

***WARREN COUNTY
BOARD OF COMMISSIONERS***

December 9, 2015

6:00 PM

Board Work Session

***WARREN COUNTY
ARMORY CIVIC CENTER
COMMISSIONERS' MEETING ROOM
WARRENTON, NC***

December 9, 2015
Work Session Agenda

1. **Moment of Silence**
2. **Department Head Reports:**
Veteran Services–Jamytta Bell & Tax Administration–Starlin Beatty
3. **Discussion of Retiree Health Benefits – Commissioner Jordan**
4. **Update – Heritage Quilters Giving Circle/Hendrick House – J. Johnson**
5. **Update – Warren County Community Center – Shauna Williams**
6. **Stepping Up Initiative Collaborative Effort**
7. **Roads Committee Recommendation – Commissioner Hunt**
8. **Proposed zoning regulations for solar farms in zoned and un-zoned areas**
9. **Proposed Voluntary Educational Involvement Leave Policy**
10. **Update - Buck Spring Project – Phase I**
11. **Eaton’s Ferry Bridge Lights – Commissioner Davis**
12. **Adjourn Work Session**

December 9, 2015
Work Session Agenda

Item # 1

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Moment of Silence

December 9, 2015
Work Session Agenda

Item # 2

**Department Head Reports
(5 minutes):**

**Veteran Services - Jamytta Bell,
Veterans Administrator**

**Tax Administration - Starlin Beatty,
Tax Administrator**

December 9, 2015
Work Session Agenda

Item # 3

Discussion of Retiree Health Benefits

= = =

Commissioner Jordan

Ellen Tucker, Benefits Consultant, Hill, Chesson & Woody

Projected Cost of Retiree Health Insurance

Age 60 (within FY 15/16) & 20 Years as of 12/4/15

Emp #	D.O.B.	Orig. Hire Date	Age	Y.O.S.
1	01/10/1960	02/01/1980	55	35
2	03/04/1960	09/03/1985	55	30
3	09/02/1959	05/15/1986	56	29
4	09/04/1958	10/12/1981	57	34
5	09/01/1957	08/01/1977	58	38
6	11/15/1956	10/03/1985	59	30
7	03/22/1956	05/04/1992	59	23
8	01/23/1956	11/02/1992	59	23
9	05/02/1956	10/17/1994	59	21
10	08/08/1955	05/01/1992	60	23
11	09/20/1955	03/16/1995	60	20
12	07/13/1954	07/24/1994	61	21
13	12/24/1953	09/01/1981	62	34
14	10/18/1953	08/16/1985	62	30
15	07/04/1953	09/28/1988	62	27
16	09/03/1953	11/02/1992	62	23
17	04/24/1952	01/02/1992	63	23
18	09/25/1952	03/09/1992	63	23

Discussion of
Retiree Health
Benefits

Page 1 of 5

of Current Retirees With Coverage

Emp #
1
2
3
4
5
6
7
**8

**Retiree #8 currently has dental only due to other coverage. Did not include in the #'s for full coverage.

of Retirees as of 2008 Eligible for Coverage

Emp #

1
2
3

# of Eligible Employees	18
# of Retirees With Coverage Currently	7
# of Retirees as of 2008 Eligible for Coverage	3
Total # Included in Estimate	28

Monthly Cost of Employee Only Health Insurance	\$631
# Eligible for Retiree Coverage	28

Calculations

	631
X	28
Monthly Cost @ 100%	17,668

	17,668
	÷2
Monthly Cost @ 50%	8,834

	17,668
X	12
Annual Cost @ 100%	212,016

	8,834
X	12
Annual Cost @ 50%	106,008

Discussion of
Retiree Health
Benefits

Page 2 of 5

Salary Progression Pay

Totals

Full-Time	164,202
Part-Time	582
Total Cost	164,784

Discussion of
Retiree Health
Benefits

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Longevity Pay

Totals

Full-Time	92,700
Part-Time	1,100
Total Cost	93,800

Final Estimated Cost:	258,584
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WARREN COUNTY

HEALTH BENEFITS POLICY FOR RETIREES AND COUNTY COMMISSIONERS

It is the desire of the Warren County Board of Commissioners to offer Warren County retirees and County Commissioners meeting the eligibility requirements outlined below the option to participate in Health/Dental benefits after retirement through Warren County's Group Benefits Plan.

Eligibility Requirements

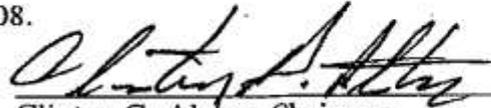
1. Retirees must have at least 20 years of continuous employment with Warren County government and be at least 60 years of age at retirement, or have at least 30 years of creditable service in the Local/State Government Retirement System with at least 20 years of continuous employment with Warren County government and be at least 55 years of age at retirement to be eligible for this benefit.
2. Retirees meeting the years of employment requirements, but who do not meet the age requirements set forth in Section 1 will be eligible to enroll in the county's group benefits insurance plan upon reaching the required age.
3. County Commissioners must have served a minimum of three consecutive terms (12 years) on the Warren County Board of Commissioners and be at least 60 years of age to be eligible for this benefit.
4. Retirees and County Commissioners will pay 100% of the premiums for health and dental insurance based on the County's group insurance rates.
5. Health and dental benefits through the County's group benefits plan would be available to eligible retirees and County Commissioners up to age 65. Coverage terminates upon reaching age 65 and becoming eligible for Medicare.

