Camden County Board of Commissioners
South Camden Water & Sewer District Board of Directors
Regular Meeting - March 2, 2026
Camden Public Library Boardroom
118 Hwy 343 North

Minutes

A duly-noticed regular meeting of the Camden County Board of Commissioners was held in boardroom of the Camden Public Library on March 2, 2026 at 7:00 PM with a Closed Session at 6:30 PM to discuss personnel, consult with the county attorney in regard to matters of attorney-client privilege and B&M Investments of North Carolina, LLC v. Camden County (Civil File No.: 2:26-cv-00012-BO). The Board of Commissioners also met as the South Camden Water & Sewer District Board of Directors during the Regular Meeting.

CALL TO ORDER
The meeting was called to order by Vice Chair Troy Leary at 6:30 PM. Also Present: Commissioners Randy Krainiak, Sissy Aydlett and Tiffney White. Absent: Chair Jason Banks

Administration Staff Present: County Manager Erin Burke, Clerk to the Board Karen Davis and County Attorney Lauren Arizaga-Womble.

CLOSED SESSION

Motion to go into Closed Session to discuss personnel and to consult with the County Attorney in regard to matters within attorney-client privilege and B&M Investments of North Carolina, LLC v. Camden County (Civil File No.: 2:26-cv-00012-BO).

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Motion to come out of Closed Session.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

At 7:10 PM Vice Chair Leary reconvened the Board of Commissioners for open session.

INVOCATION & PLEDGE OF ALLEGIANCE
Pastor Bill Blake gave the invocation and the Board led in the Pledge of Allegiance.

ITEM 1. CONSIDERATION OF AGENDA

Motion to amend the agenda to add to New Business as Item D. the appointment of the Interim UDO Administrator and to approve the agenda as amended.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 2. CONFLICT OF INTEREST DISCLOSURE STATEMENT

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

ITEM 3. PRESENTATIONS

A. Employee Recognition – Human Resource Specialist Amanda Mathews introduced new staff and recognized service pin recipients.
B. Audit Presentation – Sam Potts with Thompson, Price, Scott, Adams & Co. presented the results of the FY 2024-2025 audit, herein incorporated by reference. The full audit is available for public inspection on the County website as well as in the Camden County Finance Office. Upon request of Commissioner Aydlett, Mr. Potts reiterated that Camden County is in “great financial standing”.

ITEM 4. PUBLIC COMMENTS (AGENDA-RELATED)

South Mills Fire Chief Tommy Banks desired to address the Board in regard to Camden Fields Event Venue. However, once it was determined by the County Attorney that Chief Banks had standing to participate in the scheduled quasi-judicial hearing, he agreed to reserve his comments until that time.

ITEM 5. HEARINGS

A. Quasi-Judicial Hearing UDO 2024-06-126 Special Use Permit application for Camden Fields Event Venue, LLC – Attorney Arizaga-Womble

Motion to open the quasi-judicial hearing.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

[Begin transcript]

Attorney Womble: Alright so I think I'll take it from here.

Vice Chair Leary: Yes.

Attorney Womble: Okay. And so just some preliminary comments for those interested in participating and the community, a quasi-judicial hearing is different than a legislative decision before the Board. The Board does have to sit in a judicial capacity. So as they sit here tonight and make a decision on this application, they can only consider the evidence presented them tonight, okay; what has been presented or at least that everyone is able to talk about on the record here. It's different because witnesses are sworn and so they have to give sworn testimony and sworn statements. One of the items that Madam Clerk mentioned a few minutes ago was whether someone would have standing to participate. So in order to participate at a quasi-judicial hearing, you have to have standing. Standing is determined based on whether you are someone in the community who would suffer special damages or suffer in a different way than everyone else in the community; that this particular application or an application in general would impact you more uniquely than someone else. And so sometimes you'll hear someone say, "Well I'm a neighbor." Well maybe you know we need some more information about where you're located and why you contend this project impacts you differently than anyone else in the community, okay. And so when we get to that point we'll kind of work through that with everyone.

I wasn't contacted by any attorneys in advance. Are there any attorneys here to participate in this hearing or representing any party in this hearing? Okay and so I know that we have Hunter with the Planning Department. He's going to be making a presentation on behalf of staff. The applicant is here. I see their shirts. It's the reason why I assume that. And I know there's others who signed up. And just by way of order of proceeding through this we will start with staff giving their report and presentation to the Board. Then we'll go to the applicant and then we'll start working through the individuals who signed up to give comment and kind of working through the standing issues as we go.

Because it's quasi-judicial, the Board is able to ask questions of the participants and the applicant can ask questions, as well, of the participants. If you have standing, you could technically ask some questions but because we don't have attorneys involved let's try to do it in an organized fashion; that when you come up if you have questions, if you'll kind of recite those so we can decide who may need to answer that question for you. I think that'll be the most organized way. And I think other than that, that's all I have, Mr. Chair. I would ask the Clerk to have everyone who is intending to give testimony to please stand and take your oath. And if you signed up…and if you didn't sign up and you intend to give a presentation, then please make sure you get the form because we need to make sure we have your name and everything.

Clerk: Yes, so if you plan to speak during the quasi-judicial, if you'll stand and raise your right hand.

[The Clerk to the Board administers the oath and collects sign-in sheets.]

Attorney Womble: Alright, so we will start with Planning.

Hunter Munro: Alright good evening, Board.

Vice Chair Leary: Good evening.

Commissioner Aydlett: Good evening.

Hunter Munro: On the agenda for tonight is a request for the approval of Special Use Permit 2024-06-126 for an event venue use type located at 890 NC Highway 343 North. The applicant, Camden Fields Event Venue LLC, represented by Mr. Doug Mentzer is here tonight and will be able to answer any questions regarding the application.

The site is on a location that it is a 3.13-acre parcel located along NC Highway 343 North, short of a mile past Geneva Baptist Church and roughly 2.5 miles from the South Mills Township one-mile buffer. A closer look at the applicant's parcel and the surrounding area: within the immediate vicinity are these residential lots outline by houses. We have farmland and then this is…I'm going to note this as a 2-acre parcel, which is separate from the 3.13-acre parcel. So that is…it is part of the business but it's not the same parcel, so just for reference to that. And then there are water and sewer lines running adjacent to the property via NC 343 North.

The applicant has been operating as his proposed use for a number of years and this application is necessary to bring him into conformity with the Unified Development Ordinance. When the applicant initially came to the Planning Office several years ago there was not a use type established in the ordinance and he could not properly fall under anything without being prohibited in his area or not being able to meet the criteria required for the alternative. So in 2025 at the request of the Board of Commissioners, a text amendment creating the event venue use type was brought forth as Ordinance 2025-10-01.

This is the zoning district map. The zoning district of the subject parcel is Working Lands, which is outlined in this orange here, where event venue use types are permitted via a Special Use Permit. Surrounding districts are a small chunk of Highway Commercial in blue and Neighborhood Residential in yellow. The flood zone is in Zone X so there's not really a flood zone there. And this is the site plan that was made by staff which shows the main indoor event space and the other local features used currently for outdoor arrangements and gatherings as well as where the future outdoor pavilion is to be located. It is important to note that the permitting process for this pavilion has been halted by Staff as Camden Fields is currently they do not have a Special Use Permit. So that is something that is holding them up currently. And they need that Special Use Permit to move forward with their anticipated plans.

Oh forgive me, included in the packet are some application documents, these proving ownership, notices required by law, neighborhood meeting summaries and minutes, courtesy of Mr. Mentzer and correspondence via email between Staff and Mr.

Mentzer regarding measures in the Ordinance, status of the text amendment that was put forth and the application process of the Special Use Permit following approval of said text amendment.

Finally, as you'll see in your packets there was a code enforcement complaint form, Case Number 134, which was against the level of noise coming from the event venue, just dating back to April 2025.

It is not anticipated that this use type will have any impact on schools. Traffic may be impacted during events but that would have to be a very high-volume event as the use of the ingress and egress is on NC 343 and obviously the use of that ingress and egress would be multiplied.

So the findings regarding the additional requirements are as follows:

1) Will the proposed Special Use Permit enhance the public health, safety or welfare if located where proposed?

Staff has determined that the proposed event venue use type will not endanger public health or safety and that welfare may be impacted in two ways. Positively speaking, the proposed Event Venue Use Type will be providing a business type that may be of great use to the community as we do not have many event venues in the County. On the contrary, noise generated from the events held at the facility may be an unwelcome effect to the immediate surrounding area. There are residential occupied lots that are within a close vicinity to this business.

2) Are there any requirements, standards, conditions and/or specifications of the Ordinance, including Article 151.4 Use Regulations that the Special Use does not comply with?

The Special Use Permit application is compliant with the Unified Development Ordinance. This means the application is appropriate for this zoning district. This property is zoned for the proposed use and it can be done with an approved Special Use Permit. The applicant will have to come into compliance with the newly-adopted standards of Article 151.4.4.4.M, which is that text amendment that was approved back in October.

3) Will the Special Use Permit substantially injure the value of the abutting land, or is the special use a public necessity?

Staff has determined the proposed use may impact the value of the immediate residential properties to the southwest of the site location. Proximity to areas with the potential to generate continuous loud noise, especially in the hours of the night at which many weddings and events have a tendency towards taking place, can be a negatively contributing factor to home and property value. And I provided reference sources in the Special Use Permit Staff Report for that.

4) Will the Special Use be in harmony with the area in which it is to be located?

Staff has determined that although the site is within the Working Lands District, and can be approved with a Special Use Permit, due to the proximity of a Neighborhood Residential District, where that Event Venue Use Type is prohibited and those residential lots…those neighborhood residential lots having homes which are in immediate vicinity to the event space, Staff has determined that it is not in harmony with the area. Staff has received complaints regarding the noise generating during events and it is the Planning Department's judgement that the proposed use is not in harmony.

5) Is the Special Use in general conformity with the County's adopted policy guidelines?

The property was formerly a church and the Event Venue Use Type did not previously exist in Camden until that Text Amendment was added to the UDO. The Comprehensive Future Land Use Plan, which is what we based our zoning off of, does identify this property as Working Lands, which now has Event Venue as an appropriate special use. So as far as that Comprehensive Land Use Plan goes, it is in consistency with that. However, we have the CAMA Future Land Use Plan, which identifies this property and the surrounding area as Low Density Residential and Agricultural. Being a commercial business, that would be making it inconsistent with the CAMA Future Land Use Plan.

6) Will the Special Use exceed the County's ability to provide adequate public facilities, which would be schools, fire protection, rescue and law enforcement?

The proposed use we determined would not exceed the County's ability to provide adequate facilities. However, there will be a necessary allocation of resources, mainly the Sheriff's Department and the Fire Marshal, in accordance with that Text Amendment that was put forth in the UDO. That's Article 151.4.4.4.M.

So Planning Staff's Recommendation:

Although Camden Fields Event Venue, LLC does provide an aesthetically pleasing and quality product and service to the community, the consideration of the immediate proximity to residential uses and the Neighborhood Residential Zoning District, which is making it fail to meet Requirement Four of that harmony within the surrounding and the inconsistency with the CAMA Future Land Use Plan adopted by the Board of Commissioners, Planning Staff does not recommend approval of the Special Use Permit 2024-06-126.

However, if the Board of Commissioners would consider approval of the Special Use Permit, Planning Staff does have an alternative recommendation.

1) Of course there would be strict adherence to the Camden County Unified Development Ordinance, particularly Article 151.4.4.4.M. That's the Event Venue Use Type category, which does have some outlying things which is:
   a. Applications for every event held at the facility
   b. Parking plan
   c. Safety plan
   d. Limitations on time and dates can be determined by the County
   e. Setbacks for features that are going to be at this event venue
2) The possible installation of more noise abatement measures, being that the primary reason that this does not meet the recommendations is due to noise generated. That would be up to the Board's discretion.

3) Of course strict adherence to Chapter 91, which is the Camden County Code of Ordinances for Noise Regulations
4) And all other requirements of the Unified Development Ordinance of the County. Local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
5) And if the conditions of that Special Use Permit held invalid or voided, then approval would be withheld.

Does the Board of Commissioners have any questions to Staff regarding the content of this report?

Vice Chair Leary: Any questions?

Hunter Munro: Okay. The applicant, Mr. Mentzer, I know has a presentation which I'm going to pull up for you now.

Attorney Womble: So just before we shift gears, Mr. Mentzer, is that right? I'm sorry. Did you have any questions for staff?

Doug Mentzer: ---. (too low)

Attorney Womble: That's fine. I actually have a question for clarification for the Board. Hunter, under the alternative standards you know there you said limitations on specific types of events determined by Camden County. In that note are you telling the Board that they will need to…you're recommending they provide restrictions to the type of events that can be held there?

Hunter Munro: That was approved in the Text Amendment 2025-10-201. So that is in the Ordinance. I'm pulling that directly from the Ordinance.

Attorney Womble: Okay.

Hunter Munro: As to the interpretation of where we go with that, that is a good question that I don't…

Attorney Womble: So there's not specific events listed in the development standards.

Hunter Munro: No, ma'am.

Attorney Womble: So that's something that this Board…Board, as you are working through this hearing, if that is a path you are considering and you get to that point, we will need to have some details about what that looks like to you for this particular application. So that was my only question. Thank you.

Hunter Munro: Okay. Yes, ma'am.

Attorney Womble: And Madam Clerk, if we can mark the PowerPoint as County 1 and the agenda packet for this item as County 2, because I believe it encompasses his report, plus the application and those attachments. And those will be made part of the record.

Vice Chair Leary: Thank you.

Attorney Womble: Alright, if you want to come on up and give your presentation.

Doug Mentzer: Thanks for pulling that up for me, Hunter. I'm technically challenged so…Okay so my name is Doug Mentzer. My wife, Brenda, is sitting over there. We are the owners of Camden Fields Event Venue. We've been in here several times in the past so I think most of you are familiar with us. Hunter asked me to give you a presentation on what we're doing down here at Camden Fields. So we created a PowerPoint presentation. I promise I'll go fast. But before I start the presentation I just want to give you a little background, just a minute so anybody that's here can understand why we're here. So just over three years ago I walked into the Planning Office for the first time and that's where I met Amber Curling. And I remember sitting with Amber that day three years ago and I shared with her the vision of Camden Fields and what we wanted to do for our community. And I remember I was very grateful when I left that meeting because Amber took the time. I showed up unannounced and she took the time to sit with me and we talked through a lot of topics and some of the topics or some of the things Hunter mentioned tonight; things like Temporary Use Permits and edits, editing the UDO and things like that. So we talked through all that stuff. I spent probably an hour and a half in her office that day. Some of the notes that I still have from that meeting are in her handwriting because as we talked she was reaching over and writing on my notepad giving me recommendations on how we could make this work. I still have all those notes and I'm appreciative of the Planning Office, regardless of the recommendation that Hunter made tonight. That's kind of what I expected. But they've been very helpful to us in this whole process. I remember leaving that meeting very excited, just on fire, man. I was ready to roll and make this happen. I couldn't wait to get home and talk to Brenda and explain to her that Amber had laid out a path for us to make this work. And we were all in at that point. No idea that three years later we'd still be standing here with some of the same questions still unanswered and the same office that I walked into three years ago is now recommending that…I don't even want to say it. Ya'll know what he said.

So with that we will start the presentation. Do I just hit this arrow? Okay, there we go. I got this. So this is an exterior photo…a photo of the exterior. We're about 80% complete on the outside of our venue. The first year with renovations everything was pretty much focused on the inside of the venue and this year our plans were to move to the outside and start doing some things outside like additional exterior lighting, a pavilion, which Hunter mentioned, which permit is being held up for that; a bunch of landscaping and some additional fencing around the perimeter of our property.

So I'm not going to read these two you, folks. Ya'll can read them. I'll just talk as I go through. So who are we? That describes who we are. We've experienced several instances where clients have booked with us once, loved the venue, and have booked for second events. We actually had one couple that was…they've had a baby shower there and now they've had their child's first birthday there. So the community is happy with what we're doing down there. They're actually thrilled. I think as we look into some of the testimonials I'm going to show you, it speaks for itself; what the community's thoughts are on the pavilion, I mean on the venue.

You heard talking about types of events. I've listed them here for you. These are the types of events that we've had so far at our venue; just a quick overview. I'm going to give you some numbers on these a little bit later on a later slide so you can have quantitative measurements on what the numbers are on each event.

This is our main space. A lot of time and effort was dedicated to the creation of our main space; from the epoxy flooring, to the windows, to the lighting. It all influences a comfortable environment for our clients. I'm just going to roll through some pictures. I just want you to see the smiles on these peoples' faces. These are our neighbors, these are our friends. These are people in our community.

This is the bridal suite. This roomy space is reserved specifically for brides. We don't rent this space out during other type parties, specifically for weddings. It's for that bride's special day. It's a very unique space. The space was designed by my wife and my daughters. I had nothing to do with the design. I just paint and hammer nails.

And then the groom room. Both of our daughters got married and when we went to event venues, the bride had this beautiful space. The grooms were told to come dressed or change in the bathroom. So we decided when we opened our space we were going to have a spot for the guys. And they love this. And so it has a masculine vibe to it. It's just a place for the guys to hang out before that special moment.

Restrooms cleaned, fully stocked, fully renovated from the tiles on the floor to the tiles on the ceiling. A full year literally every day, except for maybe three days in the entire year, which were holidays, we were over there doing work. We did a lot of the work ourselves, may family. My kids pitched in. It truly was a family adventure. Many nights would bring me dinner over there. I was sitting there on a bucket you know after working a full day, working on the venue. But we got there.

Photographers love this area. If ya'll live around Camden you know it's beautiful. So they love to come there and shoot on our grounds. We've actually had photographers just ask us if they could come and do photo shoots. My daughter is a photographer. She doesn't like other photographers coming over but…

Here's a shot from the outside. These wooden chairs, we've collected 160 of these chairs at yard sales, flea markets, thrift stores and we offer that. It's a cool vibe. Everyone seems to like it. It's very popular.

Greenhouse; this is the greenhouse that we have. Basically we use it for the bride and groom to…you know they can use it for bride and groom first look, father/daughter first look. The bridal party has gone in there and done photo shoots. One of the cool things about this spot is we've had brides and grooms that right after the ceremony, they'll just sneak off to the greenhouse alone for maybe 15 minutes before all the chaos starts of the celebration and the party and the eating and all that stuff. So it's really a cool spot. Basically it's a photo op.

This is the most popular spot for our ceremonies under the willow. My wife had the vision of this spot when we first bought the place. And long before we were established she knew that this would be the spot where the brides would choose to get married. Matter of fact so much so she actually wanted to name it The Willows. But I vetoed that. Maybe I should've.

I'm going to roll through some testimonials. I'm not going to read them all to you but I just want you to see the consistency in these testimonials. And look, I could have brought hundreds of these; I really could've.

Attorney Womble: So I've got to kind of jump in.

Doug Mentzer: Okay.

Attorney Womble: So testimonials aren't people who are here sworn under oath to give their statements and so the flipside is I won't let anyone else get up and say, "These thirty people said these negative things about Camden Fields," because you don't have an opportunity to ask them questions about that or you know determine what their actual base of knowledge was or their experience.

Doug Mentzer: You want me to zip through these?

Attorney Womble: If you would kind of just zip through these and just we want to make sure that we keep everyone on a fair ground just because of the rules of the hearing.

Doug Mentzer: And I don't want to break any rules.

Attorney Womble: I know, I know. So I hate to…I'm kind of the traffic cop. So I hate to do that.

Doug Mentzer: No, no, no. Keep me in line, alright.

Attorney Womble: But I'm going to keep everybody in line so…

Doug Mentzer: I hear you.

Attorney Womble: Thank you.

