manager Randy Keaton noted that the whole purpose of the meeting last week was to address DOT's concerns. He said DOT recommended that the alignment be changed and the developer does not want to change it and has asked the Board to approve the sketch plan as presented. He said if the sketch plan is approved, it will give the appearance that two entrances are acceptable to the Board.

Commissioner Wood stated that the Commissioners should not get involved in DOT issues because this is DOT's job. He stated that the county should pay attention to the recommendations from DOT. He said he would like to go on record stating that he does not agree with the two entrances proposed.

Planning Director Shelley Cox explained that the sketch plan is basically a conceptual layout of the development and ideally the sketch plan should accurately reflect what eventually would be seen on the preliminary plat and the final plat. She said there are many issues that are not addressed during the sketch plan, and it is realistic to expect that once the drainage plan is done for the subdivision, there will be a change in the number of lots if a retention pond is required. She stated that usually at the preliminary plat stage, the design details relating to turn lanes are addressed. She explained that approval of the sketch plan does not provide any vested right to the developer. She said the Board can approve the sketch plan as presented tonight, and then when the preliminary plat is submitted, if the ordinances have changed or if the Board wants to place additional contingencies, it has that right.

Mr. Keaton stated that the county has more recently been asking DOT to provide more detailed input on projects along Main Street Extended with all of the development pressure on the road. He said DOT has gotten more technically involved and has been taking a harder stance in order to make all of this work and have a better flow of traffic by requiring turn lanes and not allowing as many entrances so close together.

Commissioner Stevenson said the safety issue for emergency vehicles could be dealt with in a number of ways and he would tend to agree with DOT if they require one entrance. He stated that he is still adamant about turn lanes and easements for the future of Main Street Extended.

A substitute motion was made by Matt Wood, seconded by Marshall Stevenson to approve the sketch plan for Matthews Estates Subdivision, but note that the recommendations from DOT with regard to the one entrance and turn lanes must be complied with at the preliminary plat stage. The substitute motion carried unanimously.

**4. APPROVAL OF CONSENT AGENDA:**

The Board considered the following consent agenda:

- a. Approval of Minutes of May 16, May 21, and May 29, 2007 Commissioner Meetings
- b. Approval of Tax Releases

The Finance Committee has recommended approval of the following tax releases:

Releases:

|    |                               | County | City   |
|----|-------------------------------|--------|--------|
| 1. | Joanna Easter Delavergne      | 127.25 |        |
| 2. | Heather Ann Mudd              | 168.20 |        |
| 3. | Yvette Jenise Lee             | 117.98 |        |
| 4. | Scott Alan Smith              | 169.09 | 139.87 |
| 5. | Curtis James Sanders          | 100.95 |        |
| 6. | William Stevens Ferguson, III | 111.26 |        |

c. Approval of Budget Amendments

The Finance Committee has recommended approval of the following budget amendments:

General Fund/Capital Reserve

|          |                  |                             |            |
|----------|------------------|-----------------------------|------------|
| Decrease | 010.6600.5980.21 | Transfer to Capital Reserve | 437,073.00 |
| Decrease | 010.0991.4991.00 | Fund Balance Appropriated   | 437,073.00 |
| Decrease | 021.8200.5960.01 | Capital Reserve             | 437,073.00 |
| Decrease | 021.0700.4981.00 | Transfer from General Fund  | 437,073.00 |

Landfill

|          |                  |                           |           |
|----------|------------------|---------------------------|-----------|
| Increase | 065.0700.4981.00 | General Fund Transfer     | 17,645.00 |
| Increase | 065.7420.5500.00 | Capital Outlay            | 17,645.00 |
| Increase | 010.6600.5980.64 | Transfer to Landfill      | 17,645.00 |
| Increase | 010.0991.4991.00 | Fund Balance Appropriated | 17,645.00 |

Public Bldgs/Capital Reserve

|          |                  |                                |            |
|----------|------------------|--------------------------------|------------|
| Increase | 010.0700.4981.21 | Transfer from Capital Reserve  | 152,032.00 |
| Increase | 010.4190.5500.03 | Capital Outlay-Edgewood Center | 152,032.00 |
| Decrease | 021.8200.5960.01 | Capital Reserve                | 152,032.00 |
| Increase | 021.8200.5980.10 | Transfer to General Fund       | 152,032.00 |