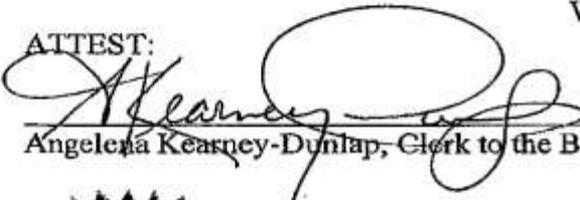
Discussion of
Retiree Health
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1. The effective date of this policy is July 1, 2007 for eligible retirees employed by Warren County and eligible County Commissioners serving on the Warren County Board of Commissioners.

Adopted this the 8th day of July 2008.


Clinton G. Alston, Chairman
Warren County Board of Commissioners

ATTEST:

Angelena Kearsney-Dunlap, Clerk to the Board



Discussion of
Retiree Health
Benefits

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December 9, 2015
Work Session Agenda

Item # 4

Update:

Heritage Quilters use of Hendricks House

= = =

JereAnn King-Johnson

December 9, 2015
Work Session Agenda

Item # 5

Update:

Warren County Community Center

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Shauna Singletary-Williams, Chairperson

Community Center Board of Trustees

Community Center celebrates A's students

By Luci Weldon | Posted: Wednesday, June 17, 2015 10:11 am

The Warren County Community Center celebrated local students participating in its Race to the Top A's Program with a cookout Friday at the Warren County Recreation Complex near Warrenton.

This school year, a total of 34 students enrolled in the program, which encourages young people to strive for good grades by awarding them \$5 for every "A" on their report cards. That number includes 12 students in the fifth grading period and an additional 26 in the sixth grading period, according to Shauna Williams, president of the Center's Board of Trustees.

Magnolia Clanton, Center Board of Trustees member/treasurer, said that the local A's Program grew out of a similar program developed by longtime Franklin County teacher Yarbrough Williams, also a member of the Center's Board of Trustees.

Williams, a longtime teacher, challenged a group of students that he would give them \$5 if they made A's on their report cards and did not have any grade below a "C." Each grading period, seven or eight youth accepted Williams' challenge. He said that many of the young people who accepted his A's challenge went on to earn master's and doctoral degrees.

The 2014-15 school year was the first year for the A's Program in Warren County. The Community Center established a fund from which to draw the monetary awards for students with individuals and churches contributing.

She said that the Center began its A's Program with Warren County High School students. To enroll, students were required to complete an application process, have no grade below a "C" and maintain good conduct in all areas of their lives.

Williams said that the Warren County program became more dynamic than the one in Franklin County because many parents, grandparents, aunts, uncles and other relatives of students became involved.



Among the Warren County Community Center's A's Program participants who attended Friday's celebration cookout are, from the left, Trevor Shearin, Caleb Evans, Xavier Bullock, Ron Davis, Jordan Woodard and Tariq Jiggetts.

Update:
Warren County
Community
Center

Page 1 of 2

He said that he told the local students who enrolled in the program to take schoolwork seriously, to think of it as their job.

"If you do your very best in school, we will reward you," Williams said.

Shauna Williams, said that, through the A's Program, the Center hopes to identify students who need extra motivation to work hard at school.

"I can see there's a definite need for this program in Warren County," she said.

Students participating in last week's picnic said that the program has made a difference.

Caleb Evans, a rising junior, said that he is an honor roll student, but the A's Program gave him extra motivation to work to earn "A's."

Kathy Stanberry, a rising senior, said that she was an A/B student before the program, but now works harder.

Her mother, Natasha, said that the A's Program helps students who are already earning high grades because it makes them work harder, and gives a needed boost to those who might otherwise be average students.

For rising senior Donnesha Henderson, the program gives extra incentive to study harder.

Latisha Thomas, also a rising senior, said that she earns good grades at school, but the program helps her work to improve. Thomas said that she also appreciates the feeling of community support she gains from participating in the Center's program.

Tariq Jiggetts, a rising sophomore, said that the program helps students "try to build themselves up" by doing their best in school and working toward graduation.

Rising junior Samaria Lynch said that the program gave her the push to work harder for success. She said that she used to earn A's and B's on her report cards, but now earns A's.

As this year's participating students enjoyed their cookout, the Center's board and members already have begun the planning process for the 2015-16 school year. Shauna Williams said that next year, the Center hopes to offer more one-on-one mentoring, as well as sessions about college preparation, resume writing, job interview skills, and how to dress for a job interview and for success.

She said that everyone involved with the Center remains excited about the A's Program's potential.

"This is really exciting to roll our sleeves up and make a difference in the lives of these young people," she said.

