



A G E N D A
GRANVILLE COUNTY BOARD OF COMMISSIONERS
RETREAT
February 21 & 25, 2022

Monday, February 21, 2022
Granville Expo & Convention Center
4185 Highway 15
Oxford, NC 27565

1. 5:00 p.m. - Dinner (p. 3)
2. 6:00 p.m. - Call to Order, Invocation & Pledge of Allegiance (p. 4)
3. 6:10 p.m. - Welcome and Comments from Board Members (p. 5)
 - A. Commissioner Jimmy Gooch
 - B. Commissioner Timothy Karan
 - C. Commissioner Russ May
 - D. Commissioner Sue Hinman
 - E. Commissioner David T. Smith
 - F. Commissioner Zelodis Jay
 - G. Chair Tony W. Cozart
4. 6:30 p.m. - Presentation from NC Fire Chief's Consulting – Gregory Grayson (p. 6)
5. 7:00 p.m. - Discussion of CenturyLink's Great Grant Project Proposal (p. 36)
6. 7:30 p.m. - Break (p. 40)
7. 7:45 p.m. - Update from Municipalities (p. 41)
 - A. Stem Mayor Casey Dover (p. 42)
 - B. Oxford Mayor Jackie Sergent (p. 44)
 - C. Butner Mayor Terry Turner (p. 57)
 - D. Creedmoor Mayor Bobby Wheeler (p. 64)
 - E. Stovall Mayor Mike Williford
8. 9:00 p.m. - Legislative Update (p. 77)
9. 9:30 p.m. - Recess (p. 78)



Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 15, 2022
Title: Dinner

PURPOSE:

Dinner & Informal Networking



Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 15, 2022
Title: **Call to Order, Invocation & Pledge of Allegiance**

PURPOSE:

Chair Cozart will give the invocation and lead the Pledge of Allegiance.



Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 15, 2022
Title: **Welcome and Comments from Board Members**

PURPOSE:

Welcome and Comments from Board Members

BACKGROUND:

- A. Commissioner Jimmy Gooch
- B. Commissioner Timothy Karan
- C. Commissioner Russ May
- D. Commissioner Sue Hinman
- E. Commissioner David T. Smith
- F. Commissioner Zelodis Jay
- G. Chair Tony W. Cozart

ACTION TAKEN:



Granville County Administration

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Michael Felts
Department: Administration
Date: February 17, 2022
Title: Presentation from NC Fire Chief's Consulting – Gregory Grayson

PURPOSE:

To hear a presentation from NC Fire Chief's Consulting – Gregory Grayson

BACKGROUND:

During their regular meeting held on September 7, 2021, the Granville County Board approved authorizing the County Manager to engage the services of NC Fire Chief Consulting to provide consulting services to assist in the development and implementation of a service district or service districts for fire protection, ambulance, and rescue service for Granville County.

Mr. Gregory Grayson is available this evening to provide an overview of the consulting services process and results. A written draft copy of the report will be provided during the retreat and a copy of Mr. Grayson's presentation is included in your retreat agenda packet.

ATTACHMENTS:

Service District Presentation

ACTION TAKEN:



THE COUNTY OF
Granville
NORTH CAROLINA



GRANVILLE COUNTY FIRE PROTECTION SERVICE DISTRICT

2022 ANALYSIS

NC Fire Chief Consulting is a Full-Service Fire Consulting Provider

- Strategic Planning
- Service Delivery Needs Analysis
- Standards of Coverage Analysis
- Contract Development and Facilitation
- Fire District Transition
- Transition of Private, Non-Profit Fire Department to Municipal Fire Department
- Fire Station Placement
- Fire Chief Selection and Promotional Processes
- Human Resource Assistance
- Professional Development, Mentoring and Coaching
- Human Resource Based Causation Analysis
- Interim Chief Fire Officer Leadership
- Fire Apparatus Evaluation and Fire Station Facility Analysis
- Capital Improvement Plan Review and Analysis
- Emergency Operations Post Incident Analysis



NCFCC Core Team Capability



Greg Grayson



David Bullins



Wayne Hamilton



Dr. Josh Smith



Wes Greene



Todd Tuttle



Wes Hutchins



Mike Varnell



Frank Blackley



Donna Black





2022 Overall Scope of Work

9 Core Components

Communication with Stakeholders and Elected Officials

GIS Analysis

Financial Analysis

Capital Assets

Municipal Modeling

Governance Structure

Service Contract Development

North Carolina General Statute Plan

Future Considerations



Potential For Emergency Medical Services (EMS) Service District



- NCFCC was asked to review application of service districts for EMS as provided in State Statutes.
- We are continuing to further evaluate EMS service provision within the scope of our work.
- The countywide service district model for EMS in Granville County is not realistic.
 - State Statutes prevent all areas of the county being within a service district.
 - State Statutes also require counties to provide EMS service delivery.

Data Analysis



Confer

Confer with Granville County staff and fire service personnel to gain information and different perspectives.



Analyze

Analyze last five years of response and incident data from the CAD system and determine trends and projections. Also analyze fiscal data from participating fire departments.



Review

Review current system structures and conduct GIS travel time modeling, seek closest station response areas and most efficient operation.

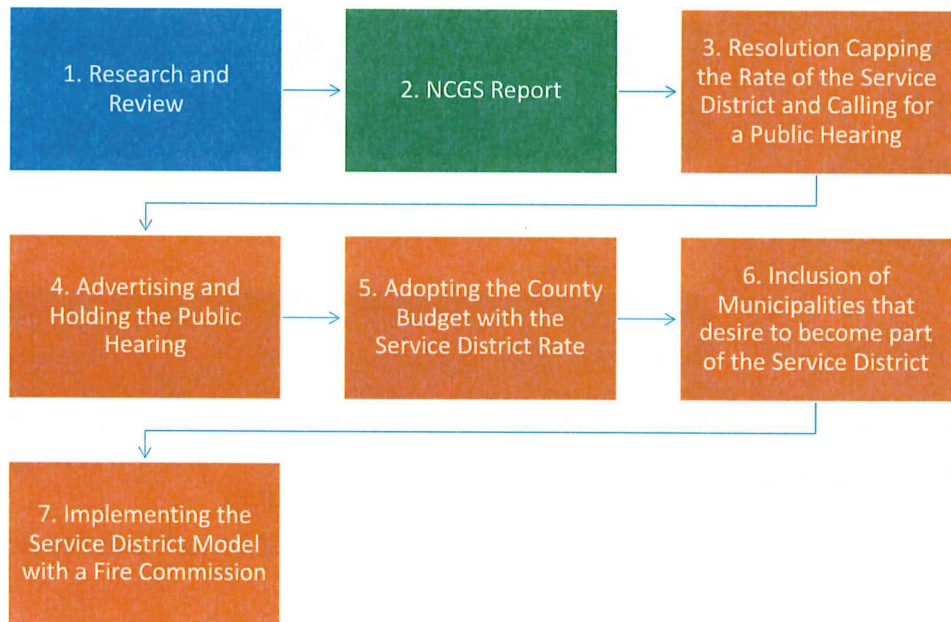


Compare

Reference best practice fire and rescue service delivery system models across North Carolina.



Process of Implementing a Fire Protection Service District



**Specific
Focus
For
Today's
Discussion:**

**NCGS
Plan
And Next Steps**



Purpose of a Fire Protection Service District:

- To enable a sustainable funding system and governance structure that provides fire and rescue services to the people of Granville County.

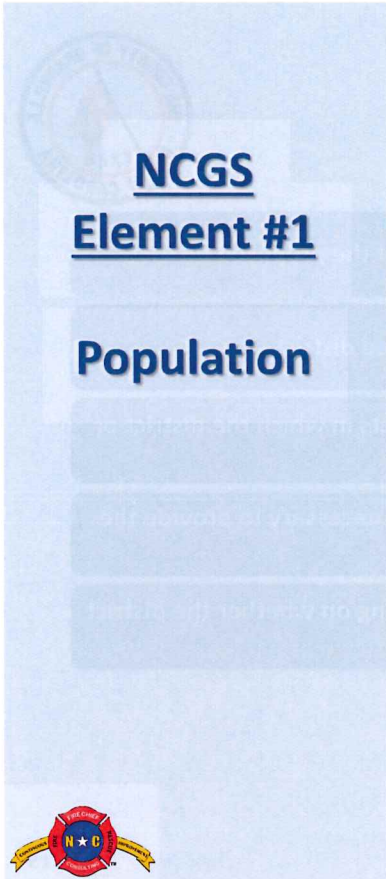
Scope of the Proposed Granville County Fire Protection Service District:

- All unincorporated areas of Granville County (areas outside of municipal boundaries/limits).
- Municipalities may request to join the service district by resolution.

Five Statutory Elements To Consider To Establish A Service District



1. The resident or seasonal population and the population density of the proposed district.
2. The appraised value of property subject to taxation in the proposed district.
3. The present tax rates of the county and any cities or special districts in which the district or any portion thereof is located.
4. The ability of the proposed district to sustain the additional taxes necessary to provide the services planned for the district.
5. Any other matters that the commissioners believe to have a bearing on whether the district should be established.



- Within the proposed Granville County Fire Protection Service District, the Geographic Information System (GIS) projects the new service district to be composed of approximately 44,244 persons, approximately 510 square miles and an average density of approximately 86 persons per square mile.

NCGS
Element #2

**Appraised
Valuation**

According to the Granville County Tax Office, the projected appraised valuation of the property to be included in the Granville County Fire Protection Service District is approximately \$3,166,436,099 which would be subject to taxation in the proposed service district.



NCGS **Element #3**

Current Tax Rates

- Granville County's general tax rate is currently \$.84 per \$100 valuation. There are no existing fire protection service districts or rural fire tax districts currently established in Granville County.
- It is anticipated that the municipalities of Creedmoor, Stem and Stovall could possibly join the Granville County Fire Protection Service District through municipal resolution.
 - FY 21-22 municipal tax rates in those jurisdictions are as follows:
 - Creedmoor - \$.615 per \$100 valuation
 - Stem - \$.45 per \$100 valuation
 - Stovall - \$.49 per \$100 valuation



NCGS Element #4

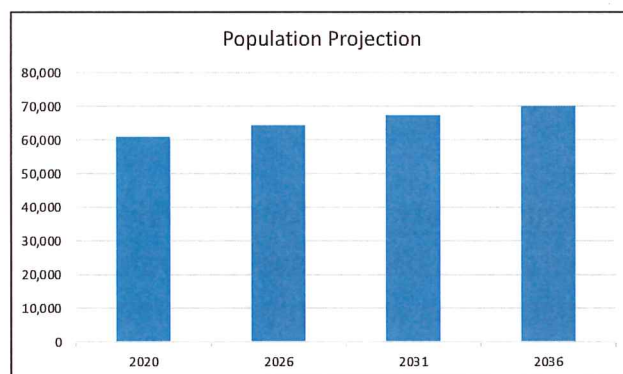
Ability to Sustain Taxes To Provide Services



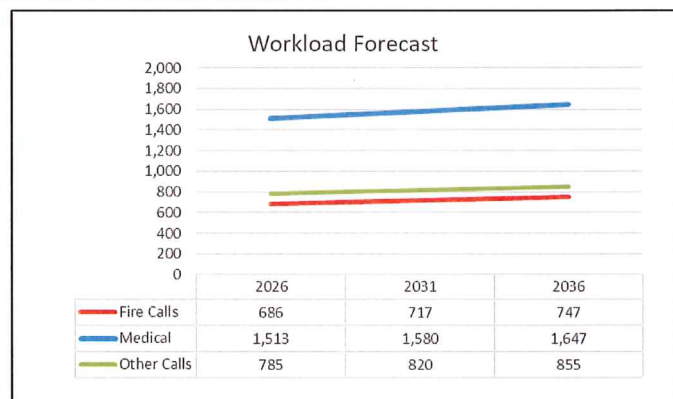
- The current tax rate levy for Granville County for FY 21-22 is 84.00 cents per \$100 of assessed valuation. The proposed service district tax will apply to all real and personal property in the service district that is subject to the county's general property tax(es). These taxes are subject to the state's general aggregate property tax limit of \$1.50 per \$100 valuation.
- It is recommended that the Granville County Board of Commissioners voluntarily set a cap of \$.15 per \$100 valuation on the fire protection service district. Therefore, the county's current tax levy plus the maximum of the fire protection service district is far under the state's maximum aggregate property tax limit.

NCGS Element #5

Other Matters To Consider (1 of 2)



Growth impacts fire and rescue services in Granville County.



NCGS **Element #5**

Other Matters To Consider (2 of 2)

- Sustainable funding method with increasing costs to provide essential fire and rescue services.
- Higher level of equity in service across the county.
- Inclusion, engagement and balance with municipalities in funding fire protection services by including equitable funding formulas.
- Improved system governance using the Fire Commission model.
- Improved accountability with a performance-based service contract.