Doug Mentzer: So that's it for testimonials. I wasn't going to read them all anyway. I heard about some complaints for the noise. Believe me, that's a concern of mine as well and I don't take it lightly. I've actually done my own sound survey. I went out and bought a model TS-501B sound level meter and I've been doing sound surveys on the property during events. These are my findings. I did it over three or four events. These are the findings that I found. Is it too loud? Yes, there's been a couple parties where it's been too loud I felt. I've had to go over there and tell them to turn it down. I actually had a neighbor call us once. We have a cut off at 10:00 the noise stops. Basically all the amplified music…like a band or a DJ has to stop at 10:00 and we hold them to that. There was one party when it was like 10:15 I got a call from a neighbor. I was actually putting my shoes on at the time to go over. And I went over and had them cut if off. So yeah, we are aware of it and we actually are in the process of taking steps to fix this problem. I reached out for…I've done some research on noise reduction solutions; some things like 8-foot acoustic tiles, EchoGroove timber, fence wrap, PVC sound barriers, MLV, which is Mass Loaded Vinyl and a product called Acoustiblok. I'm getting quotes from all these people.

Look, we want to be a positive influence on our community and we want to be friends with our neighbors. I think we're commanded to love our neighbors and we believe that. So we are looking into this and I think in the near future we're going to have something out there, some sort of barrier on the wall, on the side of the lot where the houses are. So we're waiting to get some quotes back on that. More to follow.

That's a testimonial. Let me get past that. Alright, I'll just hit through some pictures here real quick. Again, these are our neighbors, these are our friends. I wish Dr. Banks was here. Becca works for Dr. Banks. She got married there. We have got thousands of photos that we've taken on site. We've just picked out a few. This is one of the main reasons we're doing what we're doing. These people are looking for a place that they can go within our community to get married or have a party or celebrate an anniversary or…this weekend we actually had a church in Elizabeth City, they're from Elizabeth City and several weeks ago when it was very cold out their pipes burst in their facility. So it's all being worked on by a contractor. They called us up right now, they call us up and wanted to know if we had any Sundays available. We're not even charging them. They're neighbors. It's a church so we told them any Sundays that are not booked they could use it for free. They were this Sunday and had church service in the venue. This was the motto I was…those nights sitting on the bucket working after hours. This was the mantra I just kept running through my head; If you build it, they will come. I love that picture.

Quinceaneras; I never even knew it was a thing. We've learned a lot about our Hispanic community. They found out about us and now they're starting to book these Quinceaneras; 15th birthday for their daughters. And it was amazing. We were actually invited to go over there and Brenda and I attended this thing. We learned a lot about the culture and learned so much. But yeah, that's a big deal for them and we're glad that we can support them.

So that brings us to the pavilion. That's the permit that is on hold right now that Hunter alluded to. We want to put this on…there's already an existing concrete slab beside our pavilion…I mean beside our venue. And we want to put this pavilion out there just to give our clients another alternative to a cocktail hour or an hors d'oeuvres hour or just a place for people to go outside. It's already been built. The Amish have built it. It's in Pennsylvania sitting as a kit on a truck waiting to come down here. It's been sitting there for eight months, something like that. We've already paid…we've invested over $100,000 on this pavilion for materials, shipping, a local contractor that we've hired to put it up. And we're just waiting on the permit. And we keep telling our clients it's coming, it's coming, it's coming. But we're still waiting.

Here's the numbers I was telling you about that I would show you. We believe the proof is in the numbers. Look, that's what we've completed or booked in our first year and a half. There's a need for this in our community.

So the messages I've received from the Planning Office over the last…they know me when I walk in. Believe me, I can hear them sighing when I walk through the door, and it's okay. Hunter, you're laughing but you know it's true. And we have a good working relationship. We're going to figure this out. The many visits that I've had over the last 1,122 days in that office, the message has the been same. It has not changed at all. "We know what you're doing. Keep doing it and the paperwork is going to catch up eventually." Not once in 1,122 days have I been told to stop; not once. And now we're in the eleventh hour and I hear a recommendation…well you heard it; again, your heard it. Kind of breaks my heart. I understand what you have to do; it's your job. And we've talked. But it still doesn't sit well with me. In that 1,122 days, multiple permits have been approved. He failed to mention that. Through the whole renovation process, now knowing what we were doing, they approved every permit. They took my money every time. They weren't afraid to take my money. I stroked them a check, they'd give me a permit, I would go and do a renovation. Next month I'd be back, now I'm doing plumbing or whatever. I'd need another permit, I'd stroke them a check. They'd take my money and I would go do the renovations; over and over and over repeatedly.

I was told I need to do…and this was direction from the Planning Office. I was told that I needed to do a Structural Inspection and Performance Compliance Analysis. A lot of words but what it means to me is I had to pay $2750 for a structural engineer to come in and check out our venue and approve it. I did it. I paid the money; by their direction and I got that stamp; approved. I was told I needed to upgrade the fire system. I didn't complain, I did it. I hired Johns Brothers. Where's the Fire Chief? I hired Johns Brothers. You're familiar with them, I'm sure. They came up and $6,593 later when I stroked that check I had a fire alarm system that has a record of completion and it's in compliance with the NFPA Standards and National Electric Code and it's good until October 2028. And that was direction from the Planning Office. It's been inspected by a representative from Johns Brothers Security, the Camden County Fire Department and the E. City Fire Department. The E. City Fire Department has been out. They come out and check my extinguishers that I have on site. They come out and check those once a year and they come out and they render these fire inspections. We pay them, they inspect. I had one hit. I was using an extension cord illegally. I corrected it, haven't had a discrepancy since in all the visits they've made to the venue.

The Planning Office also directed us, when I got the pavilion, the plans…and it was built in Pennsylvania. So it had a seal from a Pennsylvania architect. The said that wasn't good enough, it needed North Carolina. Which okay, I paid $1500 for that and got an architect, an engineer from North Carolina to inspect the plans and put a North Carolina seal on it. Complete, done, ready to go.

I've been directed to have two neighborhood meetings. I've been directed to submit a Land Use Special Use Permit; paid that fee. I think that was 400 bucks. Jason, the inspector at the Planning Office, came out and he said after doing all this, he said, "Hey you're not ADA compliant; wheel chairs in your space." So we went through the book. Jason and I sat there in the facility and he developed a hit list of everything that I needed to do; everything from new sidewalks to…it was a long list. I felt overwhelmed at the time. Over $5,000 later I completed every one of the hits that Jason gave me. They need to come back and inspect that. They haven't yet but I guarantee you it's going to pass.

This Office has repeatedly told us what to do and the pattern…you can see the pattern. Spend money, do this, and then we'll get your permits. It's just not happening. I'm kind of waiting to see what's next. I actually got a call saying that they had drone footage of my venue where I put some windows in and I didn't have a permit because I didn't. They were right. I didn't, because I didn't think putting windows in…it wasn't structural. I didn't think I needed a permit but they explained that I did. So this is long after the windows were installed. I marched my butt down to the office, I stroke them a check for a permit for windows that were already installed just so I could be in compliance. Ya'll see the pattern.

So here we stand tonight after investment of our time, our money and three years of completing every task that that office has thrown upon us; and then to stand here tonight and listen to the recommendation. I just think we need to do the right thing.

One more thing before I close. This county needs Camden Fields. He even said we don't have anything like it here. When we through all the renovation process and all the plans that we have coming up for the outdoor stuff, who do you think did the work? Who do you think painted the exterior or the interior of the building? Who did the drywall? Who did the plumbing? Who did the electrical? Who put down the sidewalks? Who is going put the pavilion up? It's local contractors. We're hiring local. We're putting money in their pockets and then they're going out into our businesses in the area and they're spending that money. Camden Fields is generating revenue for our county. When we have events who are the caterers, the photographers, the DJ's, the event planners, the cake makers, the decorators, the tent and chair rental folks? All these people are local business people that we're providing opportunity for them to make a living, as well. This isn't just about Camden Fields. It's about our community and everybody that benefits from it. People are coming here from Virginia Beach, Suffolk, Chesapeake, Kitty Hawk. We've had wedding folks from Greenville. Up to 300 people a weekend are coming in there when there's weddings, for two weddings, if we have a wedding Saturday and we have one Sunday. Those people are coming into town from out of town. They're buying our gas, they're visiting our shops, they're going down and spending money in our restaurants, they're renting our hotels, our Bnb's. Our community wants this. I know you didn't want to see the testimonials, but I could line people up out the door. If you knew how many calls, texts, emails, people just coming and talking to us, asking if they could be here tonight, and I told them all no. I said, "No, we're going to do the right thing here tonight. I feel it. I don't need you here, maybe we might in the future. I hope we don't have to go there. I told them not to come tonight, I would just show testimonials instead.

The last thing, I'll read this to you. If you don't think the people of this area are on board with Camden Fields, here is an email that we received on Friday night. It's from Rich Houton from Adams Multimedia. I'm not going to read the whole thing, I'll read the first line. "Congratulations, you won Best Place to Get Married in our Best of Albemarle Voting."
Any questions?

Vice Chair Leary: Questions from the Board?

Commissioner Aydlett: I had one question. So you went ahead…I might've misunderstood what you said, so just correct me if I did. You bought the pavilion prior to getting the permit? You went ahead and just…

Doug Mentzer: I did.

Commissioner Aydlett: Yeah.

Doug Mentzer: Look, we took all the risk because of what we were hearing from the office. Ma'am, we drained our savings, I reached into my retirement. I'm not going to get into personal stuff because it doesn't really to ya'll. But we've invested everything we've got into this because we were led down that path by the Planning Office, assuring us at every turn. "Keep doing what you're doing, we know what you're doing, and the paperwork will catch up." We need to get paperwork caught up.

Commissioner Aydlett: And what are you planning to use the pavilion for; like just for the outdoor weddings or…

Doug Mentzer: Just a…look, if there's rain it will give them an alternate…instead of going with Plan B and shoveling everybody inside, they could have their ceremony outside under the pavilion. Eventually like I said, it could be an hors d'oeuvres hour between they eat; after the ceremony before they eat where they could set up tables out there. Really, cocktail hour, yeah things like that.

Commissioner Aydlett: But no music and dancing and stuff outside?

Doug Mentzer: No. We've already turned that…here's the thing about the noise, and I know that's a big issue. Believe me, we want to fix that and I read off some things that we're actually researching now to try and fix that. Pat, I understand. You're my neighbor. I love you, Pat. We're going to try. We're trying, Pat. So yeah that's…we won't have music and dancing outside. We've already talked about internally because I don't think it would…right now the noise, most of the noise is contained inside the building. I took decibel levels inside the building. Yeah, it was loud inside. I actually spoke to the DJ's about what their normal decibel level…it's mind blowing how loud they have the music inside. I took readings at our property line and that was actually on there. And I think it was 46 decibels at her property line. And I know once the trees and everything has leaves on it it'll be less because there's interference. But yes, we're working that issue.

Vice Chair Leary: Any other questions?

Attorney Womble: I just had a couple of questions just to kind of give some clarification for the Board.

Vice Chair Leary: Sure.

Attorney Womble: And so one of the things you mentioned were you did some research on noise cancelling…excuse me, noise reduction solutions is what you called them. And so usually part of what the Board has to consider when they're reviewing a Special Use Permit is one, all those grounds that Staff put in the report; but also, are there conditions that the Board can attach to the Permit to bring it…that would be required to bring it in compliance with the Standards in the Ordinance, right.

Doug Mentzer: I understand.

Attorney Womble: And so we heard a lot from Staff about noise; your comment about researching noise reduction solutions. And so regards to a proposed condition…and so if the Board is going to consider those things, the Board has to be really specific in conditions that they attach, right, so you know what you need to do and Staff knows what they need to expect from you. So do you have a proposal regarding these noise solutions? I know you said it would be a barrier on the side of the lot for the side that the houses are located. Is there a fence that runs that whole…

Doug Mentzer: Right now it's just a tree line.

Attorney Womble: Just a tree line.

Doug Mentzer: Yes.

Attorney Womble: And so do you have a proposal about how you intend to implement these noise reduction solutions?

Doug Mentzer: First of all, I can't build it without a permit.

Attorney Womble: I understand.

Doug Mentzer: But again…

Attorney Womble: Assuming you got a permit from the County to build something or implement something, what is your…what's your proposal to address that?

Doug Mentzer: I would love to attach a timeline to it but I'm at the very beginning stages of doing this.

Attorney Womble: Sure.

Doug Mentzer: I didn't even know there was a complaint about noise other than Pat calling us one night, and that's great. That's what I would expect from my neighbor; to call me if we're doing something that's impacting them. I didn't know about it until Hunter told me that we had a noise complaint. That's one question I had for him. He said complaints at one point but I think there's only one.

Hunter Munro: ---. (too low)

Manager Burke: You need to come to the podium, please.

Hunter Munro: Yeah to clarify that, we received one official code enforcement violation and then we received numerous emails, but they were not official which is why I did not include them as evidence. Because in Camden County to have a code enforcement measure taken seriously by the County, you have to put skin in the game and it requires you to put your name on a code enforcement. So emails that just say, "I don't like what's going on," we don't count as official…it's a complaint; it's just not an official complaint.

Attorney Womble: Sure, so it draws your attention to what may be an issue…

Hunter Munro: Right.

Attorney Womble: …but ultimately in terms of initiating formal enforcement procedures, you've got to be able to have someone you can contact to find out what they witnessed.

Hunter Munro: Yes, ma'am.

Attorney Womble: Because it's likely not ongoing when you get the email Monday morning.

Hunter Munro: Correct, of course.

Attorney Womble: Does that answer your question?

Doug Mentzer: Yes, ma'am.

Vice Chair Leary: Can I ask one question?

Attorney Womble: Yeah please, go ahead.

Vice Chair Leary: If a large like Wax Myrtles or something, hedge line was planted would that help noise reduction?

Hunter Munro: I know hedge lines are used as a noise-reducing measure so I couldn't see why that wouldn't be a good solution to what could be attached to his permit, absolutely.

Doug Mentzer: I can answer that. I don't think it would work. Our plan was actually to put something up, a sound barrier. You know how you see the sound barriers on highways and things like that? It wouldn't be that exact thing, but basically that's the concept. And then we would additionally put a hedge line in front of that for aesthetics. But I think you would need both. All the research I've done is a tree line or a hedge line wouldn't reduce the decibel level enough. And I'm not an expert. I know how to use Google. It wouldn't reduce it enough to satisfy us. So our plan is to do both; put some kind of a barrier…one of these noise reduction solutions; install one of these and then put a hedge line in front of it so that we can still have the natural look of Camden Fields.

Vice Chair Leary: Thank you.

Doug Mentzer: And we were going to do that anyway, to be honest with you. Regardless of what happened tonight, out of respect for our neighbors, we already have that in the plans to do it.

Vice Chair Leary: Thank you.

Commissioner Aydlett: And the noise reduction, are you talking about the panels on the inside, too, to maybe kind of absorb the…

Doug Mentzer: Yeah basically what they do is…they're 8 feet. The noise would come across from the level of our doors…when the doors were open it would go across the field. It's wide open out there. It would hit that and bounce up. So it would basically…the noise would ricochet off; not reach the houses behind it. I mean don't get me wrong, it's not going to be like silent hour over there. You're still going to hear noise but the majority of the noise will be reduced to a lower decibel level.

Vice Chair Leary: Thank you.

Doug Mentzer: But I'm sure you could hear…and this is not a question I can answer, I didn't live there. But I'm sure you could hear the church when it was a church, too. What I'm saying, it's not going to completely eliminate any noise but we're just looking to get it to a level where you know it's keeping the peace for our neighbors.

Commissioner Aydlett: I'm not trying to be funny but the church didn't go usually until 10 PM.

Doug Mentzer: That's true.

Commissioner Aydlett: Again, I am concerned for the people that do live around…

Doug Mentzer: I think we all are, yeah.

Attorney Womble: I think that was all I had for now and certainly depending on the direction you go, we can always kind of revisit more details if we need to at that point.

Doug Mentzer: I had one question before I leave. If it's determined that we can move forward with some exceptions like you were mentioning, some stipulations that we had to do, can I still get my permit for the pavilion?

Attorney Womble: So that's probably a question better-suited for staff. But ultimately if the Special…as far as I understand the Special Use Permit requires compliance with all Standards before operation. So I don't imagine that they would issue the permit for the pavilion until you were compliant with all of the Standards in the Special Use Permit.

Doug Mentzer: Okay.

Attorney Womble: But if there is some legal exception that I'm not thinking of or aware of as I sit here and that is the path that this goes, that's something certainly that we can staff if there's an avenue. But I don't know that sitting here. What I'll tell you is I believe that you have to be in compliance with everything to proceed. But you know if there is another avenue we can certainly…legal avenue we can staff that.

Doug Mentzer: Okay.

Attorney Womble: Any other questions right now for him?

Commissioner Aydlett: Thank you.

Attorney Womble: So Karen, if you will mark his presentation as Applicant 1 for the record so that it's included in its entirety. Because I believe his application and attachments were already in the agenda packet item. Alright so now we would move to those in the community who signed up to speak and if you want to go ahead and call those individuals and then we'll get some kind of preliminary information.

Clerk: Patricia Watson.

Attorney Womble: Alright so Ms. Watson, I'm going to ask if you can give us your address for the record and just let us know where you reside in proximity to the event center.

Patricia Watson: My address is 900 NC Highway 343 North in South Mills and my property is adjacent to Mentzer's property.

Attorney Womble: Okay and to that end you hear and see the events that are occurring and would hear and see the events that would be ongoing if the permit is issued. Is that right?

Patricia Watson: Yes.

Attorney Womble: Okay. So if you will, based on her location and also the fact that she would be directly impacted differently than maybe you or I in a different part of the county, I believe that she is appropriate to give testimony tonight. So if you want to go ahead and tell the Board what you have to say.

Patricia Watson: Okay. This is quite nervous.

Commissioner Aydlett: Take a deep breath, it's okay.

Vice Chair Leary: Yeah, all good.

Patricia Watson: The property line of the closest adjacent residential home is approximately only 170 feet from the event building and my property line is approximately 290 feet from the event building. When there has been a DJ playing in the event building the music has been heard on these properties. These events have been held Thursday, Friday, Saturday and Sunday and the music has been heard for hours during these parties. This business will be detrimental to the 13 homes where families have lived in a quiet, rural atmosphere and these homes' values will decrease. I believe the Special Use Permit should not be approved because it will negatively change the residential neighborhood characteristics. However, if this permit is approved I'm requesting there be four restrictions or requirements added to the permit.

The first one would be no music or amplification of sound outside of the event building or under an outdoor pavilion. And the second one, amplification of sound inside the building should stop at 9 instead of 10 PM. The third one, music, amplification of sound and bass reverberations should not be audible or heard on any of the neighborhood residential properties. And the last one, after three complaints in six months I am requesting the permit be revoked. Thank you. Do I sit down?

Attorney Womble: Thank you, if you'll just hold tight and let's see if any of the Board members have a question.

Commissioner Aydlett: Ms. Pat, has there been a time…I know that you said that…

Patricia Watson: Pardon me?

Commissioner Aydlett: You said that…had there been music outside of the building?

Patricia Watson: Yes.

Commissioner Aydlett: Okay.

Patricia Watson: Yeah and it's obvious. It's on the web page, you can see it. There has been music outside with a DJ.

Vice Chair Leary: So as long as the music's inside it's tolerable until a certain amount of time during the night?

Patricia Watson: Pardon?

Vice Chair Leary: As long as the music's inside the venue, it's tolerable until a certain time of night for you?

Patricia Watson: No, it's still loud. Even when it's inside it's loud.

Vice Chair Leary: Right.

Patricia Watson: Yeah it's still loud. I mean you can hear it in my home at…and I can hear…sometimes I can hear boom, boom sound and I don't know what that is; a reverberation I'm assuming. But it's like you know I get in the bed and it's 9:30 and I'm laying there listening to boom, boom you know. That's my life.

Vice Chair Leary: Yes, ma'am.

Commissioner White: So Ms. Pat I have a question for you. Since you complained the first time and he had made some adjustments and it's still going?

Patricia Watson: I just gave up. I just gave up.

Commissioner White: Okay, I just wanted to…

Patricia Watson: Yeah, I just gave up.

Commissioner White: …make sure we were clear on that.