Update: Warren County Community Center

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December 9, 2015
Work Session Agenda

Item # 6

Stepping Up Initiative
Collaborative Effort

Linda T. Worth, County Manager

**Multi-County Collaborative Effort to address the
“Stepping Up Initiative to Reduce the Number of People with Mental Illnesses in Jails”**

November 19, 2015

Honorable Sidney Dunston, Chair
Franklin County Board of Commissioners
113 Market Street
Louisburg, NC 27549

Honorable Tony Cozart, Chair
Granville County Board of Commissioners
P O Box 906
Oxford, NC 27565

Honorable Vernon Bryant, Chair
Halifax County Board of Commissioners
P O Box 38
Halifax, NC 27839

Honorable Archie Taylor, Jr., Chair
Vance County Board of Commissioners
122 Young Street, Suite B
Henderson, NC 27536

Honorable Barry Richardson, Chair
Warren County Board of Commissioners
P O Box 619
Warrenton, NC 27589

Dear Chairperson:

The National Association of Counties (NACo), the Council of State Governments Justice Center, and the American Psychiatric Foundation are encouraging counties to support the “Stepping Up Initiative”, an unprecedented national collaboration designed to generate action in communities across the country for a common goal: to reduce the number of people with mental illnesses in U.S. jails.

As you may be aware, counties across the nation routinely provide treatment services to an estimated two million people with serious mental illnesses booked into jails each year. County jails spend two to three times more on adults with mental illnesses that require interventions compared to those without these treatment needs. Allowing these individuals to continually

**Stepping Up
Initiative**

Page 1 of 4

cycle through jails does nothing to improve public safety, stresses already strained budgets, and can be harmful to the individual with mental illnesses and their loved ones.

To learn more about the “Stepping up Initiative” please go to the website: StepUpTogether.org

The Crisis System Collaborative discussed the “Stepping Up initiative’ in their October 19, 2015 meeting. The Crisis System Collaborative consists of key stakeholders who are involved in crisis services, and focuses on efforts to improve our local service systems. During the October meeting, various county representatives discussed the best way to implement the “Stepping Up Initiative” in our five-county region, and it was decided that a Focus Group would be formed.

The Focus Group met on November 5, 2015, and consensus was reached to first determine each county’s interest in participating in a collaborative effort to explore options and develop an actionable plan than can be used to achieve county system changes. The Focus Group envisioned the collaborative to be led by a “Stepping Up Initiative” Task Force consisting of representation from across the region in various capacities (i.e. Judicial, prosecutorial, County Commissioners, County Managers, Detention Administrators, Law Enforcement, Mental Health and Substance Abuse providers, etc).

If your county is interested in participating in a collaborative effort to implement the “Stepping Up Initiative” in our region, please advise before January 13, 2016 so efforts can move forward to finalize the Task Force membership and a working model can be developed.

Along with your commitment to this collaborative effort, we need your support in ensuring consistent participation of membership representing your county. We are excited to support the “Stepping Up Initiative”, and look forward to facilitating a collaborative effort to move this initiative forward in our five-county region.

Sincerely,

Honorable Cedric Jones, Franklin County Commissioner

Honorable Edgar Smoak, Granville County Commissioner

Honorable Marcelle Smith, Halifax County Commissioner

Honorable Dan Brummitt, Vance County Commissioner

Honorable Bertadean Baker, Warren County Commissioner

**Stepping Up
Initiative**

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WARREN COUNTY BOARD OF COMMISSIONERS

602 WEST RIDGEWAY STREET
POST OFFICE BOX 619
WARRENTON, NORTH CAROLINA 27589

Stepping Up
Initiative

Page 3 of 4

State of North Carolina County of Warren

“Stepping Up Initiative to Reduce the Number of People with Mental Illnesses in Jails”

WHEREAS, counties routinely provide treatment services to an estimated 2 million people with serious mental illnesses booked into jails each year, and

WHEREAS, rates of serious mental illnesses in confinement facilities are three to six times higher than for the general population, with statistics showing that almost 13% of North Carolina’s prison population requires some type of intervention due to mental health issues; and

WHEREAS, almost three-quarters of adults with serious mental illnesses in jails have co-occurring substance use disorders; and

WHEREAS, adults with mental illnesses tend to stay longer in jail and upon release are at a higher risk of recidivism than people without these disorders, and

WHEREAS, county jails spend two to three times more on adults with mental illnesses that require interventions compared to those without these treatment needs; and

WHEREAS, without the appropriate treatment and services, people with mental illnesses can continue to cycle through the criminal justice system, often resulting in tragic outcomes for these individuals, their families, and their communities; and

WHEREAS, county jails are generally an unsafe environment for those with mental health treatment needs; and

WHEREAS, the NC Association of County Commissioners (NCACC) has undertaken a serious effort to address the local service needs

Barry Richardson, Chairman
Jennifer Jordan, Vice Chairman
Bertadean Baker
Tare Davis
Victor Hunt

Linda T. Worth
County Manager

Angelena Kearney-Dunlap
Clerk to the Board

of those with mental illnesses through the appointment of a special Task Force; and