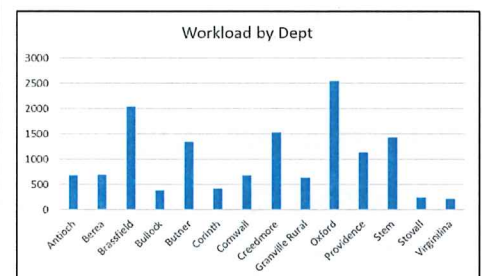
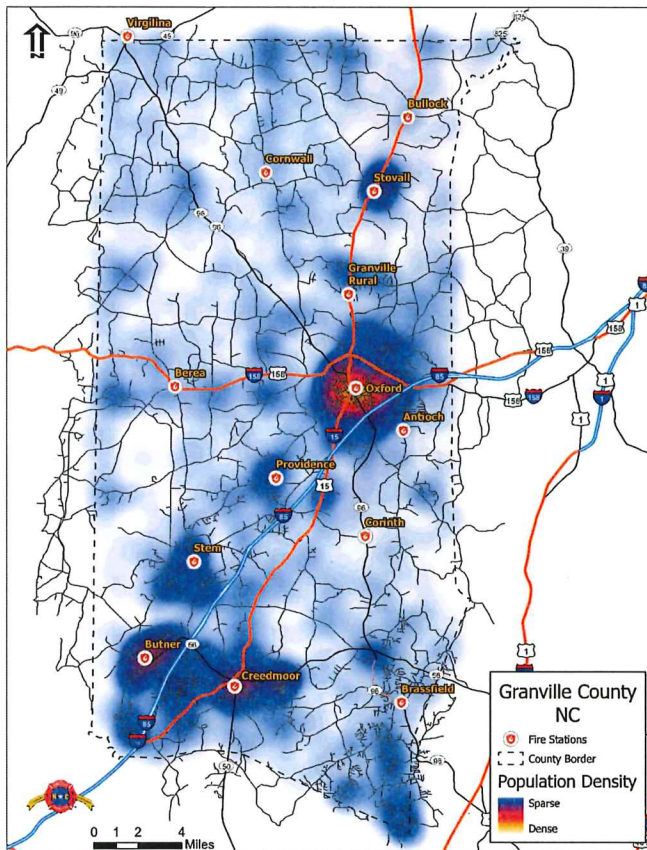
**Granville
County
Commissioners
Must Determine
All Four of
These
Findings
Apply...**



1. There is a demonstratable need for providing fire protection in the district.
2. It is impossible or impracticable to provide those services on a countywide basis.
3. It is economically feasible to provide the proposed services in the district without unreasonable or burdensome annual tax levies.
4. There is demonstrable demand for the proposed services by persons residing in the district.

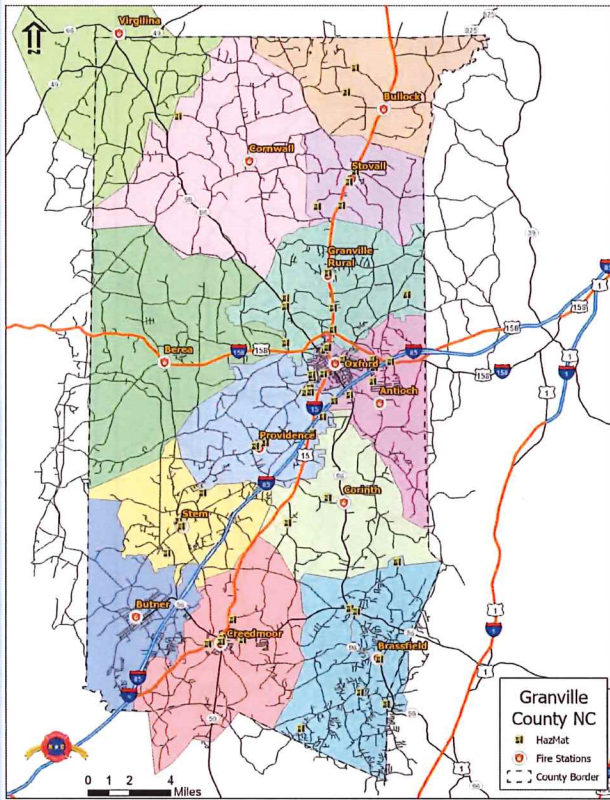
NCGS **Finding #1**

Demonstratable Need for Services (1 of 3)



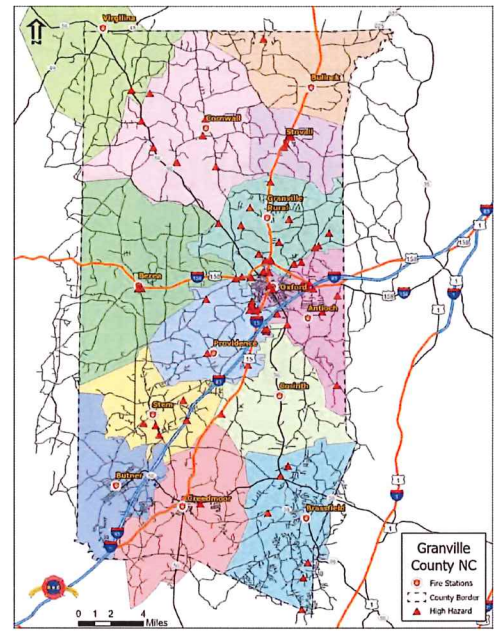
Emergency call volume is distributed throughout Granville County.

NCGS
Finding #1
Demonstratable
Need for
Services
(2 of 3)



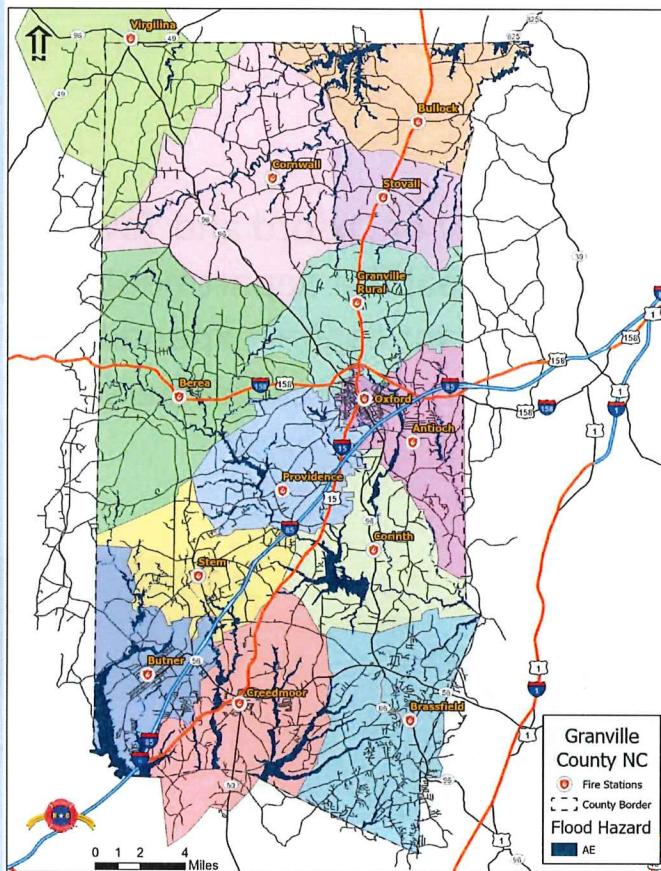
Locations with hazardous materials.

High hazard locations.

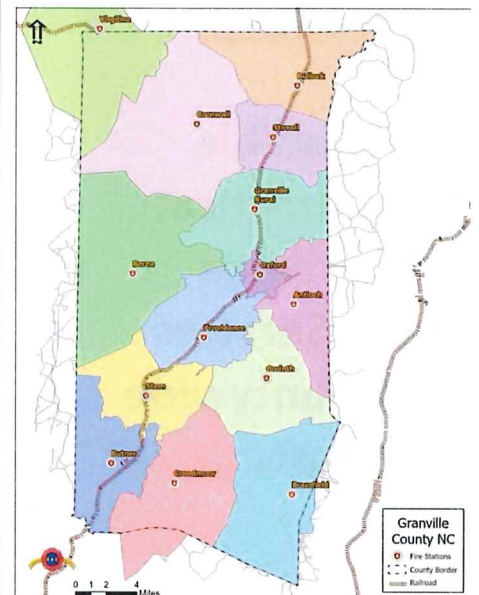


NCGS **Finding #1**

Demonstratable Need for Services (3 of 3)



Flood prone areas
 and rail lines.



NCGS
Finding #2

**Impossible
Or Impractical
To Provide
These Services
On a Countywide
Basis**



- The City of Oxford and Town of Butner operate municipal fire departments and have invested significant capital expenditures into facilities, apparatus and career personnel over decades.



NCGS Finding #3

Economic Feasibility

- With a total collective tax valuation of \$3,166,436,099 in the area of consideration for the Granville County Fire Protection Service District, each cent of taxation will yield approximately \$312,622 - assuming a 98.73% collection rate.
- It is recommended that the Granville County Board of Commissioners take a voluntary step in setting a cap on the rate of the new fire protection service district at this time of \$.15 per \$100 valuation.

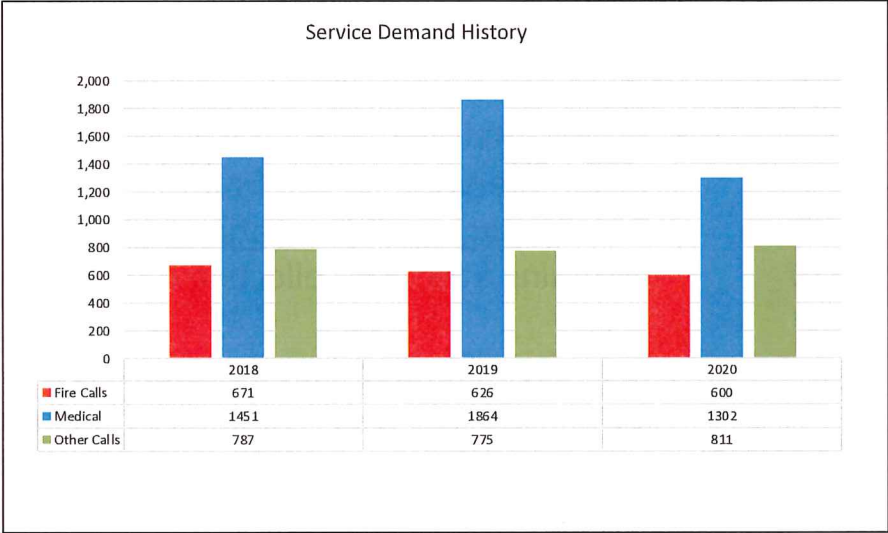




NCGS Finding #4

Demonstratable Demand For Fire Protection Services





There is a consistently strong demand for fire and rescue services in Granville County.

Statutory Report Summary

1. A map of the proposed district showing its proposed boundaries.

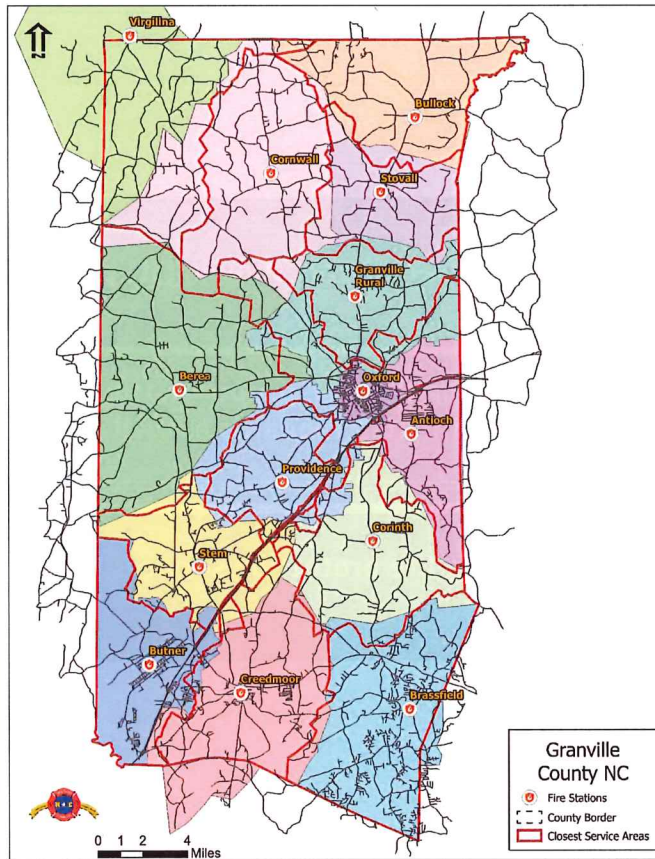
2. A statement showing that the proposed fire protection service district meets the five (5) elements/standards as well as the four (4) key findings as outlined above.

3. A plan for providing fire protection services to the single unified fire protection district.



Statutory Report #1

Map



Proposed Fire Protection
Service District Area
Includes All
Unincorporated Areas of
Granville County outside of
Municipal Boundaries.

Statutory Report #2

Key Findings Met

1. There is a demonstratable need for providing fire protection in the district.
2. It is impossible or impracticable to provide those services on a countywide basis.
3. It is economically feasible to provide the proposed services in the district without unreasonable or burdensome annual tax levies.
4. There is demonstrable demand for the proposed services by persons residing in the district.



Statutory Report #3

Plan for Provision of Services



- Granville County will utilize a performance-based contract with private, non-profit fire department and municipal providers to deliver essential fire and rescue services.
- The Granville County Board of Commissioners will authorize a Fire Commission comprised of representation from North, Central and South Granville areas including fire service and general residents/consumers to be advisory to the Board on all fire and rescue service needs, including contracts and budgets.

Next Steps



1. Adopt a resolution setting a cap on the proposed service district of \$.15 per \$100 valuation and jointly set a public hearing date to consider adoption of the new service district, with proper notifications to be made.
2. Hold the public hearing and adopt the service district, if so desired.
3. Consider requests by resolution from municipalities that are interested in joining the service district.
4. Adopt the service district tax rate within the fiscal year budget document.
5. Establish a Granville County Fire Commission by naming members and adopting Fire Commission by-laws.



Illustrative Timeline

- **February 25, 2022**
Adopt a resolution setting a cap on the proposed service district of \$.15 per \$100 valuation and jointly set a public hearing date to consider adoption of the new service district, with proper notifications to be made.
- **April 4, 2022**
Hold the public hearing and adopt the service district, if so desired.
- **May, 2022**
Consider requests by resolution from municipalities that are interested in joining the service district.
Establish a Granville County Fire Commission by naming members and adopting Fire Commission by-laws.
- **June 20, 2022**
Adopt the service district tax rate within the fiscal year budget document.





