

The Moorings Preliminary Plat: County Manager Frank Heath stated that the Board had the Staff Report in their packets and that Bruce Exum and Steve Janowski, the applicants, were present if the Board had any questions. Mr. Heath stated that the applicants have met all the requirements of the preliminary plat approval and he, along with the Planning Staff, recommends approval of the preliminary plat subject to the items listed below from Bill Diehl, County Water Engineer:

- The County obtain confirmation that the STEP systems will be maintained by the licensed operating entity for the wastewater system rather than the homeowner.
- The County obtain confirmation that a flow reduction was granted by DEQ for this development, with the confirmation stating the approved flowrates (in terms of gallons per day per residence or gallons per day per bedroom).
- The County obtain and review cost estimates for the wastewater treatment and disposal system, the wastewater collection system, the water system, and other planned improvements that may not be completed when the subdivider/developer seeks approval and recordation of the Final Plat. The cost estimates should be prepared by the Design Engineer of each system. Upon acceptance of the estimates by the County, the subdivider/developer should then furnish valid security bonds to the County, in the amounts of 1.30 times the accepted cost estimates.
- When the County reviews the HOA documents, the County should ensure the documents have the language required by the attached Operational Agreements, including any language the County wishes to add to make it abundantly clear that any costs associated with any future involvement of the County with the subject wastewater system will be entirely borne by the HOA through the HOA's fund reserves and special assessments.
- The County obtain confirmation that all documents that are to be recorded, are, in fact, recorded.
- The County consider drafting and requiring a Wastewater System Disclosure Statement, as previously described, be signed by each purchaser of a lot or home in The Moorings at Albemarle.
- The County revise the "Certificate of Approval of Sewage System" that is applied to the face of the Final Plat to reflect the proposed wastewater collection and disposal system and the correct permitting agency.

Mr. Exum provided additional information including the fact that Mr. Nichols, the original applicant, had passed away earlier this year. During his presentation, he reviewed the conditions of the permit and explained how they had accomplished each condition. Chairman Jones asked if there were any further questions or comments. There being none, Edward R. Muzzulin made a motion to approve the Preliminary Plat for The Moorings at Albemarle with the conditions listed above. The motion was seconded by Charles Woodard and unanimously approved by the Board.

BUDGET AMENDMENT NO. 5

Jonathan Nixon, Emergency Services Director, has been notified that the County has received a grant in the amount of \$2,000. The Grant is from the N.C. Department of Public Safety. On motion made by Edward R. Muzzulin, seconded by Fondella A. Leigh, the Board unanimously approved the following Budget Amendment No. 5 and authorized county chair and staff to sign the proper documentation to receive the funds:

**BUDGET AMENDMENT NO. 5
GENERAL FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
10-348-012	State Grants - Emergency Management	2,000	
10-530-338	State Grants - Hazardous Mat	2,000	
EXPLANATION: To amend FY 17/18 budget to include an awarded Emergency Management Grant.			

PUBLIC COMMENTS

There being no public comments.

ADJOURNMENT

There being no further comments or business to discuss, the Regular Meeting was adjourned at 7:40 p.m. on motion made by Charles Woodard, seconded by Joseph W. Hoffler.

T. Kyle Jones, Chairman

Clerk to the Board

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**WORK SESSION
September 18, 2017
7:00 p.m.**

The Perquimans County Board of Commissioners met in a regular Work Session on Monday, September 18, 2017, at 7:00 p.m. in the Commissioners' Room located on the first floor of the Perquimans County Courthouse Annex.

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| MEMBERS PRESENT: | Kyle Jones, Chairman
Joseph W. Hoffler
Wallace E. Nelson | Fondella A. Leigh, Vice Chair
Edward R. Muzzulin
Charles Woodard |
| MEMBERS ABSENT: | None | |
| OTHERS PRESENT: | Frank Heath, County Manager
Hackney High, County Attorney | Mary Hunnicutt, Clerk to the Board |

After the Chairman called the meeting to order, Commissioner Nelson gave the invocation and the Chairman led the Pledge of Allegiance.

LARGE SOLAR FARM FACILITIES REVISIONS

Chairman Jones explained that their main objective tonight is to agree on any revisions needed for the large solar farm facilities section of our Zoning Ordinance. The current moratorium expires in October. Mr. Jones said that he is going to ask each individual commissioner to discuss their concerns with the current ordinance. The following concerns were discussed:

- **Commissioner Hoffler:** Chairman Jones asked Mr. Hoffler if he had any concerns. After County Manager Heath sent the Commissioners a copy of the proposed revisions, Mr. Hoffler asked to have time to review them before making comments. Mr. Jones moved on to the next Commissioner.
- **Chairman Jones:** Chairman Jones said that he was satisfied with what the Planning Board proposed along with the changes requested by the Board but would be open to whatever else the Board wishes to discuss.
- **Commissioner Nelson:** Commissioner Nelson discussed items B(1)(e), B(1)(f), the gate placement, and berm requirements. After County Manager Heath explained that these items are covered in the ordinance, Mr. Nelson was satisfied with the proposed changes.
- **Commissioner Muzzulin:** Mr. Muzzulin had no concerns and approves to move forward with these revisions.

- **Commissioner Leigh:** Ms. Leigh had no concerns and approves to move forward with these revisions.
- **Commissioner Hoffer:** After reviewing the copy of the proposed changes, Mr. Hoffer said that he had no problems with the revisions and approves to move forward with these revisions.
- **Commissioner Woodard:** Mr. Woodard said that Mr. Nelson brought up his concerns and he is satisfied with that now. He further stated that he likes the idea that the facility would be shut down if they do not comply with the conditions. He also discussed berm requirement, if needed

Chairman Jones asked Rhonda Money, Planner, if she had any concerns. She did not. County Manager Heath and County Attorney High discussed how to solve the issue of the project size discussed tonight. It was decided that County Manager Heath and County Attorney High would meet to revise these proposed revisions addressing the issues discussed tonight, prepare a new draft copy, and forward copies to the Commissioners for their review and comments.

OTHER ITEMS DISCUSSED

The Board discussed the following information: opioid

- **County Manager Heath:** Mr. Heath informed the Board that he had sent a letter on behalf of the Board to Trillium to take a greater role in coordinating a detox treatment center in our region.
- **Wallace Nelson:** Mr. Nelson made further comments on the Opioid issue, the Athletic Complex, and Resolutions being included in the Consent Agenda.
- **Charles Woodard:** Mr. Woodard made a few comments on the Opioid issue.
- **Chairman Jones:** Mr. Jones discussed the recent letter from the Town of Winfall about a meeting with their Council about some Recreation Department issues on September 26, 2017.

ADJOURNMENT

There being no further business to discuss, the Chairman adjourned the meeting at 7:40 p.m.

T. Kyle Jones, Chairman

Clerk to the Board

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