Patricia Watson: Until I took this opportunity.

Commissioner White: Okay.

Commissioner Aydlett: Has it gotten any better with the things…

Patricia Watson: No.

Commissioner Aydlett: No?

Patricia Watson: Well it's quiet right now because the system of the…during the spring it starts up and then it's boom, boom, boom and then through the summer…you know ya'll have been busy. And that's…and then Christmas, there's a few things and then it quiets down January, February and then it starts up again.

Commissioner Aydlett: During wedding season?

Patricia Watson: Yes.

Commissioner Aydlett: But I think Troy, what you were asking, was it when she had said that instead of 10…

Vice Chair Leary: To 9, right.

Commissioner Aydlett: …then maybe 9:00 with some noise reducing measures.

Patricia Watson: Yeah, yeah, I mean people have to work. You know when it's Sunday night people have to go to work Monday morning. 10:00 is too late to calm down to go to sleep.

Commissioner Aydlett: Yeah well I'd be getting ready to get in my bed by 10. I got you, girl.

Vice Chair Leary: Thank you.

Commissioner White: Thank you.

Attorney Womble: Is there anybody else?

Doug Mentzer: May I ask a question?

Attorney Womble: Sure, for Ms. Patricia?

Commissioner White: You have to come to the mic.

Attorney Womble: Yeah you have to come to the mic, please.

Board Clerk: As does she.

Vice Chair Leary: And Ms. Patricia, if you could come to the mic also. Please, yes.

Attorney Womble: Make sure you stand close and you might have to just take turns because I know it's…but we are livestreaming and recording so we just make sure we can hear you.

Doug Mentzer: The question I had was that you mentioned that the music was played outside. Is that…because the only music I know that's played outside is actually during the ceremony; like when the bride is walking and they're playing the music. Before the ceremony they'll play you know a song while she's walking down the aisle, so to speak. So some of the ceremonies are like ten minutes. Is that the music you're referring to?

Patricia Watson: There's many trees out there. I can't see what ya'll are doing.

Doug Mentzer: Okay well I can tell you…

Patricia Watson: I hear the sound…and --- for instance, he has lots of his pictures where he's outside.

Doug Mentzer: Yeah.

Patricia Watson: And I don't know the specifics of it.

Doug Mentzer: Yeah, that's what it is. It's whenever…the DJ's set up outside…like you saw the pictures under the willow tree and that's where they have the ceremonies. They'll set up a couple of speakers outside to play music during the actual ceremony. But as soon as that's over everything moves inside. So that's probably what you're hearing. I just wanted to clarify. They're not outside dancing or playing until 10:00 outside.

Patricia Watson: Yeah but if I put my house on the market for sale and I'm going to call ya'll and tell you not to play music?

Doug Mentzer: Oh I understand, I understand your point. I just want to clarify that we weren't having that outside. The actual music playing outside was during the ceremony.

Patricia Watson: Okay.

Doug Mentzer: That's all.

Vice Chair Leary: Thank you.

Attorney Womble: Alright and who else?

Board Clerk: Tommy Banks.

Tommy Banks: So given the format change, I'm going to try to speak on this without giving my personal opinion. I'm going to try to speak from an opinion as a public safety servant up in South Mills as being Fire Chief, being on the Public Safety Board for Camden and Pasquotank and Elizabeth City. I don't see this venue being any kind of public safety issue. I heard some mention about the traffic maybe possibly being an issue. To my knowledge I don't think we've had a single wreck because of that venue down there. So I don't see it being a traffic issue. These type of events that they're hosting, a lot of people don't leave all at once. People leave a few at a time so it's not like a concert venue getting out and everybody's leaving at one time. So I don't foresee that being a problem. I know there's a great group of volunteers that I work with who serve our community. We love South Mills. When we found out about…you know when we saw this business and what they're doing and how they support other businesses, we're like man, this is fantastic. South Mills needs more of these businesses. We need more businesses and maybe less houses. You know so I think it's a great thing. So if there's a way we can…it seems like he's willing to work to do what he needs to do to come into compliance and hopefully get it better for his neighbors, then I'm just asking that we try to do everything we can to keep this event going because it is a good thing for Camden and South Mills. So that's all I have.

Attorney Womble: Alright does the Board have any questions? Just one quick question from a public safety perspective.

Tommy Banks: Sure.

Attorney Womble: So one of the things if the Board is to consider…as the Board's considering this and if you move to the point where you're going to talk about conditions and what events are approved or not approved, you said that you weren't concerned about public safety or traffic or things like…so long as events such as concerts…it's not a concert venue; that these types of events people leave in different…at different rates. Are there certain events that would give you concern from a public safety?

Tommy Banks: Not really. That facility…you know the Fire Marshal's Office has an occupancy for that building, I'm sure. And as long as they're within those limits then there should never be an issue with an event there that I can think of.

Attorney Womble: That was my only just question from a safety perspective.

Vice Chair Leary: Any other questions from the Board?

Commissioner Aydlett: And I'm sorry to make you go back up to the mic again. But do you talk to the people that are renting to find out how many people or do you give them a limit?

Doug Mentzer: We do. Our occupancy is 160 people. We have what we call our 30 days where we meet 30 days before the event. We talk to the bride and groom or whatever the event is, we find out what color linen they want, how many tables they want, if they want to use chafing dishes; all these things that we add into help their experience. One of the questions that we ask them is how many people are going to be there. And upfront when we give our tours we tell them that we have a occupancy level they can’t exceed. So that’s never been an issue.

Attorney Womble: Did you say it was 160?

Doug Mentzer: Yes ma’am.

Attorney Womble: Okay.

Commissioner Krainiak: One question.

Doug Mentzer: Yes, sir.

Commissioner Krainiak: I’ll finally speak. Has anybody done a real estate survey that actually drops the value of the adjoining area or does it increase the property value?

Doug Mentzer: I can tell you you’re charging me more taxes so my property value’s gone up. Yeah our property value has skyrocketed. Yes. Does that answer your question?

Commissioner Krainiak: That’s the only question because I didn’t know if anybody had checked to see if it does increase or decrease.

Doug Mentzer: I can only speak for myself.

Commissioner Krainiak: ---. But I wouldn’t think it would be that way.

Doug Mentzer: Well there’s a lot of things that could move in there that would decrease the value of the neighbor’s property.

Commissioner Krainiak: Correct.

Doug Mentzer: And I’ll be honest, that’s one of the reasons we bought it to begin with. We didn’t….we had an adjacent property and when it went up for sale we were a little fearful of what could move in there you know. So we were protecting our utopia by buying it. That’s one of the reasons we went forward with it.

Vice Chair Leary: Thank you.

Attorney Womble: Any other Board questions? Madam Clerk, is there anyone else signed up?

Board Clerk: That’s all I had.

Attorney Womble: Alright. If there is no one else signed up and no further evidence to be received, then it would be appropriate to close the evidentiary portion of the quasi-judicial hearing and then proceed to deliberations.

Motion to close the evidentiary portion of the hearing.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Attorney Womble: Alright so now you would be in deliberations amongst yourselves about how you want to proceed.

Attorney Womble: I’d just like to say before us tonight as a Board, Governing Board, we are always brought to difficult decisions we have to make. On this one hand we want to protect our businesses and help them progress and do whatever we can to help small business support. And we also have a duty to protect our residents, taxpayers too. So before us now I’d like to open this up to the Board to discuss and come up and see what we can do best for the county.

Commissioner Krainiak: Mr. Chairman, certainly I’ve always encouraged this type of business in Camden County. I kind of think the greatest asset we have is the family environment and good, wholesome, within-the-rules activities, whether it be listening to a band, going to a wedding or a family reunion or a class reunion, whatever it may be. I kind of think it’s a good thing in our community. So I kind of think it’s one of the positive things that we could have in this community. And I appreciate them going to all the effort that they have; and they have jumped through loops and bounds to make this happen for themselves and this community. It’s cost them quite a bit of money just to conform to our rules. So and he’ll continue. It’s not like he’s going to take the permit and just go…I don’t think the man’s got the personality to just leave us hanging. So I think he’ll follow the rules, he’ll try to make things better in the future. He might put a 30-foot wall in there. You never know about this man. He does more than most people would do and I appreciate him coming and fighting for what you believe in in this community.

Vice Chair Leary: I agree. I think it would be a great asset to the county and whatever we can do to make the neighbors and appreciate and do what we can to help them cope or…not cope, but just have a good neighbor and a business next to them; whatever we can do, I think we need to try and make it happen. What do you think, Mrs. White?

Commissioner Aydlett: It's tough because…

Commissioner White: It's tough.

Commissioner Aydlett: …Yeah, you see both sides, absolutely. You see both sides of it. And it certainly is a wonderful thing for our county to have and you guys have done a great job. I've been to a wedding there myself. But it was loud in there you know. I'm not kidding. It was loud. And at the same time you know I see Ms. Pat and I know that that's got to be hard to live, what'd you say, 290 feet away. Is that what you said? And I know that has to be loud. So you know in my head, could we try to have some…like I know you were talking about whatever the outside…I can't remember what you said the name of the thing was that would kind of…

Attorney Womble: Noise reduction solutions.

Commissioner Aydlett: Yeah, noise reduction solutions but like inside the acoustic sound-absorbing panels. Like we have those in our church and it does…it helps you know not only the music…it's just like a buffer you know and on top of those other things. And I just…

Attorney Womble: So it might be helpful…so I hear at least two commissioners, three are trying to troubleshoot ways to make this…

Commissioner Aydlett: Work for both parties.

Attorney Womble: …a better situation, workable. And I think that may be the more practical way to determine if you can do that with conditions, probably work through the different standards and let's talk about what you think would be necessary there and if we can get a consensus on that. We can confer with the applicant about you know maybe if you have some questions about how we can do that; staff about working if we need to. And then that might be the easiest way to determine if there are conditions that you feel you can put in place to make it possible. And particularly because of the standards in the Ordinance I think there is…the Board needs to give some guidance, more guidance about how staff is supposed to apply the ordinance standards. And then of course the applicant needs to know what the details are to comply and then the neighbors need to know what the details so they know what to expect and/or to complain if there is an issue. So I think that it probably would be helpful to do that. The standards are set forth in the Ordinance under Section 151.4. Those are the Use Regulations and then Section 4.4 subsection M. Staff did include them in their…

Commissioner Aydlett: The Planning staff recommendations.

Attorney Womble: …the Planning staff recommendations. And I'm pretty sure they're all there but I'm going to track both. So it's probably easier for you to track the staff report and I'll check the Ordinance behind and make sure we don't miss one. So if you want to start with…so 1, it says an application for every event held at the facility. So my understanding is that for an event that's held at the facility, there has to be an application to the Planning Department containing certain details. What I don't see is what the timeline is for that application to be submitted to staff to give staff an opportunity to review and make sure that they have checked all the boxes and also a timeline. The applicant would need a timeline so they know when to tell their clients to have all the information to them. So I think we need a timeline on that. If you'll come up to the podium, do you have a proposed timeline to…when an application for an event would need to be submitted?

Hunter Munro: Well I know that Mr. Mentzer did that he has 30-day meetings with a lot of his applicants so I would imagine, and correct me if I'm wrong, that by that time you're pretty confident that they're going to be having those events on a certain date? Okay.

Attorney Womble: Yeah, if you'll come up.

Doug Mentzer: Yes. My hesitation with that would be brides book a year-and-a-half out.

Attorney Womble: Sure.

Doug Mentzer: So if we tell them they can have our venue and then for any reason the application would be disapproved are you going to tell that bride she can't have her wedding and she needs to find a new venue?

Commissioner Aydlett: 30 days prior, yeah.

Attorney Womble: And that's why we're asking this question, right? So you know if there's an initial application that needs to happen early on when the booking occurs and then a final verification later. I mean I think the purpose of the application is to…let me just make sure I'm reading the ordinance correctly. So the purpose of the application is supposed to document the actions taken for the specific event. The occupancy limitation, which is set by the fire marshal. Is that correct? Okay. So that should be standard.

A parking plan for the event. I assume your parking plan is established anyway?

Hunter Munro: Yes.

Attorney Womble: Okay so that would be not something subject to change last minute that would be an issue for staff.

A specific safety plan for the event. So security personnel, traffic control, fire escape. From staff's perspective, a safety plan for a specific event. Is there a standard plan or does it vary by the event?

Hunter Munro: So in his circumstance I would imagine that that's going to be pretty much standard and in fact to clarify a lot of the things that are part of the event venue, when this text amendment was brought forth…he's a first mover, right.

Attorney Womble: Sure.

Hunter Munro: He's the first event venue in Camden County. There could be other ones so we had to make it fairly general because there can be event venues that are not going to be doing what he's doing; that may have much larger accommodations and more restrictive possibilities with events.

Attorney Womble: Sure.

Hunter Munro: So as far as Mr. Mentzer goes, I don't foresee many instances where a permit for him is going to be denied because he has an established parking plan, he has an established building regulation, a limit on people, and he's only holding certain types of events. Usually that's either celebrations like weddings, birthday parties or like beneficiary dinners, ROTC graduation ceremonies; things like that. So there's a realm of possibilities for Mr. Mentzer that is smaller than any other type of event venue that might eventually want to seek out this permit. So that could be stuff like concerts and stuff like that. So when this text amendment was initially brought forth, we made it general and used a lot of influence from places like Chesapeake, areas that were not very small too long ago that grew exponentially…Elizabeth City, surrounding areas, we sought a lot of influence from their ordinances and what we saw as a consensus was that there's a permit application for every event. And what that really is is that's just a bookkeeping thing for us just to know because we have to put in a permit…the County has to put in a permit just to hold the Heritage Festival or many events that are going on at the library. There has to be permit applications for those and so it would naturally follow the course of the ordinance that any event that…a private…

Attorney Womble: Entity is having.

Hunter Munro: …entity is having, thank you, that that would also follow the same rules.

Attorney Womble: Okay. So to that end, if the condition on the permit is that this event application shall be submitted to staff no later than, it doesn't prohibit the applicant from submitting a preliminary application, if you have something unique happening or different or a bride wants something outside of your normal operations and you're not sure if it'll create a problem with staff, so if we do a no later than a date certain, then it doesn't prevent you from submitting it six months, twelve months in advance of the event and then maybe buttoning up things closer to, gives you some working time.

Hunter Munro: Yeah, correct. Staff wouldn't be…object at all if the permit came far earlier than we anticipated the event to actually happen. But I think because he's having 30-day windows with a lot of his clients where he's like, alright we're picking things out, we're getting really serious; we know it's going to happen, right. That would be a good window for us because I don't imagine that the review for these permits…because it's going to be a planning and zoning permit; not a building permit.

Attorney Womble: That's right.

Hunter Munro: So I don't anticipate that the review for this would take very long. Generally in the Planning Department we tell everybody for any kind of permit, it's a two-week notice for anything because we have a lot of other things going on. However, there are some permits, and I think this would qualify as one, that could be reviewed really in a matter of hours on a Friday afternoon where things are slowed down. Like this is not something that I anticipate taking a lot of time.

Attorney Womble: Right, but also, I think from just a staffing concern that while it may not take long there are other things in your department…

Hunter Munro: Sure, of course.

Attorney Womble: …that take an enormous amount of your time and my time. And to that end, I think having the…keeping it consistent with the other permits of at least two weeks prior to the event, gives staff plenty of time.

Hunter Munro: Correct.

Attorney Womble: And also in fairness that if there's an issue, they have time to remedy the issue to make sure that there's not a problem.

Hunter Munro: Yes.

Attorney Womble: Okay.

Hunter Munro: And like I said, like the two weeks is a standard. If I get it done before then…I'm not going to pat myself on the back but…

Attorney Womble: Sure, that's fine. But to that end and this submission of the application for the event, does that kind of address that concern for the Board? And do you agree to that?

Doug Mentzer: Yes ma'am, whatever it takes.

Attorney Womble: So we'll list that as 1. Submission of the event application no later than two weeks prior to the event.

Alright and then that brings us to…because some of those other factors are in there which you'll have to comply with…that brings me to Number 8 in the standards, which is limitations on the time and dates for each event determined by Camden County and/or Emergency Management staff.

Are there any concerns about that from the Board; in terms of limitations on…So when you're looking at the Staff Report, applications for every event held at the facility, they have to submit that application no later than two weeks prior to the event. The parking plan for each event, safety plan for each event, that's all part of that application to Staff. And then that brings us to D, which was really the next thing that you would…and I guess the parking plan for each event and safety plan, those conditions probably should be specific to say that the parking plan and safety plan shall be approved by staff; not just submitted, but staff has to approve them. Let me write that down. I think it's implicit but let's be really clear about that. Parking plan and safety plan.

Alright and then that brings us to limitations on time and dates determined by Camden County and/or Emergency Management staff. Hunter, did the TRC, did they raise any concerns about type of events or timing or anything of that nature?

Hunter Munro: No, ma'am.

Attorney Womble: Okay. Does the Board have any desire or any limitations on the time or days of events? The specific types are later.

Commissioner Aydlett: I would like to go with the property owner's recommendation to stop at 9 instead of 10:00.

Attorney Womble: So is that the sound or are you worried about the music or the event in its entirety?

Vice Chair Leary: Sound.

Commissioner White: I think when we asked the Sheriff on this, when he come last time and spoke, I think 10:00 was the cutoff time.

Doug Mentzer: Isn't it actually 11:00?

Manager Burke: The County sound ordinance is from 11 PM to 7 AM.

Commissioner White: Okay. So ya'll cut it back an hour. Okay. So they did cut it back an hour. I remember him saying something about that.

Commissioner Aydlett: What is the decibel level? Does anybody know that actually…?

Doug Mentzer: Pat's property is 351 feet from directly behind her house on the tree line to the corner of our building. It's 351 feet.

Commissioner Aydlett: She said it was 46 or…

Doug Mentzer: I measured it so…

Board Clerk: Mr. Mentzer, can you go to the microphone?

Commissioner Aydlett: I was talking about when we were talking about the decibels.

Doug Mentzer: Oh the decibel. Yeah, the peak decibel on the three events that I measured was 45.3 decibels. That was the peak. The average was 36 decibels at that location.

Commissioner Aydlett: And how many decibels violate the…(cross talk)

Doug Mentzer: Ma'am I don't want to mislead you in any way.

Attorney Womble: Hold on, hold on. Let her finish her question.

Commissioner Aydlett: No, I remember him specifically talking about that, that's right.

Doug Mentzer: And I don't want to mislead you. I did three events, consecutive events, and those were my readings. There have been other events where it was much louder. And I can tell you, two of them that were extremely loud, they've been banned. They won't be back at Camden Fields. Ask my wife, we went over and told them, "This is your last time here." They brought in speakers that were for outdoors for a rodeo. We didn't know that until they were playing. It was extremely loud. Our house as booming, too. We went over after the event and told those folks that they're not welcome back there anymore.

Commissioner Aydlett: Is there any way that you could kind of interview them prior to the event to find out what kind of sound system they would have?

Doug Mentzer: That's probably a good idea.

Commissioner Aydlett: And you can either…

Commissioner Krainiak: So you ask the same question. You just got into the event business. You just started…

Doug Mentzer: I'm learning, right.

Commissioner Krainiak: …you're learning every day. You learned that those guys are not coming back.

Doug Mentzer: Yeah, they know they're not coming back.

Commissioner Krainiak: You're doing the smart thing. We don't want to make anybody mad in the community. Certain things cannot be helped because you cannot control everybody's little sticky fingers when they hit that control knob. But you can address it for the future.

Doug Mentzer: I even thought about putting a decibel meter inside the venue where it gives you a digital display and the DJs could see it and they can't exceed that level; or one on the outside on the corner of the building. It would send a signal in and a light would flash saying when they've exceeded that level outside. I'm looking at all kinds of options because believe me, I want to fix it. It's in my nature to fix it. If it's broken I want to fix it. So I'm looking at other options.