THE COUNTY OF
Granville
NORTH CAROLINA

Questions?

THANK YOU!





Granville County Administration

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Korena Weichel
Department: Administration
Date: February 15, 2022
Title: Discussion of Great Grant Project Proposal

PURPOSE:

To consider a Memorandum of Understanding committing Granville County to a partnership with CenturyLink in the Growing Rural Economies with Access to Technology (GREAT) grant program established by the North Carolina Broadband Infrastructure Office (NC BIO).

BACKGROUND:

At the Board of Commissioner's February 7, 2022, regular meeting, Lumen (dba CenturyLink) Government Affairs Director Steve Brewer presented a Granville County Fiber Project for submission through the GREAT grant program in the supplemental round of applications which opened on January 31 and closes on April 4, 2022. CenturyLink is proposing a partnership with Granville County contributing a portion of funding for the project.

Mr. Brewer presented three different scenarios with an accompanying County contribution for each project based on the number of premises covered. Approximate costs and number of premises discussed at that meeting are included below; however, CenturyLink is still working through finalizing the address data recently published by NC BIO in late January to determine eligible address points and the final numbers may change based on that analysis.

PROJECT NAME	2,400 TARGET	2,600 TARGET	2,800 TARGET
# of Premises	2,421	2,581	2,802
Est Grant Received*	\$4.00M	\$4.00M	\$4.00M
Requested from County	\$0.55M	\$1.08M	\$2.08M
Cost to Provider	\$3.22M	\$3.43M	\$3.73M

*Maximum cap if application to GREAT grant program is successful.

FUNDING:

This is an eligible expense for funds received by Granville County through the Coronavirus State and Local Fiscal Recovery Funds (part of the American Rescue Plan Act of 2021).

RECOMMENDATION:

County administration recommends approving the Memorandum of Understanding with Carolina Telephone and Telegraph Company, LLC d/b/a CenturyLink and authorizing the County Manager to

draft a letter of support and to finalize a GREAT grant application in partnership with CenturyLink to include a Granville County contribution not to exceed a dollar amount as determined by the Board.

ATTACHMENTS:

Memorandum of Understanding for Granville County and CenturyLink Partnership in GREAT Program (DRAFT)

ACTION TAKEN:

MEMORANDUM OF UNDERSTANDING

The parties to this Memorandum of Understanding ("MOU") are Granville County, North Carolina ("Granville County") and Carolina Telephone and Telegraph Company, LLC d/b/a CenturyLink ("CenturyLink"). The purpose of this MOU is to establish a commitment by the parties to partner in the North Carolina Growing Rural Economies with Access to Technology ("GREAT") program established by the North Carolina Broadband Infrastructure Office ("Broadband Office"). Although a partnership between Granville County and CenturyLink has not yet been formalized for the CenturyLink - Granville County Fiber Project ("Project"), which is described more specifically below, both parties are collaborating on a contract ("Contract") to be executed if the Broadband Office awards a GREAT Grant to CenturyLink for the Project during the supplemental round of applications due by April 4, 2022. The Contract would require CenturyLink to complete the Project and would require Granville County to pay CenturyLink a portion of the costs associated with the Project. Neither party would be under any obligation to the other (1) if CenturyLink is not awarded the Project by the Broadband Office; or (2) if in CenturyLink's sole discretion, CenturyLink chooses not to submit an application to the Broadband Office for the Project. The various obligations in the Contract contemplated by the parties are summarized below:

CenturyLink would commit to:

- a. Execute a five-year service agreement with the Broadband Office for the Project, which will deploy fiber-to-the-home service to approximately _____ locations with a total Project cost of approximately \$_____;
- b. If awarded the Project by the Broadband Office, promptly enter a Contract with Granville County to formalize a partnership whereby CenturyLink will complete the Project and Granville County will pay a portion of the Project costs as described below;
- c. Complete all Grant Activities to be described in the Contract;
- d. Provide a copy of any required Progress Report to Granville County on the status of the Project;
- e. Notify Granville County if its assistance is needed with the Project;
- f. Submit requests for payment to Granville County when the Project is completed, or earlier at the request of Granville County;
- g. Complete all Project work within the required timeframe;
- h. Provide Granville County information on the locations where broadband has been enabled as part of the Project;
- i. Prepare and execute any required nondisclosure agreements related to the Project; and
- j. Include this MOU in its application to the Broadband Office for the Project.

Granville County would commit to:

- a. If CenturyLink is awarded the Project by the Broadband Office, promptly enter a Contract with CenturyLink to formalize a partnership whereby CenturyLink will complete the Project and Granville County will remit \$_____ to CenturyLink at the conclusion of the Project in accordance with the terms of the Contract;
- b. Obtain all necessary approvals to enter the Contract;

- c. Process requests for payment for the Project pursuant to the Contract in a timely manner;
- d. Provide assistance with the Project in accordance with the Contract within the scope of Granville County's authority;
- e. Execute any necessary non-disclosure agreement related to the Project;
- f. Provide information about the Project on the Granville County Broadband Initiative website;
- g. Assist in publicizing the Project to Granville County residents; and
- h. Allow CenturyLink to include this MOU in its application to the Broadband Office for the Project.

CENTURYLINK

GRANVILLE COUNTY

Name (printed)_____

Name (printed)_____

Title_____

Title_____

Signature_____

Signature_____

Date_____

Date_____



Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 15, 2022
Title: Break

PURPOSE:

Break



Granville County Administration

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 17, 2022
Title: Update from Municipalities

PURPOSE:

To hear updates from Municipalities

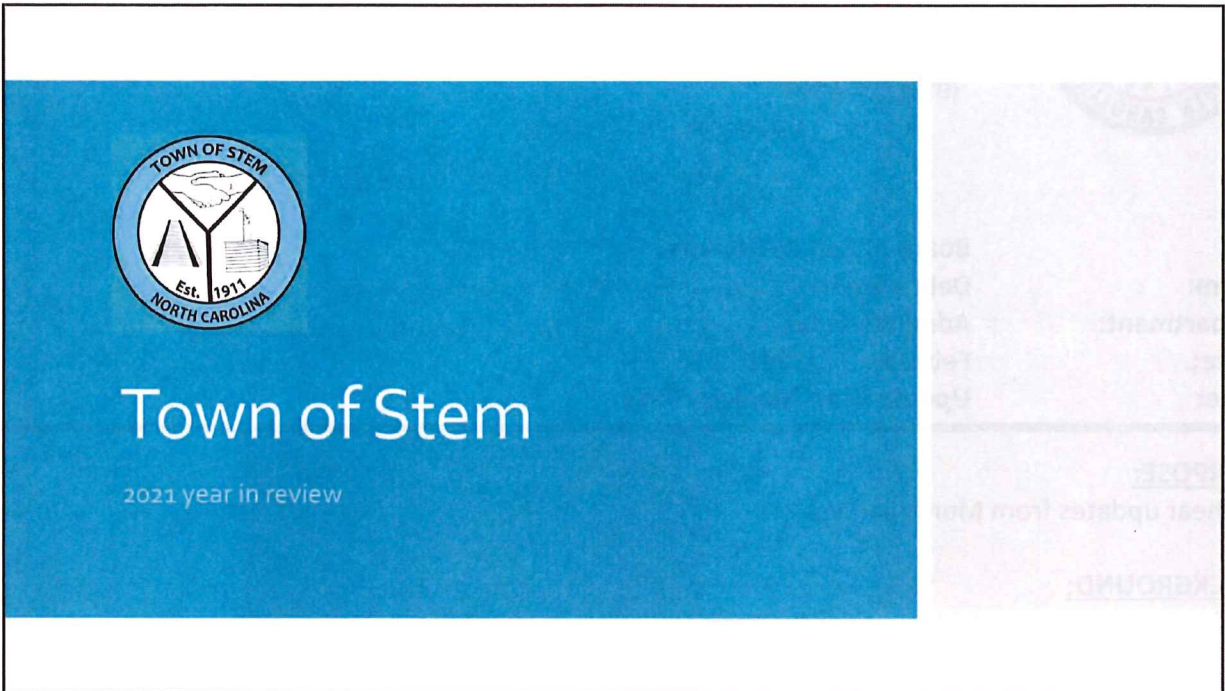
BACKGROUND:

- A. Mayor Casey Dover
- B. Mayor Jackie Sergent
- C. Mayor Terry Turner
- D. Mayor Bobby Wheeler
- E. Mayor Mike Williford

ATTACHMENTS:

Stem Update
Oxford Update
Butner Update
Creedmoor Update

ACTION TAKEN:



1

The Year of 2021 in review

- The Town of Stem continued to function through out the pandemic. Meeting remotely pushing the Town of Stem forward.
- Partnered with community property owners mapping out strategic voluntary property annexations
- The Stem Planning Board completed the Town of Stem Conservation zoning ordinance that was then adopted.
- Continually working with developers lining up potential 350 plus new homes within the Town of Stem
- Continued improvements and upgrades to Jack Day Community (wireless security cams)
- Approved closing of the Stem Town Cemetery (no further burials)

A photograph of the Stem Town Hall, a small white building with a gabled roof and a sign that reads 'STEM TOWN HALL'.

2

Plans for 2022

- Multiple Repaving projects.
- Create Steering Committee with focus on Downtown development.
- Continual updates to Town ordinances.
- Establish an Extra Territorial Jurisdiction. (ETJ)
- Return of Town events Easter egg hunt, Stem Night out and Christmas parade

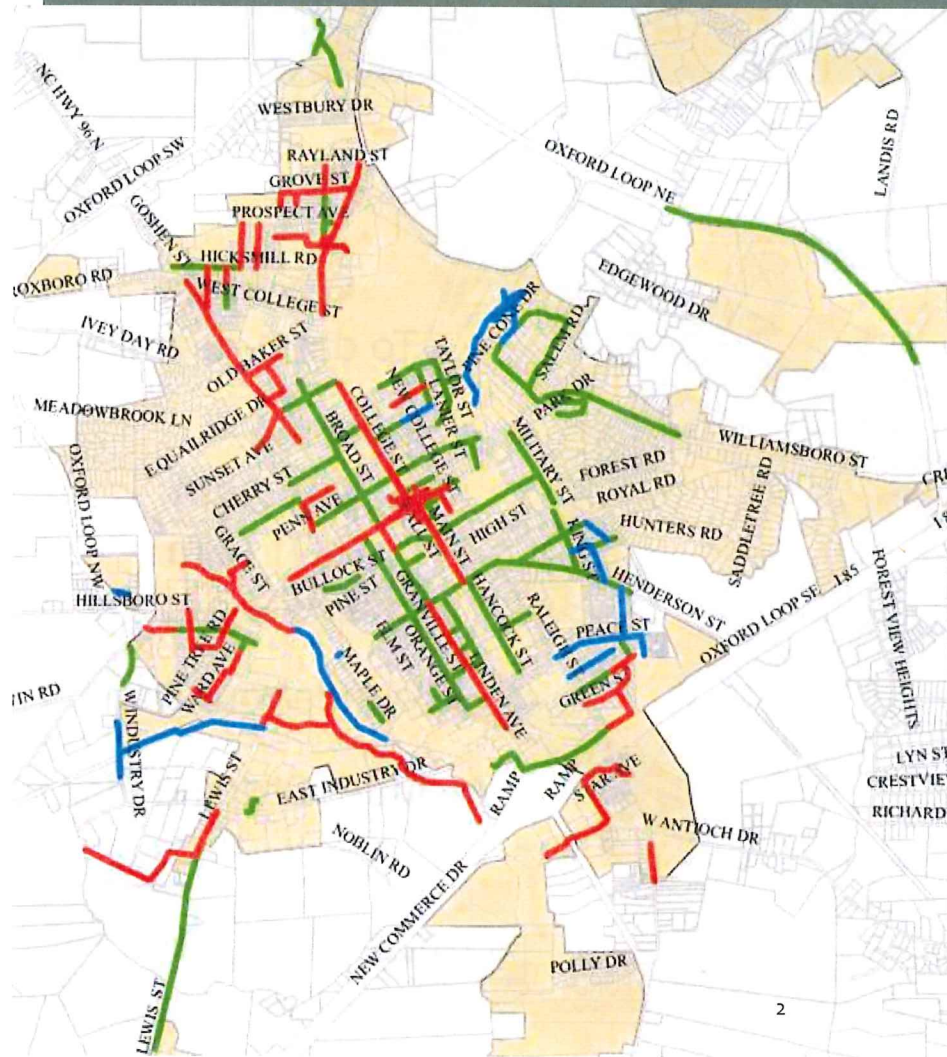




The mission of the City of Oxford is
to **serve and improve** our community
by **providing high quality, affordable services**,
sound **planning for growth** and development,
and offering the **highest possible quality of life** –
while maintaining the public's trust
through open communication
and ethical standards at all times.

