

- **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

REGULAR MEETING
 October 2, 2017
 6:30 p.m.

The Perquimans County Board of Commissioners met in a regular meeting on Monday, October 2, 2017, at 6:30 p.m. in the Commissioners Room located on the first floor of the Perquimans County Courthouse Annex.

- | | | |
|------------------|---|--|
| MEMBERS PRESENT: | Kyle Jones, Chairman
Joseph W. Hoffer
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 Woodard gave the invocation and the Chairman led the Pledge of Allegiance.

PUBLIC HEARING

Administrative Text Amendment No. TXT-17-01

Chairman Jones opened the Public Hearing stating that the purpose of this public hearing is to receive citizen's comments concerning the consideration of Administrative Text Amendment No. TXT-17-01, to revise the Zoning Ordinance with regard to the Large Scale Solar Energy Facilities. There were ten (10) people present. Mr. Jones recognized Frank Heath, County Manager, who explained the process and presented the following proposed changes:

907.28 Solar Farm (Large scale, ground-mounted Solar Power Energy System)

- A. **Zoning Districts:** RA (Conditional Use)
IL and IH (Permitted Use)
- B. **Preamble:** A large scale Solar Farm containing ground-mounted solar power electric generation structures, may be permitted in districts as designated in the Table of Permitted and Conditional Uses, subject to the following requirements:
 - (1) **Site Considerations:**
 - (a) Height: Solar energy system structures and related equipment shall not exceed fifteen (15) feet in height.
 - (b) Setback: Solar energy system structures and related equipment must meet the minimum zoning setback for the zoning district in which it is located, or 100 feet, whichever is strictest. A 150 foot setback shall be required from wetlands identified by State or Federal agencies. A ½ mile setback shall be required from the property line of the nearest existing large scale solar power energy facility.
 - (c) The setback for any building or parking area proposed to serve the Solar Farm shall be fifty (50) feet or as otherwise required, whichever is strictest, from any street right-of-way and any continuous property line that is used or zoned for residential purposes or located within the Highway Corridor Overlay District .
 - (d) The setback for any building and parking area proposed to serve the Solar Farm shall be in keeping with that required by the zoning district as it applies to any street right-of-way and any contiguous property line that is used or zoned for nonresidential purposes.
 - (e) Maximum allowed acreage for any approved project shall not exceed 100 acres. No more than one project may be approved for each individual parcel.
 - (f) By mowing or other means, grass or weeds on the project site shall not exceed 12 inches in height.
 - (g) A drainage study, in conjunction with Perquimans County Soil and Water Conservation, shall be performed on each site, and results provided to the Planning Board and Board of County Commissioners. This study will detail any removal or re-routing of existing farm ditches; the drainage impacts to any adjacent swamps or streams; and drainage impacts to adjacent properties.
 - (2) **Lighting:** The project shall utilize minimal lighting. No lighting other than normal security lighting and that required by government agencies shall be permitted.
 - (3) **Screening:**
 - (a) General: Solar energy system structures and related equipment and buildings shall be screened from routine view from public rights-of-way, existing residential uses and adjacent properties zoned Residential Agriculture, Historic Agriculture, Rural Agricultural, or Commercial Zoning Districts using the County's Buffers and Screening standards currently found in Article XVIII, Sections 1802 and 1803. Included in these screening options are berms which create an attractive blind barrier as dictated in Section 1803.