Parks & Rec

|          |                  |                 |           |
|----------|------------------|-----------------|-----------|
| Increase | 010.0500.4831.00 | Interest Earned | 16,000.00 |
| Increase | 010.6130.5500.00 | Capital Outlay  | 16,000.00 |

Planning

|          |                  |                     |          |
|----------|------------------|---------------------|----------|
| Increase | 010.0500.4831.00 | Interest Earned     | 8,400.00 |
| Increase | 010.4910.5440.00 | Contracted Services | 8,400.00 |

Eco Dev/Commerce Park

|          |                  |                              |            |
|----------|------------------|------------------------------|------------|
| Increase | 010.0230.4370.00 | State Grants                 | 234,659.00 |
| Increase | 010.4920.5594.00 | Commerce Park-Drainage/Sewer | 234,659.00 |

Tax Collector

|          |                  |                      |          |
|----------|------------------|----------------------|----------|
| Increase | 010.0110.4111.06 | Ad Valorem Taxes '06 | 6,900.00 |
| Increase | 010.4145.5325.00 | Postage              | 6,900.00 |

Providence VFD

|          |                  |                      |           |
|----------|------------------|----------------------|-----------|
| Increase | 010.0220.4532.00 | Other Grants         | 71,000.00 |
| Increase | 010.0110.4111.06 | Ad Valorem Taxes '06 | 6,900.00  |
| Increase | 010.4346.5500.00 | Capital Outlay       | 77,900.00 |

ROD

|          |                  |                              |          |
|----------|------------------|------------------------------|----------|
| Increase | 010.0991.4991.00 | Fund Balance Appropriated    | 5,500.00 |
| Increase | 010.4180.5800.00 | Automation/Preservation Fund | 5,500.00 |

Sheriff

|          |                  |                           |           |
|----------|------------------|---------------------------|-----------|
| Increase | 010.0991.4991.00 | Fund Balance Appropriated | 42,803.00 |
| Increase | 010.4310.5980.35 | Confiscated Fund Expense  | 42,803.00 |

Special Approp

|          |                  |       |           |
|----------|------------------|-------|-----------|
| Increase | 010.0230.4390.04 | EDTAP | 15,471.00 |
| Increase | 010.0230.4390.05 | RGP   | 25,691.00 |
| Increase | 010.6600.5620.02 | EDTAP | 15,471.00 |
| Increase | 010.6600.5620.03 | RGP   | 25,691.00 |

Public Health

|          |                  |                       |          |
|----------|------------------|-----------------------|----------|
| Increase | 010.0110.4111.06 | Ad Valorem Taxes '06  | 7,800.00 |
| Increase | 010.5110.5620.13 | Medical Examiner Fees | 7,800.00 |

DSS-Admin

|          |                  |                        |           |
|----------|------------------|------------------------|-----------|
| Increase | 011.0230.4547.00 | Special Child Adoption | 13,000.00 |
| Increase | 011.5310.5682.03 | PP Adoption Awareness  | 13,000.00 |

Capital Proj/Public Bldg

|          |                  |                             |            |
|----------|------------------|-----------------------------|------------|
| Decrease | 042.8163.5585.03 | Utilities Building          | 566,174.00 |
| Increase | 042.8163.5980.21 | Transfer to Capital Reserve | 566,174.00 |

Capital Proj/Public Bldg

|          |                  |                       |           |
|----------|------------------|-----------------------|-----------|
| Increase | 042.0500.4831.00 | Interest Earned       | 50,000.00 |
| Increase | 042.8163.5395.00 | Issuance Cost         | 26,342.00 |
| Increase | 042.8163.5575.00 | Land                  | 1,850.00  |
| Increase | 042.8163.5499.00 | Miscellaneous Expense | 21,808.00 |

Capital Proj/Public Bldg

|          |                  |   |            |
|----------|------------------|---|------------|
| Decrease | 042.8164.5550.04 | Chiller/Boiler                            | 350,370.00 |
| Decrease | 042.8164.5589.01 | Courthouse Renovations                    | 55,000.00  |
| Decrease | 042.8164.5589.02 | Library Renovations                       | 84,670.00  |
| Decrease | 042.0200.4840.02 | Sales Tax Refund                          | 2,000.00   |
| Increase | 042.8163.5499.00 | Miscellaneous Exp/Library & Public Safety | 104,895.00 |
| Increase | 042.8164.5980.21 | Transfer to Capital Reserve               | 383,145.00 |