M. Alan Thornton ~ City Manager
Jackie Sargent ~ Mayor

Infrastructure Investments



Total Work

Water ~ 20.8 miles

Sewer ~ 10.9 miles

Water Tank – 750,000 gal

WWTP Rehab/Improvements

+

Partner in KLRWS Rehab/Expansion

~\$62M instead of ~\$85M

\$12M+ Grants

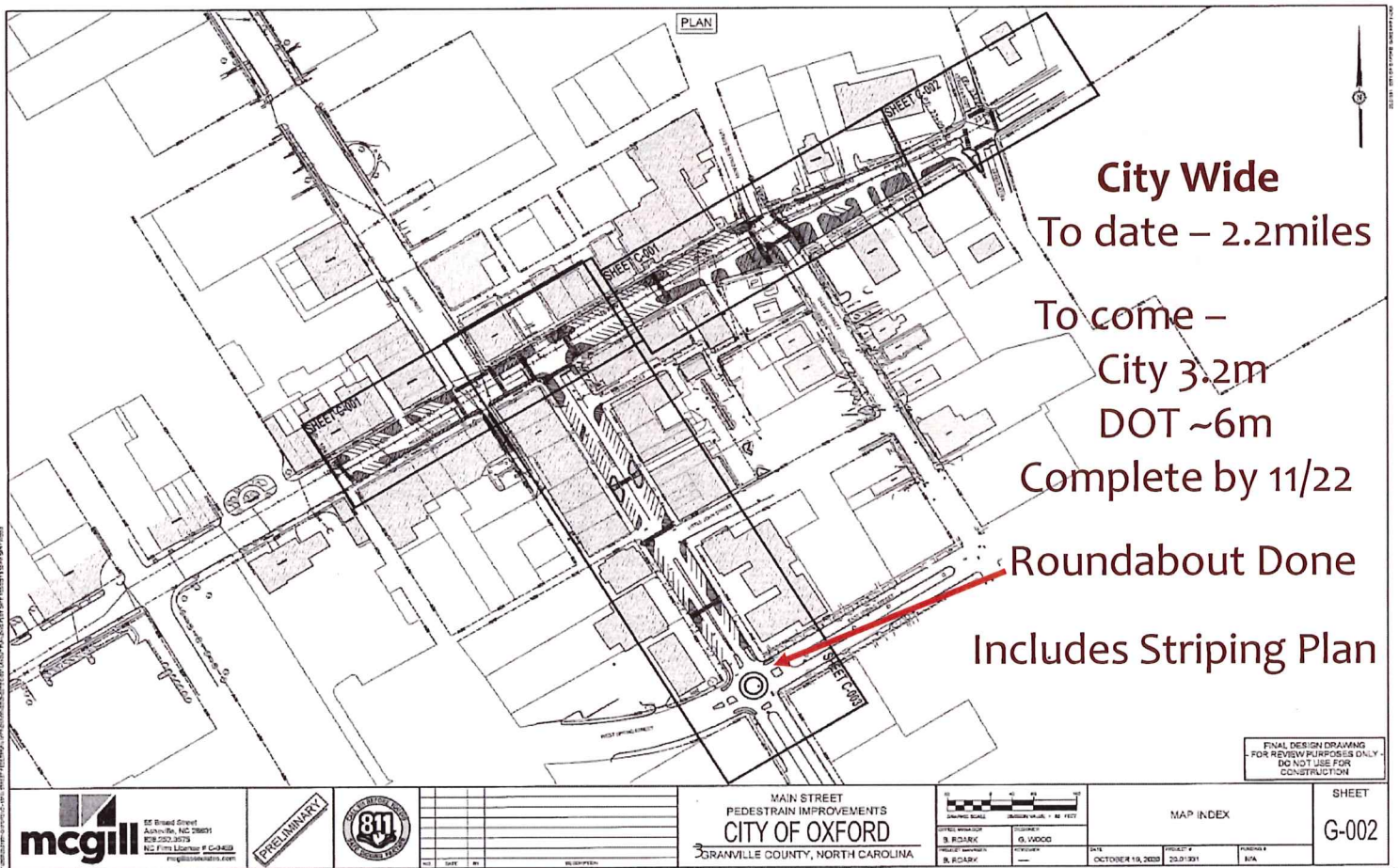
\$37M+ 0% Interest

~\$11M at 1.25 - 2% Interest

~\$11M NOT paid in Interest

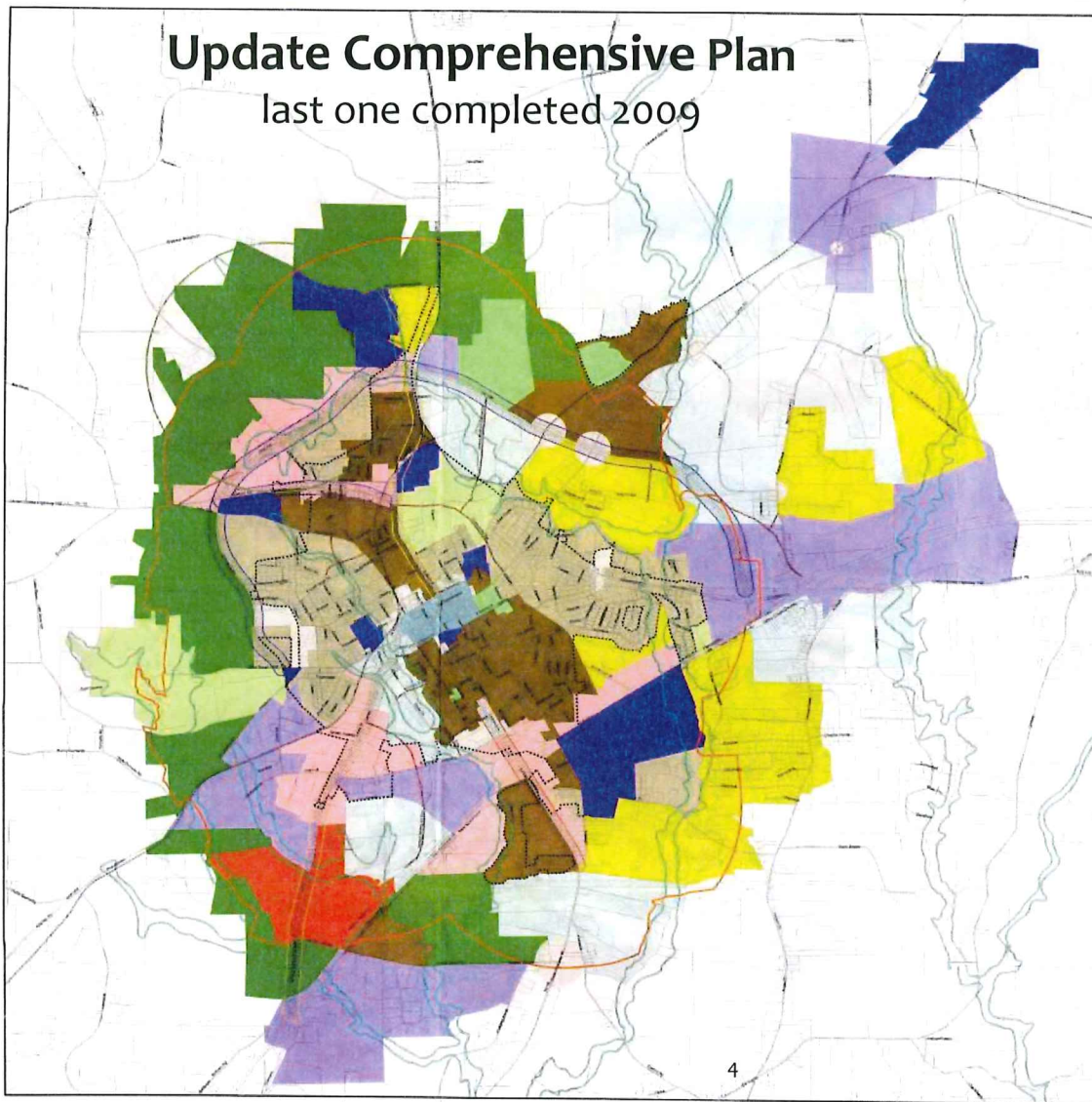
~\$1.5M/year Debt Payment Reduction
due to grants & 0% interest loans

Street Resurfacing & DT Master Plan Striping



Update Comprehensive Plan

last one completed 2009



City of Oxford Future Land Use Map

Adopted: August 11, 2009

Legend

- City Limits
- Railroad
- ETJ
- Flood Overlay
- Recommended New Roads
- Gateways and Special Focus Areas**
 - College Street Corridor
 - Highway 158 Corridor
 - Highway 15 Corridor
 - Highway 96 Corridor
 - Roxboro Rd. Redevelopment Area
 - Future Recreation Service Area
- Land Use Categories**
 - Agricultural
 - Recreation Area
 - Conservation Area
 - Urban Density Residential
 - Suburban Density Residential
 - Low density Residential
 - Downtown
 - Mixed Use
 - Institutional and Public
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Light Industrial

0 1,950 3,900
Feet



Opportunities

Approved Developments

Development Interest

Dev Interest Adj to City Limits

Dev Interest within Oxford ETJ

— Oxford City Limits

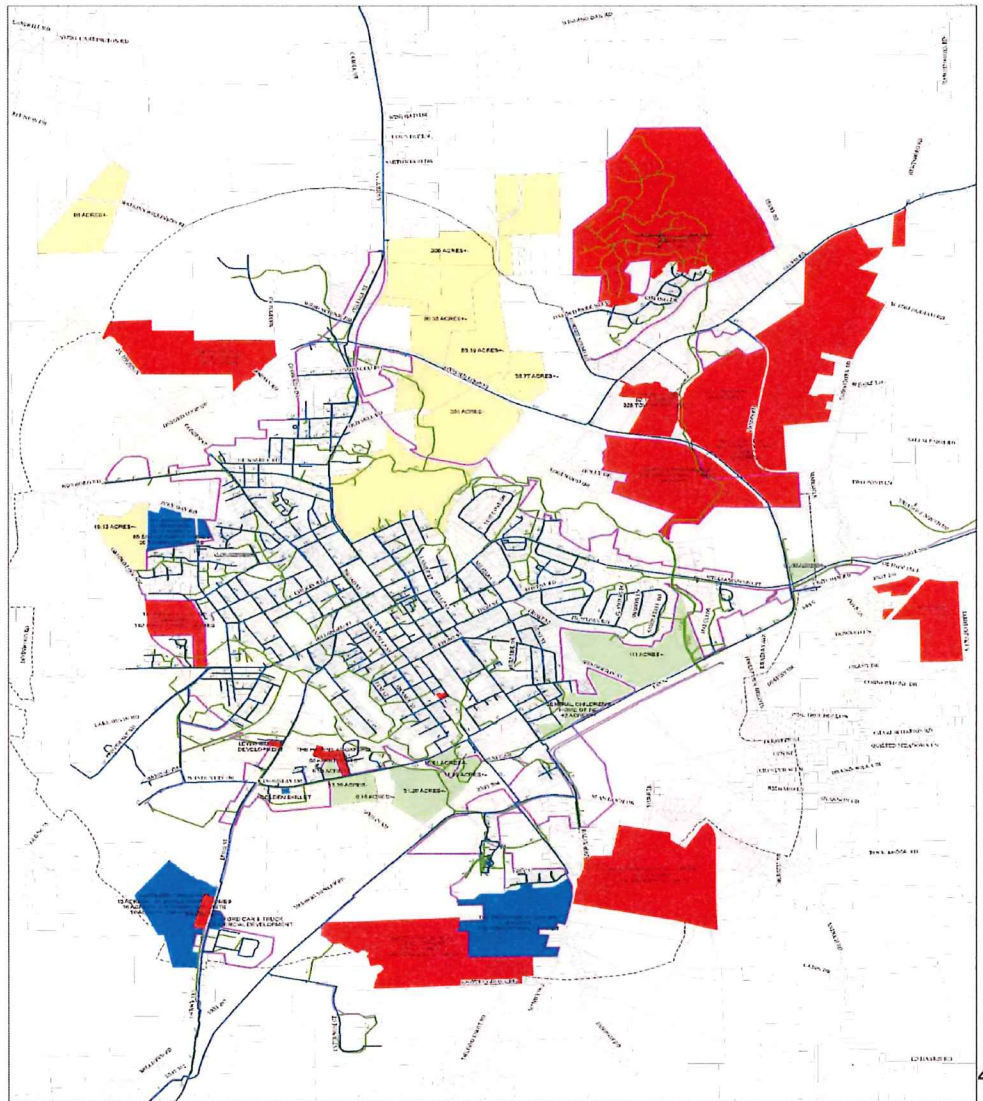
— Existing Water Main

— Existing Sanitary Sewer

— Existing Force Main

----- City of Oxford ETJ

Note overlap w/interest areas



Approved Development

Rule of thumb: 2.3 ppl/unit, includes 1 child

Hatcher Creek – Work has begun (~57 acres)

- * 110 Town homes
- * 288 Apartments
- * 27 Single family homes + retail/commercial area

The Meadows at Oxford – Work has begun (~ 129 acres)

- * 85 Single family homes
- * 36 town homes

Ivey Meadows Subdivision – Work has begun (~ 35 acres)

- * 302 Single family homes

848 total homes $\approx$ 1950 residents (840 children)

Prospective Development

Hunt Farm ~ 430 acres

Phase 1 - 318 Single Family Homes

- * **Fall 2022** – Begin Work
- * **Summer 2023** – First homes sold > **Summer 2026** – Buildout complete

Phase 2 - 267 Single Family Homes

- * **Summer 2023** – Begin Work
- * **Summer 2024** – First homes sold > **Spring 2027** – Buildout complete

Phase 3 - 179 Single Family homes, 172 Townhomes

- * **Summer 2024** – Begin Work
- * **Summer 2025** – First homes sold > **Fall 2027** – Buildout complete