- (b) Highway Corridor Overlay Districts: When located adjacent to the Highway Corridor Overlay District, screening is required which completely screens from view the solar energy system panels and related equipment. Such screening shall be an opaque durable wall or fence and access gate(s) at least seven (7) feet high in addition to a minimum fifteen (15) foot wide vegetated strip along any property line adjacent to or within five hundred (500) feet of the Highway Corridor Overlay District. Said access gate shall be screened in the same manner as the above-mentioned wall or fence. This vegetated strip shall consist of a naturally wooded area or planted with a mix of evergreens and deciduous trees and shrubs to simulate a naturally wooded area within three (3) years.
- (c) To ensure proper maintenance of vegetative and other screening methods, a cash bond equal to the initial cost of installing buffers will be required to be held by Perquimans County until project decommissioning.
- (4) **Operational Considerations:** Any access gate which affords views from an existing residence or from within the Highway Corridor Overlay District must be kept closed and locked at any time the Solar Farm is not occupied by the operator for preventive maintenance, repair and similar activities, etc.
- (5) **Application Requirements:**
 - (a) Submit Site Plan prepared in accordance with current Site Plan Requirements of Section 509 and denoting the dimensions of the subject property, proposed solar farm location, including the arrangement of solar panels, distance from the proposed site improvements to all property lines, and location of proposed driveway(s). No portion of the Solar Farm may encroach into the required setbacks or any buffer area.
 - (b) The Site Plan should also show the location of any required buffers as outlined in Sections 1803 and 1804.
 - (c) Submit horizontal and vertical (elevation) to-scale drawings with dimensions. The drawings must show the location of the system on the property.
 - (d) State and local storm water permits may be required subject to Article V Site Plan and other requirements as applicable.
 - (e) If applicable, the applicant must apply to and receive from the North Carolina Department of Transportation (NCDOT) a driveway permit, or submit documentation from NCDOT that the existing site access is acceptable for the proposed use prior to final project approval.
- (6) **Approved Solar Components:** Solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).
- (7) **Compliance with Building Code:** All active solar energy systems shall meet all requirements of the North Carolina State Building Code and shall be inspected by a Perquimans County Building Inspector.
- (8) **Compliance with National Electric Code:** All photovoltaic systems shall comply with the National Electrical Code, current edition.
- (9) **Decommissioning:** Following a six month period in which no electricity is generated, the permit holder will have six (6) months to complete decommissioning of the large scale solar energy facility. As part of the contractual agreement between the developer and the utility purchasing the power produced, both parties will be required to notify Perquimans County within the time frames listed above if the project ceases or the utility stops purchasing power. The power purchasing agreement detailing such language will be provided to the County upon its execution.

Decommissioning includes removal of solar panels, support columns, fences, buffers, buildings, cabling, electrical components, and any other associated facilities down to 36 inches below grade. A decommissioning study showing the total cost, not including salvage value, shall be provided and updated every five (5) years. A cash bond equal to this amount will be required to be held by Perquimans County until project decommissioning.
- (10) **Transfer of Ownership:**

Any solar farm permitted under the rules and regulations identified in this section that is sold or transferred to another entity is still bound to the rules and regulations as stated in this section, any state or federal regulations, as well as any additional regulations imposed during the Conditional Use Permit process, Technical Review Committee process, or the Building Permit process.

After Mr. Heath completed his explanation, Chairman Jones asked the following individuals who had signed up to speak to come forward and make their statement:

1. **Alden Winslow:** Mr. Winslow asked that the Board reconsider changing Item (1)(b) "Maximum allowed acreage for any approved project shall not exceed 100 acres. No more than one project may be approved for each individual parcel." He feels that it should be increased to 500 to 1,000 acres because he does not feel that any developer of a solar farm would even consider developing a solar farm that small on a large parcel of land.
2. **Jason Winslow:** As a farmer, Mr. Winslow explains that he works with a number of the individuals that serve on the Boards that make the decisions on these projects. He further stated that he feels that this will be a conflict of interest for them to make decision on projects that will be detrimental to the farming community.

There being no further questions, Chairman Jones closed the Public Hearing at 7:00 p.m. and proceeded with the regular meeting.

PRESENTATIONS

The following presentations by the Board were made:

- **Presentation of Plaques:** Ida Harris and Marie Cuthrell were not present to receive their plaques for their retirement. Mary Hunnicutt, Clerk to the Board, will make arrangements to get their plaques to them.
- **Presentation to Mettha Davenport, Nursing Home Advisory Committee:** Brandi Jordan, Region R Long-Term Care Ombudsman, presented a Resolution thanking her for her 27 years of service on the Nursing Home Advisory Committee. She thanked the Board for the opportunity to serve for the Commissioners.

AGENDA

Charles Woodard made a motion to approve the Agenda as amended. The motion was seconded by Fondella A. Leigh and unanimously approved the Agenda as amended.

CONSENT AGENDA

The following items were considered to be routine and were unanimously approved on motion made by Wallace E. Nelson, seconded by Joseph W. Hoffler.