WHEREAS, Warren County, like all counties, takes pride in our responsibility to protect and enhance the health, welfare and safety of our residents in efficient, safe, and socially just ways; and

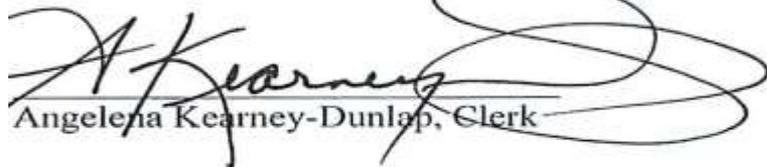
WHEREAS, through the Stepping Up Initiative, the National Association of Counties, the Council of State Governments Justice Center and the American Psychiatric Foundation are encouraging counties to reduce the number of people with mental illnesses in county jails;

Now therefore, be it resolved by the Warren County Board of Commissioners, that the Board of Commissioners does hereby sign on to the Call to Action to reduce the number of people with mental illnesses in our county jail and commits to sharing lessons learned with other counties in North Carolina and across the country to support the Stepping Up Initiative.

PASSED AND APPROVED this 14th day of September 2015.

Warren County Board of Commissioners


Barry Richardson, Chairman


Angelena Kearney-Dunlap, Clerk

ATTEST:



Stepping Up
Initiative

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December 9, 2015
Work Session Agenda

Item # 7

Roads Committee

Recommendation

Com. Hunt, Committee Chair



WARREN COUNTY BOARD OF COMMISSIONERS

602 WEST RIDGEWAY STREET
POST OFFICE BOX 619
WARRENTON, NORTH CAROLINA 27589

Roads Committee
Recommendation

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MEMORANDUM

Barry Richardson, Chairman
Jennifer Jordan, Vice Chairman
Bertadean Baker
Tare Davis
Victor Hunt

Linda T. Worth
County Manager

Angelena Kearney-Dunlap
Clerk to the Board

TO: Warren County Board of Commissioners
FROM: Com. Victor Hunt, Chairman, Roads Committee
DATE: December 3, 2015
RE: Roads Committee Recommendation

During the Board of Commissioners' April 22, 2015 Work Session, the Warren County Roads Committee was appointed and charged by the Board to determine the feasibility of the County's involvement, financially or otherwise, in the construction and/or repair of privately owned roads in the County. The Committee Roster is attached.

The Roads Committee convened its first meeting on May 19, 2015. The Committee met monthly thereafter and completed its work at the last meeting held on August 25, 2015. Minutes from each meeting are available should the Board wish to review them.

The statutory authority granted to counties to expend public dollars to improve private roads is contained in NC General Statutes – Chapter 153A Article 9. Special Assessments and Article 9A. Special Assessments for Critical Infrastructure Needs. These are the statutes upon which the Committee's recommendations are based. Copies of both statutes are attached. In each of the statutes, special assessments are to be made against benefited property to recoup all of the costs associated with the improvements paid for with public dollars. Article 9 requires repayment in no more than 10 annual installments with interest up to 8% per annum due on the date that property taxes are due; and Article 9A requires annual repayment in no more than 25 annual installments due on the date that property taxes are due.

The Committee's discussions focused on the road improvement needs of three private subdivisions which were dubbed by the Committee as the "pilot project". Representatives from two of the subdivisions had contacted the Board of Commissioners directly to share their road improvement needs which ultimately resulted in the Board's formation of the Roads Committee. Citizens residing within these three subdivisions attended and participated in the discussions at each Roads Committee meeting. The three subdivisions are:

- 1) Subdivision located on Bella Russell Road, Smith Creek Township**
- 2) TOT Subdivision, Fishing Creek Township**
- 3) Deerfield Subdivision located off of Dr. M. L. King, Jr., Blvd., Sandy Creek Township**

Cost estimates to improve the roads in the three "pilot" subdivisions using stone were solicited from three local contractors. However, the quotes which ranged from \$24,619 to \$84,511 were not based upon a uniform set of specifications so they only served to provide the Committee with ballpark cost estimates. One contractor gave quotes for improving the roads to NC Department of Transportation specifications which ranged from \$195,000 to \$398,000.

The Committee, utilizing the expertise of Mr. Frank Carpenter, DOT County Maintenance Engineer, and Marshall Brothers, County Public Works Director, developed minimum road specifications for improving roads in private subdivisions that were unanimously approved at the August 25, 2015 meeting. A copy of the minimum specifications is attached.

It should be noted that the minimum specifications approved by the Committee can only be used if making road improvements under the statutory authority granted counties under Article 9A. Special Assessments for Critical Infrastructure Needs as Article 9. Special Assessments requires roads to be improved to NC Department of Transportation specifications.

The cost estimates to improve the roads in the three “pilot” subdivisions were of great concern to the Committee, because there are an estimated 26 private subdivisions in Warren County with unpaved private roads in varying states of dis-repair. If the County were to initiate a private road improvement program, citizens in those subdivisions would have the same opportunity as the three “pilot” subdivisions to request the County to improve their roads.