Manager Burke: If I may, Vice Chair, something that the Board can consider associated with the time limit is certain times on certain days of the week. Ms. Watson had indicated Sunday night folks are going to bed you know and maybe you know a Sunday through Thursday timeframe with an earlier cutoff and then a weekend timeframe with a 10 PM cutoff would be something that would certainly be permissible and would be beneficial I think in a condition for the special use permit.

Commissioner Krainiak: Except for Barry White; you play Barry White any time you want. (laughter)

Commissioner Aydlett: Go to Randy's house to play that. (laughter)

Attorney Womble: Does the Board have any thoughts about the time and…let me pull that back up, I don't want to misspeak. Limitations on time and dates.

Commissioner Aydlett: So what Erin…I think what Erin…I would like to see that; that you know Sunday through Thursday, the cutoff would be 9 PM.

Attorney Womble: For sound?

Commissioner Aydlett: For sound.

Vice Chair Leary: I agree.

Attorney Womble: Sunday through Thursday, 9 PM, sound.

Commissioner Aydlett: Yes.

Attorney Womble: Because that just practically speaking, if the sound ends at 9 the event likely would not end. There'd be some kind of like carryover, right; a sendoff or everyone's packing up and cleaning up. There would be some carryover to people leaving.

Manager Burke: And so maybe it's not a sound limitation, but a specific notation about amplified music to not go past those certain times.

Doug Mentzer: And we already have that, Erin.

Manager Burke: Yeah and just because I mean there's ancillary noise from folks packing up events. I mean you're going to have stuff getting rolled out of doors and people getting in their cars. So you're still going to have some sound after that time period but specifically amplified music.

Attorney Womble: So the condition for time and limitations on time and dates, what I'm hearing from the Board is Sunday through Thursday; that amplified music would not go past 9 PM and Friday and Saturday, 10 PM. Is that something you can do? I believe you're already doing the 10 PM, right?

Doug Mentzer: We're doing the 10 PM. To tell them that they couldn't go to 10:00 with their wedding when the sound ordinance in the County is at 11 already, we would have to talk about that.

Attorney Womble: Are you talking about Sunday through Thursday?

Doug Mentzer: That's going to be more…building things and fixing things is going to be easier than telling a bride she can't go to 10:00. That would be a harder one for me to…

Attorney Womble: Is that Sunday through Thursday?

Doug Mentzer: Yeah, that would be tougher. I'm not saying it can't be done but…

Mrs. Mentzer: We don't have events on Thursday.

Doug Mentzer: That's true, we don't have events on Thursday.

Mrs. Mentzer: --- (too low)

Doug Mentzer: Yeah that would be the tougher…telling them Sunday night they have to stop at 9.

Attorney Womble: Sure, I understand. And I know that the sound ordinance in the County goes to 11 and also that you have…there's no decibel limit. But the difference in this situation is that you have a special use and part of the findings that the Board has to make in order to grant a special use permit is that it's in harmony with the area and that you know that's why these type of conditions are put on permits for the Board to say if this occurs, then we say this is in harmony with the area; or that it's not going to violate any of those other standards. But does the Board wish to discuss the Thursday? I mean sorry, the Sunday?

Commissioner Aydlett: I would still because it's homes, I would like to…because there are houses there I would like to stop it at 9.

Commissioner White: If he's putting all the other barriers up, the noise barriers and stuff for the people and he's willing to do that, I don't see that we should…I mean he's already cutting back on his time so why not let him have until 10? I mean he's going to eventually do all of that. He's trying.

Commissioner Aydlett: Oh I'm not saying he's not trying, I'm just saying…(cross talk) There are residents that are trying to sleep, too.

Commissioner White: Friday, Saturday and Sunday until 10. He's only doing three…

Attorney Womble: So just trying to work the problem here for you guys, the noise reduction solutions, if the Board is considering that as part of a condition, you can always tie…you can always say 9 PM on Sunday until those noise reduction solutions are installed and then the time could change.

Commissioner White: Okay.

Attorney Womble: You know that's an option. Depending on if you want to…if you're going to put the noise reduction solutions, like if you're going to make that a condition and make it be installed within a certain period of time or if you want it installed now, we don't have enough detail about what those are to say you know specifically what that needs to be. But he did say he was going to install some. So if that is…just as a compromise if that's something you can always make the time on Sunday to 10 PM when those are installed.

Manager Burke: And I'm going to add mainly because if the Board is moving in the direction of approval, I know that you said you don't hold events during the week, but I would also…if the permit specifies Thursday, Friday, Saturday, Sunday, it will prevent you from having any events on the other dates. And so rather than exclude those I would include them and that way if you have somebody that comes up and says, "I want to have a banquet dinner on Tuesday night," it doesn't prevent them from using your space.

Doug Mentzer: Now could we hold events on those off days, Monday, Tuesday, Wednesday, if there was no amplified music? Let's say you want to have a baby shower…

Attorney Womble: No, this says no amplified…

Manager Burke: It's just no amplified music after 9 PM.

Attorney Womble: No amplified music.

Manager Burke: It doesn't…

Attorney Womble: …preclude you from having events, that's right.

Manager Burke: That's the word. It just says that you can't have amplified music after 9 PM during the weekdays.

Doug Mentzer: I really think once we get the noise solution barriers put up, and this is like a Dad joke, it's a moot point after that. You liked that, didn't you? After that all this noise stuff is going to go away, I really believe that.

Attorney Womble: Alright so let's kind of hold that just for a second and we can kind of revisit those times and limitations if there's something…is there another proposal about that right now or do you want to move to the next?

Commissioner Aydlett: Yes.

Attorney Womble: Okay. So 50-foot setback from all properly lines for any recreation/entertainment feature. That's a use standard they'll have to comply with and staff will just be tasked with ensuring that that occurs for whatever is put up out there.

Limitations on the type of events. Any limitations on the type of events?

Commissioner Aydlett: Can you show one more time the types of events that you have?

Doug Mentzer: There you go. We're not having concerts. We've not Rivers Casino. It's you know…

Commissioner Krainiak: It really doesn't matter the types of events that you have as long as you have boundaries on it.

Attorney Womble: Is there any concern from the Board? And I know you asked to bring that up, and they're not limited to that and if there's not a concern then that's fine. If there's not a concern then they can host events…

Doug Mentzer: Wouldn't the application process deny me if it wasn't an event that you didn't want to hold there?

Attorney Womble: Potentially but I would prefer that there be some guidelines for what that would be.

Commissioner Aydlett: So not concerts.

Attorney Womble: But I mean even if it's a concern and if it's indoors then what's the difference between an indoor concert and a wedding reception? It's still amplified music indoors. So I don't think that that changes the dynamic of the use. We can put in here any inherently dangerous activities and then that leaves staff with some discretion but I mean there's…it just says the type of event limitations. And if you don't set any then there's no measure for staff.

Doug Mentzer: So no skeet shoots out there.

Commissioner Krainiak: Outdoor firing range?

Doug Mentzer: I would hope not.

Manager Burke: That's a separate use category in the UDO.

Attorney Womble: It is a separate use category and he cannot host…But if there's not any then it's fine. I mean and this is again like Hunter said when we did this text amendment they were putting in a broad span of standards to make sure they could address…you know just inherent by its design, the type of events that are able to be hosted here are going to be you know fairly specific type of events. So that may not be an issue and that's fine.

And then the next piece would be that staff has is the installation of noise abatement measures such as internal sound proofing and noise barrier fences or walls, which kind of brings us back to kind of where we started this conversation. Hunter, did you have any suggestions that you wanted to…?

Hunter Munro: That was the suggestion. So when I said possible, that was the suggestion, which I figured would come up because that is something that Doug and I have spoken about before. So and being it's one of the primary complaints and reasons for the not recommending was the noise and the adjacent property owners. I anticipated that that would be something that would come up. So again, like we talked about these noise reduction measures, you've already addressed that possibility. Again, it's my first Staff Report for a quasi-judicial public hearing, so still learning. But that was a recommendation. So that's already been brought up.

Attorney Womble: Okay. And did you have any suggestions for specific measures you would recommend to the Board as a condition?

Hunter Munro: Yeah, like the interior sound proofing. I don't know the exact…

Commissioner Aydlett: The sound-absorbing panels.

Hunter Munro: Yeah, thank you. Yeah, I mean I used to live in a building that was right above an alleyway and the bars that had those, you didn't hear as much as the bars that did have those. So I know they work, and then as well as you know sound…outdoor sound walls as Mr. Leary brought up possibly; you know additional greenery just to soak up that sound, especially if there's a wall there. It's going to soak up that sound and the amount of sound that's going to go over that wall is going to be dampened; so measures like that. As far as specifics, it's why I'm glad we're having this conversation. Again you know I know he did some decibel tests, as well. But as far as specifics go, I would just break it down into those three categories; two categories, indoor and outdoor. Indoor is pretty straightforward. Outdoor is pretty straightforward. So as far as what type he puts in there, what brand, what quality, the main goal is to reduce the noise.

Commissioner Aydlett: The noise reduction solutions will be the ones to recommend.

Hunter Munro: That would be the main goal.

Commissioner Aydlett: Okay.

Attorney Womble: So I have a suggestion in regards to the noise abatement measures because we don't have kind of specifics and so we're talking about a wall and we're talking about you know putting up some…

Manager Burke: Plants.

Attorney Womble: …plants, greenery, landscaping. There's the word I was looking for. You know that's something that's kind of a little bit more specific and so I think that a possibility for the Board to consider is that Mr. Mentzer put together a noise abatement plan and…as a condition, right. So like within 60 days if the Board is looking to move towards approval, right, so within 60 days of the permit approval that Mr. Mentzer bring back before this Board, his noise abatement plan be it the interior sound reduction plan and the exterior; be in the wall, the shield and the beautification of that, of how he plans to do that; and that the plan that the Board would then approve, have to review and approve that plan, make other changes to it, but that it would be implemented within 120 days of the permit being approved. So that would give him 60 days to develop his plan and then 60 days from your approval to implement the plan.

Commissioner Krainiak: Are you saying we can possibly approve this tonight and let him get the 60, 90 days out?

Attorney Womble: That's in your discretion. It depends on what your goal is. If your intent is to proceed tonight with approval then you can do that and set a condition with these other plan requirements or you can table and then ask him to come back with a plan. That's in your discretion. You can table a decision until…and ask him to come back with a plan, which he might do sooner than 60 days but that's in the Board's discretion.

Commissioner Krainiak: Because it's getting to be that time of year for graduations and stuff like that; proms and stuff.

Attorney Womble: Well and you can always shorten that timeline. I'm not…I trying to help you guys work the problem.

Doug Mentzer: We've got weddings…it's starting wedding season in the spring. We're going to be pushing to do this sooner than later. A lot of it's going to depend on the contractor that's doing the install; based on their timeline, as well. So I can't control that but all I can do is get my word out and try to get it done as quickly as possible.

Commissioner Krainiak: So how do I make that motion; to approve it with all these stipulations we just talked about?

Attorney Womble: That's fine, you can do that. But let's make sure we address all of them so we all know what the proposed conditions are before you make a motion. Is that okay? Okay. In regards to the development standards that are listed and the way they're kind of like organized in the Ordinance and what needs to be included in your application, so kind of the subheading you know that there needs to be a site plan for the event laid out as part of the application. If alcohol is present and being served an ABC license would be part of that application. Fire marshal approval or Sheriff if that's applicable. And so is all that included in the application already in terms of things they have to submit?

Hunter Munro: So the nature of these types of permits and given the specific circumstance of what type of event venue Mr. Mentzer is running, most of those are going to be standardized things that we would receive every single time. They're required just like any event.

Attorney Womble: Sure.

Hunter Munro: But his parking plan is more than likely going to be an overhead image of his parking lot saying this is where people park. His fire safety plan is here are the doors, I've provided you with a fire safety plan. Showing us an ABC permit is going to be a very regular thing. So does that answer your question regarding a lot of those?

Attorney Womble: It does. So for the condition, just to make sure it's clear, and so because again, I'm thinking about not just Mr. Mentzer but other applicants, is that the application needs to include all applicable standards in the ordinance.

Hunter Munro: Yes.

Attorney Womble: And then we'll just clarify that and then that way if they're missing something you can point them to it. Because the way it's organized in the Ordinance it doesn't really look like they have to submit the ABC permit for your review and we just want to make sure that that's clear.

Hunter Munro: Correct.

Attorney Womble: I know he's doing it but others.

Hunter Munro: Yeah, correct. Yeah and other types of permits it's making sure that they've done their due diligence to show us that they've done that essentially.

Attorney Womble: Okay so that does bring us to the end of the different standards. So if I could just kind of go through and read where I think we are, but you will have to make some decisions about the time limit and the sound piece of that, okay.

So Number 1, the first condition, well staff obviously has that they must strictly abide by all other requirements of the UDO of Camden County, strictly abide with all other local rules, state and federal ordinances, etc., etc. That's set forth as Number 4 in Staff's Report. That's kind of always the number one thing. They have to comply with the use standards and all applicable law. And then if any conditions affixed hereto are held invalid or void, then the approval in its entirety shall be void and have no effect. That's also standard in all of our special use permits. Strict adherence to Chapter 91, Noise Regulations as recommended by staff and then we will have a condition, submission of event application shall be no later than two weeks prior to any event and said application shall include all applicable ordinance standards as staff requires. I'll just say it that way because there may be some that are applicable to an event and some that are not.

And then the next condition would be that…and really, I guess that handles that second one because I was trying to make sure that in included the safety plan and the parking plan. So that first condition covers all that because then staff will be able to say parking plan, safety plan, ABC permits, sanitary plan; things like that. So that other condition handles that.

Which brings us to the time limit. You need to address when you would like the amplified music to end on what days of the week and you make it straight across the board, you can change it based on the days of the week or you can set it as one thing and then increase it after there's noise abatement measures. So the last thing that the Board discussed was Sunday through Thursday, amplified music not to go past 9 PM and Friday and Saturday, 10 PM. Is there any discussion about those conditions and/or changing the times based on the noise abatement?

Commissioner White: So if he gets the noise abatement sound in can this be changed back to 10 if it's…

Attorney Womble: If you want the condition to be that, then yes it can be. We just have to word it appropriately that until such time as the noise abatement measures are in place there shall be no amplified music past 9 PM on Sunday through Thursday.

Commissioner Aydlett: Then if there continues to be complaints of noise even after that?

Attorney Womble: So I know that the neighbor requested that after three complaints that they're done; that you revoke the permit. But as this Board knows that any revocation of a special use permit another quasi-judicial hearing so there's no like automatic revocation. The person who's complaining could make a request that the permit be revoked because they're not complying. As staff gets complaints, staff will enforce. They will initiate enforcement actions and ultimately if there's continued violation, then at some point staff would likely bring it to the Board for that issue. Legally there can't be an automatic trigger that says they violated three times so they're done. And that's just a legal…you guys are restricted legally from doing that. But if there is a complaint in violation of the standards that you're adopting, they should complain. They should submit a formal complaint because then that gives staff the ability to enforce and take the necessary steps.

So do you want to make that contingent on…Commissioner White, contingent on…the 9 PM contingent on the installation of noise abatement measures?

Commissioner White: Yes, and once that's done we can look at it and see and go to 10.

Attorney Womble: You don't even have to relook at it. You can say once the noise abatement measures are installed in accordance with the noise abatement plan, then it's 10 PM.

Commissioner White: Okay.

Attorney Womble: And that will give both the applicant and staff the ability to have a standard to measure, right, to go that way.

Doug Mentzer: Can I ask one question?

Attorney Womble: Sure.

Doug Mentzer: So we already have some contracts that have already been signed. In the contract the bride signs specifically says 10:00. Can we make this for…this will be for any new contracts moving forward and the contracts that are already signed they can still go to 10? I'm just saying I have to go back to all these people that already have booked under the assumption that they can go to 10:00.

Attorney Womble: Sure, I understand that. Do you have any idea of how many or when they start or…?

Doug Mentzer: I'll tell you this; if I have to have this done within 60 days…if I have to have it done within 120 days, what's that, four months; that's a wedding each weekend, you can do the math. I really want to…

Attorney Womble: You're talking about Sunday.

Doug Mentzer: Yeah, I'm only concerned about the Sunday weddings. We would have to go back to our schedule and look and see how many Sunday weddings we have planned within the next 120 days. I'm not saying it's not doable. I'm just saying it's kind of awkward to go to them and say, "Sorry you're going to have to cut your wedding back an hour for your DJ."

Mrs. Mentzer: ---. (too low)

Doug Mentzer: Okay I was just informed that our next Sunday wedding is not until May so that helps.

Attorney Womble: That does help.

Doug Mentzer: She's looking at our online schedule.

Attorney Womble: That's okay. So just from like a practicality…I say practicality and I don't mean that disrespectfully to the neighbors who are nearby and/or people who are trying to go to work on Sunday. But from a trying to apply our ordinance and have everyone in compliance and finding a balance between what that is, if the first were in May, so that's two months and then you know if we…can you get a noise abatement plan in here in 30 days?

Doug Mentzer: Absolutely.

Attorney Womble: Well I'm just saying that if you get a noise abatement plan…if they agree not to book anymore Sunday weddings past 9 PM, like from now on, 9 PM until your noise abatement are in and your first one's not until May and that's about 60 days, approximately. If he gets a plan in here within 30 days and then has 60 days from there to install or at 90 days, which puts us to about the end of May, so there would be a limited window of weddings, maybe four, right, four Sundays in May; approximately four Sundays where they may…it's May, they're probably booked all the Sundays would be my guess. So that limits the Sundays before there's a noise abatement in place.

Doug Mentzer: There's only one in May.

Attorney Womble: Look at this, this is beautiful. So if he gets a plan in here and there's only one wedding in May that's already pre-booked at 10 PM. Is that an issue for the Board? Can you give us the date just so we can include that?

Doug Mentzer: The 17th of May.

Attorney Womble: Alright so then applicant understands that any Sunday wedding that you book between now and before noise abatement gets in place, can't go past 9 PM except May 17th, which has already been booked.

Doug Mentzer: Done.

Attorney Womble: Is the Board okay with that?

Commissioner White: Yes.

Vice Chair Leary: Good.

Attorney Womble: Okay. So that brings us to the noise abatement measures and I think we've kind of hammered that out to be that the applicant will get a noise abatement plan in here within 30 days to include indoor and outdoor abatement measures, the beautification, to whatever extent that's necessary. Staff you can work with him on that. And then he has to have that implemented 60 days from the Board's approval of the noise abatement measure plan. Does that work for the Board?

Commissioner White: Yes.

Attorney Womble: Applicant, can you agree with that timeline?

Doug Mentzer: Yes. --- (too low)

Attorney Womble: Well you guys can work outside of this…yeah outside of this you guys can work with your neighbors to try to have a better situation there. But as far as the Board is concerned, and I'll say that with the implementation to be within 60 days and because he will be reliant on contractors, when I type this up I think it should say 60 days or soon as immediately practical based on the contractor; just because I don't want them to be in a bad way. But it doesn't matter because until it gets put in place he's not booking a wedding that goes past 10 PM. So he'll be motivated to have a contractor who does something different. Everybody okay? I just don't want you to get hamstrung on a 60-day cutoff and the Board also. Okay. When is our April meeting?

Board Clerk: April 6th.

Attorney Womble: April 6th. So that would be just a little bit over 30 days but that's the first meeting.

Manager Burke: The due date is before then though.

Attorney Womble: It is. Yes, so you need to submit that plan. Karen, what's your agenda cutoff for the April meeting?

Board Clerk: March 27th.

Attorney Womble: Can you get the plan in here by March 27th? You'll do your level best to do so? If it's 30 days from today that's really the 3rd.

Doug Mentzer: ---. (too low) I can make that happen.

Attorney Womble: Alright so if you can submit your plan…so we'll change that condition; not 30 days, but no later than March 27th then Karen can include that in the agenda packet to the Board; staff will have it and then you can review it at your April meeting.

Vice Chair Leary: Okay.

Attorney Womble: And then he can have his plan to go from there. Alright, does that address any and all of the measures, conditions that the Board feels are necessary to bring this into…

Commissioner White: I have one. What about the pavilion? Does that also have to be put in there? That's my next question.