1. **Approval of Minutes:** September 5, 2017 Regular Meeting and September 18, 2017 Work Session
2. **Tax Release/Refund Approvals:**
PERQUIMANS COUNTY TAX RELEASES:

Elmore, Jeannette C. -----	\$265.62
Senior Citizen Exemption was not applied for 2017. Account No. 539191.	
Corprew, Timothy & Kristine -----	\$8,699.34
Application for present use value was presented in a timely manner. Inadvertently, the appropriate tax rate was not applied. Account No. 261132.	
Byrum, Harold & Betty -----	\$870.17
New construction was placed on incorrect parcel number. Account Number 205540.	

TOWN OF WINFALL TAX RELEASES:

Elmore, Jeannette C. -----	\$251.64
Senior Citizen Exemption was not applied for 2017. Account No. 539191.	

TOWN OF HERTFORD TAX RELEASES:

Corprew, Timothy & Kristine -----	\$7,173.14
Application for present use value was presented in a timely manner. Inadvertently, the appropriate tax rate was not applied. Account No. 261132.	

PERQUIMANS COUNTY TAX REFUND

Higerd, Evelyn----- \$1,965.36

Sent her mortgage payment to us in error. Payment was applied as a prepayment. Mortgage company is responsible for paying taxes. Account No. 26332.

3. Personnel Matters:

Employee Name	Employee Job Title	Action Required	Grade/Step	New Salary	Effective Date
Roy Alons	Water Plant Operator	Resignation			8/31/2017
Scott Alons	District Technician	Retirement			02/01/2018
Michael Sawyer	IMC II	Termination			09/19/2017
Pam Midgett	IMS II	Promotion	67/2	\$35,477	09/01/2017
Jovan Ward	IMC III	Promotion	65/3	\$33,251	10/01/2017
Debbie Lyman	P/T F/I Certified Telecommunicator	Certification	62/1	\$13.34/hr.	09/01/2017
Natalie Verner	IMC II	Appointment	63/2	\$29,725	10/01/2017
Diane Murray	IMS II	Appointment	67/2	\$35,447	10/03/2017
John vonRosenberg	EMS Shift Supervisor	Appointment	70/7	\$45,685	10/01/2017

4. Step/Merit Increases:

Employee Name	Employee Job Title	Grade/Step	New Salary	Effective Date
Ernest Swanner	Code Enforcement Officer	61/3	\$27,883	10/01/2017
LeAnne Hamilton	Administrative Assistant – Sheriff	60/8	\$30,155	10/01/2017

5. Budget Amendments:

**BUDGET AMENDMENT NO. 6
GENERAL FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
10-348-021	Local Funds - Sheriff/Canine	500	
10-510-335	Local Funds - Canine	500	
EXPLANATION: To revise FY 2017/2018 Budget to include local fund line for Canine Donations as requested by public.			

**BUDGET AMENDMENT NO. 7
COUNTY CONSTRUCTION FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
50-348-004	Library BB&T Construction	763,043	
50-000-742	Capital - Library Construction	763,043	
EXPLANATION: To revise FY 2017/2018 Budget to include the Library Construction project as a separate revenue than expenditure as advised by our auditors.			

6. Board Appointments: The following Board reappointments were approved by the Board:

NAME	BOARD	ACTION	TERM	EFFECTIVE DATE
Baker, Julian	Board Trustees for Belvidere/Chappell Hill Fire Dept.	Reappointment	1 yr.	10/1/2017
Winslow, Wade	Board Trustees for Belvidere/Chappell Hill Fire Dept.	Reappointment	1 yr.	10/1/2017
Hobbs, Benjamin	Board Trustees for Bethel Fire Dept.	Reappointment	1 yr.	10/1/2017
Muzzulin, Edward	Board Trustees for Bethel Fire Dept.	Reappointment	1 yr.	10/1/2017
Chappell, Laurence	Board Trustees for Durant's Neck	Reappointment	1 yr.	10/1/2017
Ownley, Wallace	Board Trustees for Durant's Neck	Reappointment	1 yr.	10/1/2017
Boyce, Jonathan	Board Trustees for Inter-County Fire Dept.	Reappointment	1 yr.	10/1/2017
Swayne, Robert D.	Board Trustees for Inter-County Fire Dept.	Reappointment	1 yr.	10/1/2017
Hurdle, Pam	Board of Adjustments	Reappointment	3 yrs.	10/1/2017

7. Emergency Services Item - FY 2018 HSGP Exercise Request: Emergency Medical Services has received a grant for \$9,831.20 for the 2018 HSGP Exercise Program. The Board accepted the funds and authorized County Staff to sign documents.