To address the concern regarding the cost associated with improving roads and potentially limited funding, the Committee discussed developing rating factors that would be used to rank private roads according to need. The ratings would be used to determine which projects would be eligible for funding in any given year based upon established criteria and available funding. The Committee was well aware that funding of such a program would be part of the Board of Commissioners’ annual budget deliberations. More work needs to be done to develop an effective rating factor scale should the Board wish to move forward to implement a private road improvement program.

At the August 25, 2015 meeting of the Roads Committee, based upon the Committee’s research, discussions, and the needs identified by citizens residing in the three “pilot” subdivisions, the Roads Committee voted unanimously to recommend to the Board of County Commissioners to consider utilizing the statutory authority granted to counties in NC General Statutes Chapter 153A Article 9 and Article 9A to make critical improvements to private roads in private subdivisions in Warren County.

We will look forward to further discussing the Committee’s recommendation with the Board of County Commissioners at the December 9, 2015 Work Session.

LTW

cc: Roads Committee

Attachments

**Roads Committee
Recommendation**

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(Remaining pages have
been provided in a
separate e-mail.)

December 9, 2015
Work Session Agenda

Item # 8

**Proposed zoning regulations for solar farms in zoned
and
un-zoned areas of Warren County**

===

Ken Krulik
Planner/Zoning Administrator

DRAFT FOR REVIEW/DISCUSSION ONLY per the
10/6/15 Planning Board meeting

USES	AR	RL	R	GC	TC	LB	NB	HB	LI	HI	NOTES PER DISTRICT
PROPOSED TEXT: Solar farm and related equipment-structures for this use.	CU	X	X	X	X	CU	CU	CU	CU	CU	Impervious surface requirements shall be met per the respective zoning district.

Warren County Zoning Ordinance – Table Of Permitted Uses

1. **Solar Farm (also known as a Solar Energy System - SES):**
 - a. Setbacks - minimum of a one hundred foot (100') from all property lines (inclusive of equipment and fencing).
 - b. Security - fencing shall a minimum of six feet (6' in height) and secured to reduce/eliminate trespassing.
 - c. Height - maximum (not including power lines) of twenty-five feet (25').
 - d. Buffers - minimum requirements of this ordinance shall be applied with vegetative buffers having a minimum of three feet (3') in height at the time of project construction and reaching a minimum of eight feet (8') in height within five (5) years.
 - 1) Landscaping including vegetative buffers, security fences and gates shall be maintained for the duration of the solar farm operation, up to and including decommissioning (dismantled/removed).
 - e. Solar panels/arrays shall be constructed so as to minimize glare or reflection onto adjacent properties and roadways.
 - f. Decommissioning - The Planning and Zoning Administrator, or his/her designee shall be advised by the solar farm operator or property owners (whichever entity/party holds the zoning and building permits holder) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.
 - 1) At the time of applying for permits the applicant (solar farm developer or property owner) shall include a decommissioning plan with the anticipated life expectancy of the solar farm and the anticipated cost in current dollars, as well as the method (s) of insuring that funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm development.
 - 2) If the site is damaged, the solar farm operate shall have twelve (12) months to bring the project back to its operational capacity, if for any reason the solar farm is not generating electricity after six (6) months, the operator shall have six (6) months to complete decommissioning of the solar farm in compliance with f(1) of this section above.

Draft

**Revision to
Zoning
Ordinance**

“Solar Farms”

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- 3) In the event of bankruptcy or similar financial default of the solar farm, the property owner of the project site shall bear the decommissioning costs.
- g. Other Applicable Codes/Inspections – all solar farms shall be in compliance the requirements of the most current State Building and Electrical Codes, the State of North Carolina and Warren County.
- 1) All active solar farms shall be inspected by a Warren County Code Enforcement Officer (Building Inspector) on an annual basis to insure compliance with applicable State Building and electrical Codes.
 - 2) Each solar farm shall be required to have the facility inspected annually for three (3) years by the Planning and Zoning Administrator or his/her designee following the issuance of the zoning permit or development permit (applicable in the un-zoned areas of Warren County) to verify continued compliance with the Zoning Ordinance or Solar Farm Ordinance as applicable.
 - 3) Additional inspections shall be conducted as necessary in the event of complaints and shall not replace the noted inspections outlined in this section.

Definition

Solar Farm (also known as a Solar Energy System - SES) - the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.

Draft

**Revision to Zoning
Ordinance**

“Solar Farms”

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WARREN COUNTY NORTH CAROLINA

SOLAR FARM ORDINANCE (SOLAR ENERGY SYSTEMS)



ORDINANCE - EFFECTIVE/CURRENT _____

Draft
Solar
Farm
Ordinance

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Prepared For: Warren County Board of Commissioners

Barry Richardson, Chairman
Jennifer Jordan, Vice-Chairman
Bertedeane Baker, Commissioner
Tare “T” Davis, Commissioner
Victor Hunt, Commissioner
Linda T. Worth, County Manager
Angelena Kearney-Dunlap, Clerk to the Board
Karlene Turrentine, County Attorney