Attorney Womble: The pavilion?

Commissioner White: The outside pavilion that he's bought in the Amish country and had stamped. He's waiting to have it shipped. Does that have to be in the special use also?

Attorney Womble: I don't think so because it's part of the use…the use that's being permitted.

Hunter Munro: Yeah so to clarify, because he doesn't have an approved special use permit or just an approved permit, that pavilion can't be installed. That's a measure in the ordinance; that if the use is not in accordance with the ordinance, which at the moment he's not, that permit can't be approved. So essentially what happens is that if his permit's approved with the conditions what be them, that his permit would not be held up anymore. So tomorrow morning that withhold status would go to okay, we can greenlight it. So it wouldn't be part of the special use permit because it's not a condition. It's only conditioned upon the approval of the permit that he can install it.

Commissioner White: Okay, just wanted to clarify that.

Hunter Munro: Yes.

Attorney Womble: And that would have to be anything that…any pavilion or anything else he wants to do on site has to be run through Planning and it would have to be in compliance with…if it's an accessory structure or things of that nature, it would have to be in compliance with those standards and that's where he would work with staff about that. And if there were something that would cause an amendment to this, it would have to come back to you for a special use permit amendment. But the pavilion I understand to be just part of the broad use and that's just something they'll review in house.

Commissioner White: So we have won't have to have a special use for that.

Attorney Womble: No ma'am.

Commissioner White: Okay, just want to make sure. I want to make sure he's good to go with all of that.

Attorney Womble: I understand.

Commissioner Krainiak: Is there no way we can vote on it tonight and let him go ahead with the condition that he meets all these other specifications?

Attorney Womble: Yes, you can. Those are the conditions. (cross talk)

Commissioner Krainiak: You remember all those things you just told me about when I made the motion, I can say that…

Attorney Womble: Well and that's kind of why I just went through them. So I think that your motion can be to approve it subject to the conditions that were read into the record. And then because ultimately I'll have to do a written order that…

Commissioner Krainiak: So I can say right now Mr. Vice Chair, I'd like to make a motion that we approve the special use permit application of Camden Fields venue contingent on those discussed.

Attorney Womble: Yes and in regard to the specific standards in the ordinance that it does not cause concerns regarding public health, safety, welfare where it's proposed; that with the conditions that you have attached to this permit, that it's in compliance with the standards in the ordinance, particularly not injuring value of abutting land, harmony with the area, general conformity with the County's adopted policies and that the County is able to provide adequate facilities; so that those grounds are in the report, but also that you would be noting those conditions would bring this into compliance.

Commissioner Krainiak: And that's exactly what I just said.

Commissioner White: So there's a motion.

Motion to the Board to approve the UDO 2024-06-126 Special Use Permit application for Camden Fields Event Venue, LLC with the conditions stated by the County Attorney.

RESULT:	**PASSED**
MOVER:	Randy Krainiak
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

[End Transcript]

B. UDO 2025-12-234 Text Amendment for Clarification to the Camden County Unified Development Ordinance–Hunter Munro

Motion to open the public hearing.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Planning staff member Hunter Munro presented the Staff Report.

UDO No. 2025-12-234
Ordinance No. 2026-02-01
An Ordinance
Amending the Camden County Code of Ordinances
Camden County, North Carolina

Article I: Purpose

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on January 1, 1998, and subsequently revised February 4, 2019 and subsequently amended, and as otherwise incorporated into the Camden County Code.

Article II: Construction

For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics and highlighted (*italics*).

Article III:

Amending Camden County Unified Development Ordinance, specifically;

1. Chapter 151.2.3.10 Expedited Subdivision
2. Chapter 151.2.3.18 Minor Subdivision
3. Chapter 151.10.3 Definitions
4. Chapter 151.4.3.10 Principal Use Table; specifically, Personal Services
5. Chapter 151.4.5.5.P Outdoor Display and Sales
6. Chapter 151.6.1.9 Cluster Mailboxes

151.2 Procedures

2.3.10. EXPEDITED SUBDIVISION

A. Purpose and Intent

The purpose for this expedited subdivision review procedure is to allow certain land divisions to be reviewed via an expedited review procedure based on their small size and limited likelihood to create significant impacts on surrounding lands.

B. Applicability

1. The standards in this section shall apply to divisions of land meeting all the following criteria (see Figure 2.3.10.B: Expedited Subdivision):
   a. The proposed division of land is not exempted from the subdivision standards of this Ordinance in accordance with Section 2.3.9, Exempt Subdivision;
   b. The proposed division will not result in more than three lots (including any residual or "parent" parcel);
   c. The area of land subject to the division shall be comprised of at least five acres under common ownership;
   d. No land included in an expedited subdivision application shall have been the subject of an expedited subdivision application approval within the preceding ten years; ~~and~~
   e. *Only one tract that was subject of an exempt subdivision application within the previous ten years, including the parent parcel, may be the subject of an expedited subdivision application; and*
   f. No extension of public streets, public water, public sewer, or other public utility is proposed.

2.3.18. MINOR SUBDIVISION

A. Purpose and Intent

The purpose for this minor subdivision review procedure is to allow certain land divisions to be reviewed via an administrative review procedure based on the limited number of new lots proposed.

B. Applicability

2. Subdivisions of land that include up to five lots (including the residual parcel) (see Figure 2.3.18.B: Minor Subdivision) shall be reviewed in accordance with the standards in this section.
3. All lots that are adjacent to an existing public water supply line and/or wastewater system lines prior to approval of a minor subdivision shall connect to the public water system as part of the establishment of the minor subdivision. However, connection to the public water system for one or more lots shall not require the subdivision to be reviewed as a preliminary plat.
4. No lot within a minor subdivision (including the residual parcel) shall be the subject of another minor subdivision application for a period of five years from the date the minor subdivision is approved. Nothing shall limit the timing of a subsequent application for a major subdivision, expedited subdivision *(see definition)*, or transfer plat.

151.10.3 DEFINITIONS

SUBDIVISION, EXEMPT	A division of land that is exempted from review and approval by the County in accordance with the North Carolina General Statutes.
SUBDIVISION, EXPEDITED	A subdivision of land reviewed and approved administratively that is exempted from most of the public infrastructure requirements *and of which the land subject to the division has not been included in an Exempt Subdivision in which the creation of more than 3 lots from the original parent tract occurred, within the previous 10 years.*
SUBDIVISION, FAMILY	See "Transfer Plat."
SUBDIVISION, MAJOR	A subdivision of land that includes the creation of five or more lots.
SUBDIVISION, MINOR	A subdivision of land that includes up to five lots (including the residual parcel).

151.4 Use Regulations

4.3.10 Principal Use Table

TABLE 4.3.10: PRINCIPAL USE TABLE

"P"= Permitted "S"= Permitted with Special Use Permit "-"= Prohibited

USE CATEGORY Use Type Description	RESIDENTIAL						COMMERCIAL					IND.			ADDITIO ST S (151.
	CP	WL	RR	SR	NR	VR	CC	VC	MX	HC	MC	LI	HI	PD	
Major An office use of 3,000 square feet of floor area or more, or where clients or patrons regularly receive services on-site.	-	-	-	-	-	-	P	P	P	S	S	S	S	A	4.4.4.D
Minor An office use of less than 3,000 square feet of floor area or where clients or patrons do not receive services on-site.	-	-	-	-	-	-	P	P	P	P	P	P	S	A	4.4.4.D
PARKING, COMMERCIAL The Commercial Parking Use Category includes use types that provide free-standing parking lots and structures that are not accessory to a specific principal use. A fee may or may not be charged. A parking facility that provides both accessory parking for a specific principal use and regular fee parking for people not connected to the principal use is also classified as Commercial Parking. Accessory uses may include small shelters for parking attendants.															
All See use category definition.	S	-	-	-	-	-	P	P	P	P	P	P	P	A	4.4.4.E
PERSONAL SERVICES An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, *tattoo/piercing parlors*, and tanning and nail salons.															
Major A personal services establishment with 1,500 square feet of floor area or more.	-	-	-	-	-	-	S	S	P	P	P	-	-	A	
Minor A personal services establishment with less than 1,500 square feet of floor area.	-	-	-	-	-	-	P	P	P	P	P	P	-	A	
RECREATION/ENTERTAINMENT, INDOOR															

151.10.3 DEFINITIONS

PEDESTRIAN PATHWAY	Interconnected paved walkway that provides a pedestrian passage through blocks running from street to street, vehicular use areas, through sites, or other locations.
PIERCING	*Inserting jewelry through a hole in the skin (ears, nose, etc.). Only body modification type permitted, along with Tattooing.*
PENALTY	Punishment for violation of a law or rule.

T	
TATTOOING	*Permanently inserting ink under the skin for designs or symbols. Only body modification type permitted, along with Piercing.*
TECHNICAL BULLETIN AND TECHNICAL FACT SHEET	A FEMA publication that provides guidance concerning the building performance standards of the NFIP, which are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins and fact sheets are intended for use primarily by State and local officials responsible for interpreting and enforcing NFIP regulations and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically as needed. The bulletins do not create regulations; rather they provide specific guidance for complying with the minimum requirements of existing NFIP regulations.

4.5.5 Standards for Specific Accessory Uses

P. Outdoor Display and Sales

Outdoor display or sales may be allowed as an accessory use for all retail sales uses and wholesale sales uses. It is the intent of this Ordinance to allow the display of merchandise for sale, but not where the display of such items is unsightly, impedes the flow of pedestrian or vehicular traffic, or creates an unsafe condition. The outdoor display/sales of goods shall comply with the following standards:

1. Outdoor display/sales areas shall be depicted upon a site plan (see Section 2.3.16, Major Site Plan).
2. All outdoor display of goods shall be located immediately adjacent to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, or parking lots.
3. Containers or racks used for display shall be anchored in manner capable of withstanding ~~120~~ *130* mph winds, or shall be capable of being moved indoors.
4. Outdoor display areas shall be limited to no more than one-half of the length of the store front or building side.
5. In the case of a shopping center, the "storefront" shall include the entire frontage of the shopping center facade, meaning that the total amount of display for all the in-line tenants combined shall not exceed 50 percent of the aggregate store front length of the shopping center.
6. The area of outdoor display or sales shall not encompass the width of the entrance doors to the establishment as projected straight out from the facility. (For example, if the width of the entrance doors is ten feet, there shall be at least a ten-foot clearance from the doors as projected straight out and away from the facility.)
7. No goods shall be attached to a building's wall surface.
8. The height of the outdoor display shall not exceed nine feet, except in the case of live or recently cut trees or similar vegetation.
9. The outdoor display area shall take place on an improved surface such as the sidewalk or pavement.
10. At least three feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.
11. Outdoor sales shall not include hazardous and flammable materials, such as gasoline, oil, antifreeze, kerosene, poisons, pesticides, and similar items.

151.6 SUBDIVISION REQUIREMENTS

6.1.9. CLUSTER MAILBOXES

New residential subdivisions shall include cluster mailbox units in accordance with U.S. Postal Service guidelines and the following:

A. ~~Wherever possible,~~ Cluster mailboxes shall be located within open space set-aside, served by pedestrian access and served by two or more off-street parking spaces.
B. In cases where the cluster mailboxes must be placed within a public right-of-way, the mailbox unit(s) shall be located and configured in accordance with the latest revision of the NCDOT policy guidance on the placement cluster box units (CBUs) in State-maintained streets, including provision of a vehicular turnout.
C. Cluster mailbox units placed on a private street shall comply with NCDOT policy guidance on the placement of cluster box units (CBUs) on State-maintained streets.

Recommendation:

Planning Board recommends approval of UDO 2025-12-234, Text Amendment to the language of the Camden County Unified Development Ordinance Chapter 151 for clarification to specific sections of Article 151, specifically Chapter 151.2.3.10 Expedited Subdivision, Chapter 151.2.3.18 Minor Subdivision, Chapter 151.4.3.10 Principal Use Table; Personal Services, Chapter 151.4.5.5.P Outdoor Display and Sales, Chapter 151.6.1.9 Cluster Mailboxes, and Chapter 151.10.3 Definitions

In addition, Mr. Munro presented the following updated language for the Board's consideration regarding Article 151.10.3 Definitions, Definition for Subdivision, Expedited (italicized portion added):

A subdivision of land reviewed and approved administratively *that consists of five or more acres under common ownership, does not include more than one lot created by an exempt subdivision in the last 10 years, and results in three or fewer lots, including any residual.* This type of lot is exempted from most of the public infrastructure requirements.

This language was approved by the County Attorney and is recommended by Planning staff.

Public Comments
None.

Motion to close the hearing.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Motion to approve UDO 2025-12-234 Text Amendment for Clarification to the Camden County Unified Development Ordinance.

Attorney Womble suggested that the motion include the following language: *which is consistent with the adopted Comprehensive Land Use Plan of the County.*

Commissioner White agreed to include the recommended amendment to her motion.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Recess
After a five-minute recess, Vice Chair Leary reconvened the Board.

ITEM 6. OLD BUSINESS

A. Moratorium Update – Chas Sawyer
- Clearwell project still being engineered for the foundation
- River model is in currently in modeling
- Meeting with Timmons Group in regard to high rate infiltration basin – more research to follow

ITEM 7. NEW BUSINESS

A. Tax Report – Lisa Anderson

MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE CAMDEN COUNTY BOARD OF COMMISSIONERS

OUTSTANDING TAX DELINQUENCIES BY YEAR

YEAR	REAL PROPERTY	PERSONAL PROPERTY
2025	673,430.95	90,140.48
2024	183,314.38	22,273.01
2023	101,301.21	22,043.73
2022	49,341.83	8,404.25
2021	39,872.70	6,544.59
2020	21,585.70	2,638.14
2019	18,270.28	1,758.14
2018	14,601.13	1,026.17
2017	10,824.69	1,278.56
2016	6,682.44	1,020.85

TOTAL REAL PROPERTY TAX UNCOLLECTED	1,119,225.31
TOTAL PERSONAL PROPERTY UNCOLLECTED	157,127.92
TEN YEAR PERCENTAGE COLLECTION RATE	98.88%
COLLECTION FOR 2026 vs. 2025	1,032,294.91 vs. 1,775,647.91

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2025	93.67%
2024	98.24%
2023	98.93%

EFFORTS AT COLLECTION IN THE LAST 30 DAYS
ENDING January **2026**
BY TAX ADMINISTRATOR

29	NUMBER DELINQUENCY NOTICES SENT
43	FOLLOWUP REQUESTS FOR PAYMENT SENT
3	NUMBER OF WAGE GARNISHMENTS ISSUED
4	NUMBER OF BANK GARNISHMENTS ISSUED
36	NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
0	NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
0	PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
0	NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
0	NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
0	REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
0	NUMBER OF JUDGMENTS FILED

30 Largest Unpaid – Real

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	01-7071-00-59-3318.0000	22,451.01	1	LUCIA SPECIALIZED HAULING OF	SOUTH MILLS	101 OPPORTUNITY DR
R	02-8934-01-17-4778.0000	13,638.54	1	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	03-8981-00-02-9789.0000	13,318.97	1	AKBJ LLC	SHILOH	204 TEXAS RD
R	02-8934-01-18-8072.0000	12,443.30	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	03-8972-00-53-7086.0000	11,249.41	1	ABNER WAYNE STAPLES	SHILOH	1358 343 HWY S
R	02-8935-02-66-7093.0000	10,879.00	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	03-8973-00-53-0748.0000	10,203.42	1	MORRIS L. KIGHT III	SHILOH	142 STANLEY LN
R	01-7999-00-62-3898.0000	10,135.90	1	MICHAEL ASKEW	SOUTH MILLS	257 A OLD SWAMP RD
R	01-7979-00-61-7358.0000	10,039.74	2	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	03-8962-00-05-0472.0000	9,899.27	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	01-7081-00-20-8262.0000	9,781.86	1	GEORGE TAYLOR AND ANNIE TAYLOR	SOUTH MILLS	178 CULPEPPER RD
R	02-8954-00-43-8538.0000	9,724.81	1	BILLY ROSS FEREBEE	CAMDEN	237 PALMER RD
R	02-8916-00-39-5170.0000	9,675.92	1	DONALD RAY JONES	CAMDEN	670 343 HWY N
R	02-8934-01-28-3106.0000	9,578.63	1	SILVER BLUE LODGE LLC	CAMDEN	139 158 US W
R	02-8934-01-29-4617.0000	8,818.12	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	03-8974-00-72-5444.0000	8,080.69	1	PATRICK BENGIES	SHILOH	256 GARRINGTON ISLAND
R	03-8972-00-54-4332.0000	7,910.79	1	GILBERT WAYNE OVERTON &	SHILOH	1330 343 HWY S
R	02-8945-00-09-5502.0000	7,769.77	1	104 INVESTORS WAY LLC	CAMDEN	104 INVESTORS WAY
R	03-8965-00-56-8601.0000	7,753.50	2	FSC II LLC	SHILOH	370 SANDY HOOK RD
R	02-8945-00-41-2060.0000	7,639.07	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	03-8889-00-48-7259.0000	7,626.96	1	ROBERT AND JANETTE TEMPLETON	SHILOH	127 SAILBOAT RD
R	01-7080-00-26-2396.0000	6,866.90	1	CHRISTOPHER A. KINDER	SOUTH MILLS	136 DOCK LANDING LP
R	01-8000-00-04-8444.0000	6,729.89	2	MID ATLANTIC RECYCLING	SOUTH MILLS	140 CONNER FARM RD
R	02-8925-00-58-8351.0000	6,573.86	1	KEITH S SAWYER	CAMDEN	109 SCOTLAND RD
R	03-8971-00-30-9999.0000	6,544.71	1	WILLIAM MICHAEL SARGENT	SHILOH	203 ONE MILL RD
R	02-8934-04-72-0416.0000	6,521.35	5	PAULINE JETTE	CAMDEN	238 COUNTRY CLUB RD
R	02-8943-01-17-4388.0000	6,512.94	1	THOMAS REESE	CAMDEN	301 JAPONICA DR
R	03-8971-00-23-2253.0000	6,294.24	1	ABODE OF CAMDEN, INC.	SHILOH	187 C THOMAS POINT RD
R	02-8935-04-63-0820.0000	6,197.32	3	BELCROSS PROPERTIES, LLC	CAMDEN	197 158 US E
R	03-8965-00-62-8349.0000	6,159.85	1	VL DIRECTOR LAND HOLDINGS LLC	SHILOH	466 SANDY HOOK RD

30 Oldest Unpaid - Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	02-8935-02-66-7093.0000	10	10,879.00	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	02-8934-01-29-4617.0000	10	8,818.12	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	02-8945-00-41-2060.0000	10	7,639.07	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	01-7989-00-01-1714.0000	10	5,910.01	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	02-8936-00-23-4750.0000	10	4,447.97	AARON DARNELL CHAMBLEE ET AL	CAMDEN	LAMBS RD
R	03-8962-00-67-1021.0000	10	3,648.22	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	10	3,414.86	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	02-8935-02-75-0867.0000	10	3,336.71	ED SIVELLIS HEIRS	CAMDEN	158 US W
R	01-7999-00-95-3587.0000	10	3,213.97	WALTER TURNER HEIRS	SOUTH MILLS	CAROLINA RD
R	03-8952-00-95-8737.0000	10	2,743.44	AUDREY TILLETT	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	10	2,520.07	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	2,425.31	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7988-00-91-0179.0001	10	2,359.87	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8943-04-93-8214.0000	10	2,310.20	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7091-00-64-6569.0000	10	2,155.72	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	02-8955-00-26-8515.0000	10	2,056.32	KIMBERLY S. MUTTA	CAMDEN	BEDLOW LN
R	02-8955-00-26-9871.0000	10	2,056.32	KIMBERLY S. MUTTA	CAMDEN	BEDLOW LN
R	03-8899-00-36-2719.0000	10	1,991.46	LARRY WELDON HEIRS	SHILOH	HIBISCUS RD
R	02-8926-00-13-6839.0000	10	1,767.37	NORTHEASTERN COMMUNITY	CAMDEN	123 TRAFTON RD
R	02-8935-01-07-0916.0000	10	1,699.28	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	03-8899-00-45-2682.0000	10	1,670.48	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7090-00-95-4019.0001	10	1,502.19	MARK DAN HEWITT	SOUTH MILLS	518 OLD SWAMP RD
R	02-8936-00-24-7426.0000	10	1,396.83	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	01-7090-00-60-5052.0000	10	1,063.96	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	01-7989-04-90-0938.0000	10	999.07	DORIS EASON HEIRS	SOUTH MILLS	1352 343 HWY N
R	01-7989-04-60-1568.0000	10	971.24	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	948.40	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	02-8955-00-13-7846.0000	10	663.20	MARIE MERCER	CAMDEN	IVY NECK RD
R	03-9809-00-53-4358.0000	10	558.54	WILLIAM G. YATES	SHILOH	SAILBOAT RD
R	03-9809-00-33-4725.0000	10	547.69	DENNIS CREASY	SHILOH	SAILBOAT RD