8. Proclamation/Resolution: The following Proclamation/Resolution was unanimously approved by the Board:

- **Proclamation – National Residents Rights Month 2017:** The Board adopted the following Proclamation proclaiming October 2017 as National Long-Term Care Residents’ Rights Month in Perquimans County:

**National Long-Term Care
Residents' Rights Month 2017
Proclamation**

It’s All About Me: My Life, My Care, My Choices

Whereas, there are more than 1.6 million individuals living in 16,000 nursing homes; and 1 million individuals living in 50,000 board and care/assisted living facilities in the U.S.; and

Whereas, the federal Nursing Home Reform Act of 1987 guarantees residents their individual rights in order to promote and maintain their dignity and autonomy; and

Whereas, all residents should be aware of their rights so they may be empowered to live with dignity and self-determination; and

Whereas, we wish to honor and celebrate these citizens, to recognize their rich individuality, and to reaffirm their right to vote and participate politically, including the right to have a say in their care; and

Whereas, individuals and groups across the country will be celebrating Residents’ Rights Month with the theme –“It’s All About Me: My Life, My Care, My Choices”– to emphasize the importance of affirming these rights through facility practices, public policy and resident-centered decision-making.

Now, therefore, the Perquimans County Board of Commissioners, do hereby proclaim October 2017 as **National Long-Term Care Residents’ Rights Month**, in the County of Perquimans, and encourage all citizens to join me in these important observances.

ADOPTED the 2nd day of October, 2017.

T. Kyle Jones, Chairman
Perquimans County Board of Commissioners

ATTESTED:

Mary P. Hunnicutt, Clerk to the Board
Perquimans County Board of Commissioners

- **Resolution – Removal of Certain Records:** At the request of Jacqueline Frierson, Register of Deeds, the Board adopted the following authorizing the removal of certain records from her department for repair, restoration, and rebinding:

**RESOLUTION AUTHORIZING
REMOVAL OF CERTAIN PUBLIC RECORD BOOKS
KEPT BY THE REGISTER OF DEED FOR
THE PURPOSE OF REPAIR, RESTORATION
AND REBINDING**

WHEREAS, NCGS 132-7 provides that books of public records should be copied or repaired, renovated or rebound if worn, mutilated, damaged or difficult to read; and

WHEREAS, there is identified certain books of public records maintained by the Register of Deeds in need of repair, restoration and rebinding; and

WHEREAS, Kofile Technologies is under contract to provide repair, restoration and rebinding of those certain books of public records.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR PERQUIMANS COUNTY, NORTH CAROLINA, that:

Section 1. The Register of Deeds is authorized to remove or cause to be removed to the care and custody of Kofile Technologies for repair, restoration and rebinding the following books for public records:

Vital Statistics Marriage Licenses 1880-1884
Plat Book 2 Pages 01 thru 237

Section 2. The books of public records listed in Section 1 of this resolution may remain in the care and custody of Kofile Technologies for the length of time required to repair, restore and rebind them.

Section 3. This resolution is effective upon its adoption.

ADOPTED the 2nd day of October, 2017.

T. Kyle Jones, Chairman
Board of Commissioners

ATTEST:

Mary P. Hunnicutt, Clerk to the Board

CATHY DAVISON, ALBEMARLE COMMISSION

Cathy Davison, Executive Director of the Albemarle Commission, presented a PowerPoint presentation that explained the programs that are handled by the Albemarle Commission and explained why they need a new facility and the requirement for an Interlocal Agreement to construct a new facility for them. She has presented this information to the other counties included in the Albemarle Commission region. Mr. Heath, Chairman Jones, and Commissioner Nelson made a few comments and asked several questions. Commissioner Leigh represents the Board of Commissioners on the Albemarle Commission Board and asked that the two Boards work together to accomplish the best for each entity.

BILL JENNINGS, TAX ADMINISTRATOR

Mr. Jennings was not able to attend the meeting.