CDBG/Fairgrounds

|          |                  |                      |           |
|----------|------------------|----------------------|-----------|
| Increase | 023.0220.4380.11 | Floyd-Housing Crisis | 9,550.00  |
| Increase | 023.0500.4831.00 | Interest Earned      | 1,100.00  |
| Decrease | 023.4935.5912.00 | Acquisition          | 19,585.00 |
| Increase | 023.4935.5192.00 | Legal Fees           | 5,000.00  |
| Increase | 023.4935.5440.00 | Contracted Services  | 23,860.00 |
| Increase | 023.4935.5196.00 | Appraisals           | 1,375.00  |

Parks & Rec

|          |                  |                     |           |
|----------|------------------|---------------------|-----------|
| Increase | 010.0230.4370.00 | State Grants        | 40,640.00 |
| Increase | 010.0230.4490.00 | Grant Match Revenue | 2,000.00  |
| Increase | 010.6130.5600.05 | Public Access Grant | 42,640.00 |

DSS-Admin

|          |                  |                   |           |
|----------|------------------|-------------------|-----------|
| Increase | 011.0240.4531.01 | Administration    | 14,259.00 |
| Increase | 011.5310.5675.00 | Domestic Violence | 14,259.00 |

Water/Gen Fd

|          |                  |                           |           |
|----------|------------------|---------------------------|-----------|
| Increase | 060.0500.4831.00 | Interest Earned           | 24,076.00 |
| Increase | 060.7130.5480.00 | Indirect Cost             | 24,076.00 |
| Increase | 010.0700.4986.60 | Indirect Cost-Water       | 24,076.00 |
| Decrease | 010.0991.4991.00 | Fund Balance Appropriated | 24,076.00 |

Landfill/SW/Gen Fd

|          |                  |                      |          |
|----------|------------------|----------------------|----------|
| Increase | 065.0375.4745.05 | Solid Waste Fees '05 | 7,429.00 |
| Decrease | 065.7420.5480.00 | Indirect Cost-LF     | 877.00   |
| Increase | 065.7425.5480.00 | Indirect Cost-SW     | 8,306.00 |

Tax Collector/Assessor

|          |                  |                            |          |
|----------|------------------|----------------------------|----------|
| Decrease | 010.4140.5500.00 | Capital Outlay-Assessor    | 4,500.00 |
| Increase | 010.4145.5498.00 | Tax Foreclosures-Collector | 2,900.00 |
| Increase | 010.4145.5393.00 | Collection Fees-Collector  | 1,000.00 |
| Increase | 010.4145.5310.00 | Travel-Collector           | 600.00   |

Sheriff

|          |                  |  |           |
|----------|------------------|--|-----------|
| Increase | 010.0600.4941.07 | Camden-Law Enforcement Contribution    | 5,145.00  |
| Increase | 010.0600.4940.03 | Eliz City-Law Enforcement Contribution | 12,166.00 |
| Increase | 010.0230.4431.07 | Controlled Substance Tax               | 5,100.00  |
| Increase | 010.0300.4431.02 | Pistol Permits                         | 200.00    |
| Increase | 010.0300.4431.03 | Concealed Weapon Permit                | 725.00    |

|          |                  |                      |           |
|----------|------------------|----------------------|-----------|
| Increase | 010.0400.4431.08 | Fingerprinting Fees  | 400.00    |
| Increase | 010.0220.4833.10 | Donations-Task Force | 7,100.00  |
| Increase | 010.0600.4930.00 | Insurance Proceeds   | 3,475.00  |
| Increase | 010.0110.4111.06 | Ad Valorem Taxes '06 | 4,814.00  |
| Increase | 010.4310.5353.00 | Maintenance-Vehicles | 18,475.00 |
| Increase | 010.4310.5400.01 | Rent-Equipment       | 20,600.00 |

Central Fire/Capital Reserve

|          |                  |                               |            |
|----------|------------------|-------------------------------|------------|
| Increase | 010.0700.4981.21 | Transfer from Capital Reserve | 307,148.00 |
| Increase | 010.4340.5500.00 | Capital Outlay                | 307,148.00 |
| Decrease | 021.8200.5960.01 | Capital Reserve               | 307,148.00 |
| Increase | 021.8200.5980.10 | Transfer to General fund      | 307,148.00 |