30 Largest Unpaid – Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0004068	25,885.55	3	BAYSIDE FARMS, LLC	SOUTH MILLS	246 HORSESHOE RD
P	0000229	25,147.22	1	BLACK GOLD FARMS	CAMDEN	113 343 HWY S
P	0002954	11,948.16	1	SHILOH HWY 1108 SOLAR,LLC	SHILOH	956 SANDY HOOK RD
P	0002953	11,615.52	1	SANDY SOLAR, LLC	SHILOH	466 SANDY HOOK RD
P	0001089	5,082.26	1	EASTERN CAROLINA CONST, INC.	CAMDEN	150 A 158 HWY E
P	0002941	2,067.80	5	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0000009	1,860.92	1	THOMPSON GAS, LLC	CAMDEN	121 GUMBERRY ROAD
P	0003721	1,694.44	5	JIMMY'S TRUCKING & HAULING LLC	CAMDEN	127 TRAFTON RD
P	0003878	1,691.11	3	RONNEY GILLIKIN JR	SOUTH MILLS	109 NORTH POINTE RD
P	0004125	1,516.21	1	DOLLAR GENERAL #25530	SOUTH MILLS	103 CULPEPPER RD
P	0003773	1,399.82	1	SEVAN NERO BARTLETT	CAMDEN	197 HERMAN ARNOLD RD
P	0000295	1,311.34	7	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001721	1,196.75	5	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD
P	0002801	1,167.10	1	DOLLAR GENERAL STORE #15624	CAMDEN	139 US 158 HWY W
P	0003017	999.28	4	MARK STANLEY MICHALSKI	SOUTH MILLS	138 CAROLINA RD
P	0000297	996.40	3	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0003513	985.21	3	JULIE PORTER	CAMDEN	431 158 US W
P	0001104	953.46	4	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0003512	881.34	4	WILLIAM ANTHONY POPE JR	CAMDEN	214 SMITH DR
P	0004084	764.63	2	252 IMPROVEMENTS	SOUTH MILLS	581 OLD SWAMP RD
P	0001046	760.61	3	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001709	710.59	9	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0003547	633.41	5	NICHOLAS W. STOTTS	CAMDEN	431 158 US W
P	0003628	615.68	1	DOLLAR GENERAL #20102	SHILOH	917 343 HWY S
P	0002525	601.19	4	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD
P	0003099	572.29	2	AARON M BROWN	SHILOH	108 CHERRY BLOSSOM WAY
P	0002817	561.69	2	EASTERN CAROLINA	CAMDEN	154 US 158 HWY E
P	0003892	536.20	4	NOAH KNOWLES	CAMDEN	319 IVY NECK RD
P	0003850	535.35	1	JOSHUA MICHAEL BAILEY	SOUTH MILLS	100 ROBIN CT W
P	0001545	530.76	5	LOUIS RUGGERI	CAMDEN	390 CAMDEN CSWY

30 Oldest Unpaid – Personal

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0000295	10	1,311.34	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001046	10	760.61	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001709	10	710.59	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001072	10	529.61	PAM BUNDY	SHILOH	105 AARON DR
P	0001106	10	242.12	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001538	10	174.24	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	10	159.27	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0002592	10	137.87	SCOTT BRIAN GRANDY	SOUTH MILLS	156 KEETER BARN RD
P	0000770	10	134.40	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002921	10	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0000945	9	417.06	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0002468	9	334.63	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
P	0002968	9	287.26	MICHAEL WILLIAM MAINELLO	SOUTH MILLS	237 KEETER BARN RD
P	0001150	9	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001689	9	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0001512	8	339.17	JOHN WESLEY BURGESS,JR.	CAMDEN	431 158 USY W
P	0002902	8	281.09	STEPHANIE AUSMAN	SHILOH	204 POND RD
P	0002942	8	118.75	JAMES P. VASILOPOULOS	CAMDEN	346 343 HWY S
P	0003513	7	985.21	JULIE PORTER	CAMDEN	431 158 US W
P	0003415	7	436.57	IVY MIRANDA BOGUES	CAMDEN	224 NORTH RIVER RD
P	0003487	7	388.22	MICHAEL RONALD MAYO II	CAMDEN	146 BELCROSS RD
P	0003414	7	387.18	EDWARD A. BILL	CAMDEN	152 158 US W
P	0003495	7	380.86	ALY MOHAMAD	SHILOH	100 BROAD CREEK RD
P	0003096	7	349.55	DANIEL ELWOOD BRIGHT	CAMDEN	109 JUNIPER DR
P	0003075	7	324.02	PATRICK WAYNE BAUM	CAMDEN	186 B BUSHELL RD
P	0003035	7	309.89	ROBERT HENRY LEE	SHILOH	121 BEECH TREE DR
P	0002978	7	296.41	JONATHAN LEWIS PUGH	SOUTH MILLS	206 MAIN ST
P	0003269	7	260.39	KIMBERLY STARR MUTTA	CAMDEN	290 NORTH RIVER RD
P	0003378	7	185.77	JAMES KELLEY WIGFIELD	CAMDEN	441 158 US E
P	0001721	6	1,196.75	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD

Motion to approve the Tax Report as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

B. Camden County Schools Funding Request

School Superintendent Dr. Brandon Ratliff presented a request for unexpected repair/replacement costs that were not allotted for in the Camden County Schools FY 2025-2026 budget. Dr. Ratliff explained that the following repairs and replacements are necessary to maintain safe operations and essential building/communication systems and that there are not sufficient capital project funds currently available to absorb the expenses without impacting planned projects:

- Grandy Primary School Communications/Intercom System Work- $30,954.49
- Camden County High School Gym Locker Room HVAC Unit - $14,062.75
- Camden Intermediate School Water Heater Replacement (Cafeteria) - $25,920.00

The total amount requested was $70,937.24.

Motion to approve the requested amount of $70,937.24 for the emergency repairs.

RESULT:	**FAILED [2-2]**
MOVER:	Sissy Aydlett
AYES:	Randy Krainiak, Sissy Aydlett
NAYS:	Tiffney White, Troy Leary
ABSENT:	Jason Banks

C. Special Use Permit UDO 2016-08-10 Draft Revocation Order – Attorney Arizaga-Womble

As a result of the quasi-judicial proceedings which concluded on January 29, 2026, Attorney Arizaga-Womble presented the draft revocation order for Special Use Permit 2016-08-10. Attorney Womble noted that although Chair Banks was not present at the meeting, he had reviewed the order and had no requested changes.

ORDER REVOKING B&M INVESTMENT
SPECIAL USE PERMIT UDO 2016-08-10

(UDO 2025-11-227; UDO 2025-12-336)

I. DECISION:

On January 29, 2026, the Camden County Board of Commissioners ("BOC") voted to revoke Special Use Permit UDO 2016-08-10 ("2016 SUP") issued to B&M Investments of NC, LLC ("B&M") for mining operations.

II. SUMMARY OF PROCEEDINGS:

1. On November 3, 2025 the Camden County Planning Director filed an application to revoke the 2016 SUP. The revocation application is identified as UDO 2025-11-227 ("revocation application").

2. On December 15, 2025, B&M Investments of North Carolina, LLC by and through Robert W. Wynn, filed an application for a major amendment to the 2016 SUP. The major amendment application is identified as UDO 2025-12-336 ("amendment application").

3. On January 13, 2026, the BOC held a properly noticed special meeting to consider the revocation application and the amendment application.

4. The County Planning Director was present. B&M was represented by James Cauley, III and Michael K. Franchi of Cauley Pridgen, P.A. ("Cauley Pridgen"). Richard E. Biemiller of Pender & Coward P.C. ("Biemiller") appeared for Derrill and Angela Wickens ("Wickens"). David B. Oakley of Poole Brooke Plumlee PC ("Oakley") appeared for Camden Yard Materials LLC ("Camden Yard"). Adam and Brittany Cohen appeared without counsel. The Board of Commissioners was represented by Lauren E. Arizaga-Womble ("County Attorney").

5. At the time the agenda items were called County Attorney notified the BOC, that Cauley Pridgen requested a continuance on behalf of B&M due to the unexpected hospitalization of the property owner, Mr. Bonnie Bright. Biemiller and Oakley did not object but noted concern that there would be ongoing continuances and delay. The County Attorney provided the BOC with the correspondence from all of the attorneys and advised of a new proposed date for hearing. The BOC recessed the meeting to January 28, 2026 at 6:00pm in the Boardroom in the Camden Public Library.

6. On January 21, 2026, Cauley Pridgen submitted a request for remote testimony.

7. On January 27, 2026, Oakley submitted a request for the BOC to dismiss the application to revoke and application to amend.

8. On January 28, 2026, the BOC meeting was reconvened and the BOC proceeded with the quasi-judicial hearing for the revocation application and amendment application.

9. Oakley moved to dismiss the revocation application and amendment application on the basis that the 2016 SUP was void in that B&M contended they could not legally comply with conditions #7 and #8 of the 2016 SUP which invoked condition #12 of the 2016 SUP "If any condition affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect." Biemiller joined Oakley's motion to dismiss noting the conditions to the 2016 SUP are condition precedent for the 2016 SUP to come into effect. Cauley Pridgen noted B&M acknowledges conditions #7 and #8 have never been met. Cauley Pridgen further contended the County Planner filed the revocation application which indicated there is a valid permit and B&M's amendment application was seeking to address condition #7 and #8; all actions related to the 2016 SUP. The BOC noted that there was no showing that the conditions had been held to be invalid or void and denied the motion.

10. Cauley Pridgen withdrew their request for remote testimony.

11. All participants consented to hearing the revocation application and modification application together and acknowledged the evidence for each application would be similar and duplicative.

12. There were no other preliminary motions or requests from any participant.

13. The County Planning Director testified in support of the revocation application and in opposition to the amendment application. The BOC received into evidence County 1 - the entire agenda packet which included the staff report and related materials and County 2 – the County Planning Director's power point presentation. Cauley Pridgen objected to the admission of pictures and videos included in the Planning Director's packet which were received by Wickens. The pictures and videos were admitted over the objection.

14. Cauley Pridgen called various witnesses to testify in opposition to the revocation application and in support of the modification application. Those witnesses included: Bonnie Bright, landowner of the site for B&M 2016 SUP; Robert "Bobby" Wynn, Ponderosa Sand site manager; Doug Haney, Ponderosa Sand trucking operations; Gary Meiggs, prior partner in B&M; Larry Sherman, senior driver AAPCO trucking; Dan Roberts, dump truck operator; Willie Giles Jr., Ponderosa Sand employe, excavator operator. The BOC received into evidence B&M 1 – Binder of multiple

exhibits tab 1- 28. Oakley and Biemiller objected to the admission of the contents for tab 18, 24, 25, 27, and 28. B&M 1, tab 1-28 were received over the objection.

15. Biemiller called various witnesses to testify in support of the revocation application and in opposition to the amendment application. Those witnesses included: Derrill Wickens, property owner of 373 Ponderosa Drive, South Mills, NC and Adam Cohen property owner 363 Ponderosa Drive, South Mills, NC. The BOC received into evidence Wickens 1- notebook of multiple exhibits. Wickens 2 – 4 -various pictures. Wickens 5-6 survey documents, Wickens 7 – video.

16. Oakley called Chris Coleman, owner of Camden Yard Materials in support of the revocation application and in opposition to the modification application. The BOC received into evidence Camden Yard 1- deed, Camden Yard 2 -Engineered Drawings, Camden Yard 3 – 4 – Camden County Planning Board and BOC Meeting minutes, Cauley Pridgen objected to Camden Yard 3, it was received over objection. Camden Yard 5 – pictures. Camden Yard 6 -site plan.

17. The quasi-judicial hearing was recessed and resumed on January 29, 2026.

18. The evidentiary hearing concluded, the BOC deliberated and voted unanimously to revoke the permit and voted unanimously to deny the modification application.

19. In support of its decision, and based on all of the evidence received by the BOC during the hearing, the arguments of counsel and all applicable County ordinances, plans, policies, and other applicable law, the BOC makes the following Findings of Fact.

III. FINDINGS OF FACT:

1. Each witness appearing before the BOC during the hearing sessions was duly sworn and subject to cross-examination.

2. The hearing held by the BOC on January 13, 2026 and continued on January 28th and 29th was properly noticed and advertised in accordance with the requirements of the County Ordinance (the "Development Ordinance") and other applicable law.

3. Section 151.9.8.5 of the Development Ordinance sets forth the procedure by which a special use permit may be revoked, requiring the same process required for the initial development approval.

4. Permits may be revoked for any substantial departure from the approved application, plans, or specifications; refusal or failure to comply with

requirements of state or local laws; or for making false statements or misrepresentations in securing the permit, certificate or approval. Any permit or certificate mistakenly issued in violation of an applicable State or County law may also be revoked.

5. Section 151.2.2.16 of the Development Ordinance sets forth the procedure for a major modification of a special use permit, requiring the same process required for the initial development approval.

6. Section 151.9.4.2 of the Development Ordinance states, it is a violation of the Development Ordinance to engage in any development, use, construction, and disturbance, or other activity of any nature in any way inconsistent with any approved plan, permit, certificate, or other form of authorization granted for such activity.

7. Section 151.9.4.3 of the Development Ordinance states, it is a violation of the Development Ordinance to violate, by act or omission, any term, variance, modification, adjustment, condition, or qualification placed upon any required plan, permit, certificate, or other form of authorization for development, use, constructions, land disturbance, or other activity upon land or improvements thereon.

8. Section 151.9.4.4 of the Development Ordinance states, it is a violation of the Development Ordinance to erect, construct, alter, repair, maintain, use a building or structure or use of any land in violation of the ordinance or any regulation made under the authority conferred thereby.

9. The revocation application and the amendment application and all supporting documentation were admitted into evidence.

10. The real property parcel subject to the 2016 SUP (the "Property") is 399 Ponderosa Drive, South Mills, NC, parcel id number 017082006889360000, zoned light industrial ("I-1").

11. Ingress and egress to the Property is off Ponderosa Road which is a private easement (the "Road").

12. The 2016 SUP was approved subject to twelve (12) conditions. B&M acknowledged "no work may be done pursuant to the Special Use Permit except in accordance with all of its conditions and requirements and that all restrictions shall be binding upon them, their assigns, and their successors in interest. The 2016 SUP was not appealed.

13. The twelve conditions for the 2016 SUP are incorporated by reference as if set forth word for word.

14. Bonnie Bright has owned the Property since 2007. Since owning the property, he has cleared trees on approximately 50 acres, built berms and excavated ditches. The B&M site was Mr. Bright's third sand mine location, and he purchased it to use at a later time.

15. Ponderosa Sand LLC has an agreement with B&M to conduct sand mine operations at the Property.

16. Site preparation for mine operations occurred between 2017 to 2024 consisted of stump removal, building berms, excavating ditches and road grading.

17. B&M did not install 10 mph speed limit signs for at least 6-7 years following the issuance of the 2016 SUP noting there was no activity at the sand mine during that time.

18. The Property was previously owned by Gary Meiggs, who was the applicant for the 2016 SUP. Mr. Meiggs testified he and his father cut timber in the Property before seeking the 2016 SUP and noted there was 8 miles of railroad track in the parcel removing substantial timber from the property for "quite a few years" before the 2016 SUP was issued.

19. Condition #4 of the 2016 SUP requires the applicant shall retain the cut over trees that lay within the buffer area indicated on the site plan. Mr. Meiggs confirmed there are no trees remaining in that area because he and his father timbered the property.

20. It is undisputed by B&M that from the time of the issuance of the 2016 SUP to date, B&M has never been in compliance with the fence and buffering required by conditions #7 and conditions #8.

21. The conditions require a fence and vegetative buffering to be south of the property line.

22. B&M contends the property owners will not consent to the installation of the fence and vegetative buffer. Further if they were to install the buffer in would extend to the middle of the Road.

23. Wickens and Cohen contend they want B&M to comply with all the conditions of 2016 SUP and have not prevented B&M from installing the fence and vegetative buffer pursuant to the terms and location set forth in the conditions.

24. It is undisputed that Ponderosa Sand did not start mining operations until the fall of 2024 and that prior to Ponderosa Sand there was no other entity

which engaged in mining operations at the Property pursuant to the 2016 SUP.

25. It is undisputed at the time Ponderosa Sand began operating they were not in compliance with the fence and buffering required by condition #7 and condition #8 of the 2016 SUP nor have they or B&M been in compliance with those conditions at any time since the issuance of the 2016 SUP.

26. Following the issuance of the 2016 SUP, there was a change of ownership in the properties referenced in conditions #7 and #8.

27. Shortly after Ponderosa Sand began operating, Wickens, Cohen and Camden Yard made multiple complaints to the Planning Director and other County Staff regarding alleged violations including the condition of the road, metal in the road, the speed of dump trucks, failure to yield, dust, trespassing, noise, and hours of operation.

28. It is undisputed the property owners most directly impacted by condition #7 and #8 were not contacted by B&M or Ponderosa Sand until approximately September 2024.

29. There have been recurring potholes, ruts, metal fragments on the unpaved portion of the Road.

30. The dump trucks traveling down the Road generate noise and dust.

31. Ponderosa Sand purchased asphalt millings for the road on November 23, 2024. On or about June 2025, Ponderosa Sand purchased a motor grader and tractor to make repairs and maintain the road.

32. Ponderosa Sand uses asphalt millings to improve the unpaved section of the Road. The millings contain metal and have been located at various locations on the unpaved portion of the Road.

33. B&M has not contributed to the upkeep of the Road from US Highway 17 east to Camden Yard mine property.

34. The pump at the Property runs all day and night, 7 days a week. Ponderosa Sand employees access the Property on the weekend to excavate and stockpile sand utilizing heavy, loud equipment including an excavator and bulldozer. They also engage in equipment maintenance and road repairs. Road repairs are primarily done on the weekend when dump trucks are not running to keep the trucks running with minimal interference.

35. Mine employees begin arriving between 6:00-6:20am to prepare to load trucks by preloading trucks or excavating more sand. Dump trucks begin running at 7:00am.

36. The legal description of the width of the Road is 30 feet. The actual width of the Road varies but no section of the unpaved portion of the Road is 30 feet wide. The unpaved portion of the Road becomes particularly narrow, measuring 13 feet, 4 inches in sections and up to approximately 17 feet.

37. Dump truck operators noted due to the ditch, residential property, and weight of the truck, they have 12 feet of usable space.

38. There have been multiple instances where dump trucks have not yielded to vehicles or have pulled into residential driveways/yards to turn around or let a vehicle pass. Dump truck operators contend drivers in private vehicles can see the truck coming down the Road and proceed in their direction of travel despite there not being room to turn around or pass safely.

39. Wickens and Cohen contend the dump truck operators do not follow the 10 mph speed limit signs. Dump truck operators contend drivers in private vehicles drive in excess of 10 mph on the Road and will speed up to the truck.

40. The dump trucks traveling down the gravel portion of the Road to and from Ponderosa Sand are 8-10 feet wide and take up the nearly the entire width of the road. On one side of the Road is a ditch approximately 6 feet deep and on the other side are residential properties.

41. Loaded dump trucks average between 62,000-65,000 pounds, faced with yielding to private vehicles, are at times required to back-up approximately 1 ½ miles down the Road either to the Property or back to NC Highway 17.

42. NCDOT minimum standards for secondary roads require a minimal travelway width of at least 20 feet.

43. At the time of the 2016 SUP hearing, B&M represented to the BOC that dump trucks would haul loads down the Road 12-15 times per day. Ponderosa Sand actually averages 100 dump truck trips per day, with a range of 50-200 loads per day.

44. The BOC issued 2016 SUP after multiple days of quasi-judicial proceedings with conditions necessary to ensure compliance with Development Ordinance standards, including public health and safety, value of adjoining or abutting property, harmony with the area, conformity with plans, and impact on public facilities.

7

45. B&M contends in their amendment application that it is for the purpose of amending the 2016 SUP with conditions that can be achieved and not to cause shared use of the Road with disgruntled landowners. They further contended their use will not endanger the public health or safety at the proposed location once the amendment is in place.

46. B&M did not include in their amendment application proposed amendments to 2016 SUP or newly proposed conditions to meet the standards in the Development Ordinance. At the hearing B&M requested the BOC strike Condition #7 and Condition #8 from 2016 SUP but did not propose new conditions.

47. The Planning Director recommended denial of the amendment application noting no submissions accompanied said application and no specific amendment requests were made in the application. The Planning Director was not provided with amendments to consider and was therefore unable to provide a staff report and recommendation regarding whether the propose amendments were in compliance with the applicable standards in the Development Ordinance.

In light of the foregoing findings of fact, the BOC makes the following conclusions of law:

IV. **CONCLUSIONS OF LAW**

1. The use meets all required conditions and specifications of the Development Ordinance.

2. Pursuant to Section 151.2.3.22.I.2, 2016 SUP expired and became null and void as the authorized use has not commenced, no substantial construction activity has taken place, or construction activities have started but the value of all constructions activity after two years is less than 5% of the estimated cost of construction.

3. Pursuant to Section 15.9.4.2 of the Development Ordinance B&M is in violation of the Development Ordinance to engage in any development, use, construction, and disturbance, or other activity of any nature in any way inconsistent with any approved plan, permit, certificate, or other form of authorization granted for such activity.

4. Pursuant to Section 151.9.8.5 of the Development Ordinance and N.C.G.S. 160D-403, a development approval shall be revoked in the event of any substantial departure from the approved application, plans, or specifications; refusal or failure to comply with requirements of state or local laws; or for making false statements or misrepresentations in securing the permit, certificate or approval.

8

5. B&M is not in compliance with conditions #7 and #8 required by 2016 SUP.

6. B&M misrepresented the number of truckloads for the project in the proceedings for the 2016 SUP.

7. B&M is operating in manner such that is a substantial departure from the approved application, plans or specifications.

V. **ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ordered that 2016 SUP is revoked in that it expired and became null and void. In the event the permit is not expired, the permit shall be revoked for failure to comply with conditions #7 and #8 and operating in a manner that is a substantial departure from the approved application, plans or specifications. The amendment application is denied.

Voted on in open session on January 29. 2026. The written decision reviewed and approved on March 2, 2026.

This the 2nd day of March 2026.

By: Troy Leary
Troy Leary, Vice-Chairman
Camden County
Board of Commissioners

9

Motion to approve the Special Use Permit UDO 2016-08-10 Revocation Order as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

D. Interim UDO Administrator Appointment – Erin Burke

Due to the separation of Amber Curling from the County and according the Unified Development Ordinance, an administrator is required and appointment shall be made by the Board of Commissioners.

Motion to appoint County Manager Erin Burke as the Interim UDO Administrator.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 8. BOARD APPOINTMENTS

A. Senior Services Advisory Board – Appointment of Frank Eason

Motion to appoint Frank Eason to the Senior Services Advisory Board

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 9. CONSENT AGENDA

A. BOC Meeting Minutes of February 9, 2026 – Herein incorporated by reference; available for public inspection in the County Clerk's office and via the County website.

B. Budget Amendments

2025-26-BA044

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT INCREASE	AMOUNT DECREASE
Revenues			
10330510-402002	Insurance Proceeds	$2,563.09	
Expenses			
105100-574102	Body Armor	$2,563.09	

This Budget Amendment is made to appropriate monies received from insurance for replacement of Body Armor. Insurance program offers 3 replacement body armor replacements a year.

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

Balance in Contingency $20,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 2nd day of March, 2026.

Karen M. Davis
Clerk to Board of Commissioners

Troy Leary
Chair, Board of Commissioners

2025-26-BA045

CAMDEN COUNTY BUDGET AMENDMENT

BE IT ORDAINED by the Governing Board of the County of Camden, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026.

Section 1. To amend the General Fund as follows:

ACCT NUMBER	DESCRIPTION OF ACCT	AMOUNT INCREASE	AMOUNT DECREASE
Revenues			
52330610-434823	Foster Care	$17,200	
52330610-434819	Crisis Intervention	$ 9,925	
52330610-434848	LIEAP Revenues	$ 465	
Expenses			
528000-536100	Foster Care	$17,200	
528000-520000	Crisis Intervention	$ 9,925	
528000-554321	LIEAP Revenues	$ 465	

This Budget Amendment is made to appropriate monies through Foster Care, Crisis Intervention, and LIEAP Revenues.

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

Balance in Contingency $20,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Budget Officer and the Finance Officer for their direction. Adopted this 2nd day of March, 2026.

Karen M. Davis
Clerk to Board of Commissioners

Troy Leary
Chair, Board of Commissioners

C. School Budget Amendments

Budget Amendment

Camden County Schools Administrative Unit

Capital Outlay Fund

The Camden County Board of Education at a meeting on the 12th day of February, 2026, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
6550	Category III Projects	73,880.00	

Explanation:

Total Appropriation in Current Budget	$	483,213.00
Amount of Increase / (Decrease) of Above Amendment		+ 73,880.00
Total Appropriation in Current Amended Budget	$	557,093.00

Passed by majority vote of the Board of Education of Camden County Schools on the 12th day of February, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this 2nd day of March 2026.

Troy Leary
Chairman, Board of County Commissioners

Karen McDavis
Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 12th day of February, 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5100	Regular Instructional Support	21,839.37	
5300	Alternative Programs & Services	1,262.80	
5800	School-Based Support Services	997.88	
6800	System-wide Pupil Support		7,702.17

Explanation:

Total Appropriation in Current Budget	$	542,392.00
Amount of Increase/Decrease of Above Amendment		+ 16,397.88
Total Appropriation in Current Amended Budget	$	558,789.88

Passed by majority vote of the Board of Education of Camden County on the 12th day of February, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 2nd day of March 2026.

Troy Leary
Chairman, Board of County Commissioners

Karen M. Davis
Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

State Public School Fund

The Camden County Board of Education at a meeting on the 12th day of February 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instructional Services	4,172.93	
5200	Special Populations Services	2,370.51	
5300	Alternative Programs & Services	674.81	
5800	School-Based Support Services	618.10	
6600	Financial & Human Resources	.01	
6900	Policy, Leadership & Public	593.58	

Explanation:

Total Appropriation in Current Budget	$	20,248,003.90
Amount of **Increase**/Decrease of Above Amendment	+	8,429.94
Total Appropriation in Current Amended Budget	$	20,256,433.84

Passed by majority vote of the Board of Education of Camden County on the 12th day of February, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 2nd day of March 2026.

Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

Federal Grant Fund

The Camden County Board of Education at a meeting on the 12th day of February, 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount	
		Increase	Decrease
5100	Regular Instruction Services	7,979.84	
5200	Special Population Services		54.66
6100	Support & Development Servs.	88.72	
8100	Payments to Other Gov't Units	221.09	
8200	Unbudgeted Funds	.01	

Explanation: Revenues increased for carryover funds

Total Appropriation in Current Budget	$	865,685.14
Amount of **Increase**/Decrease of Above Amendment	+	8,235.00
Total Appropriation in Current Amended Budget	$	873,920.14

Passed by majority vote of the Board of Education of Camden County on the 12th day of February, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 2nd day of March 2026.

Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

D. Pickups, Releases & Refunds

NAME	REASON	NO.
W. Franklin Williams, Jr.	Combined w/ another parcel,should be deleted	Pick-up 23837
	$164.10	R-170480-2024
W. Franklin Williams, Jr.	Combined w/ another parcel,should be deleted	Pick-up 23836
	$167.38	R-162894-2023
W. Franklin Williams, Jr.	Combined w/ another parcel,should be deleted	Pick-up 23835
	$138.23	R-155393-2022
W. Franklin Williams, Jr.	Combined w/ another parcel,should be deleted	Pick-up 23834
	$138.23	R-133265-2021
Horace Melville Cuthrell, Jr.	Deferred Taxes - years 2023,2024 & 2025	Pick-up/23856
	$268.01	R-163519-2023
		R-171122-2024
		R-178766-2025

E. Tax Collection Report

Tax Collection Report
JANUARY 2026

Day	Amount	Name of Account	Deposits	Simplify - 23	PSN - 69
	$	$	$	$	$
2	20,774.06	Refund - $1.10	20,774.06		
	67,553.01		67,553.01		
	24,687.52		24,687.52		
5	55,007.35	Short - $0.01	55,007.35		
	79,497.12	Refund - $74.10 / Short $0.72	79,497.12		
	56,419.36		56,419.36		
	523,248.57	Refund - $604.19	523,248.57		
6	5,450.00			5,450.00	
	12,840.90		12,840.90		
7	6,328.42		6,328.42		
	34,757.92	PSN - Refund -$7.23			34,757.92
8	25,967.92	Refund - $.03 - Over- $0.65	25,967.92		
9	30,933.16		30,933.16		
12	18,618.71		18,618.71		
13	877.14		877.14		
14	29,659.28	Over $0.05	29,659.28		
	12,704.07		12,704.07		
	1,365.66			1,365.66	
16	5,734.36		5,734.36		
	12,790.55	PSN Refund - $3.82			12,790.55
20	10,354.81		10,354.81		
21	2,938.86		2,938.86		
22	10,821.09	Refund - $100.00 - Drawer # 99	10,821.09		
23	1,020.01		1,020.01		
	9,000.00			9,000.00	
	35,602.22			35,602.22	
	3,334.09				3,334.09
26	5,175.09	Refund - $0.32	5,175.09		
27	7,886.56		7,886.56		
	4,899.72				4,899.72
28	9,946.13		9,946.13		
29	1,742.62	Refund - $0.01	1,742.62		
30	2,862.67		2,862.67		
	6,084.00			6,084.00	
	4,700.62				4,700.62
	1,046.68		1,046.68		
		$2,212.14 -Wrong state			
		$20.00 -water bill			
		$25.00 - No bill unpaid bill			
Totals Collections	$ 1,142,630.25		$ 1,024,645.47	$ 57,501.88	$ 60,482.90
Total Bnk Deposits	$ 1,142,630.25		$ 1,142,630.25		
Land Transfer/PSN					
Refund	$ (1,421.56)				
Over	$ (0.70)				
Short	$ 0.73				
Adjustment					
NET TOTAL	$ 1,141,208.72				

Submitted By: Date: 2-19-26

Approved By: Date: 3-2-26

F. Tax Refunds Over $100

REFUNDS OVER $100.00

```
ACS Tax System                                                              CAMDEN COUNTY
 2/20/26  9:55:28                Refunds to be Issued by Finance Office                          Page    1

      Refund$  Remit To:                         Reference:                         Drawer/Transaction Info:
       138.23  WILLIAMS FARMS                    2021 R 01-7080-00-68-0923.0000 20260127 99  291372
               225 CULPEPPER ROAD                PARCEL SHOULD HAVE BEEN DELETD
               SOUTH MILLS          NC 27976

       138.23  WILLIAMS FARMS                    2022 R 01-7080-00-68-0923.0000 20260127 99  291374
               225 CULPEPPER ROAD                SHOULD HAVE BEEN DELETED
               SOUTH MILLS          NC 27976

       167.38  WILLIAMS FARMS                    2023 R 01-7080-00-68-0923.0000 20260127 99  291375
               225 CULPEPPER ROAD                SHOULD HAVE BEEN DELETED
               SOUTH MILLS          NC 27976

       164.10  WILLIAMS FARMS                    2024 R 01-7080-00-68-0923.0000 20260127 99  291377
               225 CULPEPPER ROAD                SHOULD HAVE BEEN DELETED
               SOUTH MILLS          NC 27976

       607.94  Total Refunds
                                                                                   ***
```

Submitted by Lisa S. Anderson Date 2-20-26
Lisa S. Anderson, Tax Administrator Camden County

Approved by Troy Leary Date 3-2-26
~~Jason Banks, Chair~~ Camden Board of Commissioners
Troy Leary, Vice Chair

G. Vehicle Tax Refunds Over $100

North Carolina Vehicle Tax System

Pending Refund Report

VEHICLE REFUNDS OVER $100.00 FEBRUARY, 2026

Payee Name	Primary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Authorization Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
BRICKHOUSE, MARIA CHRISTINE	BRICKHOUSE, MARIA CHRISTINE	209 TRAFTON RD	CAMDEN, NC 27921	Proration	0086762969	LJP8560	PENDING	242139280	Refund Generated due to proration on Bill #0086762969-2025-2025-0000-00	Tag Surrender	2/19/2026		1843 2	TAX TAX	($205.18) ($2.81)	$0.00 $0.00 Refund	($205.18) ($2.81) $207.99
FROMHOLZ, PATRICK WILLIAM	FROMHOLZ, PATRICK WILLIAM	627 OLD SWAMP RD	SOUTH MILLS, NC 27976	Adjustment >= $100	0057869120	RBE5815	PENDING	242139170	Refund Generated due to adjustment on Bill #0057869120-2025-2025-0000-00	Military	2/19/2026		1843 1	TAX TAX	($126.95) ($1.74)	($6.34) ($0.09) Refund	($133.29) ($1.83) $135.12
HEIDRICK, BRANDIN RAY	HEIDRICK, BRANDIN RAY	108 WHITETAIL CT	SOUTH MILLS, NC 27976	Adjustment >= $100	0075645509	KKS7479	AUTHORIZED	241670758	Refund Generated due to adjustment on Bill #0075645509-2025-2025-0000-00	Military	2/10/2026	2/19/2026	1843 1	TAX TAX	($156.73) ($2.15)	$0.00 $0.00 Refund	($156.73) ($2.15) $158.88
LONG, GLENN RAY	LONG, GLENN RAY	192 COUNTRY CLUB RD	CAMDEN, NC 27921	Proration	0087768453	HD59673	PENDING	242139234	Refund Generated due to proration on Bill #0087768453-2025-2025-0000-00	Tag Surrender	2/19/2026		1843 2	TAX TAX	($110.71) ($1.51)	$0.00 $0.00 Refund	($110.71) ($1.51) $112.22
TR& B CONCRETE INC	TR& B CONCRETE INC	122 CAMDEN AVE	CAMDEN, NC 27921	Proration	0074601943	FF4099	PENDING	242139256	Refund Generated due to proration on Bill #0074601943-2025-2025-0000-00	Tag Surrender	2/19/2026		1843 3	TAX TAX	($390.26) ($5.34)	$0.00 $0.00 Refund	($390.26) ($5.34) $395.60

Submitted by Lisa S. Anderson Date 2-20-26
Lisa S. Anderson, Tax Administrator Camden County

Approved by Troy Leary Date 3-2-26
~~Jason Banks, Chair~~ Camden County Board of Commissioners
Troy Leary, Vice Chair

H. 2025-2026 Audit Contracts - Audit Contracts for Camden County and Tourism Development Authority. Due to document size, herein incorporated by reference and available for public inspection in the Camden County Finance Department.

I. Set Quasi-Judicial Hearing for Special Use Permit 2025-12-232 for Cellco D/B/A Verizon Wireless for Telecommunications Tower, Freestanding - Cellco Partnership (d/b/a Verizon Wireless) is seeking a Special Use Permit for a Freestanding Telecommunications Tower on an approximately 20.8-acre parcel, located at 256 Perkins Rd, Shiloh NC 27974. Hearing Set for April 6, 2026.

Motion to approve the Consent Agenda as presented.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 10. COUNTY MANAGER'S REPORT

County Manager Erin Burke included the following in her report to the Board:

- NCACC HR1 Impacts to County Operations Webinar
- NC East Alliance Zoom Meeting

- High School Steering Committee
- Benefits Renewal Meeting
- Ministers Advisory Council
- Biweekly High School Construction Meetings
- Camden Economic Development Commission Meeting
- EMS Quarter 4 Peer Review Meeting
- Annual Retreat Preparation & Meeting
- Meeting with Elizabeth City Fire Chief to review Fire Inspections Contract
- Budget Review Meetings
- Meeting with lobbyist to review goals
- Site tour of the new Camden County High School
- Increase in number of Public Information Requests
- Reese Meiggs Fundraiser Opportunities

ITEM 11. COMMISSIONERS' REPORTS

Commissioner Aydlett
- Reese Meiggs T-Shirt Fundraiser
- Read Across America Volunteers Needed
- NCACC 100 Strong Productions Student Film Festival

Vice Chair Leary
- Grandy Primary 3rd Grade 'Beatles' Production

ITEM 12. INFORMATION FROM OTHER DEPARTMENTS & AGENCIES

A. Financial Report

Fund	Year to Date		January	2026
10	**General Fund**	Budgeted	Revised	Collections/Spent
	Revenues	$ 25,139,000	$ 26,517,844	$ 15,644,197
	Expenses	$ 25,139,000	$ 26,517,844	$ 15,245,637
12	**Code Enforcement**			
	Revenues	$ 60,000		$ 100
	Expenses	$ 60,000		$ -
13	**R/D Auto Enhancement**			
	Revenues	$ 6,550		$ 3,723
	Expenses	$ 6,550		$ 6,550
15	**Tourism Development Authority**			
	Revenues	$ 38,160	$ 40,210	$ 17,993
	Expenses	$ 38,160	$ 40,210	$ 19,714
22	**Opioid Litigation Settlement**			
	Revenues	$ 270,219		$ 64,091
	Expenses	$ 270,219		$ -
23	**Water & Sewer Reserve Fund**			
	Revenues	$ 74,500		$ 1,233,378
	Expenses	$ 74,500		$ -
29	**Water & Sewer Projects**			
	Revenues	$ 1,514,493		$ 90,978
	Expenses	$ 1,514,493		$ 307,340
30	**Camden Water/Sewer District**			
	Revenues	$ 3,038,723	$ 3,007,643	$ 1,640,459
	Expenses	$ 3,038,723	$ 3,007,643	$ 1,194,840
32	**Dismal Swamp Gift Shop**			
	Revenues	$ 47,150		$ 27,667
	Expenses	$ 47,150		$ 14,634
36-39	**Watersheds**			
	Revenues	$ 62,339		$ 111,529
	Expenses	$ 62,339		$ 4,454
40	**Shiloh Courthouse Fire**			
	Revenues	$ 545,143	$ 551,545	$ 501,934
	Expenses	$ 545,143	$ 551,545	$ 357,653
41	**South Mills Fire**			
	Revenues	$ 339,764	$ 351,889	$ 346,583
	Expenses	$ 339,764	$ 351,889	$ 112,917
50	**School Fund**			
	Revenues	$ 8,100		$ 5,195
	Expenses	$ 8,100		$ -
51	**Public Assistance - Trustees**			
	Revenues	$ 24,144	$ 49,201	$ 28,051
	Expenses	$ 24,144	$ 49,201	$ 27,886
52	**Social Services**			
	Revenues	$ 1,666,647	$ 1,703,897	$ 631,356
	Expenses	$ 1,666,647	$ 1,703,897	$ 864,362
53	**Joyce Creek Drainage District**			
	Revenues	$ 44,675		$ 50,177
	Expenses	$ 44,675		$ 5,825
56	**Ferebee Courthouse Trust**		(Spent on Courthouse Roof)	
	Revenues	$ 1,771		$ 7
	Expenses	$ 1,771		$ -
60	**Dismal Swamp Visitor Center**			
	Revenues	$ 204,440		$ 80,000
	Expenses	$ 204,440		$ 116,139
63	**State Boat Ramp Grant**			
	Revenues	$ 49,118		$ 209
	Expenses	$ 49,118		$ -
70	**Revaluation Reserve Fund**			
	Revenues	$ 30,500		$ 853
	Expenses	$ 30,500		$ -
71	**Unrestricted Capital Reserve**			
	Revenues	$ 1,070,597		$ 706,437
	Expenses	$ 1,070,597		$ -
75	**School Capital Reserve**			
	Revenues	$ 2,973,768		$ 17,572,961
	Expenses	$ 2,973,768		$ 32,163,405
	Total			
	Revenues	$ 37,209,801		$ 38,757,875
	Expenses	$ 37,209,801	$ 38,640,449	$ 50,441,356