SUSAN CHANEY, SOCIAL SERVICES DIRECTOR

Ms. Chaney presented her monthly report. She informed the Board that they are getting ready to license five new foster homes. Commissioner Woodard said that he has not been on the Social Services Board long but he feels that everything is working good in Social Services.

COMMISSIONER'S CONCERNS/COMMITTEE REPORTS

The following item was discussed:

- **Chairman Jones:** Chairman Jones, along with Commissioners Hoffer and Muzzulin and County Manager Heath, met with the Town of Winfall Council on September 26, 2017 to discuss a matter related to the Recreation Department. The result of the meeting was to have the Town of Winfall Council present their requests to the Recreation Advisory Board at their next meeting which is scheduled for October 10th. The Recreation Advisory Board would discuss their requests. If the Town of Winfall Council is not satisfied with the decision of the Advisory Board, they will bring that information back to the Commissioners. If they are satisfied, then the Advisory Board will bring their recommendations to the Board of Commissioners at their next meeting.

UPDATES FROM COUNTY MANAGER

County Manager Heath presented the following updates:

- **Library Project:** Mr. Heath explained that we have about 30 – 45 days left on the construction. We are awaiting the delivery of the windows and doors. If any Commissioner would like a walk through, please call him to set that up.
- **Parking Lot Improvements:** Mr. Heath explained that the Parking Lot improvements at the Extension Building, the Courthouse, and the Courthouse Annex Buildings have been completed.
- **Forum I-87:** On September 19th, they held a Forum to discuss I-87. It was a \$1.3 billion dollar project that has no designated funding at this point. The County will continue to work with them to discuss our concerns with the interchanges throughout the County.

PLANNING BOARD ITEM

Chairman Jones stated that it was time to take action on the following Planning Board item:

Text Amendment No. TXT-17-01: A Public Hearing was held earlier in the meeting to receive citizens' comments concerning the consideration of Administrative Text Amendment No. TXT-17-01, to revise the Zoning Ordinance with regard to the Large Scale Solar Energy Facilities. Edward R. Muzzulin made the following motions:

1. **Motion to find Administrative Text Amendment No. TXT-17-01** to advance the public health, safety and general welfare, encourage orderly development, protect the quality of the environment, and generally uphold the requirements of State Law in accordance with the (County's) Land Use Plan and, therefore, to find it consistent with the specific intent of the proposed Ordinance; and
2. **Motion to Approve Case No. TXT-17-01,** to amend Article IX, Section 907.28 of the Zoning Ordinance as shown in the Draft Ordinance; based upon the following Section 1302 and the Policy Guidelines contained in Sections 1302B(1) through (4) of the Zoning Ordinance:

Every proposed amendment, supplement, change, modification, or repeal of this Ordinance shall be referred to the Planning Board for its recommendation and report. The Planning Board shall hold a public meeting, at which the Board of County Commissioners may sit concurrently with the Planning Board if the Board of Commissioners so desires. Pursuant to Article XXIII, Notice of the public meeting shall be mailed to adjoining property owners in the envelopes provided by the applicant and notice shall be made by posting the property concerned. The Board of County Commissioners shall receive written notice of the meeting and its subject matter from the Planning Board.

B. In evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- (1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- (2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;

- (3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
- (4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.

In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the Board of County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

The motion was seconded by Joseph W. Hoffler, and the Board unanimously approved the following Ordinance No. 97:

ORDINANCE NO. 97

AN ORDINANCE OF PERQUIMANS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NORTH CAROLINA, AMENDING, ADDING AND REPEALING SECTIONS OF THE PERQUIMANS COUNTY ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 35, AS PREVIOUSLY AMENDED; THIS ORDINANCE AMENDS ARTICLE IX OF SAID ZONING ORDINANCE TO REVISE STANDARDS, CONDITIONS AND PROCEDURES FOR LARGE SCALE SOLAR FACILITIES IN THE UNINCORPORATED COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PERQUIMANS COUNTY, NORTH CAROLINA THAT:

Section 1. Perquimans County Ordinance No. 35 (Zoning Ordinance), as previously amended, is hereby amended by revising **Article IX** of said Zoning Ordinance to revise standards, conditions and procedures for Large Scale Solar Facilities in the unincorporated County; and by adding and/or substitution the following excerpts of **Article IX** attached hereto as **Exhibit A** respectively, and incorporated herein by reference, in its stead;

Section 2. Severance Clause. It is the intent of the Board of County Commissioners of Perquimans County, North Carolina, and it is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance; and

Section 3. Effective Date. This Ordinance shall take effect upon its passage and enactment. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of Perquimans County, North Carolina.