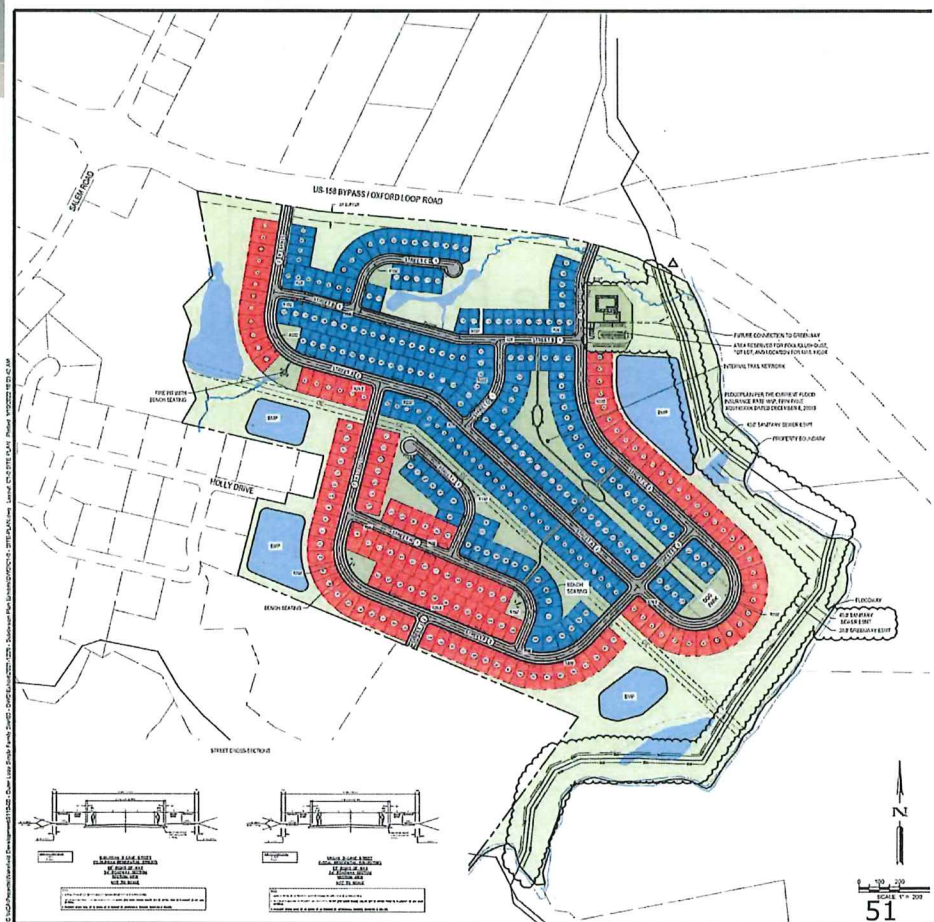
Phase 4 - 399 Single Family Homes

- * **Fall 2025** – Begin Work
- * **Fall 2026** – First homes sold > **Spring 2029** – Buildout complete

1335 Total Homes Planned ~ 3070 residents (1300 children) ⁷

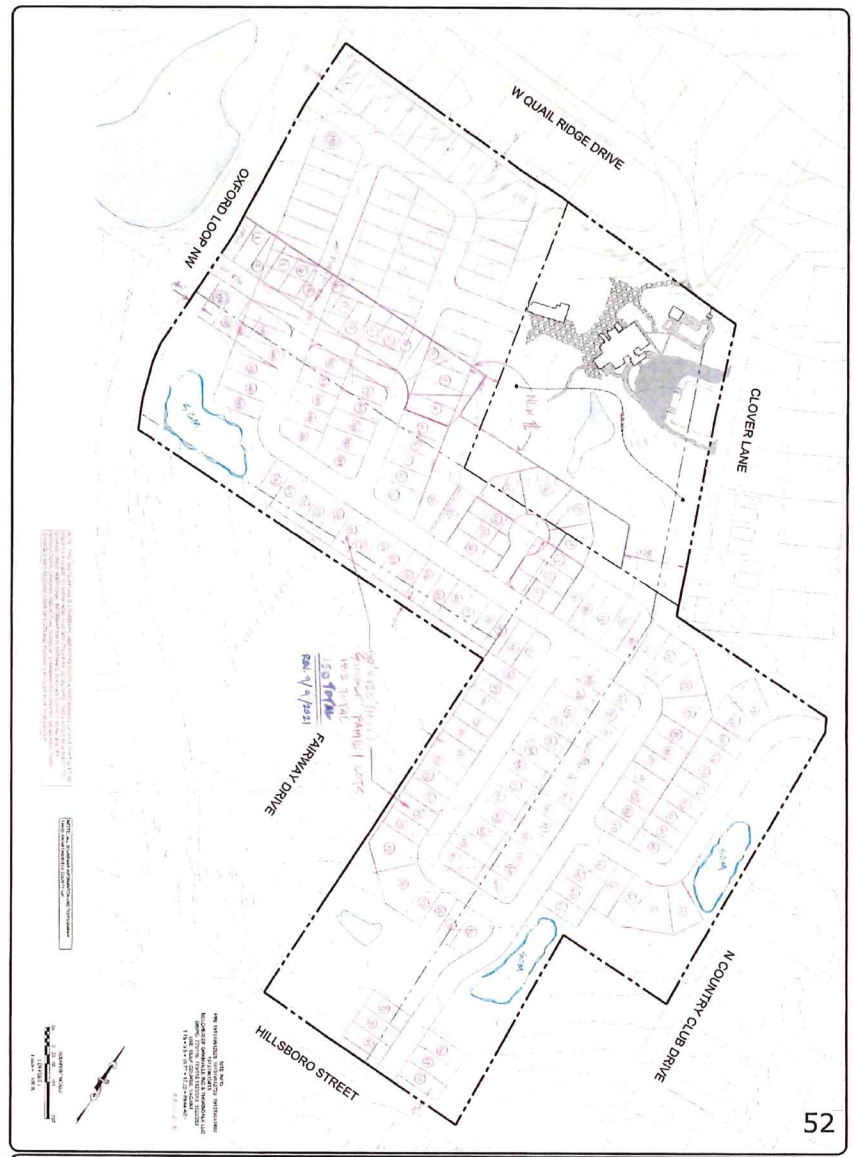
Vickers Assemblage ~ 144 acres

- * Intersection of Oxford Loop Rd and Salem Rd
- * 336 Single Family Homes
- * Being developed under conservation development stds
- * ~ 770 residents
 - * (330 children)



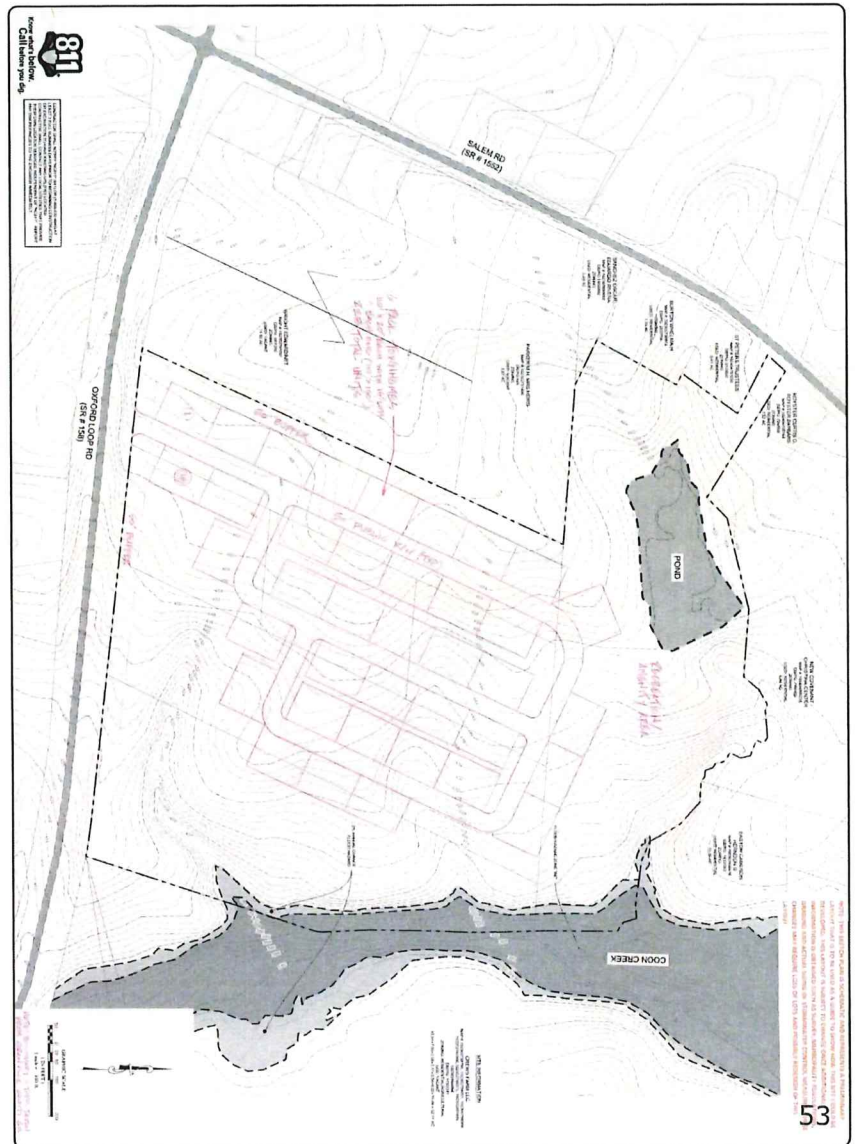
Thorndale Village

- * 44 Acres
- * 150 Single Family Homes
- * 345 residents
- * (150 children)



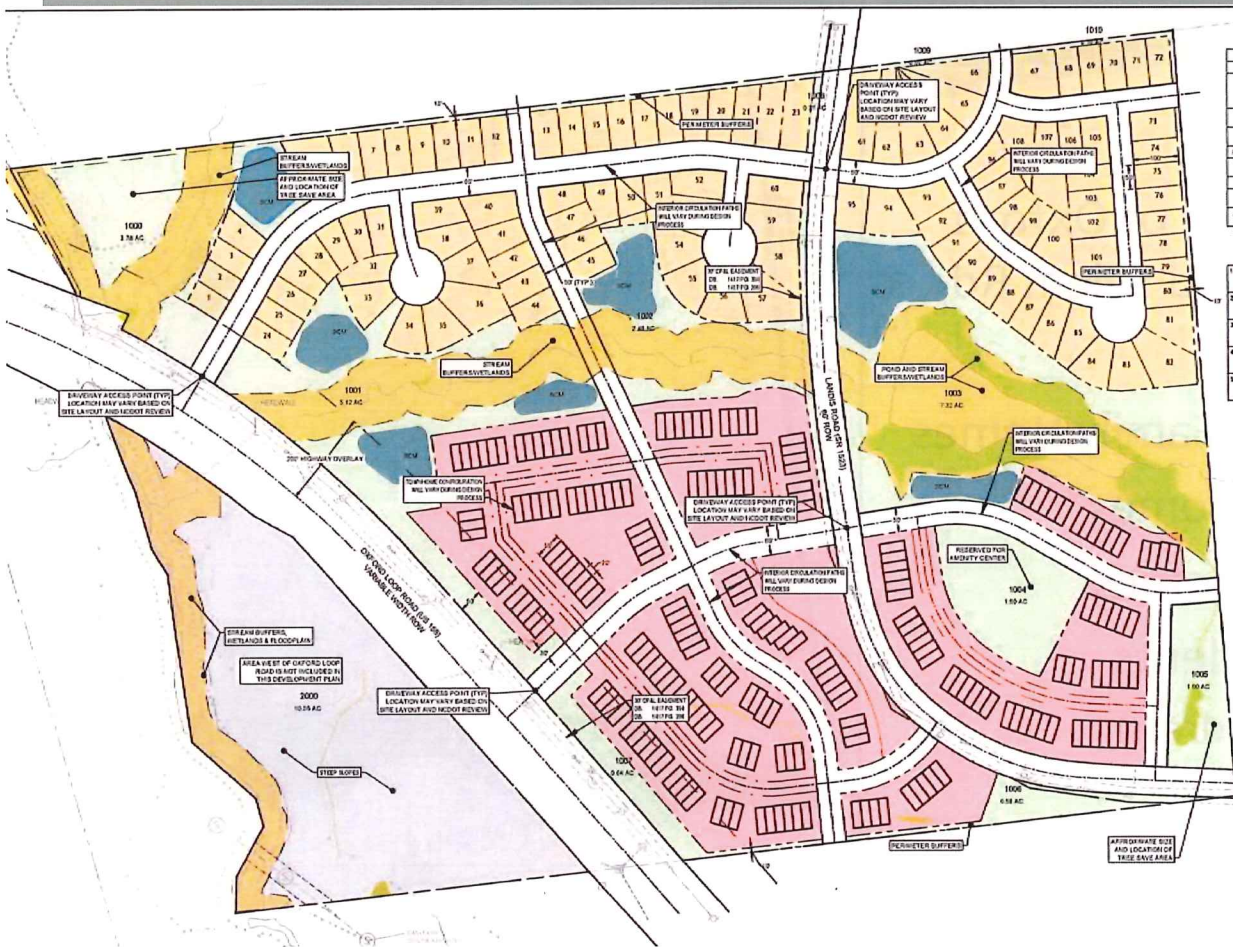
Crews Pond

- * Intersection of Oxford Loop Rd and Salem Rd
- * ~ 58 acres
- * 150 Single Family Homes
- * 228 Townhomes
- * **378 total homes**
- * **~ 870 residents**
- * **(370 children)**



CAB LLC

Intersx of Oxford Loop/Landis Rds



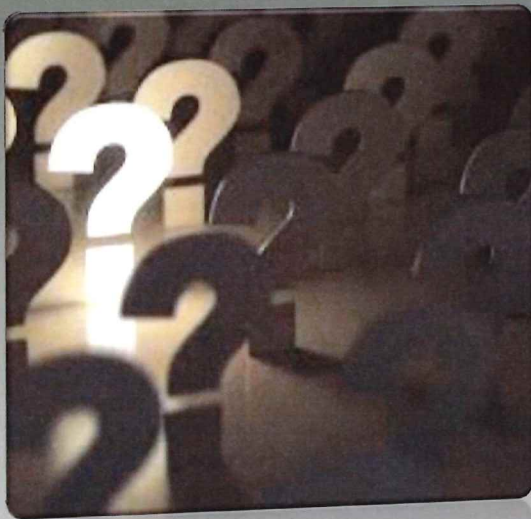
- * ~ 76 acres
- * 108 SFH
- * 218 TownH
- * 326 total
- * ~ 750 residents (325 children)

Total Expected Right Now?