Date	Code from		Code to		Amount
1/5/2026	516100-566000	Social Services Capital Outlay - Inventory	526100-545000	Social Services Contracted Services	$ 868.08
1/5/2026	307200-545000	Water Distribution Contracted Services	307200-566000	Water Distribution Capital Outlay - Inventory	$ 4,840.00
1/7/2026	105100-565205	Sheriff Dare Program	105100-566000	Sheriff's Capital Outlay - Inventory	$ 3,000.00
1/7/2026	105100-574103	Sheriff Capital Outlay - Vehicle	105100-566000	Sheriff's Capital Outlay - Inventory	$ 6,000.00
1/16/2026	384720-545000	North River Watershed Contracted Services	384720-597000	North River Watershed Aquatic Weed Control	$ 1,000.00
1/21/2026	154200-526000	TDA Advertising	154200-512000	TDA Printing	$ 150.00
1/21/2026	154200-527300	TDA Promotional Efforts	154200-512000	TDA Printing	$ 150.00
1/21/2026	106200-519500	JCPC Youth Program Materials	106200-567000	JCPC Camp	$ 1,000.00
1/21/2026	106200-519500	JCPC Youth Program Materials	106200-522000	JCPC Food & Provisions	$ 400.00
1/21/2026	106200-510000	JCPC Training	106200-514000	JCPC Travel	$ 500.00
1/22/2026	106180-511000	Museum Telephone & Postage	106180-526000	Museum Advertising	$ 200.00
1/22/2026	106180-511000	Museum Telephone & Postage	106180-526000	Museum Advertising	$ 225.00
1/22/2026	106190-532000	EMS Office Supplies	106190-533000	EMS Supplies	$ 5,000.00
1/22/2026	106190-566000	EMS Capital Outlay - Inventory	106190-533000	EMS Supplies	$ 904.63
1/22/2026	106190-557000	EMS Miscellaneous	106190-533000	EMS Supplies	$ 3,019.58
1/27/2026	104940-557004	Economic Development Marketing	104940-545000	Economic Development Contracted Services	$ 2,467.50
1/27/2026	105800-554302	Solid Waster Maintenance Fees	1045800-545370	Refrigerate Fees	$ 3,000.00
1/27/2026	106900-599230	Albemarle Tidelands Retiree	106900-550005	Special Funding - Other	$ 898.71
1/27/2026	106900-574999	Foreclosure Property	106900-550005	Special Funding - Other	$ 4,101.29
1/27/2026	106600-574999	Foreclosure Property	106900-550000	Special Funding - MLKing	$ 150.00
1/27/2026	105100-509000	Sheriff's Workers Compensation	105110-509000	SRO Workers Compensation	$ 971.00
1/27/2026	105450-504004	Public Works Professional Services	105450-526000	Public Works Advertising	$ 520.00
1/29/2026	106600-566000	Non Dept'l Capital Outlay - Inventory	105115-566000	Animal Control Capital Outlay - Inventory	$ 2,500.00

B. Library Report

-Camden County Public Library

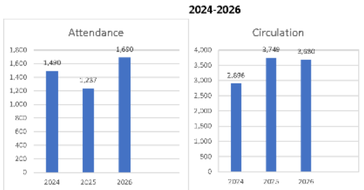
February 2026 Statistics

MONTH REPORT

Visitor Count	1690
Materials Check Outs & Renewals	3540
Libby – Overdrive (magazines, eBooks & audiobooks)	375
Computer/ Wireless Use	241/288
Questions Answered	239
Children's Programs/Attendance	15/242
Teen Program/Attendance	5/83
Adult Programs/Attendance	9/201
Outreach Programs/Attendance	0/0
Study Room Usage/Attendance	41/70
Meeting Room Usage/Attendance	1/15
Days/Hours Open	21/179
# Items in Collection	24,674
Library Card Holders	3,437

Comparison by Year

2024-2026



C. Register of Deeds Report

Camden County Register of Deeds: Ashley Jennings
January 2026
Daily Deposit

DATE	NC CHILDRENS TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMENT	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
01/02/26	$ 5.00	$ 30.00	$ -	$ -	$ 4.94	$ 28.82	$ 6.20	$ 254.04	$ 329.00
01/05/26	$ -	$ -	$ 534.10	$ 555.90	$ 4.07	$ 24.56	$ 37.20	$ 205.57	$ 1,361.40
01/06/26	$ -	$ -	$ -	$ -	$ 3.04	$ 19.63	$ 18.60	$ 161.13	$ 202.40
01/07/26	$ -	$ -	$ -	$ -	$ 0.78	$ 3.88	$ 12.40	$ 34.94	$ 52.00
01/08/26	$ -	$ -	$ -	$ -	$ 0.30	$ 1.98	$ -	$ 17.72	$ 20.00
01/09/26	$ 5.00	$ 30.00	$ -	$ -	$ 4.95	$ 27.46	$ 31.00	$ 231.59	$ 330.00
01/12/26	$ -	$ -	$ -	$ -	$ 1.05	$ 6.93	$ -	$ 62.02	$ 70.00
01/13/26	$ -	$ -	$ 73.50	$ 76.50	$ 3.59	$ 22.61	$ 24.80	$ 188.00	$ 389.00
01/14/26	$ -	$ -	$ -	$ -	$ 2.69	$ 17.44	$ 12.40	$ 146.47	$ 179.00
01/15/26	$ -	$ -	$ 441.00	$ 459.00	$ 2.84	$ 16.04	$ 31.00	$ 139.12	$ 1,089.00
01/16/26	$ 5.00	$ 30.00	$ 29.89	$ 31.11	$ 3.99	$ 20.63	$ 31.00	$ 175.38	$ 327.00
01/20/26	$ 5.00	$ 30.00	$ 1,138.27	$ 1,184.73	$ 9.30	$ 53.23	$ 74.40	$ 448.07	$ 2,943.00
01/21/26	$ -	$ -	$ 539.00	$ 561.00	$ 5.31	$ 32.60	$ 43.40	$ 272.69	$ 1,454.00
01/22/26	$ -	$ -	$ 1,449.91	$ 1,509.09	$ 8.00	$ 47.64	$ 74.40	$ 402.96	$ 3,492.00
01/23/26	$ -	$ -	$ 784.00	$ 816.00	$ 11.94	$ 74.23	$ 49.60	$ 660.23	$ 2,396.00
01/26/26	$ -	$ -	$ 98.00	$ 102.00	$ 2.40	$ 12.67	$ 31.00	$ 113.93	$ 360.00
01/27/26	$ -	$ -	$ 9.31	$ 9.69	$ 2.10	$ 10.69	$ 31.00	$ 96.21	$ 159.00
01/28/26	$ -	$ -	$ 596.33	$ 620.67	$ 3.48	$ 20.16	$ 37.20	$ 171.16	$ 1,449.00
01/29/26	$ -	$ -	$ -	$ -	$ 0.86	$ 5.00	$ 6.20	$ 44.94	$ 57.00
01/30/26	$ -	$ -	$ -	$ -	$ 1.78	$ 10.40	$ 12.40	$ 93.42	$ 118.00
									$ -
TOTAL	$ 20.00	$ 120.00	$ 5,693.31	$ 5,925.69	$ 77.41	$ 456.60	$ 564.20	$ 3,919.59	$ 16,776.80

Ledger Report Fee Distribution
ASHLEY JENNINGS, REGISTER OF DEEDS
Camden, NC
Date Range From Thursday, January 1, 2026 to Saturday, January 31, 2026

Name	Amount
NC Children's Trust Fund	$20.00
NC Domestic Violence Fund	$120.00
State Revenue Stamp	$5,693.31
County Revenue Stamp	$5,925.69
Land Transfer Fee	$0.00
Floodplain Map Fund	$0.00
Supplemental Retirement	$77.41
ROD Automation Fund	$456.60
Dept Of Cultural Resources	$0.00
Vital Records Fund	$0.00
State General Fund	$0.00
State Treasurer Amount	$564.20
ROD General Fund	$3,919.59
Total Distribution For Period	$16,776.80
Cash Total	$413.80
Check Total	$2,177.00
Pay Account Total	$459.00
ACH Total	$13,727.00
Escrow Account Total	$0.00
Overpayment Total	$0.00
Total Deposit For Period	$16,776.80

ITEM 13. PUBLIC COMMENTS (GENERAL)

None.

ITEM 14. ADJOURN

Upcoming Meetings: Budget Work Session – March 13, 2026; 1:00 PM (Library Community Room)
Next Regularly Scheduled Meeting – April 6, 2026; 7:00 PM

There being no further matters for discussion Vice Chair Leary adjourned the commissioners' meeting and convened the South Camden Water & Sewer District Board of Directors.

South Camden Water & Sewer District Board of Directors

Consideration of the Agenda

Motion to approve the agenda as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Public Comments – None

A. Monthly Report – Chas Sawyer

South Camden Water & Sewer Board

Monthly Work Order Statistics Report

Period: January 2026

	Submitted Work Orders	*Completed Work Orders*	*Percentage Completed*	*Status of Uncompleted Work Orders*
Water/Distribution	*150*	*100%*	*100%*	*0*
Sewer/Collection	*1*	*100%*	*100%*	*0*

Collections/Distribution

Water line locates	142
Sewer line locates	0
Water & Sewer locates same ticket	75
Hydrants tested	0
New services installed	0

Water Treatment

Total water treated	17,413,000 gallons
Daily average	561,710 gallons per day (78% capacity)
Current capacity	720,000 gallons per day

Waste Water Treatment

Facility	Gallons per day	Permitted Capacity
South Mills WWTP	16,399 gallons per day	100 000 gallons per day(16% Capacity)
Courthouse Area WWTP	29,282 gallons per day	50 000 gallons per day(59% Capacity)

SOUTH CAMDEN WATER & SEWER BOARD

MONTHLY WATER STATISTICS REPORT

Date	Work Orders Submitted	Percentage Complete	Uncompleted	Water / Distribution	Sewer / Collection	Water Locates	Sewer Locates	Water / Sewer Locate	Hydrant Flow Test	New Svc
2022										
Jan	90	100%	0%	89	1	96	6	6	0	0
Feb	108	100%	0%	108	0	73	5	4	0	0
March	90	100%	0%	89	1	64	7	6	0	1
April	82	100%	0%	81	1	74	13	4	0	5
May	95	100%	0%	94	1	58	11	2	0	1
June	127	100%	0%	126	1	87	8	4	0	2
July	121	100%	0%	120	1	73	13	11	0	1
August	129	100%	0%	128	1	39	6	5	3	1
Sept	96	100%	0%	95	1	82	10	4	8	0
Oct	84	100%	0%	84	0	110	8	7	5	1
Nov	76	100%	0%	76	0	76	5	8	6	2
Dec	86	100%	0%	86	0	73	1	4	5	0
2023										
Jan	87	100%	0%	87	0	106	12	6	0	0
Feb	73	100%	0%	72	1	59	7	17	0	3
March	74	100%	0%	74	0	92	1	2	5	4
April	80	100%	0%	80	0	68	2	2	0	2
May	89	100%	0%	88	1	204	3	7	0	2
June	90	100%	0%	87	3	20	1	3	0	1
July	65	100%	0%	64	1	54	3	17	0	0
August	57	100%	0%	57	0	91	10	10	0	0
Sept	63	100%	0%	62	1	5	1	47	0	1
Oct	130	100%	0%	129	1	46	7	3	0	2
Nov	207	100%	0%	206	1	47	9	13	0	1
Dec	75	100%	0%	75	0	50	10	5	2	1
2024										
Jan	113	100%	0%	112	1	25	0	5	0	1
Feb	76	100%	0%	74	2	55	5	15	0	5
March	87	100%	0%	84	3	65	6	30	8	1
April	72	100%	0%	72	0	10	5	65	12	1
May	82	100%	0%	80	2	10	4	46	5	0
June	119	100%	0%	117	2	56	12	12	9	2
July	107	100%	0%	105	2	60	0	15	10	2
August	95	100%	0%	91	4	55	0	23	10	1
Sept	175	100%	0%	173	2	75	1	14	25	1
Oct	136	100%	0%	136	1	52	0	23	15	5
Nov	203	100%	0%	201	2	21	0	55	11	0
Dec	143	100%	0%	143	0	12	0	40	10	0
2025										
Jan	153	100%	0%	152	1	26	0	52	113	1
Feb	127	100%	0%	127	0	8	0	24	8	2
March	171	100%	0%	169	2	17	0	65	5	1
April	154	100%	0%	154	0	82	8	74	0	6
May	160	100%	0%	158	2	64	9	9	0	0
June	136	100%	0%	135	1	81	1	27	0	3
July	154	100%	0%	154	0	104	0	22	0	0
August	102	100%	0%	102	0	100	0	49	0	2
Sept	211	100%	0%	211	0	0	0	158	0	4
Oct	191	100%	0%	191	0	20	0	45	6	5
Nov	144	100%	0%	144	0	0	0	135	0	0
Dec	189	100%	0%	187	2	227	0	150	0	0
2026										
Jan '26	151	100%	0%	150	1	142	0	75	0	0

SOUTH CAMDEN WATER & SEWER DISTRICT MONTHLY WATER REPORT

month	active meters	work orders	locates	new serv	gallons sold meters water	tap fees	total collected	gallons sold meters sewer	sewer collected	sewer cust Core	gallons sold meters sewer S. Mills	sewer collected S. Mills	sewer cust S. Mills
2023													
January	2,352	87	124	0	24,185,560	$77,001.00	$207,841.11	625,700	$11,788.69	56	189330	$4,049.99	89
Feb	2,362	73	83	3	12,828,862	$16,300.00	$143,633.26	759,740	$8,371.22	57	178400	$4,262.81	85
March	2,365	74	95	4	12,465,862	$13,967.00	$152,264.00	669,430	$12,870.57	58	305060	$3,368.05	85
April	2,372	80	74	2	13,002,292	$16,200.00	$149,165.83	823,450	$11,612.19	58	217790	$2,669.83	85
May	2,375	89	204	2	13,361,244	$14,467.00	$158,428.61	606,290	$11,070.58	60	234090	$3,817.58	85
June	2,381	90	24	1	20,802,455	$28,100.00	$168,578.13	689,200	$11,199.22	60	269370	$3,636.70	84
July	2,390	65	74	0	22,567,978	$4,000.00	$185,382.89	621,528	$10,979.56	59	279490	$3,222.69	82
August	2,392	57	111	1	18,177,536	$17,667.00	$144,487.45	632,482	$9,869.06	61	273090	$3,915.30	82
Sept	2,398	63	53	1	26,509,735	$8,000.00	$156,868.21	811,834	$10,510.54	61	315820	$3,828.18	82
Oct	2,397	130	56	2	12,881,724	$0.00	$166,859.48	189,613	$14,027.26	60	261025	$3,658.54	85
Nov	2,397	206	69	1	21,221,672	$42,500.00	$173,217.73	1,330,357	$6,759.66	61	285730	$2,946.04	87
Dec	2,400	75	65	1	13,689,890	$0.00	$173,067.45	841,209	$18,516.89	61	296760	$4,665.47	87
2024													
January	2,400	112	30	1	22,069,376	$8,000.00	$183,857.26	498,511	$16,857.22	61	263055	$3,562.03	87
Feb	2,401	76	60	5	16,274,414	$4,000.00	$117,817.13	716,679	$8,311.88	61	236475	$3,298.59	88
March	2,400	87	71	1	14,153,472	$11,334.00	$170,210.00	673,630	$8,089.58	61	272460	$3,847.68	87
April	2,410	72	80	1	12,591,422	$154,925.00	$295,617.61	489,300	$10,409.16	64	280130	$4,089.46	85
May	2,422	82	60	0	22,055,398	$108,400.00	$245,835.57	855,650	$11,613.11	64	251980	$4,445.12	87
June	2438	119	68	2	20,128,333	$49,467.00	$216,847.74	680,990	$13,275.01	71	351090	$3,083.89	87
July	2,449	107	75	2	21,281,937	$88,717.00	$277,914.69	545,210	$12,347.58	88	351,090	$3,083.89	87
August	2,451	95	78	1	10,107,024	$103,867.00	$277,863.85	627,210	$7,265.74	89	351,090	$3,884.89	87
Sept	3,890	175	75	1	21,690,624	$67,600.00	$254,497.81	1,706,960	$15,115.85	179		$3,702.45	
Oct	3,889	138	75	5	13,105,219	$20,000.00	$232,010.91	861,858	$17,336.83	182		$369.37	
Nov	3,898	203	76	0	28,985,320	$9,667.00	$181,392.24	1,257,102	$14,475.33	186			
Dec	3,881	143	52	0	19,295,150	$35,900.00	$248,021.57	1,103,850	$19,508.38	185			
2025													
January		153	78	1	15,442,388	$28,300.00	$198,763.34	1,104,630	$15,755.10	187			
February	3,894	127	32	2	15,284,936	$17,557.01	$189,895.02	1,862,479	$15,582.69	185			
March	3,898	171	82	1	12,708,354	$19,443.99	$213,284.85	990,704	20,083.25	186			
April	3,912	154	82	6	10,859,029	127,000.00	$287,367.52	962,938	$15,075.06	185			
May	3,923	154	82	0	15,846,540	$183,701.00	$341,666.95	1,194,670	$14,954.16	184			
June	3,943	136	109	3	29,057,520	$52,535.00	$237,488.33	1,140,480	$17,871.22	184			
July	3,948	154	126	0	20,613,631	$220,000.00	$438,237.58	3,419,560	$15,059.55	199			
August	3,962	102	149	2	17,180,347	$153,500.00	559,335.78	1,194,390	-578.35	199			
Sept	3,981	211	158	4	23,566,513	$94,400.00	$$369,513.07	1,069,650	$14,827.65	207			
Oct	3,997	191	65	5	14,934,157	$120,000.00	$$431,367.81	1,335,680	$15,606.75	224			
Nov	4,007	144	135	0	14,944,228	$78,000.00	$290,765.01	1,386,690	20,112.94	235			
Dec	3,991	189	377	0	17,284,951	$23,500.00	$244,709.17	1,174,690	$19,515.20	230			
2026													
January	4,000	151	217	0	12,669,831	$159,500.00	$554,124.32	772,790	$16,157.11	227			

Month	Monthly Total	Average Daily Use
26-Jan	17,413,000	.561,710
26-Feb		
26-Mar		
26-Apr		
26-May		
26-Jun		
26-Jul		
26-Aug		
26-Sep		
26-Oct		
26-Nov		
26-Dec		
Yearly Totals	17,413,000	

Upon inquiry of Commissioner White in regard to hydrant testing, Mr. Sawyer added that due to water staff having to spend a great deal of time monitoring water usage and checking for leaks during the cold weather, that testing was placed on hold and will be scheduled soon; along with increased maintenance and improvements in South Mills.

Motion to approve the monthly report as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

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

There being no further matters for discussion Vice Chair Leary adjourned the South Camden Water & Sewer District Board of Directors at 10:13 PM.