PASSED AND ENACTED by the Board of County Commissioners of Perquimans County, North Carolina, this 2nd day of October, 2017.

BOARD OF COUNTY COMMISSIONERS OF PERQUIMANS COUNTY, NORTH CAROLINA

By: _____
T. Kyle Jones, Chairman

ATTEST:

Mary P. Hunnicutt, Clerk to the Board

Effective Date: _____

Exhibit "A"

907.28 Solar Farm (Large scale, ground-mounted Solar Power Energy System)

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 - (c) The setback for any building or parking area proposed to serve the Solar Farm shall be fifty (50) feet or as otherwise required, whichever is strictest, from any street right-of-way and any continuous property line that is used or zoned for residential purposes or located within the Highway Corridor Overlay District.
 - (d) The setback for any building and parking area proposed to serve the Solar Farm shall be in keeping with that required by the zoning district as it applies to any street right-of-way and any contiguous property line that is used or zoned for nonresidential purposes.
 - (e) Maximum allowed acreage for any approved project shall not exceed 100 acres. No more than one project may be approved for each individual parcel.
 - (f) By mowing or other means, grass or weeds on the project site shall not exceed 12 inches in height.
 - (g) A drainage study, in conjunction with Perquimans County Soil and Water Conservation, shall be performed on each site, and results provided to the Planning Board and Board of County Commissioners. This study will detail any removal or re-routing of existing farm ditches; the drainage impacts to any adjacent swamps or streams; and drainage impacts to adjacent properties.
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Decommissioning includes removal of solar panels, support columns, fences, buffers, buildings, cabling, electrical components, and any other associated facilities down to 36 inches below grade. A decommissioning study showing the total cost, not including salvage value, shall be provided and updated every five (5) years. A cash bond equal to this amount will be required to be held by Perquimans County until project decommissioning.

(10) **Transfer of Ownership:**

Any solar farm permitted under the rules and regulations identified in this section that is sold or transferred to another entity is still bound to the rules and regulations as stated in this section, any state or federal regulations, as well as any additional regulations imposed during the Conditional Use Permit process, Technical Review Committee process, or the Building Permit process.

USDA LEASE EXTENSION

County Manager Heath explained that the current lease for the Perquimans County USDA Service Center located in Hertford, North Carolina expires December 31, 2017. The USDA has confirmed their continuing need for continued occupancy and the best course of action would be to acquire a lease extension while a long-term lease is pursued. The USDA has requested leasing authority from the General Services Administration (GSA) to extend this lease for general purpose space through December 31, 2019. This will allow the Government time to pursue a new long term lease. On motion made by Charles Woodard, seconded by Joseph W. Hoffler, the Board unanimously approved the following USDA Lease Extension:

DEPARTMENT OF AGRICULTURE FARM SERVICE AGENCY	LEASE AMENDMENT NO. 03
LEASE AMENDMENT	TO LEASE NO. USDA Perquimans County Service Center
ADDRESS OF PREMISES Perquimans County Service Center 512 S Church Street Hertford, North Carolina 27944	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **County of Perquimans** whose address is: **P. O. Box 45, Hertford, North Carolina 27944** hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. **This Lease Agreement is issued to extend the lease term beginning January 1, 2018 through December 31, 2019.**
2. **Effective upon execution by the Government, the Government will pay the lessor annual rent of \$22,165.50 at the rate of \$1,847.13 per month (representing \$10.50 per square feet for 2,111 usable square feet) in arrears.**
3. **Pursuant to the Lease Agreement, the tenant reserves the right to terminate this lease or decrease the amount of space at any time by giving at least 60 days notice in writing to the Lessor.**
4. **The Lessor must have an active/updated registration in the System for Award Management (SAM) www.SAM.gov, upon receipt of this Lease Amendment. Registration must remain "Active" throughout the lease term and renewed annually. The Government will not process rent payments to Lessors without an active/updated SAM registration.**

This Lease Amendment contains (1) page.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: *Frank Heath*
 Name: Frank Heath
 Title: County Manager
 Entity Name: Perquimans County
 Date: 10/11/2017

FOR THE GOVERNMENT:

Signature: _____
 Name: Ginger F. Rider
 Title: Warranted Lease Contracting Officer
United States Department of Agriculture
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: *Mary P. Hunnicutt*
 Name: Mary P. Hunnicutt
 Title: Clerk to the Board
 Date: 10/11/2017

MORATORIUM ON LARGE SCALE SOLAR ENERGY FACILITIES

County Manager Heath explained that the current Moratorium on large scale solar energy facilities does not expire until October 18, 2017. The Board could just let it expire on its own or vote to lift the moratorium. On motion made by Fondella A. Leigh, seconded by Edward R. Muzzulin, the Board unanimously approved to lift the moratorium on large scale solar energy facilities applications.

SALE OF PROPERTY ON GOVDEALS: PARCEL NO. 2-D082-G079-HI

County Manager Heath explained that, on August 7, 2017, the County adopted a resolution to proclaim Parcel No. 2-D082-G079-HI as surplus property and proceed to sell it on GovDeals. The bid period for our surplus vehicles with GovDeals closed on October 2, 2017 at 12:00 p.m. The results of the sale were as follows:

BUYER	PROPERTY	DATE SURPLUSED	START BID	SOLD AMOUNT	GOVDEALS FEE	NET RESULTS
Patrick Hanley	Parcel No. 2-D082-G079-HI	8/7/17	\$557.35	\$4,207.00	\$210.35	\$3,996.65

On motion made by Wallace E. Nelson, seconded by Charles Woodard, the Board unanimously authorized Mr. Heath to proceed with the sale of this parcel.

BUDGET AMENDMENT NOS. 8 - 9

County Manager Heath explained that Budget Amendment Nos. 8-9 were presented after the Agenda Packets were mailed out. He explained each of the budget amendments and requested Board approval. On motion made by Wallace E. Nelson, seconded by Edward R. Muzzulin, the Board unanimously approved the following Budget Amendments Nos. 8 and 9:

**BUDGET AMENDMENT NO. 8
GENERAL FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
10-348-033	State Grants - Senior Medicare		738
10-615-146	SHIIP Funds		738

EXPLANATION: To budget the correct FY 17/18 SHIIP Grant amount.

**BUDGET AMENDMENT NO. 9
GENERAL FUNDS**

CODE NUMBER	DESCRIPTION OF CODE	AMOUNT	
		INCREASE	DECREASE
10-348-012	State Grants - Emergency Mgmt.	9,832	
10-530-338	Emerg. Mgmt. - Haz Mat Grant	9,832	

EXPLANATION: To budget additional Haz Mat Grant Funds for FY 17/18.

PUBLIC COMMENTS

The following public comments were made:

- James E. Parkinson:** Mr. Parkinson lives on Academy Street in Hertford across from the Grubb Street Basketball Court. After giving a brief description of his experience and education, he presented problems that have arisen from the use of Grubb Street Basketball Court. The activities that take place at these courts do not fall under basketball. He has talked to the Town of Hertford Police, the Hertford Town Council, Perquimans County Recreation Department and now presenting his concerns to the Board of Commissioners. With the library being relocated to the new location, there will be another vacant building in the Town of Hertford. He has no idea what will move into the old Library. He recommends that these courts be removed. If this is not possible, please consider the activities that go on there.
- Bob Bastek:** Mr. Bastek explained the Food Bank of the Albemarle's Commodity Supplemental Food Program. He has been volunteering to help distribute food once a month to seniors within the County if they meet their criteria. They need more volunteers. It takes two people to handle this. They have contacted the churches, service agencies, and the Senior Center and they have found only one volunteer which was himself. He will be out of town and will not be able to help on October 20th and he asked that the County seek individuals that will be able to assist them with the distribution of the food to our senior citizens.

ADJOURNMENT

There being no further comments or business to discuss, the Regular Meeting was adjourned at 8:00 p.m. on motion made by Charles Woodard, seconded by Joseph W. Hoffer.

T. Kyle Jones, Chairman

Clerk to the Board

WORK SESSION
October 16, 2017
7:00 p.m.

Due to a lack of business to discuss, the Perquimans County Board of Commissioners Work Session on October 16, 2017 was cancelled.

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