- * 3373 total homes
- * $\approx$ 7758 residents (~3300 children)

Doesn't include

- * Oxford Park (450 acres for phases 2-8)
- * Knotts Grove Road (189 acres/potential 389 units)
- * Raleigh Road (159 acres/potential 304 units)
- * 5 more 'red' areas + all pale yellow/green on map
- * Oxford's growth = GC growth. **Our aim?** Effective communication and synergy of work with GC to **maximize opportunities & quality of life** for all our constituents.



ANY
QUESTIONS?

Thank you!!

Butner Review



GRANVILLE COUNTY BOARD OF COUNTY
COMMISSIONERS RETREAT

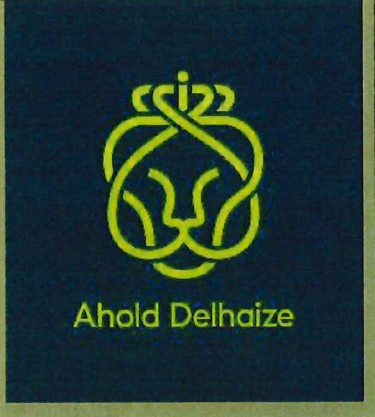
1



Butner Town Council



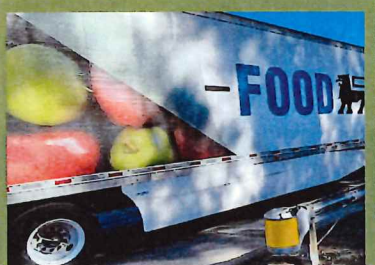
2



Ahold Delhaize

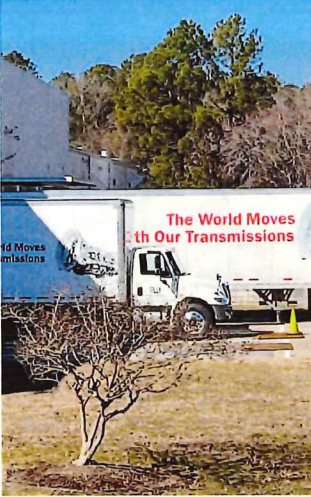
Butner Businesses Expanding

Food Lion's parent company has completed the review process for its latest expansion – It's total operations in Butner now exceed 800,000 square feet.





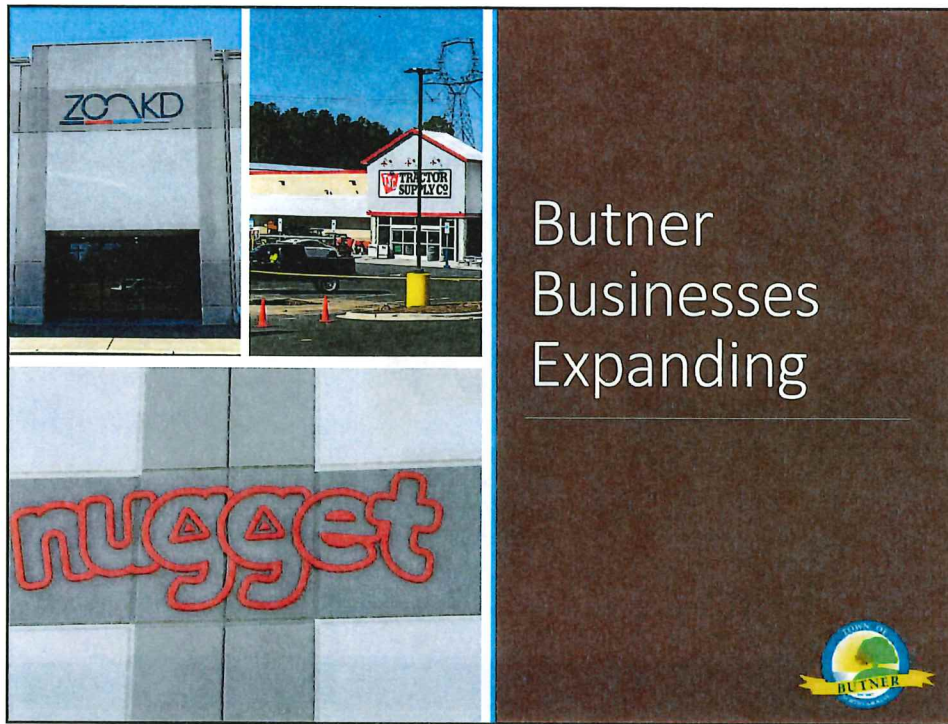
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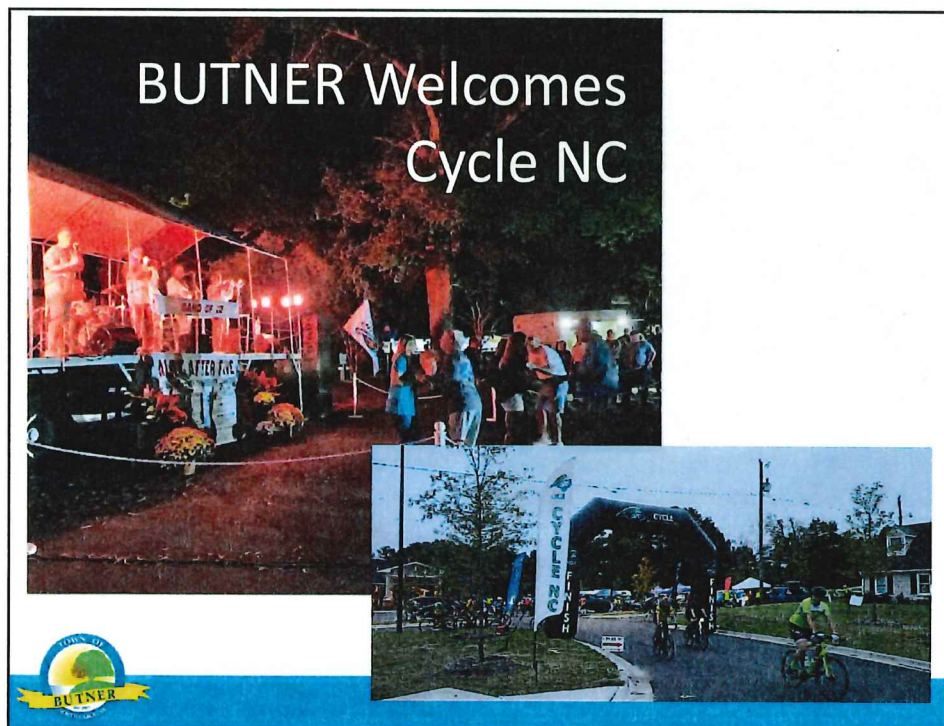
Butner Businesses Expanding



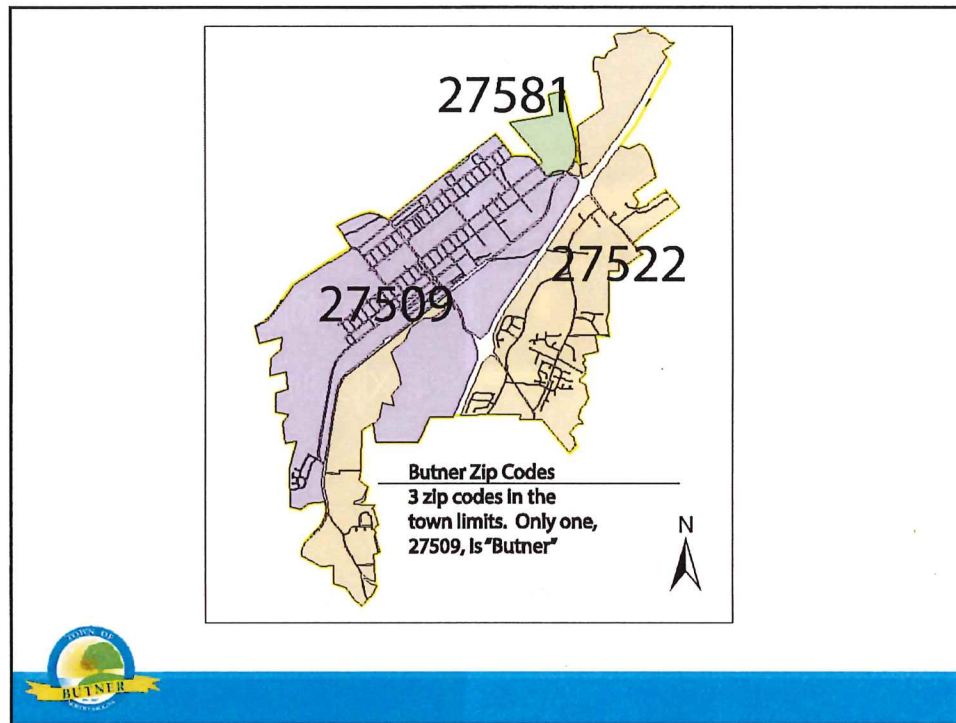
4



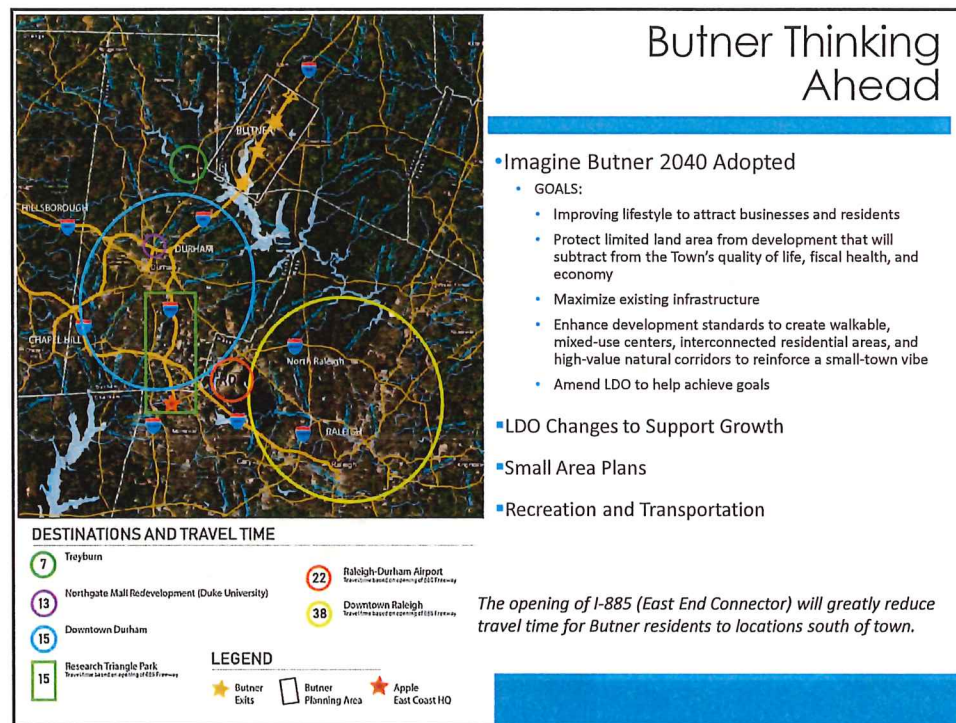
5



6



7



8



Traditional Neighborhood Development Mixed Use (TND Mixed Use)

[illegible]

Gateways and last-mile providers developed "Bladder Care Visor", a																					
Primary Users	<table border="1"> <tr> <td>Device Providers</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Academic Sector</td><td>70-75%</td></tr> <tr> <td>Commercial Company</td><td>10-15 DMM</td></tr> </table>	Device Providers		Government		Academic Sector	70-75%	Commercial Company	10-15 DMM												
Device Providers																					
Government																					
Academic Sector	70-75%																				
Commercial Company	10-15 DMM																				
Secondary Users	<table border="1"> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> </table>	Academic Sector		Government		Commercial Company		Academic Sector		Government		Commercial Company		Academic Sector		Government		Commercial Company			
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Key Value Proposition	<table border="1"> <tr> <td>Device Providers</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> </table>	Device Providers		Government		Academic Sector		Commercial Company		Academic Sector		Government		Commercial Company		Academic Sector		Government		Commercial Company	
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Key Metrics	<table border="1"> <tr> <td>Device Providers</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> <tr> <td>Academic Sector</td><td></td></tr> <tr> <td>Government</td><td></td></tr> <tr> <td>Commercial Company</td><td></td></tr> </table>	Device Providers		Government		Academic Sector		Commercial Company		Academic Sector		Government		Commercial Company		Academic Sector		Government		Commercial Company	
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www.butner2040.org



Butner Cove Gateway

(A) BUTNER COW GATEWAY (BCG) DISTRICT

1. Purpose



To encourage walkable, mixed-use development at the southern entrance to Butner that creates a high-quality gateway into the community, with commercial and higher density residential uses and activities that serve local and regional residents, workers, visitors, and the traveling public.