Prepared By: Warren County Planning Board

Anthony “Tony” Moran, Chairman
Barney Watson
Billy Pearce
Doris Ross
Ted Echols
Al Thompson
David Williams
Tim Proctor – Primary Alternate
Clarence “Chip” King – Secondary Alternate

Prepared By: Warren County Planning/Zoning and Code Enforcement

Ken Krulik, AICP CZO - Planning and Zoning Administrator

SUMMARY

In recent years prior to the development of this ordinance, North Carolina has rapidly becoming a leader in solar energy development not only in the southeast, but also in the US. Both municipal and county units of government have worked on developing means to manage and facilitate the permitting process for solar energy systems. With the influx of “solar farms” in Warren County since 2011/2012, both in the County as well as in municipal limits and extraterritorial jurisdictions of Warrenton and Norlina, this ordinance provides a method for Warren county to manage solar development to the benefit of the County as well as to the developers of these sites.

This ordinance is applicable only to those areas of Warren County that are currently un-zoned (not inclusive of those zoned areas at Kerr Lake and Lake Gaston) and does not apply to the jurisdictions (municipal and extraterritorial) of the Towns of Warrenton and Norlina. The zoned areas of the County at Kerr Lake and Lake Gaston are managed for land use through the current Warren County Zoning Ordinance.

Draft

**Solar Farm
Ordinance**

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Section 307 Effective Date	

Draft

**Solar Farm
Ordinance**

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GENERAL PROVISIONS

Section 101 TITLE: This document shall be known as the Solar Farm Ordinance and may also be referred to as Solar Energy Systems Regulations for the Unincorporated Areas of Warren County, not inclusive of the zoned areas of Lake Gaston, Kerr Lake and the municipalities of Warrenton and Norlina and their respective Extraterritorial Jurisdictions (ETJ).

Section 102 PURPOSE: The purpose of this ordinance is to facilitate the construction, installation, and operation of solar farms (Solar Energy Systems) in Warren County in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. This ordinance is not intended to replace safety, health or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

Section 103 AUTHORITY & GRANT OF POWER: This ordinance is adopted under the authority and provisions of the General Statutes (GS) of North Carolina, Chapter 153A, Article 18, Part 2., in accordance with G S 153A-340, Section 5(g) Grant of power - A member of the Planning Board shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

Section 104 JURISDICTION: The regulations contained herein shall govern development of land within Warren County, North Carolina as provided in General Statute 153A, Article 18, except those lands lying within the jurisdiction of any municipality, unless such municipality shall have by resolution requesting the County to enforce these regulations within the municipality's area of jurisdiction.

Section 105 DEFINITIONS: For the purpose of this ordinance, the following defines a **Solar Farm (also known as a Solar Energy System - SES)** - the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems.

ARTICLE II SITE DEVELOPMENT REQUIREMENTS

Section 201 SETBACKS: A minimum of a one hundred foot (100') from all property lines (inclusive of equipment and fencing).

Section 202 SECURITY: Fencing shall a minimum of six feet (6' in height) and secured to reduce/eliminate trespassing.

Section 203 HEIGHT: A maximum height (not including power lines) for the solar panel arrays shall be no more than twenty-five feet (25').

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Section 204 BUFFERS AND LANDSCAPING: The minimum requirements of this ordinance shall be applied with vegetative buffers having a minimum of three feet (3') in height at the time of project construction and reaching a minimum of eight feet (8') in height within five (5) years.

- A. Landscaping including vegetative buffers, security fences and gates shall be maintained for the duration of the solar farm operation, up to and including decommissioning (dismantled/removed).
- B. Solar panels/arrays shall be constructed so as to minimize glare or reflection onto adjacent properties and roadways.

Section 205 DECOMMISSIONING: The Planning and Zoning Administrator, or his/her designee shall be advised by the solar farm operator or property owners (whichever entity/party holds the zoning and building permits) in the event the project is sold or otherwise transferred to another entity/party and/or the current operator/owner abandons the project.

- A. At the time of applying for permits the applicant (solar farm developer or property owner) shall include a decommissioning plan with the anticipated life expectancy of the solar farm and the anticipated cost in current dollars, as well as the method (s) of insuring that funds will be available for decommissioning and restoration of the project site to its original, natural condition prior to the solar farm development.
- B. If the site is damaged, the solar farm operator shall have twelve (12) months to bring the project back to its operational capacity, if for any reason the solar farm is not generating electricity after six (6) months, the operator shall have six (6) months to complete decommissioning of the solar farm in compliance with (A) above.
- C. In the event of bankruptcy or similar financial default of the solar farm, the property owner of the project site shall bear the decommissioning costs.

Section 206 APPLICABLE CODES AND INSPECTIONS: All solar farms shall be in compliance the requirements of the most current State Building and Electrical Codes, the State of North Carolina and Warren County.

- A. A solar farm development in the un-zoned areas of Warren County shall be required to obtain and provides fees as applicable for the following (per the Warren County Fee Schedule):
 - 1) Warren County E-911 Address for the site if one is not currently assigned.
 - 2) Warren County Development Permit
 - 3) Warren County Building Permit (non-residential electrical)
 - 4) North Carolina Department of Transportation (NC-DOT) Driveway Permit.
 - 5) If land disturbance exceeds more than one (1) acre per the North Carolina Department of Environment and Natural Resources:
 - a. Erosion and Sedimentation Control Plan/Permit with appropriate Best Management Practices (BMP's) for stormwater runoff management and water quality protection.
 - b. Stream Restoration Plan.
 - c. 401 Water Quality Permit.

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- 6) Required Riparian Buffers applicable for either the Tar –Pamlico and/or Roanoke River Basins (dependent on project location).
- 7) VEPCO-appropriate shoreline management plans/permits [if the project is located on Lake Gaston and for Kerr Lake the U.S. Army Corps Engineers shoreline management program].
- 8) Compliance with the Warren County Floodplain ordinance, if applicable.
- 9) Appropriate public utilities as necessary (public water/sewer) or for private well/septic (on-site wastewater treatment facility) the Warren County Department of Environmental Health.

- B. All active solar farms shall be inspected by a Warren County Code Enforcement Officer (Building Inspector) on an annual basis to insure compliance with applicable State Building and Electrical Codes.
- C. Each solar farm shall be required to have the facility inspected annually for three (3) years by the Planning and Zoning Administrator or his/her designee following the issuance of the zoning permit or development permit (applicable in the unzoned areas of Warren County) to verify continued compliance with the Zoning Ordinance or Solar Farm Ordinance as applicable.
- D. Additional inspections shall be conducted as necessary in the event of complaints and shall not replace the noted inspections outlined in this section.

ARTICLE III **LEGAL PROVISIONS**

Section 301 PROCEDURE FOR SOLAR FARM DEVELOPMENT APPROVAL: After the effective date of this ordinance, no proposed solar farm as defined in this ordinance and within Warren County's jurisdiction shall proceed with construction until it has been submitted to and approved by the Planning and Zoning Administrator or his/her designee and as evidenced by an approved Warren County Development Permit in accordance with the provisions of this Ordinance.

Section 302 PENALTIES FOR VIOLATIONS: After the effective date of this ordinance, any persons who, being the owner or agent of the owner of any land located within the territorial jurisdiction of this ordinance, thereafter proceeds with development of solar farm prior to being approved under the terms of this ordinance shall be guilty of a misdemeanor. Further, violators of this ordinance shall be subject upon conviction, to fine and/or imprisonment as provided by General Statutes 14.4.

Section 303 SEPARABILITY: Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be Unconstitutional or invalid.

Section 304 VARIANCE: The Warren County Planning Board may authorize a variance from these regulations for solar farm development when, in its opinion, undue hardship may result from strict compliance. Application forms may be obtained from the Warren County Planning

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Department. In granting any variance, the Board shall make the findings required below, taking into account the nature of the proposed development, the existing use of land in the vicinity and the probable effect of the proposed development upon the community in the vicinity. The applicant can appeal the decision of the Planning Board to the Board of Commissioners in an unzoned area. No variance shall be granted unless the Board finds all the following:

- A. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his land,
- B. That the variance is necessary for the property owner to assume reasonable use of the land.
- C. That the circumstances giving the rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this ordinance;
- D. Special consideration may be granted by the Planning Board in situations involving a voluntary or court ordered partition of land made for the purpose of dividing the estate of a decedent among his heirs, whether the decedent died testate or intestate.

Section 305 AMENDMENTS: The Warren County Board of Commissioners may periodically amend the terms of this ordinance, but no amendment shall become effective unless it has been proposed by or has been submitted to the Planning Board for review and recommendation. The Planning Board shall have forty-five (45) days from the time the proposed amendment is submitted to it within which to submit its report. If the Planning Board fails to submit a report within the specified time, the amendment shall be deemed approved. The governing body shall adopt no amendment until they have held a public hearing on the amendment. Notice of the hearing shall be published in a newspaper of general circulation in Warren County at least once a week for two (2) successive calendar weeks prior to the hearing. The initial notice shall be published the first time not less than ten (10) days or more than twenty-five (25) days before the date fixed for the hearing. In computing such period, the day of publication is not to be included, but the day of the hearing shall be included.

Section 306 ABROGATION: This section does not apply to any current municipal zoning requirements. It is not intended that this ordinance repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations or permits previously adopted or issued pursuant to law. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

Section 307 EFFECTIVE DATE: This ordinance adopted by the County Commissioners of Warren County, North Carolina, on _____ shall take effect and be in force from and after _____.

Signed: _____
Barry Richardson, Chairman
Warren County Board of Commissioners

ATTEST:

Angelena Kearney-Dunlap, Clerk
Warren County Board of Commissioners

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**Solar Farm
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***December 9, 2015
Work Session Agenda***

Item # 9

**Proposed Voluntary Educational
Involvement Leave Policy**

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Linda T. Worth, County Manager

and

Lisa Alston, HR Manager

**Warren County
Voluntary Educational Involvement Leave Policy**

Purpose:

The purpose of this policy is to encourage Warren County employees to support students and educators in the school system through the use of voluntary paid educational involvement leave.