Court Facilities

|          |                  |                      |           |
|----------|------------------|----------------------|-----------|
| Increase | 010.0500.4831.00 | Interest Earned      | 19,100.00 |
| Increase | 010.4160.5351.00 | Maintenance-Building | 15,000.00 |
| Increase | 010.4160.5510.01 | Furniture/Judges     | 3,100.00  |
| Increase | 010.4160.5510.02 | Clerk of Court       | 1,000.00  |

DSS

|          |                  |                      |            |
|----------|------------------|----------------------|------------|
| Increase | 011.0240.4585.00 | Child Care Services  | 313,393.00 |
| Increase | 011.0240.4585.01 | Smart Start-Day Care | 9,925.00   |
| Increase | 011.5400.5683.00 | Child Care Services  | 313,393.00 |
| Increase | 011.5400.5683.01 | Smart Start-Day Care | 9,925.00   |

*d. Approval of Sale of Ambulance*

The Finance Committee has recommended approval of the sale of a 2001 Ford 350 XL Type III Ambulance, VIN# 1FDWE35FX1HB76708, to Harrell Medical Transportation for \$32,000, as is. The sale of the ambulance would have to be advertised ten days before the sale can be completed.

*e. Approval of Capital Project Ordinance for Albemarle District Jail Project*

The Finance Committee has recommended approval of the following Capital Project Ordinance establishing the budget for construction of the new Albemarle District Jail.

**CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of Pasquotank County, North Carolina, that, pursuant to N.C. Gen. Stat. §159-13.2, the following Capital Project Ordinance is hereby adopted:

Section 1. The project authorized is construction of a new jail to be financed by a bank qualified loan.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the installment financing agreement, the trust agreement, and the budget contained herein.

Section 3. The following amounts are appropriated for the project:

|                             |                            |
|-----------------------------|----------------------------|
| Construction                | \$16,125,000               |
| Transfer to General Fund    | 326,200                    |
| Architect Fees/Engineering  | 1,325,519                  |
| Transfer to Capital Reserve | 161,121                    |
| Cost of Issuance            | 60,000                     |
| Contingency                 | 806,250                    |
| Furniture/Miscellaneous     | <u>806,250</u>             |
| <b>Total</b>                | <b><u>\$19,610,340</u></b> |

Section 4. The following revenues are anticipated to be available to complete this project:

|                                |                     |
|--------------------------------|---------------------|
| Other Financing Sources (Loan) | \$19,000,000        |
| Sales Tax Refund               | 210,340             |
| Interest Earned                | <u>400,000</u>      |
| Total                          | <u>\$19,610,340</u> |

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the installment financing agreement and the trust agreement.

Section 6. Funds may be advanced from the Construction Fund for the purpose of making payments as due. Reimbursement requests should be made to the trustee in an orderly and timely manner.

Section 7. The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9. Copies of this Capital Project Ordinance shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

ADOPTED this the 4th day of June, 2007.

*f. Adoption of Resolution for Addition of Linwood Drive to State System for Maintenance*

The Board considered a petition submitted by the developer of Oak Ridge Subdivision, Section D, requesting that Linwood Drive be added to the state system for maintenance. The road is approximately .5 mile in length and has 28 occupied homes with street frontage. The Board would need to adopt a resolution to be forwarded to the North Carolina Department of Transportation requesting that the road be added to the state system.

*g. Approval of Audit Contract*

The Finance Committee has recommended that a contract be awarded to Douglas A. Hollowell, PC to conduct the county's audit for the next three years. The cost of the audit will be \$25,000 for the year ended June 30, 2007, \$27,000 for the year ended June 30, 2008, and \$29,000 for the year ended June 30, 2009.

*h. Approval of Capital Project Ordinance for COA/Library Renovation Project*

The Finance Committee has recommended approval of the following Capital Project Ordinance for the COA/Library Renovation Project:

### **CAPITAL PROJECT ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of Pasquotank County, North Carolina, that, pursuant to N.C. Gen. Stat. §159-13.2, the following Capital Project Ordinance is hereby adopted:

Section 1. The projects authorized are the construction of a two-story addition to Building A on the Elizabeth City Campus of the College of The Albemarle and the renovation of the former Pasquotank-Camden Library building with any remaining funds to be used toward the renovation of the Pasquotank County Courthouse, to be financed by a bank qualified loan.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the installment financing agreement, the trust agreement, and the budget contained herein.

Section 3. The following amounts are appropriated for the project:

|                           |                     |
|---------------------------|---------------------|
| College of The Albemarle: |                     |
| Construction              | \$4,300,000         |
| Cost of Issuance          | 20,610              |
| Contingency               | 79,390              |
| Renovations:              |                     |
| Courthouse                | 400,000             |
| Old Library               | 1,600,000           |
| Cost of Issuance          | 18,625              |
| Contingency               | <u>16,375</u>       |
| Total for Both Projects   | <u>\$ 6,435,000</u> |

Section 4. The following revenues are anticipated to be available to complete this project:

|                                |                     |
|--------------------------------|---------------------|
| Other Financing Sources (Loan) | \$ 6,300,000        |
| Sales Tax Refund               | 10,000              |
| Interest Earned                | <u>125,000</u>      |
| Total                          | <u>\$ 6,435,000</u> |

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the installment financing agreement and the trust agreement.

Section 6. Funds may be advanced from the Construction Fund for the purpose of making payments as due. Reimbursement requests should be made to the trustee in an orderly and timely manner.

Section 7. The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9. Copies of this Capital Project Ordinance shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

ADOPTED this the 4th day of June, 2007.

*i. Approval of Hiring Salaries for Deputy and Investigator in Sheriff's Department*

The Finance Committee has recommended approval for the Sheriff to hire two new employees above the hiring rate. The first is a patrol deputy with six years experience. The proposed salary is at grade 17, step 8. The second is an investigator position with six years experience as an investigator in addition to five years service with the NC Department of Corrections. The proposed salary is at grade 18, step 8.

Motion was made by Matt Wood, seconded by Jeff Dixon to approve the consent agenda as amended. The motion carried.

The following tax refunds less than \$100 have been approved by the Finance Officer:

Refunds:

|    |                  |       |       |
|----|------------------|-------|-------|
| 1. | W.J. Munden, Jr. | 59.04 | 49.20 |
|----|------------------|-------|-------|

**5. APPROVAL OF SECOND AMENDMENT TO LEASE AGREEMENT BETWEEN PASQUOTANK COUNTY AND ALBEMARLE HOSPITAL AUTHORITY:**

County Attorney Mike Cox explained that Albemarle Hospital Authority is requesting an amendment to the lease which was signed with the county in September, 2000. He stated that the Board in January of this year approved a 10 year lease extension for a total of 40 years. The Hospital Authority intends to issue Series 2007 bonds to provide funds to pay off the Series 2000 bonds and to make significant improvements to the hospital facility. These improvements will

increase the value of the hospital. The Hospital Authority is asking the county to approve an amendment to the hospital lease to provide assurance to the purchasers of the Series 2007 bonds that the county will honor the pledge of hospital revenues to pay the bonds in the event the lease terminates before the bonds are paid. Mr. Cox said the amendment would clarify that the county would be responsible under the same terms as the 2000 lease agreement.

Motion was made by Matt Wood, seconded by Jeff Dixon to approve the second amendment to the lease agreement between Pasquotank County and Albemarle Hospital Authority as presented. The motion carried by a six to one margin with Commissioner Stevenson voting against approval of the amendment.

**6. CONSIDERATION OF NIXON & NIXON SITE PLAN AND BUILDING ELEVATION PLAN:**

Assistant County Manager Rodney Bunch advised that Nixon & Nixon has submitted a site plan and building elevation plan for a spec building to be constructed on Lot 13 in Section A of the Commerce Park. He said the proposed building is 8,000 square feet in size. He stated that the site plan has been reviewed and approved by the Technical Review Committee. He said he has reviewed the plan for conformance with the Restrictive Covenants and finds that it complies. Mr. Bunch stated that the Board needs to approve the elevation plan and the colors for the building that will be constructed. He referred to a drawing showing the elevation view of the plan. He said the building color will be "Desert Sand" with "Rustic Red" trim. The roof will be galvanized steel. The drawing indicates that a ten foot high brick façade will extend across the entire front of the building. The brick will be "Bordeaux-Oversize". Mr. Bunch stated that staff would recommend that the brick façade be extended along each side of the building a distance of ten feet to be more consistent with other structures in the Commerce Park, otherwise staff finds the plan to be consistent with the restrictive covenants and recommends approval.

Motion was made by Matt Wood, seconded by Marshall Stevenson to approve the site plan and building elevation plan submitted by Nixon & Nixon for construction of a spec building on Lot 13 in Section A of the Commerce Park, subject to the brick façade being extended along each side of the building a distance of ten feet. The motion carried unanimously.

**7. PRESENTATION OF FY 2007-08 PROPOSED COUNTY BUDGET :**

Chairman Perry called on County Manager Randy Keaton to present the proposed county budget for the 2007-08 fiscal year. Mr. Keaton first read the budget message and then highlighted the budget graphs showing the sources of revenue and the expenditures, and reviewed the various funds within the budget. Mr. Keaton stated that the proposed budget includes a 2¢ increase in the ad valorem tax rate to 50¢ per \$100 valuation, and a \$13 increase in the solid waste fee to \$120 per year.

Mr. Keaton pointed out that the budget is based on the General Assembly enacting Medicaid relief legislation. He said if the General Assembly has not acted on Medicaid relief by the June 18 meeting and does not appear to have a clear consensus, it may be necessary for the Board to hold a special meeting near the end of June to adopt the budget. He noted that the amount included in the budget for Medicaid relief is a large amount and could affect the budget quite a bit if the legislation does not pass or is altered in some way.

Commissioner Stevenson noted that he does not concur with the budget that has been presented, however he feels he is in the minority and he assumes it will be advertised.

Commissioner Dixon requested that historical data including previous tax rates be included in the budget message.

The Board discussed school funding and the possibility of developing a funding formula for future years that would tie growth in the school current expense budget to growth in the school district's ADM (average daily membership).

Mr. Keaton stated that a public hearing on the proposed FY 2007-08 budget will be advertised for the June 18 Commissioner meeting. Until then copies of the budget will be available for public inspection in the County Manager's Office and at the Pasquotank-Camden Library.

**8. REPORT FROM COUNTY MANAGER:**

County Manager Randy Keaton reported that the move into the new Public Safety Building will begin the week of June 18. The 911 Center is the first department scheduled to move and will be operational in the new building on June 21. Later that week the District Attorney's Office will move, followed by the Sheriff's Department the following week. Mr. Keaton asked when the Board would like to schedule a ribbon-cutting/dedication/open house. It was suggested that the event be held on a Sunday afternoon in August.

**9. APPOINTMENTS TO BOARDS AND COMMITTEES:**

Commissioner Stevenson reported that the Appointments Committee met today and voted to recommend the following appointments:

COA Board of Trustees – Recommend that Kathy Lawrence and Douglas Gardner be reappointed to replace David Wright and Oliver Etheridge. Final approval of these appointments will be included on the next agenda.

Planning Board – Reappoint Jane Geraghty to an additional term on the County Planning Board.

Motion was made by Marshall Stevenson, seconded by Matt Wood to approve the reappointment of Jane Geraghty to the Planning Board. The motion carried.

**10. REPORTS FROM COUNTY COMMISSIONERS:**

Commissioner Matt Wood asked how the fees charged by Harrell Medical Transport are developed. Mr. Keaton stated that the fees are spelled out in the franchise agreement that the Board approved. The cost is \$285 per transport plus \$8.50 per mile. The mileage is calculated from the point of pickup to the destination point, and the mileage from Gates County is not included. By comparison, Pasquotank EMS charges \$350 plus \$8.50 per mile. Mr. Keaton noted that Harrell Medical Transport has also been the high bidder for all of the surplus ambulances sold in recent years.

Commissioner Bill Trueblood reported that the ad hoc committee appointed to select a site for the location of a new elementary school has met and is in the preliminary stages of discussion regarding a potential site. He said the committee will be meeting again in the next week or so.

Vice-Chairman Lloyd Griffin asked if the rainwater metering devices have been put in place. Mr. Rodney Bunch responded that the devices have been received and are currently being calibrated. He said he and Mr. Greg Johnson will go out and designate points in the near future. Vice-Chairman Griffin suggested that one of the devices be placed in the vicinity of the Pasquotank River Bridge.

Vice-Chairman Griffin noted that it was mentioned earlier that the Board has approved 500 lots on Main Street Extended over the past six months. He said if easements are not set aside now for Main Street Extended, there will never be an opportunity to widen the road. He stated that it is important that traffic impact studies, environmental assessments, and water studies are done when property is developed. Mr. Bunch reminded the Board that a work session has been scheduled for this Wednesday at 1:00 PM and this is one of the topics on the agenda.

Commissioner Wood suggested when a technological review of the Board's meeting room is performed, he would like to look into the possibility of the facility having the capability for Commissioners to call-in to a meeting when they are unable to be in attendance.

Chairman Perry asked the Board to be cognizant of the way people who appear before the Board are addressed. He said it is important for the Board to hear what these individuals have to say and that they be allowed to speak without fear of embarrassment.

Chairman Perry asked if there was any further business to come before the Board. There being no further business, he asked for a motion to adjourn the meeting.

Motion was made by Matt Wood, seconded by Cecil Perry to adjourn the meeting. The motion carried and the meeting was adjourned at 9:10 PM.

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CHAIRMAN

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CLERK

**PASQUOTANK COUNTY, NORTH CAROLINA  
JUNE 6, 2007**

The Pasquotank County Board of Commissioners met today in a special meeting on Wednesday, June 6, 2007 in the Community Room at the W.C. Witherspoon Memorial Library.

**MEMBERS PRESENT:** Cecil Perry, Chairman  
Matt Wood  
Bill Trueblood  
Marshall H. Stevenson, Jr.  
Jeff Dixon

**MEMBERS ABSENT:** Lloyd E. Griffin, III, Vice Chairman (*out of town*)  
Jimmie Harris

**OTHERS PRESENT:** Randy Keaton, County Manager  
Rodney Bunch, Asst. County Mgr. for Planning & Econ. Dev.  
R. Michael Cox, County Attorney  
Lynn Scott, Assistant Clerk to the Board  
Shelley Cox, Planning Director

Also present were representatives from Patton Harris Rust & Associates. The meeting was called to order at 1:30 PM by Assistant County Manager Rodney Bunch who introduced Mr. Greg Johnson, PHR&A.

**1. HALLS CREEK SQUARE DRAINAGE CONCERNS:**

Mr. Bunch stated that Mr. Johnson had recently made a presentation to the Stormwater Management Committee on drainage concerns at Halls Creek Square and the Committee requested this topic be discussed by the full Board of Commissioners to determine if further action is needed.

Mr. Johnson stated that he was asked by the Stormwater Management Committee to do an investigation to see if an alternative outfall along the north side of Danielle Drive to Four Forks Road would alleviate some of the drainage concerns expressed by residents of Halls Creek Square and the surrounding property owners. He stated the reason he was asked to take a look at this area was due to flooding during Tropical Storm Ernesto. He explained that Ernesto was categorized as a 150 year storm and the residents did have difficulty coming in and out of the subdivision during the storm.

Mr. Johnson stated that he has visited the site on three occasions and has studied FEMA maps of the location and although no actual calculations have been performed it is his conclusion that an alternative outfall will be too challenging to construct and the natural drainage paths should be utilized.

Mr. Johnson recommended that the culvert which allows water to flow under the maintenance access into the BMP be eliminated and the natural drainage path be utilized for an emergency outfall. Mr. Bunch stated that initially this culvert was not installed, but was installed at a later date to provide access to the pond for maintenance. Mr. Johnson explained that the dam in the natural outfall ditch, which the County originally required the developer to install, would need to be taken out. He explained that there is an 18" pipe that has been installed further downstream that is restricting the flow and creating another pond. This pipe will need to be taken out also. He explained that if you look at the different characteristics of the basin, particularly when you look at the relative fullness of the culverts in the subdivision versus how the culvert appears under Four Forks on the slides, it looks like there is the ability to accept water going in that direction.

Mr. Johnson stated that the intake for the retention pond has been modified so that the natural water elevation is lower and this should be repaired so that it is back to its original design and the water will release slower.

Commissioner Stevenson stated that if the dam is removed and the BMP is bypassed it will no longer serve a purpose and the water will back up into the subdivision. He stated that rather than circumventing the pond, he feels we should allow a secondary outlet to serve as an emergency spillway. Mr. Johnson said he feels that the pond needs to stay in place. He stated he is

advocating that the pipe under the maintenance access be removed and the dam be opened. Therefore, the water from a typical storm in the subdivision will still go through the piping system and into the BMP, yet if there is a significant storm then it can bypass and go around.

After discussion, it was agreed that Mr. Johnson will write a letter to Mr. Bunch with his recommendations.

## **2. FAMILY SUBDIVISIONS:**

Planning Director, Shelley Cox stated that legislation has been introduced to eliminate Pasquotank County's exemption for family subdivisions. Staff has prepared language for a text amendment to the Pasquotank County Subdivision Regulations to allow for family subdivisions, at the local level, with approval by the Board of Commissioners.

Mrs. Cox presented a copy of the draft ordinance below to staff and the Board for their comments and consideration.

### **ARTICLE 5 DEFINITIONS**

#### Family Subdivisions

- The division of a tract of land as a gift to a naturally or legally defined child, grandchild or parent of a property owner.

### **SECTION 303      Procedure for Family Subdivision Review**

(a) Lots divided as a family subdivision, as defined in Article V, may be approved under the following conditions:

- 1) Lots created by means of a Family Subdivision shall have a minimum of 25' of frontage upon a State-maintained road.
- 2) Lots shall be served by a public water system.
- 3) Lots shall be a minimum of 43,000 square feet in area, with at least 140' of lot width at the front minimum building setback.
- 4) To qualify as a family subdivision, the property owner must provide proof that ownership of the tract to be subdivided has been in continuous ownership for a minimum of 10 years.
- 5) Lots created through the Family Subdivision review shall not be eligible for further subdivision for 10 years.
- 6) Lots shall be approved under the family subdivision provisions as a one-time gift of a single lot to each child, grandchild or parent of the property owner. A gift of any additional lot to the same child or parent shall require compliance with the major subdivision provisions within the County's Subdivision Ordinance.

(b) Family subdivision plats shall be approved by the Board of Commissioners and submitted in accordance with the following:

- 1) The application and plat indicate that it qualifies as a family subdivision as defined in this Article;
- 2) The applicant must sign an affidavit attesting to the linear relationship that qualifies the applicant for the family subdivision;
- 3) The plat shall state that the lot may not be further subdivided for a period of at least 10 years; and
- 4) An Improvement Authorization Permit must be provided from the Environmental Health Department regarding the soil suitability for an onsite septic tank disposal system.

After discussion, Commissioners Perry, Wood, Trueblood, and Dixon concurred with the proposal, with the exception of adding step-children and step-grandchildren to Item a-1 and changing Item a-2 to read “Lots shall have access to public water system”. Commissioner Stevenson agreed with the former noted changes, but noted concern with the requirement for a 25’ minimum road frontage.

Mrs. Cox stated that she will make the changes and move the text amendment forward to the Planning Board this month and to the Board of Commissioners on July 9, 2007.

**3. LARGE LOT SUBDIVISIONS:**

Mrs. Cox explained that North Carolina General Statutes allow for the creation of parcels greater than ten acres when no street right-of-way is involved and local government cannot eliminate the creation of these parcels, however their use can be regulated. She stated that staff is proposing a text amendment to the zoning ordinance which would require all developable lots to have either a minimum of 25’ or 50’ of road frontage and access to centralized water in order build on the lot. She asked that the Board give her feedback regarding the different proposals.

Mr. Bunch stated that this has been brought before the Board in the past and was tabled at the time. The Board discussed different scenarios regarding the proposed amendments.

Mrs. Cox added that alternatives would be to make the A-2 Zoning District non-residential or to have the developer cluster the lots in the front of the property and leave the back portion in “conservation”. She explained that drainage impacts would be less and the developer would not have the cost of installing a road.

**4. REQUIREMENTS FOR DECELERATION AND TURN LANES AND FUTURE ROAD WIDENING FOR NEW SUBDIVISION ENTRANCES:**

Mrs. Cox asked for the Board’s opinion on requiring deceleration and turn lanes and road widening in the future for new subdivision entrances. There was brief discussion regarding how the number of lots and the location of the subdivision could play a role in these requirements.

Due to time restraints, there was little discussion and no direction was given to staff.

There being no further business the meeting was adjourned.

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CHAIRMAN

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ASSISTANT CLERK