2. Density, Form, and Uses

	Single-Family Attached (Detached, townhouses)	Mixed-Intensity Dwellings (detached, townhouses)	Other Uses
Fast Density (Min./Acre)	Min.	30	N/A
Min. Density (Min./Acre)	3	10	N/A
Min. Height ¹	Stories	2	2
Max. Height ¹	Feet	22	22
Stories	4	6/10	7/14
Feet	N/A	77/87	75/14 ²
Shoppers/Service Types³	Shoppers, Walk-In Grocers		
Office Uses	Mixed (professional, commercial, and business) office (business)		
Allowable Uses	See Table of Permitted Uses		
Other Developments			
Min. Lot Area (Acres) (min)	3,500	10,000	2,600
Min. Lot Width (Feet)	130	160	130
Min. Lot Depth (Feet)	130	160	130
Min. Build-to Setback (Feet)	Min.	0	0
Min. Build-to Setback (Frontage Occurring by Right-of-Way)	0/0 ⁴	0/0 ⁴	0/0 ⁴
Min. Front Setback (Feet)	0	N/A (see Min. Build-to Line above)	0
Min. Side Setback (Feet)	0	0	0
Min. Corner Side Setback (Feet)	12/0 ⁴	0	0
Min. Rear Setback (Feet)	0	0	N/A
Min. Side Setback (Side/End Setback) (Feet)	Other C	0	0
Off-street Parking Types	Surface lot, and lot deck, underground parking		
Off-street Parking Spaces	To the City, limited above, surface		
Off-street Parking Ratio	See Section 6.6.3.2 of the Ordinance		
C. Streetscape and Visual Quality			
Street Types – General Streets⁵	Main Street; Avenue		
Street Types – Adjacent Arterials⁶	Parkway with Medians, or streets developed by Planning Director in consultation with HCD		
Pedestrian Facilities	Both sides of every street with sidewalks; connected network of sidewalks and/or bicycle paths		
Bicycle Facilities	Bicycle paths on local Arterials, Urban streets on every side; Multiroute paths on every Arterial		
Transit	Bicycle parking		
Transit	Transit on local Arterials, Urban streets on every side; Multiroute paths on every Arterial		

[illegible]



11

IMAGINE BUTNER 2040

BACK TO THE FUTURE
Butner Town Center and
Redevelopment of the Umstead Site

October 27 530P–730P
November 10 530P–730P
Butner Town Hall Camp Butner Room

Learn more: www.butner2040.com

Butner Town Center Planning Areas

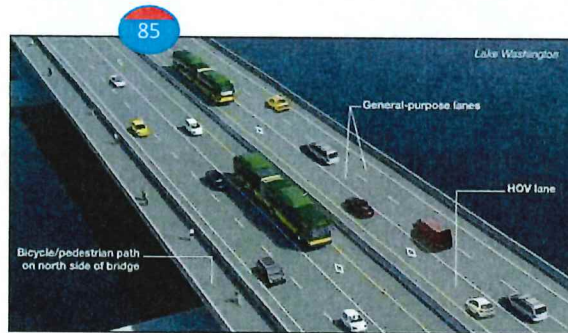
Gazebo Park
...Events...Info...Times...
414 CENTRAL AVENUE

The slide includes a map of the town center with colored overlays indicating different planning areas. A legend at the bottom right of the map shows four categories: Town Center Event Planning Area (yellow), Umstead Site (green), Planned District (Downtown) (red), and Butner "Main Street" (blue). A scale bar below the legend shows distances in feet (0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100) and miles (0, 0.2, 0.4, 0.6, 0.8, 1.0). The Gazebo Park sign is shown with dimensions: 75' wide, 45' high, and 15' deep. The sign also displays the text "Gazebo Park" and "...Events...Info...Times..." in red. The address "414 CENTRAL AVENUE" is shown at the bottom of the sign.

12

Butner Thinking Ahead

- Long-Range Transportation and Regional Recreation
- Widen I-85, improve Old Oxford Road links to Treyburn
- Links to Durham County Recreation Facilities, East Coast Greenway, and Mountains to Sea Trail via Old Oxford Road and I-85 Bike/Pedestrian Bridge



13

QUESTIONS?



14



**GRANVILLE COUNTY
COMMISSIONERS
RETREAT**
FEBRUARY 21, 2022

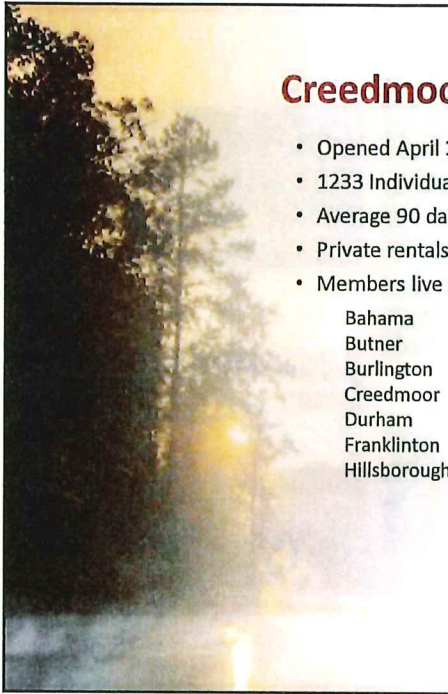


1

Creedmoor Community Center



2



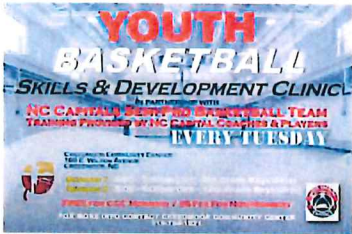
Creedmoor Community Center

- Opened April 27th, 2021
- 1233 Individual Members (as of 2/15/22)
- Average 90 daily users, excluding events/rentals
- Private rentals six days/week, multiple rentals per day
- Members live in:

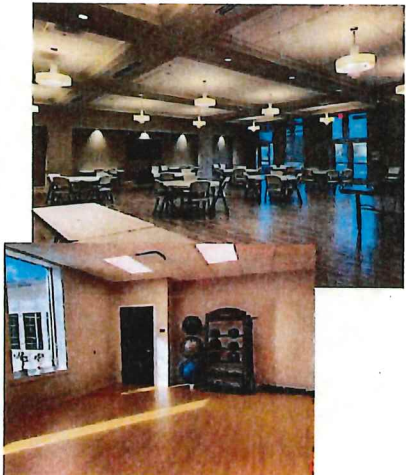
Bahama	Kitrell	Wake Forest
Butner	Knightdale	Yanceville
Burlington	Timberlake	Youngsville
Creedmoor	Oxford	Rougemont
Durham	Raleigh	
Franklinton	Stem	
Hillsborough	Wendell	



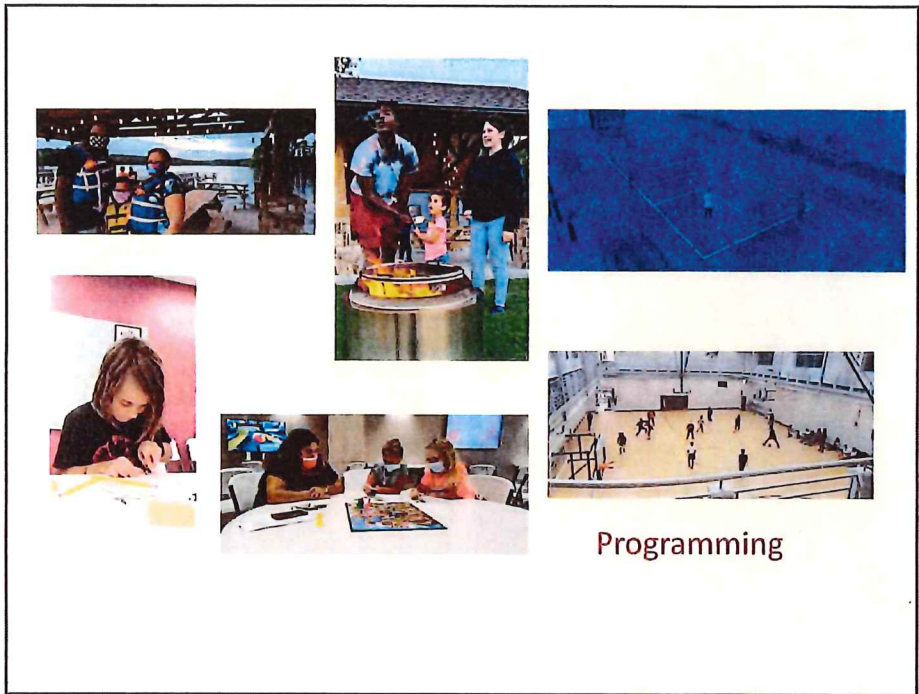
3



Programming

4



5



6

NC Capitals – 2022 Home Games



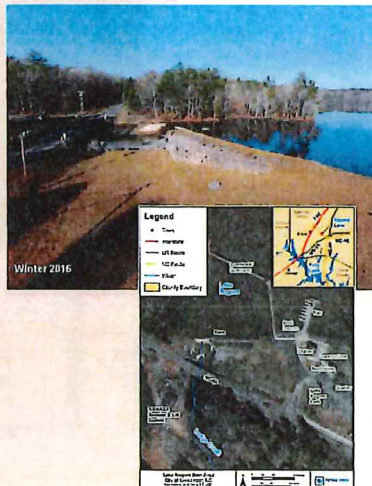
CAPITALS HOME GAMES

Saturday, March 5 (6pm - 8:30pm)
 Sunday, March 6 (4pm - 6:30pm)
 Saturday, March 19 (6pm - 8:30pm)
 Sunday, April 3 (4pm - 6:30pm)
 Saturday, April 16 (6pm - 8:30pm)
 Saturday, April 30 (6pm - 8:30pm)
 Saturday, May 7 (6pm - 8:30pm)
 Saturday, May 21 (6pm - 8:30pm)



7

CITY OF CREEDMOOR

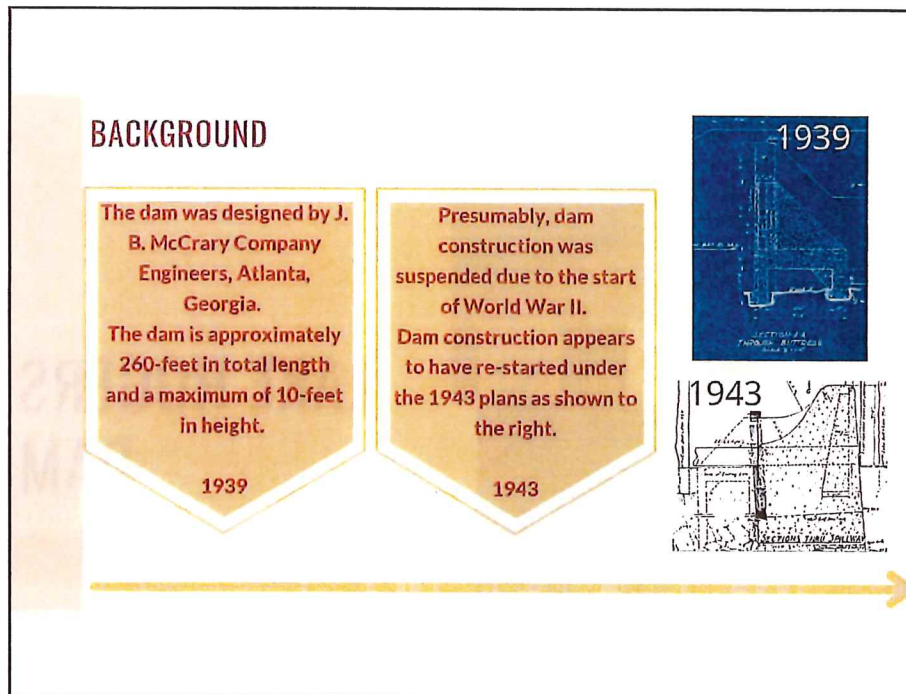


LAKE ROGERS DAM

8



9



10

BACKGROUND CON'T

- water plant & concrete erosion protection west of the upstream spillway wing wall
- riprap repairs to downstream slope (presumed to repair overtopping erosion damage)
- emergency spillway repair of voids beneath the concrete armor & installation of pressure relief vales

1985

Drawing reflects repairs due to overtopping associated by Hurricane Fran.

1996

Drawings Reflect:

- filling of voids beneath the Emergency Spillway crest
- sealing joints/cracks in the concrete structure, surface patching of concrete
- replacement of selected concrete elements

2002

12

2019 & 2020 DEQ DAM INSPECTION REPORTS



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF DAM SAFETY

2019 DEQ DAM INSPECTION REPORT

Inspected: 10/10/2019
Inspector: [Name]
Dam Name: [Name]
Dam Type: [Type]

1. Inspection Summary

The dam was inspected on 10/10/2019. The inspection was conducted by [Name]. The dam was found to be in good condition. The following items were noted during the inspection:

- The dam structure was in good condition.
- The spillway was in good condition.
- The abutments were in good condition.
- The foundation was in good condition.
- The downstream slope was in good condition.
- The upstream slope was in good condition.
- The dam was free of debris.
- The dam was free of vegetation.
- The dam was free of erosion.
- The dam was free of cracks.
- The dam was free of leaks.
- The dam was free of other defects.

2. Recommendations

No recommendations were made during this inspection.

3. Conclusion

The dam was found to be in good condition. No further action is required.

4. Signature

Inspector: [Signature]
Director: [Signature]



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF DAM SAFETY

2020 DEQ DAM INSPECTION REPORT

Inspected: 10/10/2020
Inspector: [Name]
Dam Name: [Name]
Dam Type: [Type]

1. Inspection Summary

The dam was inspected on 10/10/2020. The inspection was conducted by [Name]. The dam was found to be in good condition. The following items were noted during the inspection:

- The dam structure was in good condition.
- The spillway was in good condition.
- The abutments were in good condition.
- The foundation was in good condition.
- The downstream slope was in good condition.
- The upstream slope was in good condition.
- The dam was free of debris.
- The dam was free of vegetation.
- The dam was free of erosion.
- The dam was free of cracks.
- The dam was free of leaks.
- The dam was free of other defects.

2. Recommendations

No recommendations were made during this inspection.

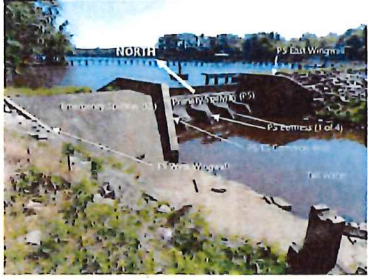
3. Conclusion

The dam was found to be in good condition. No further action is required.