Scope:

All full-time and permanent part-time employees.

Guidelines:

Full-time employees are eligible for sixteen (16) hours of voluntary paid educational involvement leave per calendar year (pro-rated for permanent part-time employees) to be used during the employee's regular work schedule to participate in school activities or to volunteer his/her services to schools in conjunction with normal school hours of 7:30 a.m. to 3:30 p.m., and during the hours of 3:30 p.m. to 5:00 p.m. in structured after-school programs and activities (not including athletic programs/events.)

The sixteen (16) hours of voluntary educational involvement leave shall be credited to each eligible employee on July 1 of each year. Newly hired employees shall be credited with leave immediately upon employment, however, it will be pro-rated at the rate of 1.333 hours per month for the remainder of the fiscal year. Separated employees that are re-employed within the same fiscal year will be credited voluntary educational involvement leave the same as newly hired employees; however, the combination of re-employment credit hours and total hours used prior to separation in the same fiscal year cannot exceed the annual sixteen (16) hour maximum leave benefit.

Employees may not use voluntary educational involvement leave to attend daycare related events. Examples of acceptable activities under this policy include, but are not limited to, assisting with school special events or participating in an established school program as either a tutor or mentor, or serving as a guest lecturer.

Training for all school volunteers will be conducted by designated school staff on a quarterly or seasonal basis. Volunteers must receive training prior to volunteering their services in any capacity within the school system. Background checks will also be conducted by school staff for all individuals interested in volunteering in any capacity within the school system. Volunteers must abide by all school system

**Proposed Voluntary
Educational
Involvement Leave
Policy**

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policies, rules and regulations governing the use of school volunteers. Violators of any school system policies, rules and regulations may be subject to being disbarred from participating in the educational involvement leave program.

Voluntary educational involvement leave must be taken in one hour increments. Leave must be requested at least one (1) week in advance of the activity or event and will be granted or denied by the Department Head. The County Manager shall approve Department Head requests for voluntary educational involvement leave. Travel time will not be included in the calculation of voluntary educational involvement leave.

Voluntary educational involvement leave will be documented and tracked in the same manner as annual leave and sick leave by the County Department. The actual arrival/departure time will be recorded by designated school staff on a form approved by Warren County. The Department Head may require the employee to furnish written verification of volunteer hours from the school in which the employee volunteered or was otherwise involved at the school during the time of leave.

Voluntary educational involvement leave will not be cumulative. Leave not taken by the end of the fiscal year will be forfeited and not carried over into the next fiscal year.

Employees will not be paid for any outstanding balance of voluntary educational involvement leave upon separation.

Policy Adoption:

Adopted this the _____ day of _____, 2016.

Warren County Board of Commissioners

Chairman of the Board

**Proposed Voluntary
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Community Volunteer Services

Literacy

- *Small group tutorials*
- *Working with students in literacy centers*
- *Provide the opportunity for students to read orally to an adult*
- *Comprehension strategies - word problems*
- *Assist students with organization skills*
- *Working with students to practice reading fluently*
- *Working on reading skills in a non-fiction context*

Mathematics

- *Small group tutorials*
- *One-on-one instruction and to reteach skills*
- *Assist with practicing math facts with students*

Writing

- *Helping students with writing skills*

Science/Social Studies

- *Working with students to help them work their way through multi-step experiments*

Media

- *Shelving of library materials*
- *Checking out library materials*
- *Select books of their interest and reading level*

Technology

- *Supervising computer work*
- *Make sure students are on task*
- *Assist students with basic technology skills (logging on, basic navigation and trouble-shooting)*
- *Ensuring labs are shut down completely*
- *Technical support on maneuvering the Virtual Public Schools website*

Administrative Task

- *Making copies*
- *Preparing learning materials for take home practice*
- *Preparing manipulatives for class lessons*
- *Making therapy materials*
- *Grading! Work such as multiple choice tests*

Monitoring

- *Cafeteria/ Restroom/ Hall*
- *Circulating within the classroom to provide assistance to students*
- *Check-In/Information Desk at the front door to direct parents to office*

Extra-curricular activities/ Special Events

- *Chaperone for marching band trips (volunteers with Marching/Drill skill)*
- *Chaperone middle school and high school college visits*
- *Assist with Special Olympics*

Testing

- *Proctoring standardized tests*

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Community Volunteer Services

Other

- *Homework assistance*
- *Providing prospective, advice and direction on career and internship opportunities*
- *Male mentors*
- *Helping facilitate hands-on projects*
- *Afternoon tutoring*
- *Assist Exceptional Children with various skill delays.*
- *Mentoring children that exhibit low self-esteem and are low academic performers*
- *Working one on one with students who need individualized attention*

**Proposed Voluntary
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December 9, 2015
Work Session Agenda

Item # 10

Update:

Buck Spring Project - Phase I

Linda T. Worth, County Manager

December 9, 2015
Work Session Agenda

Item # 11

Eaton's Ferry Bridge Lights

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Commissioner Tare "T" Davis

December 9, 2015
Work Session Agenda

Item # 12

Adjourn Work Session