4. Signature

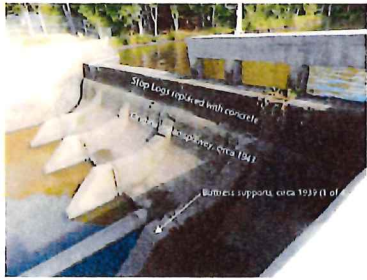
Inspector: [Signature]
Director: [Signature]

12



1	Location / Orientation	OVERVIEW – Facing northeast
	Remarks	Emergency Spillway on left, Primary Spillway on right

**Observation Report, S&ME and Wooten
June 23, 2021**



2	Location / Orientation	PRIMARY SPILLWAY – Downstream face
	Remarks	Changes from 1943 design drawings

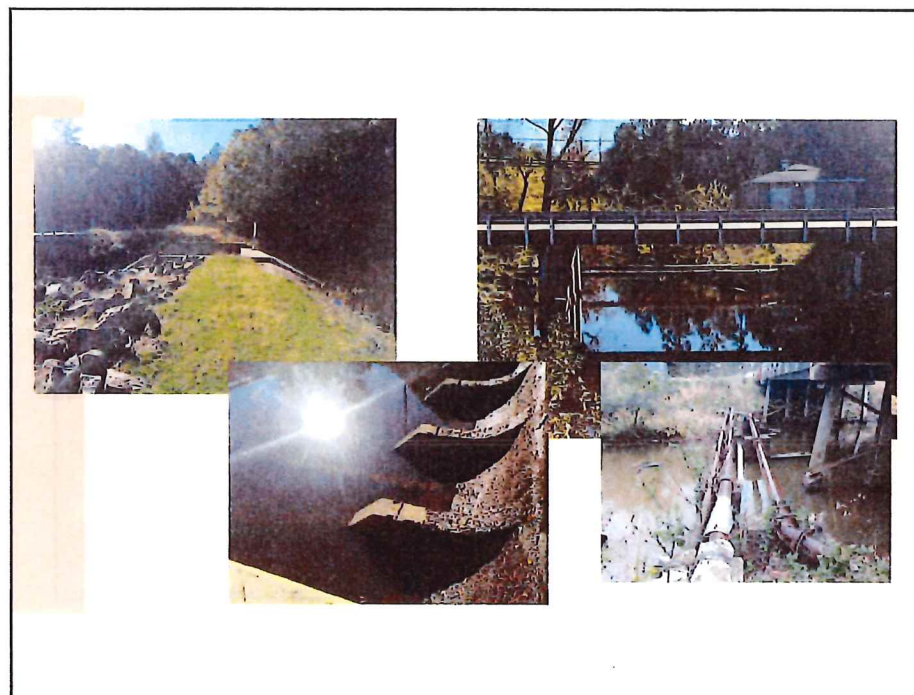
Date: 6/23/2021

Photographer: Scott Hancock

Date: 6/23/21

Photographer: Scott Hancock

13



14

FEMA FY21 BRIC GRANT BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES



- BRIC will support states, local communities, tribes and territories as they undertake hazard mitigation projects, **reducing the risks they face from disasters and natural hazards.**
 - The priorities are to:
 - Incentivize natural hazard risk reduction activities that mitigate risk to public infrastructure
 - Prioritize benefits to disadvantaged communities
 - Mitigate risk to one or more community lifelines
 - Incorporate nature-based solutions
 - Enhance climate resilience and adaptation
 - Increase funding to applicants that facilitate the adoption and enforcement of the latest published editions of building codes
 - Four types of Capability- and Capacity-Building Activities
 - Building Codes, Partnerships, Project Scoping, and Mitigation Planning and Planning-Related Activities.



Six Qualitative Evaluation Criteria

Total Available BRIC Funding			
\$1.0 Billion			
Activity	BRIC	Other	Total
Building Codes	✓	✓	✓
Partnerships	✓	✓	✓
Project Scoping	✓	✓	✓
Mitigation Planning	✓	✓	✓

15

FEMA FY21 BRIC GRANT APPLICATION CAPABILITY & CAPACITY BUILDING BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES



Activities

- Primary Application Type
 - Develop or conduct engineering, environmental, feasibility and/or benefit cost analyses
- Secondary Activity Type
 - Community Resiliency, Risk Reduction, Flood Reduction
 - Stabilization and Restoration
- Secondary sub-activity type
 - Flood reduction, increase dam carrying capacity, raise bridge to allow passage of large flooding events, relocate aerial water and sewer mains under Ledge Creek.
- Five areas for project scoping:
 - 1. Lake Rogers Dam Rehabilitation
 - 2. West Lake Road/NC 56 Bridge Replacement
 - 3. Relocation of Downstream Aerial Water and Sewer Utilities
 - 4. Stream Restoration of Ledge Creek for approximately 1,000 linear feet
 - 5. Addition of a Stormwater Control Measure to reduce volume and improve water quality

Project Scoping Areas	
1. Lake Rogers Dam Rehabilitation	2. West Lake Road/NC 56 Bridge Replacement
3. Relocation of Downstream Aerial Water and Sewer Utilities	4. Stream Restoration of Ledge Creek for approximately 1,000 linear feet
5. Addition of a Stormwater Control Measure to reduce volume and improve water quality	

16

Existing Program

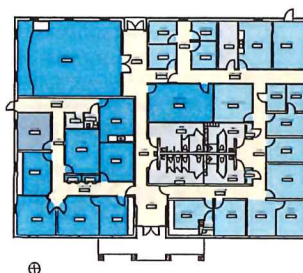
City Rail Projects	Quantity	Area	Year	Comments
Commissioners Chambers	1.0	974 s.f.	1974	
Managers Office	1.0	112 s.f.	1974	
Club	1.0	121 s.f.	1974	
For and Back	1.0	123 s.f.	1974	
Bar	1.0	13 s.f.	1974	
Prison	1.0	104 s.f.	1974	
Work Shop	1.0	112 s.f.	1974	
Summer	1.0	110 s.f.	1974	
Restroom	1.0	113 s.f.	1974	
City Managers Office & Card	1.0	222 s.f.	1974	

Support/Service	Quantity	Area	Total	Comments
Compt	1.0	33.4	33.4	
Toliet	1.0	25.6	25.6	
Mens Public Toilet	1.0	181.4	181.4	
Womens Public Toilet	1.0	181.4	181.4	
Toliet	1.0	23.4	23.4	
IT	1.0	115.4	115.4	
Mens Toilet Shower	1.0	125.4	125.4	
Womens Toilet/Shower	1.0	125.4	125.4	
Water Heater	1.0	10.4	10.4	
			\$12.4	

Police Program	Quantity	Area	Total	Comments
Truck	1.00	76.44	76.44	
Storage	1.00	76.44	76.44	
Dispatch	1.00	104.44	104.44	
Investig.	1.00	104.44	104.44	
Processing	1.00	81.44	81.44	
Records/Ident.	1.00	104.44	104.44	
Admin.	1.00	104.44	104.44	
Civil	1.00	76.44	76.44	
Vehicle	1.00	104.44	104.44	
Crash Recn.	1.00	104.44	104.44	
Training	1.00	104.44	104.44	
Storage	1.00	76.44	76.44	
Equipment	1.00	104.44	104.44	
Construction	1.00	104.44	104.44	
Cadets	1.00	76.44	76.44	
Civil	1.00	104.44	104.44	
Temporary Storage	1.00	104.44	104.44	

Circulation	Quantity	Area	Total	Comments
Circulation	1 sq	1050 x 1	1050 x 1 (1050)	As Lobby's area Const
Creative Building Total			2121 x 1	

Constant (Robinson) Total	2111 x 1
---------------------------	----------



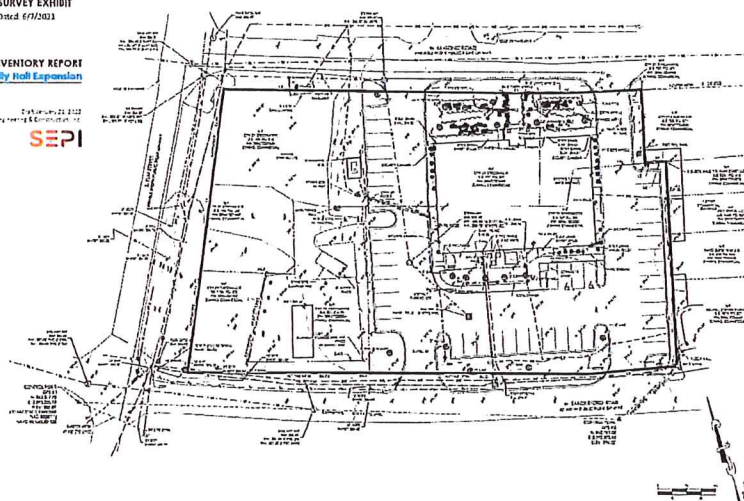
LITTLE

City Hall Expansion

SURVEY EXHIBIT
Dated 6/7/2021

SITE INVENTORY REPORT
Creedmoor City Hall Expansion

September 21, 2022
Engineering & Construction, Inc.
SEPI



Existing Conditions

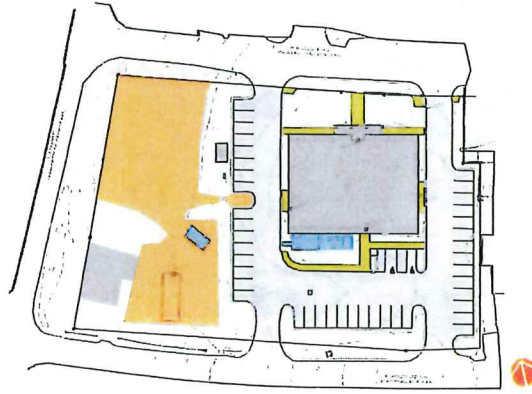
Impervious Surface / Stormwater Management

Approximately 75.6% of the site is currently impervious

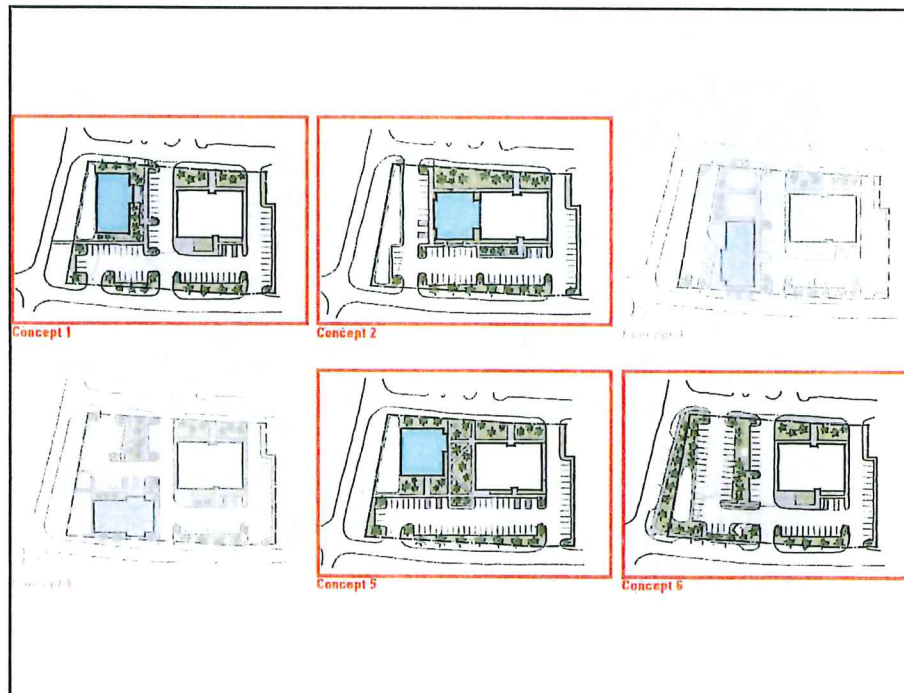
Map Key	Item	Square Footage
	Developed area, excluding lot 2 and strip easements	5,522 SF
	Roofscape	3,759 SF
	Concrete and asphalt "hard" surfaces	623 SF
	Asphalt parking lot (including curb)	18,882 SF
	Gravel "hard" area for parking and storage	13,378 SF
	Approximate total for impervious areas	43,165 SF
	Parcel Area	62,243 SF

*Estimated Built-Up Area (BUA)-impervious or partially impervious surface

- BUA that existed prior to July 1st, 2015 is exempt from the Water Supply Voucher Requirements. You can remove and replace existing BUA. Total method goes over the exempt BUA. The remaining green space could be developed in accordance with the current water supply watershed rules (WSVR) to a high density.
- BUA that existed prior to June 21, 2012 is exempt from the Fall Lake Rules
- New BUA would potentially be subject to both the WSV Rules and the Fall Lake Rules (FLR) depending on the circumstances. WSV is a 12,000sf of land disturbance (not BUA) and FLR is 12,000sf of land disturbance (not BUA)



19



20



Cross City Trail Boardwalk
Ribbon Cutting
(11/15/2021)



21

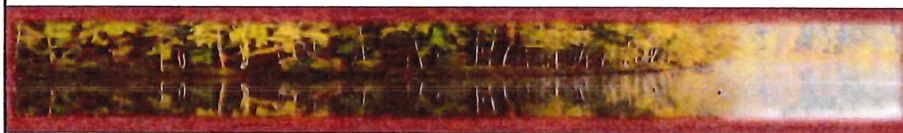


22



25

Thank you



26



Granville County Administration

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 17, 2022
Title: **Legislative Update**

PURPOSE:

The Board will hear updates from the North Carolina legislative delegation in attendance.

ACTION TAKEN:



Granville County

104 Belle Street
Oxford, NC 27565
(919) 693-5240

To: Board of Commissioners
From: Debra Weary
Department: Administration
Date: February 16, 2022
Title: Recess

PURPOSE:

Recess

BACKGROUND:

The Board will reconvene on Friday, February 25th at 9:00 a.m. at Camp Oak Hill.

ACTION TAKEN: