

Opening of Meeting

Pledge of Allegiance

Invocation

Roll Call

Approval of minutes from May 8, 9, 24, 31, 2023 **(page 3)**

Approval/Amendments to Agenda

- I. Consent Agenda:
 - A. Authorize - Recreation Director to apply for Public Beach & Coastal Waterfront Access Funds Grant to complete Phase III (West end) of Wetlands Boardwalk **(page 67)**
- II. Comments from the Public:
- III. Public Hearing 6:00pm - Zoning: None
- IV. Public Hearing 6:00pm - Other:
 - A. Public Hearing – Comprehensive/CAMA Land Use Plan **(page 68)**
- V. Scheduled Public Appearances: None
- VI. Correspondence and Special Reports:
 - A. Memo – Budget Transfers **(page 248)**
 - B. Memo – PO's > \$50,000 **(page 254)**
- VII. Reports from Boards, Commissions and Committees:
 - A. Report – Washington-Warren Airport Authority
 - B. Report – Human Relations Council
 - C. Report – Washington Electric Advisory Board
- VIII. Appointments:
 - A. Appointment – Various Boards, Commissions, Committees, etc. **(page 255)**
- IX. Old Business:
 - A. Adopt –Budget Ordinance Amendment for donations in honor of former Mayor Mac Hodges **(page 296)**



City of
Washington
NORTH CAROLINA
Council Agenda
June 12, 2023 ~ 5:30pm

- B. Adopt – Budget Ordinance Amendment for Workers Compensation Fund (page 298)
- C. Adopt – Budget Ordinance Amendment for Police Station Capital Project Fund (page 301)
- D. Adopt – Budget Ordinance Amendment for Public Safety Capital Reserve Fund (page 303)
- E. Award – Bid for abatement of the former Hotel Louise property (page 305)

- X. New Business:
 - A. Adopt – Washington Economic Development Strategic Plan (page 307)
- XI. Any other items from City Manager:
 - A. Discussion – August City Council Meeting (conflicts with ElectriCities Conference)
- XII. Any other business from the Mayor or other Members of Council:
- XIII. Closed Session:
- XIV. Adjourn: Until July 10, 2023 at 5:30pm in the City Council Chambers

The Washington City Council met in a regular session on Monday, May 8, 2023 at 5:30pm in the Council Chambers at the Municipal Building. Present: Donald Sadler, Mayor; Richard Brooks, Mayor Pro tem; Lou Hodges, Councilmember; Mike Renn, Councilmember; William Pitt, Councilmember and Bobby E. Roberson, Councilmember. Also present: Jonathan Russell, City Manager; Franz Holscher, City Attorney and Cynthia S. Bennett, City Clerk.

Mayor Sadler called the meeting to order and Mayor Pro tem Brooks led the Pledge of Allegiance and delivered the invocation.

APPROVAL OF MINUTES:

By motion of Councilmember Renn, seconded by Councilmember Roberson, Council approved the minutes of April 18, 2023 as presented.

| VOTE: minutes | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

APPROVAL/AMENDMENTS TO AGENDA:

By motion of Councilmember Roberson, seconded by Councilmember Renn, Council approved the agenda as amended.

- Add: Old Business Item D: Approve – Budget Ordinance Amendment – Sanitation
- Add: Old Business Item E: Approve – Budget Ordinance Amendment -Aviation Fuel

| VOTE: a g e n d a | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

CONSENT AGENDA: NONE

COMMENTS FROM THE PUBLIC: *(three minutes)*

Ray Midgett spoke in support of soliciting bids for the proposed Museum of the Pamlico.

SCHEDULED PUBLIC APPEARANCES: NONE

CORRESPONDENCE AND SPECIAL REPORTS:

MEMO – BUDGET TRANSFERS –

NC GS 159-15 states that this shall be reported to the Council at its next regular meeting and be entered in the minutes.

010-4400-5701 -\$302,000.00
 010-4310-7000 \$7,000.00
 010-6130-7400 \$6,500.00
 010-6123-1600 \$15,000.00
 010-6130-1500 \$18,500.00
 010-6130-1500 \$14,000.00
 010-6130-1500 \$13,000.00
 010-6130-1502 \$22,000.00
 010-6130-1502 \$21,000.00
 010-4132-7400 \$185,000.00

010-4650-4501 -\$14,000.00
 010-4260-1500 \$14,000.00

| | Department | Account Number | Account Name | Amount |
|-------|------------|----------------|---------------|---------|
| FROM: | 010-4400 | 5701 | Miscellaneous | 302,000 |
| TO: | 010-4310 | 7000 | Non Capital | 7,000 |
| | 010-6130 | 7400 | Capital | 6,500 |
| | 010-6123 | 1600 | M/R Equipment | 15,000 |
| | 010-6130 | 1500 | M/R | 18,500 |
| | 010-6130 | 1500 | M/R | 14,000 |
| | 010-6130 | 1500 | M/R | 13,000 |
| | 010-6130 | 1502 | M/R Parks | 22,000 |
| | 010-6130 | 1502 | M/R Parks | 21,000 |
| | 010-4132 | 7400 | Capital | 185,000 |

For the purpose of: Police drone, Sound Rivers HVAC, Senior Center security cameras, heat Festival Park restrooms, coat floors Haven Gardens restrooms, GFCA receptacles Complex dugouts, replace dugouts at Todd Maxwell, repair dog park fence, fiber cabling, virtual servers, network security cameras, network switch upgrade, cloud based storage, SAN.

| | Department | Account Number | Account Name | Amount |
|-------|------------|----------------|----------------------|--------|
| FROM: | 010-4650 | 4501 | ED Projects | 14,000 |
| TO: | 010-4260 | 1500 | Maintenance & Repair | 14,000 |

For the purpose of: Municipal Building elevator and window repair.

MEMO – PO'S > \$50,000 –

The following budgeted purchase orders that are in excess of \$50,000 have been issued for the month:

| <u>Amount</u> | <u>Vendor</u> | <u>Description</u> |
|----------------------|--------------------------|-------------------------------------|
| \$90,000.00 | Tavrida Electric | 35 kV Reclosers for main substation |
| \$113,303.20 | B&G Electronics | Equipment install |
| \$68,090.50 | Amerochem Corp | Hydroflousilicic acid |
| \$50,000.00 | Concrete Conservation | Sewer rehabilitation project |
| \$250,000.00 | Rivers & Associates Inc. | Cherry Run pump station rehab |
| \$393,000.00 | Rivers & Associates Inc. | WWTP expansion pre-planning |
| \$131,450.00 | Siemens Industry, Inc. | 230 kV Bus Breaker for TS |
| \$1,029,137.42 | Metcon, Inc. | Medivac Hanger |
| \$4,412,289.89 | Metcon, Inc. | Corporate jet hanger |

REPORTS FROM BOARDS, COMMISSIONS AND COMMITTEES:**REPORT – WASHINGTON-WARREN AIRPORT AUTHORITY**

no report

REPORT – HUMAN RELATIONS COUNCIL

Reminder of the upcoming Juneteenth event.

REPORT – WASHINGTON ELECTRIC ADVISORY BOARD

Councilmember Roberson noted the WEUAB has submitted an ordinance amendment and it will be discussed later in the meeting.

APPOINTMENT: HUMAN RELATIONS COUNCIL

By motion of Mayor Pro tem Brooks, seconded by Councilmember Pitt, Council appointed Carol ReAnne Clifton Mayo to the Human Relations Council to fill a vacant un-expired term. Term to expire June 30, 2024. Motion carried 4-1 with Councilmember Roberson opposing.

OLD BUSINESS:**ADOPT – GRANT PROJECT ORDINANCE AMENDMENT & BUDGET ORDINANCE AMENDMENT FOR AIRFIELD DRAINAGE IMPROVEMENT PHASE I GRANT**

BACKGROUND AND FINDINGS: The grant was amended and additional funds have been awarded.

By motion of Councilmember Renn, seconded by Mayor Pro tem Brooks, Council adopted the Grant Project Ordinance Amendment and the Budget Ordinance Amendment for the Airfield Drainage Improvement Phase I grant.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

**AN ORDINANCE TO AMEND THE GRANT PROJECT ORDINANCE FOR
AIRFIELD DRAINAGE IMPROVEMENT #4065
CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the Estimated Revenues in the Airfield Drainage Improvement Phase I project #4065 Grant Project Fund be increased or decreased in the following accounts and amounts:

| | | |
|---------------|----------------------------|---------------|
| 606-3480-0526 | Federal NPE Grant | \$ 338,205 |
| 606-3980-3700 | Transfer from Airport Fund | <u>37,579</u> |
| | Total | \$ 375,784 |

Section 2. That the following appropriation accounts in the Airfield Drainage Improvements project Grant Project Fund be increased or decreased by the following amounts for increased engineering costs:

| | | |
|---------------|--------------|------------|
| 606-8290-4502 | Construction | \$ 375,784 |
|---------------|--------------|------------|

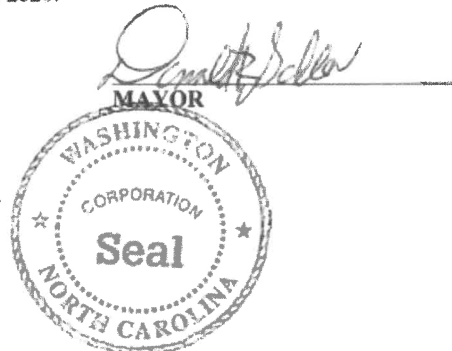
Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May, 2023.

ATTEST:


CITY CLERK



**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Airport Fund revenue budget be increased or decreased by the respective amounts indicated for additional grant funds received for the airport drainage project:

| | | | |
|---------------|---------------------------|----|--------|
| 037-3990-9910 | Fund Balance Appropriated | \$ | 37,579 |
|---------------|---------------------------|----|--------|


Section 2. That the following accounts of the Airport Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|------------------------|----|--------|
| 037-4530-9203 | Transfer to Grant Fund | \$ | 37,579 |
|---------------|------------------------|----|--------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May 2023.


MAYOR

ATTEST:


CITY CLERK



**ADOPT – BUDGET ORDINANCE AMENDMENT FOR EMS REVENUE
AND CONTRACT SERVICES**

BACKGROUND AND FINDINGS: Revenue and contract services have exceeded the budget

By motion of Councilmember Pitt, seconded by Councilmember Renn, Council adopted the Budget Ordinance Amendment for EMS revenue and contract services.

| VOTE: | YES | NO |
|------------------------|-----|----|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the General Fund revenue budget be increased or decreased by the respective amounts indicated for additional EMS Revenue and contract services expenses:

| | | | |
|---------------|----------------------|----|--------|
| 010-3435-4104 | Rescue Squad Charges | \$ | 30,000 |
|---------------|----------------------|----|--------|

Section 2. That the following accounts of the General Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|-------------------------------|----|--------|
| 010-4341-4501 | Contract Services EMS Billing | \$ | 30,000 |
|---------------|-------------------------------|----|--------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May, 2022.


MAYOR

ATTEST:


CITY CLERK



ADOPT – BUDGET ORDINANCE AMENDMENT FOR GENERAL FUND GRANT FUNDS
BACKGROUND AND FINDINGS: The increase is needed to reflect the increase in interest earnings.

By motion of Councilmember Pitt, seconded by Mayor Pro tem Brooks, Council adopted the General Fund Grant Funds Budget Ordinance Amendment.

| VOTE: | YES | NO |
|------------------------|-----|----|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

**AN ORDINANCE TO AMEND THE GRANT PROJECT ORDINANCE FOR
GENERAL FUND GRANT FUNDS
CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the Estimated Revenues in the General Fund Grant Funds be increased or decreased in the following accounts and amounts:

122-3831-0000 Interest Earned \$ 8,658

Section 2. That the following appropriation accounts in the General Fund Grant Funds be increased or decreased by the following amounts for increased interest earnings:

122-4954-9210 Transfer to General Fund \$ 8,658

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May, 2023.


MAYOR

ATTEST:


CITY CLERK



ADOPT - BUDGET ORDINANCE AMENDMENT FOR AVIATION FUEL (E)

BACKGROUND AND FINDINGS: Sales of aviation fuel have exceeded budget.

By motion of Councilmember Roberson, seconded by Councilmember Renn, Council adopted a Budget Ordinance Amendment for aviation fuel in the Airport Fund.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | X | |
| Councilmember Hodges | X | |
| Councilmember Pitt | X | |
| Councilmember Renn | X | |
| Councilmember Roberson | X | |

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Airport Fund revenue budget be increased or decreased by the respective amounts indicated for additional aviation fuel:

| | | | |
|---------------|------------|----|--------|
| 037-3991-9910 | Fuel Sales | \$ | 59,000 |
|---------------|------------|----|--------|

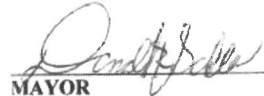
Section 2. That the following accounts of the Airport Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|----------------|----|--------|
| 037-3453-0003 | Fuel Purchases | \$ | 59,000 |
|---------------|----------------|----|--------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May, 2023.


MAYOR

ATTEST:


CITY CLERK



**ADOPT - BUDGET ORDINANCE AMENDMENT FOR VEHICLE FUEL IN THE
SANITATION FUND**

BACKGROUND AND FINDINGS: To cover increased fuel cost.

By motion of Councilmember Roberson, seconded by Councilmember Pitt, Council adopted a Budget Ordinance Amendment for vehicle fuel in the Sanitation Fund.

| VOTE: | YES | NO |
|------------------------|-----|----|
| Mayor Pro tem Brooks | X | |
| Councilmember Hodges | X | |
| Councilmember Pitt | X | |
| Councilmember Renn | X | |
| Councilmember Roberson | X | |

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Sanitation Fund revenue budget be increased or decreased by the respective amounts indicated for additional vehicle fuel:

| | | | |
|---------------|---------------------------|----|--------|
| 038-3991-9910 | Fund Balance Appropriated | \$ | 25,000 |
|---------------|---------------------------|----|--------|


Section 2. That the following accounts of the Sanitation Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|--------------|----|--------|
| 038-4710-1705 | Vehicle Fuel | \$ | 25,000 |
|---------------|--------------|----|--------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 8th day of May, 2023.


MAYOR

ATTEST:


CITY CLERK



NEW BUSINESS:

**AUTHORIZE – PURCHASING AGENT TO SOLICIT BIDS FOR THE MUSEUM OF THE
PAMLICO TO BE LOCATED ON THE SECOND FLOOR OF THE PETERSON BUILDING**

BACKGROUND AND FINDINGS: Initial estimate (\$190,000.00)

Mr. Russell explained we have been working with the Underground Railroad, Historic Port of Washington and the Brown Library Historical Collection in a collaborative effort to create a museum space that highlights Washington's dynamic history. Cost estimates would retrofit the 2nd floor of the Peterson Building to house the museum and archive collection. Continued efforts would be needed in order to catalog existing artifacts and to further expand the scope of the museum.

Mr. Russell provided clarification on the item, noting this only gives us a cost estimate, it does not commit us to the project.

By motion of Councilmember Renn, seconded by Mayor Pro tem Brooks, Council authorized the Purchasing Agent to solicit bids for the Museum of the Pamlico to be located on the second floor of the Peterson Building. Motion carried 4-1 with Councilmember Pitt opposing.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | | x |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

**ADOPT – ORDINANCE TO AMEND CHAPTER 2, ARTICLE XV WASHINGTON
ELECTRIC UTILITIES ADVISORY BOARD, SECTION 2-395.
POWERS, DUTIES AND RESPONSIBILITIES**

BACKGROUND AND FINDINGS:

Changes to Article XV were reviewed and approved by members of the Electric Advisory Board at their meeting on Thursday, April 20, 2023. WEUAB respectfully requests City Council adopt the changes.

- (4) Members shall review and discuss the future CIP and Budget prior to it being presented to Council.
- (5) When reviewing policy options, the Board shall consider community values and concerns.
- (6) Members of the Board shall hold voting positions and adopt recommendations under majority rule requirements. The Board shall strive to reach a consensus concerning issues and matters it takes under consideration; however, in the event that consensus cannot be achieved on specific issues, both majority and minority opinions will be considered and reported to the City Council.

By motion of Councilmember Roberson, seconded by Mayor Pro tem Brooks Council adopted an Ordinance to Amend Chapter 2, Article XV Washington Electric Utilities Advisory Board, Section 2-395. Powers, Duties and Responsibilities.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | x | |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

**AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE XV WASHINGTON ELECTRIC UTILITIES ADVISORY BOARD,
SECTION 2-395. POWERS, DUTIES AND RESPONSIBILITIES, OF THE WASHINGTON CITY CODE**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That Chapter 2, Article XV, Section 2-395 Powers, duties and responsibilities, be deleted in its entirety.

Section 2. That Chapter 2, Article XV, Section 2-395 Powers, duties and responsibilities be replaced with the following:

Sec. 2-395. Powers, duties and responsibilities.

(a) *Regular members.*

- (1) In order to assure a useful understanding of the operation of an electric utility and its relationship with associated power agencies and interagency agreements, each member before being seated shall:
 - a. Attend a basic system introduction course, such as Introduction to Public Power as provided by Electric Utilities of North Carolina; and
 - b. Participate in a tour of all Washington Electric Utilities facilities, including but not limited to the warehouse, daily assembly point, meter service area, and other facilities.
- (2) The Board shall advise the City Council on public concerns and perspectives regarding electric utility policy issues.
- (3) Members will participate in discussions concerning capital improvements including service area extensions, rate-making, communications with customers, and customer service principles with the objective of developing consensus recommendations and assisting the City Council and the city in its related communications with the public.
- (4) Members shall review and discuss the future CIP and Budget prior to it being presented to Council.
- (5) When reviewing policy options, the Board shall consider community values and concerns.
- (6) Members of the Board shall hold voting positions and adopt recommendations under majority rule requirements. The Board shall strive to reach a consensus concerning issues and matters it takes under consideration; however, in the event that consensus cannot be achieved on specific issues, both majority and minority opinions will be considered and reported to the City Council.
- (7) Board recommendations are nonbinding on either the Electric Department Staff or the City Council. However, all Board recommendations shall be documented and forwarded to the City Council for its review and consideration.
- (8) Members shall not be considered officers or agents of the city.
- (9) Members shall not have access to individual customer accounts.
- (10) Board membership is voluntary and is not to be compensated by the utility except for reimbursement of training and other official expenses as may be approved by the City Manager.

(b) *Ex officio members.*

- (1) The City Council representative shall attend meetings of the Board and serve as liaison between the Board and Council.
- (2) The City Manager or his designee shall be an ex officio member of the Board at all times, attend meetings of the Board, and provide relevant information to the Board concerning issues under its consideration.

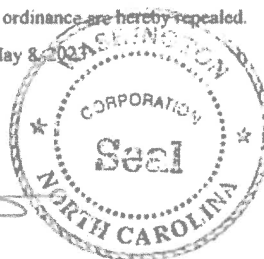
Section 3. All ordinances in conflict with this ordinance are hereby repealed.

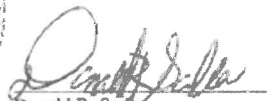
Section 4. This ordinance shall be effective May 8, 2023.

This the 8th day of May 2023.

ATTEST:


Cynthia S. Bennett,
City Clerk




Donald R. Sadler,
Mayor

ADOPT – RESOLUTION TO APPROVE 2022 LOCAL WATER SUPPLY PLAN

BACKGROUND AND FINDINGS: The NC General Statute 143-355(l) requires that each unit of local government that provides water service shall prepare a local water supply plan and submitted it to NCDEQ-Water Resources for approval. The City of Washington will be compliant once the adoption of the local water supply plan and the approval of the resolution are submitted.

By motion of Councilmember Roberson, seconded by Councilmember Renn, Council adopted the 2022 Local Water Supply Plan to comply with NCDEQ-Water Resources requirements; and approve the resolution.

| VOTE: | YES | NO |
|------------------------|-----|----|
| Mayor Pro tem Brooks | X | |
| Councilmember Hodges | X | |
| Councilmember Pitt | X | |
| Councilmember Renn | X | |
| Councilmember Roberson | X | |

RESOLUTION TO APPROVE LOCAL WATER SUPPLY PLAN

WHEREAS, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for the City of Washington, has been developed and submitted to the Washington City Council for approval; and

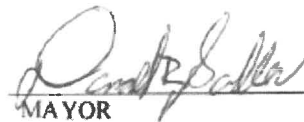
WHEREAS, the Washington City Council finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for City of Washington,, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Washington City Council of the City of Washington that the Local Water Supply Plan is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Washington City Council intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

Adopted this the 8th day of May 2023.




MAYOR

RECESS

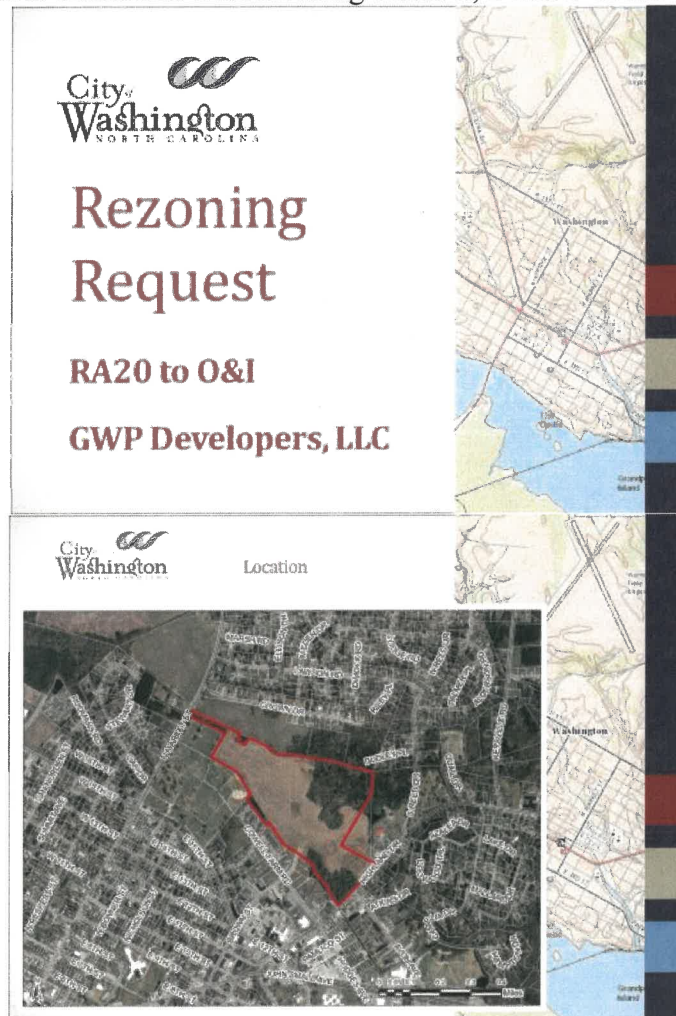
PUBLIC HEARING 6:00PM - ZONING:

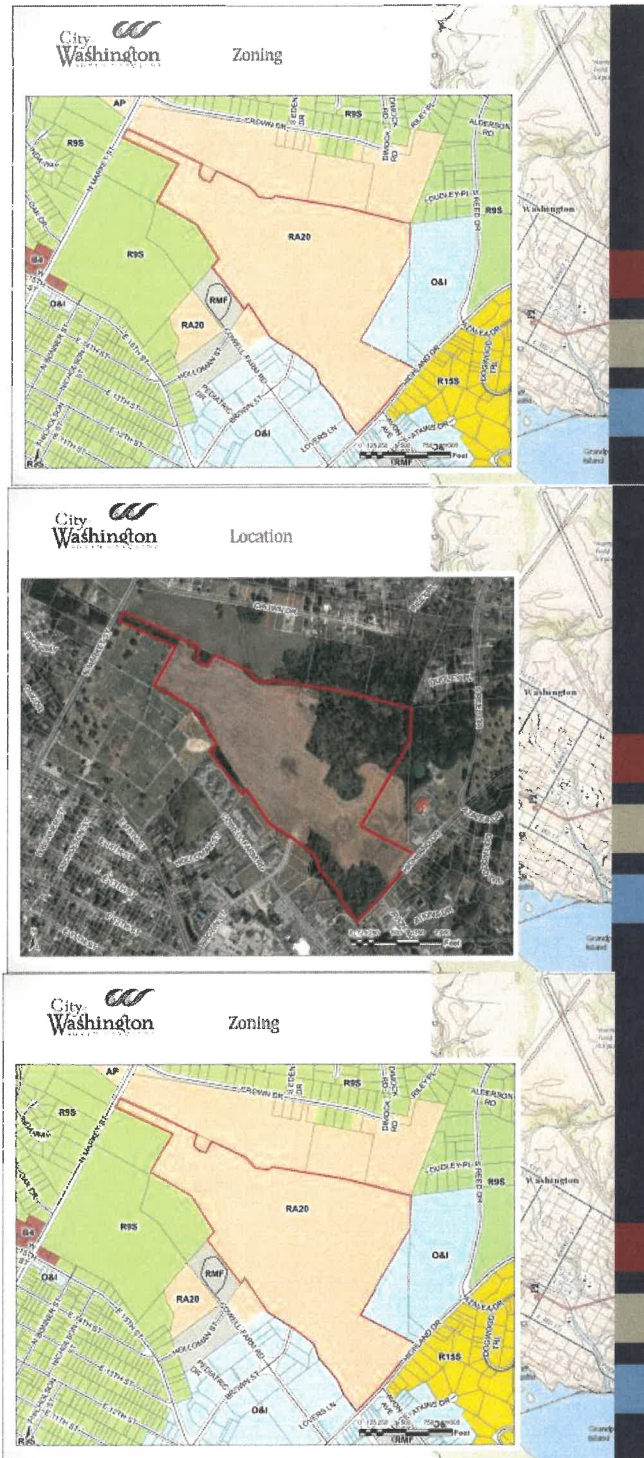
PUBLIC HEARING: ADOPT – ORDINANCE AND APPROVE REQUEST FROM GWP DEVELOPERS, LLC TO REZONE 91.32 ACRES FROM RA20 (RESIDENTIAL AGRICULTURE) TO O&I (OFFICE & INSTITUTIONAL)

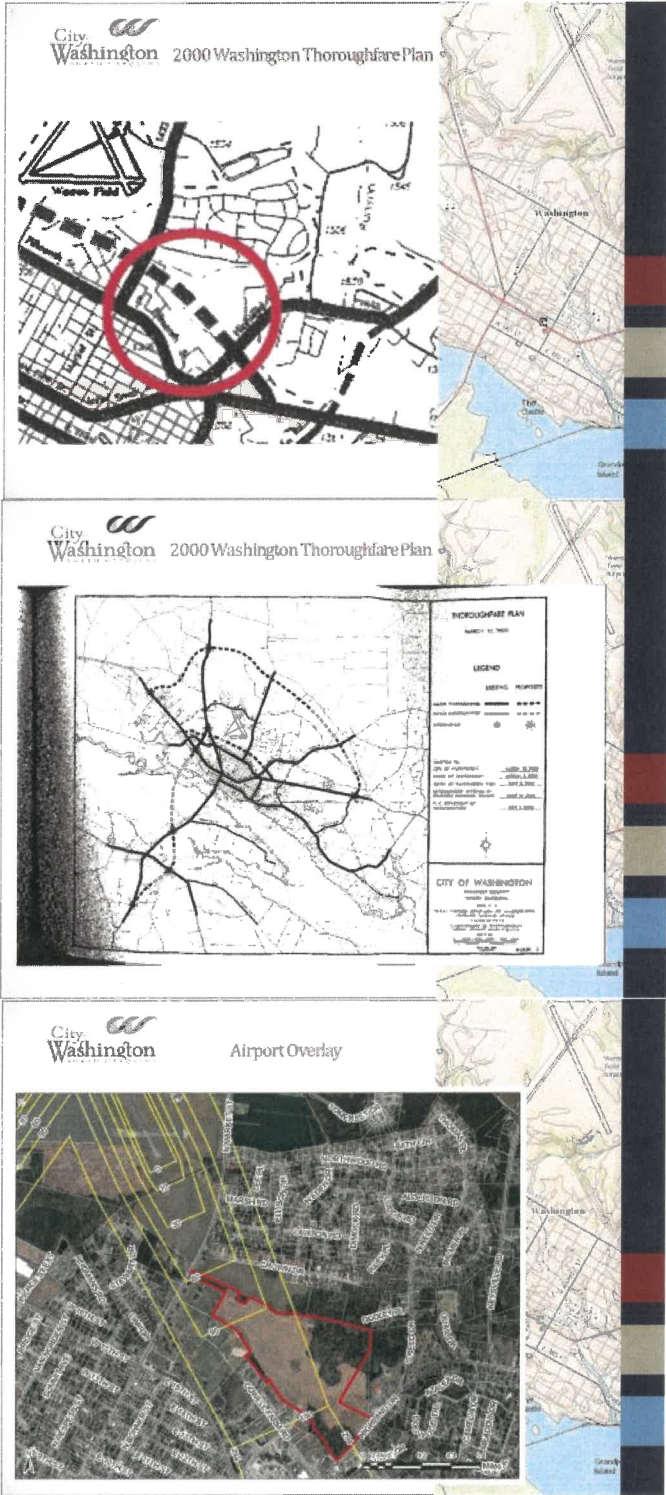
Mayor Sadler opened the public hearing and Mike Dail presented the request to Council. The applicant is requesting 91.32 acres be rezoned from RA20 (Residential Agricultural) to O&I (Office

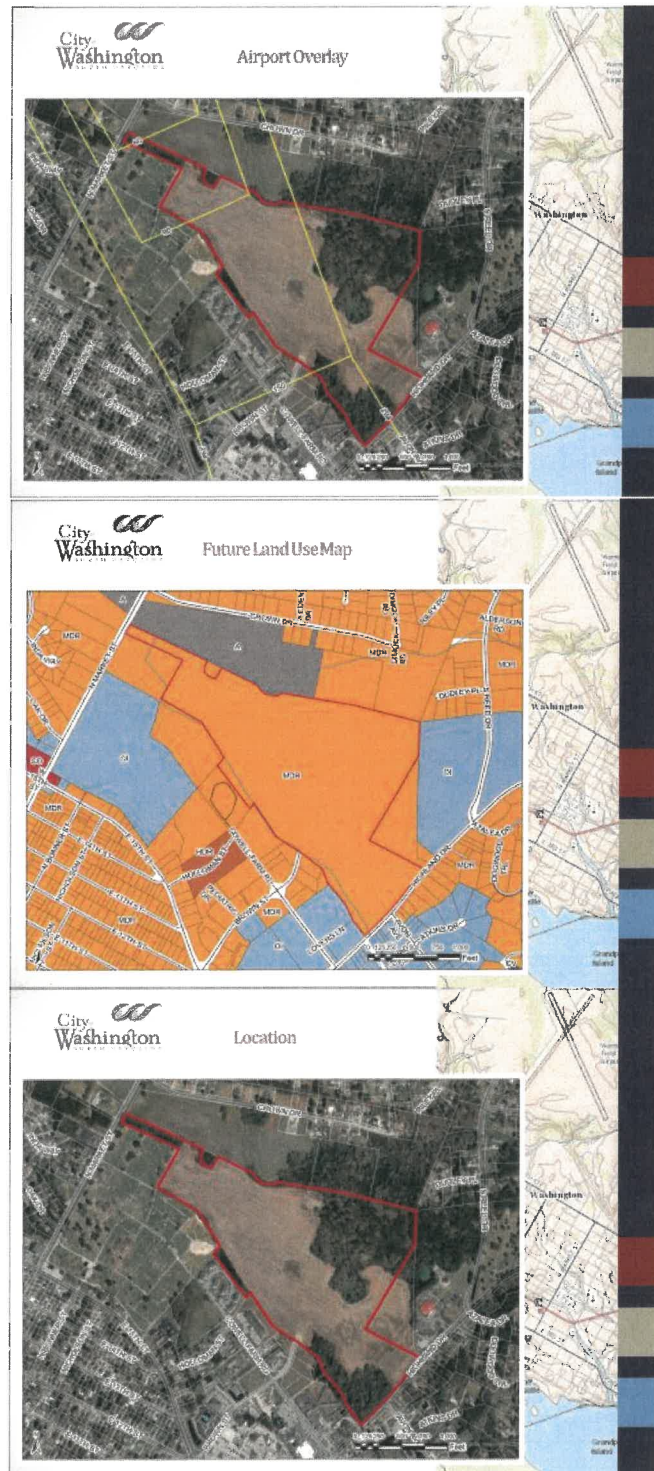
& Institutional). The subject property is located between Highland Drive and Market Street, south of Kingwoods Subdivision. The land uses within the subject property's area are a mix of office and institutional, single family and multifamily residential uses. There is also a significant amount of vacant property that borders to the north and Oakdale Cemetery borders the property to the south and west. The surrounding properties are zoned various Residential Districts and O&I (Office & Institutional). The Comprehensive/CAMA Future Land Use Map recommends medium density residential development for this area. The requested zoning of O&I (Office & Institutional) is not consistent with the Comprehensive/CAMA Future Land Use Plan. However, the proposed rezoning could be found to be consistent with the Comprehensive Plans Housing Goals 1, 2 and 3, because of the uses that are allowed in the O&I zoning district. If this property is rezoned by City Council it will also be considered an amendment to the Future Land Use Plan based on State Law.

On April 25, 2023 the Planning Board voted to recommend approval of the rezoning request to City Council based on the finding that although the request is not consistent with the Comprehensive/CAMA Land Use Plan Maps recommendation of medium density residential development, the request is consistent with Housing Goals 1, 2 and 3 of the Comprehensive Plan.











***Rezoning Request
Staff Report***

**Development Services,
Planning & Zoning Division**

Request: Rezoning – GWP Developers, LLC

Parcel #: 5686-42-1820

Lot Size: 91.32 acres

Existing Zoning: RA20 (Residential Agricultural)

Proposed Zoning: O&I (Office & Institutional)

Required Notices:

Adjoining property owner notices were mailed and a notice sign was placed on the property on April 26, 2023. The public hearing notice advertisement date was April 29 and May 6, 2023.

Surrounding Land Uses and Zoning:

The subject property is located between Highland Drive and Market Street, south of Kingwoods Subdivision. The land uses within the subject property's area are a mix of office and institutional, single family and multifamily residential uses. There is also a significant amount of vacant property that borders to the north and Oakdale Cemetery borders the property to the south and west. The surrounding properties are zoned various Residential Districts and O&I (Office & Institutional).

Development Notes:

The property has approximately 986 feet of frontage along Highland Drive and 100 feet of frontage along N. Market Street. The property has a 60 foot right-of-way (Brown Street) that stubs into the property on the south that will provide for additional interconnectivity.

The property is not located within the 100 year floodplain.

The 2000 Washington Thoroughfare Plan recommends a two lane thoroughfare to bisect the property, running from Highland Drive to Market Street. Requirement of the Thoroughfare and exact placement will be determined during the preliminary plat stage.

Comprehensive Plan/CAMA Land Use Plan Recommendation:

The Comprehensive/CAMA Future Land Use Map recommends medium density residential for this specific location. The requested zoning of O&I is not consistent with the plans recommendation. However, the proposed rezoning could be found to be consistent with the Comprehensive Plans Housing Goals 1, 2, and 3 because of the residential uses that are allowed in the O&I zoning district.

It could also be found that the rezoning request is reasonable and in the public's interest because the uses allowed in the O&I zoning district promote economic development, job creation and needed housing

If this property is rezoned by City Council it will also be considered an amendment to the Future Land Use Plan based on State Law.

Referenced Comprehensive Plan Goals

Housing Goal 1: Promote an adequate supply of safe, affordable, and suitable housing options for residents.

Housing Goal 2: All persons who live and work in Washington should have the opportunity to rent or purchase safe, decent, accessible, and affordable housing.

Housing Goal 3: Washington will promote a variety of housing opportunities throughout the City, both in terms of the housing type and the price of housing, that respect the existing character of the community.

Planning Board Action:**Motion to Recommend Approval**

On April 25, 2023 the Planning Board voted to recommend approval of the rezoning request to City Council based on the finding that although the request is not consistent with the Comprehensive/CAMA Land Use Plan Maps recommendation of medium density residential development, the request is consistent with Housing Goals 1, 2 and 3 of the Comprehensive Plan.

Potential Motions:**Motion to Approve**

I move that City Council adopt the attached ordinance and approve the requested rezoning from RA20 to O&I and find that 1) the Planning Board recommended approval of the request, 2) the request is consistent with Housing Goals 1, 2 and 3 contained in

the City of Washington's Comprehensive Plan and 3) the rezoning is reasonable and in the public's interest because the uses allowed in the O&I zoning district promote economic development, job creation and needed housing.

Motion to Deny

I move that the City Council deny the requested rezoning from RA20 to O&I and find that 1) the request is not consistent with the Comprehensive/CAMA Future Land Use Plan Map's recommendation of medium density residential development in the subject area and that 2) the rezoning is unreasonable and not in the public's interest because the uses allowed in the O&I zoning district are not appropriate in this area.

No questions from Council at this time.

Comments from public:

GWP Developers, LLC representative Michael J. Hurt stated they would hope to bring big box stores and other retailers as well as multi-family housing at market rate and possible expansion of the medical district to this area. He said this is a good piece of property in a great location. Councilmember Pitt inquired of other projects and locations GWP he has worked on. Mr. Hurt responded, Youngsville, Rocky Mount, Wilmington, Virginia, etc. Mr. Hurt stated the first goal would be to get a layout that fits the property and this will up to 12 months. The total build out would be 4-6 years with dirt moving in 18-24 months, depending on the economy.

Joel Moore stated his family owns Kingswood Subdivision which is adjacent to this property. He inquired what was going to be constructed on the property. Franz Holscher, City Attorney stated this is a zoning request and the specific intended use for the property cannot be discussed, only the list of permitted uses. He cautioned Council on basing their decision on an identified specific use for the property.

There being no additional comments, the public hearing was closed.

By motion of Councilmember Renn, seconded by Mayor Pro tem Brooks, Council adopted the ordinance and approved the requested rezoning from RA20 to O&I and find that 1) the Planning Board recommended approval of the request, 2) the request is consistent with Housing Goals 1, 2 and 3 contained in the City of Washington's Comprehensive Plan and 3) the rezoning is reasonable and in the public's interest because the uses allowed in the O&I zoning district promote economic development, job creation and needed housing. Effective date of June 15, 2023. Motion carried 4-1 with Councilmember Pitt opposing.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | | x |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

ORDINANCE FOR A PROPOSED ZONING MAP AMENDMENT
THE CITY OF WASHINGTON, NORTH CAROLINA

WHEREAS, A request has been made to rezone 91.32 acres, Beaufort County Tax Parcel 5686-42-1820, from RA20 (Residential Agricultural) to O&I (Office & Institutional). The property is further described as:

"Commencing at Point "A1", said point being the POINT OF BEGINNING ; thence S65°01'27"E, a distance of 1530.40' to point "B1"; thence S43°17'57"E, a distance of 136.59' to point "C1"; thence S84°03'50"E, a distance of 124.52' to point "D1"; thence S82°30'45"E, a distance of 32.40' to point "E1"; thence S82°09'12"E, a distance of 688.59' to point "F1"; thence S75°57'51"E, a distance of 820.40' to point "G1"; thence S00°23'47"E, a distance of 352.61' to point "H1"; thence S27°29'11"W, a distance of 142.35' to point "I1"; thence S27°27'14"W, a distance of 268.71' to point "J1"; thence S27°29'33"W, a distance of 244.57' to point "K1"; thence S27°28'28"W, a distance of 401.91' to point "L1"; thence S62°33'34"E, a distance of 638.95' to point "M1"; thence S40°46'56"W, a distance of 985.88' to point "N1"; thence N36°50'18"W, a distance of 227.94' to point "O1"; thence N25°14'17"W, a distance of 74.79' to point "P1"; thence N24°39'25"W, a distance of 75.29' to point "Q1"; thence N33°39'04"W, a distance of 24.25' to point "R1"; thence N35°59'52"W, a distance of 91.61' to point "S1"; thence N40°23'05"W, a distance of 60.13' to point "T1"; thence N43°43'09"W, a distance of 46.30' to point "U1"; thence N36°57'19"W, a distance of 82.09' to point "V1"; thence S59°38'30"W, a distance of 7.22' to point "V1a"; thence N21°46'40"W, a distance of 182.59' to point "W1"; thence N51°43'01"W, a distance of 273.34' to point "X1"; thence N55°31'53"W, a distance of 60.33' to point "Y1"; thence N57°17'48"W, a distance of 17.81' to point "Z1"; thence N57°23'46"W, a distance of 160.19' to point "A2"; thence N57°48'55"W, a distance of 24.12' to point "B2"; thence N56°53'43"W, a distance of 55.31' to point "C2"; thence N50°03'34"W, a distance of 25.38' to point "D2"; thence N34°58'32"W, a distance of 56.48' to point "E2"; thence N32°58'17"W, a distance of 111.85' to point "F2"; thence N33°18'30"W, a distance of 111.88' to point "G2"; thence N32°44'00"W, a distance of 158.12' to point "H2"; thence S34°39'17"W, a distance of 8.00' to point "I2"; thence S34°44'35"W, a distance of 73.02' to point "J2"; thence N36°44'52"W, a distance of 598.38' to point "K2"; thence N40°55'46"E, a distance of 119.09' to point "L2"; thence N33°31'00"W, a distance of 457.55' to point "M2"; thence N60°31'00"W, a distance of 444.93' to point "N2"; thence N75°55'50"W, a distance of 53.49' to point "O2"; thence N29°00'15"E, a distance of 507.95' to point "P2"; thence N65°08'31"W, a distance of 690.00' to point "Q2"; thence N28°16'32"E, a distance of 99.83' to the POINT OF BEGINNING; said described tract containing 91.32 Acres, more or less."

WHEREAS, the City Council of the City of Washington, North Carolina, in accordance with Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in the Washington Daily News setting forth that the City Council would, on the 8th day of May, 2023 at 6:00 p.m., conduct a public hearing on the zoning map amendment; and

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and

WHEREAS, the City Council has been informed of and has considered the City of Washington Planning Board's recommendation on the subject zoning map amendment; and

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D, the City Council does hereby find and determine that the adoption of the ordinance is consistent with the provisions of the City of Washington Comprehensive Plan, specifically Housing Goals 1, 2 and 3; and

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D, the City Council does hereby find and determine that the adoption of the ordinance is reasonable and in the public's interest by providing economic development, jobs and needed housing; and

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D, this zoning amendment is deemed to be an amendment to the CAMA Land Use Plan Map pending State approval. The CAMA Future Land Use Map is hereby amended by re-designating the "Medium Density Residential" category to the "Office & Institutional" category for the area described above.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Washington, North Carolina that, this proposed zoning map amendment be approved; The Director of Planning and Development Services is directed to amend the zoning map of the City of Washington in accordance with this ordinance and forward the proposed CAMA Future Land Use Plan Map amendment to the State of North Carolina Department of Environmental Quality for approval; and All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Adopted this 8th day of May 2023.

Ordinance effective June 15, 2023.


Donald R. Sadler, Mayor

ATTEST:


Cynthia Bennett, Clerk



PUBLIC HEARING 6:00PM - OTHER:

PROJECT RX ECONOMIC DEVELOPMENT GRANT & INCENTIVE

Mayor Sadler opened the public hearing and Jonathan Russell, City Manager reviewed the project request with Council.

Agenda Title: Incentive to locate Project Rx 12,000 sq. ft. facility, \$2,325,000 investment and retain 80 jobs in the City of Washington Beaufort County, NC. Project estimates to create 10 new jobs

Presenter: Jonathan Russell, Washington City Manager

Summary of Information: Subject to NC General Statute § 158-7.1 Project Rx has requested WBCIP lot 5668-80-2737 (aerial below) be provided so they can establish a 12,000 sq. ft. distribution facility, invest \$2,325,000 and retain 80 jobs and create 10 jobs in the City of Washington, NC. Project Rx is currently located in a building in Washington whose size is not enough to accommodate continued operations. The company wants to build a new, larger facility with adequate parking for employees. The company is a commercial pharmacy that serves institutional clients such as hospitals, assisted living facilities, and prisons.



It is estimated the property tax revenue paid to the County and City will amount to \$24,100 annually (\$11,600 City of Washington & \$12,500 Beaufort County). It is estimated that the taxes generated will pay for the land sale vs value delta (incentive) of \$45,600 within 2 years.

Project Rx is stating the project is competitive in that they could locate the project in other associated sites in NC or in other states.

The company has engaged a developer out of Texas to purchase the land and construct the building which the company will lease back from them. The developer has hired a local general contractor, WIMCO to oversee the actual construction of the new facility.

Grant: The lot was appraised at \$20,000 per acre by Andy Piner. The company is offering to purchase the lot at \$10,000 per acre with the delta of the value being granted as part of an economic development incentive package. The incentive agreement between the company (and their developer) and the City and City will require the company to meet its capital investment and job creation goals in the industry it defined. If the investment and jobs are not created within 3 years as described by Project Rx, the land must be returned to the County and City.

Inter-Governments Agreement: Subject to NC General Statute 160A-461, to increase the efficiency and reduce the costs associated with government operations the City of Washington will request Beaufort County act as the agent for the city in the paperwork involved in the granting of land to Project Rx. NC General Statute 160A-461 authorizes such interlocal cooperation between units of local government and provides that units may enter into contracts or agreements with each other in order to execute any undertaking. The statute requires that contracts and agreements be of reasonable duration, as determined by the participating units, and that they be ratified by resolution of the governing board of each unit and referenced in its minutes.

Public Benefits: As stated the public benefits derived from this land grant are an increase in the tax base and the creation of new jobs in the City of Washington, NC.

Submitter Recommendations/Motions: The BCEDAB staff requests subject to NC General Statute § 158-7.1 the City Council request the City Manager, City Attorney, Beaufort County Accessor and Beaufort County Economic Developer draw up the necessary documentation for the granting of land to Project Rx. Plus, an Inter-Governments Agreement be draw up between the City of Washington, NC and Beaufort County, NC so the County can act as the City's agent in this matter.

There being no comments, the public hearing was closed.

Councilmember Roberson discussed the value of the property and asked what happens if the project doesn't work out? The land goes back to City/County, but what about the building. He expressed concern with Beaufort County acting as the agent for the City on this item. Franz Holscher stated this is an economic development project and a public hearing is required in order to give an economic incentive to a company. This item was on the Beaufort County Commissioner's agenda last week and they approved it. If Council is in support of the sale of the property and the economic incentive contract, it would have a provision that says they are required to invest \$2.35 million in a new facility and uphold the job requirements. If they don't meet those requirements the land and building revert back to us. Councilmember Roberson was ok with that wording.

Mr. Holscher stated Council can consider formal approval of selling lot 14 B to Griff/Genn investments, LLC at a purchase price of \$45,600 at \$10,000 per acre. This is in line with what we've done in the past. Council can approve the sales contract tonight and ask for economic incentive contract to come back to Council at a later date.

By motion of Councilmember Roberson, seconded by Mayor Pro tem Brooks, Council approved the sale of lot 14B to Griff/Genn Investments, LLC in the amount of \$45,600 and authorized the appropriate City officials to sign documents associated with this sale and requested the economic incentive contract come back to Council for approval at a future date. Motion carried 4-1 with Councilmember Pitt opposing.

| VOTE: | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | | x |
| Councilmember Renn | x | |
| Councilmember Roberson | x | |

PUBLIC HEARING –FY23-24 BUDGET

Mayor Sadler opened the public hearing.

City Manager Jonathan Russell stated this is the required budget public hearing, it is a time for our citizens to come forward and express their thoughts on the proposed budget prior to the start of the City Council budget workshops. The budget has been available for public inspection for several weeks.

There being no comments from the public, the hearing was closed.

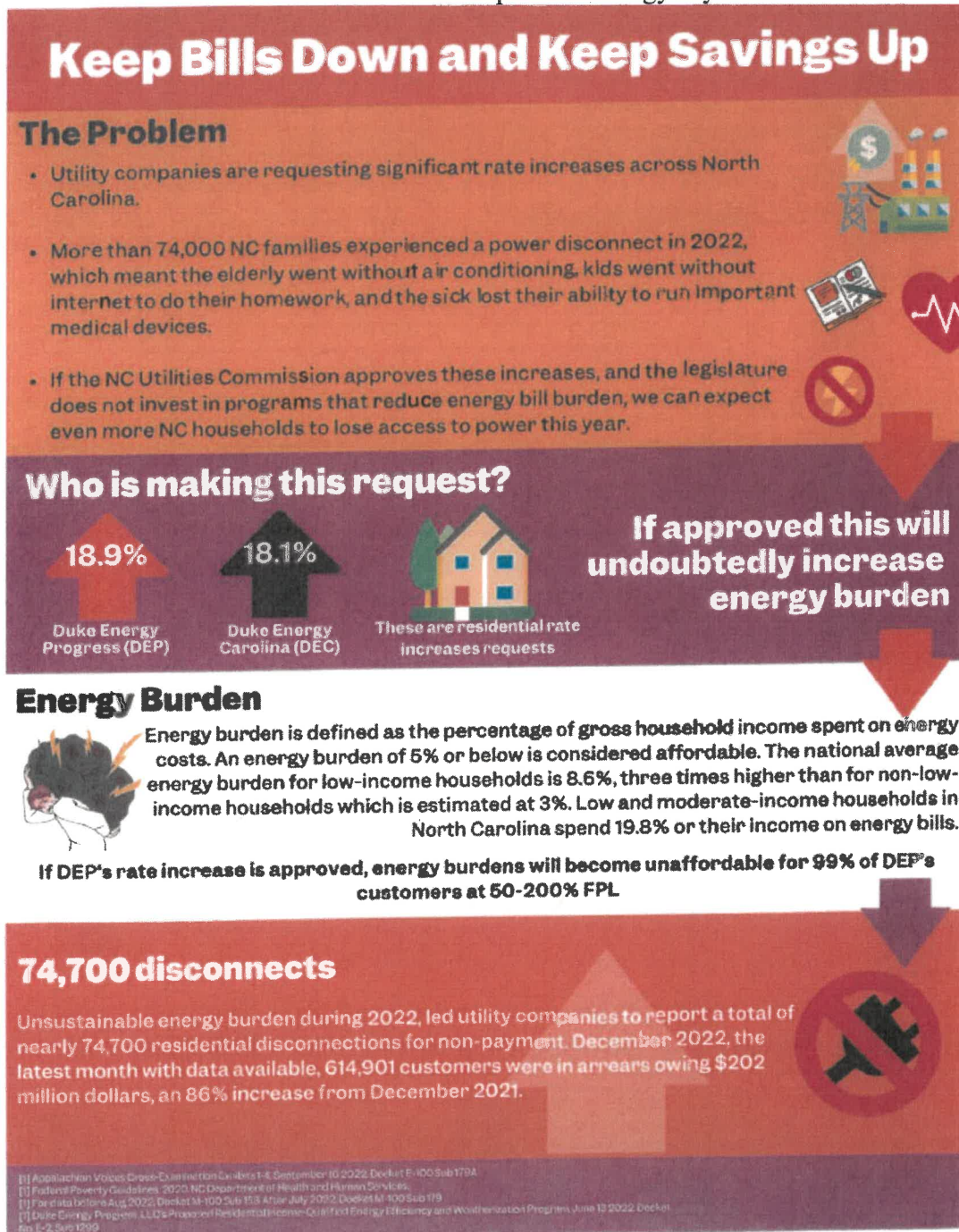
Mayor Sadler noted, Council will not be raising taxes or raising electric utility rates. He asked members of Council that as they speak to citizens to make them aware of these items. Councilmember Roberson stated this information needs to be on Facebook. Mr. Russell stated we can post some budget bullet points on Facebook.


ANY OTHER ITEMS FROM CITY MANAGER:

- Ribbon cutting/open house for the new Police Department was a success.
- Social district went live last Thursday and we have had no issues with that so far.

ANY OTHER BUSINESS FROM THE MAYOR OR OTHER MEMBERS OF COUNCIL:

Councilmember Pitt reviewed the Equitable Energy Flyer.



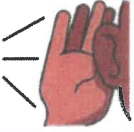


The Solution !

How can you lead in this space? Below are ways in which you can engage in the fight to keep energy bills low.

As a North Carolina Ratepayer


Tell your story



One community partner met a man in Wilmington who could not keep up with his power bill and has been disconnected for 3 months. He is using a hurricane generator to keep the lights on for his himself and his daughter. It is almost certain that someone you love has experienced something similar- Sharing your own story or someone else's (with permission) goes a long way to changing the narrative.

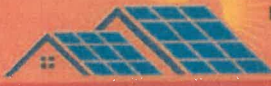
Talk to your legislators

Ask your policymakers for increased state funding for programs like weatherization and energy efficiency bring bills down and allow folks to spend more of their money on services that boost the economy, something both everyone can get behind.




Support renewable energy friendly policy

Support policies that cut the red tape that slows down rooftop solar and community solar programs. We know from other states that these systems bring bills down and can increase community resiliency to extreme weather.




Support emerging leaders who will develop into energy champions

You may be the next great decision maker or it could be the middle schooler who lives next door. Reach out to other community leaders and connect organizations like Power the Vote. They will connect you to the resources help you all grow collectively into the decision makers that will change society for the better.



For more information visit [Vote Solar's website](#) and join our member's list to stay up to date on what is happening in your state around equitable energy.



[1] Low Income Community Energy Solutions, Department of Energy, State and Community Energy Programs.
 [2] Big Data Forestry The Inconvenient Truth About The Energy Industry's Climate Change June 22, 2022 @handlive.
 [3] Direct Testimony of Eugene Carson on behalf of the Sierra Club, House No. F-2 Sub 100 March 27, 2023 <https://www.ncour.gov/NCUC/View/News/70-1026038-670-4442-694d-6762a056900>

CLOSED SESSION: NONE

ADJOURN:

By motion of Councilmember Pitt, seconded by Mayor Pro tem Brooks, Council adjourned the meeting at 6:30pm until at 2:00pm - May 9, 2023 in the City Council Chambers for a budget workshop.

Budget Workshops begin May 9, 2023 at 2:00pm and are scheduled for the week as needed.

(Subject to approval of City Council)

s/Cynthia S. Bennett, MMC
City Clerk

**CITY COUNCIL MINUTES
WASHINGTON, NORTH CAROLINA**

May 9, 2023

The Washington City Council met in a budget workshop on Tuesday, May 9, 2023 at 3:00pm in the Council Chambers at the Municipal Building. Present: Donald Sadler, Mayor; Richard Brooks, Mayor Pro tem; Lou Hodges, Councilmember; William Pitt, Councilmember; Mike Renn, Councilmember and Bobby E. Roberson, Councilmember. Also present: Jonathan Russell, City Manager and Cynthia S. Bennett, City Clerk.

Mayor Sadler called the meeting to order and Councilmember Pitt led the Pledge of Allegiance and delivered the invocation.

APPROVAL/AMENDMENTS TO AGENDA

By motion of Councilmember Roberson, seconded by Councilmember Pitt, Council approved the agenda as presented.

FUND BALANCE POSITION

Mayor Sadler noted that staff has made all the necessary adjustments, and we will not require a tax increase or an electric utility increase in this budget. He urged Council to keep this in mind during today's budget discussion.

Jonathan Russell, City Manager noted we are challenged to do more with less, not due to excess spending but due to inflationary rates which for this region is 7.1%. Fuel costs have also drastically increased. Mr. Rauschenbach discussed the proposed budget and Fund Balance.

General Fund Fund Balance History

5/9/2023

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------|
| Fund Balance History: | | | | | | | | |
| Total Fund Balance | 7,269,872 | 8,401,662 | 9,652,610 | 10,870,411 | 6,848,292 | 7,171,013 | 9,338,995 | |
| Non Spendable | (176,585) | (71,783) | (99,364) | (89,441) | (47,197) | (74,764) | (3,487) | |
| Stabilization by State Statute | (1,483,943) | (1,456,088) | (1,469,879) | (2,073,003) | (3,856,584) | (2,555,461) | (2,297,967) | |
| Available Fund Balance | 5,609,344 | 6,873,791 | 8,083,367 | 8,707,967 | 2,944,511 | 4,540,788 | 7,037,541 | |
| Increase/(decrease) vs. prior: | | | | | | | | |
| Available Fund Balance | 544,011 | 1,264,447 | 1,209,576 | 624,600 | (5,763,456) | 1,596,277 | 4,093,030 | |
| Stabilization by State Statute | | | | (603,124) | (1,783,581) | 1,301,123 | 257,494 | |
| Expenditures- General Fund | | | | 12,989,779 | 17,663,593 | 16,633,029 | 16,633,029 | |
| % Available | | | | 67.04% | 16.67% | 27.30% | 42.31% | |
| Council FB Policy | | | | | | | | |
| 2 months operating reserve | | | | 2,164,963 | 2,943,932 | 2,772,172 | 2,772,172 | |
| Disaster Recovery | | | | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 | |
| Total Reserve Required | | | | 4,164,963 | 4,943,932 | 4,772,172 | 4,772,172 | |
| Surplus/(deficit) | | | | 4,543,004 | (1,999,421) | (231,384) | 2,265,370 | |

Fund Balance Appropriated Detail:

FY 2023

| | |
|--------------------------------------|--------------------|
| Original Budget Capital | (1,502,800) |
| Projects not completed carry forward | (2,169,539) |
| PO Carry forward | (351,809) |
| WISH program with WHA | (575,880) |
| Equipment Services | (127,000) |
| Nutrien property purchase | (446,245) |
| Total | (5,173,273) |

Effective Property Tax Rate Comparison

5/9/2023

| Year | City of Washington | Beaufort County | | | | Notes: |
|------|--------------------|-----------------|--------------|---------------|-------------|---------------------------|
| | | County | EMS District | Fire District | Solid Waste | |
| 2006 | 0.60 | 0.60 | | | | |
| 2007 | 0.60 | 0.60 | | | | |
| 2008 | 0.60 | 0.60 | | | | |
| 2009 | 0.60 | 0.60 | | | | |
| 2010 | 0.60 | 0.60 | | | | |
| 2011 | 0.50 | 0.50 | | | | Revaluation |
| 2012 | 0.50 | 0.53 | | | | |
| 2013 | 0.50 | 0.53 | | | | |
| 2014 | 0.50 | 0.53 | | | | |
| 2015 | 0.50 | 0.53 | | | | |
| 2016 | 0.50 | 0.53 | | | | |
| 2017 | 0.52 | 0.55 | | | | \$.02 new police station |
| 2018 | 0.52 | 0.55 | | | | Revaluation |
| 2019 | 0.53 | 0.62 | | | | |
| 2020 | 0.53 | 0.635 | 0.05 | 0.041 | 0.05 | |
| 2021 | 0.53 | 0.635 | 0.05 | 0.041 | 0.05 | |
| 2022 | 0.58 | 0.625 | | | | |
| 2023 | 0.63 | | | | | |

75 \$/year
150,000 Home value

Mr. Rauschenbach stated Fund Balance dropped almost \$6million in 2020 due to streetscape, paving at the airport and the police station. It increased in 2021 to \$4.5million and to \$7million in 2022 with \$1.5 million in COVID funding). WISH program funds were appropriated, but the City gets their money back once houses are built and sold. Discussion regarding Payment in Lieu of Taxes.

Councilmember Roberson inquired as to what projects were funding with COVID money. Mr. Rauschenbach stated: Bughouse Park, 7th Street Park, lights for soccer field, dehumidification system at pool. Mayor Sadler noted we used the funds as they were intended and the proper reports were submitted.

Mr. Rauschenbach noted when the budget was initially prepared, it was done so with a 5 cent tax increase. We are currently at 58 cent per \$100 valuation while Beaufort County is at 63.5 cents. With staffs hard work we have readjusted the budget and will not require the tax increase.

| Revenue Category | 2021/2022 BUDGET Total Activity | 2022/2023 Budget | 2023/2024 Budget | \$ G/(L) | % G/(L) | % of Comment Revenue |
|--|------------------------------------|---------------------|---------------------|-------------------|-------------|---|
| 31 - Taxes | 4,856,445 | 5,177,989 | 6,017,002 | 839,013 | 16% | 27.43% Expect 5% growth & \$.05 property tax increase |
| 32 - Other Taxes & Licenses | 4,359,712 | 4,086,590 | 4,749,084 | 662,494 | 16% | 21.65% Expect 5% growth & \$.05 |
| 33 - Unrestricted intergovernmental | 2,102,846 | 2,082,587 | 2,091,341 | 8,754 | 0% | 9.53% |
| 34 - Restricted intergovernmental | 483,577 | 527,152 | 429,019 | -98,133 | -19% | 1.96% EMS charges runs increasing |
| 35 - Permits and Fees | 118,506 | 98,000 | 154,000 | 56,000 | 57% | 0.70% |
| 36 - Sales & Services | 1,417,967 | 1,234,959 | 1,475,644 | 240,685 | 19% | 6.73% |
| 37 - Investment Earnings | 11,939 | 4,250 | 200,200 | 195,950 | 4611% | 0.91% |
| 39 - Administration Charges | 3,449,158 | 3,676,630 | 3,866,860 | 190,230 | 5% | 17.63% Increased Administration charges |
| 40 - Miscellaneous | 58,866 | 211,100 | 26,100 | -185,000 | -88% | 0.12% |
| 50 - Non-Operating Revenues | 6,000 | 6,000 | 6,000 | 0 | 0% | 0.03% |
| 60 - Capital Contributions and Transfers | 3,799,076 | 3,537,186 | 1,966,223 | -1,570,963 | -44% | 8.96% |
| 65 - Long term debt issued | 0 | 0 | 0 | 0 | 0% | 0.00% |
| 70 - Fund Balance Appropriated | 0 | 4,600,028 | 957,414 | -3,642,614 | -79% | 4.36% |
| | 20,664,092 | 25,242,471 | 21,938,887 | -3,303,584 | -13% | 100.00% |
| | 20,664,092 | 25,242,471 | 21,938,887 | -3,303,584 | -13% | 100.00% |
| | 20,664,092 | 25,242,471 | 21,938,887 | -3,303,584 | -13% | 100.00% |
| | 20,664,092 | 25,242,471 | 21,938,887 | -3,303,584 | -13% | 100.00% |

2021/2022 2022/2023 2023/2024
Total Activity Total Budget Total Budget

Fund: 010 - General Fund

RevCategory: 31 - Taxes

| | | | | |
|--------------------------------|------------------|------------------|------------------|----------------|
| 010-3100-1111 | 74 | 0 | 0 | |
| 010-3100-1112 | 2,010 | 0 | 0 | |
| 010-3100-1113 | 2,666 | 0 | 0 | |
| 010-3100-1114 | 150 | 0 | 0 | |
| 010-3100-1115 | 263 | 0 | 0 | |
| 010-3100-1116 | 682 | 0 | 0 | |
| 010-3100-1117 | 4,389 | 0 | 0 | |
| 010-3100-1118 | 7,436 | 2,000 | 0 | |
| 010-3100-1119 | 8,808 | 2,000 | 2,000 | |
| 010-3100-1120 | 29,216 | 2,000 | 2,000 | |
| 010-3100-1121 | 4,219,356 | 20,000 | 6,000 | |
| 010-3100-1122 | 0 | 4,593,471 | 30,000 | |
| 010-3100-1123 | 0 | 0 | 5,350,831 | |
| 010-3110-1198 | 544,966 | 533,518 | 596,171 | |
| 010-3113-1199 | 1,024 | 0 | 0 | |
| 010-3114-1102 | 35,406 | 25,000 | 30,000 | |
| RevCategory: 31 - Taxes Total: | 4,856,445 | 5,177,989 | 6,017,002 | 839,013 |
| | | | | 16% |
| | | | | 27.43% |

| Category | Dept. # | Department | FY 2022 | | | FY 2023 | | | FY 2024 | | | G/(L) vs. FY % Change | | Comments |
|--------------------|----------|------------------------------|------------|------------|------------|-------------|------|---|---------|--|--|-----------------------|--|----------|
| | | | Actual | Budget | | Budget | | | Budget | | | 2023 | | |
| Admin | 010-4110 | City Council | 88,329 | 81,712 | 92,649 | 10,937 | 13% | Election | | | | | | |
| Admin | 010-4111 | Mayor Office | 21,374 | 25,749 | 27,967 | 2,218 | 9% | Election | | | | | | |
| Admin | 010-4120 | City Manager | 433,337 | 466,125 | 515,956 | 49,831 | 11% | Salary & benefits | | | | | | |
| Admin | 010-4123 | Communications | 38,260 | 55,044 | 54,190 | (854) | -2% | Salary & benefits | | | | | | |
| Admin | 010-4124 | TDA Director | 109,982 | 140,300 | 156,514 | 16,214 | 12% | Salaries & benefits | | | | | | |
| Admin | 010-4125 | Human Resources | 438,648 | 450,460 | 447,226 | (3,234) | -1% | Salaries & benefits | | | | | | |
| Admin | 010-4130 | Finance Director | 607,557 | 726,243 | 803,869 | 77,626 | 11% | Debt Book Software, salaries & benefits | | | | | | |
| Admin | 010-4131 | Purchasing/whse | 265,973 | 353,977 | 207,594 | (146,383) | -41% | Capital shelving | | | | | | |
| Admin | 010-4132 | Information Services | 506,588 | 913,728 | 403,745 | (509,983) | -56% | Capital | | | | | | |
| Admin | 010-4134 | Billing Department | 177,740 | 200,205 | 214,507 | 14,302 | 7% | Salary & benefits | | | | | | |
| Admin | 010-4135 | Customer Service | 662,119 | 695,485 | 731,113 | 35,628 | 5% | Salary | | | | | | |
| Admin | 010-4136 | License Plate Agency | 169,466 | 189,992 | 207,659 | 17,667 | 9% | Salary & benefits & employee development | | | | | | |
| Admin | 010-4150 | Legal Services | 208,325 | 188,300 | 178,300 | (10,000) | -5% | Legal fees | | | | | | |
| Public works | 010-4200 | Municipal Building | 244,923 | 238,778 | 271,795 | 33,017 | 14% | Maintenance & Repair | | | | | | |
| Other | 010-4400 | Miscellaneous | 1,347,331 | 2,086,098 | 899,271 | (1,186,827) | -57% | ARPA funding | | | | | | |
| Other | 010-4650 | Economic Development | 401,986 | 470,917 | 380,289 | (90,628) | -19% | Airport subsidy | | | | | | |
| Other | 010-9990 | Contingency | | | | 0 | 0% | | | | | | | |
| Public Safety | 010-4310 | Police Department | 3,592,586 | 4,483,414 | 4,809,438 | 326,024 | 7% | Salary & benefits | | | | | | |
| Public Safety | 010-4311 | E-911 Communications | 384,756 | 490,304 | 530,053 | 39,749 | 8% | Salary & benefits | | | | | | |
| Public Safety | 010-4340 | Fire Department | 1,096,945 | 1,513,734 | 1,418,474 | (95,260) | -6% | Salary & benefits | | | | | | |
| Public Safety | 010-4341 | EMS | 2,245,905 | 2,809,741 | 2,998,446 | 188,705 | 7% | Salary & benefits | | | | | | |
| Admin | 010-4350 | Code Enforcement/Inspections | 362,229 | 472,526 | 514,844 | 42,318 | 9% | Salary & benefits | | | | | | |
| Admin | 010-4910 | Planning/Zoning | 421,381 | 548,986 | 481,352 | (67,634) | -12% | Salary & benefits & Downtown beautification | | | | | | |
| Public works | 010-4250 | Garage | 263,604 | 150,626 | 172,000 | 21,374 | 14% | Salary & benefits & labor reimbursement | | | | | | |
| Public works | 010-4510 | Street Maintenance | 1,117,647 | 1,244,977 | 975,911 | (269,066) | -22% | Salary & benefits & pavement study | | | | | | |
| Public works | 010-4511 | Powell Bill | 227,761 | 292,167 | 413,896 | 121,729 | 42% | Street paving | | | | | | |
| Public works | 010-4700 | Public Works Director | 113,485 | 128,800 | 137,957 | 9,157 | 7% | Salaries and benefits | | | | | | |
| Public works | 010-5710 | Stormwater | 0 | 0 | 0 | 0 | 0% | Moved to fund 034 | | | | | | |
| Cultural & Leisure | 010-6110 | Brown Library | 614,011 | 774,504 | 688,972 | (85,532) | -11% | Capital elevator complete | | | | | | |
| Cultural & Leisure | 010-6120 | Recreation Administration | 156,211 | 174,414 | 184,371 | 9,957 | 6% | Salary & benefits | | | | | | |
| Cultural & Leisure | 010-6121 | Events & Facilities | 204,548 | 229,473 | 280,440 | 50,967 | 22% | Salary & benefits & maintenance/repair to building & equip. | | | | | | |
| Cultural & Leisure | 010-6123 | Senior Programs | 229,381 | 250,399 | 264,318 | 13,919 | 6% | Salary & benefits | | | | | | |
| Cultural & Leisure | 010-6124 | Waterfront Docks | 134,598 | 115,690 | 166,666 | 50,976 | 44% | Dock Repairs | | | | | | |
| Cultural & Leisure | 010-6125 | Civic Center | 96,768 | 117,412 | 145,389 | 27,977 | 24% | Docking and lights maintained | | | | | | |
| Cultural & Leisure | 010-6126 | Aquatic Center | 444,160 | 1,006,872 | 437,428 | (569,444) | -57% | Capital- dehumidification system done | | | | | | |
| Cultural & Leisure | 010-6130 | Bldg. & Grounds Maintenance | 863,733 | 2,439,857 | 993,420 | (1,446,437) | -59% | Capital | | | | | | |
| Other | 010-6170 | Outside Agencies | 44,630 | 52,630 | 73,800 | 21,170 | 40% | Increase in amounts requested from various agencies | | | | | | |
| Other | 010-9020 | Debt Service | 170,192 | 662,832 | 659,068 | (3,764) | -1% | | | | | | | |
| Total | | | 18,506,469 | 23,242,471 | 21,938,887 | (3,303,584) | -13% | | | | | | | |

The CPI increase was 7.1% we are proposing a 3.5% in all salaries and 3.5% into the city's contribution towards employees 401k fund.

Mayor Pro tem Brooks asked what is the 401k participation rate of employees. Tammy Swindell stated we only have two employees that do not participate in 401K. Employees have to give \$5 per pay period for the city to contribute \$10. We are striving to get the city's 401k contribution up to 5%. Law enforcement is already at 5% so the full 7% COLA increase will go towards the Police Force salary.

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---------------------------------|---|------------------|---------------------|------------------|--------------------|-----------------------|------------------|
| Water Fund | | | | | | | |
| Fund: 030 - Water Fund | | | | | | | |
| 030-3310-8600 | RENTS | 40,400 | 30,787 | 17,007 | 40,400 | 40,400 | 0 |
| 030-3350-8901 | MISCELLANEOUS REVENUE | 500 | 2,282 | 623 | 500 | 500 | 0 |
| 030-3360-0062 | FIRE HYDRANTS | 15,000 | 8,750 | 19,361 | 15,000 | 15,000 | 0 |
| 030-3710-5101 | BC WATER SALES - RIVER ROAD - RESIDENTIAL | 0 | 10 | -178 | 0 | 0 | 0 |
| 030-3710-5102 | BC WATER SALES - RIVER ROAD - COMMERCIAL | 0 | 178 | 182 | 0 | 0 | 0 |
| 030-3710-5130 | WATER SALES & SERVICE | 3,300,000 | 1,917,188 | 3,297,250 | 3,461,000 | 3,461,000 | 161,000 |
| 030-3711-8900 | RECOVERY OF DOUBTFUL ACCOUNTS | 400 | 345 | 1,039 | 400 | 400 | 0 |
| 030-3715-8140 | SALE OF SCRAP | 0 | 0 | 1,248 | 0 | 0 | 0 |
| 030-3715-8200 | SALE OF FIXED ASSETS | 0 | 0 | 3,383 | 0 | 0 | 0 |
| 030-3730-3010 | WATER TAPS | 20,000 | 49,164 | 65,350 | 30,000 | 30,000 | 10,000 |
| 030-3740-0063 | CONNECTION FEES | 15,000 | 19,300 | 26,525 | 17,500 | 17,500 | 2,500 |
| 030-3750-0067 | SERVICE FEES | 25,000 | 16,275 | 24,475 | 25,000 | 25,000 | 0 |
| 030-3790-0068 | LATE PENALTY CHARGES WATER | 0 | 12,002 | 15,087 | 10,000 | 10,000 | 10,000 |
| 030-3831-0000 | INTEREST EARNED | 20,000 | 34,077 | 3,047 | 72,000 | 72,000 | 52,000 |
| 030-3920-9101 | INSTALLMENT NOTE PROCEEDS | 340 | 0 | 0 | 1,500,000 | 1,500,000 | 1,499,660 |
| 030-3980-1000 | TRANSFER FROM GENERAL FUND | 0 | 0 | 33,264 | 0 | 0 | 0 |
| 030-3980-5800 | TRANSFER FROM CPF | | | 0 | | 98,400 | |
| 030-3991-9910 | FUND BALANCE APPROPRIATED | 412,925 | 0 | 0 | 275,000 | 1,251,613 | 838,688 |
| Water Fund Revenue Total | | 3,849,565 | 2,090,360 | 3,507,661 | 5,446,800 | 6,521,813 | 2,573,848 |

Sewer fund: recommending a 5% increase on commodity usage. We need to plan for a sewer plant expansion within the next 5 years. We started having modest increases about 4 years ago to start saving for this project. We received a \$400,000 grant from DEQ for planning and design for this project. The Town of Bath received \$8million in funding to connect to our system.

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---------------------------------|-------------------------------|------------------|---------------------|------------------|--------------------|-----------------------|-----------------|
| Fund: 032 - Sewer Fund | | | | | | | |
| 032-3350-8901 | MISCELLANEOUS REVENUE | 1,000 | 1,743 | 5,053 | 2,000 | 2,000 | 1,000 |
| 032-3710-5132 | SEWER SALES & SERVICE | 3,700,000 | 2,173,327 | 3,714,516 | 3,908,000 | 3,908,000 | 208,000 |
| 032-3711-8900 | RECOVERY OF DOUBTFUL ACCOUNTS | 100 | 359 | 1,568 | 100 | 100 | 0 |
| 032-3730-5201 | SEWER TAPS | 20,000 | 34,050 | 76,925 | 20,000 | 20,000 | 0 |
| 032-3790-0069 | LATE PENALTY CHARGES SEWER | 19,000 | 18,364 | 18,955 | 19,000 | 19,000 | 0 |
| 032-3831-0000 | INTEREST EARNED | 500 | 22,101 | 1,999 | 50,000 | 50,000 | 49,500 |
| 032-3980-1000 | TRANSFER FROM GENERAL FUND | 0 | 0 | 35,417 | 0 | 0 | 0 |
| 032-3991-9910 | FUND BALANCE APPROPRIATED | 585,404 | 0 | 0 | 210,000 | 189,866 | -395,538 |
| Sewer Fund Revenue Total | | 4,326,004 | 2,249,943 | 3,854,433 | 4,209,100 | 4,188,966 | -137,038 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--------------------------------------|-------------------------------|------------------|---------------------|------------------|--------------------|-----------------------|-----------------|
| Fund: 034 - Stormwater Fund | | | | | | | |
| 034-3350-8901 | MISCELLANEOUS REVENUE | 0 | 8,663 | 45 | 0 | 0 | 0 |
| 034-3571-5104 | STORM WATER FEE PENALTIES | 8,000 | 8,996 | 9,262 | 12,000 | 12,000 | 4,000 |
| 034-3571-5134 | STORM WATER FEES | 1,433,000 | 895,176 | 1,393,105 | 1,576,300 | 1,576,300 | 143,300 |
| 034-3572-5105 | PERMIT FEES | 3,000 | 3,000 | 1,000 | 3,000 | 3,000 | 0 |
| 034-3711-8900 | RECOVERY OF DOUBTFUL ACCOUNTS | 0 | 38 | 211 | 0 | 0 | 0 |
| 034-3715-8200 | SALE OF FIXED ASSETS | 0 | 0 | 4,203 | 0 | 0 | 0 |
| 034-3831-0000 | INTEREST EARNED | 2,000 | 18,181 | 3,558 | 38,000 | 38,000 | 36,000 |
| 034-3832-0580 | INTEREST REBATES RZEDB | 15,000 | -2,571 | 43,221 | 12,330 | 12,330 | -2,670 |
| 034-3970-0370 | ADMIN. CHARGES FROM AIRPORT | 3,000 | -3,000 | 0 | 3,000 | 0 | -3,000 |
| 034-3980-1000 | TRANSFER FROM GENERAL FUND | 0 | 0 | 11,411 | 0 | 0 | 0 |
| 034-3980-5800 | TRANSFER FROM CPF | 0 | 0 | 0 | 0 | 400,000 | 0 |
| 034-3991-9910 | FUND BALANCE APPROPRIATED | 416,698 | 0 | 0 | 40,000 | 49,243 | -367,455 |
| Stormwater Fund Revenue Total | | 1,880,698 | 928,484 | 1,466,016 | 1,684,630 | 2,090,873 | -189,825 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|------------------------------------|--------------------------------|-------------------|---------------------|-------------------|--------------------|-----------------------|-------------------|
| Fund: 035 - Electric Fund | | | | | | | |
| 035-3350-8901 | MISCELLANEOUS REVENUE | 18,000 | 26,496 | 47,138 | 18,000 | 18,000 | 0 |
| 035-3351-0017 | FEMA FUNDS - HURRICANE | 0 | 0 | 189,520 | 0 | 0 | 0 |
| 035-3354-8001 | MISCELLANEOUS FINES & METERS | 13,000 | 4,930 | 10,493 | 13,000 | 13,000 | 0 |
| 035-3355-8002 | MISC. REVENUE-JOBGING | 150,000 | 0 | 0 | 150,000 | 150,000 | 0 |
| 035-3710-5100 | SALE OF ELECTRICITY | 32,894,006 | 19,755,720 | 33,370,180 | 32,957,329 | 32,957,329 | 63,323 |
| 035-3711-8900 | RECOVERY OF DOUBTFUL ACCOUNTS | 6,000 | 2,160 | 12,439 | 6,000 | 6,000 | 0 |
| 035-3714-5200 | NC GREEN POWER SALES | 100 | 60 | 96 | 171 | 171 | 71 |
| 035-3715-8140 | SALE OF SCRAP | 15,000 | 9,435 | 7,741 | 15,000 | 15,000 | 0 |
| 035-3715-8160 | SALE SURPLUS EQUIPMENT | 0 | 0 | 550 | 0 | 0 | 0 |
| 035-3715-8200 | SALE OF FIXED ASSETS | 25,000 | 0 | 8,750 | 25,000 | 25,000 | 0 |
| 035-3740-0063 | CONNECTION FEES | 50,000 | 34,527 | 52,025 | 50,000 | 50,000 | 0 |
| 035-3750-0067 | SERVICE FEES | 60,000 | 36,825 | 52,407 | 60,000 | 60,000 | 0 |
| 035-3760-0064 | FACILITY CONNECTION | 6,000 | 3,345 | 5,017 | 6,000 | 6,000 | 0 |
| 035-3770-0065 | POLE ATTACHMENT FEES | 18,000 | 17,943 | 14,116 | 18,000 | 18,000 | 0 |
| 035-3780-5202 | UNDERGROUND SERVICES | 70,000 | 112,656 | 214,160 | 70,000 | 70,000 | 0 |
| 035-3790-0071 | LATE PENALTY CHARGES ELECTRIC | 220,000 | 119,515 | 175,044 | 220,000 | 220,000 | 0 |
| 035-3831-0000 | INTEREST EARNED | 10,000 | 154,637 | 17,001 | 300,000 | 300,000 | 290,000 |
| 035-3970-0300 | ADMIN. CHARGES FROM WATER FUND | 221,996 | 129,498 | 210,900 | 221,996 | 254,982 | 32,986 |
| 035-3970-0320 | ADMIN. CHARGES FROM SEWER FUND | 78,501 | 45,792 | 76,042 | 78,501 | 82,394 | 3,893 |
| 035-3991-9910 | FUND BALANCE APPROPRIATED | 11,101,361 | 0 | 0 | 7,486,385 | 8,262,398 | -2,838,963 |
| Electric Fund Revenue Total | | 44,956,964 | 20,453,538 | 34,463,619 | 41,695,382 | 42,508,274 | -2,448,690 |

Capital Requested FY 2023-2024Capital Recommended FY 2023-2024

| <u>General Fund Department</u> | <u>Amount</u> | <u>Description</u> | <u>Changes</u> |
|--------------------------------|----------------|--|----------------|
| IT | 50,000 | FIBER CABLING | - |
| IT | 100,000 | IT POWER BACKUP | - |
| IT | 50,000 | REPLACE VIRTUAL SERVERS | - |
| IT | 25,000 | NETWORK SECURITY CAMERAS | - |
| IT | 35,000 | NETWORK SWITCH UPGRADE | - |
| IT | 10,000 | CLOUD BASED STORAGE FO APP | - |
| IT | 15,000 | STORAGE AREA NETWORK X2 | - |
| Fire | 35,000 | ASSESSMENT TO DETERMINE NEEDS AT STATION 1 | 35,000 |
| EMS | 58,000 | DEFIBRILLATOR AND POWER STRETCHER | - |
| Streets | 35,000 | PAVEMENT STUDY | 35,000 |
| Planning | 50,000 | WAYFINDING SIGNS | - |
| Brown Library | 240,000 | PARKING LOT UPGRADES, LIBRARY EXPANSION | - |
| Docks | 40,000 | DOCK REPAIRS | 40,000 |
| General Fund Total | 743,000 | | 110,000 |

| <u>Water Fund Department</u> | <u>Amount</u> | <u>Description</u> | |
|------------------------------|------------------|---|------------------|
| Water Meter | 1,500,000 | WATER INTERFACE REPLACEMENT (AMI) | 1,500,000 |
| Water Treatment | 145,000 | SOFTENER AND FILTER REHAB | 750,000 |
| Water Treatment | 30,000 | REPLACE EXISTING REMOTE TERMINAL UNIT (RTU) | 30,000 |
| Water Treatment | 100,000 | RELOCATION OF BACKFLOWS | 100,000 |
| Water Fund Total | 1,775,000 | | 2,380,000 |

| <u>Sewer Fund Department</u> | <u>Amount</u> | <u>Description</u> | |
|------------------------------|----------------|-----------------------------------|----------------|
| Wastewater Treatment Plant | 60,000 | PAINT PLANT | 60,000 |
| Lift Stations | 150,000 | REPLACE TELEMETRY AT LIFT STATION | 150,000 |
| Lift Stations | | SPARE PUMP | 15,000 |
| Sewer Fund Total | 210,000 | | 225,000 |

| <u>Stormwater Fund</u> | <u>Amount</u> | <u>Description</u> | |
|------------------------------|----------------|---|----------------|
| Stormwater | 220,000 | PERFORM DRAINAGE IMPROVEMENTS @ VARIOUS LOCATIONS | 220,000 |
| Stormwater | 400,000 | KINSTON STREET DRAINAGE IMPROVEMENTS | 400,000 |
| Stormwater | 40,000 | REPLACE 549 - 2006 FORD RANGER PICKUP | 40,000 |
| Stormwater Fund Total | 660,000 | | 660,000 |

There are no usage charge or rate increases for the electric utilities. There is a customer charge that is consistent with the CPI.

Councilmember Roberson discussed late fees and penalty charges and said our customers need to pay their bills on time. Mr. Rauschenbach stated late fees are 5%. In order to get cut back on they have to pay their bill, plus 5%, plus a reconnect fee and if after hours, an additional fee for that as well. Customers typically care about their cutoff date, not their due date. Discussion was held regarding utility bills, late fees, cut-offs, reconnect fees, etc. Mr. Russell stated we will continue to encourage budget billing, Project

Help and auto-draft. We also absorb credit card fees at a cost of \$250,000 annually.

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|------------------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 037 - Warren Field Airport Fund | | | | | | | |
| 037-3350-8901 | MISCELLANEOUS REVENUE | 1,000 | 621 | 57,687 | 1,000 | 1,000 | 0 |
| 037-3352-1000 | TRANSFER FROM GENERAL FUND | 221,933 | 221,933 | 208,839 | 154,365 | 179,105 | -42,828 |
| 037-3450-0013 | ROYALTY REVENUE | 0 | -9 | -9 | 0 | 0 | 0 |
| 037-3453-0003 | FUEL SALES | 310,000 | 266,673 | 364,067 | 420,000 | 420,000 | 110,000 |
| 037-3453-0007 | TIE DOWNS | 700 | 1,000 | 1,340 | 1,500 | 1,500 | 800 |
| 037-3453-0075 | DRONE OPERATIONS | 0 | 0 | 0 | 80,000 | 80,000 | 80,000 |
| 037-3454-0004 | T-HANGAR RENTALS | 49,000 | 39,255 | 52,063 | 53,080 | 53,080 | 4,080 |
| 037-3454-0009 | COMMERCIAL HANGAR & ANNEX LEASES | 30,000 | 19,611 | 27,328 | 176,140 | 176,140 | 146,140 |
| 037-3454-0016 | GROUND LEASES | 17,871 | 16,530 | 5,639 | 18,200 | 18,200 | 329 |
| 037-3480-0525 | NPE | 166,667 | 0 | 0 | 0 | 0 | -166,667 |
| 037-3572-0002 | AFTER HOUR FEES | 600 | 575 | 200 | 600 | 600 | 0 |
| 037-3831-0000 | INTEREST EARNED | 0 | 3,264 | 2,046 | 7,455 | 7,455 | 7,455 |
| 037-3979-5800 | TRANSFER FROM CAPITAL PROJECT FUND | 32,941 | 32,941 | 0 | 35,280 | 35,280 | 2,339 |
| 037-3991-9910 | FUND BALANCE APPROPRIATED | 125,444 | 0 | 0 | 0 | 0 | -125,444 |
| Total Warren Revenue Total | | 956,156 | 602,393 | 719,200 | 947,620 | 972,360 | 16,204 |

In previous years, Council has asked that the subsidy for the airport be reduced by 5% and that has been occurring.

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|-------------------------------|------------------|---------------------|------------------|--------------------|-----------------------|----------------|
| Fund: 038 - Solid Waste Fund | | | | | | | |
| 038-3350-8901 | MISCELLANEOUS REVENUE | 0 | 533 | 43 | 0 | 0 | 0 |
| 038-3471-0026 | RESIDENTIAL GARBAGE SERVICES | 1,016,000 | 608,512 | 989,559 | 1,072,000 | 1,072,000 | 56,000 |
| 038-3471-0043 | TIPPING FEES | 462,000 | 280,020 | 430,148 | 520,500 | 520,500 | 58,500 |
| 038-3471-0055 | DUMPSTER RENTAL FEES | 205,000 | 139,850 | 208,110 | 206,000 | 206,000 | 1,000 |
| 038-3471-0056 | LANDFILL AVOIDANCE | 13,800 | 7,246 | 13,771 | 16,000 | 16,000 | 2,200 |
| 038-3472-0200 | SOLID WASTE DISPOSAL TAX | 6,500 | 5,776 | 7,436 | 7,000 | 7,000 | 500 |
| 038-3711-8900 | RECOVERY OF DOUBTFUL ACCOUNTS | 0 | 209 | 795 | 300 | 300 | 300 |
| 038-3790-0072 | LATE PENALTIES | 14,000 | 9,380 | 11,948 | 13,000 | 13,000 | -1,000 |
| 038-3831-0000 | INTEREST EARNED | 800 | 7,499 | 1,472 | 14,000 | 14,000 | 13,200 |
| 038-3980-1000 | TRANSFER FROM GENERAL FUND | 0 | 0 | 23,683 | 0 | 0 | 0 |
| 038-3991-9910 | FUND BALANCE APPROPRIATED | 16,214 | 0 | 0 | 0 | 3,068 | -13,146 |
| Total Solid Waste Revenue Total | | 1,734,314 | 1,059,025 | 1,686,965 | 1,848,800 | 1,851,868 | 117,554 |

Recommended \$1 per month increase on residential garbage collection from \$18 per month to \$19. The biggest driver on this is fuel costs for our garbage trucks. There are also 20 additional dumpsters in this budget.

| | | 22/23 | 22/23 | 21/22 | 23/24 | 23/24 | +/- |
|------------------------------|------------------------------------|---------|------------|---------|-----------|--------------|---------|
| Account Number | Account Name | Budget | YTD Actual | Actual | D Request | M Recommends | Budget |
| Fund: 039 - Cemetery Fund | | | | | | | |
| 039-3350-8901 | MISCELLANEOUS REVENUE | 0 | 185 | 72 | 0 | 0 | 0 |
| 039-3473-0027 | GRAVE OPENINGS | 110,000 | 51,450 | 124,397 | 110,000 | 110,000 | 0 |
| 039-3473-0057 | SALE OF CEMETERY LOTS | 70,000 | 40,378 | 128,259 | 50,000 | 50,000 | -20,000 |
| 039-3473-0059 | PERPETUAL CARE FEES | 7,000 | 3,250 | 10,000 | 7,000 | 7,000 | 0 |
| 039-3473-4120 | CEMETERY MONUMENT FEES | 14,000 | 8,875 | 20,550 | 14,000 | 14,000 | 0 |
| 039-3831-0000 | INTEREST EARNED | 180 | 3,145 | 614 | 3,000 | 3,000 | 2,820 |
| 039-3970-0120 | ADMIN. CHARGES FROM CEMETERY TRUST | 500 | 3,398 | 626 | 1,200 | 7,000 | 6,500 |
| 039-3980-1000 | TRANSFER FROM GENERAL FUND | 0 | 0 | 7,751 | 0 | 0 | 0 |
| 039-3980-3500 | TRANSFER FROM ELECTRIC FUND | 247,568 | 144,415 | 116,416 | 247,295 | 235,056 | -12,512 |
| Total Cemetery Revenue Total | | 449,248 | 255,096 | 408,684 | 432,495 | 426,056 | -23,192 |

The Cemetery Fund needs help in balancing their budgets. We transferred \$235,000 to balance this budget. Councilmember Roberson discussed perpetual care fees and noted we need to look at requiring that on spaces that were sold before we instituted the perpetual care fees. He suggested that a new facility needs to be constructed as the current building is extremely old, the new facility would need a bathroom for the public to use and shelters to house all of the vehicles/equipment.

| | | 22/23 | 22/23 | 21/22 | 23/24 | 23/24 | +/- |
|--|--------------------------------|---------|------------|---------|-----------|--------------|--------|
| Account Number | Account Name | Budget | YTD Actual | Actual | D Request | M Recommends | Budget |
| Fund: 085 - Workers Compensation Fund | | | | | | | |
| 085-3831-0000 | INTEREST EARNED | 1,200 | 9,901 | 2,657 | 11,500 | 11,500 | 10,300 |
| 085-3940-0010 | PAYMENTS FROM GENERAL FUND | 55,000 | 55,000 | 55,000 | 57,750 | 57,750 | 2,750 |
| 085-3940-0030 | PAYMENTS FROM WATER FUND | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 0 |
| 085-3940-0032 | PAYMENTS FROM SEWER FUND | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 0 |
| 085-3940-0034 | PAYMENTS FROM STORMWATER FUND | 1,200 | 1,200 | 0 | 1,200 | 1,200 | 0 |
| 085-3940-0035 | PAYMENTS FROM ELECTRIC FUND | 45,000 | 45,000 | 45,000 | 40,000 | 40,000 | -5,000 |
| 085-3940-0038 | PAYMENTS FROM SOLID WASTE FUND | 22,500 | 22,500 | 22,500 | 22,500 | 22,500 | 0 |
| 085-3940-0039 | PAYMENTS FROM CEMETERY FUND | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 0 |
| 085-3991-9910 | FUND BALANCE APPROPRIATED | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Workers Compensation Revenue Total | | 128,500 | 137,201 | 128,757 | 136,550 | 136,550 | 8,050 |

| Account Number | Account Name | 22/23 | 22/23 | 21/22 | 23/24 | 23/24 | +/- |
|---|---|---------|------------|---------|-----------|--------------|----------|
| | | Budget | YTD Actual | Actual | D Request | M Recommends | Budget |
| Fund: 086 - Vehicle Maintenance Fund | | | | | | | |
| 086-3715-8201 | SALE OF FIXED ASSETS GENERAL FUND | 0 | 0 | 20,000 | 0 | 0 | 0 |
| 086-3831-0000 | INTEREST EARNED | 500 | 8,695 | 1,692 | 13,900 | 13,900 | 13,400 |
| 086-3940-4131 | PAYMENTS FROM GF-PURCHASING | 2,743 | 2,743 | 2,612 | 2,880 | 2,880 | 137 |
| 086-3940-4250 | PAYMENTS FROM GF-EQUIPMENT SERVICES | 4,250 | 4,250 | 4,047 | 4,463 | 4,463 | 213 |
| 086-3940-4310 | PAYMENTS FROM GF-POLICE | 208,315 | 208,315 | 198,395 | 218,731 | 218,731 | 10,416 |
| 086-3940-4340 | PAYMENTS FROM GF-FIRE | 190,908 | 190,908 | 181,817 | 200,454 | 200,454 | 9,546 |
| 086-3940-4341 | PAYMENTS FROM GENERAL FUND-EMS | 88,104 | 88,104 | 83,909 | 92,510 | 92,510 | 4,406 |
| 086-3940-4350 | PAYMENTS FROM GF-CODE ENFORCEMENT | 8,224 | 8,224 | 7,832 | 8,636 | 8,636 | 412 |
| 086-3940-4510 | PAYMENTS FROM GF-STREETS | 83,412 | 83,412 | 79,440 | 87,590 | 87,590 | 4,178 |
| 086-3940-4511 | PAYMENTS FROM GF-POWELL BILL | 42,829 | 42,829 | 40,789 | 45,000 | 45,000 | 2,171 |
| 086-3940-6130 | PAYMENTS FROM GF-RECREATION MAINTENANCE | 25,219 | 25,219 | 24,018 | 26,480 | 26,480 | 1,261 |
| 086-3991-9910 | FUND BALANCE APPROPRIATED | 235,537 | 0 | 0 | 0 | 0 | -235,537 |
| Total Vehicle Maintenance Revenue Total | | 890,041 | 662,699 | 644,551 | 700,644 | 700,644 | -189,397 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|----------------------------|-------------------|---------------------|-------------------|--------------------|-----------------------|---------------|
| Fund: 110 - Police Station Capital Project Fund | | | | | | | |
| 110-3352-1000 | TRANSFER FROM GENERAL FUND | 3,083,336 | 2,687,416 | 2,687,416 | 3,083,336 | 3,083,336 | 0 |
| 110-3831-0000 | INTEREST EARNED | 98,940 | 120,961 | 105,864 | 121,000 | 121,000 | 22,060 |
| 110-3920-9101 | INSTALLMENT NOTE PROCEEDS | 7,250,000 | 7,250,000 | 7,250,000 | 7,250,000 | 7,250,000 | 0 |
| Police Station Revenue Total | | 10,432,276 | 10,058,377 | 10,043,280 | 10,454,336 | 10,454,336 | 22,060 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|----------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 112 - Facade Grant Program Income Fund | | | | | | | |
| 112-3980-1000 | TRANSFER FROM GENERAL FUND | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 0 |
| 112-3991-9510 | FUND BALANCE APPROPRIATED | 6,000 | 0 | 0 | 0 | 0 | -6,000 |
| Facade Fund Revenue Total | | 26,000 | 20,000 | 20,000 | 20,000 | 20,000 | -6,000 |

General Fund has not been able to contribute to the library expansion fund.

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|----------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 114 - Library Expansion Fund | | | | | | | |
| 114-3980-1000 | TRANSFER FROM GENERAL FUND | 104,000 | 104,000 | 103,000 | 105,000 | 105,000 | 1,000 |
| Library Expansion Revenue Total | | 104,000 | 104,000 | 103,000 | 105,000 | 105,000 | 1,000 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|---------------------|------------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 121 - DEQ Boardwalk Reconstruction Grant | | | | | | | |
| 121-3344-0521 | LOCAL MATCH | 540,450 | 540,450 | 540,450 | 540,450 | 540,450 | 0 |
| 121-3479-0508 | DEQ BOARDWALK GRANT | 630,560 | 280,560 | 280,560 | 630,560 | 630,560 | 0 |
| DEQ Boardwalk Revenue Total | | 1,171,010 | 821,010 | 821,010 | 1,171,010 | 1,171,010 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|----------------------------|------------------|---------------------|------------------|--------------------|-----------------------|-------------------|
| Fund: 122 - General Fund Grant Funds | | | | | | | |
| 122-3358-0526 | AMERICAN RESCUE PLAN FUNDS | 3,026,669 | 3,026,670 | 1,513,335 | 0 | 0 | -3,026,669 |
| 122-3480-0508 | NCDEQ GRANT FUNDS | 25,000 | 0 | 0 | 25,000 | 25,000 | 0 |
| 122-3831-0000 | INTEREST EARNED | 1,800 | 1,398 | 1,398 | 0 | 0 | -1,800 |
| General Fund Revenue Total | | 3,053,469 | 3,028,068 | 1,514,733 | 25,000 | 25,000 | -3,028,469 |

EPA Brownfield Project for Hotel Louise with a 20% developer match

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|-----------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 124 - EPA Brownfield's Hotel Louise Grant | | | | | | | |
| 124-3479-0509 | EPA GRANT FUNDS | 500,000 | 30,469 | 27,083 | 500,000 | 500,000 | 0 |
| 124-3479-0800 | DEVELOPER MATCH | 100,000 | 100,000 | 0 | 100,000 | 100,000 | 0 |
| EPA Brownfield Hotel Louise Revenue Total | | 600,000 | 130,469 | 27,083 | 600,000 | 600,000 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|--------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 203 - Water Capital Project Fund | | | | | | | |
| 203-3980-3000 | TRANSFER FROM WATER FUND | 98,400 | 98,400 | 98,400 | 98,400 | 98,400 | 0 |
| Water Capital Revenue Total | | 98,400 | 98,400 | 98,400 | 98,400 | 98,400 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|-------------------------------------|--------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 206 - Water Grant Fund | | | | | | | |
| 206-3480-0508 | NCDEQ GRANT FUNDS | 409,160 | 0 | 0 | 409,160 | 409,160 | 0 |
| 206-3481-0050 | DOT REIMBURSEMENT | 105,293 | 43,012 | 0 | 105,293 | 105,293 | 0 |
| 206-3980-3000 | TRANSFER FROM WATER FUND | 142,270 | 142,270 | 0 | 142,270 | 142,270 | 0 |
| Water Grant Revenue Total | | 656,723 | 185,282 | 0 | 656,723 | 656,723 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---|--------------------------|-----------------|---------------------|-----------------|--------------------|-----------------------|----------------|
| Fund: 303 - Sewer Capital Project Fund | | | | | | | |
| 303-3980-3200 | TRANSFER FROM SEWER FUND | 500,000 | 447,917 | 375,000 | 625,000 | 625,000 | 125,000 |
| Sewer Capital Revenue Total | | 500,000 | 447,917 | 375,000 | 625,000 | 625,000 | 125,000 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|-------------------------------------|-------------------|------------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 305 - Sewer Grant Fund | | | | | | | |
| 305-3480-0508 | NCDEQ GRANT FUNDS | 2,500,000 | 0 | 0 | 2,500,000 | 2,500,000 | 0 |
| Sewer Grant Revenue Total | | 2,500,000 | 0 | 0 | 2,500,000 | 2,500,000 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|------------------------------------|------------------|---------------------|------------------|--------------------|-----------------------|----------------|
| Fund: 401 - Stormwater Project Fund | | | | | | | |
| 401-3980-3400 | TRANSFER FROM STORMWATER FUND | 1,191,454 | 1,087,287 | 941,454 | 1,441,454 | 1,441,454 | 250,000 |
| 401-3980-5800 | TRANSFER FROM CAPITAL PROJECT FUND | 96,386 | 96,160 | 96,160 | 96,386 | 96,386 | 0 |
| Stormwater Project Revenue Total | | 1,287,840 | 1,183,447 | 1,037,614 | 1,537,840 | 1,537,840 | 250,000 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|-----------------------------------|------------------|---------------------|-----------------|--------------------|-----------------------|---------------|
| Fund: 402 - Medical District Drainage | | | | | | | |
| 402-3480-0527 | MEDICAL DISTRICT STORMWATER PROJ. | 3,030,000 | 259,805 | 259,805 | 3,030,000 | 3,030,000 | 0 |
| Medical District Drainage Revenue Total | | 3,030,000 | 259,805 | 259,805 | 3,030,000 | 3,030,000 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|--|-------------------|------------------|---------------------|------------------|--------------------|-----------------------|---------------|
| Fund: 501 - DOT Hwy 17 Electric Relocation Fund | | | | | | | |
| 501-3481-0050 | DOT REIMBURSEMENT | 2,881,805 | 1,402,016 | 1,132,290 | 2,881,805 | 2,881,805 | 0 |
| DOT Hwy 17 Revenue Total | | 2,881,805 | 1,402,016 | 1,132,290 | 2,881,805 | 2,881,805 | 0 |

| Account Number | Account Name | 22/23 Budget | 22/23 YTD Actual | 21/22 Actual | 23/24 D Request | 23/24 M Recommends | +/- Budget |
|---------------------------------------|----------------------------|-------------------|---------------------|------------------|--------------------|-----------------------|------------------|
| Fund: 606 - Airport Grant Fund | | | | | | | |
| 606-3480-0521 | STATE APPROPRIATION | 20,000,000 | 12,137,397 | 2,137,397 | 20,000,000 | 20,000,000 | 0 |
| 606-3480-0526 | FEDERAL NPE GRANT FUNDS | 1,234,683 | 113,066 | 111,572 | 1,868,015 | 1,868,015 | 633,332 |
| 606-3480-8901 | MISCELLANEOUS REVENUE | 6,000 | 6,000 | 0 | 6,000 | 6,000 | 0 |
| 606-3831-0000 | INTEREST EARNED | 0 | 231,315 | 21,579 | 471,315 | 471,315 | 471,315 |
| 606-3980-3700 | TRANSFER FROM AIRPORT FUND | 137,187 | 137,187 | 14,187 | 137,187 | 170,521 | 33,334 |
| 606-3991-9910 | FUND BALANCE APPROPRIATED | 32,941 | 0 | 0 | 32,941 | 68,221 | 35,280 |
| Airport Grant Revenue Total | | 21,410,811 | 12,624,965 | 2,284,735 | 22,515,458 | 22,584,072 | 1,173,261 |

| Summary of Fee Changes | | | | |
|---|--|--|--|--|
| Service | Rate Code/Description | Current Rate | Proposed Rate | |
| Fire Permits/Inspections Prevention | (a) 5. All subsequent re-inspections for non-compliance | new item | \$50 | |
| | (d) 3. Confirmed overcrowding | new item | \$250 | |
| | (d) 4. Failure to maintain, test, and have fire alarm system monitored | new item | \$100 | |
| | (d) 5. Failure to maintain, and test fire sprinkler system | new item | \$100 | |
| Rescue Services | Change name of Service | Rescue Services | EMS Services | |
| | Change wording | Vidant Beaufort Hospital | ECU Beaufort Hospital and ECU Health Medical Center | |
| | ALS Emg. Transport - Co. Resident | \$863.92 | \$957.48 | |
| | ALS Emg. Transport - Non-Co. Resident | \$863.92 | \$957.48 | |
| | ALS Level 2 Emg. Transport | \$1250.40 | \$1385.84 | |
| | BLS Emg. Transport - Co. Resident | \$727.50 | \$806.30 | |
| | BLS Emg. Transport - Non-Co. Resident | \$727.50 | \$806.30 | |
| Miscellaneous Fees - Recreation | Patient Transport Mileage Charge | \$23.10 | \$25.62 | |
| | Group Facility Rental for Non-members | \$50 per rental (2 hr. rental) | \$60 per rental (2 hr. rental) | |
| | Group Facility Rental - Members | \$35 per rental (2 hr. rental) | \$45 per rental (2 hr. rental) | |
| | Ufguard Course | \$150 per person | \$175 per person | |
| Town Library Patron Fees and Fines | Library Cards - Beaufort County Residents | \$10 individual or \$25 family of 3 or more/year | \$15 Adult/\$5 Child per year | |
| | Late Fines Books | \$.25/day, no maximum | \$.25/day on adult material, no maximum (juvenile excluded) | |
| | Test Proctoring | \$35/test | remove this item | |
| | | | | |
| Water Front Docks | Single 30 amp - monthly connection | \$35 | \$40 | |
| | Single 50 amp or 2x30 amp - daily connection | \$7 | \$10 | |
| | Single 50 amp or 2x30 amp - monthly connection | \$55 | \$65 | |
| | 2x50 amp or 100 amp - daily connection | \$20 | \$25 | |
| Bobby Andrews Rec Center | Staffing for Event or Rental - Resident | \$10/hr. 4 hour minimum | \$15/hr. 4 hour minimum | |
| | Staffing for Event or Rental - Non-resident | \$15/hr. 4 hour minimum | \$20/hr. 4 hour minimum | |
| Field Lighting, Lining and Staff | Add Staffing for Event or Rental - Resident | | \$15 per hour | |
| | Add Staffing for Event or Rental - Non-resident | | \$20 per hour | |
| Miscellaneous Other | Wrist Bands | | | |
| | Bandstand Power Activation - After Hours | \$1 Per Person Consuming Alcohol Change name only - Any Stewart Parkway Panel | REMOVE THIS LINE ITEM | |
| Airport Fees | T-Hangar Rental fees - End T-Hangars with more sq. ft. | new item | \$229 per month | |
| | Conference Room Rental | | | |
| | One Full Day (8 hours) | new item | \$75 | |
| | Half Day (4 hours) | new item | \$40 | |
| City/County meetings exempt from rental fees. | | | | |

| | | | |
|-------------------------|---|-----------------------------------|--|
| All Utilities Base Rate | Water, Sewer Funds | Various | Increase the greater of 2% or CPI each fiscal year. FY 23/24 is 7.1% |
| | Storm Water Funds | Various | Increase the greater of 2% or CPI each fiscal year. FY 23/24 is 7.1% |
| Water Fund | Commodity (Usage) Charges | Various | with an additional 2.9% for FY 23/24 |
| | Commodity (Usage) Charges | Various | 2.5% FY 23-24 |
| Sewer Fund | Commodity (Usage) Charges | Various | 5.0% FY 23-24 |
| | 4" Sewer Tap | \$1,200 | \$1,500 |
| | 6" Sewer Tap | \$1,500 | \$1,800 |
| | 2" Force Main Tap | \$2,400 | \$3,000 |
| | **Developer Tap | \$450 | \$550 |
| Solid Waste | Residential Garbage Fee (curbside pickup) | \$18 per month/cart | \$19 per month/cart |
| | Extra Roll Out Cart | \$8 per month/cart | \$10 per month/cart |
| | Commercial Tipping Fees | Various rates based on cubic yard | Increase rates 12% |
| Electric Fund | Meter Services Fees | new page | see detail sheet |
| | Temporary Electric Service | new page | see detail sheet |
| | Electric Damages | new page | see detail sheet |
| | All Rate Classes | various | 1.36% increase |

Expansion Requested FY 2023-2024Expansion Recommended FY 2023-2024ALL DEPARTMENTS

| | | | |
|-----------------|------------|---------------------------|---|
| All departments | not listed | INCREASE VACATION ACCRUAL | |
| All departments | 100,000 | UPDATE LONGEVITY POLICY | |
| | 100,000 | | - |

| General Fund Department | Amount | Description | Changes |
|---------------------------|----------------|--|---------|
| Warehouse | 56,862 | FULL TIME PURCHASING TECHNICIAN | |
| Municipal Building | 1,429 | 40% PORTION RECLASS GEN SVC SUPER PAY GRADE 20 TO 22 | |
| Fire and EMS | 17,742 | RETIREMENT SEPARATION ALLOWANCE | |
| Fire | 15,000 | ADDITIONAL OVERTIME FUNDING FOR SPECIAL EVENTS | |
| Fire | 6,500 | ADDITIONAL OVERTIME FUNDING | |
| EMS | 333,420 | 4 ADDITIONAL PARAMEDIC POSITIONS | |
| Inspections | 44,495 | CHANGE CURRENT ADMIN FROM ASSISTANT TO SPECIALIST | |
| Library | 61,441 | NEW POSITION - FULL TIME ADULT SERVICES LIBRARIAN | |
| Aquatics | 67,481 | NEW POSITION - FULL TIME A&F CENTER PROGRAM SPECIALIST | |
| Rec Buildings & Grounds | 16,300 | ADD STAND BY PAY | |
| Rec Buildings & Grounds | 76,117 | NEW POSITION - FULL TIME ATHLETIC SUPERVISOR | |
| General Fund Total | 696,787 | | - |

| Water Fund Department | Amount | Description | |
|-------------------------|--------------|--|---|
| Water Treatment | 1,310 | 50% PORTION RECLASS ADMIN SUPPORT TO SENIOR ADMIN SUPPORT SPEC | |
| Water Fund Total | 1,310 | | - |

| Sewer Fund Department | Amount | Description | |
|----------------------------|--------------|--|---|
| Wastewater Treatment Plant | 1,310 | 50% PORTION RECLASS ADMIN SUPPORT TO SENIOR ADMIN SUPPORT SPEC | |
| Sewer Fund Total | 1,310 | | - |

| Stormwater Fund | Amount | Description | |
|------------------------------|--------|-------------|---|
| Stormwater Fund Total | - | | - |

| <u>Electric Department</u> | <u>Amount</u> | <u>Description</u> |
|-------------------------------|---------------|--|
| Electric Fund Total | - | - |
| <u>Airport Department</u> | <u>Amount</u> | <u>Description</u> |
| Airport | 1,206 | OVERTIME INCREASE |
| Airport Fund Total | 1,206 | - |
| <u>Solid Waste Collection</u> | <u>Amount</u> | <u>Description</u> |
| Solid Waste Fund Total | - | - |
| <u>Cemetery Department</u> | <u>Amount</u> | <u>Description</u> |
| Cemetery | 2,143 | 60% PORTION RECLASS GEN SVC SUPER PAY GRADE 20 TO 22 |
| Cemetery Fund Total | 2,143 | - |
| Grand Total | 702,756 | - |

Request for Service Expansion

Title of Service Expansion: Update Vacation Leave Accrual Rates for General Employees

Name of Department: All Departments

Purpose and Justification: In the recent addition of an accrual tier for EMS Personnel the monthly accruals were compared with Beaufort County's accrual amounts. It is suggested to update our vacation leave accruals to match Beaufort County's.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | | Position salaries are already budgeted for so there is no additional funds to budget. Employees are still limited to a 240 hour payout upon separation. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | | |

| | | |
|--|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Update Longevity Policy and Expand Longevity Payment Amounts

Name of Department: All Departments

Purpose and Justification: Since the adoption of the Longevity Pay Policy the amount has been \$25 per year of service. Originally the policy began with one year of service and several years ago was amended for employees to become eligible at five years of service. Longevity pay is a wonderful way to show appreciation for our long-term employees, especially in this time of constant turnover and retention concerns. Attached are two proposals that provide comparison to the current policy, number of employees eligible and the amount of longevity estimated to be paid out. This data is based on current employee counts and does not take into account any future turnover or new hires since that data cannot be forecasted. The expansion of this benefit will allow us to continue to show our employees that they are valued as well as provide for some retention incentive for those in their early tenure with the City.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|--------------------|------------------------------|---|
| Personnel | \$100,000/year | See attached Longevity Budget estimate for 2023-2026 |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$100,000/year | This amount will fluctuate due to upcoming retirements of more tenured employees and an increase to those with 5-10 years of service. |

| | | |
|---------------------------------|----------------|--|
| Revenue to offset Costs | | |
| Total Cost of Service Expansion | \$100,000/year | |

Longevity Estimate 2023 - 2026

| | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| Current: Beginning at 5 years of service - \$25 per year | TOTAL - \$51,075 38 employees with at least 5 but less than 10 - \$5,750 27 employees with at least 10 but less than 15 - \$8,075 32 employees with at least 15 but less than 20 - \$13,750 39 employees with 20+ \$23,500 | TOTAL - \$57,350 61 employees with at least 5 but less than 10 - \$9,575 23 employees with at least 10 but less than 15 - \$7,250 27 employees with at least 15 but less than 20 - \$11,550 48 employees with 20+ \$28,975 | TOTAL - \$61,575 60 employees with at least 5 but less than 10 - \$10,600 19 employees with at least 10 but less than 15 - \$5,950 29 employees with at least 15 but less than 20 - \$12,350 53 employees with 20+ \$32,675 | TOTAL - \$70,050 85 employees with at least 5 but less than 10 - \$14,300 24 employees with at least 10 but less than 15 - \$7,175 25 employees with at least 15 but less than 20 - \$10,575 61 employees with 20+ \$38,000 |
| Proposal 1: At least 5 years but less than 10 - \$75 per year of service (\$375-\$675) At least 10 years but less than 15 - \$750 flat At least 15 years but less than 20 - \$1,250 20 years or more - \$1,500 | TOTAL - \$136,000 38 employees with at least 5 but less than 10 - \$17,250 27 employees with at least 10 but less than 15 - \$20,250 32 employees with at least 15 but less than 20 - \$40,000 39 employees with 20+ \$58,500 | TOTAL - \$151,725 61 employees with at least 5 but less than 10 - \$28,725 23 employees with at least 10 but less than 15 - \$17,250 27 employees with at least 15 but less than 20 - \$33,750 48 employees with 20+ \$72,000 | TOTAL - \$161,800 60 employees with at least 5 but less than 10 - \$31,800 19 employees with at least 10 but less than 15 - \$14,250 29 employees with at least 15 but less than 20 - \$36,250 53 employees with 20+ \$79,500 | TOTAL - \$183,650 85 employees with at least 5 but less than 10 - \$42,900 24 employees with at least 10 but less than 15 - \$18,000 25 employees with at least 15 but less than 20 - \$31,250 61 employees with 20+ \$91,500 |
| Proposal 2: At least 5 years but less than 10 - \$500 At least 10 years but less than 15 - \$750 At least 15 years but less than 20 - \$1,250 20 years or more - \$1,500 | TOTAL - \$137,750 38 employees with at least 5 but less than 10 - \$19,000 27 employees with at least 10 but less than 15 - \$20,250 32 employees with at least 15 but less than 20 - \$40,000 39 employees with 20+ \$58,500 | TOTAL - \$153,500 61 employees with at least 5 but less than 10 - \$30,500 23 employees with at least 10 but less than 15 - \$17,250 27 employees with at least 15 but less than 20 - \$33,750 48 employees with 20+ \$72,000 | TOTAL - \$160,000 60 employees with at least 5 but less than 10 - \$30,000 19 employees with at least 10 but less than 15 - \$14,250 29 employees with at least 15 but less than 20 - \$36,250 53 employees with 20+ \$79,500 | TOTAL - \$183,250 85 employees with at least 5 but less than 10 - \$42,500 24 employees with at least 10 but less than 15 - \$18,000 25 employees with at least 15 but less than 20 - \$31,250 61 employees with 20+ \$91,500 |

Updating longevity policy to match Beaufort County.

It is a recommendation to update our longevity policy to be comparable to Beaufort County. We currently receive \$25 per year after 5 years of service. From a calculation stand point proposal 2 is easier to calculate and more equitable. By consensus, Council opted for proposal 2 for longevity pay increase.

Request for Service Expansion

Title of Service Expansion: Full-Time Purchasing Technician

Name of Department: City of Washington Warehouse / Administrative Services

Purpose and Justification: To provide funding for an additional employee. Due to the volume of work my department is understaffed. I had a light duty personnel that performed temporary duties that enabled my department to catch up on unfinished work because of absenteeism. I need personnel to be able to fill in when a worker does not show up due to unforeseen illness or family issues.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|--|
| Personnel | \$ 56,261.28 | SALARY (@ \$17.00/HR) = \$35,360.00 FICA (@ 7.65%) = \$2,705.04 RETIREMENT (12.15%) = \$4,296.24 INSURANCE = \$12,550.00 401K/FLEX FUND/WELLNESS & BIOMETRICS = \$1,350.00 |
| Operational | 600 | COMPUTER MONITOR REPLACEMENT |
| Capital Outlay | 0 | |
| Total Expenditures | \$56,861.28 | |

| | | |
|--|---------------------|--|
| Revenue to offset Costs | 0 | |
| Total Cost of Service Expansion | \$ 56,861.28 | |

Request for Service Expansion

Title of Service Expansion: General Services Superintendent Reclassification

Name of Department: Public Works

Reclassification of General Services Superintendent from Grade 20 to Grade 22

Purpose and Justification: Responsibilities for the General Superintendent have increased to include coordinating the operations and maintenance for the Library, License Plate Agency, and the new Police Station.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|--------------------|--|--|
| Personnel | Salary = \$2,963 FICA = \$227 Retirement = \$382 | Responsibilities for the General Superintendent have increased to include coordinating the operations and maintenance for the Library, License Plate Agency, and the new Police Station. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$3,572 | |

| | | |
|---------------------------------|---------|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | \$3,572 | |

Request for Service Expansion

Title of Service Expansion: Retirement Separation Allowance for Fire Department Personnel

Name of Department: Fire-Rescue-EMS

Purpose and Justification: This is similar to what Sworn Law Enforcement Officers get when they retire with 30 years of service. Several municipalities throughout the state are currently offering this benefit for Fire Department Personnel, and this would greatly help with recruitment and retention of employees.

In order to be eligible for the benefit an employee would have to retire with a minimum of 30 years of service. This benefit would coincide with all other retirement benefits, and would be paid until the retiree reaches 62 years of age. The first employee that would receive this benefit is eligible to retire in 2025.

The formula for the separation allowance is .0085 times the employee's most recent base salary, times the years of creditable service. The example below is based on an employee retiring with a salary of \$70,000.00.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | \$17,742.00 Annually | Monthly payment of \$1478.50 |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | | |

| | | |
|------------------------------------|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Add 4340-0202 account for special events overtime

Name of Department: Fire-Rescue-EMS

Purpose and Justification: This is to cover special events above and beyond our normal overtime situations.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | | |
| Operational | \$15,000.00 | Special events overtime |
| Capital Outlay | | |
| Total Expenditures | | |

| | | |
|--|-------------|--|
| Revenue to Offset Costs | | |
| <i>Total Cost of Service Expansion</i> | \$15,000.00 | |

Request for Service Expansion

Title of Service Expansion: Additional overtime funds needed

Name of Department: Fire-Rescue-EMS

Purpose and Justification: There have been budget transfers to cover overtime, and more money is needed to cover this expense.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | | |
| Operational | \$6,500.00 | Additional Overtime Allowance |
| Capital Outlay | | |
| Total Expenditures | | |

| | | |
|--|------------|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | \$6,500.00 | |

\$333,420 for 4 additional paramedics – without the property tax increase we can't do this. Mr. Russell stated our goal is to have 12 paramedic so we would need 4 at this time. We can continue to look at funding options – timing issues and restructuring, possibly using fund balance for a certain period to bridge the gap. We can also look at mid-year to add the positions. Mayor Pro tem Brooks stated we need to take care of our people and move forward. Mr. Russell stated we are now on the same schedule as Beaufort County. Last year, Council started the implementation process of increasing additional EMS personnel over the next 3-5 years.

Request for Service Expansion

Title of Service Expansion: 4 Additional Paramedics

Name of Department: Fire-Rescue-EMS

Purpose and Justification: As a continuation of last year's budget plan, we are requesting 4 additional Paramedics to give us a total of 8, and to help reach the goal set of having 12. This is vital in order to keep providing Paramedic level EMS service.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|--------------------|------------------------------|---|
| Personnel | \$333,420.00 | This is the salary and benefit package for these positions including 208 hours of built-in overtime. Salary = \$214,200 Retirement = \$27,632 FICA = \$16,388 Insurance = \$39,200 401K = \$5,400 Overtime = \$30,600 |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | 333,420.00 | |

| | | |
|--|------------|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | 333,420.00 | |

Request for Service Expansion

Title of Service Expansion: Full Time Administrative Support Specialist

Name of Department: Community and Cultural Service Department / Inspections Division

Purpose and Justification: Inspections division is asking for the position of Administrative Support Assistant to be changed to Administrative Support Specialist due to the specific nature of the position. Writing permits and making sure they are issued legally and properly is a very important aspect of the rules and regulations of the North Carolina Department of Insurance and the North Carolina General Statutes.

Laura has been a very loyal and dedicated employee for the City of Washington and especially in the Inspections Division as she has worked here for 4 years as a full time assistant. I have asked her if she ever wanted to change departments and she says she really loves working in the inspections division because she learns so much about construction and the way things are built.

She is very professional in speaking with customers, getting them the information they request and processing their permits. I have had a lot of people call and compliment her on her helpfulness in guiding them through the permitting process, inspection process and getting in touch with other departments.

In the office, Laura, has become one of our most knowledgeable people when it comes to our software, especially use of the portal system. She is very efficient in getting inspection tickets ready for the inspectors in the morning as well as working on permits. She has been in charge of re-vamping our file system so that our documents are in the correct order.

Laura recently attended a "Law and Administrative" class, which is required for inspectors, and passed with a grade of 100%. This class helps her to understand the legal requirements of the inspections office and why we do things the way we do them. If the State of North Carolina passes the law for requiring permit techs she already has this class under her belt.

I feel that Laura has earned her way to a higher pay grade. Since the City of Washington does not have a "Permit Technician" position I thought this was the best way to go until the times comes for making a new position.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | 44494.53 | This will be the salary and all fringe benefits at the starting level for this position |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | 44494.53 | |

| | | |
|--|-----------------|--|
| Revenue to Offset Costs | | |
| <i>Total Cost of Service Expansion</i> | <i>44494.53</i> | |

Request for Service Expansion

Title of Service Expansion: New Position – Full-Time Adult Services Librarian

Name of Department: Brown Library

Purpose and Justification: This position will perform professional and technical work to plan, manage and direct the operations, programs, and resources of adult services and respond to the needs of the community. Develop and offer a variety of reading, educational and cultural programs for adults. Foster community relations and assist library patrons in the use of library services, facilities, and equipment.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | Salary 45,500.00 | |
| | FICA 7.65 3,480.75 | |
| | Retirement 8.95% 4,072.25 | |
| | Insurance (EE Only) 6,888.00 | |
| | Wellness 900.00 | |
| | Flex funds 1040.00 | |
| | 401K 120.00 | |
| | Total 59,941.00 | |
| Operational | Desk 1500.00 | |
| Capital Outlay | | |
| Total Expenditures | \$61,441.00 | |

| | | |
|--|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Aquatic & Fitness Center Program Specialist

Name of Department: Recreation Department

Purpose and Justification: This position will provide assistance to the Aquatic & Fitness Center Supervisor with programing, training and assisting with lifeguard shifts when needed. The pool is open for 71 hours each week. There is a need to have a full time employee on site during open hours. Most lifeguards are younger in age and have multiple obligations to school activities and their schedules vary. The supervisor is often left to cover unstaffed shifts. This leads to the Supervisor's inability to complete required administrative work.

We will adjust the Senior Center Recreation Program Specialist to reflect the needs of both jobs.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | \$64,801 | Pay Grade 15 / Salary \$44,505 Retirement - \$5,741 FICA - \$3,405 Insurance - \$9,800 401K - \$1,350 |
| Operational | \$2,680 | Laptop (\$2,000) & Adobe Software (\$200) Monthly Cell Reimbursement (\$480) |
| Capital Outlay | | |
| Total Expenditures | \$67,481 | |

| | | |
|------------------------------------|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Include Stand-By Pay for Building & Grounds Division

Name of Department: Recreation Department

Purpose and Justification: More and more events have increased the need to have employees on “Stand-By” in case a critical need or emergency arises and needs to be addressed. Currently, the Recreation Maintenance Superintendent takes all after hours calls and comes in when needed (and if available). We need a better process to guarantee an employee will be available on those occasions. Some examples would include locked doors, electrical issues, plumbing issues, rain delays for baseball and softball tournaments, broken score boards or safety issues that may arise. This process would allow us to plan for a dedicated employee to be available during those times.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|--|
| Personnel | \$16,300 | Average salary of employees to use Stand-By Pay. Pay is based on 7 days per week and 13 holidays. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$16,300 | |

| | | |
|------------------------------------|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Athletic Supervisor

Name of Department: Recreation Department

Purpose and Justification: The Recreation Department would like to begin offering more adult programming, assisting with special needs programming and offering more assistance with youth programming if requested. Since losing our Athletic Supervisor in 2012, the City has been unsuccessful in supporting requests for adult programs. There is a desire from the community, however we do not have enough staff to offer the time and support needed to make the programs successful. This position would also take over the duties of staffing our athletic facilities for youth programs and rentals.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|------------------------------|---|
| Personnel | \$73,257 | Pay Grade 18 / Salary \$51,520 Retirement - \$6,646 FICA - \$3,941 Insurance - \$9,800 401K - \$1,350 |
| Operational | \$2,860 | Laptop (\$2,000) & Adobe Software (\$200) Monthly Cell Bill (\$660) |
| Capital Outlay | | |
| Total Expenditures | \$76,117 | |

| | | |
|------------------------------------|--|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | | |

Request for Service Expansion

Title of Service Expansion: Administrative Support Specialist – Water Resources

Name of Department: Public Works – Water Resources

Reclassification of Administrative Support Specialist (Water Resources) Grade 15 to Senior Administrative Support Specialist (Water Resources) Grade 18

Purpose and Justification: The position will perform Administrative Support duties, with additional duties of Back Flow Prevention Program, compile compliance monitoring reports for two Waste Water Treatment Plants and Water Treatment Plant and Manage Work Maintenance Program for Water Resources.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|--------------------|--|---|
| Personnel | Salary = \$2,173 FICA = \$166 Retirement = \$280 | Perform Administrative Support duties with additional duties to include Back Flow Prevention Program, compile compliance monitoring reports for two Waste Water Treatment Plants and Water Treatment Plant and Manage Work Maintenance Program for Water Resources. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$2,619 | |

| | | |
|--|----------------|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | \$2,619 | |

Request for Service Expansion

Title of Service Expansion: Overtime Increase

Name of Department: Airport

Purpose and Justification: Increase over time salaries along with FICA and retirement. The overtime budget has been short for the past 3 fiscal years. Paying 10 out of 13 holidays to one of our part time employees would be a minimum of \$1,335 in overtime. This figure along with call outs makes the \$1,000 inadequate to cover the funds needed.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|-----------------------|---|--|
| Personnel | \$1,000 Overtime \$77 FICA \$129 Retirement | Increase in overtime of \$1,000, increase in FICA of \$77 and an increase in retirement of \$129. The funds budgeted for overtime for the past 3 fiscal years have been inadequate to pay for time worked over and paying part time employees for holidays worked. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$1,206.00 | |

| | | |
|--|----------------|--|
| Revenue to Offset Costs | \$1,206 | The revenues that will be received from airport drone operations should cover the added over time funds requested. |
| Total Cost of Service Expansion | \$1,206 | |

Request for Service Expansion

Title of Service Expansion: General Services Superintendent Reclassification

Name of Department: Public Works

Reclassification of General Services Superintendent from Grade 20 to Grade 22

Purpose and Justification: Responsibilities for the General Superintendent have increased to include coordinating the operations and maintenance for the Library, License Plate Agency, and the new Police Station.

| | ESTIMATED COST/ (SAVINGS) | Detail Explanation/ Justification of Cost |
|--------------------|--|--|
| Personnel | Salary = \$2,963 FICA = \$227 Retirement = \$382 | Responsibilities for the General Superintendent have increased to include coordinating the operations and maintenance for the Library, License Plate Agency, and the new Police Station. |
| Operational | | |
| Capital Outlay | | |
| Total Expenditures | \$3,572 | |

| | | |
|---------------------------------|---------|--|
| Revenue to Offset Costs | | |
| Total Cost of Service Expansion | \$3,572 | |

Mr. Russell stated we can flex these new positions out to start mid-year to soften the impact on the budget. He again noted there is no property tax increase and no electric utility rate increase.

Mr. Rauschenbach stated we are clear on what Council would like to achieve, but we need a couple of weeks to capture and revise the budget.

The meeting was adjourned at 4:25pm

(subject to approval of City Council)

s/Cynthia S. Bennett, MMC
City Clerk

The Washington City Council met in a budget workshop on Wednesday, May 24, 2023 at 3:00pm in the Council Chambers at the Municipal Building. Present: Donald Sadler, Mayor; Richard Brooks, Mayor Pro tem; Lou Hodges, Councilmember; William Pitt, Councilmember; Mike Renn, Councilmember and Bobby E. Roberson, Councilmember. Also present: Jonathan Russell, City Manager and Cynthia S. Bennett, City Clerk.

Mayor Sadler called the meeting to order and stated if anyone wanted to speak in regard to the budget, they could do so now and they have three minutes.

Gary Ceres spoke to Council regarding his concerns for the budget. There were no other comments from the public.

Mr. Russell reviewed the changes from the last budget workshop. No tax increase and no electric utility increase and we have presented a balanced budget. Timing vs. cash flow, we can delay a few items, such as capital and personnel positions to allow time for our revenues to catch up. In regard to the Athletic Director position, there has been interest in bringing back some of the youth leagues, as the sports leagues are struggling. This position would allow more access to our facilities and bring back several adult leagues as well. Councilmember Hodges stated she has had numerous calls about this position. She said the parents are worn out and are in support of this position. Mr. Russell stated the wastewater treatment plant is currently operating at 3.75 million gallons a day in a regional format. We received a \$400,000 grant from NCDEQ to assist with engineering and planning. This process is at least 3-5 years out and we are aggressively pursuing funding for this project. We are hoping to move this to 5 million gallons per day.

Personnel. We've delayed some of the positions, not necessarily removing them but delaying them until later in the fiscal year. The budget is balanced without a tax increase.

Councilmember Roberson discussed the cost of living and merit for the upcoming year. Mr. Rauschenbach reviewed the CPI for our region was 7.1%. Instead of suggesting that all of that be passed on in salaries one of the goals was to get contribution of 401k up to 5%. Law enforcement is already at 5%. For law enforcement personnel, they would get the entire 7% in their salary, remaining personnel would get 3.5% toward salary and 3.5% toward 401k. Mayor Pro tem Brooks thanked staff for taking care of the employees with raises and 401k contributions without raising taxes. Councilmember Roberson discussed the salary survey as well as the proposed paramedic positions. Mr. Russell stated the plan was presented last year for paramedics as a three year cycle – 4 each year for a total of 12 and they work same shift schedule as Beaufort County.

Councilmember Pitt stated we need the EMS positions and we need the supplement for fire service.

Discussion was held regarding the June 12th meeting date to possibly approve the budget. Councilmember Hodges will be unavailable on would like to move the meeting if possible. Discussion continued regarding potential dates to meet to approve the budget.

Councilmember Roberson made a motion not to approve the budget. Motion dies. Councilmember Hodges made a motion to vote on the budget tonight. Motion dies.

Council voted to meet on May 31st at 5:00pm to vote on the budget.

Budget Changes

5/24/2023

| \$ | Description |
|-----------|--|
| (425,000) | No property tax increase |
| 121,000 | Return on investment- included storm water fund and adjusted to current tax rate |
| 435,000 | Administrative charges- changed revenue collections allocation basis to sales & services fees and changed planning & inspections basis to reflect current development activity |
| 208,000 | Headcount hiring deferment- 6 months for HR Assistant and 3 police officers, 12 months for Public Works superintendant |
| (435,000) | Expansion- 6 months for EMS, aquatics and building & grounds positions |
| 178,000 | Fund balance appropriated |
| (82,000) | Other adjustments |
| - | Total |

The meeting was adjourned until May 31, 2023 at 5:00pm.

(subject to approval of City Council)

s/Cynthia S. Bennett, MMC
City Clerk

The Washington City Council met in a budget workshop on Wednesday, May 31, 2023 at 5:00pm in the Council Chambers at the Municipal Building. Present: Donald Sadler, Mayor; Richard Brooks, Mayor Pro tem; Lou Hodges, Councilmember; William Pitt, Councilmember; Mike Renn, Councilmember and Bobby E. Roberson, Councilmember. Also present: Jonathan Russell, City Manager and Cynthia S. Bennett, City Clerk.

Mayor Sadler called the meeting to order. Mayor Pro tem Brooks led the Pledge of Allegiance and delivered the invocation.

Mayor Sadler stated if anyone wanted to speak in regard to the budget, they could do so now and they have three minutes.

Gary Ceres spoke to Council regarding his concerns for the budget.

Paula (?) spoke in regard to utilities.

Nancy Burroughs spoke in regard to utilities.

Mr. (?)Thompson spoke in regard to utilities.

There were no additional comments from the public.

Mr. Russell stated we are providing a balanced budget with no property tax increase this year. As well as no electric utility rate increase for the upcoming year. The COLA is based on the CPI for our region and that is at 7%. Beaufort County, Pitt County and Martin County are all proposing a 5% across the board COLA. He stated it is better to do a 5% across the board increase and stay in keeping with the region. This would allow us to develop a comprehensive pay plan (from the recent salary study) with implementation at the beginning of the calendar year. He is requesting Council amend the COLA from 7% (3.5% salary and 3.5% 401k) to a flat across the board 5% all going towards salaries. This change will save us \$300,000 and in turn allow us to hire the four EMT personnel in the expansion budget on July 1st.

Mayor Sadler commended staff for brining Council a balanced budget without raising taxes and electric utilities.

A motion was made by Councilmember Renn, seconded by Mayor Pro tem Brooks, to adopt the Budget Ordinance for Fiscal Year 2024, set the 2023 Advalorem Tax rate at \$0.58 per \$100.00 value and set the user fee schedule included in the appendix of the budget.

Councilmember Roberson stated he knows there is no tax increase or electric utility increase, but what about any other fee increases. Mr. Russell noted solid waste will increase by \$1 per month (\$18-\$19) which equates to \$12 annually, this is driven by fuel costs.

Mayor Sadler called for the vote on the motion to approve the budget.

By motion of Councilmember Renn, seconded by Mayor Pro tem Brooks, Council adopted the Budget Ordinance for Fiscal Year 2024, set the 2023 Advalorem Tax rate at \$0.58 per \$100.00 value and set the user fee schedule included in the appendix of the budget. The motion carried 3-2 with Councilmember Roberson and Councilmember Pitt opposing.

| VOTE: budget | YES | NO |
|-------------------------------|------------|-----------|
| Mayor Pro tem Brooks | x | |
| Councilmember Hodges | x | |
| Councilmember Pitt | | x |
| Councilmember Renn | x | |
| Councilmember Roberson | | x |

By motion of Councilmember Renn, seconded by Councilmember Pitt, Council adjourned the meeting at 5:17pm until June 12, 2023 at 5:30pm in the City Council Chambers.

(Subject to approval of City Council)

s/Cynthia S. Bennett, MMC
City Clerk



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler & Members of the City Council
From: Kristi Roberson, Parks & Recreation Director
Date: June 12, 2023
Subject: Public Beach & Coastal Waterfront Access Funds 2023-2024 Grant – Washington Wetlands Boardwalk Reconstruction Phase III
Applicant Presentation: N/A
Staff Presentation: Kristi Roberson

RECOMMENDATION:

I move City Council authorize the Recreation Director to apply for the Public Beach & Coastal Waterfront Access Funds Grant in the amount of \$800,000.00 for the Washington Wetlands Boardwalk Reconstruction Phase III to complete the West end of the Washington Wetlands Boardwalk.

BACKGROUND AND FINDINGS:

Phase I - funded in the 2019-2020 budget.
Phase II – funded in the 2021-2022 budget.

The total cost for Phase III of the project is estimated to be \$1,335,000.00. The grant requires at least a 10% match; at least half of the local contribution must be a cash match. The city match will be \$525,000.00, plus additional \$10,000.00 in kind.

The City was approved in the pre-application phase and invited to apply for 2023-2024 funding.

Funding decisions will be made in October and anticipate contracts executed in January 2024.

PREVIOUS LEGISLATIVE ACTION

Phase I awarded in 2019-2020.
Phase II awarded in the 2021-2022.

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☒ Requires additional appropriation ☐ No Fiscal Impact

SUPPORTING DOCUMENTS



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler & Members of the City Council
From: Mike Dail, Director Community & Cultural Services
Date: June 5, 2023
Subject: Public Hearing – Comprehensive/CAMA Land Use Plan
Applicant Presentation: NA
Staff Presentation: Andrea Radford, Stewart & Mike Dail, Director Community & Cultural Services

RECOMMENDATION:

I move that City Council adopt the attached ordinance and approve the, “One Washington, Forward Together” Comprehensive/CAMA Land Use Plan as submitted with the recommended changes from the Planning Board that have been included in the Plan and forward the Plan to the North Carolina Division of Coastal Management for State review.

BACKGROUND AND FINDINGS:

The Draft Comprehensive/CAMA Land Use Plan was crafted through community outreach and feedback. The process included three public workshops that were well attended by the Community. Citizens were given the chance to make oral and written comments at each workshop. There were three Steering Committee meetings to review the data and recommendations and to give guidance in crafting the Draft Plan. A public hearing was held by the Planning Board on May 23, 2023. The Planning Board voted unanimously to approve the plan with several recommend additions.

The current step in the process is for City Council to hold a public hearing and take action to approve the Comprehensive Plan component and to forward the Plan to the North Carolina Division of Coastal Management. After Councils approval of the Comprehensive Plan Component the Plan will become the City’s Official Comprehensive Plan. The North Carolina Department of Coastal Management will review the Plan for CAMA Land Use Plan State compliance. After DCM’s review the plan will come back to Council for the CAMA Land Use Plan Adoption and then be sent to the North Carolina Coastal Resources Commission for final certification.

FISCAL IMPACT

_____ Currently Budgeted (Account _____) _____ Requires additional appropriation X No Fiscal Impact

SUPPORTING DOCUMENTS

Ordinance, Staff Report and Information Items

ORDINANCE ADOPTING
A COMPREHENSIVE & CAMA LAND USE PLAN
FOR THE CITY OF WASHINGTON, NORTH CAROLINA

WHEREAS, the Washington City Council found it important to update the community's land use plan as many of the prior plan's recommendations have been implemented, new issues have arisen, and changes in the City's leadership, vision and policies have occurred; and

WHEREAS, it is also the intent of the City Council to fulfill its obligations under the North Carolina General Statutes, Chapter 160D, Article 5, *Planning*, and North Carolina Administrative Code, Chapter 7, Subchapter 07B, *State Guidelines for Land Use Planning*; and

WHEREAS, the recommendations of the Washington Comprehensive & CAMA Land Use Plan will be used by the City Council as a guide for development review, ordinance and policy preparation, and consideration of budgets, funding opportunities and capital expenditures; and

WHEREAS, the Washington Comprehensive & CAMA Land Use Plan will also provide general guidance to City departments, other public agencies, private individuals, and organizations as they prepare plans, proposals, programs and ordinances; and

WHEREAS, the City of Washington engaged in a wide variety of efforts to obtain an extensive amount of public input regarding community issues and priorities throughout the planning process; and

WHEREAS, the Planning Board has recommended adoption of the Washington Comprehensive & CAMA Land Use Plan; and

WHEREAS, in accordance with Chapter 160D, of the General Statutes of North Carolina, a public notice was published once a week for two successive weeks in the Washington Daily News setting forth that the City Council would, on the 12th day of June, 2023 at 6:00 p.m., conduct a public hearing on the adoption of the Washington Comprehensive & CAMA Land Use Plan; and

WHEREAS, a public hearing on the Washington Comprehensive & CAMA Land Use Plan was held at the Washington City Council meeting on June 12, 2023.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Washington, North Carolina hereby:

1. Adopts the Washington Comprehensive & CAMA Land Use Plan; and
2. Authorizes the Director of Planning and Development Services to submit the adopted plan to the North Carolina Division of Coastal Management and Executive Secretary of the Coastal Resources Commission for review and certification.

Adopted this 12th day of June, 2023.

Donald R. Sadler, Mayor

ATTEST:

Cynthia Bennett, Clerk

One Washington, Forward Together

Comprehensive/CAMA Land Use Plan Drafting Process

Timeline

August 25, 2022 Public Kickoff Meeting - 54 attendees, City Staff Departmental Meeting, 1st Steering Committee Meeting

September 13 – October 12, 2022 Community Survey - 597 responses

November 3, 2022 Public Meeting at PS Jones - 52 attendees

November 4, 2022 2nd Steering Committee Meeting

February 16, 2023 3rd Steering Committee Meeting

March 3, 2023 Draft Plan Presentation Public Meeting - 60 attendees

March 3 – March 31, 2023 Online Community Draft Plan Comment Survey - 18 responses

May 23, 2023 Planning Board Review and Recommendation - 2 public attendees

June 12, 2023 City Council Review and Adoption

June – September 2023 Division of NC Coastal Management Review

October 2023 Council Review and Adoption of CAMA Land Use Plan

December 2023 NC Coastal Resources Commission Certification

Public Input

The Draft Comprehensive/CAMA Land Use Plan Goals and Policy recommendations were crafted from Public Comment. The process included three public workshops that were well attended by the Community. Citizens were given the chance to make oral and written comments at each workshop.

The first public workshop was held on August 25, 2022 at the Civic Center. The workshop featured information about the project, and feedback was solicited through several activities such as, preference boards, visioning boards, and maps. Also, attendees were given the chance to make public comments.

After the Kickoff Public Workshop, a community wide survey was taken to gather the public's priorities for the future of Washington. The survey was well advertised, was open from September 13 thru October 12, 2022 and had 597 responses.

The second public workshop was held on November 3, 2022 at the PS Jones Alumni Center. Presentation boards were set up throughout the room displaying the draft community vision, goals, and a draft future land use map was set up on a table. A thirty-minute presentation was given at the meeting to discuss the findings from the survey and vision, goals, and the future land use map. Attendees reviewed materials and many made comments concerning the City's future goals and policies.

The third public workshop was held on March 3, 2023 at the Civic Center. Presentation boards were set up throughout the room displaying the draft community vision, goals, future land use map, and policy recommendations. A brief presentation was given at the meeting to orient community members to the draft plan. Attendees reviewed materials and provided additional guidance for the draft plan by completing a three question survey and making public comments. The survey was also made available online and was closed on March 31, 2023. 18 responses to the survey were received and a summary of the received comments is attached for your review. (Attachment A) Many of these responses received from the public concerning the Draft Plan were concerns that were already addressed in the plan. In response to concerns that were not addressed in the Draft Plan, the following edits were made to the policy sections for the Planning Board and City Councils review. The additions to the policy sections are as follows:

Transportation

Policy 7: Encourage access management along thoroughfares.

7.1: Encourage consolidation of driveways and adequate spacing.

7.2: Require commercial construction to provide cross-access to adjacent parking lots.

7.3: Encourage connections to side streets where feasible to disperse traffic.

Downtown and Waterfront

Policy 6: Implement recommendations from the 2022 ECU Downtown Parking Study.

Public Facilities and Services

Policy 6: Coordinate with City Departments on maintenance and beautification of existing, public facilities.

Character and Sense of Place

Policy 4: Support the beautification of entry corridors.

4.1: Consider updating the ordinance to include building design, lighting, and landscaping standards for commercial development.

4.2: Develop and implement corridor beautification plan.

Policy 5: Encourage tree preservation.

5.1: Consider updates to the zoning ordinance to encourage tree preservation.

Policy 9: Consider revising the zoning ordinance to incentivize adaptive reuse of existing buildings.

9.1: Incentives can include reducing or eliminating parking requirements for buildings not increasing their existing footprint, incentives for upper story residential units with retail on the main floor, and/or allowing for more flexibility in the design process. Additionally, an expedited review process should be studied to encourage adaptive reuse of existing buildings.

There was also comments regarding the Future Land Use Maps inclusion of the new character area “Commercial Marina District” on the south side of the river along US Highway 17 Business.

Planning Board Action and Recommendations

On May 23 the Planning Board met and held a review and public hearing concerning the Draft Plan. Two people attended the meeting and made public comment about the inclusion of the Commercial Marina District and their wishes for its removal. After the Public Hearing and Board Discussion, the Planning Board voted unanimously to recommended approval of the plan with the following suggestions (Staffs comments are in red):

- Study the Washington to Greenville Greenway Plan for implementation to city/county residents. A feasibility study is currently underway for this Greenway.
- Complete sidewalk and bike path plans that were approved by Council several years ago. In Staff’s opinion this item is addressed by Transportation Policies 6.1 and 8.1
- Develop and prioritize a city resurfacing plan, starting with Market Street from 15th Street to Water Street. The City currently has a Resurfacing Plan that was developed in 2014. The 2023-2024 City budget contains funds to update this plan. Note: Market Street is a NCDOT road from 3rd Street north.
- Initiate a discussion with the County to develop a parking solution for county vehicles in the parking lot across from the courthouse. The ECU parking study references the use of this lot for public parking during non-business hours. In staff’s opinion a separate policy is not needed for this unless Council desires.
- Evaluate the installation of fiber optic cable throughout the City. This item is addressed by Economic Development Policy 3

- In addition to Tourism Policy 1, include tourism ideas outside of the downtown area. **In staff's opinion this policy section as written encourages tourism opportunities to be fostered in the City's entire jurisdiction and region.**
- Conduct a structural inspection of Fire Station 1 to determine if the station can survive a severe winter snowstorm event, major hurricane, or nor'easter. **Added as Public Facilities Policy 2.9**
- Conduct a study of wastewater and drinking water facilities for future growth. **Wastewater is addressed in Public Facilities Policy 3.1. Water was added to Public Facilities Policy 3.1.**
- Do a parking study of the downtown area during the peak of tourism season. **This was added as a part of Downtown and Waterfront Policy 6.1**
- Enlist a qualified consultant to evaluate the risks of future climate change effects on property in the City and develop a long-term action plan to protect the community. **Added as Resiliency to Coastal Hazards Policy 8**
- Remove the Commercial Marina (CM) character area from the plan and the future land use map and change the future land use map recommendation designated in the proposed plan as Commercial Marina (CM) to Conservation, Parks, Open Space, or Environmentally Constrained (CPOSE) for undeveloped areas and commercial (COM) for areas already developed. (Attachment B) **Council Decision**
- Develop an implementation plan in a timely manner and make the implementation plan available to the public on the City's website. The plan would state priorities for each policy stated in the Land Use Plan. Additionally, the implementation plan should show what fiscal year each item will be addressed and an estimate of the cost budgeted. **Recommended action after plan adoption from the Planning Board.**

Next Steps

After approval of the Comprehensive Plan Components and the CAMA Land Use Draft Plan from Council, the Draft Plan must be submitted to the North Carolina Department of Coastal Management for CAMA Land Use Plan review. After DCM's review the plan will come back to Council for the CAMA Land Use Plan Adoption and then be sent to the Coastal Resources Commission for final certification.

One Washington, Forward Together Goals and Policies are summarized below. Changes to the Draft Plan's Policies since the last Steering Committee Meeting are highlighted as follows:

Citizen Comments from Third Public Meeting

Planning Board Recommendations

Community Goals

Goal 1 Foster economic growth and revitalization throughout the community, including downtown.

Goal 2 Enhance parks and recreational opportunities along the waterfront and throughout the community for both residents and visitors.

Goal 3 Safeguard, enhance, and promote Washington's historical character, heritage, and legacy.

Goal 4 Ensure equitable, diverse, and inclusive access to public services, facilities, and participation in governance.

Goal 5 Encourage high quality residential and nonresidential development while continuing to support existing neighborhoods.

Goal 6 Maintain the fiscal health of the local government while encouraging smart growth that pays for itself.

Goal 7 Encourage an accessible transportation network that connects people to their jobs and each other through a safe and efficient network of roads, sidewalks, bike lanes, and paths.

Goal 8 Protect and restore shorelines, water quality, and the natural environment.

Goal 9 Increase resiliency to evolving environmental hazards and conditions.

Goal 10 Invest in new and existing public infrastructure to deliver high-quality and efficient services to all.

Plan Policy Recommendations

Parks, Natural Areas, & Open Spaces

Policy 1: Continue parks planning efforts.

- 1.1: Develop a master site plan for each park, including conceptual site plan, list of amenities, anticipated programs, etc. These could be developed through several neighborhood charrettes that include neighborhood input directly. Or it could be a community charrette that considers all the sites more holistically.

Policy 2: Continue enhancements to existing parks.

- 2.1: Beebe Memorial Park and P.S. Jones: ensure sufficient parking exists for community events, including for food trucks and musical acts.

- 2.2: Susiegray McConnell Sport Complex: Seek out opportunities to enhance shade for day events, lighting for night games, and to expand recreational opportunities.
- 2.3: Todd Maxwell Complex: Continue efforts to convert to a multi-purpose field.
- 2.4: Haven's Garden: Expand the boardwalk along the waterfront from the existing facility to Runyon Creek boat launch.
- 2.5: Jack's Creek: Expand the trail network and recreational amenities. Expand the stormwater holding capacity.
- 2.6: Identify an appropriate location and create a conceptual master plan for a new gym facility in the near future.

Policy 3: Seek out opportunities to provide recreational opportunities to existing neighborhoods and anticipated new development.

- 3.1: Plan for new recreational facilities to the northwest and northeast.
- 3.2: Increase access to parks for pedestrians and cyclists.

Policy 4: Coordinate with Beaufort County to continue improvements and opportunities for expanded use of the PS Jones Alumni Museum Training Center and Park.

- 4.1: Improve signage and increase access to playgrounds and open spaces, including more pedestrian openings in fences.
- 4.2: Utilize the gym in the current facility.
- 4.3: Following the completion of the current round of upgrades, review the facility master plan and look forward in time to the next round of upgrades.

Policy 5: Discourage traditional development patterns adjacent to beneficial wetlands and environmentally-sensitive natural areas. (NHA, LUC)

- 5.1: Ensure new waterfront development respects natural shorelines and accommodates their movement as water levels rise. (Ongoing)
- 5.2: Require development to cluster away from sensitive environmental resources.
- 5.3: Create a cluster development or cluster subdivision ordinance. (FY 2027/28)

Policy 6: Establish or purchase conservation easements on local Natural Heritage Natural Areas which occur on the south side of the river and Tranter's Creek.

Policy 7: Foster a connected, accessible system of open spaces throughout the City.

- 7.1: Enhance pedestrian-friendly connections between open spaces, parks, activity centers, gathering places, and waterfront access points.

Policy 8: Update the shoreline and water access plan. Identify priority areas (street ends, vacant parcels, etc.) where property could be purchased and/or developed to provide water access. Priority should be given to small craft launches (kayaks, canoes, paddle boards) and fishing and crabbing access. (PA)

- Note that this goal may be difficult to make progress on since there is very little undeveloped land remaining with waterfront access.

Policy 9: Promote preservation and use of environmentally sensitive land and water features in and surrounding the City. (NHA, LUC)

- 9.1: Consider creation of a Conservation Overlay Zoning District to protect environmentally-sensitive areas. (FY 2026/27)

Policy 10: Increase access and opportunities to enjoy Washington's public waterways and waterfront. (PA, WQ)

- 10.1: Preserve the viewshed from downtown across the river, including limiting further expansion of marina slips. (Ongoing)

- 10.2: Maintain and enhance public docks and boat ramps. Additional boat ramps and/ or kayak launches should be provided as demand increases. (FY 2027/28)
- 10.3: Increase passive recreation space and small craft boat launches (canoes, kayaks) along Jack's Creek, the river front, Runyon Creek, and other public waterways. (FY 2027/28)
- 10.4: Encourage public access points as identified on the public access map.

Resiliency to Coastal Hazards

Policy 1: Continue to pursue Jack's Creek improvements for active stormwater management. (WQ, NHA)

- 1.1: Continue to seek funding for implementation of Jack's Creek improvements using funding from multiple sources (e.g., local, state, federal, nonprofit, and private). The current bottleneck in floodwater discharge at E Main Street should be addressed. (FY 2025/26)

Policy 2: Continue to proactively manage stormwater runoff. (WQ, LUC)

- 2.1: Continue to implement best stormwater management practices including Low Impact Development measures, impervious surface limitations, stormwater management alternatives, and vegetative buffers.
- 2.2: Pursue stormwater focused ecological restoration along Jack's Creek to reduce impacts from flooding and stormwater management. (FY 2027/28)
 - There is a wide array of funding sources in investing in nature based solutions, from local taxes and fees to federal programs.
 - This project should incorporate recreational community amenities as well as stormwater management.
- 2.3: Coordinate with Washington-Warren Airport to ensure drainage ditches are maintained and to provide stormwater solutions to the neighborhoods south of the airport. (FY 2025/26)
- 2.4: Continue to update and maintain City wide stormwater infrastructure.

Policy 3: Reduce flooding vulnerability by utilizing the Future Land Use Map, sea level rise projections and flood hazard area modeling to focus growth and public infrastructure investments away from flood-prone areas or areas projected to be permanently or regularly inundated in the future. (ICC, LUC, NHA)

- 3.1: Carefully consider publicly funded development in areas projected to be inundated by rising seas by the year 2070. This may evolve into a formalized City policy. (NHA)

Policy 4: Use current, best available sea level rise projections and environmental vulnerability knowledge when making public infrastructure investment decisions. (ICC).

- 4.1: Update and upsize standards for stormwater infrastructure to accommodate the more intense storms projected for the future. In addition to regular maintenance of open drainage ditches, the City should also create a plan for stormwater infrastructure replacement and upsize those facilities as they are repaired or replaced. (FY 2026/27)
- 4.2: Develop a plan to adapt public infrastructure in high-risk areas to the conditions they will likely experience in the future to ensure those facilities do not fail or contribute to environmental degradation.

Policy 5: Keep zoning densities lower in vulnerable areas, using flood zone data, local knowledge, floodplain modeling, and best available sea level rise projections as guidance. (NHA, LUC)

- 5.1: Update or add zoning districts or zoning overlays to address anticipated future impacts and protect the public safety in these areas. (FY 2027/28)

Policy 6: Mitigate wind-driven and storm surge flooding through structural improvements that prepare infrastructure for long-term resistance to environmental threats. (ICC, NHA)

- 6.1: Identify and map priority areas, such as at key locations along the creeks and riverfront. (FY 2024/25)
- 6.2: Identify vulnerable roads and bridges, water, sewer, and stormwater infrastructure, electric facilities, and other public infrastructure and elevate or armor against rising seas. (FY 2027/28)
- 6.3: Explore solutions for repetitive flood properties and possibly acquiring them publicly and using for floodwater management or public open space.

Policy 7: Prepare and protect structures against future storm damage. (NHA)

- 7.1: Increase storm-safe construction standards, by adapting relevant code language from industry leaders, such as the Florida Building Code or the IIBHS FORTIFIED Home criteria. (FY 2025/26)
- 7.2: Launch a city-led retrofitting campaign that encourages residents to brace their homes against storms. This might involve zero-interest loans for things like roof improvements, stormwater improvements, or structure elevation. Funding could come from participation in outside programs and does not necessarily have to be city-funded. (FY 2027/28)
- 7.3: Increase the flood-proofing and freeboard requirement in the projected future 1% annual flood chance area associated with 2-feet of future sea level rise. (FY 2026/27)
- 7.4: Establish a community floodplain area, similar to Charlotte, to ensure structure elevation and floodwater accommodation includes even properties outside of the traditional 100-year floodplain (1% annual flood chance area). (FY 2026/27)
- 7.5: Require enhanced building standards that increase resilience to storm events. This may include increased structural requirements, such as additional structure elevation, enhanced roof construction and attachment standards, better anchoring, etc. (FY 2027/28)
- 7.6: Create a revolving loan program for structural elevation of homes and other buildings. This could be funded, at least in part, by the City's existing stormwater management fee.

Policy 8: Enlist a qualified consultant to evaluate the risks of future climate change effects on property in the City and develop a long-term action plan to protect the community.

Transportation

Policy 1: Improve neighborhood and destination connectivity.

- 1.1: Provide connections to existing greenways and implement the state's greenway connections.
- 1.2: Coordinate with Mid-East Regional Planning Organization to plan for and provide greenway connections from Washington-Greenville.
- 1.3: Coordinate with Beaufort County Schools to provide secondary connections around existing and proposed schools.
- 1.4: Consider crosswalk improvements at the intersection of W Stewart Parkway and W Main Street.
- 1.5: Update the ordinance to require cross access connectivity to adjacent parking lots for non-residential development.

Policy 2: Improve pedestrian access by addressing gaps in sidewalks.

- 2.1: Expand or improve sidewalks along 12th St between US 264 crossing Highland Dr and Brown St.
- 2.2: Implement the Washington Pedestrian Plan to address sidewalk gaps around schools.
- 2.3: Address sidewalk gaps in existing neighborhoods.

Policy 3: Coordinate with NCDOT to provide multi-modal opportunities, such as along 15th St and enhance key intersections to improve pedestrian safety.

- 3.1: Improve E 15th St, E 12th St, and N Brown St intersection.

3.2: Improve Carolina Ave and W 15th St intersections.

Policy 4: Review roads that will flood with sea level rise and identify hotspots (NHA).

4.1: Coordinate with NCDOT or budget for elevation of roadways that will be inundated in the future. (Ongoing)

4.2: Pursue opportunities to identify and study these areas. (Ongoing)

Policy 5: Continue to require sidewalks in residential subdivisions and commercial developments.

Policy 6: Advance the development of a transportation system that is safe, functional, and attractive for users of all modes of transportation, and makes the community accessible to all citizens.

6.1: Support the development and implementation of the Beaufort County Comprehensive Transportation Plan.

6.2: Place priority projects on the City and County State Transportation Improvement Plan (STIP) and identify preferred routes.

Policy 7: Encourage access management along thoroughfares.

7.1: Encourage consolidation of driveways and adequate spacing.

7.2: Require commercial construction to provide cross-access to adjacent parking lots.

7.3: Encourage connections to side streets where feasible to disperse traffic.

Policy 8: Encourage safe, convenient, and efficient opportunities for pedestrian and bicycle movement.

8.1: Budget funds annually to complete priority segments that connect the residential and commercial areas in accordance with the Pedestrian Master Plan.

8.2: Apply for state and federal pedestrian and bicycle planning and construction grants.

Policy 9: Remain open to participating in any type of ferry-related projects or programs that might increase travel or tourism access to the City.

Downtown & Waterfront

Policy 1: Continue to invest in downtown streetscape amenities to enhance the pedestrian experience.

1.1: Consider pedestrian improvements along N Respass St.

1.2: Implement the Streetscape Master Plan (2017), including the next phase along Market Street, and revise the plan as progress occurs.

1.3: Continue efforts to enhance the pedestrian experience throughout downtown.

Policy 2: Continue to implement the City of Washington Visualization and Reinvestments Strategy, also known as the Harbor District Master Plan.

2.1: Work with and support the Waterfront Harbor District Alliance to attract a hotel developer for the Washington Harbor District.

Policy 3: Continue wayfinding efforts to guide residents and visitors to key destinations in downtown and along the waterfront.

3.1: Coordinate with Historic Preservation Commission for branding and wayfinding in local and National Register districts.

Policy 4: Continue to promote downtown as an arts and cultural center and retail hub.

4.1: Continue to coordinate with Washington-Beaufort County Chamber of Commerce, Economic Development Commission, the Washington Harbor District Alliance, the NC Department of Commerce Main Street & Rural Planning Center, and the Arts of the Pamlico.

4.2: Add a website for Main Street organizations to communicate with the public.

Policy 5: Enhance downtown alleyways.

- 5.1: Coordinate with the Historic Preservation Commission and stakeholders on making improvements to alleyways.
- Enhancements can include directional lighting, interpretation signage, and art displays that meet the Secretary of Interior standards and have been approved by the local Historic Preservation Commission.

Policy 6: Improve Downtown Parking

6.1 Implement recommendations from the 2022 ECU Downtown Parking Study. Ensure the study takes into account peak tourist season parking and make adjustments as necessary.

Policy 7: Continue efforts to enhance and extend the boardwalk along the riverfront.

- 7.1: Seek out public/private partnership to extend the existing boardwalk connection towards Havens Garden and S Bridge Street. This may also involve using existing public easements, such as the sewer easement near Pennsylvania Ave. (PA)
- 7.2: Implement the Harbor District Master Plan while coordinating with recommendations in this plan.
- 7.3: Seek out opportunities to connect the downtown boardwalk and the boardwalk in front of the Moss Creek neighborhood to Havens Garden park and pier and further up Runyon Creek. It may be necessary to have some alignment along existing streets (MacNair Street, E Main Street, Charlotte Street, etc.) before the path can get back to the waterfront.

Policy 8: Continue regulating developmental standards for multifamily dwellings in the Central Business Historic District.

- 8.1: Continue requiring storefronts on the ground floor with residential uses also permitted on upper stories.
- 8.2: Consider adding requirements to require usable balconies.

Policy 9: Review permitted uses in the Central Business Historic District.

- 9.1: Review existing permitted uses and consider allowing additional uses in the Central Business Historic District.
- 9.2: Revise micro-brewery/micro-distillery to a permitted use with developmental standards.

Policy 10: Encourage infill development in already developed areas. (LUC)

- 10.1: Prioritize higher density development in and around downtown to reduce greenfield development (e.g., agricultural lands, open space, forested areas) and to reinforce the activity in this area. (Ongoing)

Economic Development

Policy 1: Review regulations and procedures to assure a business-friendly process for new business development and existing business expansion.

Policy 2: Continue to partner with Beaufort County Chamber of Commerce, the Beaufort County Economic Development Commission, the P.S. Jones Alumni Association, and the Waterfront Harbor District Alliance to recruit new businesses.

Policy 3: Seek opportunities to improve and expand broadband and high speed internet.

- 3.1: Explore state grant opportunities to provide internet service to eligible areas.
- 3.2: Consider partnering with private internet providers to expand coverage.

- Note: The airport is receiving 5G installations and the County is currently extending fiber lines to accommodate it.

Policy 4: Foster economic development that provides quality jobs and a diverse economic base.

- 4.1: Encourage compatible uses adjacent to the airport. Partner with the Airport Authority to maximize high paying employment opportunities.
- 4.2: Revise approach, transitional, horizontal, and conical zones as the airport expands.
- 4.3: Explore opportunities to expand high speed broadband internet access. This will open a number of additional employment opportunities for individual residents and companies.

Policy 5: Continue to enhance the waterfront experience near Festival Park and host events and festivals.

Policy 6: Identify industry clusters that have potential for significant growth, recruit them, and work toward installing supportive infrastructure.

Policy 7: Encourage academic sector partnerships.

- 7.1: Encourage cooperative efforts between local employers, Beaufort County Educational Tech Center, Beaufort County Community College, and Eastern Carolina University to develop education and workforce training.

Tourism

Policy 1: Promote the City's arts, shopping and dining scene, cultural events, history, and ecotourism

- 1.1: Continue to promote tourism activities and events on social media.
- 1.2: Identify a site for a visitor's center or museum location that consolidates the plethora of local historic and cultural memorabilia. This could be coupled with another public facility, like a conference room, performing arts space, or a library expansion. Create a site-specific master plan for this facility.
- 1.3: Continue to attract recreational boaters.

Policy 2: Cultivate strategic partnerships to enhance tourism.

- 2.1: Coordinate with the County and other public or private groups to promote arts (public and private), cultural events, historical, ecotourism, and learning-based tourism.

Policy 3: Support local ecotourism and water recreation opportunities by providing additional public access points and infrastructure for boaters and residents. (PA)

- 3.1: This may involve something as simple as adding a kayak launch point on the existing boardwalk docks near a parking area, or it could involve development of an entirely new facility. (Ongoing)
- 3.2: Opportunities for additional boat trailer parking and/or additional launch facilities are possible north of the Haven's Garden boat ramp.

Policy 4: Protect the view shed from downtown and Waterfront Festival Park to the other side of the river as an economically valuable ecotourism resource.

- 4.1: This may require some balancing of the location of boat slips and where docking facilities are located.

Historic Preservation & Cultural Resources

Policy 1: Update architectural survey.

- 1.1: The survey should include structures built in and prior to 1975.

Policy 2: Promote the benefits of historic preservation to the community.

2.1: Provide educational opportunities on combining State and Federal tax credits, Low Income House Tax Credits, and New Market Tax Credits.

2.2: Identify contributing and non-contributing structures on a map.

Policy 3: Develop Local Landmark program.

3.1: Owners of locally designated landmarks are eligible to apply for an annual 50% property tax deferral as long as the property's historic features are maintained.

Policy 4: Increase access and education about historic preservation programming and practice.

4.1: Promote facade grants and other beneficial programs on the website and social media.

Policy 5: Develop a Historic Marker program.

5.1: Develop an application process to be administered by the Historic Preservation Commission and Planning Department to highlight historic sites and educate the public of their significance.

5.2: Historic markers can be traditional bronze roadside markers or sidewalk markers.

Policy 6: Continue investing in wayfinding and branding signage for the Local Historic District and historic properties.

Policy 7: Consider creating an on line version of the walking tour.

Policy 8: Conduct a historic resource survey for underrepresented communities.

Policy 9: Develop a Historic Preservation Plan.

9.1: A Historic Preservation Plan identifies the community's preservation goals, helps eliminate confusion about the purpose of the local preservation ordinance, and educates residents about the community's history. It also creates an outline for future preservation efforts and establishes benchmarks to measure progress. It is also possible to apply for Certified Local Government funding to assist with these efforts.

9.2: Identify additional funding opportunities in the plan.

Policy 10: Establish a process for structures in the local historic district to expedite any review process in the aftermath of a storm.

Public Facilities & Services

Policy 1: Continue to coordinate with Beaufort County School Systems to provide the City's students with a high quality public education.

1.1: Coordinate with Beaufort County School system to provide new public schools within the City's planning jurisdiction.

1.2: Support community college and workforce training programs that build local capacity and provide skills that make it easy for people to learn, work, and live in Washington.

Policy 2: Continue to provide high quality public facilities. (ICC)

2.1: Ensure that fire, EMS, and other community facilities are appropriately sized, located, and managed to protect the environment while providing adequate levels of service to meet community needs. (Ongoing)

2.2: Continue efforts to upgrade police facilities to meet community protection needs.

2.3: Evaluate the potential need for a police/fire docking slip to respond to emergencies on the water. (FY 2026/27)

2.4: Continue policing strategies to minimize crime and identify innovative solutions for future public safety needs.

- 2.5: Provide adequate public safety services to the City's incorporated areas and decrease response times. y Seek opportunities for a third fire station to provide for current and future needs of the City. This is not be an immediate need.
- 2.6: Continue to provide adequate funding in the Capital Improvement Plan (CIP) for maintenance and replacement of public vehicles.
- 2.7: Provide beds/living accommodations at EMS station as upgrades to existing facilities occur.
- 2.8: Seek out opportunities to provide an appropriately sized library to meet the needs of the City's population.

2.9: Conduct a structural inspection of Fire Station 1 to determine the fitness of the building.

Policy 3: Continue to improve the City's wastewater treatment service to a level that meets/exceeds federal standards. (WQ)

- 3.1: Develop a study to determine where sewer and water extensions should occur and how to increase capacity to facilitate residential and employment development. (FY 2027/28)

Policy 4: Strengthen controls on development within flood-prone and wetland areas by improving existing ordinances. (WQ, ICC)

- 4.1: Review ordinances such as the erosion and sediment control ordinance, zoning ordinance, subdivision ordinance, floodplain regulations, and other development ordinances. (FY 2026/27)

Policy 5: Identify the highest and best use of public lands. (LUC)

Policy 6: Maintain and beautify all city owned public facilities.

Housing

Policy 1: Support affordable and workforce housing.

- 1.1: Work with the Washington Housing Authority and appropriate federal and state agencies in identifying and providing housing at various rent and price ranges to ensure low- and moderate-income needs are appropriately addressed.
- 1.2: Consider allowance of granny flats, in-law units, or accessory dwelling units to allow for aging in place in more residential zoning districts.
- 1.3: Foster housing supply that helps maintain reasonable rents and homeownership rates.

Policy 2: Improve and revitalize existing neighborhoods.

- 2.1: Encourage upfits and renovation of existing housing stock to help increase the supply of affordable, attainable, and/or workforce housing.
- 2.2: Ensure residential neighborhoods are adequately served with efficient transportation, parking, sidewalks, street trees, lighting, and other public facilities that are compatible with their scale and context

Policy 3: Ensure residential rental properties, vacant, and abandoned properties are properly maintained.

- 3.1: Enforce the City's minimum housing code to ensure all occupied structures are safe and fit for human habitation.
- 3.2: Eliminate vacant, derelict, and unsafe structures that are a blight to their neighborhood.

Policy 4: Develop strategies to increase homeownership opportunities.

- 4.1: Identify programs for low-income homebuyers.
- 4.2: Partner with local organizations to promote existing grant opportunities to rehabilitate existing owner occupied housing.
- 4.3: Preserve the character of the City's existing neighborhoods.

- 4.4: Facilitate neighborhood meetings in existing neighborhoods to develop strategies to preserve neighborhood character.
- 4.5: Enhance the quality of the City's residential neighborhoods to promote livability and a strong sense of community.
- 4.6: Review the maximum height and development standards in all zoning districts to ensure compatibility with existing neighborhood character, but also leave room to incentivize growth in areas that are in the process of transitioning to higher intensity activity centers.
- 4.7: Consider character overlays to maintain neighborhood character that promotes and preserves their unique sense of place.

Policy 5: Promote a variety of housing types and opportunities.

- 5.1: Increase flexibility in existing zoning districts to address and encourage "missing middle" housing.
 - For example, duplexes, triplexes, and quadplexes can be designed to fit existing neighborhood character.
- 5.2: Identify areas for attainable, workforce, and higher density housing, like apartments.
- 5.3: Allow upper story residential in most zoning districts.

Diversity, Equity, & Inclusion

Policy 1: Ensure that area-specific planning studies address the neighborhood-level needs of different areas in the community.

- 1.1: Undertake specific area studies for selected areas. City staff can help identify distinct areas or neighborhoods where logical boundaries can be used for each study area.

Policy 2: Support community organizations that represent diverse groups.

- 2.1: Create and maintain a list of community organizations that represent these groups and provide notifications through a sunshine list.

Policy 3: Equitably distribute and track City funding, projects, and infrastructure investments and communicate those outcomes to residents.

- 3.1: Track public investments to ensure they are equitably distributed in the community.
- 3.2: Establish an equitability standard for projects using town funding.

Policy 4: Develop criteria to improve minority representation on advisory boards.

- 4.1: Set targets for representation on citizen boards and volunteering where minority representation is at least consistent with the Town's demographics.
- 4.2: Incorporate new public engagement strategies such as community group outreach, neighborhood meetings or pop-ups, and translation services to increase participation among minority groups.

Policy 5: Provide volunteer, internship, training, and employment opportunities for youth.

- 5.1: Develop a program that provides opportunities for youth to communicate with the City's leaders. One opportunity could be by establishing a youth Council member to serve in an ex-officio capacity.
- 5.2: Foster collaborations that provide employment opportunities for Washington's youth.

Policy 6: Coordinate fast, equitable disaster recovery. (NHA).

- 6.1: Incorporate methods of targeting vulnerable communities into City emergency preparedness efforts. (Ongoing)

- 6.2: Prioritize stormwater infrastructure improvements where it will directly impact vulnerable communities. Some types of infrastructure investments can be more cost-effective and contextually appropriate than others, like expansion of natural areas or permeable green infrastructure. (Ongoing)

Policy 7: Celebrate local and regional Black and minority history and historical contributions to Washington and the region.

- 7.1: Provide educational signage at historical sites that illustrates the historical contributions, struggles, and victories of Black and minority residents.
- 7.2: Encourage National Register nominations to tell the story of underrepresented communities.

Policy 8: Consider holding council and board meetings in different locations around the City in order to increase participation.

Policy 9: Promote the inclusion of business owners in local economic development activities.

Character & Sense of Place

Policy 1: Maintain small-town character

- 1.1: Continue to regulate neighborhood character for new development through tailored zoning districts and development standards. Review and revise existing standards to ensure that the beloved neighborhoods of today can still be realized in new development in a general use zoning district. Coordinate with emergency response personnel when reviewing street widths and design.
- 1.2: Ensure City ordinances are current and support the desired goals of this plan.

Policy 2: Review and revise existing annexation policies.

- 2.1: Any subdivision or site desiring City services should be required to annex into the City.
- 2.2: Areas that use City services or facilities should be charged a proportionate amount to supplement those services and facilities.

Policy 3: Review sign ordinance to encourage implementation of alleyway signage identified in Washington Streetscape Master Plan.

- The alleyways downtown are a unique part of the pedestrian experience and should be augmented and activated in ways that further reinforce the downtown as the social center of the City.

Policy 4: Support the beautification of entry corridors.

- 4.1: Consider updating the ordinance to include building design, lighting, and landscaping standards for commercial development.
- 4.2: Develop and implement corridor beautification plan.

Policy 5: Encourage tree preservation.

- 5.1: Consider updates to the zoning ordinance to encourage tree preservation.

Policy 6: Attract new industry and businesses to strengthen Washington's role as a commercial activity center.

- 6.1: Continue to add to targeted business prospects for recruitment.
- 6.2: Coordinate recruitment efforts with the County.
- 6.3: Consider providing incentives for new commercial and mixed use developments located in catalyst development areas.
- 6.4: Explore options for public infrastructure investments that will benefit businesses as well as the general public.

Policy 7: Enhance the livability of the City's residential neighborhoods to promote a strong sense of community and improve quality of life.

7.1: Ensure that Washington's neighborhoods are safe and secure by having community oriented policing available for all neighborhoods.

Policy 8: Residential neighborhoods will be adequately served with public facilities (i.e., transportation, parking, sidewalks, street trees, lighting, etc.) and will possess a unique sense of place and shared identity.

8.1: Develop a Neighborhood Planning Handbook establishing acceptable planning guidelines and standards for all neighborhoods to develop appropriate plan on their own or with outside facilitation.

Policy 9: Consider revising the zoning ordinance to incentivize adaptive reuse of existing buildings.

9.1: Incentives can include reducing or eliminating parking requirements for buildings not increasing their existing footprint, incentives for upper story residential units with retail on the main floor, and/or allowing for more flexibility in the design process. Additionally, an expedited review process should be studied to encourage adaptive reuse of existing buildings.

Attachment A

Citizen Responses to Draft Plan presented at the March 3, 2023 Public Meeting

One Washington Draft Comprehensive/CAMA Land Use Plan Comments

Q1: What do you like about the draft recommendations? What would you change?

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| 1 | I like that the City is considering more passive recreation and would like to see the south side become a nature park. We have good recreational facilities but nowhere you can easily launch a kayak without having to launch with power boats, or where parking is adequate. The waterfront is so built up that there is hardly any public access left. The new Moss Landing development will further shut off river views and will increase run-off pollution from pavement into the river. We do not need a marina or other large development across the river. Regarding housing, much talk about housing is centered around attracting workers, yet your plan states that 2000+ people live here and work elsewhere. Do we really want to provide housing for people who work in Greenville, and do we want high density neighborhoods popping up almost overnight like Greenville? Do we have the police, fire and EMS, medical facilities, etc., to support the additional population? How about infrastructure? Roads? Did I miss something in the plan about planning and executing a plan for more housing and traffic before it is built? I hope the City will seriously consider re-zoning requests, especially close in town. I believe that tourism, including ecotourism, is our best source of revenue and that shouldn't be killed by building against our natural attractions and open space. Could we repair sidewalks and roads in existing subdivisions and in town before we consider letting developers run amok as in Greenville and other towns? |
| 2 | I like the idea of preserving the viewshed and limiting further expansions. I am not in favor of a massive marina that is not open to the public. |
| 3 | Likes: Community vision of maintaining existing land use pattern and respecting natural resources Future Development will... Protect water quality Restore shorelines, water quality and the environment Limit development in flood area be away from sensitive natural resources and be of high quality. Focus on parks and open space Be bike and pedestrian safe and friendly Maintain and create public access to the river Maintain the water front view The city should focus on lower and middle income housing development. BCCC is losing enrollment to Pitt because there is no affordable student housing and few living wage jobs. Attracting business offering middle and higher salary jobs The commercial marina being proposed is completely contrary to the city vision. It seems to be deliberately hidden in a deceptive GIS map to try and sneak it by the community. The proposed sight violates the protection of vulnerable natural environment, is in an area with one of the highest flood risks, will not bring in well paying jobs and will only benefit a very very very small number of residents at the expense of current downtown businesses and residents. Its construction will ruin the river view just to create an elitist community that places unacceptable financial burdens on our small city. The size of the boats being proposed are not suitable to the family friendly Washington lifestyle we envision. |
| 4 | I appreciated the focus on water quality, river health, public access, the beauty of the waterfront, and quality of life. |
| 5 | The CAMA requirements and city policies are generally good. ELIMINATE THE COMMERCIAL MARINA! It violates numerous policies: 1. responsible growth and resource conservation pg 62. Downtown "visualization plan" pg 62. 3. Park policy to preserve the viewshed and limit expansion of marina slips pg 50. 4. It is in NHA pg 55 5. violates tourism policy for ecotourism and passive recreation (kayaks, etc) and protection of viewshed on s side of river pg 68. 6. Does not maintain character & sense of place pg 80 7. Does not provide "quality" jobs pg 66 -all contractors are not from Beaufort Co.; jobs will be lowest paying: hospitality and dockworkers. 8. Does not protect the river and wildlife diversity pg. 107-108. 9. Does not provide public access - see Council minutes 9/13/21. Is not needed pg 84. 10. City did not follow policies to: protect and restore shorelines, etc. pg 19; did not "prioritize" protection of the environment pg 17; development in NHA should be limited or deferred pg 44. 11. City did not consider SLR, the 100 or 500 year floodway where buildings should be "temporary" pg 56. Further the CM was NEVER mentioned in any other prior plan. |
| 6 | <p>I agree with most of the Plan recommendations and think it is quite comprehensive in general. The biggest concerns are the details of how the 15th St and 5th St gateway corridors and adjacent neighborhoods will be developed over the next two decades. Will the Plan thoughtfully integrate the South and North sides of Washington with similar values and objectives? The answer to that is unclear. The plan does not seem to call-out and speak directly to what seems an outsized emphasis on the Downtown and Waterfront, to the detriment of the North side of the city (see below). For example, Community Goals 1) and 2) on page 19 mention the Downtown and the Waterfront, but no mention is made of the North side of the city, which has more than half of its population and many more of its commercial businesses. A clear linking strategy for the North side seems just as important as the Waterfront/Downtown! Washington is developing a reputation as a rest and recreation destination for Greenville people and larger numbers of people from all over Eastern NC and beyond. The importance of and focus on developing Waterfront and Downtown and adjacent neighborhoods is clear - and to a great extent, is being accomplished very effectively. The same attention to the development of the North side of the City seems just as important: from 5th St to 15th St and further north to just south of the airport. Reinforcing the slower-paced, inviting Downtown/Waterfront vibe on the North side of the City in its neighborhoods, workplaces and parks – is that understood and acknowledged as crucial to the health of the City as the South side's flourishing? On the North side, from US 17 to the hospital along 15th St has been committed to a DOT multi-lane project. This 15th St project contains big issues vital to discuss and plan between the City and DOT. The development of this gateway/north corridor will greatly impact quality of life on the whole North side. Some of its big questions are:</p> <ul style="list-style-type: none"> · At least 50 homes and apartments line 15th St from near Van Norden to Brown – how many will be preserved in the multi-lane design? How much affordable housing can the City afford to lose? · Will 15th be a welcoming, attractive gateway with slower traffic, inviting greenery and multi-use paths for pedestrians/bikes – an invitation to walkers, bikers and shoppers? As well as an efficient pass-through? |

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| | <ul style="list-style-type: none"> · Will the City consider keeping large trucks/semis off 15th and keep them on 5th St/US 264 - so the character and pace of 15th is safer, slower, quieter - not splitting in two the neighborhoods on either side of 15th? · Will sufficient pedestrian crossings bridge the neighborhoods on either side of 15th, specifically across from the two large shopping centers, Washington St/Mid-Town Crossing, Market St, mid-way between Market/Brown streets, Brown St? · Will large turn lanes for big trucks/semis be permitted for 15th St in the new DOT multi-lane design, which would radically impact the quality of life on/near 15th St.? · Will the City keep big truck, nosier semi- traffic to 5th St, where it has been historically – thereby quieting and making 15th safer and limiting property-takings on 15th? |
| 7 | <p>In general, I think the plan is acceptable. A concern I have is that in recent years, the primary focus of the town has been on the preservation, development and enhancement of downtown, including its adjacent neighborhoods. This has been a healthy process for the town, but focus and funding have been restricted to the downtown area. Little attention has been paid to the preservation and enhancement of other sections of town. This includes the N. Market St. neighborhood, which is on the National Historic Registry, and other neighborhoods that are adjacent to 15th St. I appreciate the fact that the plan mentions preserving and strengthening current neighborhoods, but I think there should be more emphasis on this. The only neighborhood with a strong voice in the town government seems to be the downtown district. The town should make a much stronger effort to engage groups from other sections of town in decision-making. The City has recently embraced the NCDOT concept of turning 15th St. into a four-lane divided highway. This change poses a serious risk to the many residences along 15th St. and to business and neighborhood accessibility. I feel that the plan needs to be more focused on ensuring that this corridor does not destroy the lifestyle and appeal of the town. Town government needs to be vigilantly engaged in the design process of the road, making sure that there is adequate accommodation for pedestrians and bicyclists as well as landscaping and beautification of an essential entry corridor. I believe that there has been a focus on appropriate signage for businesses in the downtown area. I would like to see the town focus on requiring attractive and appropriate lighting and signage along 15th St. as well. This will contribute to beautification of the town and will protect adjacent neighborhoods.</p> |
| 8 | Pedestrian Access & Growing Park Spaces |
| 9 | I love that one of the main focus points is pedestrian access and walkability. This is of utmost importance going forward. We also need to maintain green spaces. |
| 10 | Internet, Character, Sidewalks, Wetlands/Public Access to waterways for boaters |
| 11 | The town needs to work to acquire land that is not usable for other purposes and include it in the park/conservation plan. |
| 12 | Glad to see parks addressed, but "continuing to plan" is a weak first rec. Of course you're going to do that. How about suggesting Methods or goals. |
| 13 | well done |
| 14 | The residents of the city were involved/included/had a voice. Planning indicates you listened to the residents. |
| 15 | Continue with building affordable housing, refurbishing old homes, like extending boardwalk |
| 16 | We like the proposals to keep the small town feel and to enhance the passive use of the harbor and river. We also like the attention to maintaining the health of the watershed, especially controlling the development so that we protect the habitats and clean water. Further, we like the vision of enhancing the use of pedestrian and bicycling as a means of transportation. We would remove any suggestion of further marina development on the river or waterfront. |
| 17 | I would encourage the City to adhere to the sound planning principles that have encouraged quality growth rather than change the plan capriciously to accommodate any one project. |
| 18 | I am not in favor of draft recommendations and recommend that the plan remain as is because the plan should not be changed to accommodate any one project. |

Q2: What do you like about the draft Future Land Use Map and character areas? Is there anything you would change?

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| 1 | That the noise from the airport expansion is being considered. It has increased considerably in just the past few years. I am not opposed to increase use of the airport but I have to wonder why a drone factory is being built there instead of at the industrial park. Drones and airplanes do not mix. I think the McConnell recreation area there is great and support its continued funding and improvement. |
| 2 | I like the idea of preserving the viewshed and limiting further expansions. I am not in favor of a massive marina that is not open to the public. |
| 3 | Our population is stagnant. Middle income high density housing is needed. Big no to the commercial marina |
| 4 | The Land Use map and Character Area Description allowing for a COMMERCIAL MARINA development across the river must be changed. It is in direct conflict with the Land Use Plan. |

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| 5 | Map is misleading at best. Can't see the CM location without expanding same. The CM should NOT be included. It is not "just a map". It is to guide decision makers, represents the community vision, describes types of land use! pg22. To include the CM is to support it's development. If the City wants to violate numerous policies to approve 400 plus boats, some 50' sportsfishermem - which are not needed and should "receive special scrutiny" pg 22 for a CM then let them justify the "exception." Don't pre-approve it in the Plan! |
| 6 | The Map looks good and seems thoughtful. The main question the plan might more directly address with specific objectives is the larger strategic vision question. Will the North side of the City's development be envisioned and planned to support the same values as the Downtown/Waterfront message, that is - a slower, quieter, easier place (than Greenville or other metros!) where you can relax, enjoy your neighborhood and move easily around on foot or by bicycle between the South and North sides of the City....? |
| 7 | Great care should be taken with the development of businesses near any neighborhoods. This includes the Airport, which is very near many neighborhoods in the north section of town. Greater traffic volume and noise are issues that can negatively impact neighborhoods and quality of life. The town needs to recognize N. Market St. as an historic neighborhood and not let the DOT consider expanding this roadway and encourage more traffic flow through an historic single family neighborhood. Speed limits have been lowered in the downtown neighborhoods but not on N. Market St. or its adjacent neighborhoods. Why not? I do not believe that it is in the best interest of the town increase the area of commercial development along 15th St. Since the town is very much in need of low and middle income housing, destroying the single and multi-family housing along this road would be very counter-productive. In addition, big box stores and chain restaurants should be restricted to already established malls and business areas on Highway 17 and 15th St. near the intersection with Highway 17 |
| 8 | More multi-use paths & biking lanes |
| 9 | What are 'Internal Pedestrian Connections'? We need SAFE multi-use paths and off road sidewalks and crosswalks. |
| 10 | Great! This is much thought and hard work. |
| 11 | I like the emphasis in developing more parks, water access (public), and increasing walkability in the town and with more trails. |
| 12 | It's always good to plan for the future. It makes for a greater tomorrow. |
| 13 | Making waterways safer from debris, logs, and sandbars (dredging). |
| 14 | Great care should be taken with the development of businesses near any neighborhoods. This includes the Airport, which is very near many neighborhoods in the north section of town. Greater traffic volume and noise are issues that can negatively impact neighborhoods and quality of life. The town needs to recognize N. Market St. as an historic neighborhood and not let the DOT consider expanding this roadway and encourage more traffic flow through an historic single family neighborhood. Speed limits have been lowered in the downtown neighborhoods but not on N. Market St. or its adjacent neighborhoods. Why not? I do not believe that it is in the best interest of the town increase the area of commercial development along 15th St. Since the town is very much in need of low and middle income housing, destroying the single and multi-family housing along this road would be very counterproductive. In addition, big box stores and chain restaurants should be restricted to already established malls and business areas on Highway 17 and 15th St. near the intersection with Highway 17. |
| 15 | The set back and parking requirements that were left in tact. I would reduce the new structural height requirements. |
| 16 | I like the focus on viewsapes and public access. I would strike the most recent changes. |
| 17 | Most of the character areas were consistent with the vision for Washington as a destination as well as a healthy place to work, live, and play. We DO NOT LIKE THE suggestion for a harbor marina project. NO MORE marinas. The commercial marina project recommended in the CAMA plan is contrary to everything we value. Remove the Charater Area Description for the "COMMERCIAL MARINA: "water dependent marina operations, such as watercraft maintenance refueling, wet and dry slips, storage, associated transient/short term housing and support uses. WHY IS THIS IN THERE??? |

Q3: Do you have any additional comments?

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| 1 | Something sensible needs to be done about 15th St. Sooner rather than later. It is extremely dangerous, especially for pedestrians. What happened to the by-pass around the north of town? That should be in the plans, either town or state plan. |
| 2 | This monstrosity of a project would change our small town and not for the better. There is no need for a private marina of that size in our quaint waterfront area. |
| 3 | We really need to focus on making Washington a city that works for our current residents. We have big inequities that need addressing. Side walks, housing, flood mitigation, water quality protection to name a few. We are one bad decision away from becoming another failed ENC town. Washington's success is the river. If our natural environment suffers and our river water becomes toxic we will no longer be that destination people want to visit. If the wrong type of business is brought in that pulls customers away from our downtown, downtown will fail. We will lose our voices if we allow big money to dictate. |

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| 4 | <p>Over the last several months, we attended all the public meetings for the CAMA Land Use plan for Washington. As we listened and discussed the future of our beautiful town and river, the need for a large marina facility was never mentioned at the bridge across the river. In fact, the CAMA Plan policy 10.1 says to “preserve the viewshed from downtown across the river including limiting further expansion of marina slips.” Further, 10.3 says to “increase passive recreation space and small craft launches” and specifically mentions kayaks and canoes but never mentions large powerboats. Having said this, the proposed Harbor Marina Project, endorsed by our city council and currently planned for construction across the river from the downtown waterfront, is in direct conflict with the CAMA plan and what we say is our vision for our future. We were shocked at this draft includes a marina marked on the map and a precise “Character Area Description” that reads as follows: “COMMERCIAL MARINA: “water-dependent marina operations, such as watercraft maintenance refueling, wet and dry slips, storage, associated transient/short-term housing and support uses.” When we asked the question of how such specific language that appears to favor a single developer could end up in the CAMA plan, the staff were unable to answer that question except to say, “some people want that marina.” Here are the issues. The Harbor Marina Project plan: 1. 400+ dry and wet boat slips 2. 50-foot slips for very large watercraft 3. a hotel (a/k/a transient housing) 4. Fueling station on the water 5. City Council approved this facility 6. Council reduced the minimum land square footage required for building 7. Council raised the height limit for dry-stack to 70 feet 8. Council raised the height limit for hotel 9. Council approved “no public access.” (PRIVATE on Public Waters) Universal and Environmental Concerns: 1. In the 100 and 500-year floodplain 2. In the 1% annual floodplain area per NC Emergency Management Division that says “future development should be limited or deterred.” 3. Adjacent to high-quality wildlife habitat 4. Should be subject to strict scrutiny in terms of environmental impact 5. Would be undated by a CAT-1 hurricane 6. No mention of the need for a commercial marina in 7 prior planning documents, and instead is contrary to “protection of the viewshed” and violates “limiting further expansion of marina slips.” 7. No public access is to be allowed. 8. The commercial marina plan allows for up to 80% impervious surface, contributing to river stormwater runoff. It violates the plan's view of “maintaining small-town character.” 9. Demographics: Population projections for growth are insignificant over the next 30 years, so there will be no demand for the commercial marina. 10. NOISE: if the boats in the 50’ slips are allowed, they will idle through the waterfront and then accelerate to 50 mph between the trestle and the Gulfstream, making significant noise and creating an environment not conducive to smaller fishing and recreation boats, paddleboarding, kayaking, or canoeing. 11. No local contractor has been included. Construction will be done by companies as far away as California and Argentina. 12. Post construction: there will be no quality jobs, but rather only hospitality and doc workers at lowerend wages. The commercial marina will dominate the viewshed and change the total character of our community. It will be environmentally destructive and completely change the dynamics of traffic on the river. It will provide few good jobs and will require city services that will cost far more than the tax revenue. To what end? To make a few developers and investors richer. To provide ultra-rich a private yacht club to lounge and store their boats on our river, making public access less viable. The proposed plan recognizes that “the downtown and waterfront is a main attraction of the city” and environmental water quality ... is important locally.” This marina would decimate the crown jewel of Washington, the downtown waterfront.</p> |
| 5 | <p>Why was the CM never mentioned at any hearing? Not at the planning board meeting; not at the city counsel meeting (where they reduced the lot size, increased the height of the dry stack, increased the height of the building and approved "no public access"! It was never mentioned by any member of the public and then NEVER mentioned by the presenters when the draft plan was presented! Why not? Who asked that it be included? Is that person financially involved in the venture? Have you ever seen the waterfront during a holiday? There is no room for more boats? Are the sportsfishermen going to quietly go down the river on there 3+ hour trip to the gulf stream? Are they going to respect the passive users - kayaks canoes paddle boards? I think not. It will destroy the viewshed contrary to City policy. Its impact on the river and surrounding wetlands will be negative and profound! The CM violates the spirit of CAMA and the City policy. Remove it from the plan! I would like a response! Joe Hester 316 W. Main St Washington NC 27889</p> |
| 6 | No – thank you for the opportunity to comment. |
| 7 | <p>I cannot understand the map of entry corridors that shows Highway 264 as an entry corridor with the exception of the section between Market St. and Carolina Ave. I believe that the DOT is responsible for that entire roadway, so how can it be that this section of six blocks is not designated an entry corridor? The plan notes that the DOT long-term STIP plan includes constructing a by-pass around Washington. If that is the case, how can it justify widening 15th St., especially when the population of the town and county are expected to remain level or decrease?</p> |
| 8 | Better and safer access for bicycling across town. Also, more trails and more ordinances to prevent people from cutting down trees. |
| 9 | Multi-use paths to transport pedestrians and bicyclists across town is so valuable. We also need a tree ordinance to protect trees around town. |
| 10 | Not sure if in this, but we can repurpose old buildings that have character as we go forward. Is there a way the City can post updates of current projects i.e. empty buildings on Main St |
| 11 | PLEASE either start future meeting on time or tell attendees that there will be a 15-20 min time designated at the start for reviewing displays! |
| 12 | Does CAMA have any mechanism for clearing waterways of fallen trees for navigation and flood relief? |
| 13 | You've done an excellent job. |
| 14 | Parking is an issue. |
| 15 | When you have a town with 3 state roads running through it what do you do about the rate the logging trucks etc and cars speed when they are in a neighborhood? Will you provide safe crossings, bridge overpasses, sidewalks. But sometimes with all this "speed" kills and congestion makes people stressed. |

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| 16 | Washington has benefited from sound planning and a disciplined adherence to those sound plans. Please don't deviate from this now when as a community we have such great strides. Deviating now to accommodate a specific project works against everything our community has worked for. |
| 17 | One of Washington's core strengths has been its disciplined planning. The credibility of any plan is compromised when it is altered in the moment to make room for a specific project. The plan preceded the project. |
| 18 | This was never mentioned at the CAMA meetings. How did it end up in this plan? We are waterfront business owners and have been serving the community and visitors for almost two decades. We were SHOCKED to read this in the plan. There is no need for further marina development, and in our view, to allow the Harbor Marina Project to move forward would destroy the quality of our waterfront - OUR MAIN VISITOR ATTRACTION. It is in all the flood plain areas - 100 year and 500 year. It would be a significant hazard in a hurricane. How will the city manage the stormwater runoff into our river? It will bring NO quality jobs, and in fact, we understand the construction will be done by companies located far away from North Carolina. We just keep asking ourselves, "HOW IS THIS CONSISTENT WITH OUR VISION FOR WASHINGTON?" The simple answer is that it is not. Please remove that language from the CAMA PLAN. |

Other Responses:

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| 1 | <p>I realize I might be a little late to the party, but I wanted to send this message nonetheless. I have very recently and very intentionally moved to Washington full time after investing in a home on West 2nd Street in January of 2020. The draw for us was the small town feel and beautiful, accessible, diverse and vibrant waterfront. Having learned that the Harbor Marina Project is jeopardizing the majestic view, significant flora and fauna and the entire vibe of downtown is a significant concern for me and many other residents. Having such a large marina on the waterfront will be devastating to the quality of life for so many of us in so many ways, both short- and long-term. My gentleman caller and I can often be found kayaking with our rescue pitbull Otto by the town docks (Otto likes to wave at his constituency) and one of the highlights of our recreation in Washington is crossing the river and exploring the smaller estuaries where we see plants and animals we've never seen elsewhere; I often say that kayaking on the Pamlico is "cheating" because of the unique perspective it offers. I am in awe; it is my church, and the cypress knees are fellow congregants. I am deeply concerned that the Harbor Marina Project will make it unsafe for kayaks, canoes, paddleboards and small craft to enjoy the recreation they love the most and that helps bring revenue and community activity to the waterfront. In addition to the safety concerns, having the Harbor Marina Project across from the town docks will absolutely destroy the beautiful riverscape and skyline the residents currently enjoy. Simply put, a facility of this proposed size and magnitude is not in keeping with the spirit of Washington and the CAMA Plan policy, namely to "preserve the viewshed from downtown across the river including limiting further expansion of marina slips" and to "increase passive recreation space and small craft launches." The Harbor Marina Project flies in the face of increasing passive recreation space and makes dangerous the launching of small crafts. The viewshed will be ruined. There are also significant environmental concerns with the Harbor Marina Project. Not only is its proposed location within the 100- and 500-year floodplain, it is within the 1% annual floodplain area within which the North Carolina Emergency Management Division recommends that future development should be limited or deterred. A project of this proposed magnitude, height and size is in no way limited. Some of the best birdwatching we've enjoyed is in the exact area where the proposed Harbor Marina Project is slated to destroy. As I stated above, one of the main reasons we selected Washington out of every other water town in the state was the significant diversity we experienced and enjoyed when visiting downtown. There will be no public access to the Harbor Marina Project--in fact, it will be a private yacht club that will undermine the racial and class diversity that so sets our riverfront apart from other towns. These private club members will not spend their money in our City, but rather will use the club's massive docks to launch on an excursion to another destination. Small craft are much more attainable to purchase and rent than large, loud boats, and encouraging small craft on the riverfront helps eliminate the barriers to enjoyment/entry experienced by so many Washington residents. When our residents feel unsafe to launch their small craft from the town docks, and so many are excluded from a development such as the proposed Harbor Marina Project, we undermine the quality of life and character of our small town. Additionally, it sends a stark message to our diverse community if the City is willing to expend significant resources in providing services to this private marina when some of the folks who consistently enjoy the riverfront are not having their own basic life needs met. Enjoying a sunrise or sunset on the riverfront is free, yet priceless, and I daresay it is the highlight of many peoples' days. Said another way, who is expected to benefit from the proposed Harbor Marina Project? Certainly not the vast majority of the town residents who I see regularly enjoying our small-town vibe along the river at all times of the day and evening. Please, I implore you: do not allow this environmentally devastating, elitist monstrosity to dominate our beautiful skyline and ruin the quiet enjoyment downtown that so many of us love.</p> <p>Best regards, Maria Flanagan West 2nd Street Resident and Enjoyer of Downtown and River Activities</p> |
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Attachment B

Planning Board Recommendation to Remove the Commercial Marina District Character Area from the Plan and Future Land Use Map





Future Land Use Map and Character Area Descriptions

-  **Low Density Residential**
Typically large lot single family detached residential or agricultural uses in a rural setting. Encouraging of conservation, recreation, and open space.
-  **Medium Density Residential**
Single family detached residential of varying lot sizes, with the opportunity for duplexes, and potentially small-scale triplexes or quadplexes. Residentially-supportive uses may also be appropriate in select locations.
-  **High Density Residential**
Primarily high density single family, multi-family, or attached residential. Opportunity for ground level commercial uses (rarely) with upper story residential units, and residential supportive uses may also be appropriate.
-  **Commercial Marina**
Water-dependent marina operations, such as watercraft maintenance, refueling, wet and dry slips, storage, associated transient/short-term housing and support uses.
-  **Downtown Mixed Use**
Mix of retail, restaurants, and active commercial uses, with the opportunity for upper story residential and office spaces. Walkable places with a pedestrian-focused “downtown” feel that is vibrant and inviting.
-  **Commercial**
Primarily nonresidential character area that provides a wide range of businesses to serve the needs of the community through retail, restaurants, wholesale goods and services, and hotels. Occasional upper-story residential and/or professional offices if appropriate.
-  **Light Industrial / Employment**
Wholesale, warehouse, indoor manufacturing and assembly, associated offices and/or sales areas, and any uses that can be contained within a structure. No external impacts other than traffic.
-  **Heavy Industrial / Employment**
Similar to light industrial, with the addition of outdoor assembly, manufacturing, and heavy machinery. These areas produce some off-site nuisances or impacts.
-  **Office, Institutional, & Multi-family Residential**
Office buildings, institutional uses, civic buildings, parks, municipal structures, and stand-alone multi-family residential (where appropriate). Can also serve as a buffer from more intensive uses.
-  **Airport / Development**
Airport and supportive uses are limited to those essential to the operation of the airport, and uses that are found to be compatible with, and not detrimental to the safe operation of the airport.
-  **Conservation, Parks, Open Space, or Environmentally Constrained**
Nature-based uses (hunting, bird-watching, etc.), agriculture/silviculture, or recreational/open space with accessory support uses (parking areas, trails, etc.) are suitable for these environmentally sensitive areas.
-  **Commercial Activity Node**
These generally identify where additional small- or neighborhood-scale commercial intensity is welcome and are usually located at existing high activity areas or key crossroads.
-  **Entry Corridor Overlay**
High visibility, high traffic corridors that are the gateways welcoming people to the City. Consists of Hwy 264, Hwy 17, Bridge Street (Hwy 17 Bus.), 15th Street, and Market Street.
-  **Natural Hazard Areas**
An area where future development should be limited or deterred due to current and or future flood risks. Corresponds to the projected water level at 2 feet higher than the base year 2000 level and the projected future 1% annual flood chance area for the same water level height.

Commercial Marina (CM)

General Character

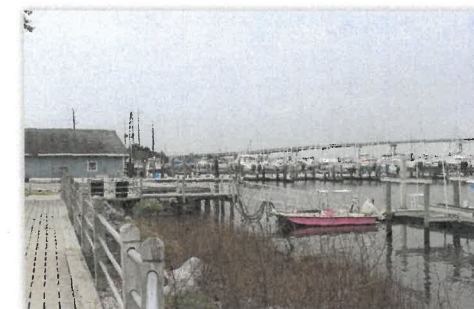
This future land use character area is intended to accommodate water-based commercial, service, and other water-dependent businesses. Structures are built for specific uses, and should be an active area year-round, and especially in peak season. This district is adequate for water oriented uses and support retail, maritime activities, and intentional access to public trust waters. Typical uses might include marina operations such as associated maintenance, refueling, wet and dry slips, storage, associated transient/short-term housing and support uses, etc.

Given the impact on the waterfront, shoreline, and viewshed, these developments will need particular scrutiny regarding environmental impact and any waterfront structures (bulkheads, seawalls, rock walls/vetments, etc.) that will disrupt the natural shoreline where it presently exists. Rising seas and future conditions or environmental hazards should also be considered in the design.

Buildings & Parking

Building location on the lot varies due to the specific needs of each specific owner or occupant. Parking should be set back from the waterfront, and buffered from view.

| Typical Components | |
|---|--|
| Density | Up to 15 units per acre depending on zoning code |
| Impervious Coverage | Max. 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | On-street, or off-street in internal lots |
| Street pattern | n/a |
| Block length | Varies; typically these are only one lot between the street and the waterfront; regular public water access points are desirable |
| Pedestrian streetscape | Sidewalks connecting business entrances to the public right of way; internal walkways through parking areas and connecting to the waterfront; public or semi-public waterfront boardwalk should be strongly encouraged |
| Potentially compatible zoning district(s) | B-2, although a new, more custom zoning district may be considered |





One Washington

Forward Together



Adopted: Date

Certified by NC Coastal Resources Commission: Date

June 12, 2023
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Acknowledgments

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Hope Woolard, Public Works Director
Sandy Silvey, Library Director
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Mayor and City Council

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This plan facilitated by:



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About the Plan



1

Chapter Contents

Introduction

Context



Introduction

Purpose

This Coastal Area Management Act (CAMA) Comprehensive Land Use Plan, sometimes referred as Comprehensive Plan or Plan, incorporates land use and transportation plans previously adopted by the City of Washington. It creates a framework to guide responsible growth and natural resource conservation over a 25-year planning horizon.

What's a CAMA Comprehensive Land Use Plan?

A Coastal Area Management Act (CAMA) Comprehensive Land Use Plan is a document that contains elements that are required by the Coastal Area Management Act and a shared community vision to guide growth and development and natural resource conservation for the City of Washington. It is a tool used by the residents of Washington, policy makers that represent them, and the City's staff who support them. In addition, the Plan provides guidance for businesses, builders, future citizens, and scholars or students who want to learn more about the City of Washington.

Summer 2022

Spring 2023

Phase 1: Initiation & Analysis

Phase 2: Visioning & Plan Development

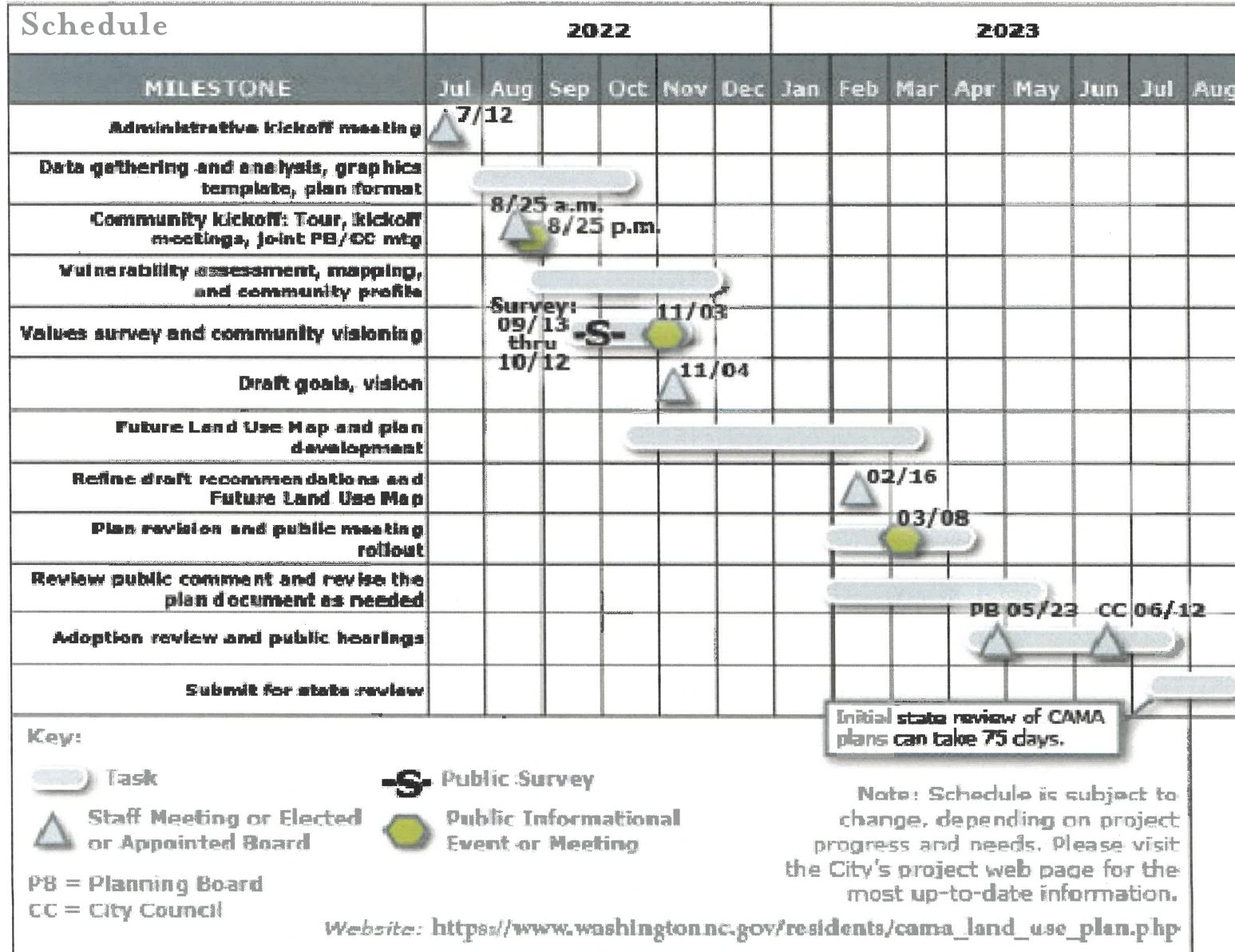
Phase 3: Adoption

Planning Process

The City of Washington engaged in nearly a one-year long update of its Comprehensive Land Use Plan to review and refine their comprehensive plan. This plan provides guidance on land use, economic development, recreation, and infrastructure, facilities, and services decisions. It includes an assessment of the community's current positioning as well as an updated vision, goals, and recommendations. Feedback from stakeholders, members of the public, and elected and appointed leadership were foundational to the creation of this plan.

Document Organization

This document starts by describing the vision and goals for the City and then outlines the path forward: plan recommendations to achieving those goals. The first chapter provides an overview and schedule of the planning process. Chapter 2 discusses the public input process and introduces the vision and goals that guide the plan. Chapters after that detail the Future Land Use Map, character areas and policy recommendations and implementation strategies. The review of previously adopted plans, community profile, analysis of demographics, the economy, transportation system, parks and natural resources and land use trends follows and is the background information supporting the plan recommendations.



Context

History

Washington is the county seat for Beaufort County, North Carolina. It is a community with a number of historic homes and structures. The city has a rich history of shipping, logging, and waterfront industry. It has successfully transitioned its downtown working waterfront to a destination for shopping, dining, and recreation.

Study Area

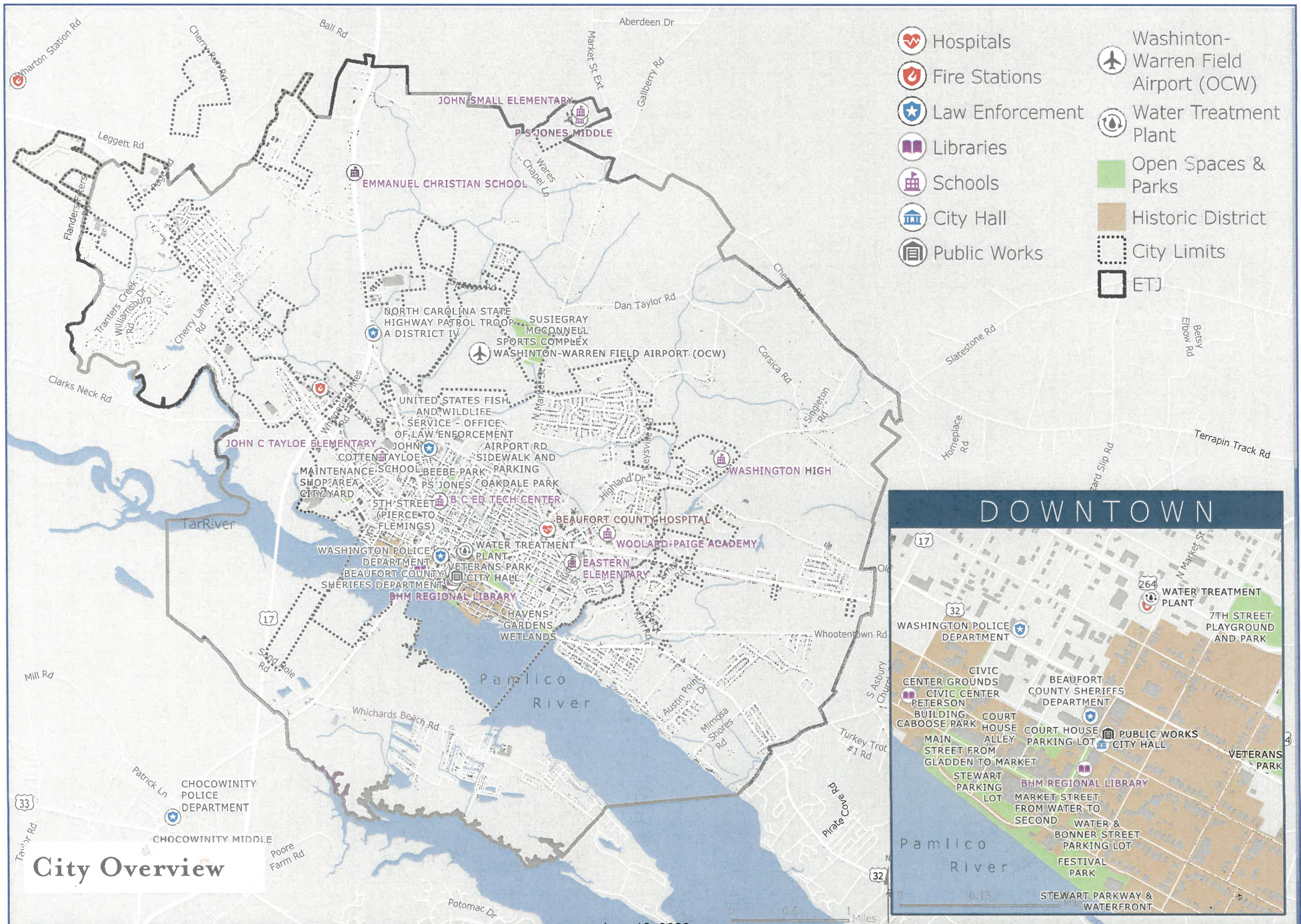
In accordance with state law, the City of Washington may enforce planning and zoning powers within its corporate city limits and Extraterritorial Jurisdiction (ETJ). These areas comprise the study area for this plan update.



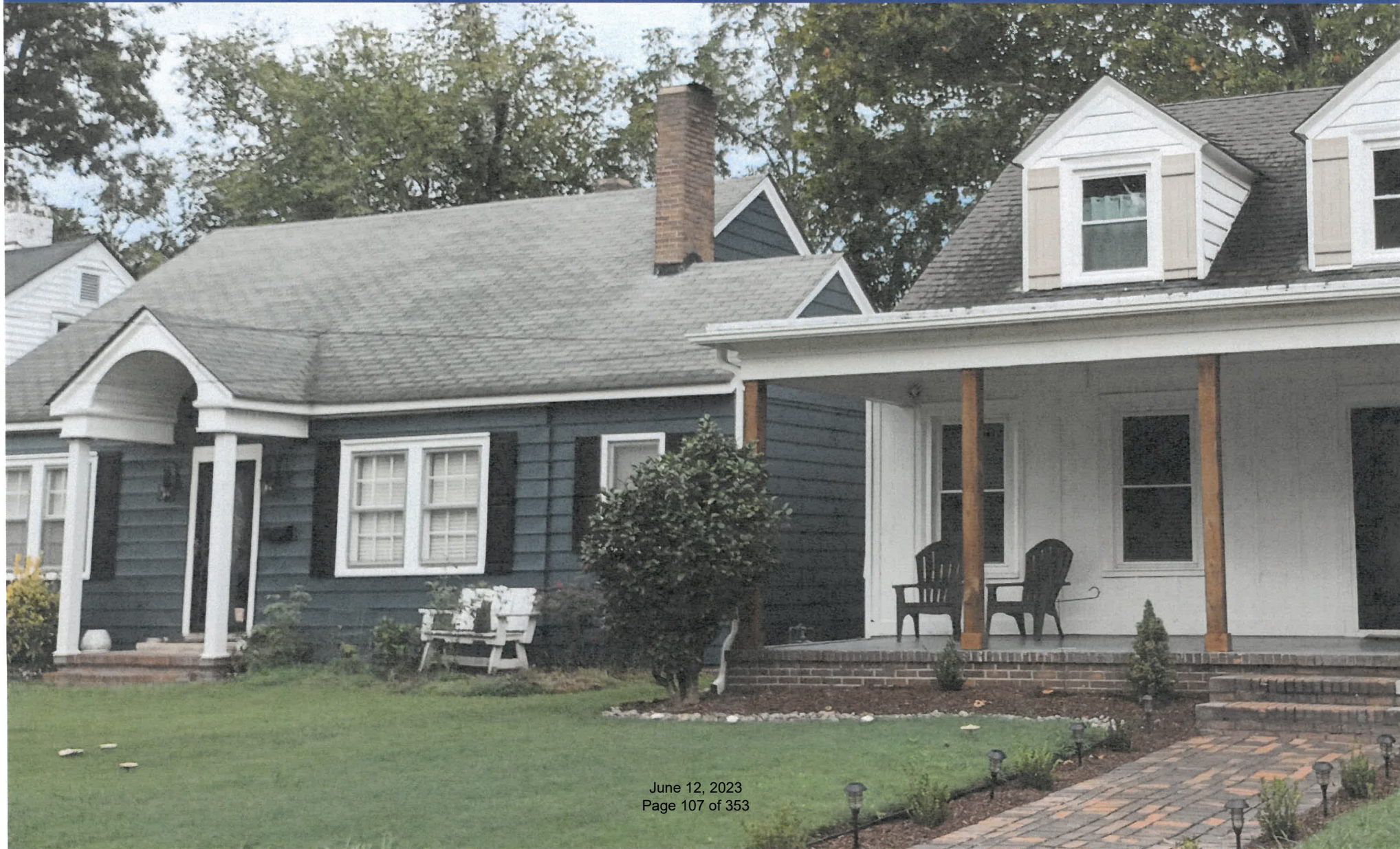
Source: City of Washington

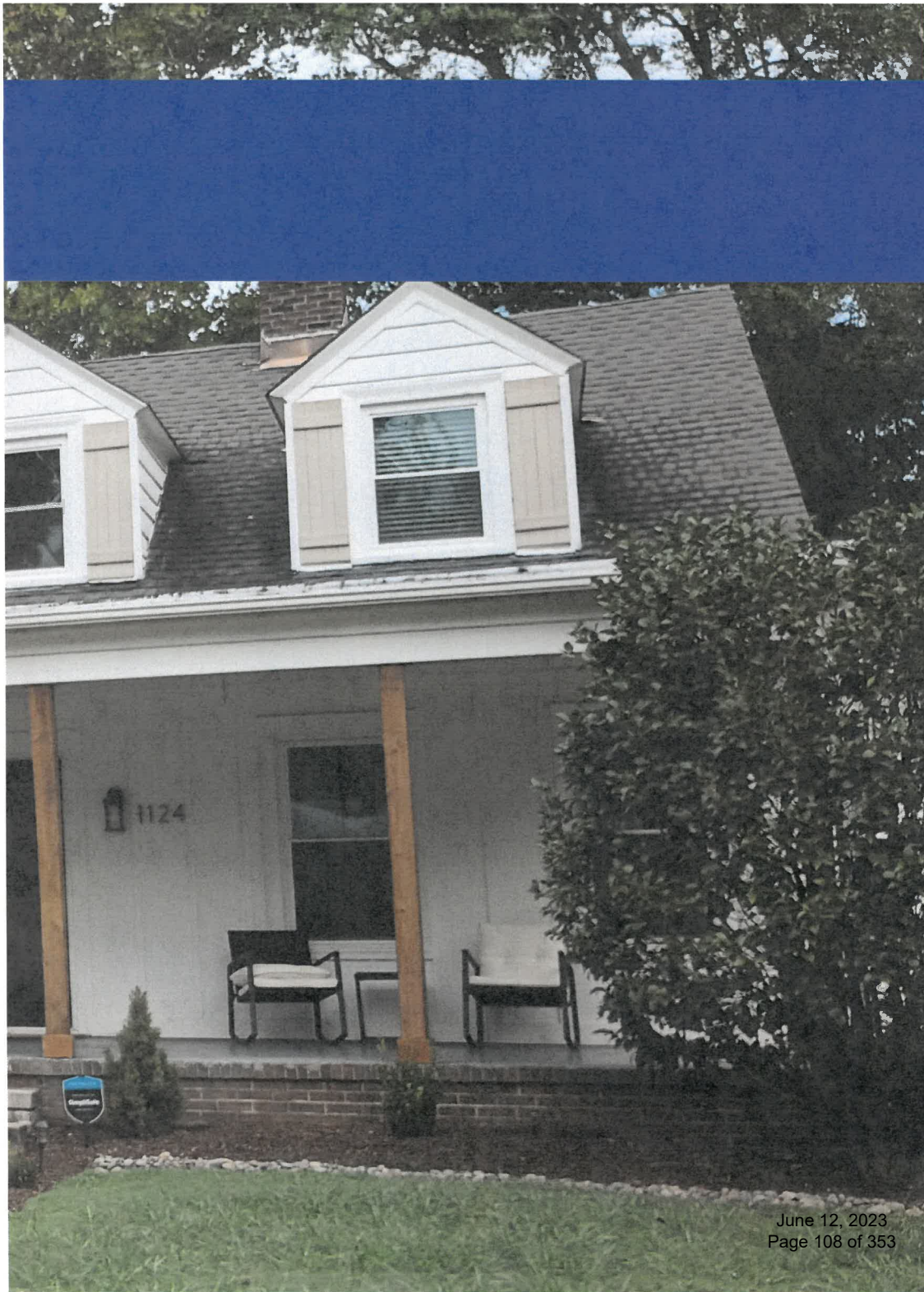
The City of Washington, North Carolina is a place animated by a sense of unmatched, irreplaceable history, shaped by civic involvement and economic vitality. This is a City of pride and opportunity.

- Quote from the 2013 Comprehensive Plan



Community Vision





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Chapter Contents

Public Engagement
Community Vision & Goals

Public Engagement

Public Engagement

The engagement process included input from community members, stakeholders, and appointed steering committee members. A variety of committees, events, and activities provided opportunities for feedback, including those highlighted below.

Who Is Involved

- *Planning Board*
- *City Council*
- *City staff and members of key partner agencies*
- *Residents, business owners, and members of the general public*

Public Engagement Milestones

- *Kickoff meetings with key local leadership and City staff*
- *City Council meeting*
- *Community tour*
- *Public open house meetings and listening sessions*
- *Regular steering committee meetings*
- *Regular staff coordination calls*
- *Public adoption hearings (Planning Board and City Council)*
- *State review and certification process*

Steering Committee

The Steering Committee consists of City Council members. They convened multiple times during the process to discuss information gathered during the update and to provide feedback and direction during plan development.

Kickoff Meeting

A two-hour interview session with City department leaders was held early in the process in the City Council chambers. Each departmental member addressed different topics related to their area of expertise. Topics included local and regional government, transportation, public works, utilities, economic development, parks, downtown, culture, zoning and land use, and history.

Public Outreach

During the process, the City maintained a project website at www.washingtonnc.gov/residents/cama_land_use_plan.php. The page provided updates on upcoming meetings, the survey, and plan development milestones.

In addition, social media posts were posted on the City's Facebook page to increase public awareness about this plan.

Survey

The community survey ran from September 13, 2022 to October 12, 2022 and received 597 responses. Nearly 75% of respondents live in the City full-time. The survey featured multiple choice, ranking, and open-ended questions, allowing respondents to provide more detail about their vision, goals, and priorities for the future of Washington.

Public Workshops

Three public workshops were held to gather input and feedback from community members during the process. The first public workshop was held on August 25, 2022 at the Civic Center. The first public workshop featured information about the project, and feedback was solicited through several activities such as, preference boards, visioning boards, and maps.

The second public workshop was held on November 3, 2022 at the PS Jones Alumni Center. Presentation boards were set up throughout the room displaying the draft community vision, goals, and a draft future land use map was set up on a table. A thirty-minute presentation was given at the meeting to discuss the findings from the survey and vision, goals, and the future land use map. Attendees reviewed materials and provided comments at all the public meetings.

The third public workshop was held on March 3, 2023 at the Civic Center. Presentation boards were set up throughout the room displaying the draft community vision, goals, future land use map, and recommendations. A brief presentation was given at the meeting to orient community members to the draft plan. Attendees reviewed materials and

provided additional guidance for the draft plan.



Images from the public meetings

Community Concerns and Aspirations

Significant Existing and Emerging Conditions

The following description of existing and emerging conditions is not exhaustive but captures the general state of land use and development concerns in the City and extraterritorial jurisdiction. It also sets the stage for further discussion in the plan of relevant concerns. A discussion of Coastal Area Management Act (CAMA) related concerns is also included and is based on the information gathered from stakeholders, City staff, background research, and the community survey.

Land Use

Context

The City of Washington is the County seat for Beaufort County, North Carolina, which is also known as “Original Washington” and “Little Washington.” The city is located on the northern bank of the Pamlico River and 20 miles west of Greenville and is approximately 105 miles east/southeast of Raleigh.

Existing Land Use

A larger percentage of the land in Washington’s planning jurisdiction (city limits and extraterritorial jurisdiction), is either devoted to agricultural uses or is

forested (39%), some which is not suitable for development due to the presence of wetlands (see page 109). Residential uses, including single-family homes, multi-family homes, and manufactured homes occupy the second largest share of land, consisting of approximately 32% of the land area in the planning jurisdiction. Only 8% of land area is designated as vacant, however, when there are less infill and/or redevelopment opportunities in close proximity to downtown more agricultural land will likely be converted to other uses. An existing land use map and breakdown of each category is available on pages 126-127.

Future Land Use

The City’s Future Land Use Map classifies areas within the planning jurisdiction into the following categories:

- *Airport*
- *Commercial Marina*
- *Heavy Industrial*
- *Light Industrial*
- *Downtown/Mixed-Use*
- *Commercial*
- *Office Institutional*
- *Conservation*
- *Low Density Residential*
- *Medium Density Residential*
- *High Density Residential*

The Future Land Use Map is built on the data from the 2013 Future Land Use Map. Residential categories make up the largest categories on the Future Land Use Map showing potential areas that should be considered for high density residential, medium density residential, and low density residential. The Future Land Use Map and character areas can be found on pages 26-41.

Development Trends

Most of development has occurred along corridors leading into the heart of Washington, it’s downtown.

Downtown and the Waterfront

The downtown and waterfront is a main attraction of the City of Washington. The downtown features a vertical mix of uses. Improvements were completed along Main Street in 2020 enhancing the pedestrian experience and attracting several new businesses.

Housing

Washington features a variety of older and newer residential neighborhoods which include a variety of housing types and styles. Since the last plan was adopted there have been approximately 191 single-family homes constructed and 439 single-family lots and mobile home spaces

approved within the planning jurisdiction. Newer construction homes have been generally located in the northwestern region of the planning jurisdiction, along US 264/Pactolus Highway and US Highway 17, along the Pamlico River to the southeast of downtown, and to the south across South Bridge Street. Newer construction home lot sizes range from 2,500 square feet to over 217,800 square feet. For older construction homes, the average lot size is 13, 600 square feet.



Transportation

US 264/Pactolus Highway/W 5th Street

This major thoroughfare provides a direct route to downtown Washington and to Martin Luther King Jr. Highway in Greenville. This route serves both locals and visitors while providing an easily accessible route to downtown Washington. The Beaufort County Comprehensive Transportation Plan recommends construction of a US 264 Bypass that would provide an alternate route around the city.

US 17/Carolina Avenue

US Highway 17/Carolina Avenue provides a northwest connection to downtown and the Town of Chocowinity. This route serves both locals and visitors, providing an easily accessible route to downtown.

15th Street

This major thoroughfare provides an east-west connection through the city and provides a direct route to Eastern Carolina University Health Medical Center. The State Transportation Improvement Plan (TIP Project U-5860) plans to widen this street to include multi-lanes from US 17 Business to Brown Street. This street was identified

in this plan as a street where pedestrian facilities were needed.

Active Transportation

Downtown Washington offers a pedestrian friendly environment network. Most blocks offer sidewalks lining both sides of the streets, although there are some areas that are lacking pedestrian infrastructure in downtown and neighborhoods adjacent to downtown. Sidewalk gaps were identified in this plan and the Pedestrian Plan.

The public boardwalk along Stewart Parkway allows locals and visitors to stroll along the waterfront. Extending the boardwalk towards Bridge Street and to Havens Gardens Park would provide alternate transportation routes for adjacent neighborhoods while increasing the waterfront experience for non-residents.

The Beaufort County Comprehensive Transportation Plan identified several on-street bicycle facilities that need to be improved in downtown, along US 264, Park Drive, Market Street, and W 13th Street. The Transportation Plan also identifies areas throughout Washington's planning jurisdiction where multi-use paths are recommended, from Park Drive extending north of Highland Drive, Park Drive extending northwest to East 6th Street, to the south across the Pamlico River on

City-owned property, and to the south of Riverside Drive along the Pamlico River. Increasing non-automobile connectivity and providing a pedestrian-friendly environment has been an ongoing theme since the 1996 CAMA Land Use Plan.

Recreation

The City of Washington has an outstanding parks and recreation program. The City meets or exceeds facility standards. The 2007 CAMA Land Use Plan identified the need for five neighborhood parks and a park dedication ordinance that requires a recreational fee-in-lieu as a condition of subdivision acceptance or annexation. Since the previous plan, the City has added 2 neighborhood serving parks including:

- *Charlotte and Fifth*
- *Pierce and 3rd Street Mini-Park*

The City has upgraded playground equipment at all city parks, and is currently soliciting bids to install a splash pad behind the Bobby Andrews Recreation Center and provide lighting for soccer fields at the Susiegray McConnell Sports Complex.

Infrastructure

Water and Sewer Service

The City of Washington provides drinking water service to its residents and also residents in other parts of Beaufort County and Washington Park. The City currently uses an estimated 2.96 million gallons per day (MGD) with an available supply of 5.45 MGD. (*Source: Local Water Supply Plan, 2021*) There are approximately 4,337 residential metered connections, 941 commercial metered connections, 9 industrial metered connections, and 145 institutional metered connections.

The City operates a Biological Nutrient Removal Wastewater Treatment Plant which is located on Plymouth Street and provides wastewater treatment services to the City. The City's Wastewater Treatment Plant has a permitted capacity of 3.65 MGD per day.

According to the "Local Water Supply Plan", demand does not currently exceed supply. It does anticipate a 10% increase in demand over the next forty years. In April 2022, the Public Works Department developed a 10-year Capitol Improvement Plan (CIP) to use as a more detailed planning tool; this plan will allow the City to apply for grants that require a 10-year CIP. This will allow the City to make continuous improvements to public infrastructure, including water and sewer

service as demands increase.

Water Quality

Environmental water quality (not to be confused with drinking water quality) is important locally. Recent planning efforts to address stormwater and wastewater management will help mitigate these concerns.

Stormwater Management

The City of Washington has participated in North Carolina's Division of Coastal Management "Resilient Coastal Communities Program." This program facilitates a community-driven process towards setting resiliency goals, assessment of existing and needed local capacity, and identifying and prioritizing projects that will enhance community resilience to coastal hazards. The City has participated in Phases I-III of this program which identified Jack's Creek Floodplain and Greenway Improvements as a priority project to improve stormwater drainage in to the east of downtown.

Key CAMA-Related Issues

The Coastal Area Management Act (CAMA) is particularly concerned with five land use topics. Additional description of issues related to those topic areas is provided below. For the full description of these topic areas and their CAMA-related objectives, please see the full description from state administrative code (15A NCAC 07B. 0702).

Public Access

The City's boardwalk, docks, boat ramp, waterfront parks, and downtown waterfront provide significant access to the Pamlico River. The City owns a future park site on the north side of the Pamlico and owns property adjacent to this identified future city park facility on the south side of the Pamlico River.

Land Use Compatibility

The majority of the waterfront shoreline in older parts of the city is already modified with rock revetments, bulkheads, docks, or seawalls. The future land use plan for the City primarily focuses on maintaining the existing land use pattern and respecting natural resources.

Infrastructure Carrying Capacity

Arguably the biggest infrastructure impacts on the surrounding environment comes from wastewater and stormwater management. The City has made major investments in upgrading its wastewater and stormwater systems and is in the process of widening Jack's Creek to improve stormwater management.

Natural Hazard Areas

The City has land use and development standards in place to avoid the placement of life and property in harm's way. Structure elevation standards meet the minimum required by the National Flood Insurance Program. The City will continue to be somewhat susceptible to storm and wind-driven flooding, storm surge, and other coastal hazards. As seas continue to rise and the climate continues to warm, these impacts will only worsen.

Water Quality

The City operates a stormwater utility established and guided by the Stormwater Management Ordinance - the Tar-Pamlico River Basin Stormwater Management Program - along with a number of City policies address the key principles and requirements of managing a stormwater

system. Environmental water quality is a key driver in the local economy (via ecotourism) and quality of life. The City has committed in this plan to continuing to prioritize the protection of environmental water quality.



Community Vision



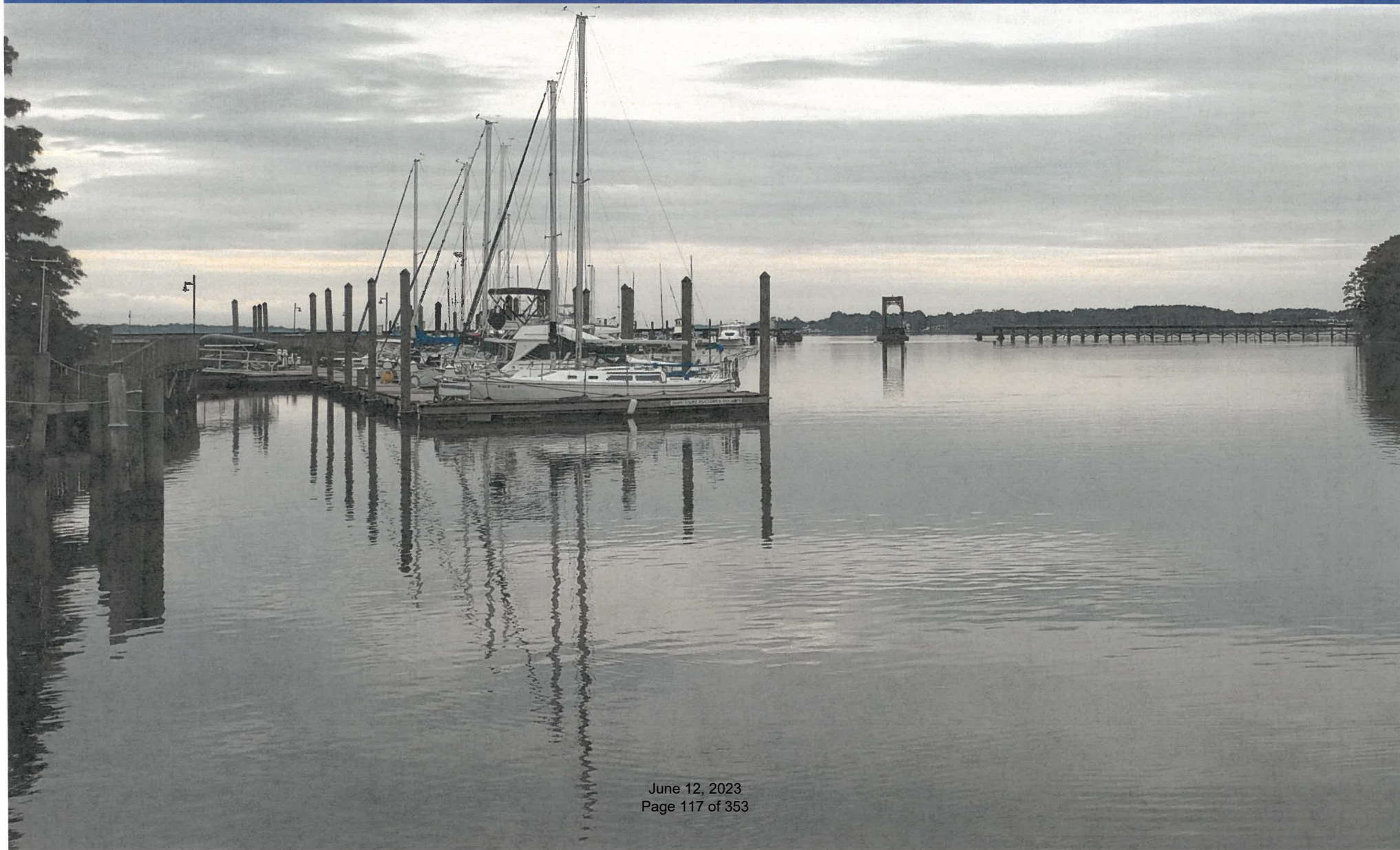
“The City of Washington will be a resilient, sustainable, family-friendly, waterfront community while celebrating its cultural and natural heritage and being a desirable destination for businesses and tourists. Washington will strive for an equitable and inclusive high-quality of life where residents can live, work, and play during the best years of life.”

Community Goals



- | | |
|---------|---|
| Goal 1 | Foster economic growth and revitalization throughout the community, including downtown. |
| Goal 2 | Enhance parks and recreational opportunities along the waterfront and throughout the community for both residents and visitors. |
| Goal 3 | Safeguard, enhance, and promote Washington's historical character, heritage, and legacy. |
| Goal 4 | Ensure equitable, diverse, and inclusive access to public services, facilities, and participation in governance. |
| Goal 5 | Encourage high quality residential and nonresidential development while continuing to support existing neighborhoods. |
| Goal 6 | Maintain the fiscal health of the local government while encouraging smart growth that pays for itself. |
| Goal 7 | Encourage an accessible transportation network that connects people to their jobs and each other through a safe and efficient network of roads, sidewalks, bike lanes, and paths. |
| Goal 8 | Protect and restore shorelines, water quality, and the natural environment. |
| Goal 9 | Increase resiliency to evolving environmental hazards and conditions. |
| Goal 10 | Invest in new and existing public infrastructure to deliver high-quality and efficient services to all. |

Future Land Use



3

Chapter Contents

Guiding the Future Future Land Use Map & Character Area Descriptions

Guiding the Future

The Future Land Use Map serves as a policy tool to guide land use decisions for City staff, Planning Board, and the City Council. It is a visual representation of the community's preferred future land use pattern, assigning "character areas" across the City's jurisdiction. The Future Land Use Map is required by North Carolina law (NCGS Chapter 160D) in order for any jurisdiction to use zoning as a means of regulating the physical and operational characteristics of land use. A change in zoning is considered a legislative action, and the Future Land Use Map is designed to guide decision-makers in determining whether or not a proposed or petitioned change in zoning is in keeping with the community's vision for the future.

The Future Land Use Map and character areas represent the community's vision for the future and are one of the factors that guide decision makers and City staff in future rezoning, land use, or permitting decisions. Character area descriptions are intentionally designed to be general and allow for some interpretation. This is because land use patterns may change over time and are not perfectly predictable.

These character areas also provide direction for updates to the City's land development regulations to help make the community vision a reality. Not all of the character area descriptions are

immediately ripe for implementation, and it is left to the discretion of staff and leadership as to which elements to pursue at any given time.

A Future Land Use Map is also valuable for communicating public investment priorities (including possible future extensions of public facilities and services) and the community's vision for the future. The Future Land Use Map and character areas describe the desired types, intensity, and spatial arrangement of land uses. It is not an ordinance and does not bind decision makers. It is a guide for land use policy making. It identifies the predominant land use types and character intended for different parts of the study area. Sometimes, the current existing conditions of property may be counter to the vision on the Future Land Use Map. However as properties change, develop, and redevelop, and as the City grows, it should generally be guided toward the future shown on the Future Land Use Map.

It is not advisable to immediately rezone properties to reflect the Future Land Use Map. Rather each rezoning request by property owners and developers should be evaluated individually based on a variety of factors, including its individual merits, surrounding context, presence (or absence) of adequate public facilities, potential financial impact (or burden) of the project,

How to Use the Future Land Use Map

Use the Future Land Use Map and character area descriptions as a guide when making land use and development permitting decisions. This is especially relevant to rezonings and quasi-judicial development decisions and also to decisions of where to extend public infrastructure and services.

Development within the horizontal boundaries of the 2-foot sea level rise area and the future 1% annual flood chance area should receive special scrutiny to ensure public safety and security of public investments. However, existing zoning entitlements and rights also need to be respected or mutually altered.

vested rights, environmental impact, timing, etc.

Some uses can easily be included in many future land use character areas. These include government maintenance buildings and small utility substations (electric, natural gas, sewer lift stations, water towers, preexisting single family residential, etc.). However, some uses should be carefully considered so that they do not unintentionally create a demand for development in inappropriate areas.

Future Land Use Decision-Making Guiding Principles

Based on the land use patterns illustrated in the Future Land Use Map and as described in the associated character areas, general principles guiding the location of new development are outlined as follows:

- All future development is expected to locate within the appropriate area(s).
- High-density development is encouraged within and near the core area of the City and in and adjacent to developed commercial areas where sufficient infrastructure can support the additional development density.
- Vertical mixed use developments (i.e. - incorporating nonresidential ground floors and upper story high density residential) are encouraged in and adjacent to the downtown character areas and in developed commercial areas where sufficient infrastructure can support the additional development density.
- Future residential development is expected to make efficient use of buildable land, avoid environmentally sensitive areas, and efficiently utilize public infrastructure. This must be balanced against protecting the public safety by avoiding development in areas that are highly susceptible to flooding now or in the future.
- Nonresidential and mixed use development should be high quality, of a lasting and durable character that accentuates the character of the City. It should maximize interconnectivity with adjacent uses and be accessible to pedestrians.
- Industrial development is encouraged in appropriate areas. The development of employment generating land uses and supportive infrastructure will ensure opportunities for local employment.
- Institutional uses are acknowledged as a use that may be appropriate in a diversity of areas.
- Single family residential housing is present in many character areas outside of the typical residential uses. Existing single family residential development has the right to remain in any character area. These areas are part of the current fabric, but should they desire to transition to a higher and better use it is encouraged. It is not necessary to rezone these properties or to change the Future Land Use Map, which describes an idealized future condition.
- Greenfield development (i.e. - development of existing agricultural land, open space, forested areas, or other vacant lands) should be directed away from sensitive natural resources, including but not limited to all wetlands and present and future high flood risk areas.
- Prevent the extension or expansion of public infrastructure into sensitive or potentially hazardous areas, both now and in the future. Use sea level rise projections and flooding and storm surge modeling as guidance.
- Encourage locally-appropriate density and vertical mix of uses that avoids creation of excess impervious surfaces and maintains the historic development pattern and character.

For instance, institutional uses such as churches, primary and secondary schools, or clinics might be appropriate in most residential areas, but if located in rural areas would invite inappropriate additional development in areas that would need additional public services to accommodate the new uses.

The size of operations is also a consideration. For example, a small church might be appropriate in a rural context, but a mega church may not. It is up to the governing board at the time of the application to decide what will most accurately promote the goals established in this plan.

Future Land Use is a Process of Transition

The temptation often exists to preemptively up-zone all property fronting a highway or major road to widely allow commercial uses to potentially generate new development and investment, and possibly even diversify the economy. The reality is that speculative up-zoning does not usually create quality places and developers and business owners will pursue rezoning to suit market needs when necessary.

What is up-zoning? Rezoning a property to a higher density, and potentially higher value use.

Is preemptive up-zoning ever advisable? In extremely limited instances – for example, perhaps for a specific, economic development catalyst project or other government-sponsored catalyst site that involves major public investment. Up-zoning should be a purposeful decision that is thought out over time.

What are the effects of preemptive up-zoning? Preemptive up-zoning can create traffic congestion and degrade quality of life rather than generating lasting wealth. Widespread strip commercial zoning creates sprawling, low-quality commercial development in excess of market demand and thus does not attract high-value tenants. It results in a congested, automobile-dependent area that never achieves the commercial density or activity level necessary to build a place the community will value. The excess of commercially zoned land also depresses the overall price of that type of land, because it is over-supplied.

Is there a better solution? Local governments should only up-zone properties abutting existing commercial development in areas where the appropriate conditions exist. The necessary conditions include but are not limited to:

- *A supportive street network with maximum block length standards (to disperse traffic and create walkability);*
- *Shared driveways that serve multiple businesses (to reduce traffic congestion);*
- *Cross access, including pedestrian facilities, that connects adjacent businesses;*
- *Sufficient sewer service;*
- *Quality design standards;*
- *Pedestrian facilities;*
- *Fire suppression infrastructure;*
- *Public spaces; and*
- *Proximity to customers.*

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Future Land Use Map and Character Area Descriptions

Low Density Residential

Typically large lot single family detached residential or agricultural uses in a rural setting. Encouraging of conservation, recreation, and open space.

Medium Density Residential

Single family detached residential of varying lot sizes, with the opportunity for duplexes, and potentially small-scale triplexes or quadplexes. Residentially-supportive uses may also be appropriate in select locations.

High Density Residential

Primarily high density single family, multi-family, or attached residential. Opportunity for ground level commercial uses (rarely) with upper story residential units, and residential supportive uses may also be appropriate.

Commercial Marina

Water-dependent marina operations, such as watercraft maintenance, refueling, wet and dry slips, storage, associated transient/short-term housing and support uses.

Downtown Mixed Use

Mix of retail, restaurants, and active commercial uses, with the opportunity for upper story residential and office spaces. Walkable places with a pedestrian-focused “downtown” feel that is vibrant and inviting.

Commercial

Primarily nonresidential character area that provides a wide range of businesses to serve the needs of the community through retail, restaurants, wholesale goods and services, and hotels. Occasional upper-story residential and/or professional offices if appropriate.

Light Industrial / Employment

Wholesale, warehouse, indoor manufacturing and assembly, associated offices and/or sales areas, and any uses that can be contained within a structure. No external impacts other than traffic.

Heavy Industrial / Employment

Similar to light industrial, with the addition of outdoor assembly, manufacturing, and heavy machinery. These areas produce some off-site nuisances or impacts.

Office, Institutional, & Multi-family Residential

Office buildings, institutional uses, civic buildings, parks, municipal structures, and stand-alone multi-family residential (where appropriate). Can also serve as a buffer from more intensive uses.

Airport / Development

Airport and supportive uses are limited to those essential to the operation of the airport, and uses that are found to be compatible with, and not detrimental to the safe operation of the airport.

Conservation, Parks, Open Space, or Environmentally Constrained

Nature-based uses (hunting, bird-watching, etc.), agriculture/silviculture, or recreational/open space with accessory support uses (parking areas, trails, etc.) are suitable for these environmentally sensitive areas.

Commercial Activity Node

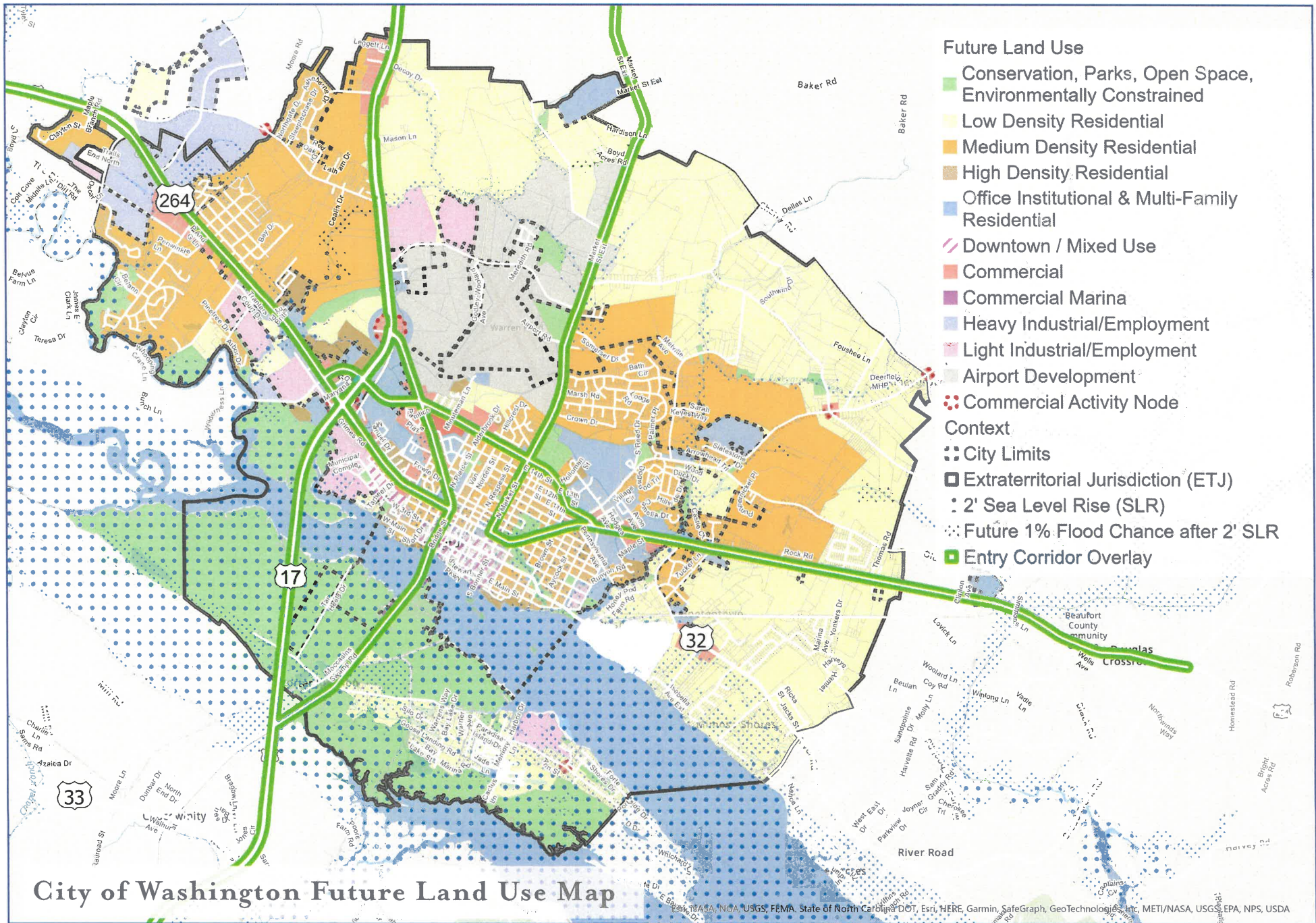
These generally identify where additional small- or neighborhood-scale commercial intensity is welcome and are usually located at existing high activity areas or key crossroads.

Entry Corridor Overlay

High visibility, high traffic corridors that are the gateways welcoming people to the City. Consists of Hwy 264, Hwy 17, Bridge Street (Hwy 17 Bus.), 15th Street, and Market Street.

Natural Hazard Areas

An area where future development should be limited or deterred due to current and/or future flood risks. Corresponds to the projected water level at 2 feet higher than the base year 2000 level and the projected future 1% annual flood chance area for the same water level height.



City of Washington Future Land Use Map

Draft: June 5, 2023

June 12, 2023
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Comprehensive Land Use Plan | 27

Low Density Residential (LDR)

General Character

This area supports a mixture of lower density, predominantly single family detached residential dwellings and agricultural uses. It may be that these areas do not have sewer services appropriate for higher density development. Based on the level of service to an area, this character area can change to that of a higher density. Lot sizes are typically a minimum of 15,000 to 20,000 sq ft without sewer services, but can be 10,000 sq ft in areas with sufficient public services. This character area also encourages open space, recreation, and conservation, as well as institutional or other small-scale, residential supportive uses. These include schools, churches, and daycares depending on context and size. All other nonresidential uses should be discouraged excluding utility and other supportive infrastructure.

Buildings & Parking

Houses are further from the street with larger front yards. Parking at nonresidential uses should be in the rear and should be screened from existing roadways. Formalized on-street parking is not appropriate until a later time when these areas redevelop at higher densities.

| Typical Components | |
|---|--|
| Residential Density | Max. 4 dwelling units per acre |
| Impervious coverage | Typically less than 30-35% |
| Building height | 50 feet max., but usually not more than 35 feet or three stories |
| Street pattern | Urban grid primarily, which will allow these areas to evolve into more dense neighborhoods in the distant future; curvilinear streets or cul-de-sac occasionally used when necessary to avoid large environmental features not easily spanned by a culvert or short bridge |
| Block length | 400'-800' |
| Pedestrian streetscape | Internal pedestrian connections (min. 5' width); |
| Potentially compatible zoning district(s) | R9S, R15S, RA20 |



Medium Density Residential (MDR)

General Character

The medium density residential area is ideal for single family homes or neighborhoods with varying lot sizes greater than 6,000 sq ft. Occasional duplexes may be present and even more rarely small-scale triplexes or quadplexes (4-dwelling attached residential) depending on their context. Institutional or other small-scale, residential supportive uses, such as schools, churches, and daycare, may also be appropriate in select locations. More intense residential uses are discouraged.

Buildings & Parking

Building locations may vary, but are primarily located closer to the street. Homes in single family developments may have larger front yards, and parking shall be side, front, or alley loaded. In cases of multiple dwelling units on a single lot, parking shall be screened from existing roadways. Parking for nonresidential uses should be located in the rear with the buildings pulled up to the street. On street parking and alley- or side-loaded parking should be provided if lot frontages are 50 feet or less per home.

| Typical Components | |
|---|---|
| Residential Density | 3 to 7 dwelling units per acre |
| Impervious coverage | Max. 40-50% |
| Building height | Max. 50 feet |
| Street pattern | Urban grid, curvilinear; should including interconnectivity to adjoining properties |
| Block length | 400'-600' |
| Pedestrian streetscape | Internal and external pedestrian connections (min. 6' width) |
| Potentially compatible zoning district(s) | R6S, R9S, R15S, PUD, and RHD |



High Density Residential (HDR)

General Character

This character area is made up of primarily high density single family, multi-family or attached residential, and their associated recreational and open space land uses. All industrial uses are prohibited. Commercial and neighborhood services uses may be permitted in buildings fronting on key intersections if designed in an appropriate manner. Institutional uses, such as schools, churches, and daycare, or other small-scale, residential supportive uses may also be appropriate in select locations.

It is intended to encourage dense residential development of multi-family residential, high density single family neighborhoods, and possibly to accommodate mobile home park developments.

Small-lot single family detached residential (with lots of approx. 4,000 to 6,000 sq ft) and multi-family residential with higher densities fit well in this character area. There may be opportunity for ground floor commercial uses with upper story residential units in select locations.

Buildings & Parking

Buildings are generally closer to the street and urban in nature without parking in front, although this may occasionally vary. Parking for nonresidential uses should be in the rear or alley-loaded, to enhance walkability. On-street parking should be provided if lot frontage is less than 50 feet per home. In single family developments, on-street parallel parking is encouraged, and homes should be side or alley loaded. In multi-family developments parking should be screened from existing roadways and should include adequate landscaping.

| Typical Components | |
|---|---|
| Residential Density | Up to 8 detached dwellings or 20 attached dwellings per acre; min. 6 dwellings per acre |
| Impervious Coverage | Max. 60% for detached or 75% for attached/other uses |
| Building Height | Up to 5 stories, max. 50 feet |
| Street Pattern | Urban grid |
| Block Length | 400'-600' |
| Pedestrian Streetscape | Internal and external pedestrian connections (min. 6' width) |
| Potentially Compatible Zoning District(s) | R6S, RMF, RM-H, and RHD; PUD, OI, or B-4 possible if context appropriate |



Commercial Marina (CM)

General Character

This future land use character area is intended to accommodate water-based commercial, service, and other water-dependent businesses. Structures are built for specific uses, and should be an active area year-round, and especially in peak season. This district is adequate for water oriented uses and support retail, maritime activities, and intentional access to public trust waters. Typical uses might include marina operations such as associated maintenance, refueling, wet and dry slips, storage, associated transient/short-term housing and support uses, etc.

Given the impact on the waterfront, shoreline, and viewshed, these developments will need particular scrutiny regarding environmental impact and any waterfront structures (bulkheads, seawalls, rock walls/vetments, etc.) that will disrupt the natural shoreline where it presently exists. Rising seas and future conditions or environmental hazards should also be considered in the design.

Buildings & Parking

Building location on the lot varies due to the specific needs of each specific owner or occupant. Parking should be set back from the waterfront, and buffered from view.

| Typical Components | |
|---|--|
| Density | Up to 15 units per acre depending on zoning code |
| Impervious Coverage | Max. 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | On-street, or off-street in internal lots |
| Street pattern | n/a |
| Block length | Varies; typically these are only one lot between the street and the waterfront; regular public water access points are desirable |
| Pedestrian streetscape | Sidewalks connecting business entrances to the public right of way; internal walkways through parking areas and connecting to the waterfront; public or semi-public waterfront boardwalk should be strongly encouraged |
| Potentially compatible zoning district(s) | B-2, although a new, more custom zoning district may be considered |



Downtown / Mixed Use (DMU)

General Character

Downtown Mixed Use areas allow for convenient shopping and service facilities in a more compact and pedestrian-oriented, urban environment. This is the focal point to the Central Business Historic District and the surrounding area of mixed land uses. It may also be appropriate in other select locations as they evolve into urban activity centers and receive public streetscape investment.

This area is ideal for a mixture of retail, restaurants, and active commercial uses, with the opportunity for upper story residential and office adding diversity to the balance of land uses. Hotels are an appropriate use but should limit their ground level lobby space. Ground floor uses are to be active and inviting to the community during typical downtown business operating hours; uses such as schools, daycare, churches, and drive-thru facilities should be strongly discouraged.

Buildings & Parking

Buildings in the downtown/mixed use area are closer together with shorter setbacks and possibly even required to begin at the front setback of zero feet. Some buildings take up the entire lot and directly abut another building or share walls. Buildings should be located closer to the street with

parking in the rear to create a walkable environment. On street parking is required and should be retrofitted wherever possible.

| Typical Components | |
|---|---|
| Residential Density | Up to 8 detached residential units per acre, and 30 multi-family residential when located above a ground level commercial use |
| Impervious coverage | 80%-100% |
| Building height | Max. 60 feet with the ability to go up to 96 feet with stipulations |
| Parking | Mostly on-street with some potentially in the rear or shared lots in select locations |
| Street pattern | Urban grid |
| Block length | 400'-500'; occasionally 600' |
| Pedestrian streetscape | Prioritizes pedestrian facilities and connectivity, including street trees, wide sidewalks (min. 8 feet), outdoor dining, public benches, pedestrian lighting, etc. |
| Potentially compatible zoning district(s) | B1H, B2, B4, RHD |



Commercial (COM)

General Character

This area invites high traffic generating uses and is intended to accommodate a multitude of nonresidential uses, including retail sale of goods and services, professional services, and even offices. This is primarily a nonresidential character area that will provide a wide range of businesses to serve the needs of the community and region. Retail, restaurants, wholesale goods and services, hotels, and personal and professional services are all encouraged uses. Multi-family uses may be appropriate on an upper story depending on context and location, but should not be encouraged on a ground level.

Buildings & Parking

Buildings may be pulled up to the street/ sidewalk with parking in the rear or set back from the street with up to one bay of parking in front. All sites should incorporate landscaping throughout with cross access to adjacent sites. If needed, additional internal parking should be located to the side or behind businesses. On-street parking may be appropriate at key locations which are anticipated to evolve into neighborhood centers in the future.

| Typical Components | |
|---|---|
| Residential Density | Up to 30 units per acre depending on zoning code |
| Impervious coverage | Up to 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | Off-street or on-street |
| Street pattern | Urban grid |
| Block length | 400'-800' |
| Pedestrian streetscape | Sidewalks connecting business entrances to the public right of way; internal walkways through parking areas with landscaping associated |
| Potentially compatible zoning district(s) | B2, B3, B4, OI |



Light Industrial / Employment (LIE)

General Character

This future land use character area is intended to accommodate those industrial, wholesale, warehouse, and other uses which by their nature do not create an excessive amount of noise, odor, smoke, dust, airborne debris, or other objectionable impacts which might be detrimental to the health, safety, or welfare of surrounding areas. Typically these are also significant employment, manufacturing, or logistics centers.

Uses in this area are those that are not detrimental to the health, safety, and welfare of Washington and do not create off-site nuisance impacts, aside from traffic. They typically include industrial, manufacturing, assembly, fueling, heavy machinery repair, wholesale, warehouse, outdoor storage, and other uses that contain almost all operations within a structure.

Buildings & Parking

Building location on the lot varies due to the specific needs of each specific owner or occupant. In more urban or commercially-oriented contexts, the design should favor a more walkable layout. Outdoor storage is either restricted or significantly screened from view.

| Typical Components | |
|---|---|
| Residential Density | Residential uses are not encouraged. |
| Impervious Coverage | 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | On-street, or off-street in internal lots |
| Street pattern | n/a |
| Block length | Depends on the unique industrial businesses attracted to these locations; typically not more than 1,200 feet |
| Pedestrian streetscape | Internal pedestrian connections are secondary to the operations of facilities, but should be present to connect facilities and to the public street network |
| Potentially compatible zoning district(s) | 12 |



Heavy Industrial / Employment (HIE)

General Character

The primary goal of this area is to accommodate uses which by their nature may create an excessive amount of off-site noise, odor, smoke, dust, airborne debris or other objectionable impacts which might be detrimental to the health, safety, or welfare of surrounding areas. Typically these are also significant employment, manufacturing, or logistics centers.

Primary uses include industrial, manufacturing, assembly, fueling, heavy machinery repair, wholesale, warehouse, outdoor storage, and other uses that create objectionable impacts. Similar development and their supporting infrastructure should be grouped together, and should be buffered and or set further back from any adjacent use of a lower intensity.

Buildings & Parking

Building, storage, operations, and parking facilities should be set back and screened from adjacent properties of other uses. Specifically, all outdoor storage should be screened from view.

| Typical Components | |
|---|---|
| Residential Density | Residential uses are not encouraged. |
| Impervious Coverage | 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | Off-street: front, side, rear, or internal lots |
| Street pattern | Lots and businesses should have multiple and efficient connections to freight routes and commuter routes for employees |
| Block length | Depends on the unique industrial businesses attracted to these locations; typically not more than 1,200 feet; preferably max. of 800 feet |
| Pedestrian streetscape | Internal pedestrian connections are secondary to the operations of facilities, but should be present to connect facilities |
| Potentially compatible zoning district(s) | I1 |



Office, Institutional & Multi-Family (OIM)

General Character

This area provides space for more calm, primarily daytime or early evening uses. It includes higher density land uses than single family residential neighborhoods and may be utilized as a buffer between incompatible uses. This area is designed to accommodate a healthy mixture of business, professional, institutional, and multi-family uses that may provide a buffer to low- and medium-density residential.

Primarily office space, medical/veterinary offices, churches, civic buildings, parks, multi-family residential, and or municipal structures. Commercial and industrial development are not compatible with this area and should be highly discouraged. Some professional services may be appropriate depending on their hours of operation and impact on the surrounding neighborhood.

Buildings & Parking

Buildings and internal surface parking facilities should be screened from single family residential uses on adjacent properties. Parking areas and internal drives may or may not be connected to neighbors, depending on the similarity of use.

| Typical Components | |
|---|---|
| Residential Density | Up to 8 detached residential units per acre, and 20 multi-family residential |
| Impervious Coverage | 80% |
| Building height | Max. 50 feet with the ability to go up to 96 feet with stipulations |
| Parking | Off-street: front, side, rear, or internal lots |
| Street pattern | Urban grid or modified grid if the use is particularly unique or specialized |
| Block length | 400'-800'; larger institutional uses or campuses may extend this distance but should provide adequate vehicular and pedestrian connectivity |
| Pedestrian streetscape | Sidewalks connecting business entrances to the public right of way; internal walkways through parking areas with landscaping associated |
| Potentially compatible zoning district(s) | O&I |



Airport Development (AD)

General Character

Uses in this area are limited to those essential to the operation of the airport, and uses that are found to be compatible with, and not detrimental to the safe operation of the airport. The Airport Development area is designed primarily to accommodate a compatible mix of airport facilities, supportive commercial or industrial uses with airport operations, and agricultural uses that will not be incompatible with future development and expansion of the airport. Besides those uses listed above, only forestry, crop cultivation, and noncommercial parks/recreation areas are allowed in this land use character area.

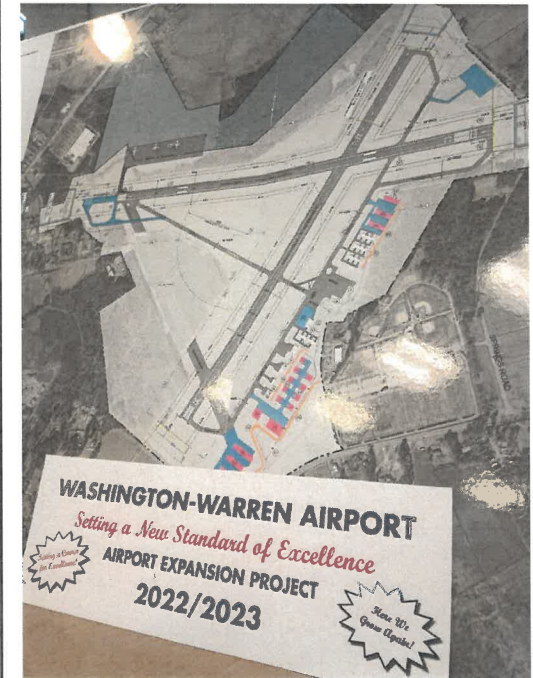
The airport and its associated businesses are a major contributor to the local economy. Uses that create smoke, glare, radio or communication interference, lighting distractions, and flight path or height obstructions are prohibited. Residential uses are not encouraged in the Airport Development Area or associated flight paths or areas impacted by associated industry.

Buildings & Parking

Building location on the lot varies due to the specific needs of each specific owner

or occupant. Adjacent land uses should be appropriately buffered from these uses.

| Typical Components | |
|---|--|
| Residential Density | Residential uses are prohibited |
| Impervious Coverage | Depends on use and stormwater management |
| Building height | Determined by Warren Field Height Control Ordinance |
| Parking | Internal lots |
| Street pattern | Lots and businesses should have multiple and efficient connections to freight routes and commuter routes for employees |
| Block length | Depends on the unique businesses attracted to this location; typically not more than 1,200 feet |
| Pedestrian streetscape | Internal pedestrian connections are secondary to the operations of facilities, but should be present to connect facilities |
| Potentially compatible zoning district(s) | AP, I1 and I2 |



Conservation, Parks, Open Space, or Environmentally Constrained (CPOSE)

General Character

This diverse character area covers natural hazard areas (floodplains, storm surge vulnerability, etc.), environmentally sensitive area (wetlands, high-quality habitat, etc.), parks, natural areas, waterfront access areas, stormwater features, areas unsuitable for development, and open spaces. Being unsuitable for development may be because of physical setting, environmental conditions such as floodplains, or some other social, cultural, or future environmental condition, such as susceptibility to rising water levels. The CPOSE character area is intended to provide for effective long-term management of these areas.

Nature-based uses (hunting, bird-watching, etc.) or recreational/open space with accessory support uses (parking areas, trails, etc.) are very appropriate in this area. Stormwater management and open space are also appropriate. Proposals for nonresidential development should be assessed on a case-by-case basis by making a determination regarding any potential adverse development impact on environmental conditions.

Buildings & Parking

All development should be contingent on whether all environmental impacts have been assessed and potential effects of natural hazards taken into account.

| Typical Components | |
|---|---|
| Residential Density | Residential not encouraged, or 1.5 units per acre |
| Lot coverage | Typically less than 10%; some areas are higher due to previous development decisions |
| Building height | Vertical structures are typically minimized or discouraged; if they are needed, they should be one story, or a max. of 35 feet tall if absolutely necessary |
| Parking | If possible, parking should be permeable and/or minimized; |
| Street pattern | Minimal |
| Block length | As few crossings as possible |
| Bicycle/ Pedestrian | Trails, multi-use paths, sidewalks, docks and boardwalks |
| Potentially compatible zoning district(s) | Not to exceed lowest density residential district; development should be minimized; may be appropriate in RA-20. |



Commercial Activity Nodes (CAN)

General Character

This area serves as a commercial focus area and represents a concept or desire to concentrate commercial development in the general location even though it may not be entirely within the area depicted. The circular shapes of the nodes are not intended to be applied literally. They are intended to represent a concept or desire to concentrate commercial development in a predominantly nodal fashion. It should be noted that the location and size of the nodes included in the plan are not intended to be static. The intention is for small-scale, neighborhood serving commercial development to be located at crossroads intersections (smaller nodes) and larger, more intense commercial development at interchanges (larger nodes). As the area surrounding the nodes develop, larger node definitions and possibly even shifts in location from one intersection to another may be warranted.

Commercial nodes may need buffering from surrounding uses by office, institutional, multi-family residential, or neighborhood-scale (i.e. – less than 9,000 sqft building footprint), or residential-supportive land uses. The exact size of the required buffer has not been predetermined. The required buffer width should be determined when the

ultimate extent of the commercial node is known. As a result, it will be necessary to periodically revise the future land use map as development continues and patterns change. Larger commercial nodes in more rural contexts will require larger buffering and more landscaping. In more urban contexts and with smaller nonresidential uses (i.e. - less than 9,000 sqft footprint) buffering may not be necessary.

Buildings & Parking

Buildings should front on the sidewalk, be set close to the street or future right-of-way edge, and should have on-street parallel parking and street trees where possible. More internal parking should be located to the side or behind businesses.

Typical Components

| Typical Components | |
|---|---|
| Density | Per the underlying character area or zoning |
| Impervious Coverage | Up to 80% |
| Building Height | Max. 50 feet, although less than three stories at the streetfront is likely more appropriate in most contexts |
| Block Length | 400'-600' |
| Pedestrian Streetscape | Should favor pedestrians over automobiles; consult the underlying character area also |
| Potentially Compatible Zoning District(s) | B2, B3, B4 |

Entry Corridor Overlay (ECO)

General Character

This can be considered as an overlay and the underlying land use character areas still apply. This area covers the high visibility, high traffic corridors that are the gateways welcoming people to the City, consisting of Highway 264, Highway 17, Bridge Street (Hwy 17 Bus.), 15th Street, and Market Street.

The purposes for establishing the entry corridor overlay character area are to recognize the importance that different roadway corridors play in defining the city's character as entryways and to protect, preserve, and promote both the aesthetics of these important roadways and their traffic-handling capabilities, thereby contributing to the general welfare of residents and visitors.

Buildings & Parking

Enhanced building materials and architectural design standards are appropriate for nonresidential, mixed use, and multi-family residential structures. If industrial buildings are closer to the street they should follow these standards also. If they are back from the street, they may be suitable to exempt from these design standards, but should have significant landscaping and buffering. Front yard parking areas should be heavily

landscaped and screened from travel ways by hedgerows or 2- to 3-foot tall visual screening to keep bumpers from fronting on the sidewalks.

Where commercial activity nodes exist and/or where structures are pulled up to the streetfront in a pedestrian friendly manner, on-street parallel parking and street trees should be utilized to help with traffic calming. Painted crosswalks and pedestrian crossing signals at intersections may also be appropriate.

Landscaping should be regular and coordinated and should not hinder pedestrians or visibility of signage streetfront business entrances. Median landscaping will also contribute significantly to the sense of arrival. Wayfinding signage is also important to visitors.

All other design features should follow the underlying character area district or should trend toward a more pedestrian friendly version.

Summary of considerations

The following factors should be considered when making enhanced standards to areas within this character area:

- *Cross-access between adjacent businesses, reduced individual driveways directly accessing the corridor, interconnectivity of developments*
- *Regular cross streets and intersections when property along the corridor develops or subdivides*
- *Enhanced landscaping, including the potential for median landscaping maintained by the City*
- *Enhanced building appearance standards*
- *Additional standards for traffic impact analyses in areas with lower walkability*
- *Discourage, reduce, and/or restrict residential uses with driveways opening directly onto the corridor*
- *No parking between the building and the street for structures within 2 lots of an intersection*

Natural Hazard Areas (NHA)

General Character

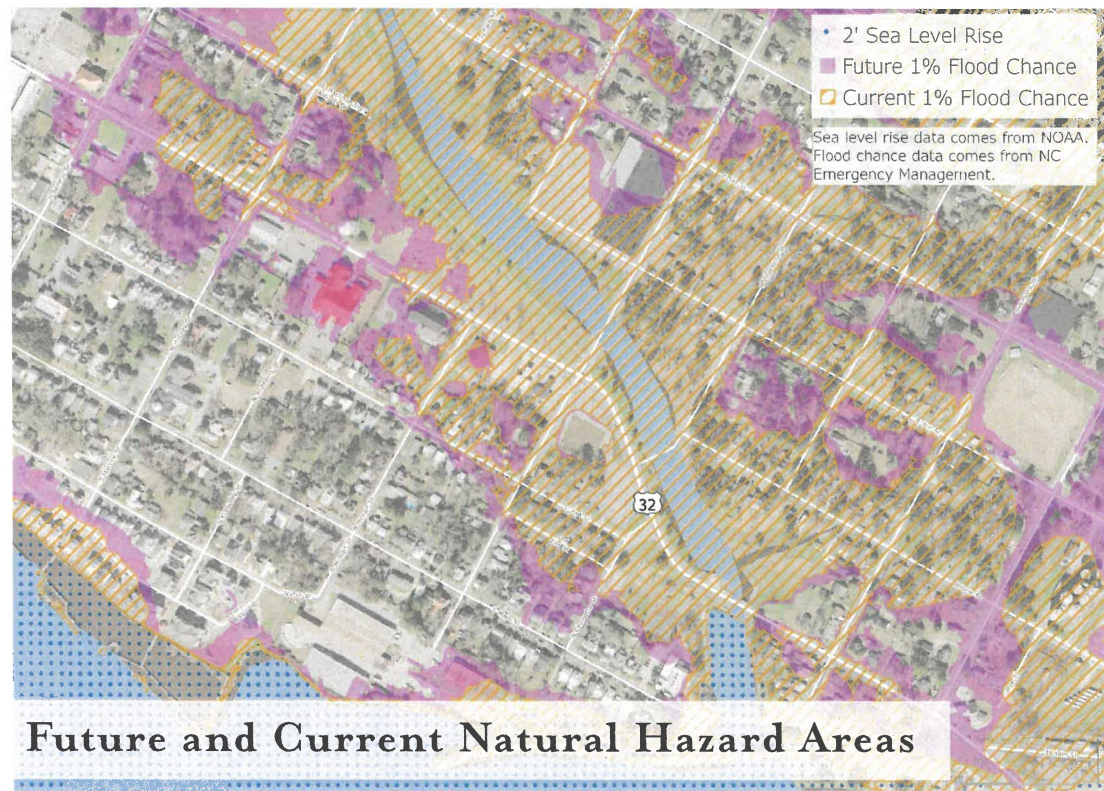
As the sea and river water levels continue to rise and storms become more intense and unpredictable, waterfront and low lying areas will become increasingly vulnerable to natural hazards, property damage, and population displacement. The purpose of the Natural Hazard Areas designation is to protect the safety and quality of life of current and future residents by raising awareness of the risks associated with these areas. This character area acknowledges this vulnerability and seeks to minimize the threats to the health, safety, and financial security of current and future residents by explicitly recognizing that these areas will become increasingly vulnerable and impacted. Likewise, the City will incur lower future maintenance and recovery costs if public infrastructure in these areas is minimized and/or armored against these hazards.

The Natural Hazard Areas shown on the map are the areas projected by NOAA to be chronically or permanently inundated within the next 40-50 years (two feet of sea level rise) and the area estimated by the NC Emergency Management Division to be the future 1% annual floodplain area after that two feet of sea level rise occurs.

Although this 40-50 year time frame may seem distant, consider that the life span of a building typically exceeds 100 years.

The City must plan for a future that will be different from the present and past. The role of the City is to protect public health, safety, and welfare by minimizing negative impacts to both public and private investments. The Natural Hazards Area explicitly communicates that vulnerability and should be considered by decision-makers during land use and development proposal applications.

The Natural Hazard Areas designation describes an area where future development should be limited or deterred. Exceptions may be appropriate if extensive improvements are made to protect against anticipated future conditions and/or to ensure that funding will be available for relocation or cleanup of structures that will not endure.



Size and Scale Recommendations

The following tables outline the types, size and scale of uses that are appropriate in different character areas.

| Character Area | Nonresidential ground floor footprint | | | | Civic or institutional (footprint may vary) | Offices (not including home occupations) |
|--|---------------------------------------|-------------------------|-----------------------|-------------|--|--|
| | >100,000 sqft | 35,000- 100,000 sqft | 9,000- 35,000 sqft | <9,000 sqft | | |
| High Density Residential | No | No | ** | ** | * ** | ** |
| Medium Density Residential | No | No | ** | Yes | * | No |
| Low Density Residential | No | ** | ** | * | * | No |
| Downtown Mixed Use | ** | * | Yes | Yes | ** | Upper story |
| Commercial | Yes | Yes | Yes | Yes | * | Yes |
| Office, Institutional, & Multi-Family | * | * | Yes | Yes | Yes | Yes |
| Airport Development | Yes | Yes | Yes | Yes | No | Accessory |
| Heavy Industrial / Employment | Yes | Yes | Yes | Yes | No | Accessory |
| Light Industrial / Employment | Yes | Yes | Yes | Yes | No | Accessory |
| Commercial Marina | * | Yes | Yes | Yes | No | Accessory |

Key:

Yes = the use or scale is likely appropriate.

No = the use or scale is not appropriate.

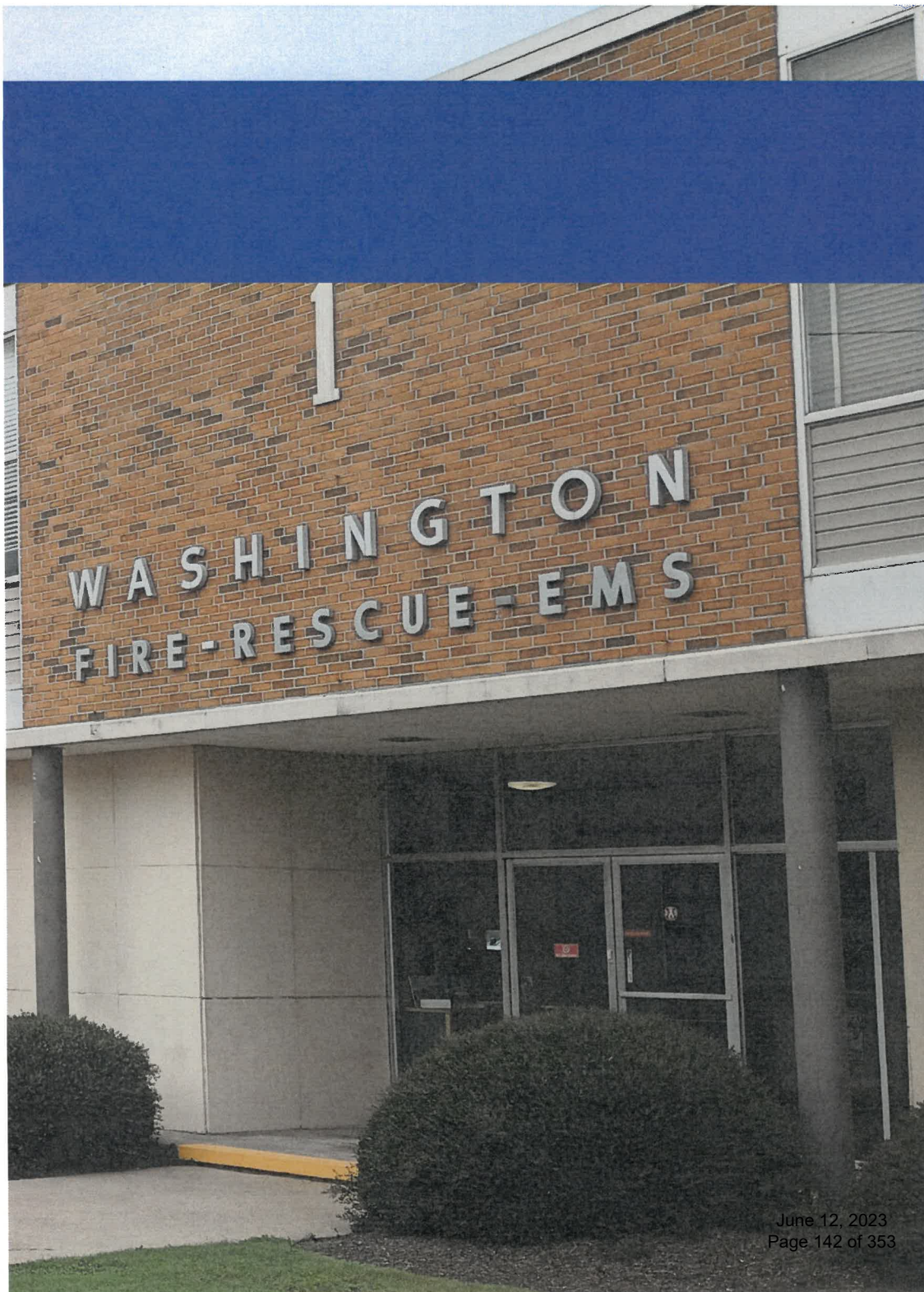
* = possibly appropriate if context, scale, compatibility, and design criteria are considered.

** = stronger scrutiny is needed; possibly appropriate if context, scale, compatibility, and design criteria are considered.

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Plan Recommendations





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Coastal Area Management Act (CAMA) Compliance

This land use plan functions as a comprehensive plan and also as a Coastal Area Management Act (CAMA) land use plan (see 15A NCAC 07B). The Coastal Resources Commission (CRC) outlines five land use plan management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Natural Hazard Areas, and Water Quality) that must be addressed in a CAMA land use plan. Each CAMA-required land use management topic includes a Management Goal and a Planning Objective, which are specified in the state statutes governing land use planning in coastal communities, and are replicated on the next page for clarity.

Not only does this land use plan address the land use management topics, but it also affords the opportunity to address other issues of local concern, which may be asset-based, programmatic, regulatory, geographic, or otherwise. These issues were identified during the land use plan development process and are included in these plan recommendations. The issues do not necessarily directly align with the CAMA management topic structure, but are locally important nonetheless. These recommendations are not required to have associated timelines for completion or implementation, although in some cases these may be provided.

Not all of the recommendations herein

contain specific action items, but that should not be perceived as any less a call to action. In addition, not all of the recommendations outlined herein are immediately ripe for implementation, and (as with the Future Land Use Map) local discretion and leadership will determine priorities and timelines. Policies that are not able to be implemented immediately will guide future development decisions, so that all future development will bring the reality closer to the vision. While the Future Land Use Map and policies are intended to provide guidance during land use decisions, the issuance of CAMA and

development permits will be based on adopted standards in the City's ordinances and the CRC's permitting rules that implement the Coastal Area Management Act.

Relative to the five CAMA Land Use Management Topic Areas:

CAMA plans require that recommendations related to the CAMA land use management topics be divided into policies and implementations steps. Other non-CAMA policies or implementation items may also be referenced. Where no entry is provided, the topic is not considered relevant to the CAMA land use management topics.

The following pages of recommendations identify CAMA policies and implementation steps according to the following labeling structure:

CAMA Policies are identified by their acronym (E.g. - LUC, WQ, PA, ICC, or NHA. See full descriptions on the next page). These are used by the state reviewer in CAMA permit review and consistency determinations.

CAMA Implementation Steps are identified by fiscal year they are anticipated to be accomplished (E.g. - FY 2024/25, FY2025/26, etc). These are used by local staff in writing 2-year status reports regarding implementation. Each must have a fiscal year for accomplishment identified. Some actions will be labeled as "ongoing" and will require constant vigilance.

Land Use Management Topics

(Pursuant to 15A North Carolina Administrative Code 07B .0702(D)(2).)

Goals for: Land Use Compatibility (LUC)

Management Goal: Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.

Planning Objectives: The plan shall include policies that characterize future land use development patterns and establish mitigation concepts to minimize conflicts.

Goals for: Water Quality (WQ)

Management Goal: Maintain, protect, and where possible enhance water quality in coastal wetlands, oceans, and estuaries.

Planning Objectives: The plan shall include policies that establish strategies and practices to prevent or control non-point source pollution and maintain or improve water quality.

Goals for: Public Access (PA)

Management Goal: Maximize access to the beaches and the public trust waters of the coastal region.

Planning Objectives: The plan shall include policies that address access needs and opportunities, with strategies to develop public access and provisions for all segments of the community, including persons with disabilities. Oceanfront communities shall establish access policies for beach areas targeted for nourishment.

Goals for: Infrastructure Carrying Capacity (ICC)

Management Goal: Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of areas of environmental concern (AECs) and other fragile areas are protected or restored.

Planning Objectives: The plan shall include policies that establish service criteria and ensure improvements minimize impacts to AECs and other fragile areas.

Goals for: Natural Hazard Areas (NHA)

Management Goal: Conserve and maintain the barrier dune system, beaches, flood plains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.

Planning Objectives: The plan shall include policies that establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities, and that minimize threats to life, property, and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards.

Parks, Natural Areas, & Open Spaces

Policy 1: Continue parks planning efforts.

- 1.1: Develop a master site plan for each park, including conceptual site plan, list of amenities, anticipated programs, etc. These could be developed through several neighborhood charrettes that include neighborhood input directly. Or it could be a community charrette that considers all the sites more holistically.

Relevant plans

- *City of Washington Parks and Recreation Comprehensive Master Plan*
- *Waterfront Plan*
- *Mid-East Greenway Feasibility Study*

Potential future planning efforts

- *Park Master Plan - create a master plan for every City park.*
- *Shoreline and Public Trust Water Access Plan - proactively identify areas where property should be acquired and developed to enhance public access to the waterfront for viewing, fishing/crabbing, and launching of small and large watercraft.*

Policy 2: Continue enhancements to existing parks, including but not limited to the following:

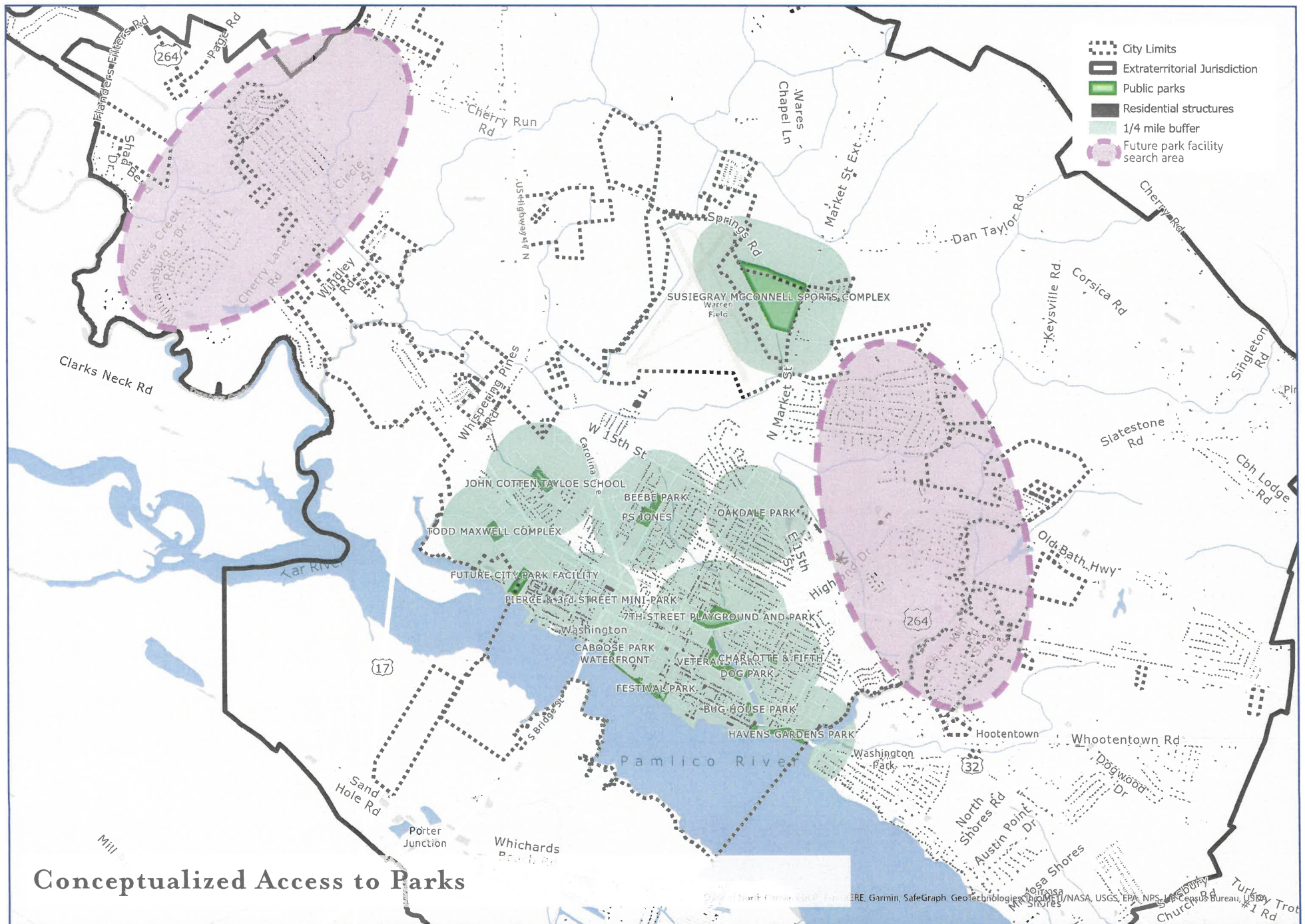
- 2.1: Beebe Memorial Park and P.S. Jones: ensure sufficient parking exists for community events, including for food trucks and musical acts.
- 2.2: Susiegray McConnell Sport Complex: Seek out opportunities to enhance shade for day events, lighting for night games, and to expand recreational opportunities.
- 2.3: Todd Maxwell Complex: Continue efforts to convert to a multi-purpose field.
- 2.4: Haven's Garden: Expand the boardwalk along the waterfront from the existing facility to Runyon Creek boat launch.
- 2.5: Jack's Creek: Expand the trail network and recreational amenities. Expand the stormwater holding capacity.
- 2.6: Identify an appropriate location and create a conceptual master plan for a new gym facility in the near future.

Policy 3: Seek out opportunities to provide recreational opportunities to existing neighborhoods and anticipated new development.

- 3.1: Plan for new recreational facilities to the northwest and northeast.
- 3.2: Increase access to parks for pedestrians and cyclists.



Haven's Garden playground.



Conceptualized Access to Parks

Policy 4: Coordinate with Beaufort County to continue improvements and opportunities for expanded use of the PS Jones Alumni Museum Training Center and Park.

- 4.1: Improve signage and increase access to playgrounds and open spaces, including more pedestrian openings in fences.
- 4.2: Utilize the gym in the current facility.
- 4.3: Following the completion of the current round of upgrades, review the facility master plan and look forward in time to the next round of upgrades.

Policy 5: Discourage traditional development patterns adjacent to beneficial wetlands and environmentally-sensitive natural areas. (NHA, LUC)

- 5.1: Ensure new waterfront development respects natural shorelines and accommodates their movement as water levels rise. (Ongoing)
- 5.2: Require development to cluster away from sensitive environmental resources.
- 5.3: Create a cluster development or cluster subdivision ordinance. (FY 2027/28)

Policy 6: Establish or purchase conservation easements on local Natural Heritage Natural Areas which occur on the south side of the river and Tranter's Creek.

Policy 7: Foster a connected, accessible system of open spaces throughout the City.

- 7.1: Enhance pedestrian-friendly connections between open spaces, parks, activity centers, gathering places, and waterfront access points.

Policy 8: Update the shoreline and water access plan. Identify priority areas (street ends, vacant parcels, etc.) where property could be purchased and/or developed to provide water access. Priority should be given to small craft launches (kayaks, canoes, paddle boards) and fishing and crabbing access. (PA)

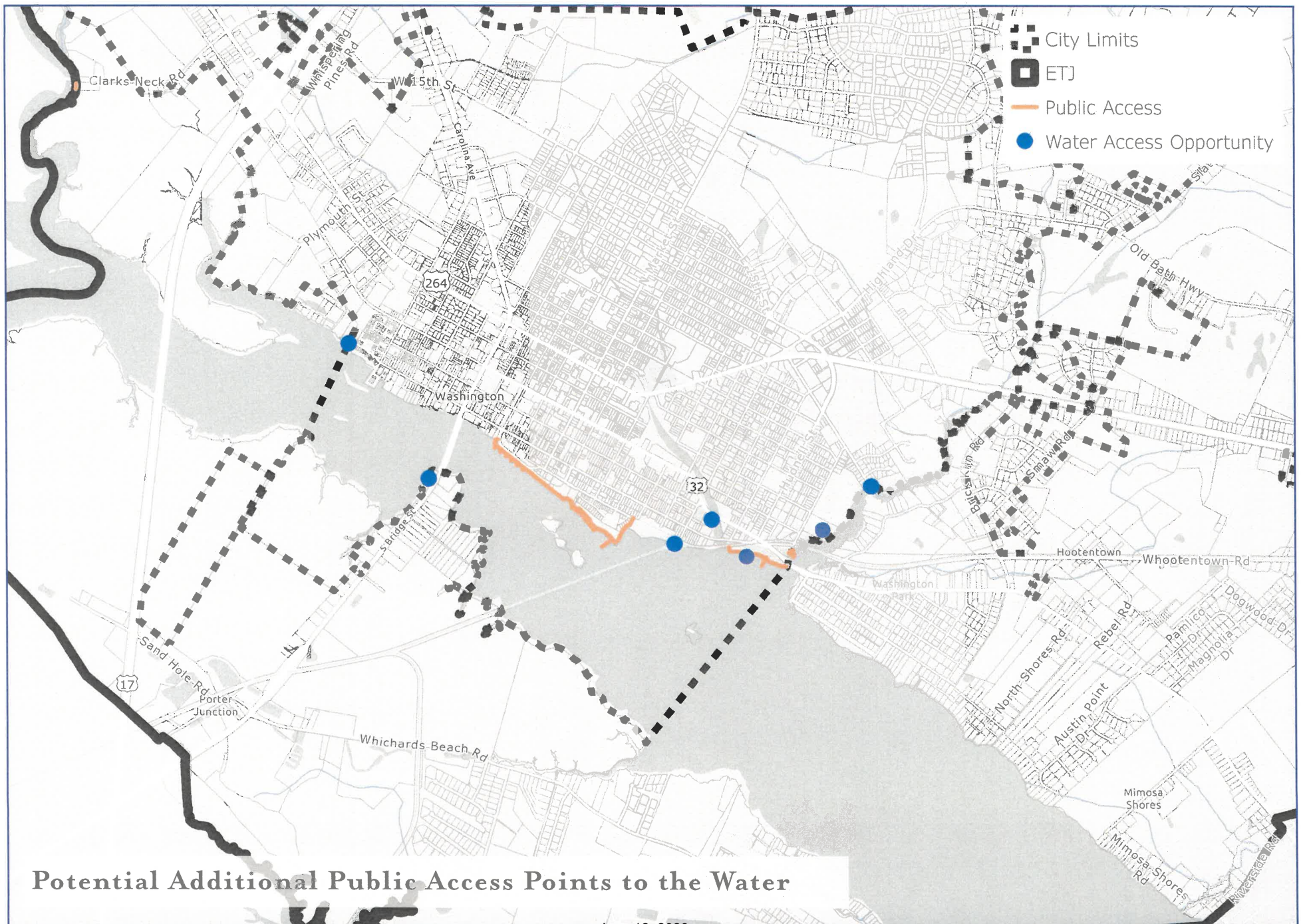
- *Note that this goal may be difficult to make progress on since there is very little undeveloped land remaining with waterfront access.*

Policy 9: Promote preservation and use of environmentally sensitive land and water features in and surrounding the City. (NHA, LUC)

- 9.1: Consider creation of a Conservation Overlay Zoning District to protect environmentally-sensitive areas. (FY 2026/27)

Policy 10: Increase access and opportunities to enjoy Washington's public waterways and waterfront. (PA, WQ)

- 10.1: Preserve the viewshed from downtown across the river, including limiting further expansion of marina slips. (Ongoing)
- 10.2: Maintain and enhance public docks and boat ramps. Additional boat ramps and/or kayak launches should be provided as demand increases. (FY 2027/28)
- 10.3: Increase passive recreation space and small craft boat launches (canoes, kayaks) along Jack's Creek, the river front, Runyon Creek, and other public waterways. (FY 2027/28)
- 10.4: Encourage public access points as identified on the public access map.



Potential Additional Public Access Points to the Water

Resiliency to Coastal Hazards

Policy 1: Continue to pursue Jack's Creek improvements for active stormwater management. (WQ, NHA)

- 1.1: Continue to seek funding for implementation of Jack's Creek improvements using funding from multiple sources (e.g., local, state, federal, non-profit, and private). The current bottleneck in floodwater discharge at E Main Street should be addressed. (FY 2025/26)

Relevant plans

- *Washington Resilience Strategy (Resilient Coastal Communities Program)*
- *Pamlico Sound Regional Hazard Mitigation Plan*

Potential future planning efforts

- *Stormwater master plan - assess existing stormwater infrastructure, future, anticipated maintenance obligations, and identify areas where new interventions could help alleviate current and future flooding and stormwater management. This plan should also identify a program for replacement and upsizing of existing stormwater infrastructure.*
- *Community floodplain master plan - identify flood prone and repetitive loss properties and develop a coordinated plan to purchase those properties as groups and convert them to open space.*

Policy 2: Continue to proactively manage stormwater runoff. (WQ, LUC)

- 2.1: Continue to implement best stormwater management practices including Low Impact Development measures, impervious surface limitations, stormwater management alternatives, and vegetative buffers.
- 2.2: Pursue stormwater focused ecological restoration along Jack's Creek to reduce impacts from flooding and stormwater management. (FY 2027/28)
- *There is a wide array of funding sources in investing in nature based solutions, from local taxes and fees to federal programs.*
 - *This project should incorporate recreational community amenities as well as stormwater management.*
- 2.3: Coordinate with Washington-Warren Airport to ensure drainage ditches are maintained and to provide stormwater solutions to the neighborhoods south of the airport. (FY 2025/26)
- 2.4: Continue to update and maintain City-wide stormwater infrastructure.

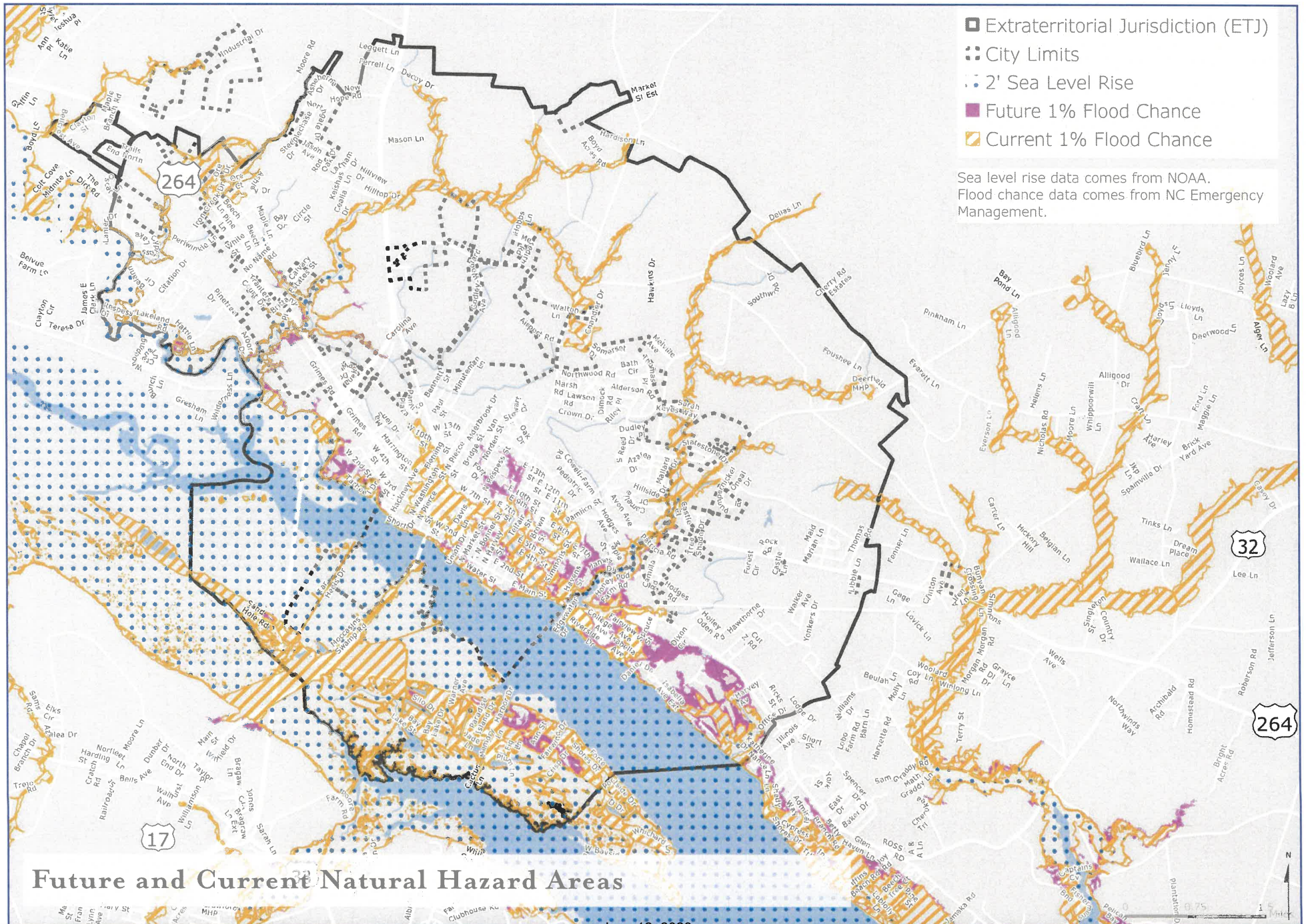
Policy 3: Reduce flooding vulnerability by utilizing the Future Land Use Map, sea level rise projections and flood hazard area modeling to focus growth and public infrastructure investments away from

flood-prone areas or areas projected to be permanently or regularly inundated in the future. (ICC, LUC, NHA)

- 3.1: Carefully consider publicly funded development in areas projected to be inundated by rising seas by the year 2070. This may evolve into a formalized City policy. (NHA)

Policy 4: Use current, best available sea level rise projections and environmental vulnerability knowledge when making public infrastructure investment decisions. (ICC)

- 4.1: Update and upsize standards for stormwater infrastructure to accommodate the more intense storms projected for the future. In addition to regular maintenance of open drainage ditches, the City should also create a plan for stormwater infrastructure replacement and upsize those facilities as they are repaired or replaced. (FY 2026/27)
- 4.2: Develop a plan to adapt public infrastructure in high-risk areas to the conditions they will likely experience in the future to ensure those facilities do not fail or contribute to environmental degradation.



Policy 5: Keep zoning densities lower in vulnerable areas, using floodzone data, local knowledge, floodplain modeling, and best available sea level rise projections as guidance. (NHA, LUC)

5.1: Update or add zoning districts or zoning overlays to address anticipated future impacts and protect the public safety in these areas. (FY 2027/28)

Policy 6: Mitigate wind-driven and storm surge flooding through structural improvements that prepare infrastructure for long-term resistance to environmental threats. (ICC, NHA)

- 6.1: Identify and map priority areas, such as at key locations along the creeks and riverfront. (FY 2024/25)
- 6.2: Identify vulnerable roads and bridges, water, sewer, and stormwater infrastructure, electric facilities, and other public infrastructure and elevate or armor against rising seas. (FY 2027/28)
- 6.3: Explore solutions for repetitive flood properties and possibly acquiring them publicly and using for floodwater management or public open space.

Policy 7: Prepare and protect structures against future storm damage. (NHA)

- 7.1: Increase storm-safe construction standards, by adapting relevant code language from industry leaders, such as the Florida Building Code or the IIBHS FORTIFIED Home criteria. (FY 2025/26)
- 7.2: Launch a city-led retrofitting campaign that encourages residents to brace their homes against storms. This might involve zero-interest loans for things like roof improvements, stormwater improvements, or structure elevation. Funding could come from participation in outside programs and does not necessarily have to be city-funded. (FY 2027/28)

IIBHS Fortified Home Criteria

The Insurance Institute for Business & Home Safety created an above-code voluntary program called FORTIFIED Home, in which contractors can be certified. This program is designed to help individuals build, re-roof, or retrofit homes to protect against severe weather, and offers a commercial property program as well. The FORTIFIED roof requirements include specific material and installation methods for stronger edges, sealed roof decks, better attachment, and impact-resistant shingles in hail-prone areas. Homeowners receive discounts based on the level of IIBHS methods that are implemented.

- 7.3: Increase the flood-proofing and freeboard requirement in the projected future 1% annual flood chance area associated with 2-feet of future sea level rise. (FY 2026/27)
- 7.4: Establish a community floodplain area, similar to Charlotte, to ensure structure elevation and floodwater accommodation includes even properties outside of the traditional 100-year floodplain (1% annual flood chance area). (FY 2026/27)
- 7.5: Require enhanced building standards that increase resilience to storm events. This may include increased structural requirements, such as additional structure elevation, enhanced roof construction and attachment standards, better anchoring, etc. (FY 2027/28)
- 7.6: Create a revolving loan program for structural elevation of homes and other buildings. This could be funded, at least in part, by the City's existing stormwater management fee.

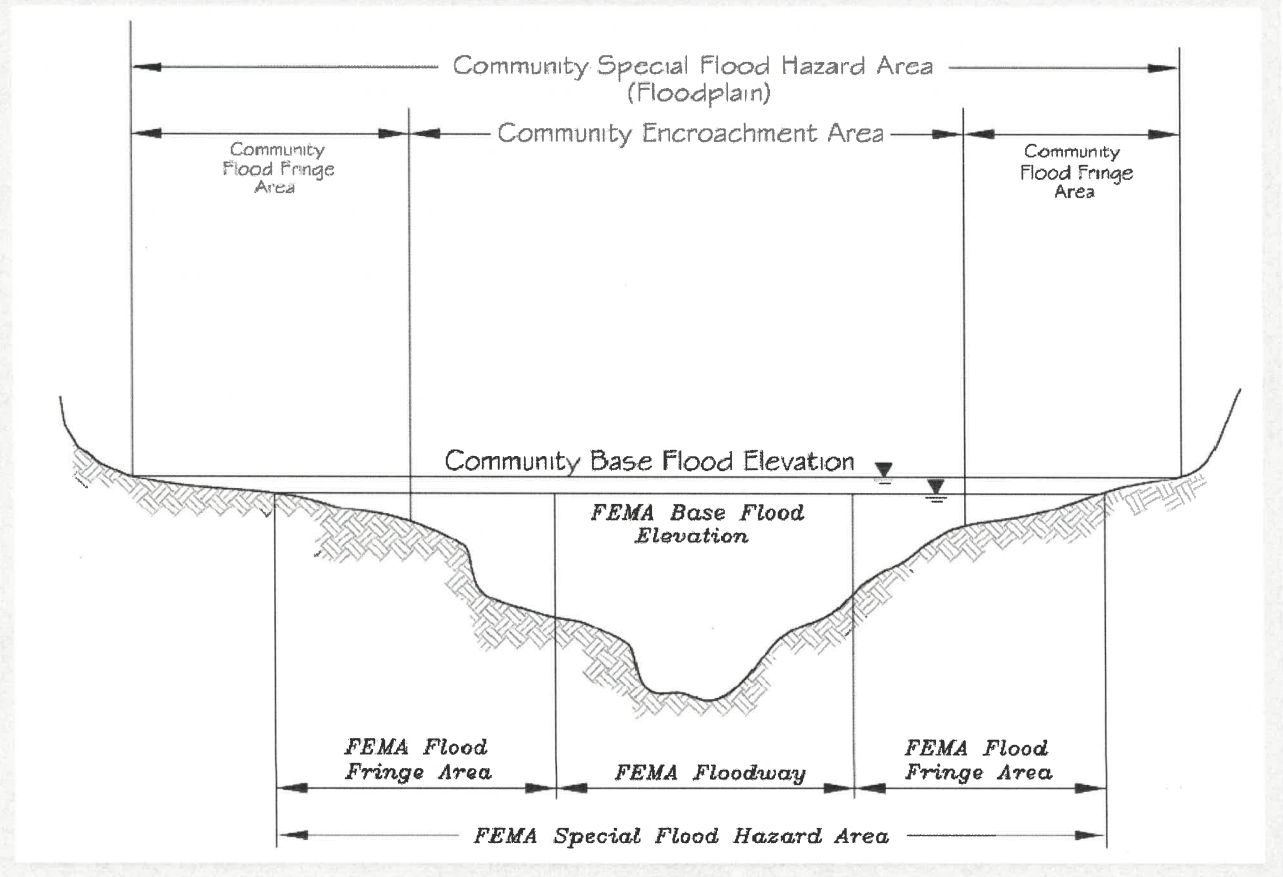
Policy 8: Enlist a qualified consultant to evaluate the risks of future climate change effects on property in the City and develop a long-term action plan to protect the community .

Additional Elevation Requirements

Elevating beyond National Flood Insurance Program (NFIP) standards is an increasingly common regulation to prevent damage from high flood waters. According to FEMA, over 20% of flood claims are outside of flood zones. An additional elevation requirement beyond the Base Flood Elevation (the minimum finished floor elevation of a structure) accounts for unpredictable flood conditions and helps protect structures. The State of North Carolina recommends a minimum 2-foot freeboard requirement for all communities, but higher local standards should be established in coastal areas that are more vulnerable than inland communities. These additional requirements could also result in lower flood insurance rates for the communities that adopt them, through FEMA's Community Rating System. In addition, the National Park Service released guidelines on flood adaptation for rehabilitating historic properties in Spring 2021 that could serve as a guide for those properties.

Charlotte's Community Floodplain

Charlotte goes beyond FEMA Special Flood Hazard Area floodplain requirements. They require new construction or any substantial improvements to place the lowest floor level at one or two feet above the 1% annual chance flood level (i.e. 1- to 2-foot freeboard required) even in areas that are not within the footprint of the special flood hazard area. It bases regulation on future land use conditions, which are divided into different areas based on water's ability to soak into the ground.

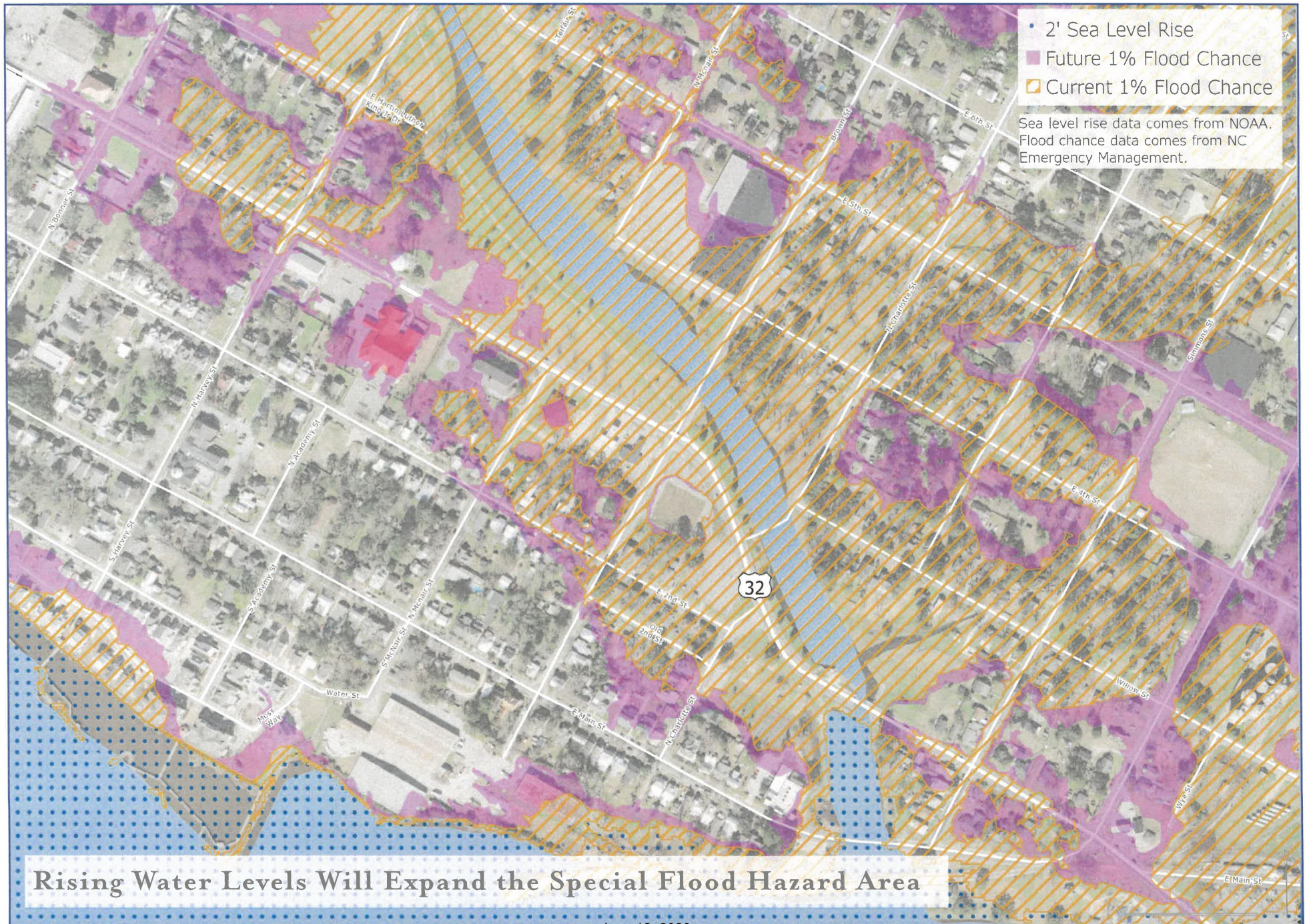


Facilities and Components and Associated Climate Change Projections

In addition to the regular wear and tear on municipal infrastructure, climate change will also impact the lifespan of certain capital improvements. The table below provides examples of how to select climate change projections for specific facilities and components, to aid with long-term replacement planning.

Source: Adapted from *Climate Resiliency Design Guidelines - Version 3.0*, NYC Mayor's Office of Recovery and Resiliency, 2019. Sea level rise projections by NOAA intermediate scenario.

| Time frame | Predicted sea level rise, from year 2000 | Examples of building, infrastructure, landscape, and components grouped by typical useful life | |
|------------------------|--|--|---|
| Present to 2039 | 1 foot | Temporary or rapidly replaced components and finishings | <ul style="list-style-type: none"> • Interim and deployable flood protection measures • Asphalt pavements, pavers, and other ROW finishings • Green infrastructure • Street furniture • Temporary building structures • Storage facilities • Developing technology components (e.g. telecommunications, batteries, fuel cells, etc.) |
| 2040 to 2069 | 2 feet | Facility improvements, and components on a regular replacements cycle | <ul style="list-style-type: none"> • Electrical, HVAC, and mechanical components • Most buildings retrofits (substantial improvements) • Concrete paving • Infrastructural mechanical components (e.g. compressors, lifts, pumps) • Outdoor recreational facilities • At-site energy equipment (e.g. fuel tanks, conduit, emergency generators) • Stormwater detention systems |
| 2070 to 2099 | 3 feet | Long-lived buildings and infrastructure | <ul style="list-style-type: none"> • Most buildings • Piers, wharfs, and bulkheads • Plazas • Retaining walls • Culverts • On-site energy generation plants |
| 2100 and Beyond | 4 or more feet | Assets that cannot be relocated without significant expense | <ul style="list-style-type: none"> • Major infrastructure (e.g. tunnels, bridges, wastewater treatment plants) • Monumental buildings • Road reconstruction • Below grade sewer infrastructure (e.g. sewers, catch basins, outfalls) |



Transportation

Policy 1: Improve neighborhood and destination connectivity.

- 1.1: Provide connections to existing greenways and implement the state's greenway connections.
- 1.2: Coordinate with Mid-East Regional Planning Organization to plan for and provide greenway connections from Washington-Greenville.
- 1.3: Coordinate with Beaufort County Schools to provide secondary connections around existing and proposed schools.
- 1.4: Consider crosswalk improvements at the intersection of W Stewart Parkway and W Main Street.

Relevant plans

- *Beaufort County Comprehensive Transportation Plan*
- *Mid-East Greenway Feasibility Study*
- *Streetscape Master Plan*
- *Comprehensive Bicycle Plan*
- *Comprehensive Pedestrian Plan*

Potential future planning efforts

- *Collector Street Plan - identify priority connections to disperse traffic and reduce concentrated congestion. This could be in addition to efforts at the County level.*

- 1.5: Update the ordinance to require cross access connectivity to adjacent parking lots for non-residential development.

Policy 2: Improve pedestrian access by addressing gaps in sidewalks.

- 2.1: Expand or improve sidewalks along 12th St between US 264 crossing Highland Dr and Brown St.
- 2.2: Implement the Washington Pedestrian Plan to address sidewalk gaps around schools.
- 2.3: Address sidewalk gaps in existing neighborhoods.

Policy 3: Coordinate with NCDOT to provide multi-modal opportunities, such as along 15th St and enhance key intersections to improve pedestrian safety.

- 3.1: Improve E 15th St, E 12th St, and N Brown St intersection.
- 3.2: Improve Carolina Ave and W 15th St intersections.

Policy 4: Review roads that will flood with sea level rise and identify hotspots (NHA).

- 4.1: Coordinate with NCDOT or budget

for elevation of roadways that will be inundated in the future. (Ongoing)

- 4.2: Pursue opportunities to identify and study these areas. (Ongoing)

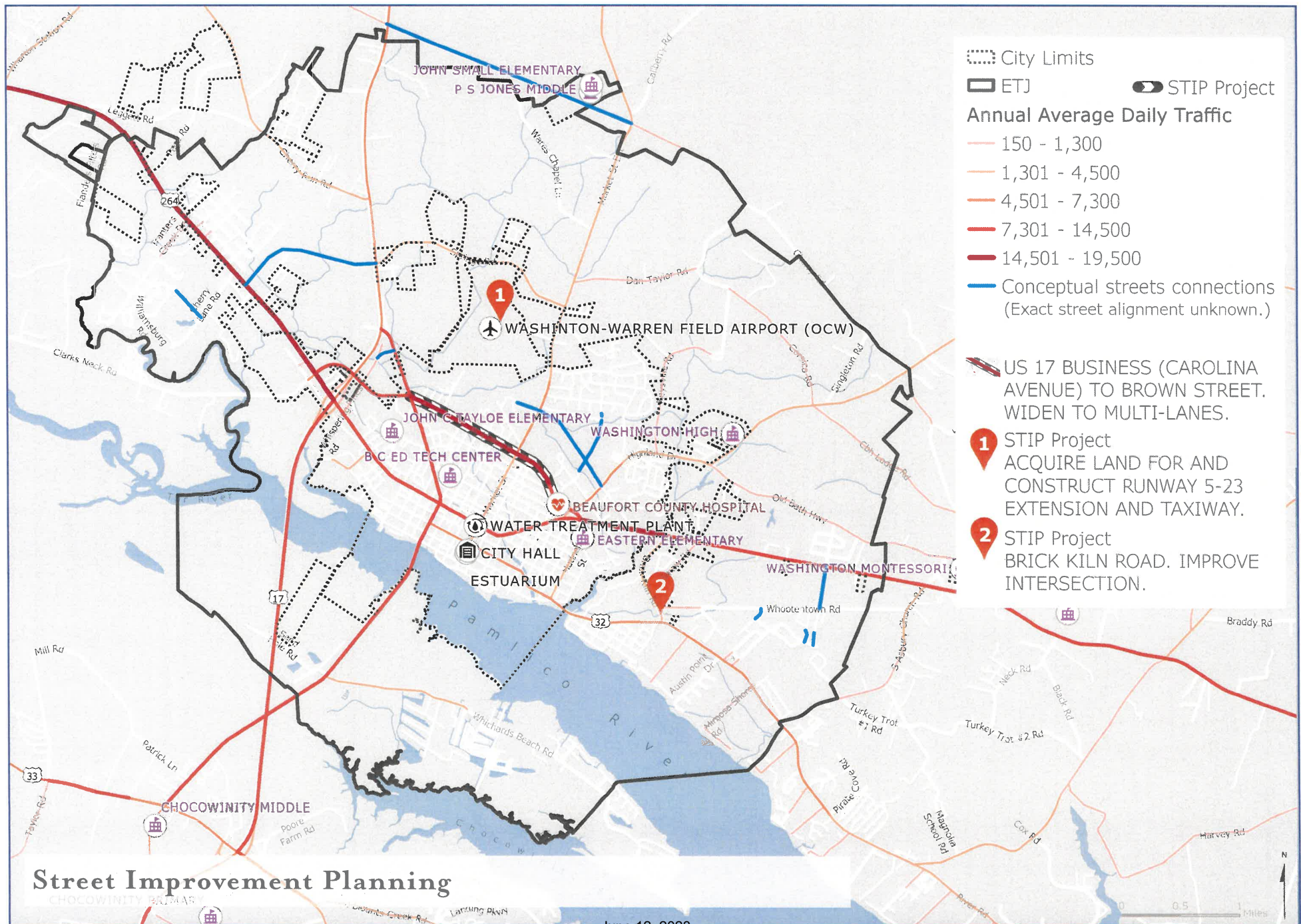
Policy 5: Continue to require sidewalks in residential subdivisions and commercial developments.

Policy 6: Advance the development of a transportation system that is safe, functional, and attractive for users of all modes of transportation, and makes the community accessible to all citizens.

- 6.1: Support the development and implementation of the Beaufort County Comprehensive Transportation Plan.
- 6.2: Place priority projects on the City and County State Transportation Improvement Plan (STIP) and identify preferred routes.

Policy 7: Encourage access management along thoroughfares.

- 7.1: **Encourage consolidation of driveways and adequate spacing.**
- 7.2: **Require commercial construction to provide cross-access to adjacent parking lots.**



7.3: **Encourage connections to side streets where feasible to disperse traffic.**

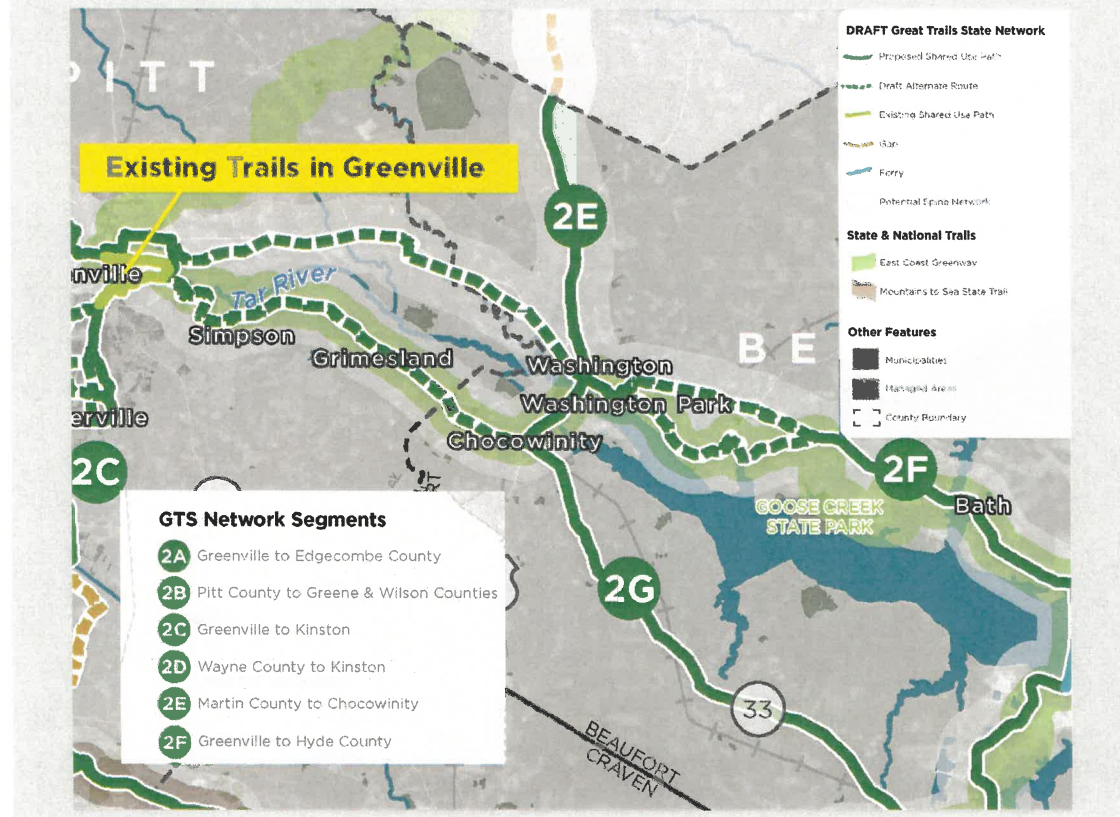
Policy 8: Encourage safe, convenient, and efficient opportunities for pedestrian and bicycle movement.

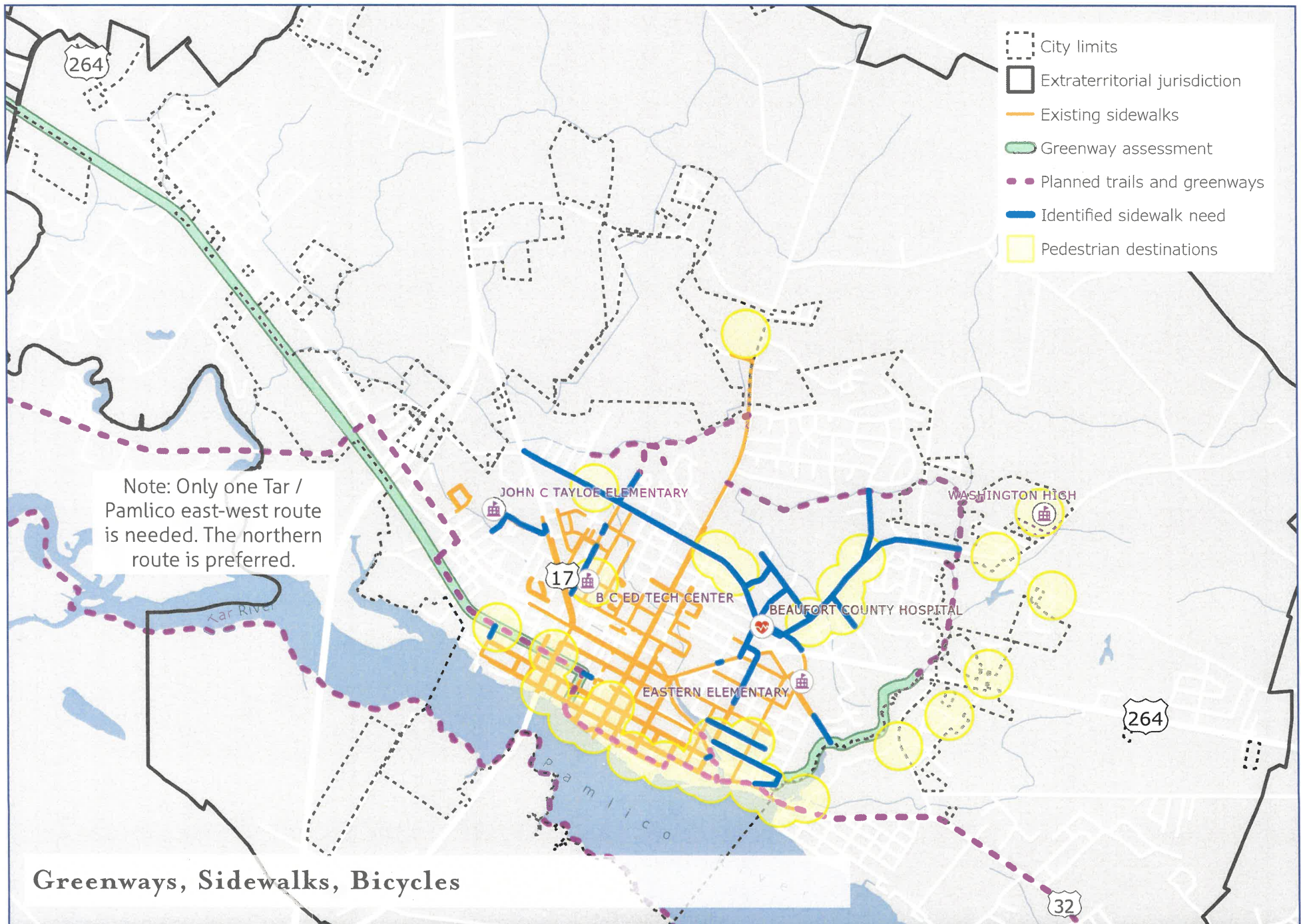
- 8.1: Budget funds annually to complete priority segments that connect the residential and commercial areas in accordance with the Pedestrian Master Plan.
- 8.2: Apply for state and federal pedestrian and bicycle planning and construction grants.

Policy 9: Remain open to participating in any type of ferry-related projects or programs that might increase travel or tourism access to the City.

Tying into the State Trails Network

The NCDOT is currently in the process of creating a state trails plan to connect all 100 counties and major destinations with a separated cycling- and hiking-dedicated trail facility. At the time of writing, the plan has not yet been adopted, but a draft of the network is shown below. Being a part of this state recreational network has the potential to enhance the quality of life and recreational tourism opportunities for residents and visitors.





Greenways, Sidewalks, Bicycles

Downtown & Waterfront

Policy 1: Continue to invest in downtown streetscape amenities to enhance the pedestrian experience.

- 1.1: Consider pedestrian improvements along N Respass St.
- 1.2: Implement the Streetscape Master Plan (2017), including the next phase along Market Street, and revise the plan as progress occurs.
- 1.3: Continue efforts to enhance the pedestrian experience throughout downtown.

Relevant plans

- *Washington Resilience Strategy (Resilient Coastal Communities Program)*
- *Harbor District Master Plan*
- *Streetscape Master Plan*

Potential future planning efforts

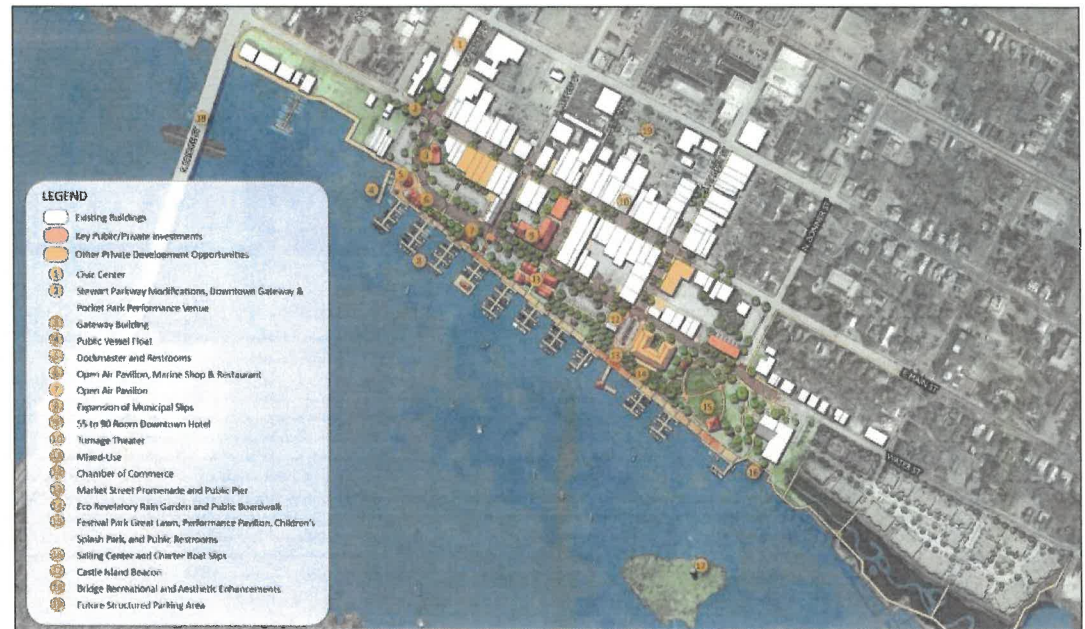
- *Continue downtown wayfinding signage and activation of alleys as community space. (Some work on alley activation has already begun.)*

Policy 2: Continue to implement the City of Washington Visualization and Reinvestments Strategy, also known as the Harbor District Master Plan.

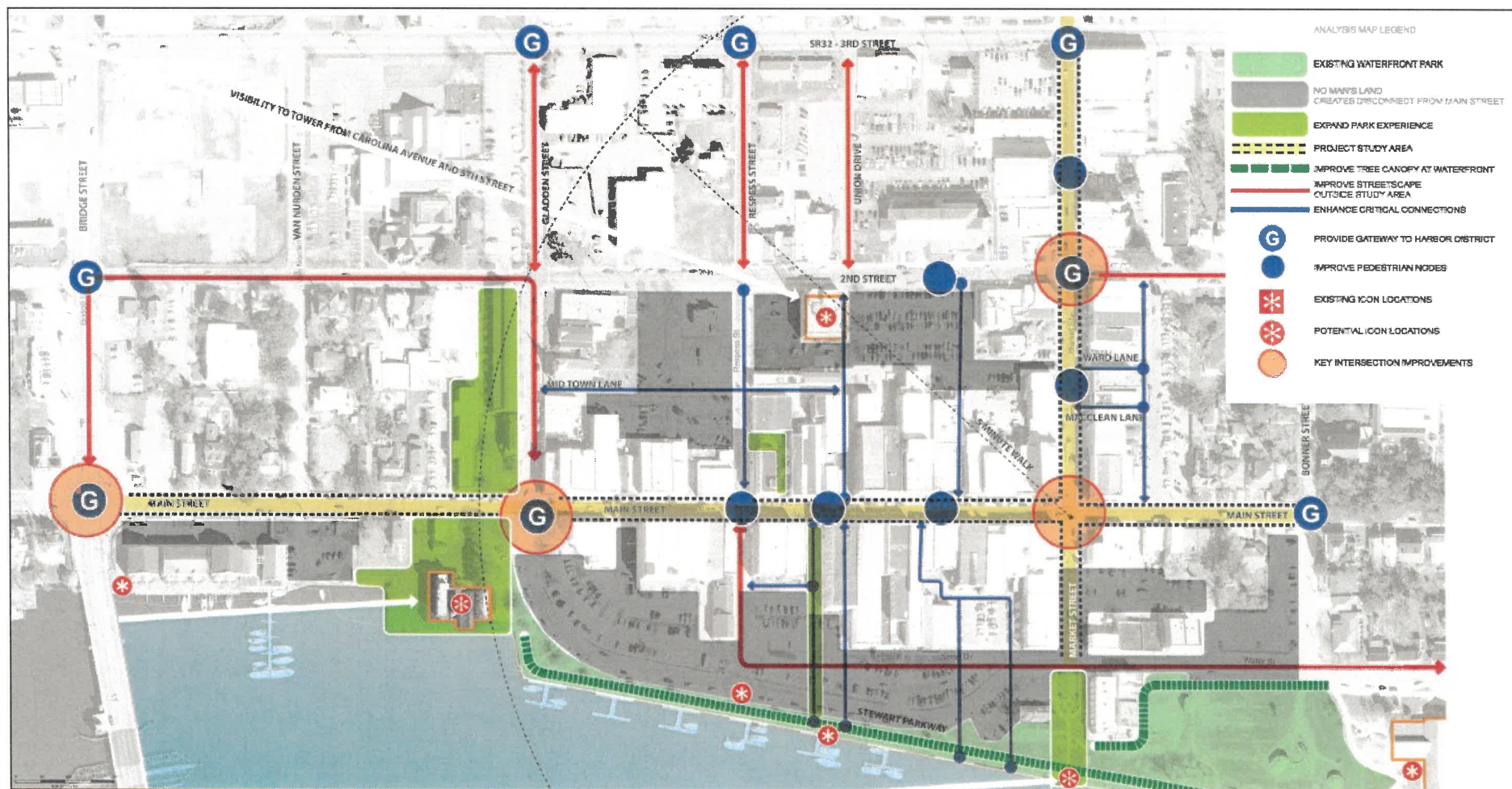
- 2.1: Work with and support the Waterfront Harbor District Alliance to attract a hotel developer for the Washington Harbor District.

Policy 3: Continue wayfinding efforts to guide residents and visitors to key destinations in downtown and along the waterfront.

- 3.1: Coordinate with Historic Preservation Commission for branding and wayfinding in local and National Register districts.



The Visualization + Reinvestment Strategy (Harbor District Master Plan) was adopted in November 2009. This master plan for the Harbor District recommends phasing of projects into five groupings.



Phase 1 of the 2017 Streetscape Master Plan was completed in 2021. Phase 2 conceptual design will begin soon.

Policy 4: Continue to promote downtown as an arts and cultural center and retail hub.

- 4.1: Continue to coordinate with Washington-Beaufort County Chamber of Commerce, Economic Development Commission, the Washington Harbor District Alliance, the NC Department of Commerce Main Street & Rural Planning Center, and the Arts of the Pamlico.
- 4.2: Add a website for Main Street organizations to communicate with the public

Policy 5: Enhance downtown alleyways.

- 5.1: Coordinate with the Historic Preservation Commission and stakeholders on making improvements to alleyways.
 - *Enhancements can include directional lighting, interpretation signage, and art displays that meet the Secretary of Interior standards and have been approved by the local Historic Preservation Commission.*

Policy 6: Improve downtown parking.

- 6.1: **Implement recommendations from the 2022 ECU Downtown Parking Study. Ensure the study takes into account peak tourist season parking and make adjustments to the study, as necessary.**

Policy 7: Continue efforts to enhance and extend the boardwalk along the riverfront.

- 7.1: Seek out public/private partnership to extend the existing boardwalk connection towards Havens Garden and S Bridge Street. This may also involve using existing public easements, such as the sewer easement near Pennsylvania Ave. (PA)
- 7.2: Implement the Harbor District Master Plan while coordinating with recommendations in this plan.
- 7.3: Seek out opportunities to connect the downtown boardwalk and the boardwalk in front of the Moss Creek neighborhood to Havens Garden park and pier and further up Runyon Creek. It may be necessary to have some alignment along existing streets (MacNair Street, E Main Street, Charlotte Street, etc.) before the path can get back to the waterfront.

Wayfinding Plan



The purpose of a wayfinding plan is to create a brand for signage throughout the City of Washington. Signage will enhance the experience for locals trying to find government services and/or to guide visitors to primary or secondary attractions. Coordinated signage would connect the downtown historic district and the waterfront with the whole town to reflect Washington's unique character and heritage. The wayfinding plan would build on existing plans and inventory and may include designs for gateway, directional, trailblazing, proximity, destination, historic district, and parking signage, as well as pedestrian kiosks.



Policy 8: Continue regulating developmental standards for multi-family dwellings in the Central Business Historic District.

- 8.1: Continue requiring storefronts on the ground floor with residential uses also permitted on upper stories.
- 8.2: Consider adding requirements to require usable balconies.

Policy 9: Review permitted uses in the Central Business Historic District.

- 9.1: Review existing permitted uses and consider allowing additional uses in the Central Business Historic District.
- 9.2: Revise micro-brewery/micro-distillery to a permitted use with developmental standards.

Policy 10: Encourage infill development in already developed areas. (LUC)

- 10.1: Prioritize higher density development in and around downtown to reduce greenfield development (e.g., agricultural lands, open space, forested areas) and to reinforce the activity in this area. (Ongoing)



The 2017 Streetscape Master Plan proposes bulb-outs and extended planting areas to prioritize pedestrian movement along Market and Main Street.

Economic Development

Policy 1: Review regulations and procedures to assure a business-friendly process for new business development and existing business expansion.

Policy 2: Continue to partner with Beaufort County Chamber of Commerce, the Beaufort County Economic Development Commission, the P.S. Jones Alumni Association, and the Waterfront Harbor District Alliance to recruit new businesses.

Policy 3: Seek opportunities to improve and expand broadband and high speed internet.

- 3.1: Explore state grant opportunities to provide internet service to eligible areas.
- 3.2: Consider partnering with private internet providers to expand coverage.

Relevant plans

- N/A

Potential future planning efforts

- City economic development strategic plan - identify key actions over the next five years to achieve economic growth goals.

- Note: The airport is receiving 5G installations and the County is currently extending fiber lines to accommodate it.

Policy 4: Foster economic development that provides quality jobs and a diverse economic base.

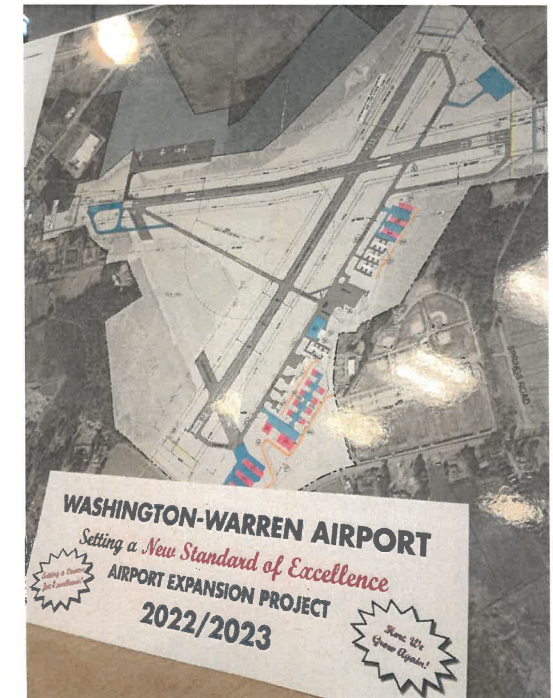
- 4.1: Encourage compatible uses adjacent to the airport. Partner with the Airport Authority to maximize high paying employment opportunities.
- 4.2: Revise approach, transitional, horizontal, and conical zones as the airport expands.
- 4.3: Explore opportunities to expand high speed broadband internet access. This will open a number of additional employment opportunities for individual residents and companies.

Policy 5: Continue to enhance the waterfront experience near Festival Park and host events and festivals.

Policy 6: Identify industry clusters that have potential for significant growth, recruit them, and work toward installing supportive infrastructure.

Policy 7: Encourage academic sector partnerships.

- 7.1: Encourage cooperative efforts between local employers, Beaufort County Educational Tech Center, Beaufort County Community College, and Eastern Carolina University to develop education and workforce training.



Washington-Warren Airport Master Plan.



Tourism

Policy 1: Promote the City's arts, shopping and dining scene, cultural events, history, and ecotourism.

- 1.1: Continue to promote tourism activities and events on social media.
- 1.2: Identify a site for a visitor's center or museum location that consolidates the plethora of local historic and cultural memorabilia. This could be coupled with another public facility, like a conference room, performing arts space, or a library expansion. Create a site-specific master plan for this facility.
- 1.3: Continue to attract recreational boaters.

Policy 2: Cultivate strategic partnerships to enhance tourism.

- 2.1: Coordinate with the County and other public or private groups to promote arts (public and private), cultural events,

Relevant plans

- N/A

Potential future planning efforts

- *Visitor's center or museum master plan*
- Identify and select site for museum location and create a conceptual master plan.

historical, ecotourism, and learning-based tourism.

Policy 3: Support local ecotourism and water recreation opportunities by providing additional public access points and infrastructure for boaters and residents. (PA)

- 3.1: This may involve something as simple as adding a kayak launch point on the existing boardwalk docks near a parking area, or it could involve development of an entirely new facility. (Ongoing)
- 3.2: Opportunities for additional boat trailer parking and/or additional launch facilities are possible north of the Haven's Garden boat ramp.

Policy 4: Protect the viewshed from downtown and Waterfront Festival Park to the other side of the river as an economically valuable ecotourism resource.

- 4.1: This may require some balancing of the location of boat slips and where docking facilities are located.



Public art.



Wayfinding signage downtown.



Historic Preservation & Cultural Resources

Policy 1: Update architectural survey.

- 1.1: The survey should include structures built in and prior to 1975.

Policy 2: Promote the benefits of historic preservation to the community.

- 2.1: Provide educational opportunities on combining State and Federal tax credits, Low Income House Tax Credits, and New Market Tax Credits.
- 2.2: Identify contributing and non-contributing structures on a map.

Relevant plans

- N/A

Potential future planning efforts

- *Historic Preservation Expansion Plan - identify target properties and blocks for inclusion in the district and create a plan for approaching those property owners and convening to discuss.*

Policy 3: Develop Local Landmark program.

- 3.1: Owners of locally designated landmarks are eligible to apply for an annual 50% property tax deferral as long as the property's historic features are maintained.

Policy 4: Increase access and education about historic preservation programming and practice.

- 4.1: Promote facade grants and other beneficial programs on the website and social media.

Policy 5: Develop a Historic Marker program.

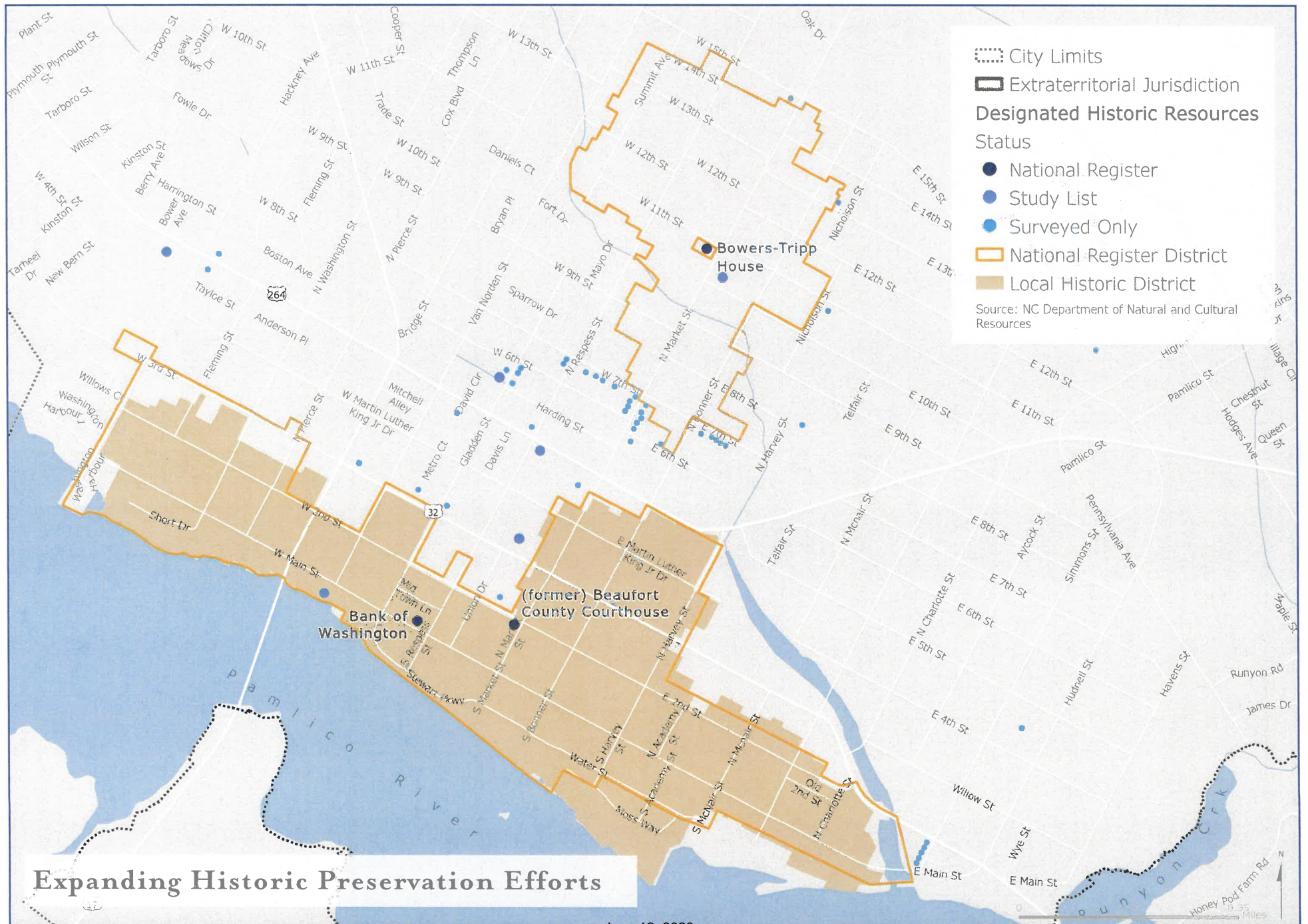
- 5.1: Develop an application process to be administered by the Historic Preservation Commission and Planning Department to highlight historic sites and educate the public of their significance.
- 5.2: Historic markers can be traditional bronze roadside markers or sidewalk markers.

William & Tallulah Baker House



The William & Tallulah Baker House was spotlighted in 2022 in the North Carolina State Historic Preservation Office and North Carolina Department of Natural and Cultural Resources, "A View of Historic Preservation Across the State." This annual report highlights projects across the state that have used federal and state historic tax credits for rehabilitating income-producing historic properties. This 1900 Colonial Revival two-story home located in Washington owned by William and Tallulah Baker for over 60 years was rehabilitated in 2020-2021 for continuous use as three apartments with a private investment rehabilitation cost of \$160,000. Rehabilitation tax credits help citizens preserve and care for their communities and neighborhoods.





Policy 6: Continue investing in wayfinding and branding signage for the Local Historic District and historic properties.

Policy 7: Consider creating an on line version of the walking tour.

Policy 8: Conduct a historic resource survey for underrepresented communities.

Policy 9: Develop a Historic Preservation Plan.

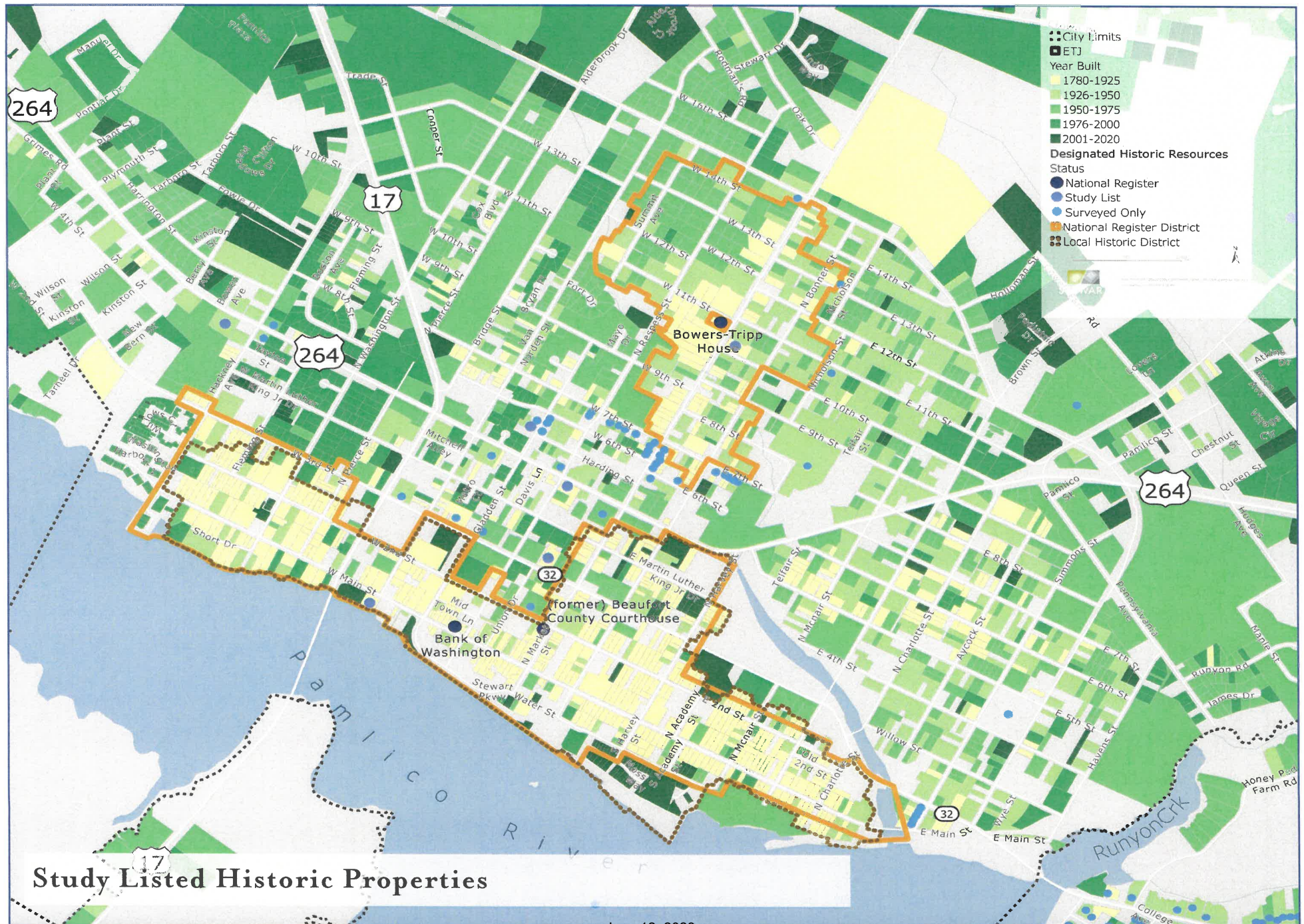
9.1: A Historic Preservation Plan identifies the community's preservation goals, helps eliminate confusion about the purpose of the local preservation ordinance, and educates residents about the community's history. It also creates an outline for future preservation efforts and establishes benchmarks to measure progress. It is also possible to apply for Certified Local Government funding to assist with these efforts.

9.2: Identify additional funding opportunities in the plan.

Policy 10: Establish a process for structures in the local historic district to expedite any review process in the aftermath of a storm.



The original Beaufort County Courthouse was constructed in 1786, it is one of the earliest public buildings in North Carolina. It is currently one of many BHM Regional Libraries serving Beaufort, Hyde, and Martin counties.



Study Listed Historic Properties

Public Facilities & Services

Policy 1: Continue to coordinate with Beaufort County School Systems to provide the City's students with a high quality public education.

- 1.1: Coordinate with Beaufort County School system to provide new public schools within the City's planning jurisdiction.
- 1.2: Support community college and workforce training programs that build local capacity and provide skills that make it easy for people to learn, work, and live in Washington.

Policy 2: Continue to provide high quality public facilities. (ICC)

- 2.1: Ensure that fire, EMS, and other community facilities are appropriately sized, located,

Relevant plans or planning efforts

- *Public Works 10-year Capital Improvements Plan*

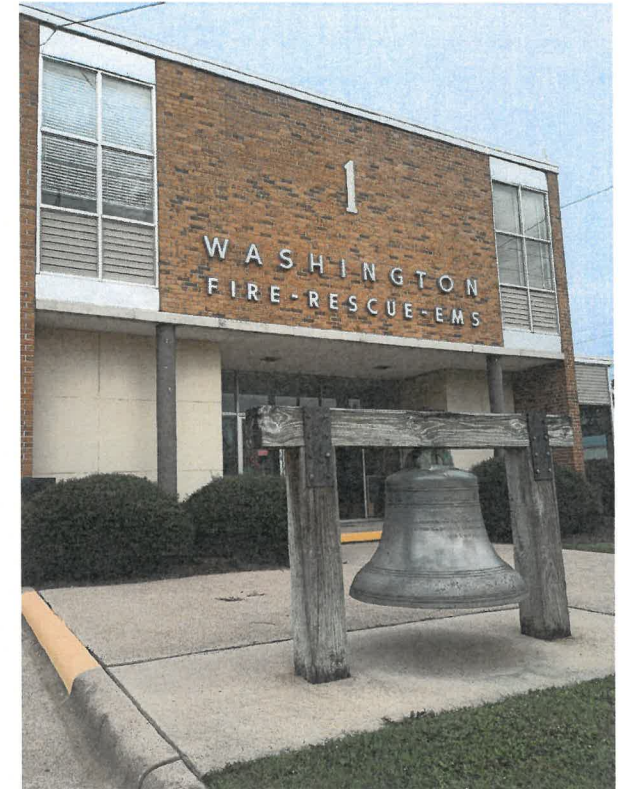
Potential future planning efforts

- *Update annexation policies to require for all new development using any City services and for all City-owned properties.*
- *Attempt to incorporate existing properties already using City services or that would benefit from increased public safety response times.*

and managed to protect the environment while providing adequate levels of service to meet community needs. (Ongoing)

- 2.2: Continue efforts to upgrade police facilities to meet community protection needs.
- 2.3: Evaluate the potential need for a police/fire docking slip to respond to emergencies on the water. (FY 2026/27)
- 2.4: Continue policing strategies to minimize crime and identify innovative solutions for future public safety needs.
- 2.5: Provide adequate public safety services to the City's incorporated areas and decrease response times.
 - *Seek opportunities for a third fire station to provide for current and future needs of the City. This is not be an immediate need.*
- 2.6: Continue to provide adequate funding in the Capital Improvement Plan (CIP) for maintenance and replacement of public vehicles.
- 2.7: Provide beds/living accommodations at EMS station as upgrades to existing facilities occur.
- 2.8: Seek out opportunities to provide an appropriately sized library to meet the needs of the City's population.

2.9: Conduct a structural inspection of Fire



Station 1 to determine the structural integrity of the building.

Policy 3: Continue to improve the City's wastewater treatment service to a level that meets/exceeds federal standards. (WQ)

- 3.1: Develop a study to determine where

sewer **and water** extensions should occur and how to increase capacity to facilitate residential and employment development. (FY 2027/28)

Policy 4: Strengthen controls on development within flood-prone and wetland areas by improving existing ordinances. (WQ, ICC)

4.1: Review ordinances such as the erosion and sediment control ordinance, zoning ordinance, subdivision ordinance, floodplain regulations, and other development ordinances. (FY 2026/27)

Policy 5: Identify the highest and best use of public lands. (LUC)

5.1: New public facilities should incorporate LEED (Leadership in Energy and Environmental Design) standards set by the Green Building Council into planning and construction of new public facilities. (FY 2026/27)

Policy 6: Maintain and beautify city-owned facilities.

Current Library Conditions



The George H. & Laura E. Brown library currently has 6,632 city residents and an additional 12,599 Beaufort County residents with registered library cards. The library is designed for a population of under 10,000 but is currently serving a population twice that size. The space for programming is not adequate for the number of customers being served. These numbers do not reflect the daily foot traffic of people who are passing through town or those that want to come and sit in the library or use the facilities for studying, relaxation, etc.

Brown Library has a 12' X 9' space to hold story times and all other children's programming. This limited space is inadequate for this type of programming because space is also required to allow parents/guardians and other siblings to attend. Space is also needed for children to be able to move around and allow for crafts projects and other supply storage.



The library currently has an occupancy of 83 on the first floor and an occupancy of 42 in the one meeting room on the second floor. The meeting room space must be shared with all the departments of the library whose office space does not allow for program preparation, all programming for adults and teens, board meetings, and the public's requests for space.

Housing

Policy 1: Support affordable and workforce housing.

- 1.1: Work with the Washington Housing Authority and appropriate federal and state agencies in identifying and providing housing at various rent and price ranges to ensure low- and moderate-income needs are appropriately addressed.
- 1.2: Consider allowance of granny flats, in-law units, or accessory dwelling units to allow for aging in place in more residential zoning districts.
- 1.3: Foster housing supply that helps maintain reasonable rents and homeownership rates.

Policy 2: Improve and revitalize existing neighborhoods.

- 2.1: Encourage upfits and renovation of existing housing stock to help increase the supply of affordable, attainable, and/or workforce housing.

Relevant plans

- N/A

Potential future planning efforts

- *Evaluate the impact of short term rentals and other market forces on housing availability and cost and the potential need for the regulation.*

- 2.2: Ensure residential neighborhoods are adequately served with efficient transportation, parking, sidewalks, street trees, lighting, and other public facilities that are compatible with their scale and context.

Policy 3: Ensure residential rental properties, vacant, and abandoned properties are properly maintained.

- 3.1: Enforce the City's minimum housing code to ensure all occupied structures are safe and fit for human habitation.
- 3.2: Eliminate vacant, derelict, and unsafe structures that are a blight to their neighborhood.

Policy 4: Develop strategies to increase homeownership opportunities.

- 4.1: Identify programs for low-income home buyers.
- 4.2: Partner with local organizations to promote existing grant opportunities to rehabilitate existing owner occupied housing.
- 4.3: Preserve the character of the City's existing neighborhoods.

Affordable Housing Case Study: Dare County

Municipalities' best weapon for keeping home prices down is adopting land use and zoning codes that encourage development of new housing stock and infill. To actually build homes for families with lower incomes requires significant capital and is most easily done with a partnership. Currently, Dare County is planning to work with partners to build affordable housing on County-owned properties, thanks to efforts from UNC Chapel Hill's Development Finance Initiative, which helped the County find partners. Any such efforts locally would likely benefit from similar partnerships and process. Apply for Certified Local Government funding to assist with these efforts.



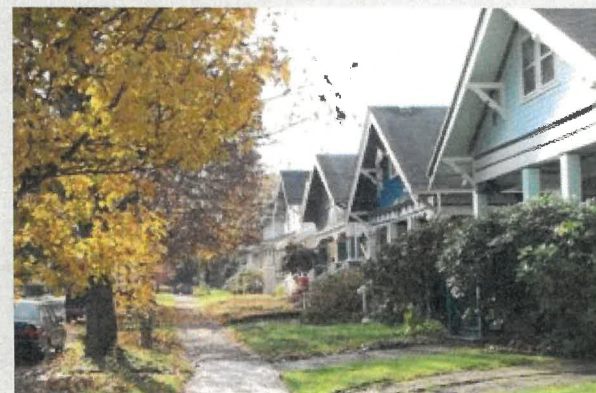
- 4.4: Facilitate neighborhood meetings in existing neighborhoods to develop strategies to preserve neighborhood character.
- 4.5: Enhance the quality of the City's residential neighborhoods to promote livability and a strong sense of community.
- 4.6: Review the maximum height and development standards in all zoning districts to ensure compatibility with existing neighborhood character, but also leave room to incentivize growth in areas that are in the process of transitioning to higher intensity activity centers.
- 4.7: Consider character overlays to maintain neighborhood character that promotes and preserves their unique sense of place.

Policy 5: Promote a variety of housing types and opportunities.

- 5.1: Increase flexibility in existing zoning districts to address and encourage "missing middle" housing.
 - *For example, duplexes, triplexes, and quadplexes can be designed to fit existing neighborhood character.*
- 5.2: Identify areas for attainable, workforce, and higher density housing, like apartments.
- 5.3: Allow upper story residential in most zoning districts.

Preserving Neighborhood Character through Design

The State of North Carolina limits how municipalities can regulate single family residential architecture. Elements such as style, material, and windows cannot be dictated by local law. However, the larger elements that define neighborhood character, such as setbacks and building height, can be regulated for residential units. The image below shows a street where the front of the houses are all the same distance from the street, meaning the setback is consistent. Having consistent setbacks and street scape design are an important method of guiding neighborhood character, both for new developments and when constructing infill in older existing neighborhoods. Historic overlays are one exception where house design can be regulated and is an option the historic neighborhoods can explore if they choose.



Diversity, Equity, & Inclusion

Policy 1: Ensure that area-specific planning studies address the neighborhood-level needs of different areas in the community.

- 1.1: Undertake specific area studies for selected areas. City staff can help identify distinct areas or neighborhoods where logical boundaries can be used for each study area.

Policy 2: Support community organizations that represent diverse groups.

- 2.1: Create and maintain a list of community organizations that represent these groups and provide notifications through a sunshine list.

Policy 3: Equitably distribute and track City funding, projects, and infrastructure investments and communicate those outcomes to residents.

Relevant plans

- N/A

Potential future planning efforts

- *Engage the Human Relations Council to assess and make recommendations to leadership.*

- 3.1: Track public investments to ensure they are equitably distributed in the community.
- 3.2: Establish an equitability standard for projects using town funding.

Policy 4: Develop criteria to improve minority representation on advisory boards.

- 4.1: Set targets for representation on citizen boards and volunteering where minority representation is at least consistent with the Town's demographics.
- 4.2: Incorporate new public engagement strategies such as community group outreach, neighborhood meetings or pop-ups, and translation services to increase participation among minority groups.

Policy 5: Provide volunteer, internship, training, and employment opportunities for youth.

- 5.1: Develop a program that provides opportunities for youth to communicate with the City's leaders. One opportunity could be by establishing a youth Council member to serve in an ex-officio capacity.

Case Study: City of Creedmoor

The City of Creedmoor established the a Diversity, Equity, and Inclusion Commission to advance the principals of diversity, inclusion, and equity in Creedmoor. The responsibility of the commission is to make recommendations to the City Manager and the Creedmoor Board of Commissioners on how the City of Creedmoor can better inclusively serve its citizens. Initial commission actions have involved the development of policies to be used in hiring decisions in an attempt to encourage the employment of qualified people regardless of race.

Mission Statement:

To create an environment where all people can find representation and solidarity in community policies, programs, and initiatives. We envision a community where diversity, equity and inclusion are:

- *Recognized as shared values and incorporated into event programming, resource allocation, and the development of all policies and practices.*
- *Tools for recruitment, retention, and support for diversity in all city endeavors.*
- *Pillars for collaboration with community leadership to address local interests and needs.*

5.2: Foster collaborations that provide employment opportunities for Washington's youth.

Policy 6: Coordinate fast, equitable disaster recovery. (NHA)

- 6.1: Incorporate methods of targeting vulnerable communities into City emergency preparedness efforts. (Ongoing)
- 6.2: Prioritize stormwater infrastructure improvements where it will directly impact vulnerable communities. Some types of infrastructure investments can be more cost-effective and contextually appropriate than others, like expansion of natural areas or permeable green infrastructure. (Ongoing)

Policy 7: Celebrate local and regional Black and minority history and historical contributions to Washington and the region.

- 7.1: Provide educational signage at historical sites that illustrates the historical contributions, struggles, and victories of Black and minority residents.
- 7.2: Encourage National Register nominations to tell the story of underrepresented communities.

Policy 8: Consider holding council and board meetings in different locations around the City in order to increase participation.

Policy 9: Promote the inclusion of business owners in local economic development activities.



Memorial at Beebe Park.

Character & Sense of Place

Policy 1: Maintain small-town character.

- 1.1: Continue to regulate neighborhood character for new development through tailored zoning districts and development standards. Review and revise existing standards to ensure that the beloved neighborhoods of today can still be realized in new development in a general use zoning district. Coordinate with emergency response personnel when reviewing street widths and design.
- 1.2: Ensure City ordinances are current and support the desired goals of this plan.

Relevant plans

- Harbor District Master Plan
- Streetscape Master Plan

Potential future planning efforts

- Architectural design standards and incentives for new housing and structures.
- Study and quantify character-rich neighborhoods and ensure current setbacks and neighborhood design reinforce those places.

Policy 2: Review and revise existing annexation policies.

- 2.1: Any subdivision or site desiring City services should be required to annex into the City.
- 2.2: Areas that use City services or facilities should be charged a proportionate amount to supplement those services and facilities.

Policy 3: Review sign ordinance to encourage implementation of alleyway signage identified in Washington Streetscape Master Plan.

- *The alleyways downtown are a unique part of the pedestrian experience and should be augmented and activated in ways that further reinforce the downtown as the social center of the City.*

Policy 4: Support the beautification of entry corridors.

- 4.1: **Consider updating the ordinance to include building design, lighting, and landscaping standards for commercial development.**
- 4.2: **Develop and implement corridor beautification plan.**

Repurposing Historic Structures for Housing



Providing affordable housing is a growing national need that continues to challenge housing providers. Historic properties present an attractive opportunity to create affordable or workforce housing opportunities. Federal, state, and local historic incentives can be combined with low-income housing tax credits, opportunity zones, HOME funds, or facade improvement grants while meeting LEED (Leadership in Energy and Environmental Design) certified building standards.

Reusing historic structures supports the community by preserving local heritage and protecting the community character. The Central Building in Worcester, MA utilized historic tax credits and low-income housing tax credits to provide workforce housing opportunities.



Policy 5: Encourage tree preservation.

- 5.1: Consider updates to the zoning ordinance to encourage tree preservation.

Policy 6: Attract new industry and businesses to strengthen Washington's role as a commercial activity center.

- 6.1: Continue to add to targeted business prospects for recruitment.
- 6.2: Coordinate recruitment efforts with the County.
- 6.3: Consider providing incentives for new commercial and mixed use developments located in catalyst development areas.
- 6.4: Explore options for public infrastructure investments that will benefit businesses as well as the general public.

Policy 7: Enhance the livability of the City's residential neighborhoods to promote a strong sense of community and improve quality of life.

- 7.1: Ensure that Washington's neighborhoods are safe and secure by having community oriented policing available for all neighborhoods.

Policy 8: Residential neighborhoods will be adequately served with public

facilities (i.e., transportation, parking, sidewalks, street trees, lighting, etc.) and will possess a unique sense of place and shared identity.

- 8.1: Develop a Neighborhood Planning Handbook establishing acceptable planning guidelines and standards for all neighborhoods to develop appropriate plan on their own or with outside facilitation.

Policy 9: Consider revising the zoning ordinance to incentivize adaptive reuse of existing buildings.

- 9.1: Incentives can include reducing or eliminating parking requirements for buildings not increasing their existing footprint, incentives for upper story residential units with retail on the main floor, and/or allowing for more flexibility in the design process. Additionally, an expedited review process should be studied to encourage adaptive reuse of existing buildings.

Case Study: Town of Farmville Incentive Programs

The Town of Farmville provides multiple grants to encourage development in targeted areas. The Town has four incentive programs, a facade improvement grant, a vacant building grant, a targeted business grant, and a gateway and landmark building improvement grant. Most grants support economic development activities in downtown, except for the targeted business program which may be used for an identified target business within a building that has been vacant for twelve consecutive months. The facade improvement grant may be utilized only in the central business district. The grants may be combined and have enabled new businesses to open in their downtown, including Pharmville Drug and Bonnie's Cafe.



Community Profile



5

Chapter Contents

Population & Demographics

Socioeconomic Profile

Housing

Local Economy

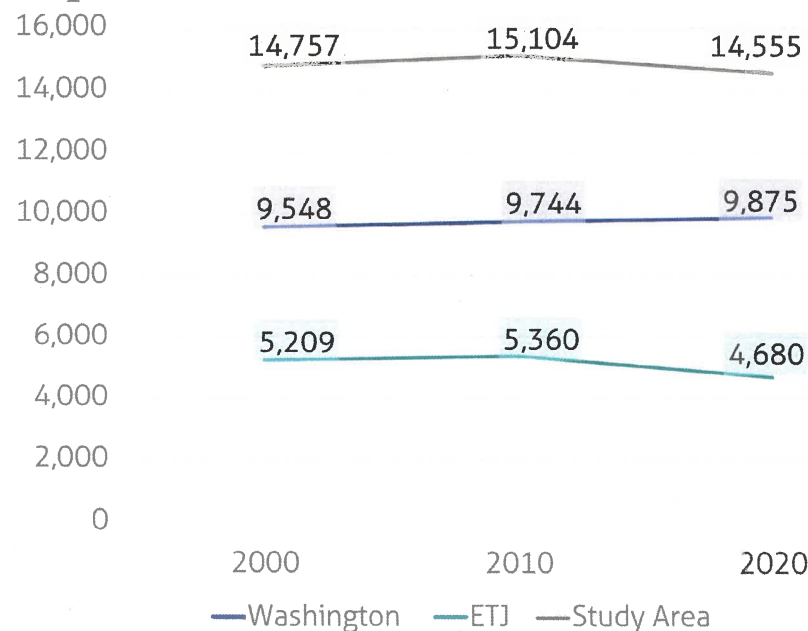
Population & Demographics

Permanent Population

The permanent population for the city's planning jurisdiction (aka, the study area) is 14,555 (2020 Decennial Census). The City's planning jurisdiction includes the municipal limits and the extraterritorial jurisdiction. From 2000 to 2020 the study area experienced a 1.4% decline in population. During this time, the municipal limits experienced a 3.4% increase in population. Population growth

in the municipal limits can be contributed to annexation and development of subdivisions that are typically contiguous to the city's existing municipal boundary. It is possible that the decrease in study area population is a result of how the estimation of population by the ESRI software distributes growth across the entire Census tract equally and not based on rooftops.

Population



Source: 2000, 2010, 2020 Decennial Census, ESRI

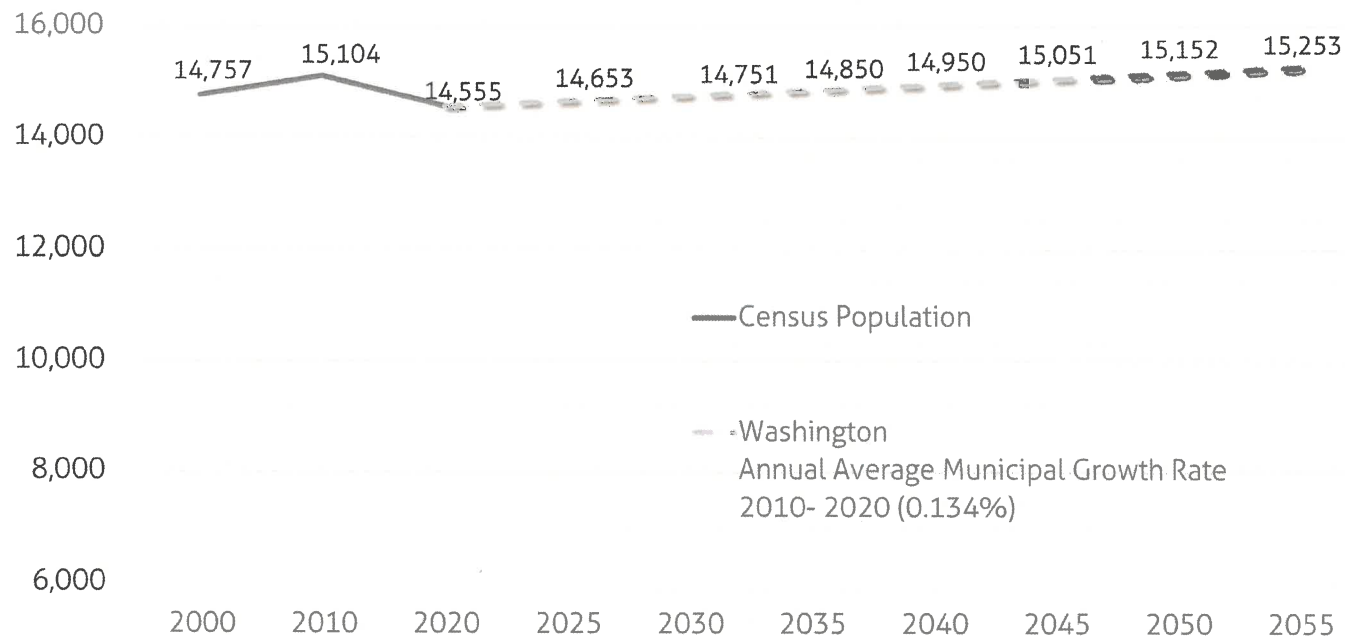
Approximately...

9,875 people live within Washington's City limits

4,680 people live in the ETJ

14,555 people live in the study area

Permanent Population Projection



Permanent Population

Permanent population projections apply the Annual Average Growth Rate (AAGR) between 2010 and 2020 (.134% in city limits). This projection method was chosen over matching the North Carolina Office of State Budget and Management (OSBM) Beaufort County projections because the county is projected to grow at a slower rate than what has been seen in Washington. The above projection estimates an additional 838 residents by 2055.

Seasonal Population

Seasonal population provides an estimate for how many visitors Washington hosts during the busiest tourist season. Tourist season includes the summer months, typically from June-August. Seasonal population includes individuals staying in rental property, hotels, motels, bed and breakfast establishments, camping, or staying with family or friends.

Seasonal population was estimated by calculating the amount of visitors to short-term rentals, seasonally occupied units, guests of year-round residents, and other lodging in the City. These estimates do not include day trippers.

Understanding Population Projections

Permanent Population

Persons who usually reside in the planning area, year-round.

Peak Visitor Population

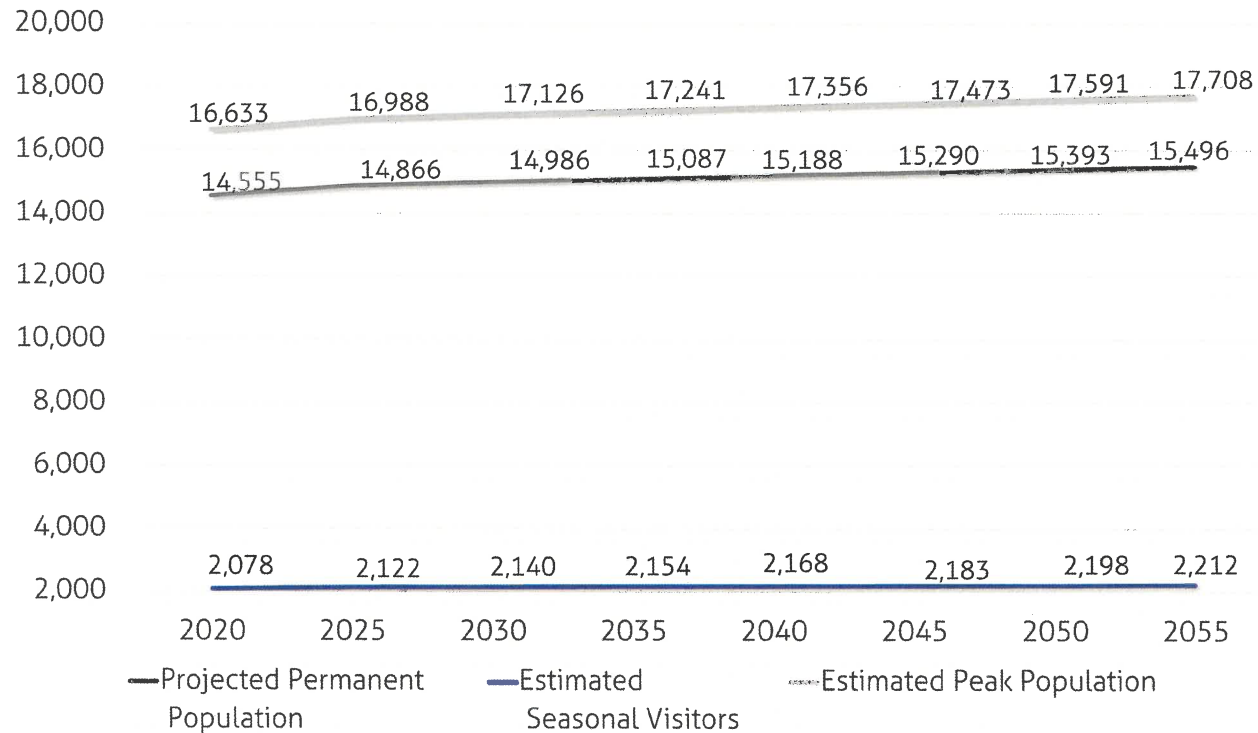
Persons who are temporary residents in the planning area, such as tourists and vacationers, but who normally reside in another location; does not include day trippers.

Peak Seasonal Population

Permanent plus visitor population. This is an approximation of the planning area's population on a "typical" peak day during the high season. Does not include day trippers.

| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | 2055 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|
| Projected Permanent Pop. | 14,555 | 14,866 | 14,986 | 15,087 | 15,188 | 15,290 | 15,393 | 15,496 |
| Estimated Seasonal Visitor Population | 2,078 | 2,122 | 2,140 | 2,154 | 2,168 | 2,183 | 2,198 | 2,212 |
| Estimated Total Peak Population | 16,633 | 16,988 | 17,126 | 17,241 | 17,356 | 17,473 | 17,591 | 17,708 |
| Estimated Water Needs (MGD, based on per capita needs derived from 2021 LWSP) | -- | 2.12 | 2.14 | 2.15 | 2.17 | 2.18 | 2.20 | 2.21 |
| Estimated Wastewater Needs (MGD, based on per capita needs derived from 2021 LWSP) | -- | 01.73 | 1.75 | 1.76 | 1.77 | 1.78 | 1.79 | 1.81 |

Seasonal Population Projection



Seasonal Population

Seasonal population was projected based on the ratio of visitors to permanent residents and the projections of the permanent population.

Socioeconomic Profile

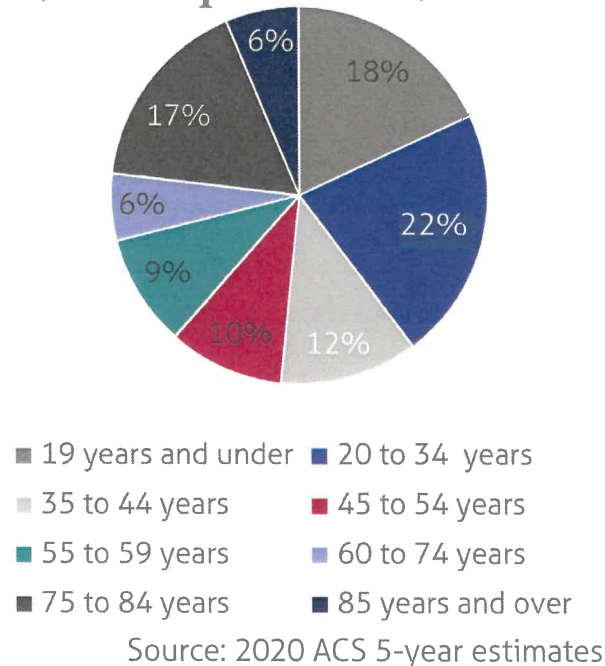
Age and Race

The median age in the municipal limits has increased from 42.8 in 2010 to 44.1 in 2020. Change in age cohorts indicate an aging population, with a 42% increase in the ages ranging from 60 to 74 years of age since 2010. The age group that has decreased since 2010 include those between the ages 20 to 34 years of age.

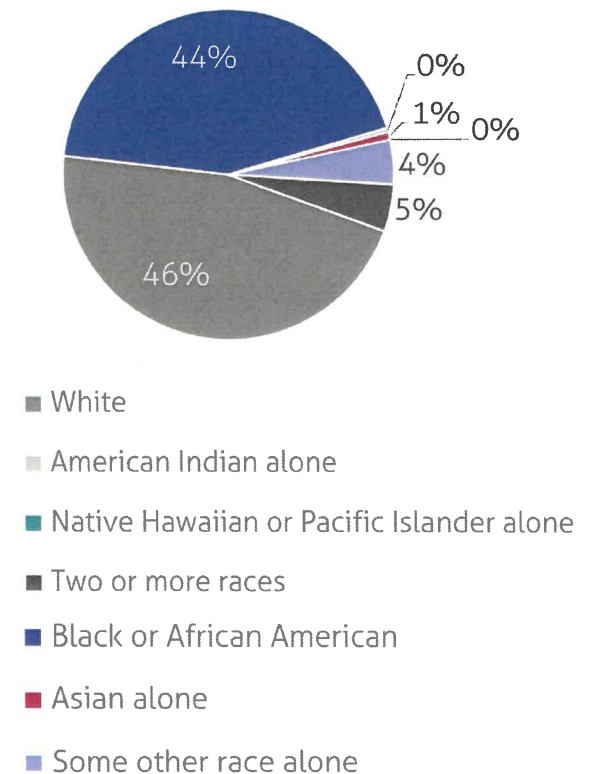
As of 2020, the municipal limits' racial composition, is 46% white, 44% black or African American, 5% is two or more races, and 4% is some other race alone. Since 2010, the population identifying as white alone, black or African American, Native Hawaiian or Pacific Islander, and Asian alone have decreased, while the American Indian alone, some other race alone, and two or more races have increased, but this change is minimal. Four percent of the municipal limits' population is estimated to be Hispanic.

44.1
Median Age

**Age Cohorts
(Municipal Limits)**



Race (Municipal Limits)



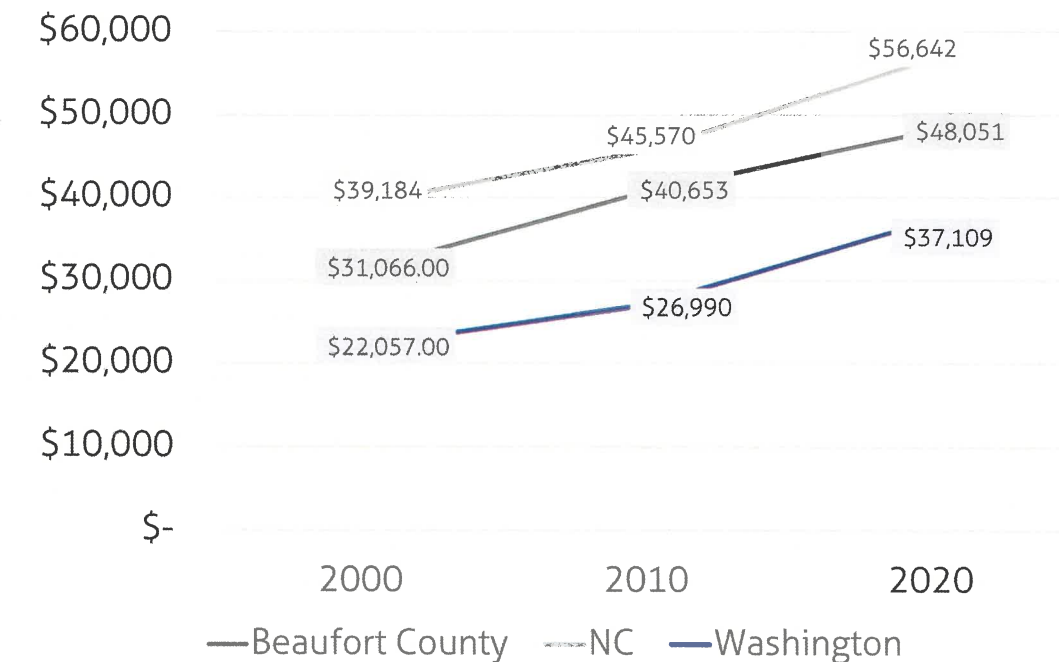
Income

Median household income in Washington has increased since the year 2000 but is still below the median household income in Beaufort County and North Carolina.

Median household income rose by 22% from the years 2000 to 2010 in the municipal limits. From 2010 to 2020 median household income increased by 37% from \$26,990 in 2010 to \$37,109 in 2020.

Overall, the median household income for the City of Washington has increased at a larger rate since 2000 than Beaufort County and the State of North Carolina. From 2000 to 2020 the city's median household income increased by 68%, where Beaufort County increased by 55% in the same time frame, and the State of North Carolina's median household income increased by 45%.

Income



Source: 2020 Decennial Census

Housing

Housing Types

As of 2020, there are 4,193 occupied housing units in the municipal limits. The majority of these housing units (68%) are single-family homes, 3% are townhomes, 5% are duplexes, 19% are apartments, and 4% are classified as mobile homes or other. In the study area, which includes the City's extraterritorial jurisdiction, there are 7,564 occupied housing units. Majority of the homes in the study area are single-family homes (64%), 3% are townhomes, 4% are duplexes, 13% are apartments, and 16% are mobile homes or other.

The median home value for homes in the municipal limits is \$142,200 which is 12% less than Beaufort County's median home value and 28% less than the state of North Carolina's median home value.

According to the 2020 American Community Survey, 45% of homes are owner-occupied, 42% are renter-occupied, and 13% of homes are considered vacant. Vacant homes include homes that are rented, for sale, sold but not occupied, seasonal units, units for migrant workers, and other units. The data states that there are no available units for rent in 2020, although this is difficult to corroborate, and 12% of vacant units or 71 units are used for seasonal or recreational purposes or are occasionally used.

Housing Units

4,193

HOUSING UNITS

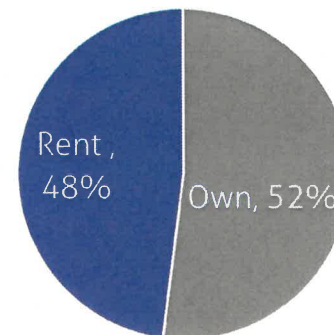


\$142,200

CITY MEDIAN
HOME VALUE

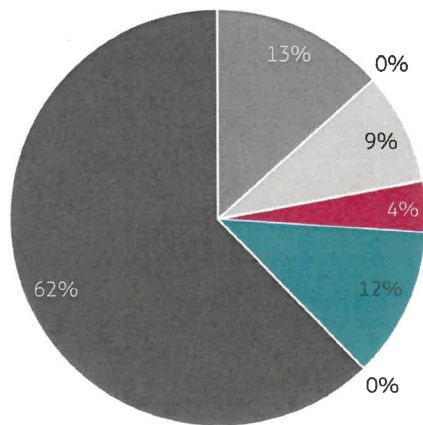
BEAUFORT COUNTY
\$159,300

NORTH CAROLINA
\$182,100



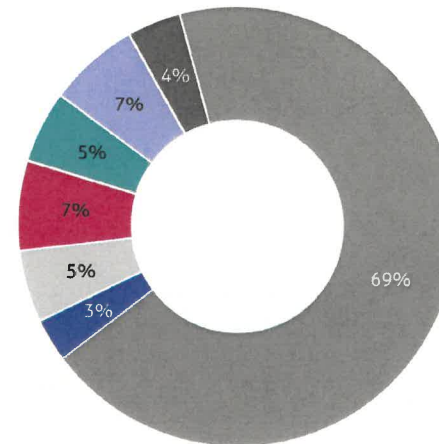
Source: 2020 American Community Survey

Vacancy Status



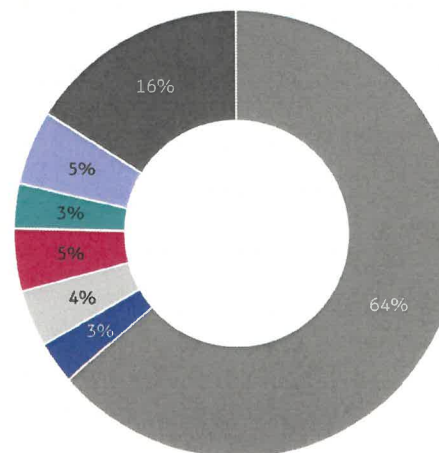
- For rent
- Rented, not occupied
- For sale only
- Sold, not occupied
- For seasonal, recreational, or occasional use
- For migrant workers

Housing Types in Municipal Limits



- Single Family
- Townhome
- 2 units
- 3 or 4 units
- 5 to 9 units
- 10 or more units

Housing Types in the Study Area



- Single Family
- Townhome
- 2 units
- 3 or 4 units
- 5 to 9 units
- 10 or more units

Source: 2020 American Community Survey

Local Economy

Employment

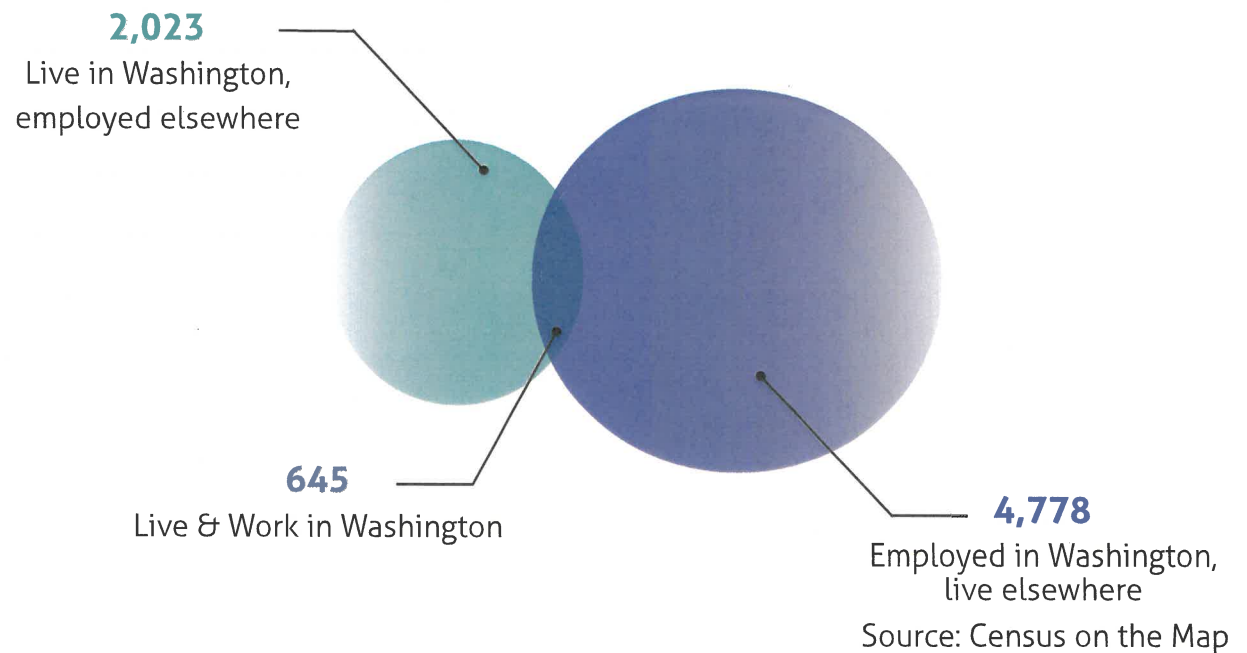
The City of Washington is home to most of Beaufort County's major employers. According to Census on the Map, there were 5,423 jobs in Washington in 2019 which is 1,334 less than 2010.

Major industries in Washington are retail, healthcare, accommodation & food services, and manufacturing. The largest growing employment sector from 2010 to 2019 is the accommodation and food services and the arts and entertainment industries. Although they have been the largest growing sectors, these industries do not employ the largest number of people.

Washington's job market brings in over 4,500 people to the area who live elsewhere. Only 645 people live and work in Washington. While just over 2,000 live in Washington and are employed outside of Washington.

Major Employers

- AAF Flanders
- Carver Machine Works
- Iconic Marine Group
- idX Corporation
- InterMarket Technology, Inc.
- ITW Medical
- Oak Ridge Industries
- Pamlico Yachtworks
- Pas USA Inc.
- Sesame Technologies
- VT Hackney



| Employment Industry Profile | | | | |
|---|-------|--------|-------|--------|
| | 2010 | | 2019 | |
| | # | % | # | % |
| Agriculture, Forestry, Fishing and Hunting | 14 | .21% | 1 | .02% |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0% | 0 | 0% |
| Utilities | 0 | 0% | 0 | 0% |
| Construction | 166 | 2.46% | 76 | 1.40% |
| Manufacturing | 1,187 | 17.57% | 843 | 15.54% |
| Wholesale Trade | 291 | 4.31% | 281 | 5.18% |
| Retail Trade | 1,396 | 19.82% | 1,001 | 18.46% |
| Transportation and Warehousing | 48 | .71% | 25 | .46% |
| Information | 144 | 2.13% | 58 | 1.07% |
| Finance and Insurance | 222 | 3.29% | 223 | 4.11% |
| Real Estate and Rental and Leasing | 83 | 1.23% | 65 | 1.20% |

(Continued on next page)

Source: Census on the Map



Bed and breakfast near downtown



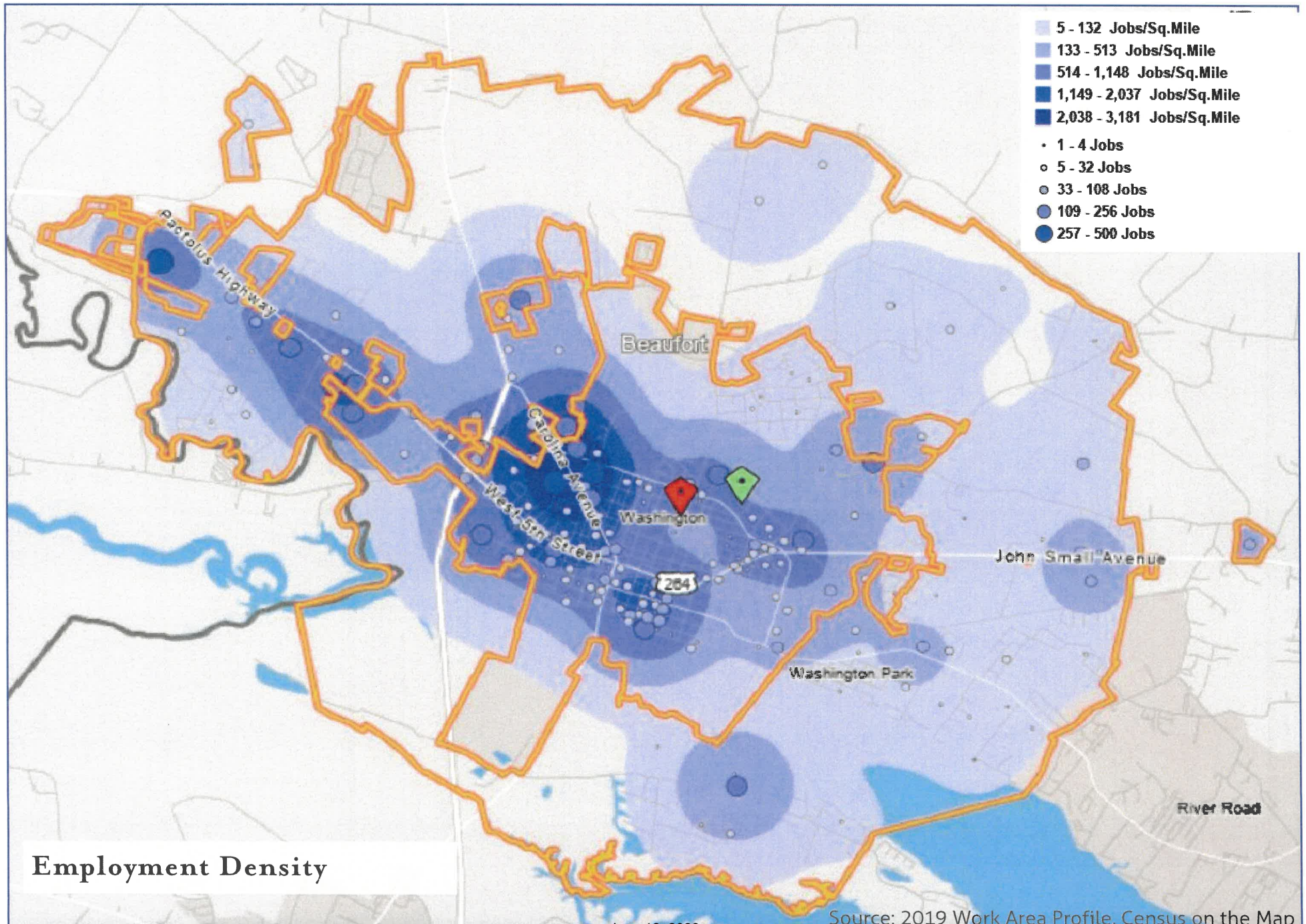
Downtown

| Employment Industry Profile | | | | |
|--|--------------|-------------|--------------|-------------|
| | 2010 | | 2019 | |
| | # | % | # | % |
| Professional, Scientific, and Technical Services | 213 | 3.15% | 281 | 5.18% |
| Management of Companies and Enterprises | 0 | .02% | 104 | 1.92% |
| Administration & Support, Waste Management and Remediation | 379 | 0% | 316 | 5.83% |
| Educational Services | 80 | 1.18% | 68 | 1.25% |
| Health Care and Social Assistance | 1,611 | 23.84% | 967 | 17.83% |
| Arts, Entertainment, and Recreation | 25 | .37% | 55 | 1.01% |
| Accommodation and Food Services | 698 | 10.33% | 917 | 16.91% |
| Other Services (excluding Public Administration) | 257 | 3.80% | 142 | 2.62% |
| Public Administration | 0 | 0% | 0 | 0% |
| TOTAL | 6,757 | 100% | 5,423 | 100% |

Source: Census on the Map



Downtown



Employment Density

Source: 2019 Work Area Profile, Census on the Map

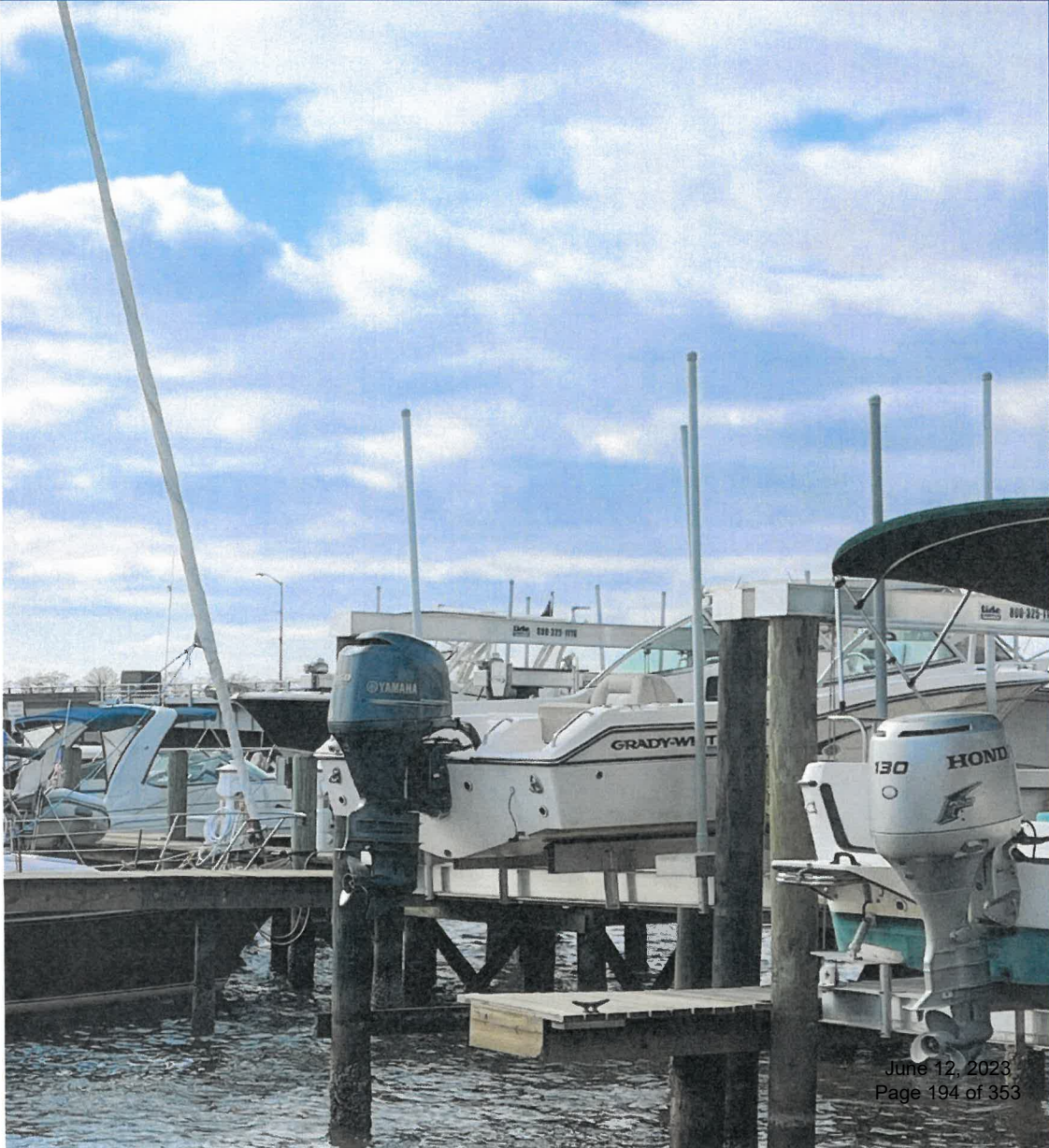
Previous Planning Efforts



6

Chapter Contents

Review of Existing Plans



Review of Existing Plans

This plan updates the existing Comprehensive Plan and CAMA Core Land Use Plan into one combined document. As a Comprehensive Plan will guide land uses, programming, policy, and funding decisions for the City. As a CAMA Plan, it's CAMA related policies will guide permitting decisions for projects within the CAMA's purview. This Plan will function alongside other existing plans.

CAMA Core Land Use Plan (2007)

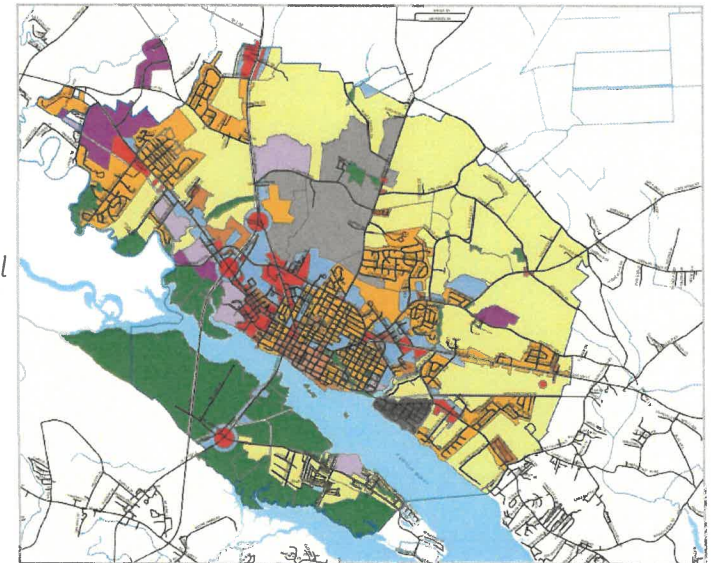


The City of Washington adopted the CAMA Core Land Use Plan in 2007. CAMA Core Land Use Plans are required for 20 counties in the coastal areas of North Carolina by the Coastal Area Management Act adopted by North Carolina in 1974. Washington's CAMA Core Land Use Plan.

The CAMA Core Land Use Plan includes CAMA related policies and implementation steps.

Major Policy Recommendations

- Providing shoreline access for persons with disabilities, site selection criteria for access, and protection of shoreline assets.
- Support of housing rehabilitation, protection of existing residentially zoned areas, regulating residential growth that coincides with availability of public facilities and services, and minimizing the impact of the construction of the US 17 Bypass.
- Encourage the development of industry adjacent or with direct access to major thoroughfares and commercial development at the intersections of major roads.
- Support of larger lot sizes and cluster development, preservation of hardwood swamps, and support of the preservation of prime agricultural lands.
- Directing more intensive land uses to areas with existing infrastructure and financing water and sewer service lines.
- Support of limited access from development along all roads, interconnected street systems, and vehicular pedestrian, and boating transportation improvements.
- Support of hazard mitigation planning and monitoring sea level rise and responding to threats.
- Support of regulating inappropriate land uses near well fields and commercial and recreational fishing in its waters.
- Preserving and protecting historic resources.
- Encouraging the location of new economic development in and around existing urban areas and supporting the downtown redevelopment.



Future Land Use Map from previous plan.

Comprehensive Land Use Plan (2013)

The Comprehensive Land Use Plan was adopted in 2013 updating it's 2006 Comprehensive Plan. This plan provides policy guidance on a variety of community issues and is organized around ten key themes. The Comprehensive Land Use Plan includes policies and action items around these key themes.

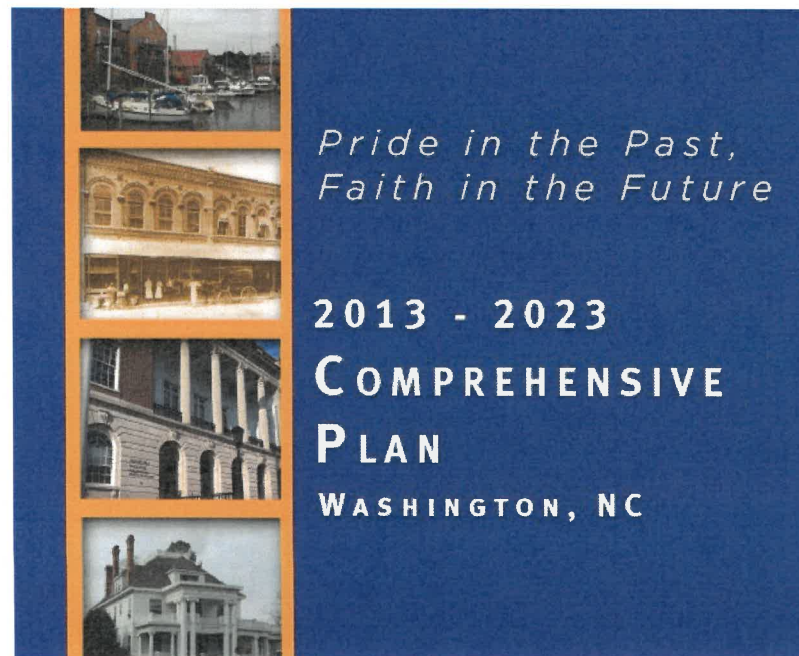
Key Themes

- Continue to invest in downtown streetscape amenities to enhance the pedestrian experience.
- Increase and bolster the number of key destinations near the downtown and waterfront.
- Expand municipal boat slips.
- Improve public access between downtown users and the water's edge by allowing improved access corridors, expanding the public promenade and providing zones where people can walk to the water.
- Review City regulations and procedures to assure a business-friendly process to new business development.
- Identify strategic gateway locations at the entrances to Washington and along key corridors.
- Encourage adaptive reuse of historic

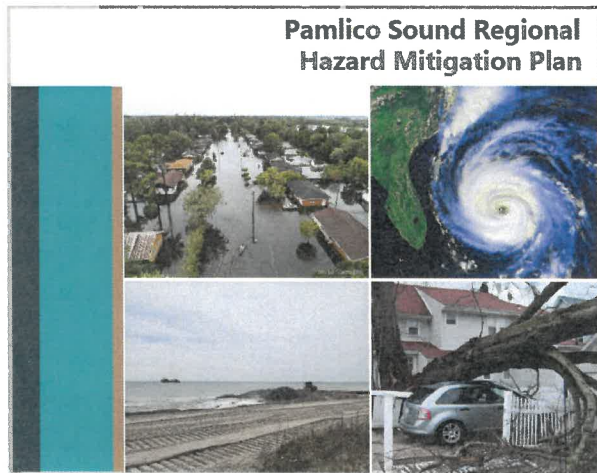
resources and promote public/private benefits of historic preservation.

- *Identify new ways to attract recreational boaters and outdoor activity and increase public access to water.*
- *Implement design improvements for a city bikeway, bike lanes, wider travel lanes, wider shoulders, and signage for local roadways.*

- *Ensure that public service facilities are sized, located, and managed to protect the environment and serve the needs of citizens.*
- *Perform an assessment within City limits of current and potential locations for parks, playgrounds, open space, and needed amenities.*



Pamlico Sound Regional Hazard Mitigation Plan (2020)



The Pamlico Sound Regional Hazard Mitigation Plan was adopted in 2020 that identifies “high” or “moderate” priority hazards through risk and vulnerability assessments.

Major Recommendations

- Coordinate all development and planning decisions with review of appropriate CAMA Land Use Plans.
- Maintain reciprocal mutual aid agreements

with surrounding communities for fire protection and emergency response.

- Annually evaluate adequacy of existing local early warning and emergency response communications equipment and prepare capital improvements plans to improve early warning and communication effectiveness before, during, and following disaster events.
- Continue to monitor and establish programs to maintain continuity of government operations through annual review and update of the Continuity of Operations Plan.
- Work to implement all strategies outline within the Hurricane Matthew Resilient Redevelopment Plan.
- Maintain Debris Removal and Monitoring Services contracts for post-disaster response.

Market + Main Washington Streetscape Master Plan (2017)

This plan is meant to serve as a companion to the Waterfront Visualization and Reinvestment Strategy from November 2009. The plan includes improvements along Market and Main Streets, identifies iconic locations and potential iconic locations, expansion of park experience, tree canopy improvements along the waterfront, and potential gateway locations.



City of Washington Comprehensive Bicycle Plan (2014)

The City of Washington adopted this plan in 2014 which recommends bicycle oriented policies, programs, and projects to improve bicycle transportation throughout the City. The plan includes thirty-two recommended bicycle projects within the City of Washington. The plan calls for increased partnerships with the county for bicycle education, and encouragement and enforcement programs.



City of Washington Comprehensive Pedestrian Plan (2016)

This plan is an update to the 2006 Comprehensive Pedestrian Plan to improve pedestrian facilities throughout the City. The plan outlines recommendations for ancillary facilities, programs, and policies for making the City a pedestrian-friendly community. It also contains recommended projects.



Washington Parks and Recreation Comprehensive Master Plan (2014)

The Parks and Recreation Comprehensive Master Plan identifies ways to improve recreational opportunities in Washington. The plan includes recommendations to prioritize maintenance, consideration of other plans, safety enhancements, securing environmentally sensitive areas, consistent signage for City parks, increase in partnerships, and acquiring property to meet the park needs of under-served areas.



Harbor District Master Plan (2009)

The Harbor District Master Plan identifies key investment areas for a three block area of Washington's waterfront. The plan includes seven goals:

- *Connect Main Street to the river through strong pedestrian linkages and activation of street edges with retail, commercial, public spaces and other uses.*
- *Assure the provision of public and private parking in support of increased development and activity.*
- *Reinforce the premier status of the waterfront as a space for public use and assembly.*
- *Augment the circulation pattern within and adjacent to the study area in such a way that maximizes connectivity while minimizing public expense.*
- *Establish a vision and reinvestment strategy that enhances the brand of Washington's downtown as a "Central Business District on the River".*
- *Ensure creation of an implementable, pragmatic strategy that considers financing issues, zoning, urban design, community input, and other elements.*
- *Ensure the strategy favorably contributes to the City's tax base of upwards of \$60 to \$90 million by creating designs which include*

both new construction and adaptive reuse of existing buildings.



Washington Resilience Strategy

The North Carolina Resilient Coastal Communities Program has four phases that cover community engagement, planning, engineering and design, and implementation of “shovel-ready” projects that enhance community resiliency. The City of Washington participated in this program and identified the following priority projects in Phase I and Phase II:

- Jack’s Creek Floodplain and Greenway Improvements
- Drainage Ditch and Tributary Maintenance Plan
- Green Infrastructure Pilot Project
- Jack’s Creek Drainage Project Expansion
- Living Shoreline and Natural Levee
- Nature-Based Stormwater Features

The City is currently in Phase 3 of this program which provides funding to assist towards the engineering and design of Jack’s Creek Floodplain and Greenway Improvements.

Beaufort County Comprehensive Transportation Plan (2013)

The Beaufort County Comprehensive Transportation Plan identifies major transportation improvement needs and long-term solutions. It is a joint plan between the county, cities, and towns within the county, North Carolina Department of Transportation, and the Mid-East Rural Planning Organization.

Major Recommendations

- On-road bicycle improvements on US 264, W 13th St., Trade St., W 6th St., Market St., E 2nd St., Stewart Pkwy, and Water St.
- Multi-use paths beginning at E 6th St. to Water St., along the Pamlico River, and running north-south along the corporate limits
- Sidewalk improvements and additional sidewalks throughout Washington’s corporate limits

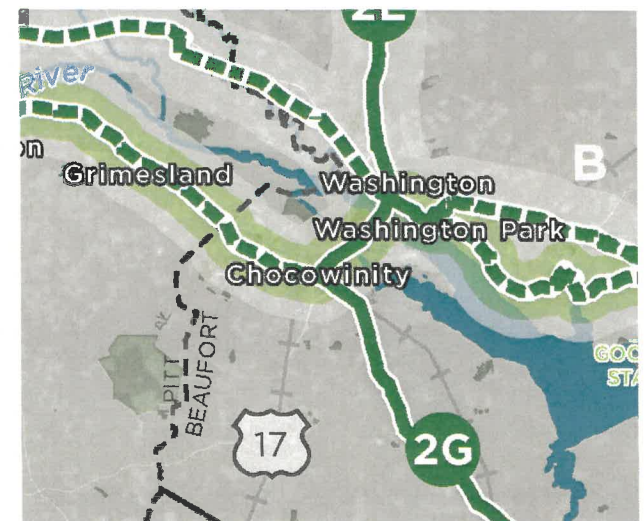
Beaufort County Comprehensive Bicycle Plan (2020)

The Beaufort County Comprehensive Bicycle Plan was adopted in 2020. It provides an overall framework for the county, municipalities, residents, developers, NCDOT, and regional planning partners to build better connections for bicycling in the county. The plan identifies potential bicycle corridors,

recommended facility projects, bicycle programs and policies, and developed goals and objectives. The majority of the recommendations form the City of Washington’s Comprehensive Bicycle Plan were incorporated in the County’s Plan.

NCDOT Great Trails State Plan (2022)

This statewide plan envisions all the county seats and major towns, cities, and destinations connected by a network of trails, paths, and greenways. Washington is on a proposed route connecting north-south and east-west.



From the Great Trail State Plan.

Background Conditions



7

Chapter Contents

Natural Systems & Areas of Environmental
Concern

Natural Hazards

Environmental Conditions

Existing Land Use

Historic, Cultural, & Scenic Areas

Community Facilities

Natural Systems & Areas of Environmental Concern (AECS)

North Carolina Administrative Code Section 15A-07B.0702(c)(2) requires this CAMA land use plan to describe and analyze natural features and discuss the environmental conditions of the planning jurisdiction. Areas of environmental concern (AECs) are areas of natural importance designated by the NC Coastal Resources Commission (CRC) and include the estuarine and ocean system, ocean hazard areas, public water supplies, and natural and cultural resource areas. The State Guidelines for Areas of Environmental Concern (15A NCAC 07H) require local land use plans give attention to the protection of appropriate AECs because of their environmental, social, economic, and aesthetic values.

The following sections describe the categories that make up AECs established by the NC Coastal Resources Commission. Not all of these may be applicable to the City of Washington.

The Estuarine and Ocean Systems

Included within the estuarine and ocean system are the following AEC categories: estuarine waters, coastal wetlands, public trust areas, and estuarine and public trust shorelines. The objective of the NC Coastal Resources Commission is to conserve and manage these areas as an

interrelated group of AECs, to safeguard and perpetuate their biological, social, economic, and aesthetic values and to ensure that development within these areas is compatible with its natural characteristics.

Estuarine Waters

Estuarine waters are defined in G.S. 113A-113(b)(2) to include all the waters of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers and tributaries thereto seaward of the dividing line between coastal fishing waters and inland fishing waters. The boundaries between inland and coastal fishing waters are set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Environment and Natural Resources and in the most current revision of the North Carolina Marine Fisheries Regulations for Coastal Waters, codified at 15A NCAC 3Q .0200.

Estuarine waters within or adjacent to the study area include the Tar River, Pamlico River, Tranter's Creek, Kennedy Creek, Rodman Creek, Jacks Creek, Runyon Creek, and the Chocowinity Bay.

Coastal Wetlands

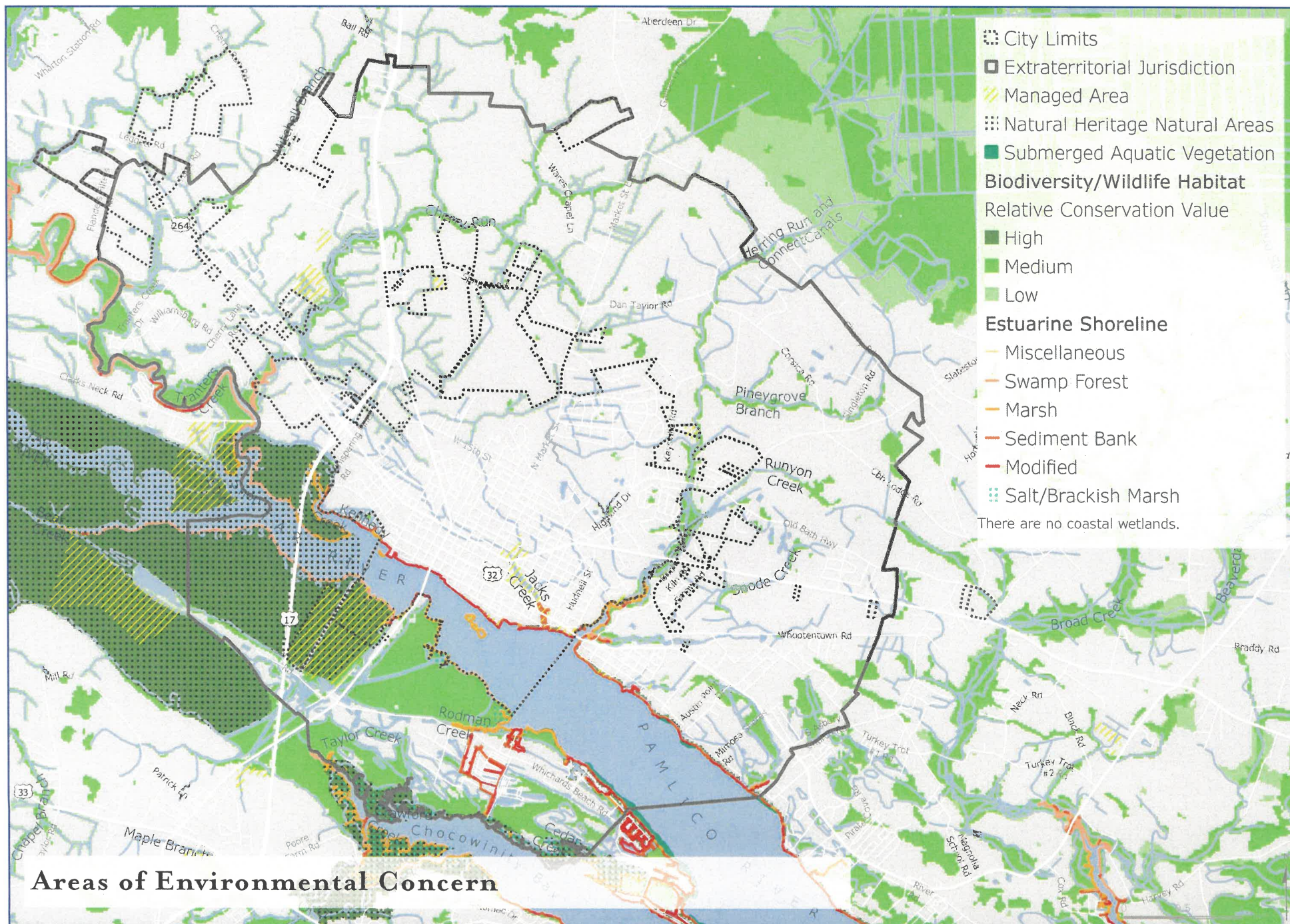
Coastal wetlands are defined as any salt marsh or other marsh subject to regular

or occasional flooding by tides, including wind tides, that reach the marshland areas through natural or artificial watercourses, provided this does not include hurricane or tropical storm tides. Regular or occasional flooding shall be established through field indicators, including the observation of tidal water on the site, changes in elevation, presence of periwinkle (*Littoraria* spp.), presence of crab burrows, staining, or wrack lines. Coastal wetlands may contain one or more of the following marsh plant species:

- Cord Grass (*Spartina alterniflora*);
- Black Needlerush (*Juncus roemerianus*);
- Glasswort (*Salicornia* spp.);
- Salt Grass (*Distichlis spicata*);
- Sea Lavender (*Limonium* spp.);
- Bulrush (*Scirpus* spp.);
- Saw Grass (*Cladium jamaicense*);
- Cat-tail (*Typha* spp.);
- Salt Meadow Grass (*Spartina patens*);
- Salt Reed Grass (*Spartina cynosuroides*).

The coastal wetlands AEC includes any contiguous lands designated by the Secretary of DEQ pursuant to G.S. 113-230(a).

There are 230 acres of coastal wetlands in the study area, covering approximately 1.13% of land area within the study area.



Areas of Environmental Concern

Non-Coastal Wetlands

These are not AECs, but are included here for context. Non-coastal wetlands include wetlands not classified as coastal wetlands. Non-coastal wetlands are areas where water covers the soil for most of the year and include a variety of natural systems, such as marshes, swamps, bottomland hardwoods, pocosins, and wet flats. The prolonged presence of water causes the growth of specially adapted plants and the development of hydric soils. Hydric soils have a distinctive color, texture, and odor; and its presence means that the area was once a functioning wetland or is still a functioning wetland. The plants that can grow in such conditions, such as marsh grasses, are called hydrophytes. Together, hydric soils and hydrophytes give clues that a wetland area is present.

Non-coastal wetlands do not require a CAMA permit unless the Coastal Resource Commission designates them as a natural resource, but under the Clean Water Act Section 404 a permit is required from the Army Corps of Engineers to dredge or fill wetlands. The precise location of non-coastal wetlands can only be determined through field investigation and analysis. Non-coastal wetlands cover approximately 26% of land in the study area.

A majority of the non-coastal wetlands in and around the study area are riverine

swamp forests (4,226.60 acres) and are predominantly found adjacent to the Tar River and associated creeks. Other non-coastal wetlands include bottomland hardwoods (401.30 acres, includes cutover and cleared bottomland hardwoods), depressional swamp forests (30 acres including cleared and cutover swamp forests) pine flats (86.40 acres including drained and cutover pine flats), riverine swap forest (4, 226.60 acres), freshwater marsh (12.90 acres), and human-impacted (28.40 acres).

Public Trust Areas

Public trust areas are all waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of state jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the normal high water or normal water level; all navigable natural bodies of water and lands thereunder to the normal high water or normal water level as the case may be, except privately-owned lakes to which the public has no right of access; all water in artificially created bodies of water containing public fishing resources or other public resources which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; and all waters in artificially

created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication, or any other means. In determining whether the public has acquired rights in artificially created bodies of water, the following factors shall be considered:

- *the use of the body of water by the public;*
- *the length of time the public has used the area;*
- *the value of public resources in the body of water;*
- *whether the public resources in the body of water are mobile to the extent that they can move into natural bodies of water;*
- *whether the creation of the artificial body of water required permission from the state; and*
- *the value of the body of water to the public for navigation from one public area to another public area.*

Public trust areas located within the study area include the Pamlico River, Tar River, Tranter's Creek, and all navigable creeks and other bodies of water that are publicly accessible.

Coastal Shorelines

There are no coastal shorelines in the study area.

Ocean Hazard Areas

There are no ocean hazard areas in the study area.



Environmentally fragile areas

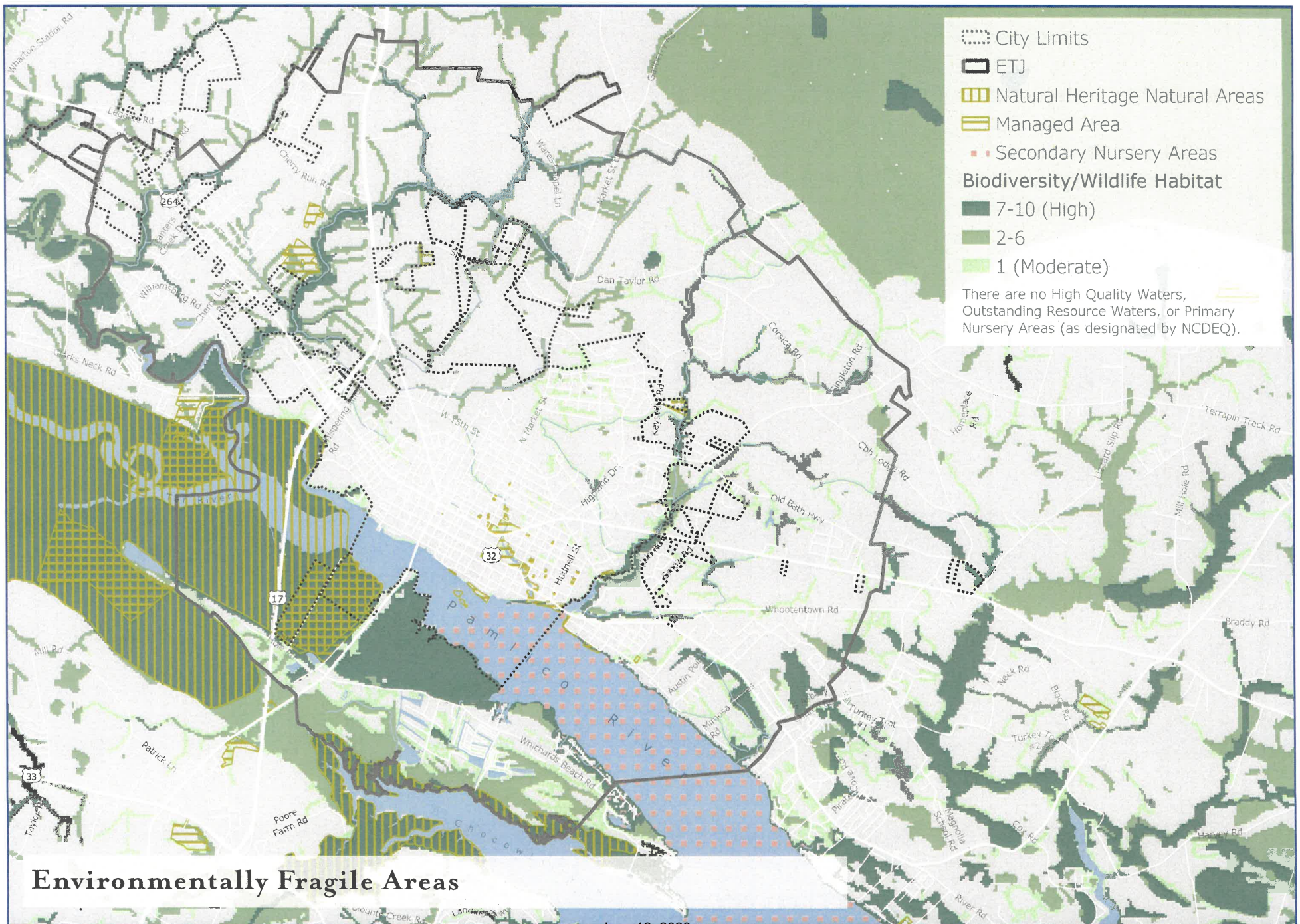
Environmentally fragile areas are areas where natural resource functions may be negatively impacted as a result of development. These areas include wetlands, Significant Natural Heritage Areas (SNHA), and areas containing endangered species, prime wildlife habitats, or maritime forests. These natural resources are highly valued by residents (both year-round and seasonal).

The City of Washington is surrounded by wildlife habitats as there is high biodiversity levels surrounding the Tar River as well as a majority of the creek systems in the study area. Within the study area, North Carolina Department of Coastal Management has identified approximately, 1,306 acres of marsh and swampland areas known as the "Lower Tar River Marshes and Swamps", and 32 acres of aquatic habitat known as the "Tar/Lower Tar River Aquatic Habitat."

For a full list of potential endangered or threatened species that may be located in the area see "Appendix B."



Great Blue Heron on the Pamlico River bank



Environmentally Fragile Areas

Natural Hazards

Storm Surge Areas

The Saffir-Simpson Hurricane Scale, which categorizes hurricanes on a scale of 1 to 5, with 5 being the most intense and most damaging. This scale is used by the National Weather Service to assess potential dangers and communicate with public safety officials. Hurricanes often cause storm surges, which are high waves driven inland by high winds.

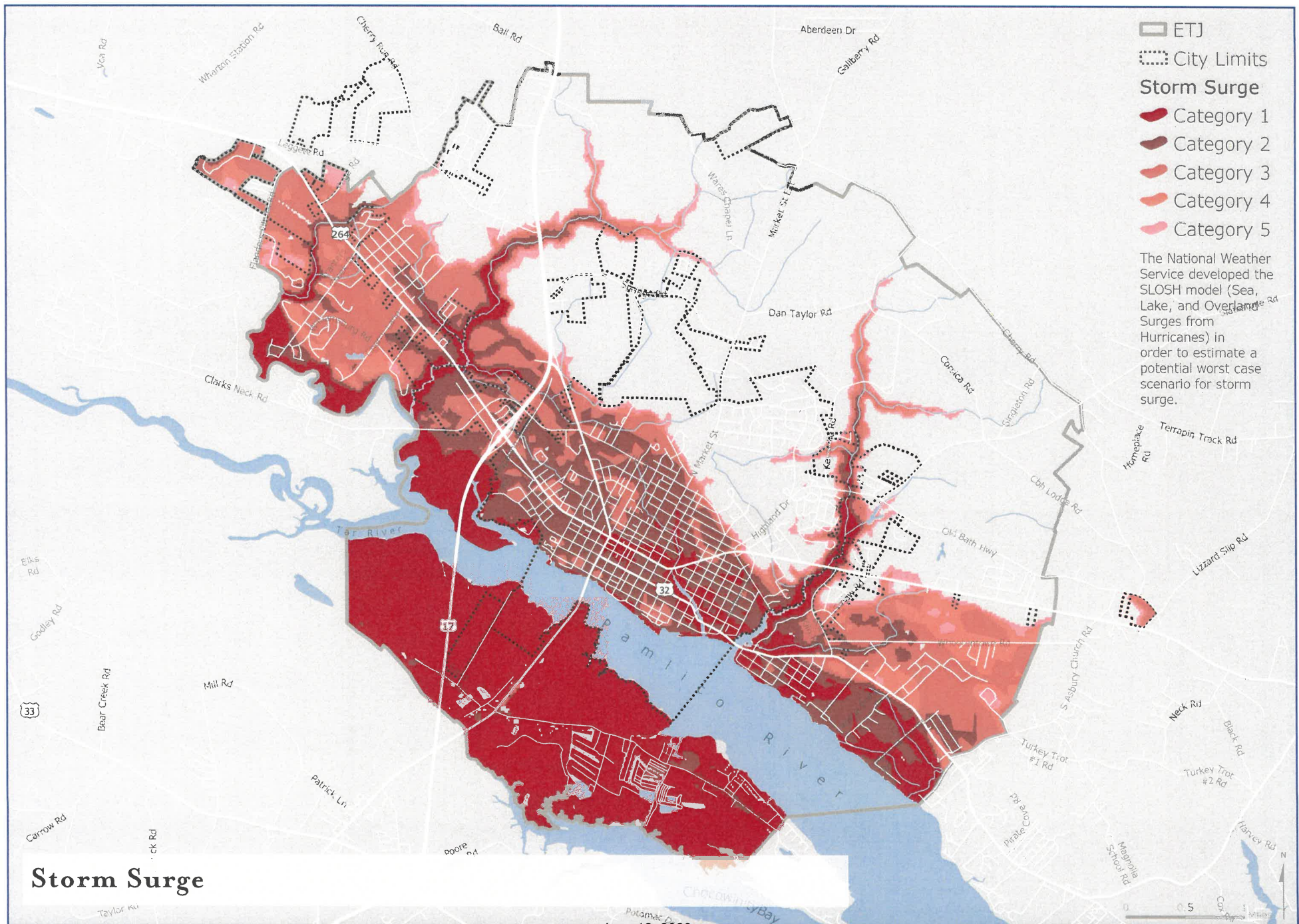
The National Hurricane Center and the North Carolina Center for Geographic Information and Analysis have created a GIS data set called Hurricane Storm Surge Inundation Areas (1993) that shows areas along the North Carolina Coast that are likely to be flooded by hurricanes. The data is based on Sea, Lake, and Overland Surges from Hurricanes (SLOSH) models. Wind speed and storm surge (defined as the abnormal rise in water level caused by wind and pressure from a hurricane or tropical storm) are the two factors that are most important in determining the amount of potential damage. The SLOSH models do not account for rainfall produced by hurricanes. There are many variables that could alter the outcome, such as whether a hurricane approaches from the south or from the east, and whether it was preceded by heavy rainfall. The SLOSH models create only a generalized picture of lands likely to be inundated by different categories of hurricanes.

According to the SLOSH model for the City of Washington show that the majority of the populated areas could be inundated in a Category 2 or stronger hurricane. The entirety of the City's ETJ located South of the Pamlico Sound would be inundated with a Category 1 hurricane. The surrounding areas outside of Washington are also highly susceptible to similar inundation.

Characteristics of Hurricanes

| Hurricane Category | Wind Speed (mph) | Storm Surge (feet above normal) | North Carolina Example (that first made landfall in North Carolina) |
|--------------------|------------------|---------------------------------|---|
| 1 | 74-95 | 4-5 | Hurricane Ernesto (2006) Hurricane Charley (2004) Hurricane Matthew (2016) Hurricane Florence (2018) |
| 2 | 96-110 | 6-8 | Hurricane Arthur (2014) |
| 3 | 111-130 | 9-12 | Hurricane Irene (2011) Hurricane Fran (1996) |
| 4 | 131-155 | 13-18 | Hurricane Floyd (1999) Hurricane Hazel (1954) |
| 5 | >155 | >18 | Hurricane Dorian (2019) |

Source: National Hurricane Center, National Office of North Carolina



Storm Surge

Sea Level Rise

All coastal communities will see negative impacts from rising seas over the coming decades. Areas that previously flooded irregularly will have chronic flooding problems, including lower lying roadways, unless mitigating steps are taken. The City's Resilient Coastal Communities Program plan has a detailed vulnerability analysis.

Flood Hazard Areas

Flooding and natural hazards such as hurricanes, coastal storms, sea level rise, and storm surge are all inevitable situations that affect this geography.

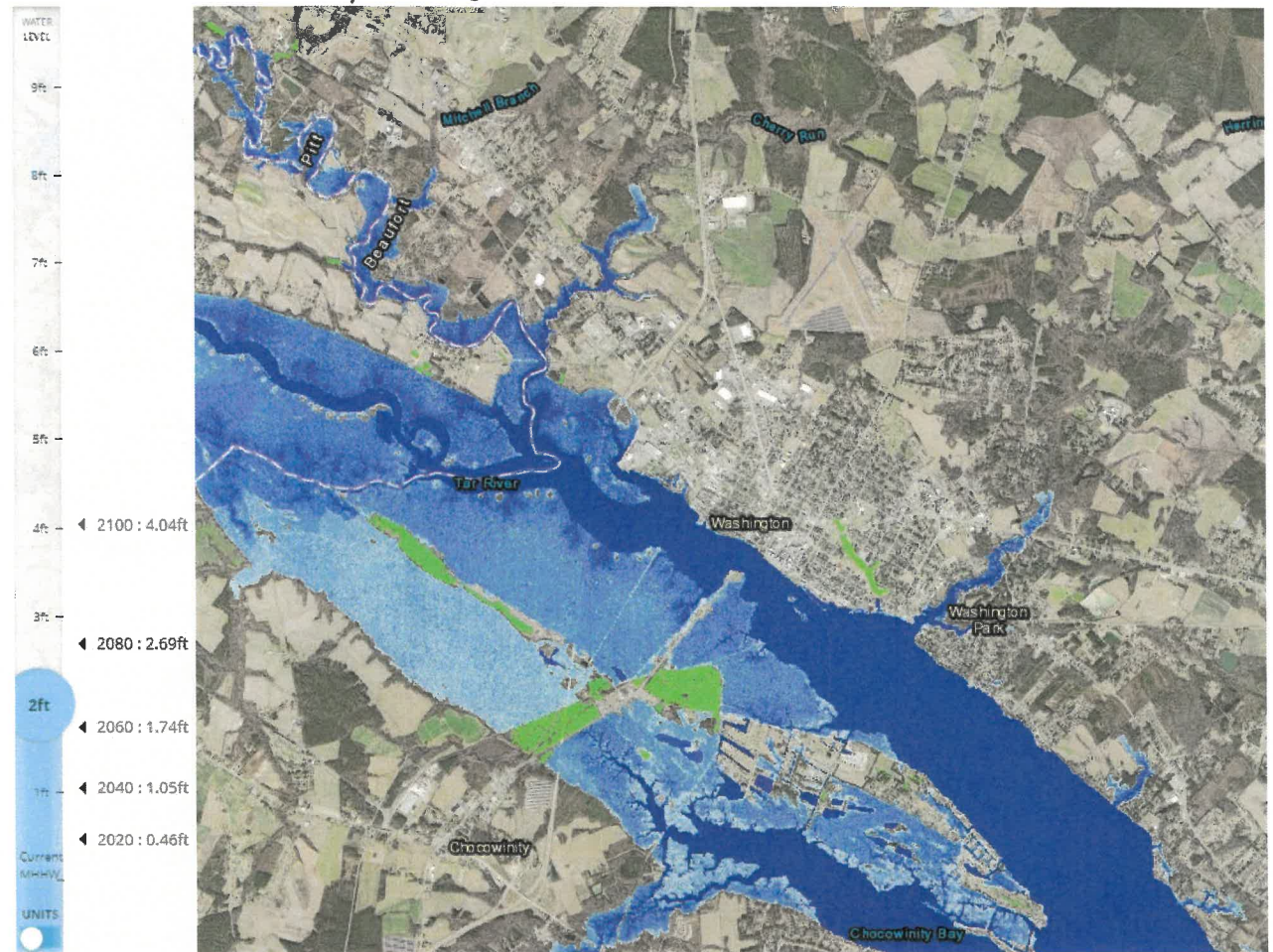
The flood hazard areas in Washington include the 100-year floodplain or land with a 1% annual chance of experiencing a flood, the 500-year floodplain or land with a 0.2% annual chance of flooding, as well as areas with a greater than 1% annual chance of flooding. The land South of the Pamlico River and within the ETJ falls under both the 100 and 500-year floodplains. Both of the floodplains extend North of the Pamlico River, upstream into all of the creeks, and into portions of the waterfront and downtown areas of Washington.

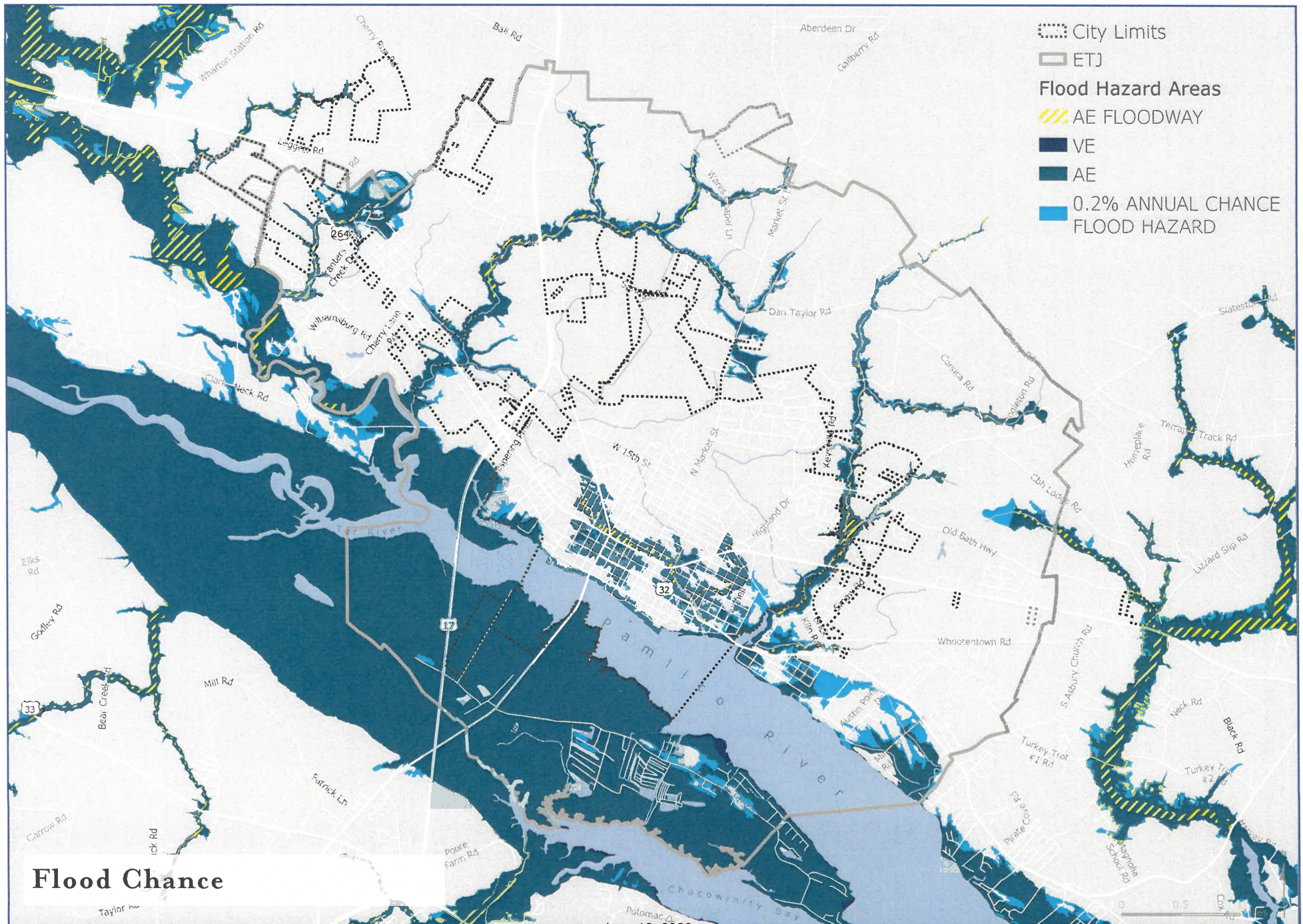
Since 1992, the City has participated

in FEMA's Community Rating System, a voluntary incentive program that recognizes and encourages community

floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP).

Sea Level Rise by 2065

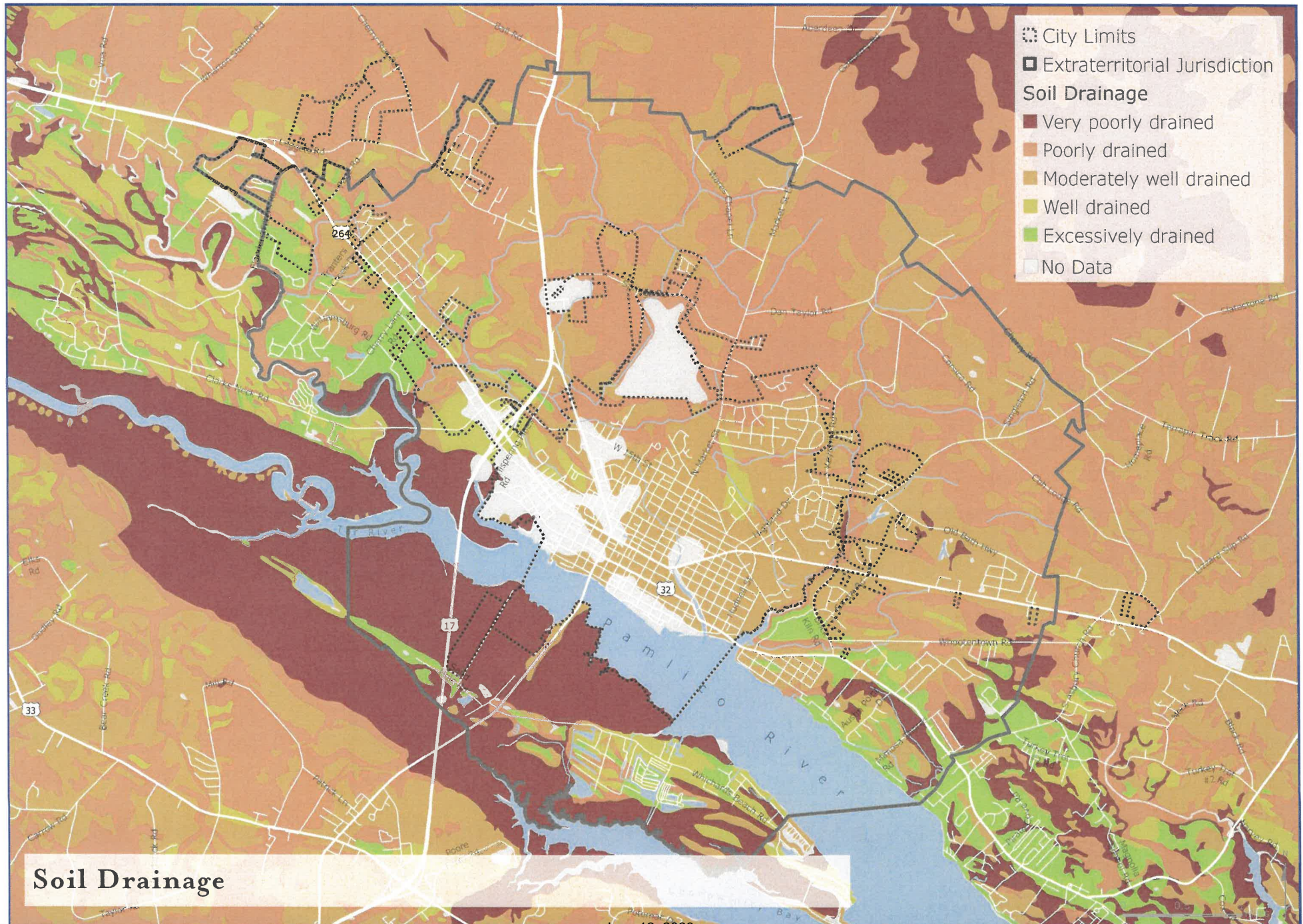


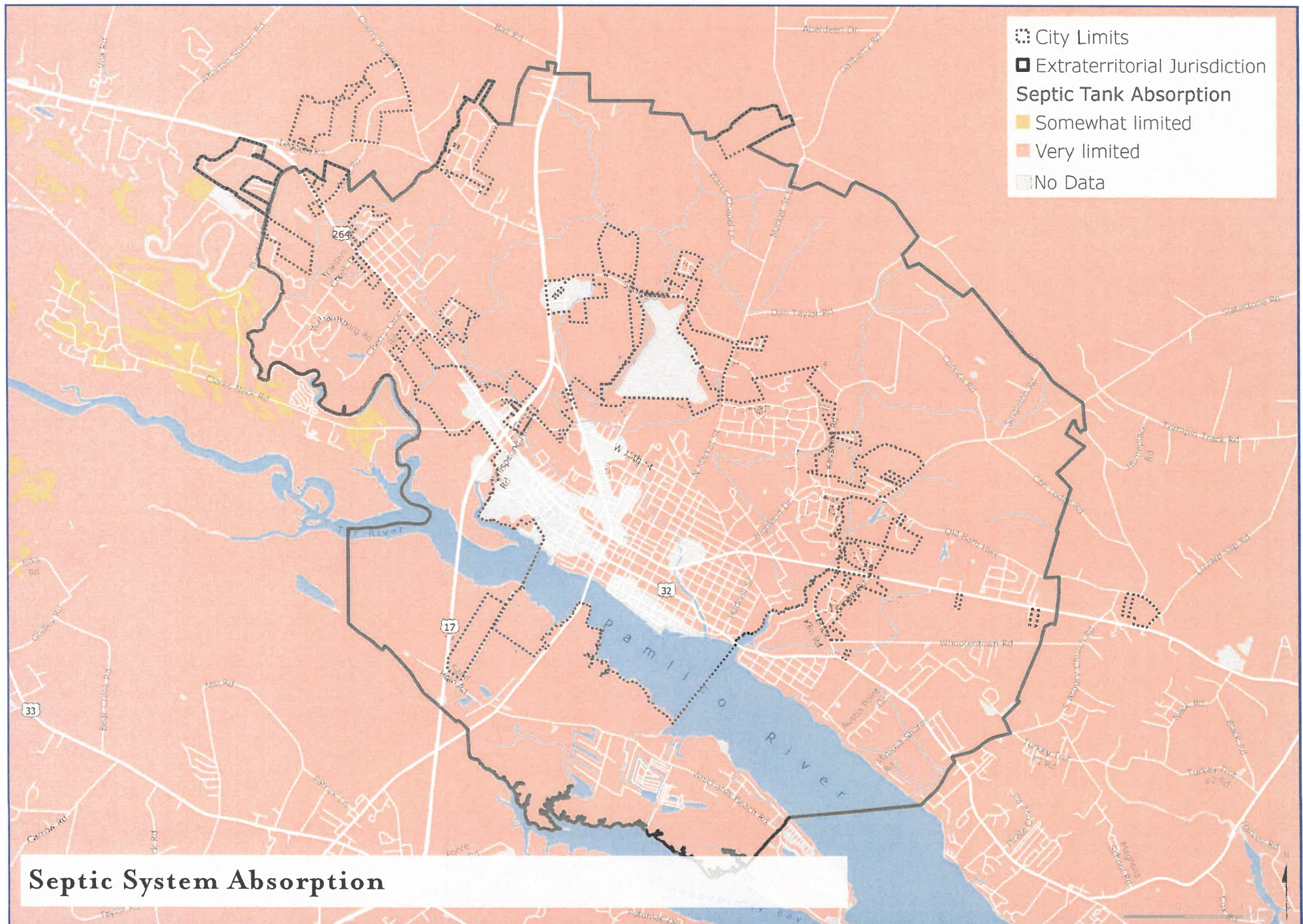


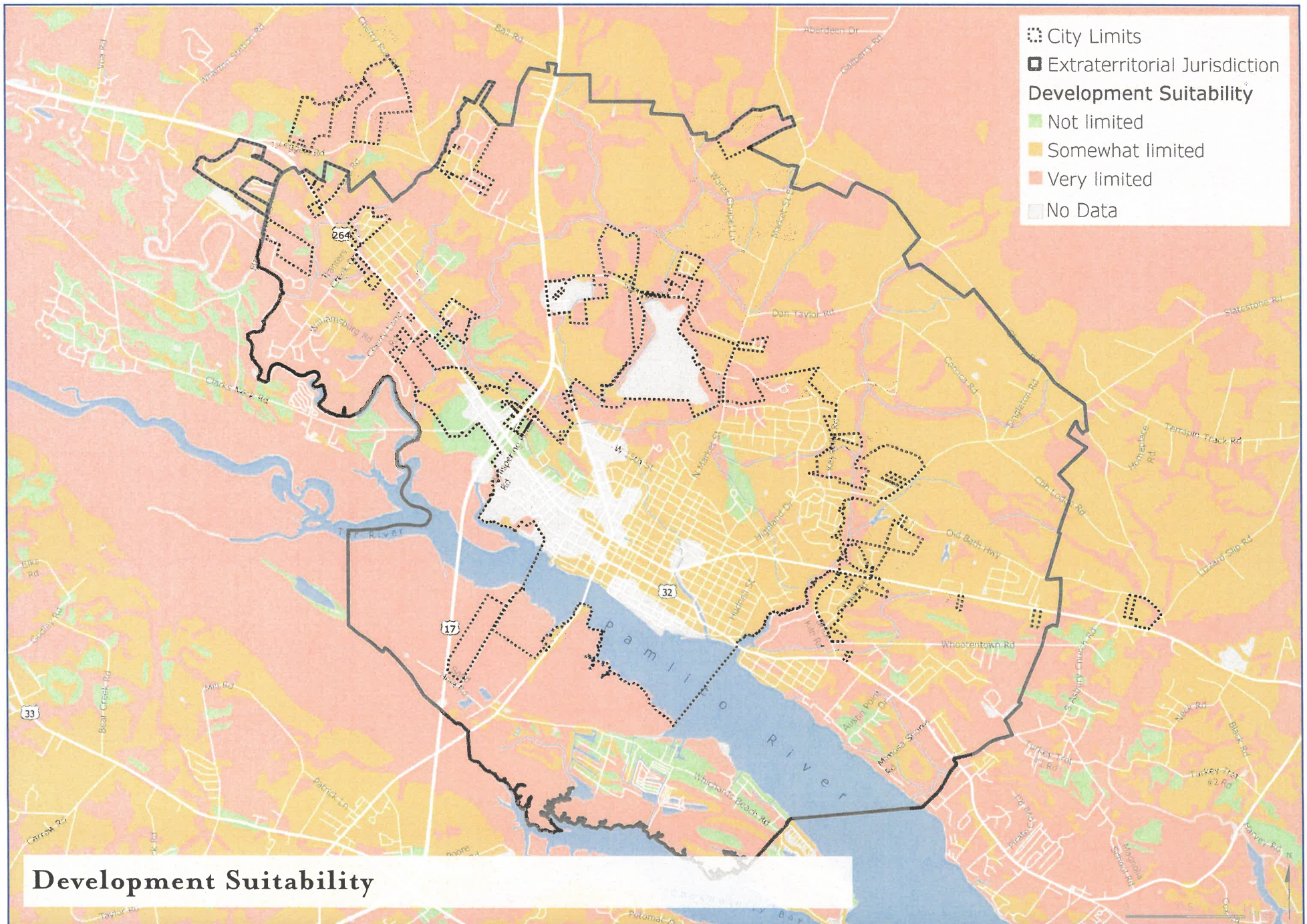
Flood Chance

Soil Characteristics

Soil characteristics can lead to limitations for septic tanks, erodibility, and other development-related restrictions. These soil limitations can be related to wetness, restricted permeability, and or weakened soils. Within the City of Washington, the soils are made up of 30 different soil types. The multiple types of hydric soils are susceptible to flooding, and 48.5% of the land is categorized as poorly drained or very poorly drained. Soil type, permeability, and lack of drainage can impact development in terms of dwellings without basements, septic suitability, commercial structures, local roadways, and landscaping. This information comes from the National Resource Conservation Service. The majority of local soils appear to have poor suitability for septic absorption. This will presumably worsen as seas continue to rise and should indicate that new development should utilize public wastewater treatment.







Development Suitability

Environmental Conditions

Primary Nursery Areas

There are no primary nursery areas in the study area, however, it is worth noting there are permanent secondary nursery areas located south of the railroad tracks that cross the Pamlico River. These areas relate to spawning and nursery grounds for fish and aquatic life.

Water Quality

All surface waters in North Carolina are assigned a primary classification by the NC Division of Water Resources (DWR). The other primary classifications provide additional levels of protection for primary contact recreation (Class B) for freshwaters and for tidal salt waters (Class SB), and drinking water (Water Supply Classes I through V). Freshwaters and tidal salt waters must at least meet the standards for Class C and Class SC waters, respectively.

Supplemental classifications are sometimes added by DWR to the primary classifications to provide additional protection to waters with special use or values. Supplemental classifications are intended to protect waters which are rated excellent based on biological and physical/chemical characteristics through monitoring and special studies.

Primary (table on the right) and supplement (table next page)

North Carolina Water Quality Classifications

| Primary Classification | Best usage for water classification |
|------------------------|--|
| B | Waters protected for all Class C uses in addition to primary contact recreation. Primary contact recreation means swimming, diving, water skiing, and similar uses involving human body contact with water where such activities take place in an organized manner or on a frequent basis. |
| C | Waters protected for uses such as aquatic life propagation, survival and maintenance of biological integrity (including fishing and fish), wildlife, secondary contact recreation, and agriculture. Secondary contact recreation means wading, boating, other uses not involving human body contact with water, and activities involving human body contact with water where such activities take place on an infrequent, unorganized, or incidental basis. |
| SB | Tidal salt waters protected for all SC uses in addition to primary contact recreation. Primary contact recreational activities include swimming, skin diving, skiing, and similar uses involving human body contact with water where such activities take place in an organized manner or on a frequent basis. |
| SC | All tidal salt waters protected for aquatic life propagation, survival, and maintenance of biological integrity (including fishing, fish (not to include shellfish for market purposes), and Primary Nursery Areas); wildlife; and secondary contact recreation. Secondary contact recreation means wading, boating, other uses not involving human body contact with water, and activities involving human body contact with water where such activities take place on an infrequent, unorganized, or incidental basis. |

Source: North Carolina Division of Water Resources

classifications and the best usage for each classification are described in the tables titled North Carolina Water Quality Classification (i.e, not all water quality classifications are included in the table, only those relevant to study area).

Local water body classifications are included in the table on the next page(refer to the table titled North Carolina Water Quality Classifications for description of best usage for water classification).

The City of Washington is located in the Tar/Pamlico River watershed and at an outfall of the watershed to the Pamlico Sound. Within the watershed are subbasins, the City of Washington is located in two subbasins, also known by their USGS designations-the Lower Tar Subbasin hydrologic unit code (HUC) number 03020103, and Pamlico Subbasin HUC number 03020104. Subbasins are further divided into hydrologic units, the basic unit of analysis for natural systems.

Lower Tar River Subbasin

The Lower Tar River Subbasin (HUC 03020103) contains the main stem of the Tar River from Tarboro downstream to Washington covering 960 square miles. The lower section of this subbasin includes approximately 35 river miles of the Tar

North Carolina Water Quality Classifications

| Supplement Classifications | Best Usage for Supplement Classification |
|----------------------------|---|
| Sw | Supplemental classification intended to recognize those waters that have natural characteristics due to topography, such as low velocity, dissolved oxygen, or pH, that are different from streams draining steeper topography. |
| NSW | Supplemental classification intended for waters needing additional nutrient management due to being subject to excessive growths of microscopic or macroscopic vegetation. |

River from the confluence of Conetoe Creek in Pitt County to just upstream of Washington and the most downstream freshwater reach of the Tar River. Non-point sources that contribute to water quality problems are associated with poultry and hog operations, as well as, runoff from crop and forage lands.

According to the 2014 Tar-Pamlico Basinwide Water Quality Plan there is an ambient station in the Lower Tar River Subbasin near SR 1403 near Washington(Station ID # 07300000). Monthly chemical and physical samples are taken by North Carolina Division of Water Resources and by the Tar Pamlico Basin Association (starting in 2007). Ambient station locations are associated where potential pollution could occur from known land use activities. Non-point source and development pressures

continue to be a concern in the entire Lower Tar River Subbasin. Threatened and sensitive aquatic species have been found in the main stem of the Tar River in this subbasin. The Tar-Pamlico Basinwide Water Quality Plan indicate groundwater levels have significantly improved in this subbasin since the expansion of the Greenville Utilities (GUC) surface water intake on the Tar River and allowances for basin transfers resulting in the ability for reduced groundwater usage by GUC and the regional municipalities it serves. Continued monitoring of freshwater aquifers and adherence to the Central Coastal Plain Capacity Use Area (CCPCUA) rule is needed to ensure depletion of groundwater resources is avoided.

Local Water Quality Classifications

| Water Body | Classification |
|---|----------------|
| Pamlico River (From U.S. Hwy. 17 bridge (mouth of Tar River) at Washington to a line projected from the downstream Corporate Limit Line of the Town of Washington Park in a southwesterly direction across Pamlico River to a Point of Land 800 yards downstream from Rodman) | SC;NSW |
| Pamlico River (From a line projected from the downstream Corporate Limit Line of the Town of Washington Park in a southwesterly direction across Pamlico River to a Point of Land 800 yards downstream from Rodman Point to a line across Pamlico River from Cousin Point to) | SB;NSW |
| Jack's Creek (From source to Pamlico River) | C;NSW |
| Runyon Creek (From source to U.S. Hwy. 264) | C;NSW |
| Runyon Creek (From U.S. Hwy. 264 to Pamlico River) | SC;NSW |
| Herring Run and Connect Canals (From source to Runyon Creek) | C;NSW |
| Pineygrove Branch (From source to Herring Run) | C;NSW |
| Snoder Creek (From source to Runyon Creek) | C;NSW |
| Rodman Creek (From source to a point one-half mile above mouth) | C;Sw,NSW |
| Rodman Creek (From a point one-half mile above mouth to Pamlico River) | SC;NSW |
| Chocowinity Bay (From source to a line across the Bay from the upstream mouth of Cedar Creek to the upstream mouth of Silas Creek) | SC;NSW |

| Water Body | Classification |
|---|----------------|
| Chocowinity Bay (From a line across the Bay from the upstream mouth of Cedar Creek to the upstream mouth of Silas Creek to Pamlico River) | SB;NSW |
| Crawford Creek (From source to Chocowinity Bay) | SC;NSW |
| Chocowinity Creek (From N.C. Hwy. 33 to Crawford Creek) | SC;NSW |
| Taylor Creek (From source to Chocowinity Bay) | SC;NSW |
| Sidney Creek (From source to Chocowinity Bay) | SC;NSW |
| Cedar Creek (From source to Chocowinity Bay) | SC;NSW |
| Tar River (From the upstream side of the mouth of Tranters Creek to mouth at U.S. Hwy. 17 bridge at Washington) | C;NSW |
| Tar River (From a point 1.2 miles downstream of the mouth of Broad Run to the upstream side of the mouth of Tranters Creek) | B;NSW |
| Bear Creek (From source to Tar River) | C;NSW |
| Tranters Creek (From source to Tar River) | C;Sw,NSW |
| Maple Branch (From source to Tranters Creek) | C;Sw,NSW |
| Mitchell Branch (From source to Tranters Creek) | C;Sw,NSW |
| Cherry Run (From source to Tranters Creek) | C;Sw,NSW |
| Shop Cove (From source to Tranters Creek) | C;NSW |
| Kennedy Creek (From source to Tar River) | C;NSW |

Source: North Carolina Division of Water Resources

Pamlico River Subbasin

The Pamlico River Subbasin (HUC 03020104) covers 1,307 square miles extending from the City of Washington to Roos Point, where the Pamlico Estuary and Pungo River are the main hydrologic features. Freshwater streams are limited to headwaters of estuarine creeks and the East Dismal Swamp. Most streams in the East Dismal Swamp are ditched canals. Non-freshwater streams in this subbasin are primarily estuarine and tides tend to be wind dominated rather than following a lunar cycle. Land use is primarily row-crop agriculture and forest, with more developed areas found near Washington.

The City of Washington maintains the largest public water supply system in the Pamlico River Subbasin. The entire Pamlico River Subbasin was classified as nutrient sensitive waters (NSW) by the North Carolina Environmental Management Commission (EMC) in 1989. This designation is intended for waters needing additional nutrient management due to being subject to excessive growths of microscopic or macroscopic vegetation.

Water quality in this subbasin is impacted by nutrient loading and resulting chlorophyll an impairment in the estuary. Data indicated that the impairment corresponds to low flow hydrologic conditions. Copper is also a known

stressor in this subbasin. Aquaculture facilities discharging to surface waters are encouraged to implement best management practices (BMPs) to reduce nutrients impacts. Waterfront development and agricultural land use contribute to water quality issues.

In the Pamlico River estuary, the state documented increasing numbers of fish kills in the estuary from the mid-70s through the early 1990s. In July 2019, a large fish kill was reported in the Pamlico River, south of Washington near Core Point on the south side of the river with a total of 3,880 dead finfish. Researchers have investigated the presence of fish and crab diseases, algal blooms, hypoxic conditions, loss of aquatic vegetation, and degradation of the region's water quality. Nitrogen levels have increased since the 1950s in the Pamlico River estuary and were attributed to increased crop fertilization and production. According to the 2014 DWR Tar Pamlico River Basinwide Plan, recent studies indicate nitrogen levels instream have decreased somewhat in the last thirty years, although they are still sufficiently high enough to encourage algal blooms. Algal blooms are a direct response to an overabundance of nutrients, particularly nitrogen and phosphorus.

The 1994 Tar-Pamlico Basinwide Water Quality Management Plan called for reducing instream nitrogen loading at

Washington by 30 percent and holding phosphorus loading to 1991 levels. Higher chlorophyll levels have been reported since 1994 from extending from Washington to a line from Huddy Gut to Sainte Claire Creek. The goal of the nutrient management strategy is to reduce nutrient loading in the Pamlico River estuary with a target to of less than or equal to 10 percent of samples collected above the chlorophyll A state standard of 40 micrograms per liter.

High nutrient levels have been an issue in the Pamlico River for long periods of time making it prone to phytoplankton bloom formation and fish kills. The number of acres meeting the state standard for chlorophyll A have shifted over time but the goal of the entire estuary meeting the standard has not yet been achieved. The 2014 DWR Tar Pamlico River Basinwide Plan, indicates the system as a whole has improved. The North Carolina Division of Water Resources continues to monitor the estuary. An ambient monitoring station is located at US 17 in Washington.

The National Pollutant Discharge Elimination System (NPDES) discharge permits in the study area are:

- *City of Washington WWTP Permit # NCO020648*
- *Northwestern/Belfast Patetown Sanitary District WTP Permit # NCO086959*

The City of Washington has a NPDES discharge permit outside of the study area for its water treatment plant, Permit # NC0081191.

NPDES non-discharger permits include the following in the study area:

- *City of Washington land application of residual solids Permit # WQ0001026*
- *City of Washington reclaimed water Permit # WQ0019179.*

Impaired Waters

Impaired waters are waters that only partially support their designated uses. There are various degrees of impairment; for example, waters that are unsuitable for commercial shellfishing may still be

safe for certain types of recreational activities. All of the impaired waters within or adjacent to the study area are listed in the table titled Impaired Water Bodies (see below).

Shellfishing

The entire North Carolina coast is divided into a series of management units that are referred to as growing areas. Each of these growing area are individually managed to determine which portions are suitable for shellfish harvest and which need to be closed. The Division of Marine Fisheries summarizes and analyzes a variety of data

in a Sanitary Survey Report which is used to determine the appropriate harvest classifications.

In the study area, the growing area is known as G-11. Shellfishing is prohibited and permanently closed in this area due to water quality testing and conflicting uses. These may include the presence of a marina or wastewater treatment plant effluent discharge. These uses automatically make areas ineligible for shellfishing because of the discharges associated with them.

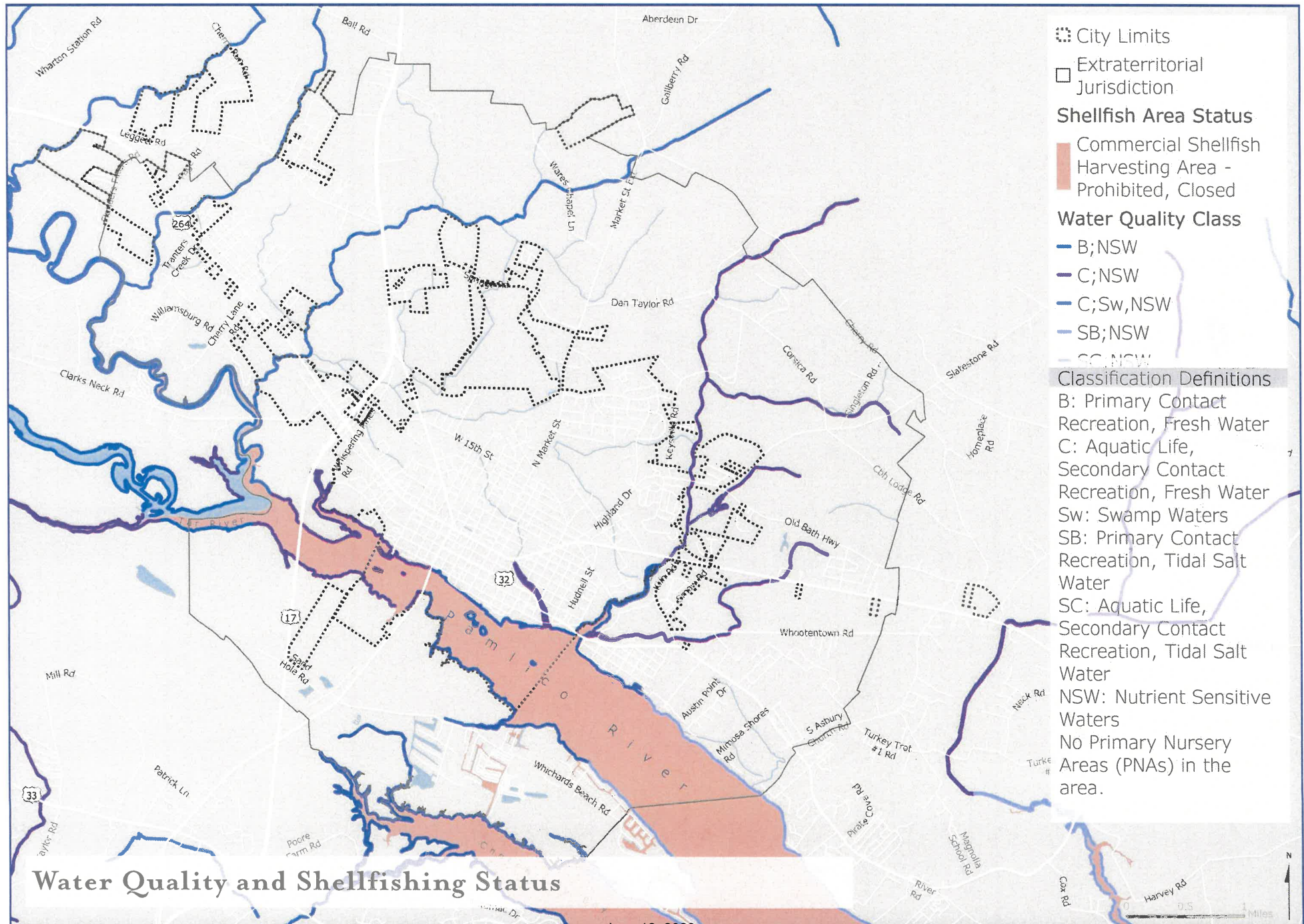
Impaired Water Bodies

| Water Body | Classification | AU # | Total Acres Impaired |
|--------------------------------|----------------|-------------|----------------------|
| Pamlico River | SC;NSW | 29-(1) | 739.7 |
| Pamlico River | SB;NSW | 29-(5) a | 1,818.2 |
| Herring Run and Connect Canals | C;NSW | 29-3-3 | 1.9 |

Source: North Carolina Final 2022 303(D) List, Division of Water Quality, NCDENR

Marina and Docks in the Study Area

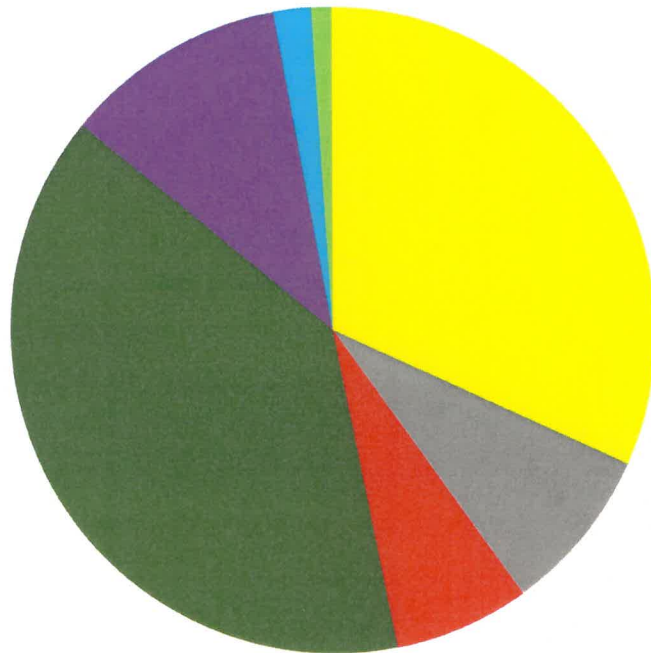
| Name | Number of Slips/Public or Private Status | Body of Water | DWQ Water Classification | Shellfishing Status | Pollution Potential |
|-----------------------------|--|---------------|--------------------------|---------------------|------------------------------------|
| Washington Waterfront Docks | 36/Public | Pamlico River | SC;NSW | Permanently Closed | Transient dockage and live-aboards |
| Moss Landing Marina | 48/Private | Pamlico River | SC;NSW | Permanently Closed | Transient dockage |
| Havens Wharf | 20/Private | Pamlico River | SC;NSW | Permanently Closed | Transient dockage and live-aboards |
| 425 W Main St | 12/Private | Pamlico River | SC;NSW | Permanently Closed | Transient dockage |



Existing Land Use

Existing Land Use Analysis

Existing land use includes residential, commercial, agriculture and forestry, industrial, institutional, open space and parks, and vacant parcels.



Note: Analysis was conducted using the best available data from the tax parcel dataset. Some vacant or parcels with utility substations may be included in other categories.



Residential land use consist of 6,307.31 acres (31.73%) of land use. The residential land use category consist of detached and attached residences.



Commercial land use consists of 1,347.74 acres (6.78%) in the study area.



Agriculture and forestry land use consists of 7,767.05 acres (39.07%) in the study area. This also includes environmentally constrained areas (wetlands, etc.)



Institutional land use consists of 374.48 acres (1.88%) in the study area.



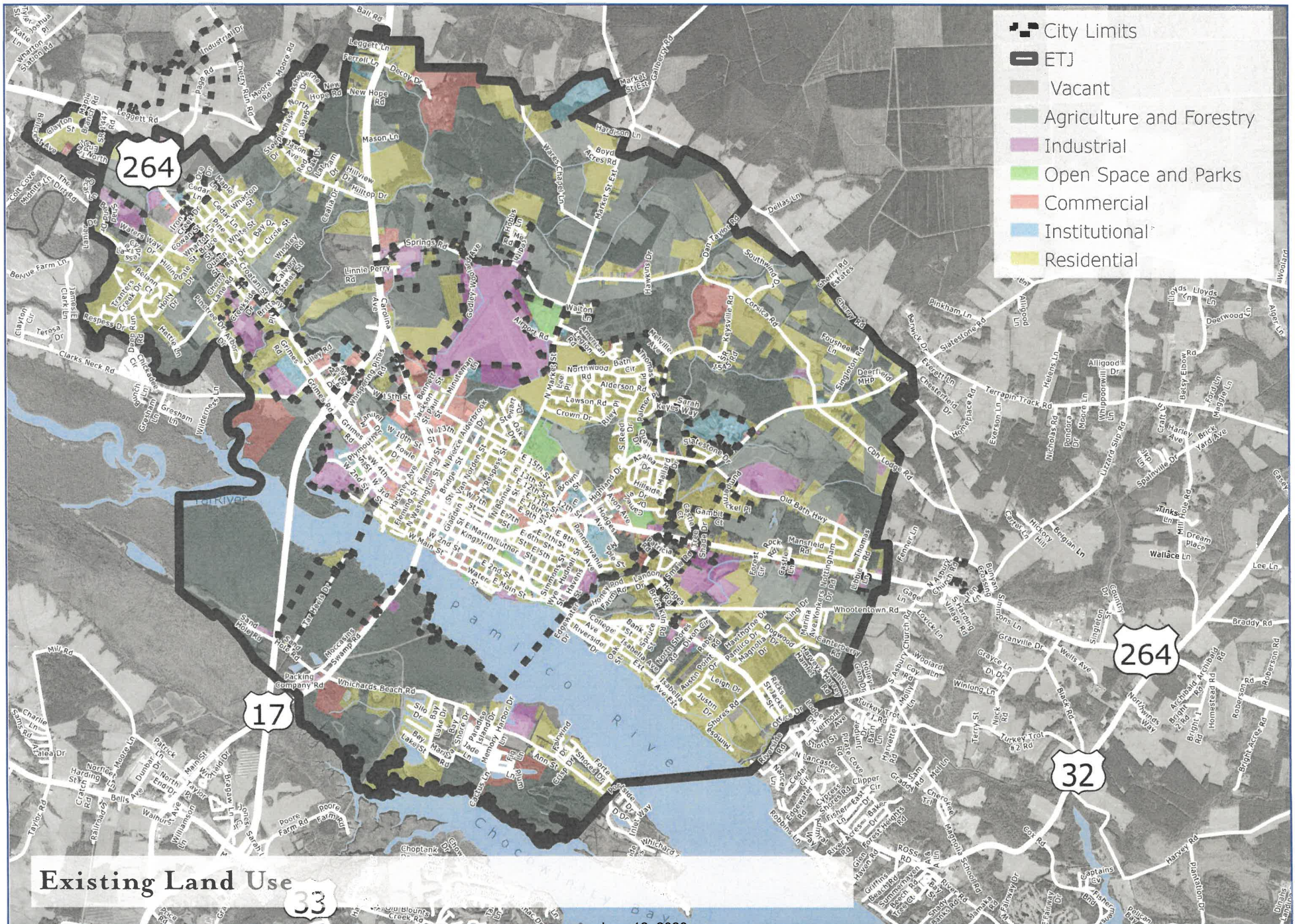
Industrial land use consists of 2,226.80 acres (11.20%) in the study area.



Public open space and parks land use consists of 204.88 acres (1.03%) in the study area.



Parcels that are considered vacant in the study area make up 1,652.22 (8.31%) acres.



Historic, Cultural, & Scenic Areas

National Register and Local Districts

The North Carolina Historic Preservation Office maintains a statewide survey of historic buildings, districts, and landscapes. The data inventory that they provided identified several sites as well as districts within the study area. There are two National Register Districts, as well as a Local Historic District.

There are also three individually listed structures on the National Register of Historic Places in the City of Washington:

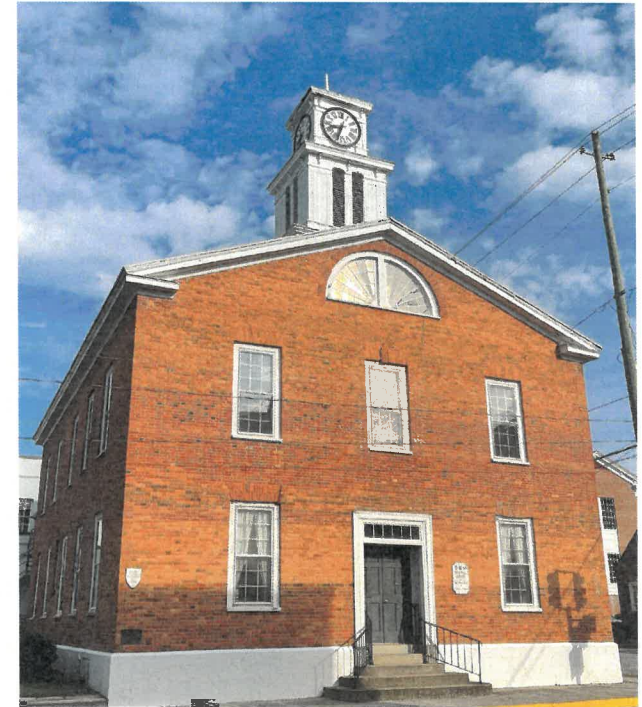
- *Bowers-Tripp House*
- *Bank of Washington*
- *Former) Beaufort County Courthouse*

The Bowers Trip House is a Colonial Revival style home built in 1921 and located N. Market Street and is preserved as a typical example for the architectural style that was common in Washington and in surrounding Eastern NC in the 1920s. To this day, there have been few structural changes made to the home, so it sits almost exactly how it did when it was built and is a reminder of a time of prosperity that Washington had in the early 1900s. The building lies within the National Register District.

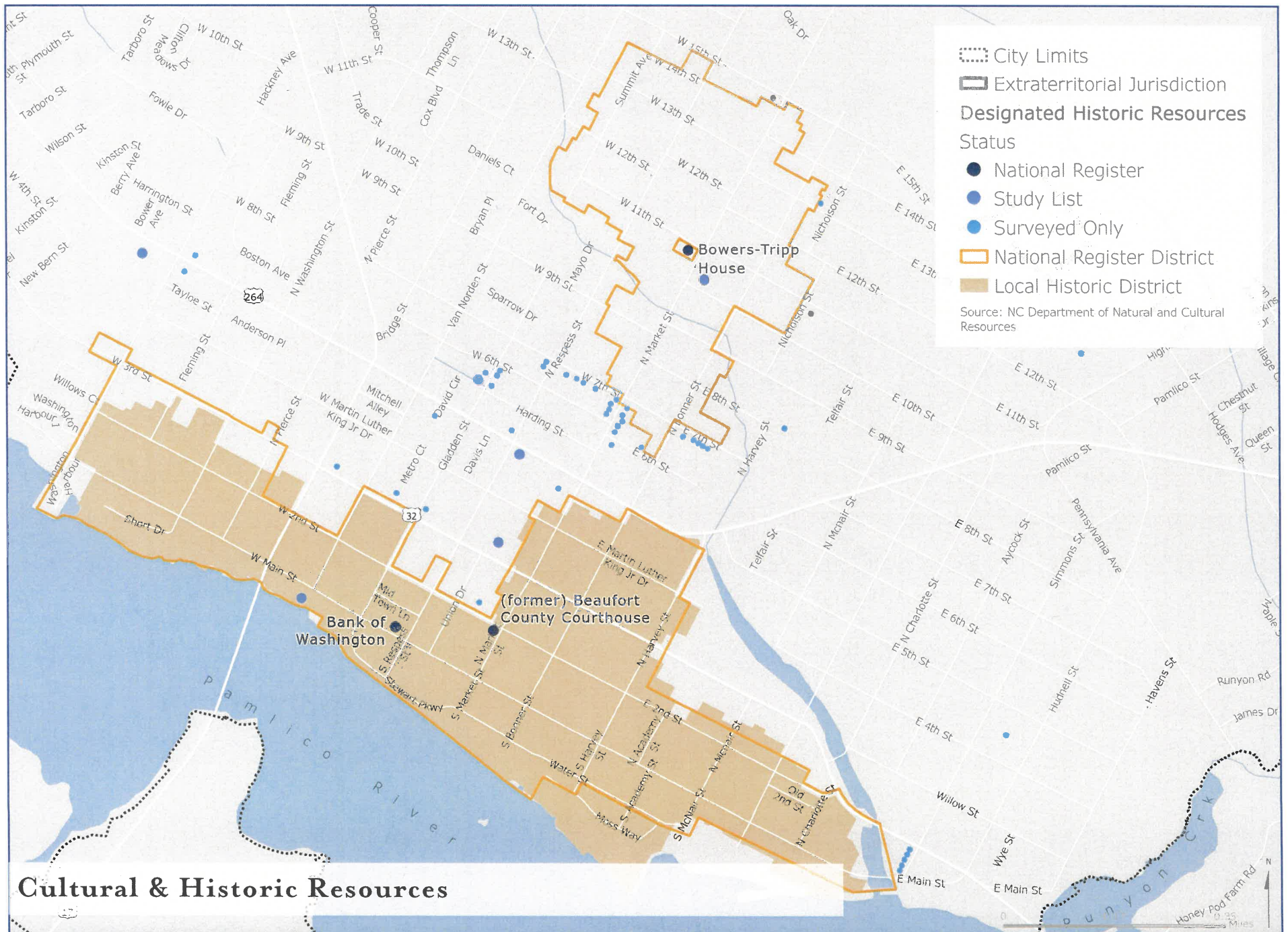
The Bank of Washington is a temple-form building with a prostyle tetrastyle Ionic portico on the main façade. Built in the

1850's, the building is a prime example of an antebellum bank design and was in operation until the Civil War before it reorganized in 1893. The building lies within the National Register District, and the Local Historic District.

The former Beaufort County Courthouse was built in 1786 following the removal of the courthouse from Bath, NC. The building itself is a two-story, square brick structure with a square clock tower above the building. It was continuously used as the County seat until 1971, and is one of the oldest, permanent public buildings in the state. A new courthouse has since been built in the late 1960's and is in use today. The building lies within the National Register District, and the Local Historic District.



(Former) Beaufort County Courthouse was constructed in 1786 and is one of the oldest public buildings in the state of North Carolina.



Community Facilities

Public Water Supply

The City of Washington owns and operates eight public wells along US 264 that supply water to the City and surrounding areas of Beaufort County. These wells tap into the Castle Hayne Aquifer, the top of which is located 50 to 100 ft below the surface.

The City's water treatment facility's permitted capacity is 5.45 million gallons per day (mgd) from eight wells. The City has an agreement with Beaufort County to sell up to 1.6480 million gallons per day with an average daily sold amount of 1.2250 MGD. Beaufort County is the system's largest user. The water system has 4,337 residential connections, 941 commercial connections, 9 industrial connections, and 145 institutional connections. The total demand was 3.0314 MGD in 2021, which is approximately 48% of supply. The local water supply plan indicates the total demand will reach 3.6070 million gallons per day by 2060.

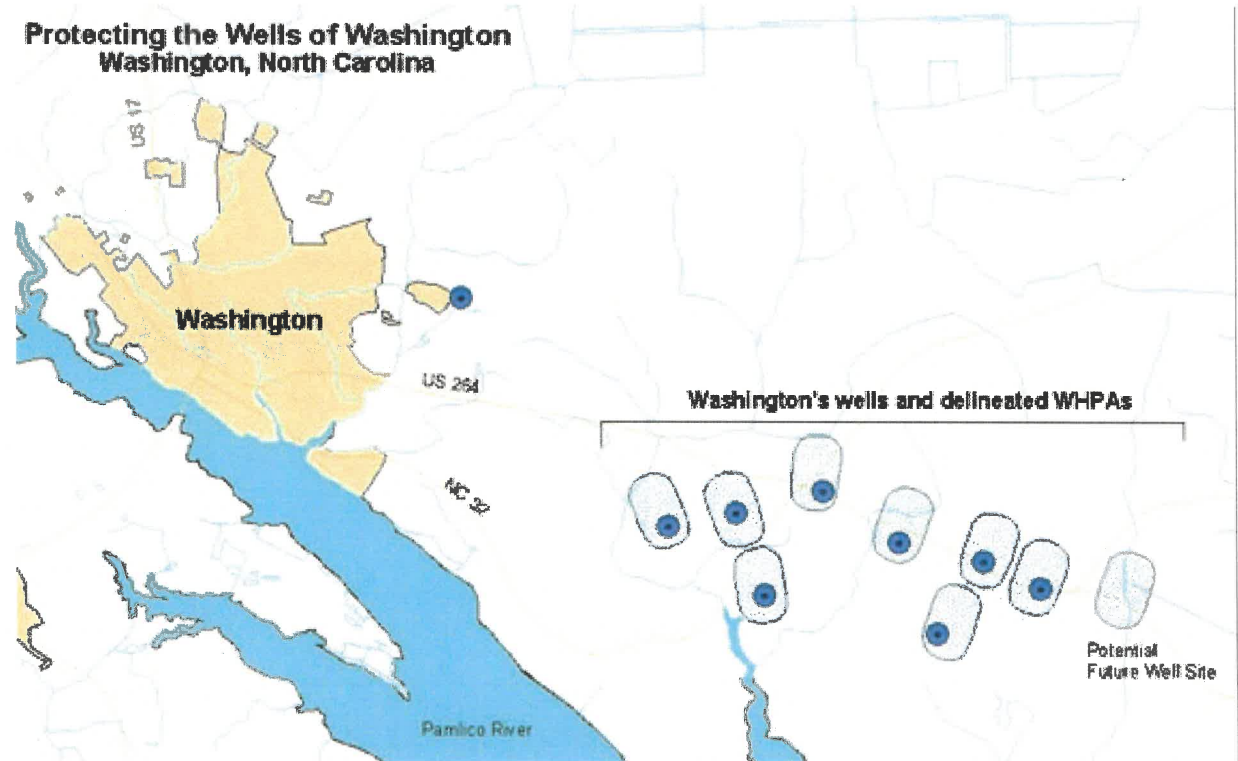
On November 13, 2020 the City of Washington had a 12" main supply line damaged and later purchased water from the Town of Chocowinity until the main line was repaired.

Public water supplies as a broad category include two AECs: small surface water supply watersheds and public water supply well fields. The following discussion includes the description and the land use standards for each. Maps of these AECs are available at the CRC and the appropriate local minor development permit office.

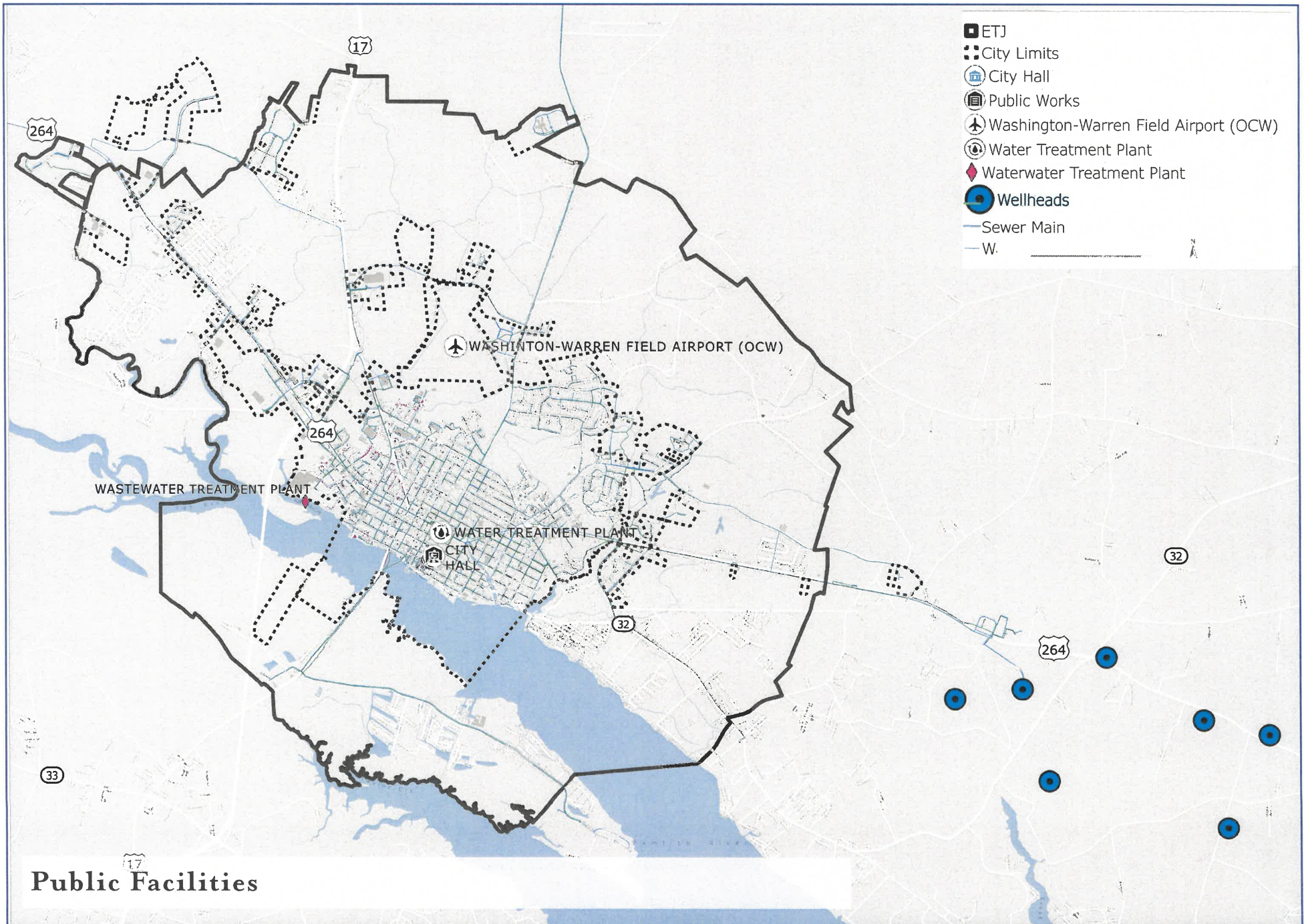
Note: Rules .0405 and .0406 of this

Subchapter contain descriptions of four public water supply areas as identified by the North Carolina Department of Environment, Health, and Natural Resources, Division of Environmental Health.

Protecting the Wells of Washington Washington, North Carolina



Source: North Carolina Department of Environmental Quality



Public Facilities

Water Supply

The City of Washington owns and operates eight public wells along US 264 that supply water to the City and surrounding areas of Beaufort County. These wells tap into the Castle Hayne Aquifer, the top of which is located 50 to 100 ft below the surface. The well field's permitted capacity is 5.45 million gallons per day (mgd) from eight wells. Well depths are as follows:

- Well 1 197 feet
- Well 2 252 Feet
- Well 3 272 feet
- Well 4 220 feet
- Well 5 213 feet
- Well 6 202 feet
- Well 7 250 feet
- Well 8 214 feet

The City lies entirely within the state's Central Coastal Plain Capacity Use Area (CCPUA) enacted in 2002 by the of Environmental Management Commission(EMC). The EMC approved the CCPCUA rules which create a groundwater use permitting process. These rules control groundwater use in the Cretaceous Aquifers in response to decreasing groundwater levels and saltwater intrusion. Any permit holder must report accurate daily water withdrawals, monthly water levels, and annual chloride results from each of their wells.

Wellhead Protection Plan

The City of Washington has established a Wellhead Protection Plan to ensure that potential contaminants will not reach the wells listed above. As part of the program, it has identified vulnerable areas around its wells called "Wellhead Protection Areas."

Chemicals and other pollutants spilled or dumped in these areas can be drawn into the wells, possibly contaminating the community's drinking water supply. Residents and businesses in these areas must be very careful with chemicals and other potential pollutants. Many things done in daily life can pollute surface and groundwaters. Sources of groundwater pollution include: (1) used oil, paint thinner, gasoline and other chemicals poured on the ground; (2) leaking storage tanks (above ground and underground); (3) overuse of pesticides and fertilizers on lawns, golf courses, and agricultural fields; (4) chemical spills at businesses, farms, and along highways; (5) illegal dumps and poorly managed landfills; (6) failing septic tanks; (7) leaking sewer lines; (8) improperly abandoned wells; and (9) unlined waste pits, ponds, and lagoons. The Wellhead Protection Plan requires the City to monitor the quality of the City's water supply and to mitigate any

potential contamination. The City has an established wellhead protection planning team. This team conducts an annual review of potential contaminant sources and maps such sites. Protective actions include, but are not limited to, acquiring land to protect well sites and turning off wells that are threatened. In addition, education and public awareness are key components of the City's Wellhead Protection Program.

Water Supply Watersheds

There are no water supply watersheds located in and around the study area. The nearest water supply watersheds are located northwest of Greenville, NC, and in Williamston, NC, both of which are protected WS-IV watersheds which provide water supply for drinking, culinary, or food processing purposes and are protected for Class C uses.

Wastewater Treatment

The City owns and operates a wastewater treatment facility discharging to the Tar River, immediately south of Kennedy Creek. The average annual daily discharge is 2.7890 million gallons per day. The treatment plant is designed and permitted to handle 3.65 million gallons per day.

The City of Washington has an agreement with the Town of Chocowinity to receive 0.1405 million gallons per day with a maximum of 0.3040 million gallons per day.

Stormwater

The City's stormwater drains to the river. Jack's Creek is a major drainage and is actively managed with a pump station. Improvements to Jack's Creek are in process at the time of writing. The City also has significant stormwater management facilities located between downtown and the waterfront, where those areas double as public open space.

The City's public works department proactively maintains the stormwater system. Currently, there is no GIS-based asset data available for mapping and display purposes.

Transportation Systems

The “2014 Beaufort County Comprehensive Transportation Plan” was adopted in 2014 in cooperation with the Towns of Aurora, Bath, Belhaven, Chocowinity, Pantego, Washington Park, and the City of Washington, as well as the Mid-East Rural Planning Organization. This plan contains analysis of roadway systems, public transportation and rail networks, bicycle and pedestrian facilities, aviation and ferry infrastructure, existing and future land use trends, travel patterns, and existing and anticipated roadway deficiencies.

Proposed Major Highway Improvements

State transportation improvement projects are determined by North Carolina Department of Transportation (NCDOT) and are cataloged in the 2020-2029 State Transportation Improvement Program (STIP).

- *SR 1406 (15th Street): Road widening from US 17 Business to Brown Street*
- *NC 32: Intersection Improvement at NC 32 and Brick Kiln Road*
- *Warren Field (OCW): Acquire land for and construct runway 5-23 extension and taxiway*

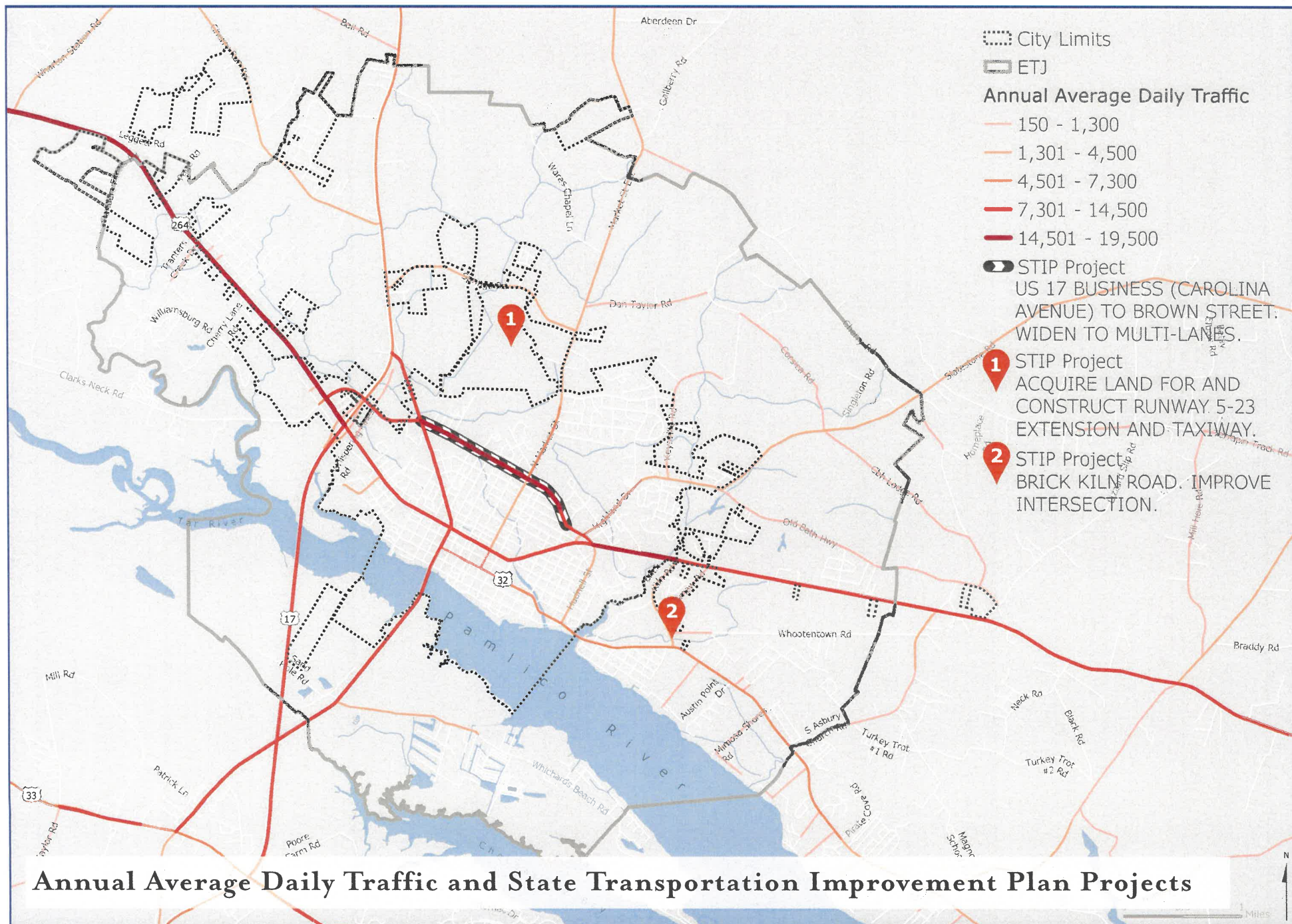
These proposed projects through NCDOT’s STIP will have an increased impact on the travel patterns and infrastructure used daily by City residents and visitors.

Major Streets with Capacity Deficiencies

As identified in the “2014 Beaufort County Comprehensive Transportation Plan”, the 2011 study on volume and capacity deficiencies, there were deficiencies specifically on W. 15th Street and on E. 15th Street was nearing capacity. The 2040 future volume projections indicate that there will be increased traffic volume and thus capacity deficiencies in and around the City of Washington. East and West 15th Street between Brown and US 17 Business, as well as sections of US 264 are predicted to be over capacity, while roadways nearing capacity levels include Highland Drive, US 17 Business, and sections of N. Market Street and US 264.

Traffic Volumes

The heaviest traffic volumes in the Washington study area are on US 264 with daily traffic volumes ranging from 14,500 – 19,500. US 17, US 17 Business, and 15th street all have traffic volume ranges from 7,300 – 14,500, and NC 32 has daily traffic volumes from 4,500 – 7,300.



Appendix



A

Chapter Contents

CAMA Matrix

CAMA Matrix

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | Policy and/or Page Reference(s) |
|--|--|
| Organization of the Plan | |
| <ul style="list-style-type: none"> Matrix that shows the location of the required elements as set forth in this Rule | Page 138 |
| Community Concerns and Aspirations | |
| <ul style="list-style-type: none"> Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area | Pages 14-16 |
| Description of the land use and development topics most important to the future of the planning area, including: | |
| <ul style="list-style-type: none"> Public Access | Page 17 |
| <ul style="list-style-type: none"> Land Use Compatibility | Page 17 |
| <ul style="list-style-type: none"> Infrastructure Carrying Capacity | Page 17 |
| <ul style="list-style-type: none"> Natural Hazard Areas | Page 17 |
| <ul style="list-style-type: none"> Water Quality | Page 17 |
| Community Vision | |
| <ul style="list-style-type: none"> Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision. | Pages 18-19 - Community Values, Vision, and Goals Pages 26-27 - Future Land Use and Character Areas |
| Existing and Emerging Conditions | |
| Population, Housing and Economy | |
| Discussion of the following data and trends: | |
| <ul style="list-style-type: none"> Permanent population growth trends using data from the two most decennial Censuses | Page 84 |
| <ul style="list-style-type: none"> Current permanent and seasonal population estimates | Page 85-87 |
| <ul style="list-style-type: none"> Key population characteristics including age and income | Pages 88-89 |
| <ul style="list-style-type: none"> Thirty-year projections of permanent and seasonal population in five-year increments | Pages 85-86 |
| <ul style="list-style-type: none"> Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured) | Pages 90-91 |
| <ul style="list-style-type: none"> Description of employment by major sectors and community economic activity | Pages 92-95 |
| Natural Systems | |
| Description of natural features in the planning jurisdiction to include: | |
| <ul style="list-style-type: none"> Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC 07H | Pages 106-111 |

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | Policy and/or Page Reference(s) |
|---|--|
| • Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development | Pages 116-119 |
| • Environmental Management Commission (EMC) water quality classifications and related use support designations | Page 120, Pages 56-57 |
| • Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions | Pages 124-125 |
| • Flood and other natural hazard areas | Pages 114-115 |
| • Storm surge areas | Pages 112-113 |
| • Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes | Pages 108-109 |
| • Water supply watersheds or wellhead protection areas | Pages 121-124 |
| • Primary nursery areas | Page 120 |
| • Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests | Pages 110-111 |
| • Additional natural features or conditions identified by the local government | n/a |
| • Submerged Aquatic Vegetation (SAV), climate change, and sea level rise | Page 107, Pages 56-57 |
| Environmental Conditions | |
| Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features: | |
| • Status and changes of surface water quality; including: | |
| - Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports | Page 124 |
| - Clean Water Act 303 (d) List | Page 124 |
| - Other comparable data | Pages 122-124 |
| • Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF | Pages 124-125 |
| • Areas experiencing chronic wastewater treatment malfunctions | n/a |
| • Areas with water quality or public health problems related to non-point source pollution | Pages 120-124 |
| • Areas subject to recurrent flooding, storm surges and high winds | Pages 112-115 |
| • Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities | n/a |
| • Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development | Page 50 |
| • Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land. | Page 50 |
| Existing Land Use and Development | |
| MAP of existing land use patterns | Page 127 |

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | | Policy and/or Page Reference(s) |
|---|--|---------------------------------|
| • Description of the existing land use patterns | | Page 126 |
| • Estimates of the land area allocated to each land use category | | Page 126 |
| • Characteristics of each land use category | | Page 126 |
| MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government | | Page 129 |
| • Descriptions of the historic, cultural and scenic areas | | Page 128 |
| Community Facilities | | |
| Evaluation of existing and planned capacity, location and adequacy of community facilities to include: | | |
| MAP of existing and planned public and private water supply service areas | | Page 131 |
| • Description of existing public and private water supply systems to include: | | |
| - Existing condition | | Pages 130, 132 |
| - Existing capacity | | Page 130 |
| - Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR | | Page 130 |
| - Future water supply needs based on population projections | | Page 86 |
| MAP of existing and planned public and private wastewater service areas | | Page 131 |
| • Description of existing public and private wastewater systems to include: | | |
| - Existing condition | | Page 133 |
| - Existing capacity | | Page 133 |
| - Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR | | |
| - Future wastewater system needs based on population projections | | Page 86 |
| MAP of existing and planned multimodal transportation systems and port and airport facilities | | Page 135 |
| • Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan | | Page 134 |
| • Description of highway facilities on the current thoroughfare plan or current transportation improvement plan | | Page 134 |
| • Description of the impact of existing transportation facilities on land use patterns | | Page 134 |
| • Description of the existing public stormwater management system | | Page 133 |
| • Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff | | Pages 123-124 |
| Future Land Use | | Future Land Use Map Page 27 |

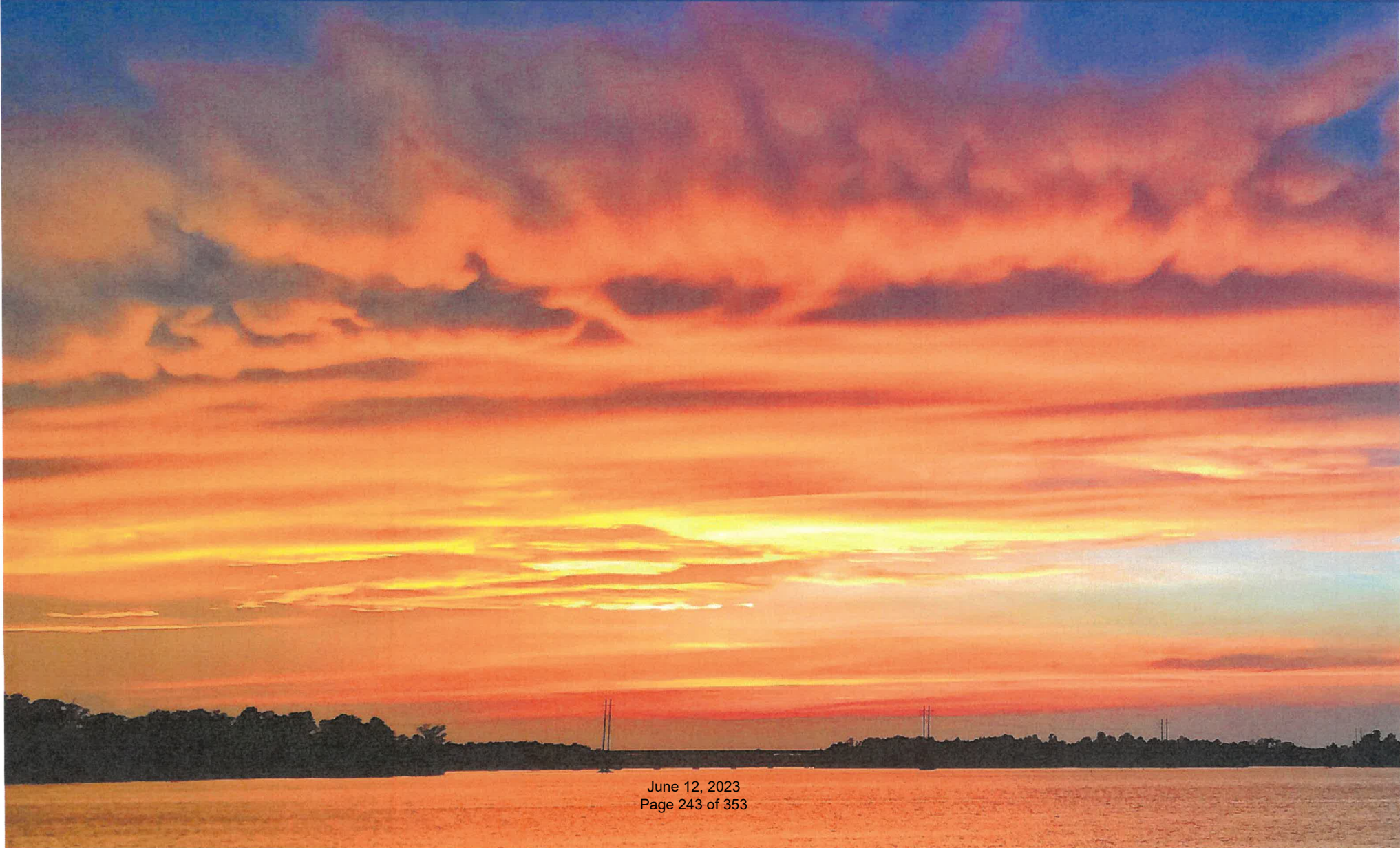
| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | Policy and/or Page Reference(s) | |
|--|--|------------------|
| Policies | | |
| <ul style="list-style-type: none">Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern | n/a | Pages 46-81 |
| Policies that address the Coastal Resources Commission’s (CRC’s) management topics: | | |
| Public Access Management Goal: Maximize public access to the beaches and the public trust waters of the coastal region. | | |
| The planning objectives for public access are local government plan policies that: | | |
| <ul style="list-style-type: none">Address access needs and opportunities | Parks, Natural Areas, & Open Spaces Policy(s) 8,10 Tourism Policy 3 | Page 50, Page 68 |
| <ul style="list-style-type: none">Identify strategies to develop public access | | |
| | | |
| <ul style="list-style-type: none">Address provisions for all segments of the community, including persons with disabilities | | |
| <ul style="list-style-type: none">For oceanfront communities, establish access policies for beach areas targeted for nourishment | n/a | |
| Land Use Compatibility Management Goal: Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare. | | |
| The planning objectives for land use compatibility are local government plan policies that: | | |

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | | Policy and/or Page Reference(s) |
|---|---|---|
| <ul style="list-style-type: none"> Characterize future land use and development patterns | Parks, Natural Areas, & Open Spaces Policy(s) 5, 9 Resiliency to Coastal Hazards Policy(s) 2,3,5, 9 Downtown & Waterfront Policy 9 Public Facilities & Services Policy 5 | Page 50, Page 52, Page 54, Page 65, Page 75 |
| <ul style="list-style-type: none"> Establish mitigation criteria and concepts to minimize conflicts | Resiliency to Coastal Hazards Policy(s) 6,7 | Page 54 |
| Infrastructure Carrying Capacity Management Goal: <i>Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i> | | |
| The planning objectives for infrastructure carrying capacity are local government plan policies that: | | |
| <ul style="list-style-type: none"> Establish service criteria | Resiliency to Coastal Hazards Policy(s) 3,5 Public Facilities & Services Policy(s) 2, 3, | Page 52, Page 54, Page 74, Page 75 |

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | | Policy and/or Page Reference(s) |
|--|--|---------------------------------|
| <ul style="list-style-type: none"> Ensure improvements minimize impacts to AECs and other fragile areas | Resiliency to Coastal Hazards Policy 4 Public Facilities & Services Policy 4 | Page 52, Page 75 |
| Natural Hazard Areas Management Goal: <i>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i> | | |
| The planning objectives for natural hazard areas are local government plan policies that: | | |
| <ul style="list-style-type: none"> Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities | Parks, Natural Areas, & Open Space Policy(s) 5, 9, Resiliency to Coastal Hazards Policy 7 Transportation Policy 4 | Page 50, Page 54, Page 58 |
| <ul style="list-style-type: none"> Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards | Resiliency to Coastal Hazards Policy(s) 1, 3,5,6 Diversity, Equity, & Inclusion Policy 6 | Page 52, Page 54, Page 79 |
| Water Quality Management Goal: <i>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</i> | | |
| The planning objectives for water quality are local government plan policies that: | | |

| Matrix for Land Use Plan Elements – 15A NCAC 7B .0702 | | Policy and/or Page Reference(s) | |
|--|-------------------------------|---------------------------------|--|
| <ul style="list-style-type: none"> Establish strategies and practices to prevent or control nonpoint source pollution | Resiliency to Coastal Hazards | Page 52, Page 75 | |
| | Policy(s) 1,2,3,4 | | |
| <ul style="list-style-type: none"> Establish strategies and practices to maintain or improve water quality | Resiliency to Coastal Hazards | Page 75, | |
| | Policy 3 | | |
| Future Land Use Map | | | |
| MAP of future land uses that depicts the policies for growth and development and the desired future patterns of land use and development with consideration given to natural system constraints and infrastructure | | Page 27 | |
| <ul style="list-style-type: none"> Descriptions of land uses and development associated with the future land use map designations | | Page 26, Pages 28-42 | |
| Tools for Managing Development | | | |
| <ul style="list-style-type: none"> Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development | | Pages 22-24 | |
| <ul style="list-style-type: none"> Description of the community's development management program, including local ordinances, codes, and other plans and policies | | Pages 22, 46, 47 | |
| Action Plan and Implementation Schedule | | | |
| <ul style="list-style-type: none"> Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish | | Pages 46-81 | |
| <ul style="list-style-type: none"> Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects | | Pages 46-81 | |

Appendix



B

Chapter Contents

Endangered or Threatened Species

The National Heritage Program in North Carolina provides information about rare species and natural communities. Below is a list of threatened or endangered species located in Beaufort County.

| Common Name | NC Status | Federal Status | Habitat Comment |
|--------------------------------------|-----------|----------------|--|
| Mabee's Salamander | T | none | shallow ephemeral wetlands, such as Carolina bays, vernal pools, and sinkholes |
| Henslow's Sparrow | E | none | clearcut pocosins and other damp weedy fields [breeding season only] |
| Bald Eagle | T | BGPA | mature forests near large bodies of water (nesting); rivers, lakes, and sounds (foraging) [breeding evidence only] |
| Wayne's Black-throated Green Warbler | E | none | nonriverine wetland forests, especially where white cedar or cypress are mixed with hardwoods [breeding evidence only] |
| Atlantic Sturgeon | E | E | coastal waters, estuaries, large rivers |
| Northern Long-eared Bat | T | E | roosts in hollow trees and buildings (warmer months) |
| Red Wolf | T | E, XN | swamps, pocosins, extensive forests |
| Tricolored Bat | E | PE | roosts in clumps of leaves (mainly in summer) |
| American Alligator | T | T(S/A) | fresh to slightly brackish lakes, ponds, rivers, and marshes |

| Common Name | NC Status | Federal Status | Habitat Comment |
|------------------------|-----------|----------------|--|
| Venus Flytrap | T | none | savannas, seepage bogs, pocosin edges |
| Gulfcoast Spikerush | T | none | interdune ponds, brackish marshes & tidal freshwater marshes |
| Rough-leaf Loosestrife | E | E | pocosin/savanna ecotones, pocosins |



*City of Washington
102 E. Second Street
Washington, NC 27889*

*Phone: (252) 975-9300
Fax: (252) 946-1965*

June 12, 2023

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Mayor
Donald R. Sadler

City Manager
Jonathan Russell



Washington City Council
Richard Brooks
Lou Hodges
William Pitt
Mike Renn
Bobby E. Roberson

To: Mayor Sadler & Members of the City Council
From: Matt Rauschenbach, C.F.O.
Date: June 6, 2023
Subject: Budget Transfers

The Budget Officer reallocated appropriations among various departmental totals of expenditures within authorized funds.

NC GS 159-15 states that this shall be reported to the Council at its next regular meeting and be entered in the minutes.

| | |
|---------------|--------------|
| 010-4400-0207 | -\$20,125.00 |
| 010-4131-0200 | \$19,000.00 |
| 010-4131-0500 | \$800.00 |
| 010-4131-0700 | \$300.00 |
| 010-4131-0703 | \$25.00 |

| | |
|---------------|--------------|
| 010-4400-0207 | -\$27,000.00 |
| 010-4136-0200 | \$27,000.00 |

| | |
|---------------|--------------|
| 010-4341-0200 | -\$17,574.00 |
| 010-4341-0600 | -\$17,574.00 |
| 010-4340-7400 | \$35,148.00 |

| | |
|---------------|-------------|
| 030-8180-0201 | -\$3,000.00 |
| 030-8180-7400 | -\$1,500.00 |
| 030-8140-0201 | \$4,500.00 |

| | |
|---------------|-------------|
| 032-8210-4501 | -\$2,000.00 |
| 032-8200-0201 | \$2,000.00 |

Council

Request for Transfer of Funds

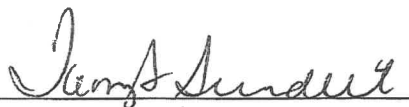
Date: 04-26-23

TO: City Manager or Finance Director
FROM: Finance
SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the transfer of funds as set forth below from one account to another, all within the same appropriation fund account, as permitted and authorized by the General Statutes of North Carolina.

| | Department | Account Number | Account Name | Amount |
|-------|---------------|----------------|--------------------|----------|
| FROM: | Miscellaneous | 010-4400-0207 | Salary Adjustments | 20125.00 |
| TO: | Warehouse | 010-4131-0200 | Salaries | 19000.00 |
| | | 010-4131-0500 | FICA | 800.00 |
| | | 010-4131-0700 | Retirement Contr. | 300.00 |
| | | 010-4131-0703 | ER H.S.A. Contr. | 25.00 |

For the purpose of: transfer salary adjustment funds to cover new temporary warehouse employee


Supervisor


Department Head

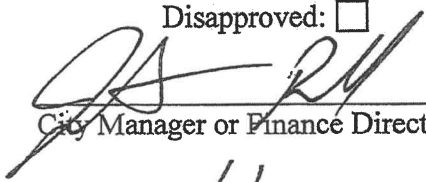
ACTION OF CITY MANAGER OR FINANCE DIRECTOR

Approved: ☒

Disapproved: ☐

* Request for Transfer of Funds from Department to Department require City Manager's approval.

** Request for Intradepartmental Transfer of Funds require Finance Director approval.


City Manager or Finance Director
5/1/23
Date

Council

Request for Transfer of Funds

Date: 05/10/2023

TO: City Manager or Finance Director

FROM: Finance

SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the transfer of funds as set forth below from one account to another, all within the same appropriation fund account, as permitted and authorized by the General Statutes of North Carolina.

| | Department | Account Number | Account Name | Amount |
|-------|---------------|----------------|--------------------|----------|
| FROM: | Miscellaneous | 010-4400-0207 | Salary Adjustments | 27000.00 |
| TO: | LPA | 010-4136-0200 | Salaries | 27000.00 |

For the purpose of: to cover remaining salaries for the year due to transition and open positions

Jay Sundell
Supervisor

mm
Department Head

ACTION OF CITY MANAGER OR FINANCE DIRECTOR

Approved: ☒

Disapproved: ☐

* Request for Transfer of Funds from Department to Department require City Manager's approval.

** Request for Intradepartmental Transfer of Funds require Finance Director approval.

[Signature]
City Manager or Finance Director

Date

5/15/23

RECEIVED
MAY 16 2023

ENTERED MAY 10 2023

Request for Transfer of Funds

Date: 4/10/23

TO: City Manager or Finance Director

FROM: R.M. Flowers

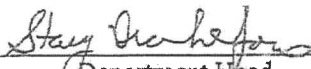
SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the transfer of funds as set forth below from one account to another, all within the same appropriation fund account, as permitted and authorized by the General Statutes of North Carolina.

| | Department | Account Number | Account Name | Amount |
|-------|------------|----------------|-----------------|-------------|
| FROM: | EMS | 010-4341-0200 | Salaries | \$17,574.00 |
| | | 010-4341-0600 | Group Insurance | \$17,574.00 |
| TO: | EMS | 010-4340-7400 | Capital | \$35,148.00 |

For the purpose of: Replacement of a cardiac defibrillator.


Supervisor


Department Head

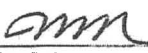
ACTION OF CITY MANAGER OR FINANCE DIRECTOR

Approved: ☒

Disapproved: ☐

* Request for Transfer of Funds from Department to Department require City Manager's approval.

** Request for Intradepartmental Transfer of Funds require Finance Director approval.


City Manager or Finance Director

4/12/23
Date

Council

Request for Transfer of Funds

Date: 4/26/2023

TO: City Manager or Finance Director
FROM: Wayne Black, Asst. Public Works Director
SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the transfer of funds as set forth below from one account to another, all within the same appropriation fund account, as permitted and authorized by the General Statutes of North Carolina.

| | Department | Account Number | Account Name | Amount |
|-------|----------------|----------------|-------------------|-------------|
| FROM: | PW- Water Fund | 030-8180-0201 | Salaries-Overtime | \$ 3,000.00 |
| | | 030-8180-7400 | Capital Outlay | \$ 1,500.00 |
| TO: | PW- Water Fund | 030-8140-0201 | Salaries-Overtime | \$ 4,500.00 |

For the purpose of: Balancing budget and manage spending within the Water / Sewer Dept. for salaries overtime.


Supervisor


Department Head

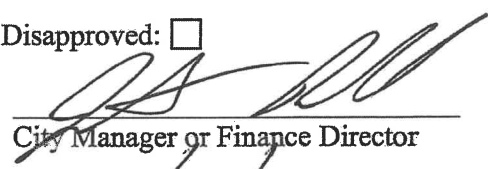
ACTION OF CITY MANAGER OR FINANCE DIRECTOR

Approved: ☒

Disapproved: ☐

* Request for Transfer of Funds from Department to Department require City Manager's approval.

** Request for Intradepartmental Transfer of Funds require Finance Director approval.


City Manager or Finance Director

4/28/23
Date

Council

Request for Transfer of Funds

Date: 4/26/2023

TO: City Manager or Finance Director
FROM: Wayne Black, Asst. Public Works Director
SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the transfer of funds as set forth below from one account to another, all within the same appropriation fund account, as permitted and authorized by the General Statutes of North Carolina.

| | Department | Account Number | Account Name | Amount |
|-------|----------------|----------------|--------------------------------|-------------|
| FROM: | PW- Sewer Fund | 032-8210-4501 | Contract Services- Sewer Rehab | \$ 2,000.00 |
| TO: | PW- Sewer Fund | 032-8200-0201 | Salaries-Overtime | \$ 2,000.00 |

For the purpose of: Balancing budget and manage spending within the Water / Sewer Dept. for salaries overtime.


Supervisor


Department Head

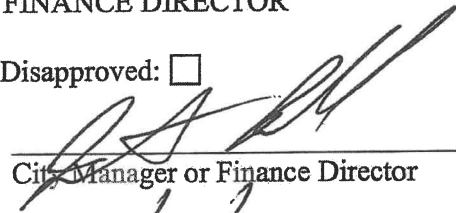
ACTION OF CITY MANAGER OR FINANCE DIRECTOR

Approved: ☒

Disapproved: ☐

* Request for Transfer of Funds from Department to Department require City Manager's approval.

** Request for Intradepartmental Transfer of Funds require Finance Director approval.


City Manager or Finance Director

Date 4/26/23

Mayor
Donald R. Sadler

City Manager
Jonathan Russell



Washington City Council
Richard Brooks
Lou Hodges
William Pitt
Mike Renn
Bobby E. Roberson

To: Mayor Sadler & Members of the City Council
From: Matt Rauschenbach, C.F.O.
Date: June 6, 2023
Subject: PO's > \$50,000

The following budgeted purchase orders that are in excess of \$50,000 have been issued for the month:

| <u>Amount</u> | <u>Vendor</u> | <u>Description</u> |
|----------------|-------------------------|--------------------------------|
| \$70,000.00 | River City Construction | Camp Leach Bridge |
| \$298,995.70 | Tripp Bro's Inc | 2022-2023 Street Improvements |
| \$1,605,784.00 | S.T. Wooten Corporation | Airfield Drainage Improvements |
| \$68,522.20 | Cargill Inc. | 435 Sodium Chloride |
| \$172,530.00 | Talbert & Bright | Airfield Drainage Imp. #36237 |



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler & Members of the City Council
From: Cynthia S. Bennett, City Clerk
Date: June 12, 2023
Subject: Appointments to Various Boards, Commissions, and Committees
Applicant Presentation: N/A
Staff Presentation: N/A

RECOMMENDATION:

See attached recommended motions

BACKGROUND AND FINDINGS:

Advertisements were published for vacancies for expiring terms on various boards, commissions, and committees. Appointments will be made at the June 12, 2023 Council meeting.

PREVIOUS LEGISLATIVE ACTION

N/A

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☐ Requires additional appropriation ☒ No Fiscal Impact

SUPPORTING DOCUMENTS

Board Applications

ACTIONS SUGGESTED:

A. Planning Board- (William Pitt – Liaison)

I move that the City Council appoint _____ to the Planning Board, to fill the expiring term of **Howell Miller**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Planning Board, to fill the expiring term of **Jane Alligood**, term to expire June 30, 2026.

B. Board of Adjustment:

Alternate Member - Board of Adjustment - (Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Alternate Member - Board of Adjustment, to fill the expiring term of **Wali Saleem**, term to expire June 30, 2026.

Enlarged Board of Adjustment - (Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Enlarged Board of Adjustment, to fill the expiring term of **Steve Fuchs**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Enlarged Board of Adjustment, to fill a VACANT un-expired term. Term to expire June 30, 2024.

C. Human Relations Council – (Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Darrius Whitley**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Anthony Tyre**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Alice Mills-Sadler**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Charnita Moore Ricks**, term to expire June 30, 2026.

D. Recreation Advisory Committee – (Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Linda Hess (inside)**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Meredith Loughlin (inside)**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Neal Dixon (outside)**, term to expire June 30, 2026.

E. Board of Library Trustees – (Lou Hodges – Liaison)

I move that the City Council appoint _____ to the Board of Library Trustees to fill the expiring term of **Leesa Payton Jones**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Board of Library Trustees to fill the expiring term of **Magfirah Dahlan**, term to expire June 30, 2026.

F. Animal Control Appeals Board – (Lou Hodges – Liaison)

No applications received.

G. Historic Preservation Commission – (Mike Renn –Liaison)

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **John Carbone**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **Beth Casey**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **Elizabeth Stallings**, term to expire June 30, 2026.

H. Washington Tourism Development Authority – (Bobby Roberson – Liaison)

I move that the City Council appoint _____ to the Washington Tourism Development Authority to fill the expiring term of **Bobby Clark**, term to expire June 30, 2026.

I. Washington Electric Utilities Advisory Board (Bobby Roberson – Liaison)

I move that the City Council appoint _____ to the Washington Electric Utilities Advisory Board to fill the expiring term of **Christopher Satchell (inside)**, term to expire June 30, 2026.

J. Washington Housing Authority – (Donald Sadler - Liaison)

As Mayor, I hereby appoint _____ to the Washington Housing Authority to fill the expiring term of **Butch Strickland**, term to expire June 30, 2028.

As Mayor, I hereby appoint _____ to the Washington Housing Authority to fill the expiring term of **Joneice Carroll**, term to expire June 30, 2028.

Planning Board- (William Pitt – Liaison)

I move that the City Council appoint _____ to the Planning Board, to fill the expiring term of **Howell Miller**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Planning Board, to fill the expiring term of **Jane Alligood**, term to expire June 30, 2026.

Requested Board PLANNING BOARD

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME HOWELL MILLER

ADDRESS 308 LAWSON ROAD, WASHINGTON, NC, 27889

PHONE ^{MOBILE} ~~(WORK)~~ 252-947-0192 (HOME) NONE

E-MAIL ADDRESS howellm65@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 35 YEARS

YEARS OF EDUCATION MASTERS DEGREE, ECU

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE PLANNING BOARD

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): Use back of
sheet if additional space is needed.

I HAVE SERVED ON THIS BOARD FOR SEVERAL
YEARS. ALSO, SERVED AS BOARD CHAIRMAN.
HAVE VESTED INTEREST IN GROWTH OF WASHINGTON

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/14/2023
Date

Howell Miller
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board

Planning & Zoning

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME

Michael Farmer

ADDRESS

220 Simmons Street Washington NC 27889

PHONE (WORK)

252-531-8842 (HOME)

E-MAIL ADDRESS

m.farmer@rate.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON?

YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY?

7

YEARS

YEARS OF EDUCATION

16

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY?

YES ☐ NO ☒

IF YES, PLEASE INDICATE

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN

I have received permission to apply from my corporate HR

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): Use back of
sheet if additional space is needed

Please See attached

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

Date

5/21/2023

Signature

Michael Farmer

NOTE: Application will remain on file for six (6) months. Expiration Date:

Dear City Council,

As the branch manager of a mortgage company, I believe that my experience and expertise in the real estate and mortgage industry would make me an excellent candidate for an appointment to the local planning and zoning board.

My role in the mortgage industry requires a detailed understanding of title law and zoning regulations, as well as an in-depth knowledge of legislation and regulatory risk management. These are skills that are directly applicable to the work of the planning board, which is responsible for advising the City Council on a range of land use and development issues.

In my work as a branch manager, I am also responsible for analyzing and interpreting complex financial data, which requires a high level of attention to detail and the ability to identify patterns and trends. This type of analytical thinking is essential for effective decision-making in the context of zoning and planning, where decisions can have significant long-term impacts on the community.

Furthermore, my experience in real estate has given me a deep appreciation for the importance of GIS mapping and other tools for visualizing and analyzing data. These tools are increasingly important for effective planning and zoning, and I believe I could bring valuable insights to the board in this area.

Growing a diverse and inclusive community is crucial to meeting the needs of Washington. Communities like ours foster a sense of belonging and acceptance for all individuals. This sense of belonging leads to increased social cohesion and a stronger community. By embracing diversity and inclusivity, Washington can harness the unique talents and perspectives of all its residents to create a vibrant, innovative, and thriving community that benefits everyone.

I am excited about the opportunity to contribute to the community I love in this way and would be grateful for your consideration.

Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Funn". The signature is written in a cursive, flowing style.

Requested Board Planning Board

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME John C. Eckmann

ADDRESS 202 S Washington Harbour

PHONE (WORK) _____ (HOME) 712-326-8120

E-MAIL ADDRESS john@myjce.net

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 5 YEARS

YEARS OF EDUCATION 18 -

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE N/A

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? None IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

As an experienced Informatics professional I know how to analyze data to extract forecast. Too often plans are made without valid and reliable analysis. Equally valued is my ability to monitor alignment of execution to the plan. There is project management literature which suggests that failing to follow the plan is a top reason implementations fail.

My experiences include capital and operational budgets. Budget, along with time and talent are key

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

30-MAY-2023
Date

John Eckmann
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Board of Adjustment:

Alternate Member - Board of Adjustment -
(Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Alternate Member - Board of Adjustment, to fill the expiring term of **Wali Saleem**, term to expire June 30, 2026.

Requested Board Adjustment

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Wali A. Saleem

ADDRESS 211 Thomas Pl Washington NC 27889

PHONE (WORK) 252-362-2329 (HOME) _____

E-MAIL ADDRESS wsaleem0849@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 70+ YEARS

YEARS OF EDUCATION Completed Masters Degree at ECU

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Adjustment

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I served on the Board of Adjustment for the past
3 years and I am seeking reappointment. I feel that
I contributed to the success of the BoA in fulfilling
it's mission and purpose.

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

5-15-23
Date

Wali Saleem
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Board of Adjustment:

Enlarged Board of Adjustment - (Richard Brooks – Liaison)

I move that the City Council appoint _____ to the Enlarged Board of Adjustment, to fill the expiring term of **Steve Fuchs**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Enlarged Board of Adjustment, to fill a VACANT un-expired term. Term to expire June 30, 2024.

Requested Board Board of Adjustment

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Steven C. Fuchs

ADDRESS 125 Honey Pod Farm Rd., Washington, NC 27889

PHONE (WORK) 252-943-8200 (HOME) _____

E-MAIL ADDRESS Sfuchs1020@aol.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☐ NO ☒

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 41 YEARS

YEARS OF EDUCATION 18 Masters Degree

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE See Reasons Below

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I have served on the BOA since 1990 and have been elected Chairman repeatedly since 1995. I have
strived to ensure that BOA members were trained and knowledgeable so that BOA business could be
conducted in a professional and fair manner. I take my BOA position very seriously and am totally
committed to it operating as required. I believe I have only missed approximately 4 meetings since
1990. I would like to continue to serve.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

30 May 2023

Date

Steven C. Fuchs

Signature

Enlarged.
Requested Board Board of Adjustment

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Ernest Moore

ADDRESS 109 Canterbury Rd Washington, NC. 27889

PHONE (WORK) (252) 378-0220 (HOME) (252) 378-0220

E-MAIL ADDRESS EMOORE5512@Gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐ ETJ

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 65 YEARS

YEARS OF EDUCATION Associates Degree in Architectural Technology

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Habitat For Humanity

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? no IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of sheet if additional space is needed.*

I Am honored to have an opportunity to serve my home city, and will do so with the best of my ability.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions AND, in the event you are appointed, it may be used as a news release to identify you to the community.

May 16, 2023
Date

Ernest Moore
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Human Relations Council – **(Richard Brooks – Liaison)**

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Darrius Whitley**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Anthony Tyre**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Alice Mills-Sadler**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Human Relations Council to fill the expiring term of **Charnita Moore Ricks**, term to expire June 30, 2026.

Requested Board Human Relations Board _____

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Angela(Gigi) Jackson

ADDRESS 710 Willow St Washington NC 27889

PHONE (WORK) 252-721-1769 _____ **(HOME)**

E-MAIL

ADDRESS _____gigi@thebrokeragerea.com_____

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES (X) NO ()

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? _____Since 2010_____
YEARS

YEARS OF EDUCATION

_____12_____

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES () NO (X)

IF YES, PLEASE INDICATE _____

**DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION?** __No_____ **IF YES, EXPLAIN**

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

_____*I am very committed to helping Beaufort County be a place that is welcoming and diverse to all. I am a mother,
grandmother and wife who also happens to be part of the African American and LGBTQIA communities. My whole life
has been committed to serving in some capacity. I have traveled the world and decided to make Beaufort county my home*

because it is a beautiful and welcoming place. I just want to help keep it that way.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/30/2023

Date

Signature *Angela (Gigi) Jackson*

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board Human Relations Council

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Tadra Satterthwaite

ADDRESS 989 W 9th Street Washington N.C 27889

PHONE (WORK) (252) 847-4825 (HOME) (252) 702-5373

MAIL ADDRESS Tadra27889@yahoo.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 48 YEARS

YEARS OF EDUCATION Batchelor of Science in Clinical Laboratory Science

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE _____

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

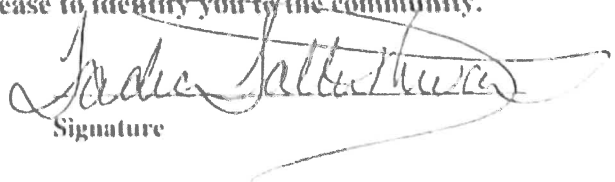
STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of sheet if additional space is needed.*

I feel that I am qualified to serve on the Human Relations Council for the City of Washington. I am a resident of Washington and my love for my community has never wavered. As a lifetime resident, I have a vested interest in the community. As a member of the Human Relations council, I feel that I will contribute to promoting respect and advocating for the rights and values of all residents of the city. Working in the medical field, I interact with a diversity of individuals. I feel that actively listening to the concerns of the citizens and demonstrating the efforts to resolve situations, in a timely manner, will continue to enhance the relationship of all residents of Washington.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions AND, in the event you are appointed, it may be used as a news release to identify you to the community.

May 29, 2023

Date


Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board Human Relations Council

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Darrius Whitley

ADDRESS 699 Hodges Road Chocowinity NC

PHONE (WORK) (252) 833-8004 (HOME) N/A

E-MAIL ADDRESS Whitley_darrius@yahoo.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☒

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 25 YEARS

YEARS OF EDUCATION 4

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Human Relations Council

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I feel that I am qualified for this appointment because I feel like I could connect with many people in
the community. I have lived in beaufort county for most of my life. I have seen many things change
and evolve as years pass.

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

5/15/23

Date

Signature

NOTE: Application will remain on file for six (6) months. June 12, 2023
Expiration Date: _____

Requested Board Beaufort County Human Relations Council

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Anthony Tyre

ADDRESS 153 West Main St, #202, Washington, NC, 27889

PHONE (WORK) _____ (HOME) (252) 481-1007

E-MAIL ADDRESS tyrehrc@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 30 YEARS

YEARS OF EDUCATION 18

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE Human Relations Council

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? None IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I am requesting re-appointment.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/23/2023
Date


Signature

Requested Board Human Relations Council

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME John C. Eckmann

ADDRESS 202 S Washington Harbour

PHONE (WORK) _____ (HOME) 712-326-8120

E-MAIL ADDRESS john@myjce.net

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 5 YEARS

YEARS OF EDUCATION 18 -

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE N/A

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? None IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

As a seasoned professional I know the value of purpose, process, and people. Washington and Beaufort
County's opportunity to engage its people is key to establishing the needs of the community. The rich
cultural and ethnic diversity of the area holds answers. Participation is the key to harmonizing the future
state of community relations.

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

30-MAY-2023
Date

John Eckmann
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Recreation Advisory Committee – **(Richard Brooks – Liaison)**

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Linda Hess (inside)**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Meredith Loughlin (inside)**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Recreation Advisory Committee to fill the expiring term of **Neal Dixon (outside)**, term to expire June 30, 2026.

Requested Board Rec. Board

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Travonius Mason

ADDRESS 713 James Drive Washington N.C. 27887

PHONE (WORK) 252 327 0547 (HOME) 252 327 0547

E-MAIL ADDRESS Treysberkshop LLC 18@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 30 YEARS

YEARS OF EDUCATION 13

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE _____

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of sheet if additional space is needed.*

I feel like i'm qualified because I can express
the concerns of the community.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

6/1/2023
Date

[Signature]
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board Rec Board

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME John Lampkins

ADDRESS 1406 Washington Street

PHONE (WORK) 252-946-1611 (HOME) 252-940-3576

E-MAIL ADDRESS JLampkins@ymail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 20 YEARS

YEARS OF EDUCATION 12

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE _____

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I Have been involved in the community
with sports events 20+plus years
I love help our youth reach the
Goals in life

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

6-1-2023
Date

John Lampkins
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board REC BOARD

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME ADRIAN DUDLEY

ADDRESS 416 TURNAGE DR. WASHINGTON N.C.

PHONE (WORK) 252-945-8709 (HOME) 252-945-8709

E-MAIL ADDRESS DUDLEYA2001@YAHOO.COM

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 50 YEARS

YEARS OF EDUCATION GRADUATED HIGH SCHOOL SOME COLLEGE.

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE _____

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): Use back of
sheet if additional space is needed.

BECAUSE I HAVE BEEN IN SPORTS ALL MY LIFE. I HAVE COACHED
BASKETBALL FOR THE REC. I'M AT THE BASEBALL FIELD A LOT. I'M VERY
INTERESTED IN OUR YOUTH.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5-31-23
Date

Adrian Dudley
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Board of Library Trustees – (Lou Hodges – Liaison)

I move that the City Council appoint _____
to the Board of Library Trustees to fill the expiring term of
Leesa Payton Jones, term to expire June 30, 2026.

I move that the City Council appoint _____
to the Board of Library Trustees to fill the expiring term of
Magfirah Dahlan, term to expire June 30, 2026.

Board of Library Trustees – (Lou Hodges – Liaison)

I move that the City Council appoint _____ to the Board of Library Trustees to fill the expiring term of **Leesa Payton Jones**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Board of Library Trustees to fill the expiring term of **Magfirah Dahlan**, term to expire June 30, 2026.

Requested Board BROWN LIBRARY

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME MAGFIRAH DAHLAN-TAYLOR

ADDRESS 127 ANON AVE, WASHINGTON NC 27889

PHONE (WORK) _____ (HOME) CELL (804) 221-7591

E-MAIL ADDRESS magfirah@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 5 YEARS

YEARS OF EDUCATION LOTS ☺ PHD

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE BROWN LIBRARY

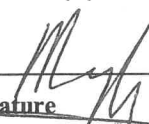
DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I REALLY ENJOY SERVING LAST YEAR & PLANNING TO BE BETTER THIS YEAR ☺

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

5/26/2023
Date


Signature

Requested Board Brown Library Board of Trustees

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Leesa Payton Jones

ADDRESS 1411 Nicholson Street Washington, NC 27889

PHONE (WORK) _____ (HOME) 252-833-0995

E-MAIL ADDRESS Leesa.wisdom@aol.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 27 YEARS

YEARS OF EDUCATION 16

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Board of Trustees Brown Library

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of sheet if additional space is needed.*

I believe I am qualified for a appointment to the Brown Library Board of Trustees, as I have served previously on the board, and I would like to continue the work this dynamic Board does for the Library and community. I would continue to work hard for the Board

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/23/2023
Date

Leesa Payton Jones
Signature

Requested Board Board of Library Trustees

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME John C. Eckmann

ADDRESS 202 S Washington Harbour

PHONE (WORK) _____ (HOME) 712-326-8120

E-MAIL ADDRESS john@myjce.net

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 5 YEARS

YEARS OF EDUCATION 18

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☐ NO ☒

IF YES, PLEASE INDICATE N/A

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? None IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

The modern Library manages a reality that was bounded to their fictional section not too long ago. The
wave of the future is here! As an advocate for digital solutions I welcome an opportunity to support the
Board of Library Trustees.

My experiences include capital and operational budgets. Budget, along with time and talent are key
ingredients to success. I am confident in my ability to support the Brown Library's mission to provide

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

30-MAY-2023
Date

John Eckmann
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Historic Preservation Commission – **(Mike Renn –Liaison)**

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **John Carbone**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **Beth Casey**, term to expire June 30, 2026.

I move that the City Council appoint _____ to the Historic Preservation Commission to fill the expiring term of **Elizabeth Stallings**, term to expire June 30, 2026.

Requested Board Historic Preservation Commission

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Caroline Elizabeth (Beth) Casey

ADDRESS 124 Charlotte Street, Washington, NC 27889

PHONE (WORK) 252.328.9437 (HOME) 252.943.5180

E-MAIL ADDRESS bethscasey@icloud.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 23 YEARS

YEARS OF EDUCATION 18 years (Master's Degree in Adult Education)

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Historic Preservation Commission

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I have served on the committee since July 2021. I would like to continue working with HPC.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

30 May 2023

Date

Caroline Elizabeth (Beth) Casey

Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

June 12, 2023
Page 285 of 353

Requested Board Historic Preservation Commission

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME Elizabeth Stallings

ADDRESS 120 Charlotte St

PHONE (WORK) _____ (HOME) 973-487-8667

E-MAIL ADDRESS elizstall@hotmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 7 YEARS

YEARS OF EDUCATION Doctoral

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE HPC, since 2020

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I have served for the past three years, as Chair for the past year. I would like to continue my service
to the community in this capacity as I feel that there have positive changes in the functions of this
committee over these past three years.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/15/23

Date


Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Requested Board Historic Preservation Commission

CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON

NAME John Carbone

ADDRESS 720 W. Main Street, Washington NC 27889

PHONE (WORK) (919) 452-4413 (HOME) (919) 452-4413

E-MAIL ADDRESS vadocdoc@outlook.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? Six (6) YEARS

YEARS OF EDUCATION Twelve (12) +

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE HPC (current)

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? no IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): Use back of
sheet if additional space is needed.

vested in the community (three historic homes)
history aficionado
published author (civil war)
current HPC member

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

5/24/23
Date

Resener
Signature

Washington Tourism Development Authority –
(Bobby Roberson – Liaison)

I move that the City Council appoint _____ to the Washington Tourism Development Authority to fill the expiring term of **Bobby Clark**, term to expire June 30, 2026.

Requested Board WTDA

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME BOBBY CLARK

ADDRESS 102 JAMES COURT CHOCOWINITY, NC 27817

PHONE (WORK) 252 916 9371 (HOME) _____

E-MAIL ADDRESS bobbyclark@seacoastrealty.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☐ NO ☒

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 70 YEARS

YEARS OF EDUCATION 14+

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE WTDA

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? NO IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

DURING MY 50 YEAR PROFESSIONAL WORK CAREER I HAVE SERVICED ON SEVERAL
PROFESSIONAL BOARDS AND OR COMMITTEES. CURRENTLY I HAVE BEEN SERVING AS
BOARD MEMBER WITH THE BEAUFORT COUNTY COMMITTEE OF 100.
RECENTLY SERVED ON THE WASHINGTON BEAUFORT BOARD OF REALTORS AND AS
BOARD PRESIDENT 2009 & 2016 WAS A VOTING DELEGATE ON THE NC BOARD OF
REALTORS. ALSO SEVERAL YEARS ON CHURCH VESTRY MEMBER.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

Date

5/26/2023

Signature

Bobby Clark

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

Washington Tourism Development Authority

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Ellen Brabo

ADDRESS 1040 N Market Street, Washington, NC 27889

PHONE (WORK) 540-848-4349 (HOME) same

E-MAIL ADDRESS ellen.brabo@icloud.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 2 YEARS

YEARS OF EDUCATION Bachelor's Degree

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Chamber of Commerce

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A BOARD/COMMISSION? ☒ NO ☐ IF YES, EXPLAIN

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of sheet if additional space is needed.*

I own a local lodging establishment (The Ell Hotel) and serve as the Chair of the Beaufort County Young Professionals. I have an invested interest in the success of our Tourism efforts for the City of Washington and through my connection with our young professionals, believe I can offer a fresh perspective that would benefit our continued tourism development. I currently sit on the Board of Directors for the Washington Beaufort County Chamber of Commerce. Our local businesses play a large role in tourism. My knowledge and network would prove to be an asset in this role.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions AND, in the event you are appointed, it may be used as a news release to identify you to the community.

May 30, 2023

Ellen Brabo

Date _____

Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: _____

June 12, 2023
Page 290 of 353

Washington Electric Utilities Advisory Board **(Bobby Roberson – Liaison)**

I move that the City Council appoint _____ to the Washington Electric Utilities Advisory Board to fill the expiring term of **Christopher Satchell (inside)**, term to expire June 30, 2026.

Requested Board Electric Advisory

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Christopher Satchel

ADDRESS 702 Northgate Dr. Washington, NC 27889

PHONE (WORK) (252)563-1755 (HOME) (252)558-3994

E-MAIL ADDRESS CSATCHEL93@hotmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES (☒) NO (☐) Yes

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 48 YEARS

YEARS OF EDUCATION High School Diploma

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES (☒) NO (☐) Yes)

IF YES, PLEASE INDICATE Electric Advisory

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No ☒ IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

05/30/2023
Date

Christopher Satchel
Signature

Washington Housing Authority – **(Donald Sadler - Liaison)**

As Mayor, I hereby appoint _____ to the Washington Housing Authority to fill the expiring term of **Butch Strickland**, term to expire June 30, 2028.

As Mayor, I hereby appoint _____ to the Washington Housing Authority to fill the expiring term of **Joneice Carroll**, term to expire June 30, 2028.

Requested Board Washington Housing Authority

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Butch Strickland

ADDRESS 705 E Main Street

PHONE (WORK) 919-612-3397 (HOME) _____

E-MAIL ADDRESS butchstrickland1@gmail.com

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 3.5 YEARS

YEARS OF EDUCATION 18

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE Washington Housing Authority

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

Reappointment

**NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.**

May 8, 2023

Date


Signature

NOTE: Application will remain on file for six (6) months. June 12, 2023
Expiration Date: _____
Page 294 of 335

Requested Board Commissioner of WHA

**CANDIDATES REQUEST FOR APPOINTMENT TO BOARDS, COMMISSIONS, AND/OR AUTHORITY OF
THE CITY OF WASHINGTON**

NAME Joneice Carroll

ADDRESS 810 N Respass St.

PHONE (WORK) 252-947-1125 (HOME) n/a

E-MAIL ADDRESS jcarroll@wha_nc.org

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF WASHINGTON? YES ☒ NO ☐

HOW LONG HAVE YOU BEEN A RESIDENT OF BEAUFORT COUNTY? 31 YEARS

YEARS OF EDUCATION 20

HAVE YOU SERVED ON A BOARD/COMMISSION OF THE CITY? YES ☒ NO ☐

IF YES, PLEASE INDICATE WHA

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A
BOARD/COMMISSION? No IF YES, EXPLAIN _____

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT (s) (OPTIONAL): *Use back of
sheet if additional space is needed.*

I have previously served to complete a term for someone who stepped down. I feel
that I have served well and would like to continue if given the opportunity.

NOTE: This information will be used by the City Council in making appointments to Boards and Commissions
AND, in the event you are appointed, it may be used as a news release to identify you to the community.

May 12, 2023

Date

Joneice Carroll
Signature

NOTE: Application will remain on file for six (6) months. Expiration Date: June 12, 2023



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler and Members of City Council
From: Matt Rauschenbach/Admin. Services & Interim Electric Director
Date: May 17, 2023
Subject: Mayor Mac Hodges Donation
Staff Presentation:

RECOMMENDATION:

I move that City Council adopt a Budget Ordinance Amendment to transfer the Mayor Mac Hodges donation balance to the Harbor District.

BACKGROUND AND FINDINGS:

The Harbor District is managing a project in honor of the former Mayor.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☒ Requires additional appropriation
☐ No Fiscal Impact

SUPPORTING DOCUMENTS

Budget Ordinance Amendment

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the General Fund revenue budget be increased or decreased by the respective amounts indicated to transfer the Mayor Mac Hodges donation balance to the Harbor District:

| | | | |
|---------------|---------------------------|----|-------|
| 010-3991-9910 | Fund Balance Appropriated | \$ | 4,406 |
|---------------|---------------------------|----|-------|

Section 2. That the following accounts of the General Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|---------------|----|-------|
| 010-4400-5701 | Miscellaneous | \$ | 4,406 |
|---------------|---------------|----|-------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler and Members of City Council
From: Matt Rauschenbach/Admin. Services & Interim Electric Director
Date: June 5, 2023
Subject: Workers Compensation Fund
Staff Presentation:

RECOMMENDATION:

I move that City Council adopt a Budget Ordinance Amendment to transfer funds to the Workers Compensation Fund.

BACKGROUND AND FINDINGS:

Funds are necessary for the remainder of the year.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☒ Requires additional appropriation
☐ No Fiscal Impact

SUPPORTING DOCUMENTS

Budget Ordinance Amendments

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Workers Comp revenue budget be increased or decreased by the respective amounts indicated to cover workers comp expenses for the remainder of the year:

| | | | |
|---------------|-----------------------------|----|---------|
| 085-3940-0035 | Payments from Electric Fund | \$ | 250,000 |
|---------------|-----------------------------|----|---------|

Section 2. That the following accounts of the General Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|--------------------------|----|---------|
| 085-5000-6300 | WC Claims- General Fund | \$ | 190,000 |
| 085-5035-6300 | WC Claims- Electric Fund | | 60,000 |

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Workers Comp revenue budget be increased or decreased by the respective amounts indicated to cover workers comp expenses for the remainder of the year:

| | | | |
|---------------|---------------------------|----|---------|
| 035-3991-9910 | Fund Balance Appropriated | \$ | 250,000 |
|---------------|---------------------------|----|---------|

Section 2. That the following accounts of the General Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|--------------|----|---------|
| 035-6612-5402 | WC Insurance | \$ | 250,000 |
|---------------|--------------|----|---------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler and Members of City Council
From: Matt Rauschenbach/Admin. Services & Interim Electric Director
Date: June 5, 2023
Subject: Police Station Capital Project Fund
Staff Presentation:

RECOMMENDATION:

I move that City Council adopt a Budget Ordinance Amendment to transfer funds for the closeout of the Police Station Capital Project Fund.

BACKGROUND AND FINDINGS:

Funds are necessary for the project closeout.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☒ Requires additional appropriation
☐ No Fiscal Impact

SUPPORTING DOCUMENTS

Budget Ordinance Amendment

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the General Fund revenue budget be increased or decreased by the respective amounts indicated to transfer funds to the Police Station Capital Project Fund:

| | | | |
|---------------|---------------------------|----|---------|
| 010-3991-9910 | Fund Balance Appropriated | \$ | 250,000 |
|---------------|---------------------------|----|---------|

Section 2. That the following accounts of the General Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|----------------------------------|----|---------|
| 010-4400-9276 | Transfer to Capital Project Fund | \$ | 250,000 |
|---------------|----------------------------------|----|---------|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler and Members of City Council
From: Matt Rauschenbach/Admin. Services & Interim Electric Director
Date: June 5, 2023
Subject: Public Safety Capital Reserve Fund
Staff Presentation:

RECOMMENDATION:

I move that City Council adopt a Budget Ordinance Amendment to reflect the interest earned in the Public Safety Capital Reserve Fund.

BACKGROUND AND FINDINGS:

Interest earnings for the Public Safety Capital Reserve Fund.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

☐ Currently Budgeted (Account _____) ☒ Requires additional appropriation
☐ No Fiscal Impact

SUPPORTING DOCUMENTS

Budget Ordinance Amendment

**AN ORDINANCE TO AMEND THE BUDGET ORDINANCE
OF THE CITY OF WASHINGTON, N.C.
FOR THE FISCAL YEAR 2022-2023**

BE IT ORDAINED by the City Council of the City of Washington, North Carolina:

Section 1. That the following accounts of the Public Safety Capital Reserve Fund revenue budget be increased or decreased by the respective amounts indicated to reflect interest earnings:

| | | | |
|---------------|-----------------|----|-----|
| 047-3831-0000 | Interest Earned | \$ | 100 |
|---------------|-----------------|----|-----|

Section 2. That the following accounts of the Public Safety Capital Reserve Fund Fund appropriations budget be increased or decreased by the respective amounts:

| | | | |
|---------------|--|----|-----|
| 047-4342-9850 | Reserved for Future Capital Expenditures | \$ | 100 |
|---------------|--|----|-----|

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the 12th day of June, 2023.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler & Members of the City Council
From: Jonathan Russell, City Manager
Date: June 12, 2023
Subject: Award Bid for Former Hotel Louise Abatement
Applicant Presentation: N/A
Staff Presentation: Jonathan Russell, City Manager

RECOMMENDATION:

I move that City Council award the bid for abatement at the former Hotel Louise property to Environmental Infrastructure Solutions at a base price of \$547,000.

BACKGROUND AND FINDINGS:

This will remove lead paint and asbestos from the building to remove any EPA concerns and allow for future renovations.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

☒ Currently Budgeted (Account _____) Requires additional appropriation ☐ No Fiscal Impact

SUPPORTING DOCUMENTS

Bid tab attached.



BID TABULATION
CITY OF WASHINGTON
FINANCE DEPARTMENT

PHONE: 252-975-9308
ADDRESS: 203 GRIMES ROAD
WASHINGTON, NC 27889

DATE

5/18/2023

PROJECT

Former Hotel Louise Abatement

Date 5/18/2023

Time: 2:00 PM

| VENDOR | TOTAL | |
|---|----------------|---------------------|
| Environmental Infrastructure Solutions | Base: 547,000 | |
| Days to completion (DTC) for BASE : 77 calendar, 50 working days | Alt 1: 468,000 | DTC 30 |
| Begin 06/05/2023 | Alt 2: 248,000 | DTC 20 |
| Bond = 5% | Alt 3: 49,000 | DTC 15 |
| | Alt 4: 10,000 | DTC 10 |
| Rhino Demolition and Environmental | Base: 598,600 | |
| Days to completion (DTC) for BASE : 172 days | Alt 1: 402,980 | DTC 86 |
| Begin upon notice to proceed and permitted | Alt 2: 210,620 | DTC 86 |
| Bond = 5% | Alt 3: 25,300 | DTC 8 |
| | Alt 4: 39,820 | DTC 12 |
| Trifecta Services Company | Base: 900,535 | |
| Days to completion (DTC) for BASE : 126 days | Alt 1: 656,900 | DTC 21 |
| Begin two weeks from contract signing | Alt 2: 313,240 | DTC 77 |
| Bond = 5% | Alt 3: N/A | Replaced stairwells |
| | Alt 4: 50,415 | DTC 20 |

Recommendation

Environmental Infrastructure Solutions

(Recommendation based upon BASE price)

CERTIFIED BY:

Tyler Hickman 5/18/2023

Jennifer Alligood 5/18/2023



REQUEST FOR CITY COUNCIL ACTION

To: Mayor Sadler & Members of City Council
From: Jonathan Russell, City Manager
Date: June 1, 2023
Subject: Presentation on Economic Development Strategic Plan

RECOMMENDATION:

I move that City Council adopt the Washington Economic Development Strategic Plan as presented.

BACKGROUND AND FINDINGS:

The economic development strategic planning process was sponsored by ElectriCities of N.C., Inc. as a service to its member communities to spur and support economic growth in these communities. This strategic plan, developed by Creative Economic Development Consulting, will support Washington's efforts to make strategic investments that will result in a stronger and more sustainable economy.

PREVIOUS LEGISLATIVE ACTION

FISCAL IMPACT

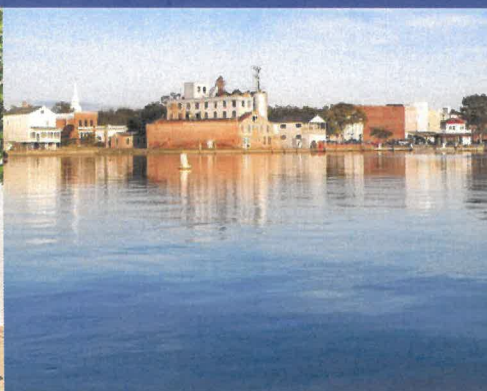
☐ Currently Budgeted (Account _____) ☐ Requires additional appropriation
☒ No Fiscal Impact

SUPPORTING DOCUMENTS

Economic Development Strategic Plan



Economic Development Strategic Plan



SPONSORED BY ELECTRICITIES OF N.C., INC.

CREATIVE ECONOMIC DEVELOPMENT CONSULTING
2023

Table of Contents

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Executive Summary

Washington, N.C., is in an advantageous position as a relatively large city on the inner banks of North Carolina, accessible from the Greenville metro area as well as the Triangle and southeastern parts of the state. Thanks to the municipality's natural resources, beauty, and timely investments in amenities like the boardwalk along the Pamlico River and a new streetscape along Main Street, Washington is attractive to visitors and residents. By connecting and aligning with economic development partners such as Beaufort County Economic Development, Washington chambers of commerce, and ElectriCities of N.C., Washington can enhance efforts to support, attract, and start up new businesses in the city. Such efforts will enable other strategic goals including visitor and resident attraction and/or retention talent pipeline expansion.

The economic development strategic planning process was sponsored by ElectriCities of N.C., Inc. as a service to its member communities to spur and support economic growth in these communities. This strategic plan will support Washington's efforts to make strategic investments that will result in a stronger and more sustainable economy.

The strategic planning process included community engagement, a SWOT Analysis, and economic and demographic research. This plan uses an asset-based approach to strategic planning to build goals, strategies, and action steps around Washington's strengths and future opportunities. Washington's strengths include location, waterfront amenities, available land for development, and an attractive downtown. The city's challenges include lack of available housing, slow population growth, and scarce resources for public investment. The city is working to capture opportunities to attract new residents, improve housing development, increase tourism, and expand recreation amenities. Many of the threats identified in the planning process are common to small towns. Based on collected input, Washington residents want to maintain the city's identity as a charming, coastal community.

The goals of this economic development plan build upon strengths to capture opportunities. They also address weaknesses and mitigate threats. Washington's economic development goals focus on supporting and growing business, attracting new residents and visitors, and investing in infrastructure, amenities, placemaking, and marketing.

This planning process has illuminated the possibilities for Washington, including the public investment in the waterfront and downtown. This same energy can be used to support existing businesses, start-ups, and entrepreneurs; grow the talent pipeline; and to further invest in infrastructure that will support population growth and protect existing development. City leaders are committed to ensuring that the community not only grows but grows in a way that maintains the small-town quality of life residents enjoy.

Economic Development Strategic Plan Summary

Goal: Attract, start up, and retain businesses that will provide quality local jobs

- Identify and prepare sites and buildings to house new jobs and companies
- Connect with existing employers to aid in retention of jobs
- Provide support and assistance for entrepreneurs and start-ups

Goal: Leverage placemaking for marketing, visitor attraction, resident attraction and retention

- Increase access and connection to the river for residents and visitors
- Plan for increased recreation and amenities for residents and visitors
- Increase community connectivity through greenways, trails, and gateways

Goal: Grow the talent pipeline

- Market Washington to attract talented workers
- Use youth and young adult programming to retain young talent
- Support and promote Beaufort County Community College programs

Goal: Support growth with infrastructure planning and investment

- Address need for additional and more diverse housing
- Improve access to broadband
- Invest in infrastructure needed to support growth and to protect from natural hazards

SWOT Analysis Summary

A strengths, weaknesses, opportunities, and threats (SWOT) analysis was developed from steering committee meetings, local interviews, and a community survey (Appendix B). The SWOT Analysis Summary is a compilation of that input. Washington has an impressive collection of strengths and opportunities which were used to form the foundation of strategies to advance economic growth. Weaknesses and threats include resource and infrastructure issues that are addressed in the strategic plan.

Strengths

- Strong parks and recreation programs
- Two historic districts
- Airport
- Small town feel with amenities
- Waterfront
- Boating industry cluster
- Proximity to Greenville
- Beaufort County Community College
- Vibrant downtown
- East Carolina University

Weaknesses

- Housing stock and availability
- Declining population and workforce
- Storm drainage systems
- Capacity of public safety services
- Utility rates are high
- Lack of broadband
- Vacant/abandoned housing
- Lack of desired retail
- Cost of living increasing
- Workforce availability and skills

Opportunities

- Increase visitor traffic
- Leverage the river as an amenity
- Leverage the airport and its visitors
- Expand food and entertainment offerings
- Ecotourism
- Increase walkability and connectivity
- Improve gateways into city
- Leverage East Carolina University
- Attract more residents

Threats

- Global economic downturn
- Lack of local resources
- Fear of change
- Flooding and storm control issues
- Perceived lack of workforce
- COVID-19 impacts

Strengths

Strengths and assets are the foundational building blocks of a sound economic development strategy. Strengths are the reasons why businesses and people choose a community and why visitors travel to a place. Washington has many assets that attract visitors and can leverage others to support business startups and growth and new residents. Civic assets such as committed leadership, people willing to tackle problems, and a strong nonprofit sector bode well for the execution and success of a strategic plan for economic development. The airport, boating industry, and available land for development, plus proximity to the Greenville metro area, position Washington for business attraction and growth.

- ⊙ Strong parks and recreation programs
- ⊙ Nice dining options
- ⊙ Community festivals
- ⊙ People willing to tackle problems
- ⊙ Two historic districts
- ⊙ Diverse options for overnight guests
- ⊙ Airport
- ⊙ Room to grow
- ⊙ Strong nonprofit sector
- ⊙ Small-town feel with amenities
- ⊙ Diversity
- ⊙ Hospitality
- ⊙ Waterfront
- ⊙ Boating industry cluster
- ⊙ Proximity to Greenville
- ⊙ River
- ⊙ Beaufort County Community College
- ⊙ Vibrant downtown
- ⊙ East Carolina University

Weaknesses

Every community has gaps and areas for improvement, and it is imperative to account for these when prioritizing strategies for growth. Washington faces some of the same challenges as other eastern North Carolina towns such as infrastructure, housing affordability, and mix of retail offerings. A sound strategic plan addresses gaps while leveraging assets and opportunities.

- ⊙ Housing stock and availability
- ⊙ Declining population and workforce
- ⊙ Storm drainage systems
- ⊙ Capacity of public safety services
- ⊙ Utility rates are high
- ⊙ Lack of broadband
- ⊙ Lack of diversity in public positions
- ⊙ Vacant and abandoned housing
- ⊙ Lack of desired retail
- ⊙ Cost of living increasing
- ⊙ Workforce availability and skills

Opportunities

Much of the input from citizens and community leaders focused on opportunities, and there was a lot of enthusiasm and excitement for the future, especially coming out of the pandemic. Many of the opportunities will require public investments and prioritizing in the face of many needs. Examples include improving gateways into the community, adding sidewalks and greenways to improve connectivity and public spaces, and addressing infrastructure improvements such as water and sewer capacity and service. There are opportunities to better leverage connections with East Carolina University (ECU) and state and federal representatives which will multiply opportunities for the city. As a larger city in the inner banks of the state, Washington stands out as an economic engine and opportunity to draw from the wider coastal area.

- ⊙ Increase visitor traffic, and encourage longer stays
- ⊙ Leverage the river as an amenity and advantage
- ⊙ Boat storage and services
- ⊙ Water taxi
- ⊙ Leverage the airport and its visitors
- ⊙ Expand food and entertainment offerings
- ⊙ Ecotourism
- ⊙ Increase walkability and connectivity
- ⊙ Improve gateways into city
- ⊙ Strengthen relationships with federal and state legislative partners
- ⊙ Leverage East Carolina University
- ⊙ Attract more residents

Threats

Threats are identified in a SWOT analysis in order to prepare for and mitigate potential risks. The most frequently cited risks are external, such as a global economic downturn and weather-related impacts, and are not necessarily specific to Washington and its economic prospects. This means that the threats would also impact surrounding communities and not put Washington at a competitive disadvantage while dealing with them. The best way to prepare for such threats is to share the issues with citizens and develop internal processes and systems to respond effectively when needed.

- ⊙ Global economic downturn
- ⊙ Lack of local resources to address problems
- ⊙ Fear of change
- ⊙ Flooding and storm control issues
- ⊙ Perceived lack of workforce
- ⊙ COVID-19 impacts

WHAT IS ONE THING WASHINGTON DOES BETTER THAN OTHER CITIES?

June 12, 2023
Page 315 of 353



Economic Development Strategic Plan

Goal: Attract, start up, and retain businesses that will provide quality local jobs

Strategy: Prepare and promote sites and buildings that are targets for new and growing businesses

Action Steps:

- ⊙ Inventory available sites and buildings for those suitable for investment or new employers -- industrial, commercial, and retail. Include infill, vacant, and under-utilized properties. Inventory city-owned properties to look for development opportunities. Focus on areas and corridors identified for growth such as the 15th Street corridor for commercial growth and Carolina Avenue for redevelopment.
- ⊙ Promote a listing of priority available properties and advertise promising examples on the city website.
- ⊙ Maintain communications and programming connections with Washington Warren Airport as a key economic driver, supporting the airport's 2022 Strategic Plan where possible. For example, include more detailed information on opportunities at the airport on the city website.
- ⊙ Support the planned expansion of the Washington Beaufort County Industrial Park to support new and existing industry needs.
- ⊙ Communicate frequently with Beaufort County EDC to align town business attraction goals and assets with county and other allies. Consider a quarterly Economic Development Update meeting with key city staff, such as Public Works, Planning, and EDC staff to share updates from existing employers, potential for new firms, and status of infrastructure and permit review for key projects.

Strategy: Provide solutions to help existing businesses overcome challenges and offer services that foster growth

Action Steps:

- ⊙ Develop a list of major employers and utility customers to connect with periodically. Priority companies include large employers, fast-growing and at-risk companies, and companies in target sectors such as boating, food processing, and air filtration.
- ⊙ Develop an in-person survey tool to use when city staff meet with or speak to priority companies. Consider connecting with the EDC by using their customer relationship management software (when in place) to stay synchronized on existing employer visits and issues.
- ⊙ Connect with allies to discuss existing employers and participate in their business retention visits when possible, including Beaufort County EDC, ElectriCities, Beaufort County Community College, EDPNC, etc. Agree on protocols for collaboration (e.g., confidentiality)

- ⦿ Consider in-person networking meetings for priority companies. For example, “Meet the Manager” is a popular format to connect companies with contacts in city government. This could be in partnership with the chamber of commerce and/or Beaufort County EDC.

Strategy: Support a start-up and small business culture in Washington

Action Steps:

- ⦿ Add to the Business and the “How do I?” sections of the city website, with information and links to resources for start-up and small businesses.
- ⦿ Look for partnerships – such as the community college’s Small Business Center or Chamber of Commerce -- to develop a “how to start a business” guide for Washington. Guides include a step-by-step process to open a new business.
- ⦿ Look for opportunities to provide sponsorship of small business programming led by allies. In-kind sponsorship could include providing the location. Spotlight small and growing businesses in city communications.
- ⦿ Explore the potential for an entrepreneurship hub that could include incubation, coworking, a shared-use kitchen, or maker space. The U.S. Economic Development Administration often provides grant funding for feasibility studies. A hub like this could consolidate resources from across the county and serve as a focal point for programming.
- ⦿ Review the city’s incentive policy for opportunities to expand support for small businesses.

Strategy: Support quality retail and commercial development

Action Steps:

- ⦿ Promote priority retail and commercial development opportunities on the city website.
- ⦿ Explore technical assistance through ElectriCities’ retail and downtown development initiatives.
- ⦿ Identify and prepare space for specific desired purposes, such as a restaurant.
 - The City of Danville, VA, has purchased key downtown properties and pitched to developers for specific uses like an international restaurant. Morganton, NC, has also participated in public-private partnership redevelopment projects in downtown, including a theater.
 - Use storefront displays to showcase what the building could be. Other towns have made “this could be...” displays for outdoor retailer, restaurants, music shop, etc.
- ⦿ Through ElectriCities, identify franchise retail opportunities and work with the Small Business Center to identify potential franchise operators.
- ⦿ ElectriCities can provide market information that can be promoted on the city’s website.

Goal: Leverage placemaking for marketing, visitor attraction, resident attraction, and retention

Strategy: Increase access and connection to the river for residents and visitors

Action Steps:

- ⊙ Identify ways to connect downtown and the waterfront to other potential development nodes in the city. This can include visual connections (signage, public art) in addition to hardscape like trails.
- ⊙ Look for opportunities to increase public access to the river. This is the main attraction for the city and should be shared as widely as feasible.
- ⊙ Explore innovative transportation options for visitors who arrive by water. Greer, SC, operates a tram system to help pedestrians navigate downtown, and Johnston County, NC, recently launched its own ride hailing program:
<https://www.bizjournals.com/triangle/news/2023/03/23/johnston-county-ride-hailing-system.html>

Strategy: Plan for increased recreation and amenities for residents and visitors

Action Steps:

- ⊙ Continue to include parks, greenways, recreation, and mobility in long range planning for investments in Washington.
- ⊙ Consider a new signature amenity for residents to create excitement and affiliation with the city. Examples could include a splashpad, playground improvements, an outdoor stage, or a new park in an under-served area.
- ⊙ Plan for new and expanded parks as residential and commercial areas of the city grow, especially to the west.
- ⊙ Engage the public for input into parks and recreation plans and desired amenities.

Strategy: Increase community connectivity through greenways, trails, and gateways

Action Steps:

- ⊙ Use the city's gateways to orient visitors to town, including areas in addition to downtown and the waterfront. Explore connectivity with other Beaufort County towns through trails, including signage and public art, to create a networked, attractive amenity.
- ⊙ Define and publish "walks" through Washington focused on nature, history, points of interest, etc. Include clever markers to make them memorable and unique to Washington.

Goal: Grow the talent pipeline

Strategy: Market Washington to attract talented workers

Action Steps:

- ⊙ Create key messages to market Washington as a place to live with access to employment opportunities in Greenville and eastern North Carolina, and communicate through a comprehensive marketing and communications program, likely with a third party.
- ⊙ Work with residential realtors to promote living in Washington to potential new residents.
- ⊙ Use the airport and other visitor attractions to communicate the positive aspects of living in Washington.
- ⊙ Consider annual events such as a “Welcome Home” reception for new residents to create buzz and raise awareness of the importance of newcomers. Also create events to align town business attraction goals and assets with county and other allies.
- ⊙ Expand social media messages to include lifestyle advantages such as natural and outdoor resources and amenities as well as career opportunities in Washington.
- ⊙ Add a page to the website about “Moving to Washington” with resources and key messages.

Strategy: Support and promote Beaufort County Community College programs

Action Steps:

- ⊙ Expand youth opportunities at the city offices with internships, co-ops, and other work-based learning programs.
- ⊙ Communicate closely with BCCC on in-demand occupations and skills and aligned or needed programs.
- ⊙ Look for opportunities for BCCC to provide short-term or introductory training on in-demand occupations to illustrate the career and skill needs in Washington.
- ⊙ Engage BCCC in entrepreneurship initiatives such as hosting small business classes downtown or having an office location in an incubator or maker space.

Strategy: Use youth and young adult programming to retain young talent

Action Steps:

- ⊙ Consider a youth leadership program to connect youth to city operations. They can assist with existing programming, hold special events for young people and provide advice to city boards and commissions.
- ⊙ Hold information sessions on “How to serve on a board or commission” for young adults and newcomers to plug in to Washington civic life.
- ⊙ Support a “young professionals” group in partnership with an ally such as the chamber of commerce or other council.
- ⊙ Look for opportunities to provide work-based learning options in city programs to create a pathway for employment.

- ⊙ Consider a youth council or “explorers” program housed in the Parks and Recreation department to provide leadership development, community visibility, and connection to the city for youth. The City of Greensboro has a long-standing and active youth council.
<https://www.greensboro-nc.gov/departments/parks-recreation/teens/greensboro-youth-council/about-gyc>

Goal: Support growth with infrastructure planning and investment

Strategy: Address the need for additional and more diverse types of housing

Action Steps:

- ⊙ Create a housing market profile and post it to the website for interested developers to use.
- ⊙ Monitor analysis and recommendations from Beaufort County’s Housing Task Force to identify implementation options for Washington.
- ⊙ Track and publicize upcoming housing developments and projects, even those outside the city, to raise awareness of the changes in the housing market that are on the horizon.
- ⊙ Facilitate a wide range of housing development options to address the critical housing needs across eastern North Carolina. There are housing needs in multi-family, senior, and single-family in all price points.
- ⊙ Consider lower city fees for infill residential development where the city has already made an investment in infrastructure.
- ⊙ Explore city investments in infrastructure (road extensions, sidewalks) that will encourage residential development.
- ⊙ Identify underutilized properties that could be converted to housing. Williamsburg, VA, has a good example of an old motel converted to efficiency apartments,. <https://wydaily.com/news/local/2016/03/17/local-news-knights-inn-owner-debuts-apartments-converted-from-motel-rooms/>. Elkin, NC, has a project similar to this as well.
- ⊙ Form partnerships with housing nonprofits like Habitat for Humanity and seek out partnerships such as a health care system developing housing for doctors and nurses and arts groups developing housing for resident artists.
- ⊙ Communicate with developers who have completed residential projects in the region about Washington’s housing needs.

Strategy: Improve access to broadband

Action Steps:

- ⊙ Pursue state and federal grants for expansion of broadband and internet access.
- ⊙ Explore private sector partners that may provide services, especially in developing areas.

Strategy: Invest in infrastructure needed to support growth and to protect from natural hazards

Action Steps:

- ⦿ Evaluate water and sewer capacity and extensions that will be required to support growth and new development and incorporate into capital improvement plans.
- ⦿ Continue proactive stormwater runoff management, including funding for Jack's Creek improvements.
- ⦿ In planning for infrastructure expansion and improvements, look for 'nature-based' options and raise awareness of the need for resiliency across city systems.

Implementation Plan

The strategic plan is designed to be implemented over several years. In the figure below, near-term priorities (typically years one and two) are listed in #1; mid-term priorities (perhaps years three and four) are listed in #2; and longer-term priorities (beyond four years out) are listed in #3. As resources, opportunities, and challenges change over time, these categories may be adjusted. We recommend staff integrating the strategic plan in an annual program of work and budget planning with input from council and stakeholders.

1

- Inventory available sites
- Support Washington Airport strategies for economic growth
- Quarterly briefings with Beaufort EDC
- Continue existing industry visits
- Look for partnerships with small business center, chamber, and other support allies
- Promote priority retail and commercial properties on city website
- Plan for increased public access to the river
- Consider a new signature recreational amenity
- Plan for new and expanded parks and greenways
- Integrate talent attraction messages to marketing/communications
- Work with residential real estate agents to promote living in Washington
- Expand social media messages to include lifestyle messaging
- Expand youth opportunities for internships
- Add housing market profile to website
- Explore funding and partnerships to increase broadband access
- Evaluate water and sewer expansion
- Continue proactive stormwater management

2

- Develop in-person survey tool for employer visits
- Connect with allies on existing employers
- Hold employer networking meeting
- Add start-up resources to city website
- Identify and prepare space for specific commercial interests
- Explore technical assistance from ElectriCities for retail development
- Explore wayfinding and gateways to connect downtown, waterfront, and other city areas
- Plan for additional greenways, sidewalks, and bike paths
- Define and publish “walks” through Washington
- Use the airport to promote Washington to visitors
- Add a page to the city website on “Moving to Washington”
- Support a young professionals group

3

- Explore potential for entrepreneurial hub, co-working, or incubator
- Address transportation for visitors arriving by water
- Explore connectivity to other Beaufort County towns through trails, signage
- Consider annual events such as a “Welcome Home” celebration for newcomers
- Communicate with BCCC on in demand occupations
- Consider a youth leadership program
- Increase work-based learning opportunities at the city
- Review city policies to support residential development
- Communicate with regional residential developers about opportunities in Washington

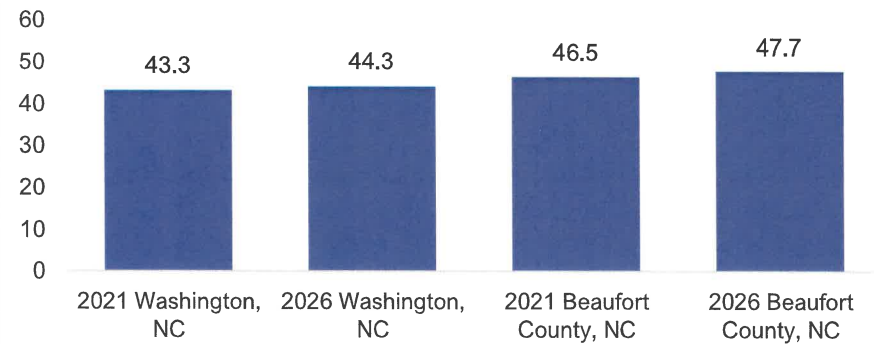
Appendix A: Economic and Demographic Profile

Population % Change 2010 - most current 2021



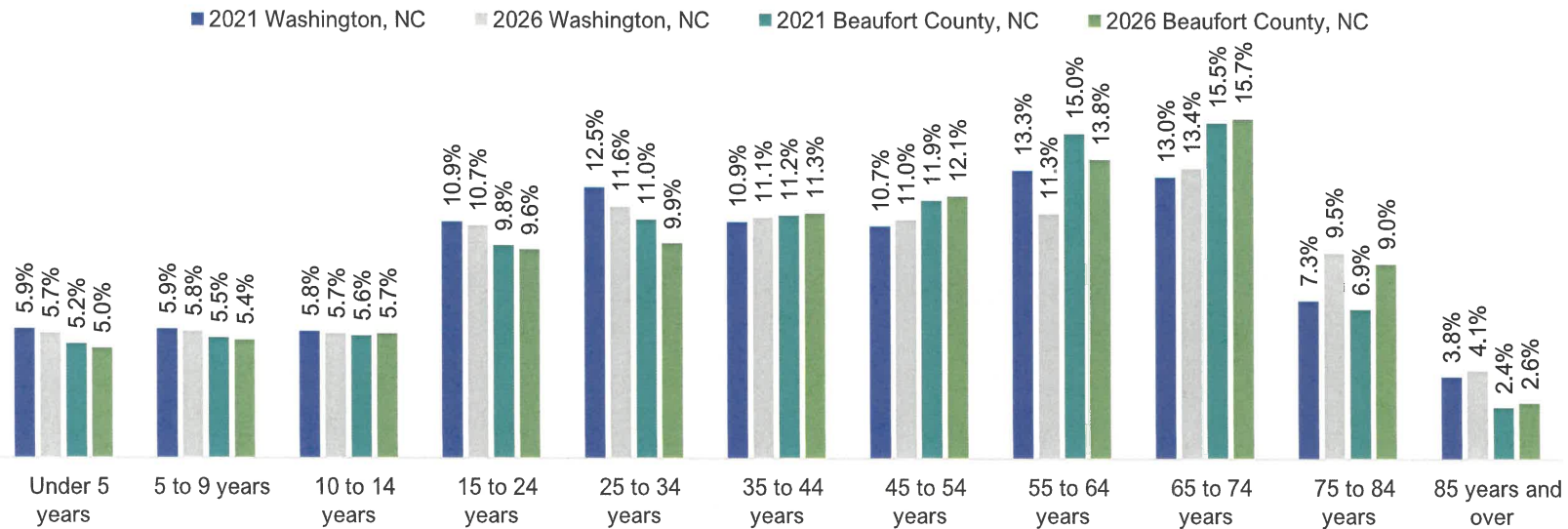
Source: ESRI

Median Age

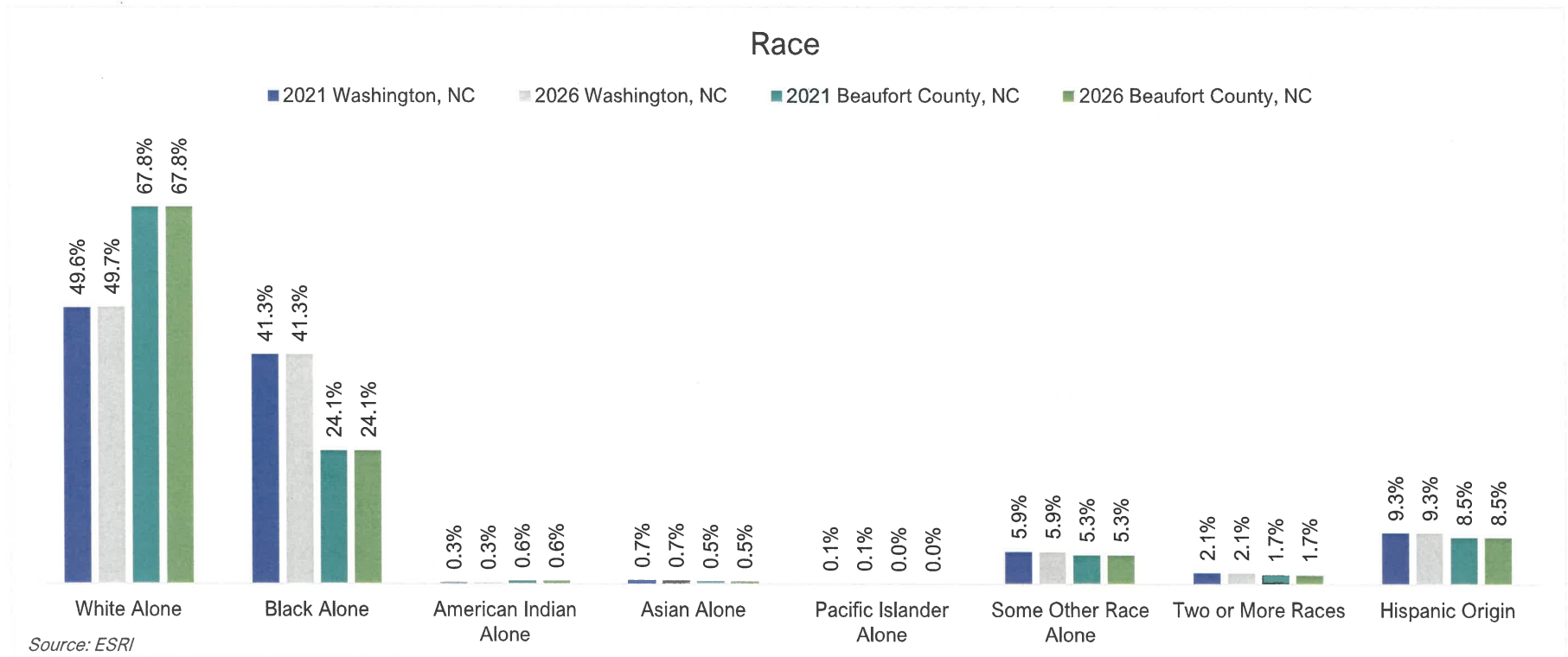


Source: ESRI

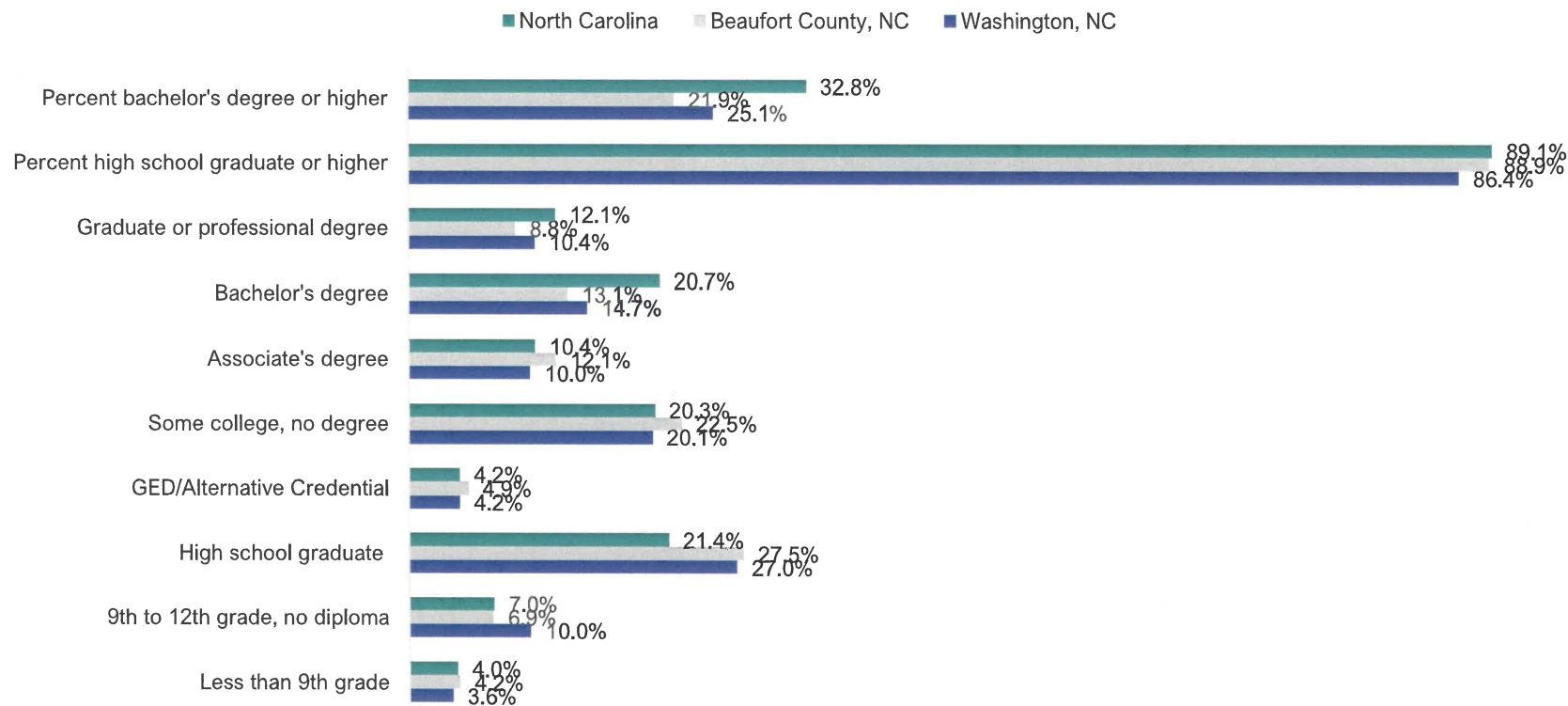
Age



Source: ESRI

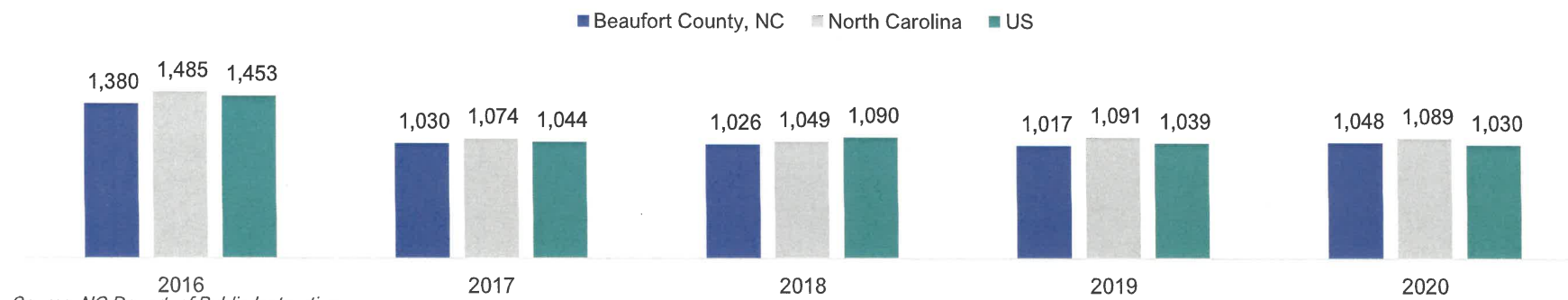


2021 Educational Attainment



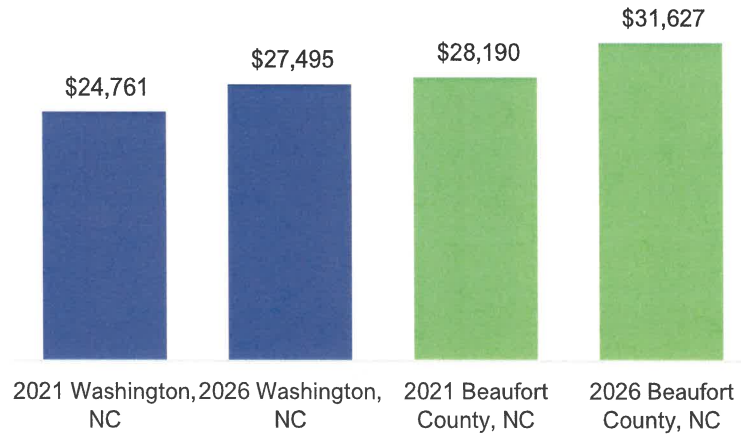
Source: ESRI

SAT Scores



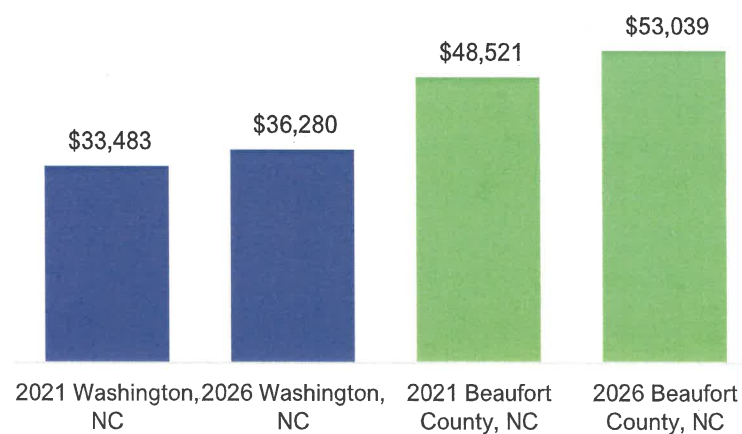
Source: NC Depart. of Public Instruction

Per Capita Income



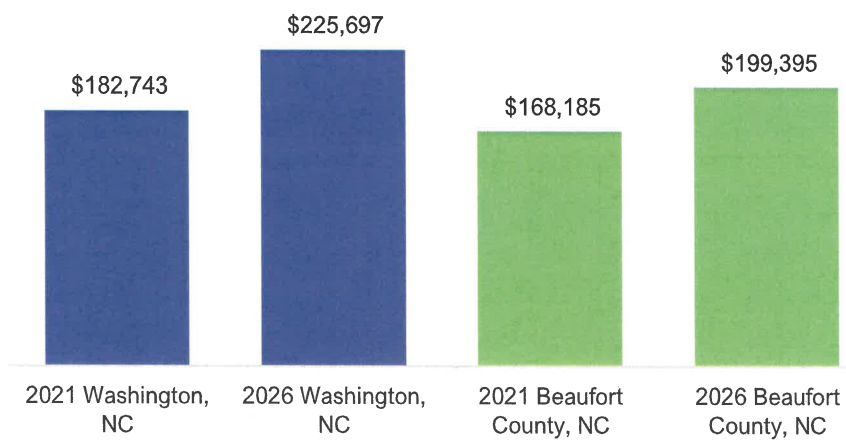
Source: ESRI

Median Household Income



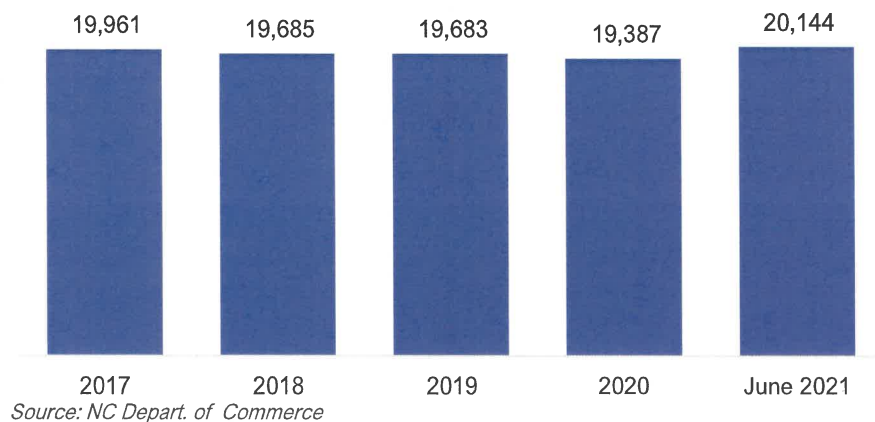
Source: ESRI

Median Home Value

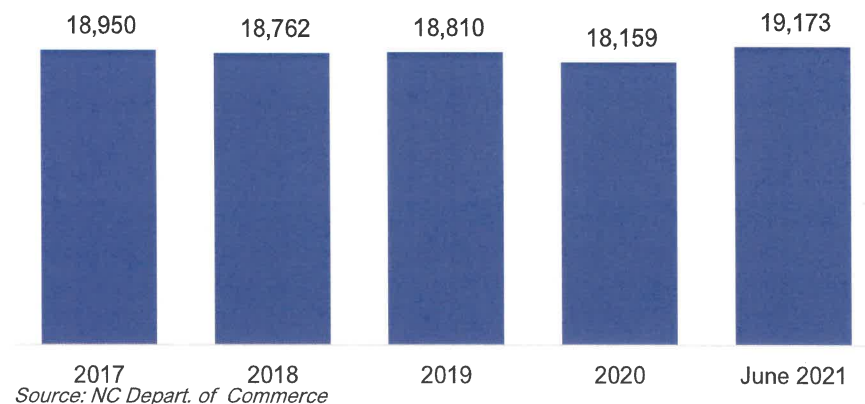


Source: ESRI

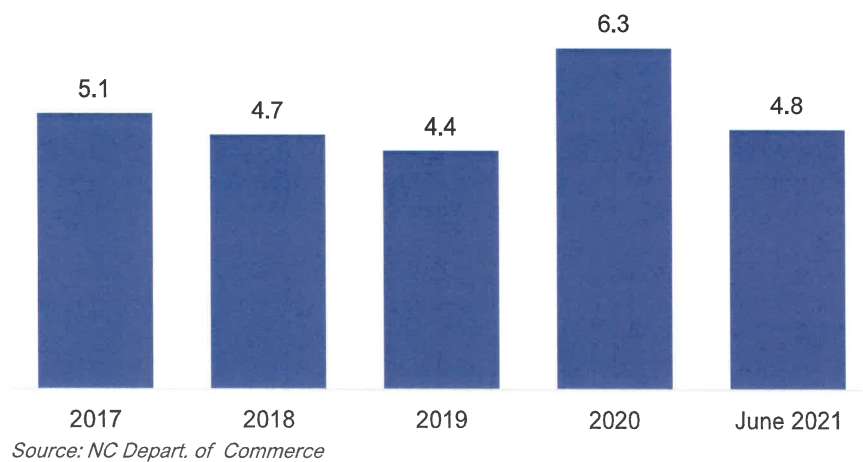
Labor Force Beaufort County, NC



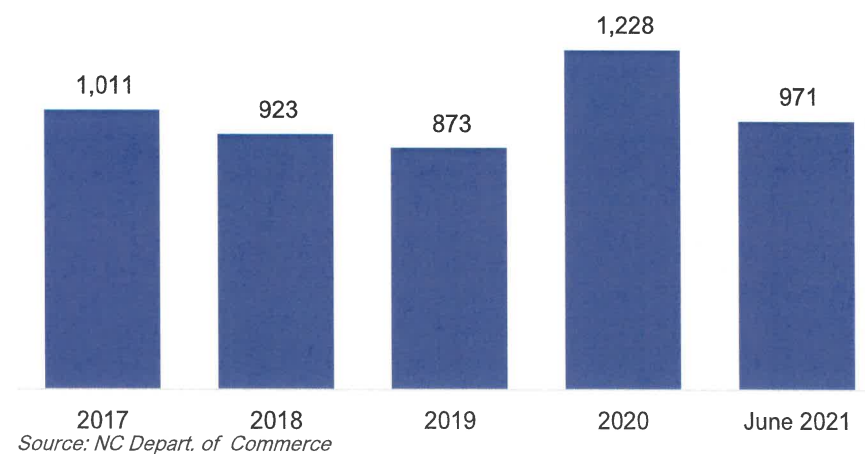
Employment Beaufort County, NC



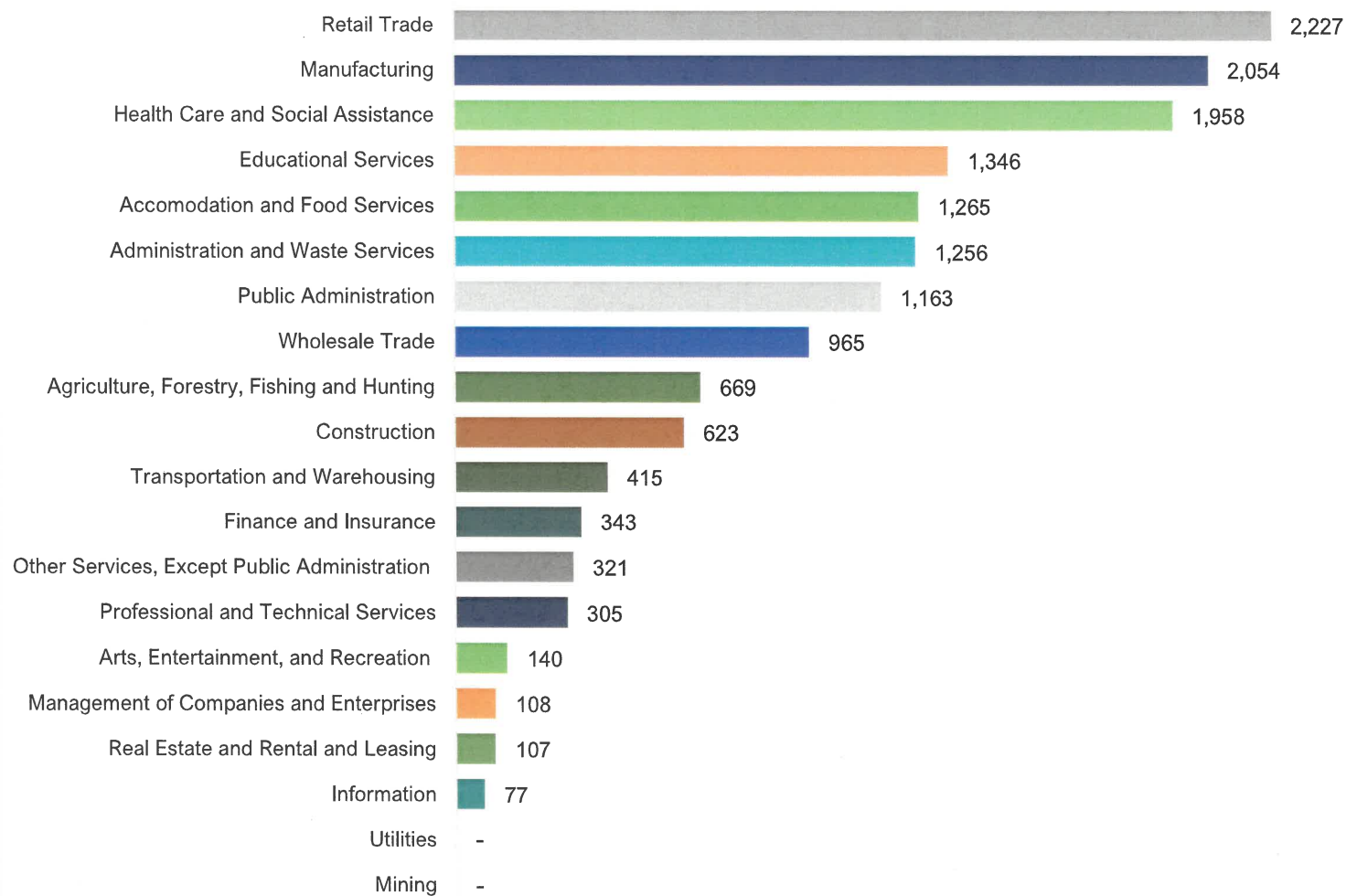
Unemployment Rate Beaufort County, NC



Number Unemployed Beaufort County, NC

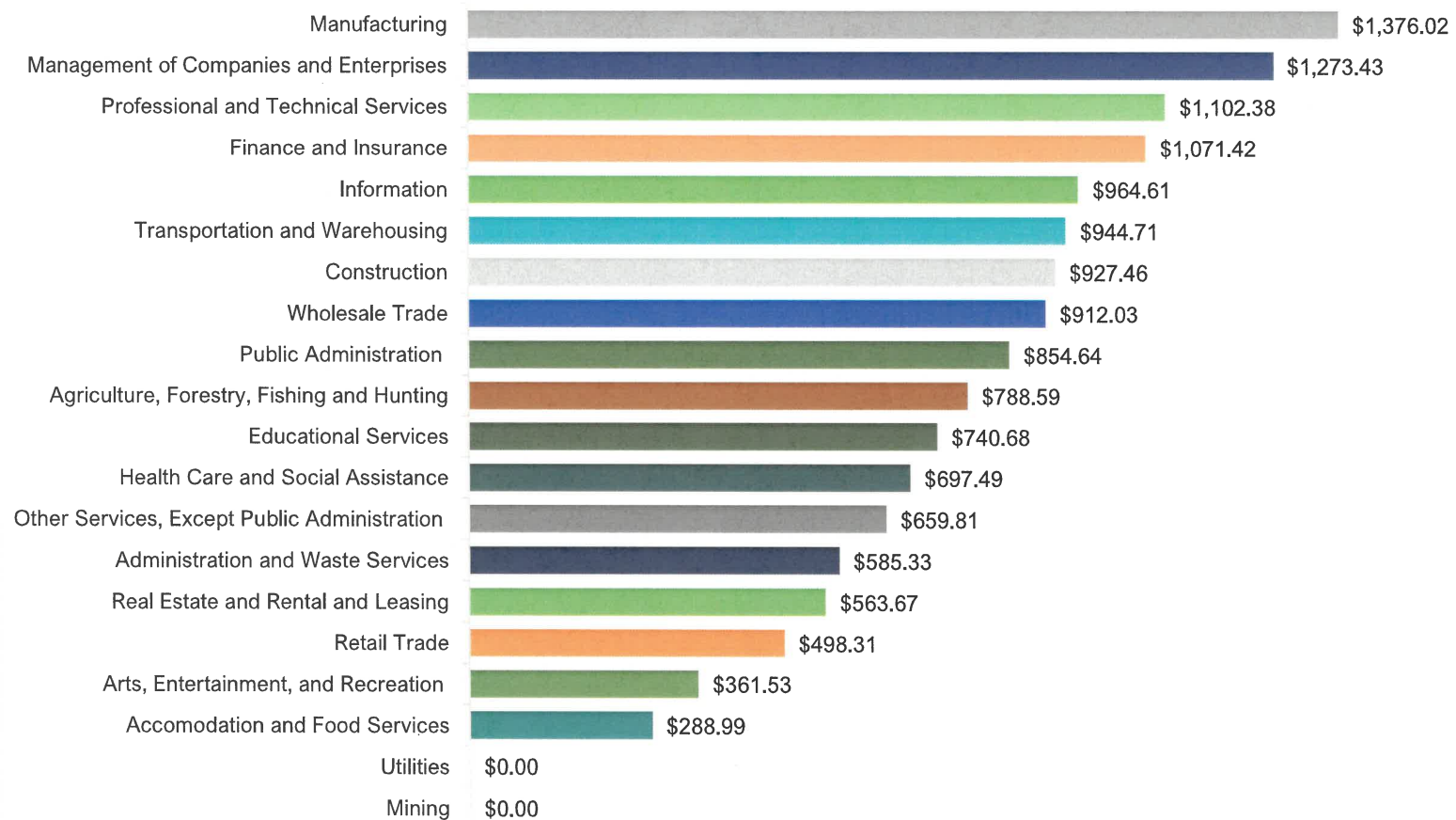


2020 Beaufort County Employment by Industry Sector



Source: NC Depart. of Commerce

2020 Beaufort County Wages by Industry Sector



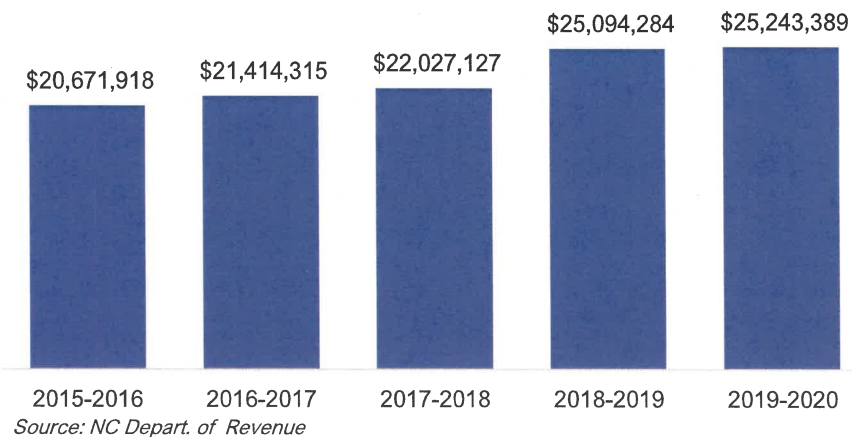
Source: NC Depart. of Commerce

| Beaufort County Major Employers | | | |
|---------------------------------|-------------------------------------|--|------------------|
| Rank | Company Name | Industry | Employment Range |
| 1 | Beaufort County Schools | Educational Services | 500-999 |
| 2 | Nutrien | Manufacturing | 500-999 |
| 3 | Vidant Medical Center | Health Care and Social Assistance | 500-999 |
| 4 | County Of Beaufort | Public Administration | 250-499 |
| 5 | Innovative Employer Solutions Inc | Administrative and Support and Waste Management and Remediation Services | 250-499 |
| 6 | Food Lion | Retail Trade | 250-499 |
| 7 | Wal-Mart Associates Inc. | Retail Trade | 250-499 |
| 8 | City Of Washington | Public Administration | 250-499 |
| 9 | Beaufort County Community College | Educational Services | 250-499 |
| 10 | Precoraire | Wholesale Trade | 250-499 |
| 11 | Rose Acre Farms | Agriculture, Forestry, Fishing and Hunting | 100-249 |
| 12 | Iconic Marine Group LLC | Manufacturing | 100-249 |
| 13 | Austin Maintenance & Construction | Administrative and Support and Waste Management and Remediation Services | 100-249 |
| 14 | Lowes Home Centers Inc | Retail Trade | 100-249 |
| 15 | Executive Personnel Group LLC | Administrative and Support and Waste Management and Remediation Services | 100-249 |
| 16 | Air Filter Service | Manufacturing | 100-249 |
| 17 | Idx Impressions LLC | Manufacturing | 100-249 |
| 18 | Professional Staffing Solutions LLC | Administrative and Support and Waste Management and Remediation Services | 100-249 |
| 19 | Hackney Kidron | Manufacturing | 100-249 |
| 20 | Home Life Care Inc | Health Care and Social Assistance | 100-249 |
| 21 | Pamlico Air | Wholesale Trade | 100-249 |
| 22 | Ridgewood Healthcare LLC | Health Care and Social Assistance | 100-249 |
| 23 | Principle Long Term Care Inc | Health Care and Social Assistance | 100-249 |
| 24 | Pas USA Inc | Manufacturing | 50-99 |
| 25 | U S Postal Service | Transportation and Warehousing | 50-99 |

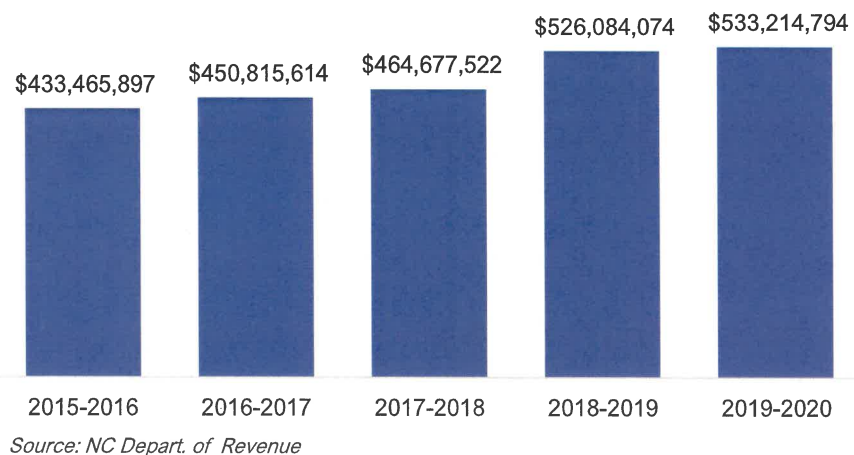
2017 Retail Sales Beaufort County



Gross Collections Beaufort County, NC

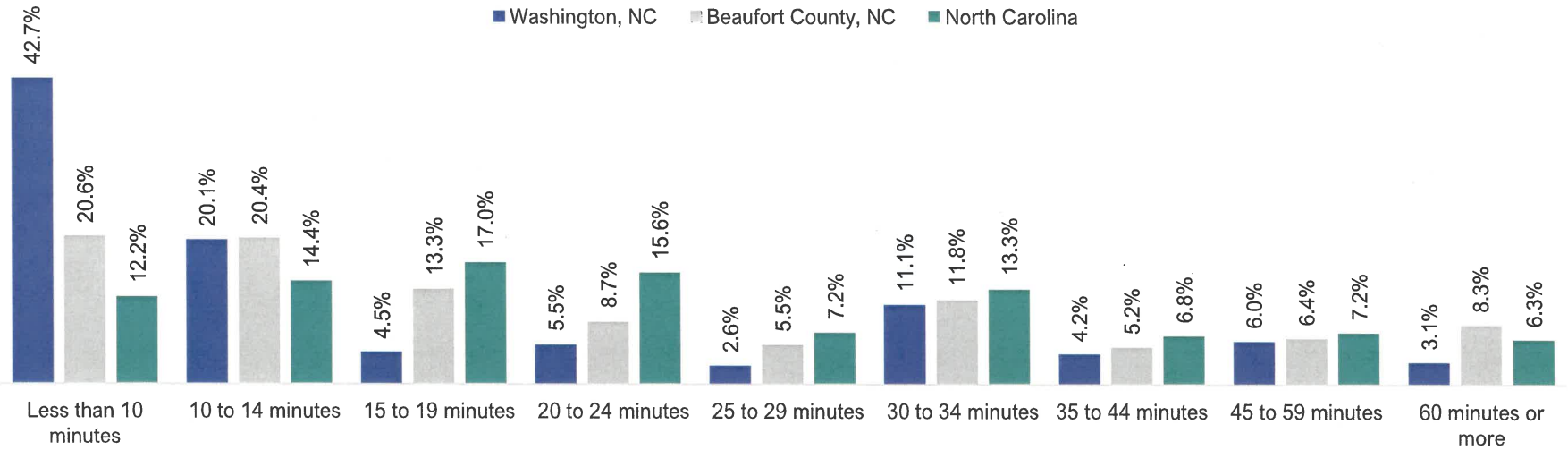


Taxable Sales Beaufort County, NC



2019 Average Commute Time

■ Washington, NC ■ Beaufort County, NC ■ North Carolina

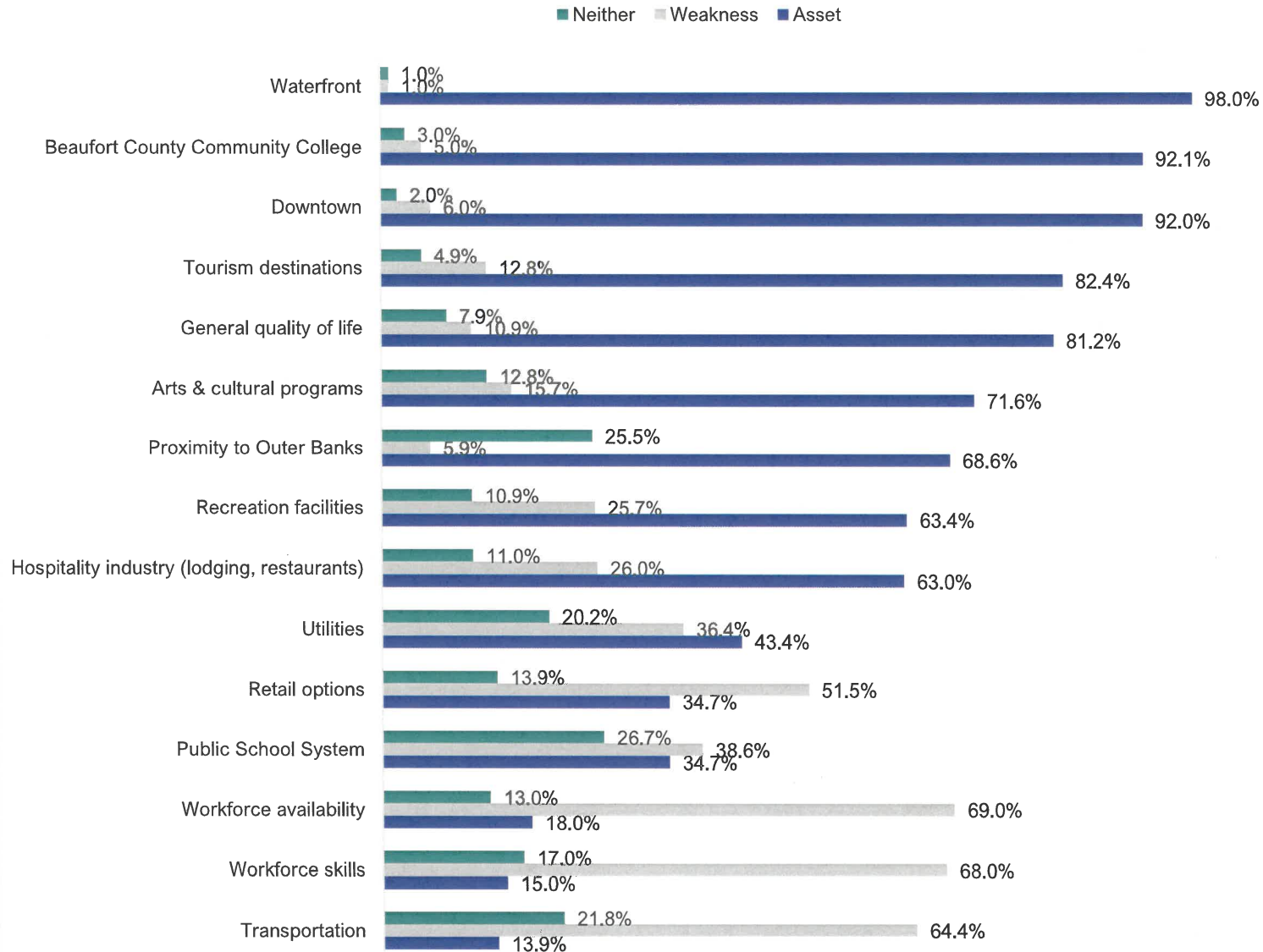


Source: US Census

Appendix B: Community Survey Results



Please rate the following items as either an asset supporting economic development or a weakness hindering economic growth or neither.



What is Washington's most significant asset supporting economic growth?

| |
|---|
| The river |
| Waterfront growth with regard to restaurants, but we need waterfront lodging. |
| Waterfront/downtown area |
| Local businesses downtown. |
| It's a great area for business that is not super over priced for downtown areas for renting/buying like other waterfront areas are |
| Space |
| River proximity to Greenville |
| Small town and great place to live |
| Downtown, waterfront, growing boating industry |
| Natural environment for retiring |
| The fact that people still want to open a business here, despite the pushback and severe expense that is dished out by this community. |
| The downtown waterfront and Main Street and associated arts and cultural activities and dining options. |
| Arts & Turnage theater |
| the revitalization of downtown |
| Community College |
| Natural resources |
| Positive attitude and energy towards growth and development. |
| Council and administrations willing to help new businesses. |
| Population |
| Washington's revitalized downtown, beautiful waterfront and quality neighborhoods throughout the city. The beauty of the natural areas here are a huge plus and need to be protected. |
| Waterfront, but you are using it for a road and parking lot. CLOSE THE ROAD AND USE THE LAND. It is the most valuable asset you have. |
| Pamlico River & water front facilities for boats |
| Location on the Pamlico rRver and the quality of life that enables. |
| Redevelopment of downtown |
| Investment in the historic downtown/water front |
| Downtown residential development. |
| Physical attractiveness - river, clean air |
| Training and educational opportunities close by with ECU and BCCC. |
| A healthy Pamlico River and surrounding ecosystem |
| Historic waterfront town. |
| Water base commerce, tourism, and investment |
| A new collaborative spirit that is now there |
| Proximity between Raleigh and Outer Banks |

| |
|--|
| People. We've attracted residents from other places with more progressive ideals along with time and money to put into our local economy. This has helped build tourism and tax base as well as arts and culture. |
| Tourism |
| Low rates on utilities |
| Having the waterfront here is an asset to Washington. As a business owner, I hear a lot of my customers saying how the waterfront is so beautiful, but I don't hear much about the rest of Washington. |
| Family friendly waterfront/downtown area |
| Beautiful natural resources |
| Beaufort County Community College and, in particular, its Small Business Center |
| Downtown ambience, friendliness of people |
| River-focused community provides a work/life cultural story that could be very compelling. |
| Pamlico river, downtown, historic district, moss project |
| The downtown and waterfront is booming with new businesses and restaurants! It's awesome to watch! To enhance this atmosphere, more use of the Festival park would be great. Gathering there for concerts/events only promotes community which will continue to drive growth and well-being. |
| Availability of land to build retail/industry. |
| Downtown and the arts |
| A willing work force -- I hope |

What is Washington's most significant challenge to economic growth?

| |
|---|
| Fear of change |
| Keeping good employees in restaurants! |
| People stuck in their old ways. |
| Supporting downtown growth and across the River development looking back to Washington |
| Workforce/ education |
| Availability for more than one internet provider. Being able to use someone other than suddenlink would be helpful. Additionally, being open more hours in the evenings and weekends so to have more customers come in. |
| Lack of vision, fear of change/development |
| Internet, resistance to change, catering to historic prominent families in area |
| Lack of skilled workforce |
| Traffic situation on 15th street |
| Cost and the fact that the city only focuses on 3 blocks of main street and seems to forget the rest of town. |
| A general resistance to change among political and civic leaders and a workforce too lacking in education and skill |
| Workforce and keeping young people from leaving |
| Stagnant population growth. |
| Electric costs |

| |
|--|
| High paying jobs |
| General resistance to change |
| Providing affordable housing for residents on the lower economic level |
| Utilities and road network. |
| Small minded locals, parking, no diversity of retail shops (not necessarily downtown) |
| Lack of workers and affordable housing |
| Lack of parking - which will only get worse and become a major inhibitor unless something is done soon |
| Access to housing, daycare options, and organized recreational facilities. |
| Infrastructure Utilities and parking |
| Activity and resources for young professionals. Retainability of our younger population. |
| Parking, roads, transportation. |
| Lack of middle-class opportunity (too many jobs weighted either to entry level or upper management) |
| Availability of commercial space. Warehouses, offices and retail |
| Housing, lack of shopping for middle class, down town shops prices do not allow those who are lower income to afford shopping |
| Poor alignment with surrounding economic engines |
| Lack of transportation options and lack of reliable broadband |
| City inspections department |
| Historic commission regulations |
| Parking and public transportation |
| The mall needs more stores to shop in. |
| Labor force and job creation |
| Saving public access to water front to save "small town" feel and ability for all to enjoy |
| Parking here downtown is very limited. Some people don't come here when those sort of things are happening. |
| Cost of utilities services |
| Uneducated population |
| Location - northeastern North Carolina is a hard nut to crack in terms of economic development. It is too far from the Research Triangle to benefit from the extraordinary growth there and very isolated. |
| Further workforce development needed; not a significant commuting population nearby. Outside of retail/tourism, little is visible in terms of economic dev. |
| Retailers having to compete with amazon and big box stores. lack of lodging downtown or near downtown |
| Housing and infrastructure |
| Outdated restaurants and hotels - lack of big vision |
| Cleanliness at box stores Walmart for example and Workforce |
| Rehabilitating the empty buildings downtown. Also, the beautiful waterfront is taken up by a parking lot |
| Lack of reliable internet and younger professionals who live in town. |
| Lack of sidewalks/alternative transport to shops, locations |
| Many empty buildings in downtown and struggling businesses |

What is Washington's most significant opportunity for economic growth?

Waterfront and events

More things that will pull people in

A variety of good retail stores downtown

Downtown/waterfront

Local businesses/unique shops

Development of both sides of river

Need variety of affordable places to eat and activities downtown

Tourism, hospitality

I think the area in/around the waterfront is the best place for economic growth and the city has done a great job investing in these areas and it continues to affect the areas past 5th street, I hope it continues up Market Street toward 12th

Housing development, becoming a vibrant suburban area

Promoting the town as a tourist destination

Industrial park

Attract outside investment, be open for innovation

Proximity to larger city without being in the larger city

Location

15th street corridor

Tourism and enhancing the same assets that attract tourists will also attract new business.

Arts

Continual development of downtown

Dining near downtown with more variety. A nice Irish pub would do well

Expanding downtown & water taxi

Location

Retirement housing and amenities

Beautiful downtown and waterfront access and welcoming atmosphere.

Boat Building

Supporting all of the neighborhoods in our city with better infrastructure such as sidewalks, bike lanes, safe, attractive and functional roadways. Protective zoning for the neighborhoods need to be adhered to.

Nature based assets.

Tourism as an industry

Upgrading houses located on main thoroughfares, especially on Market St.

Higher paying jobs so people don't have to travel to Greenville and beyond

Increasing safe parking in the downtown area especially at night.

The downtown renovations have been amazing, as well as the new businesses (restaurants, recreational rentals and "gift" shops)

Boating industry

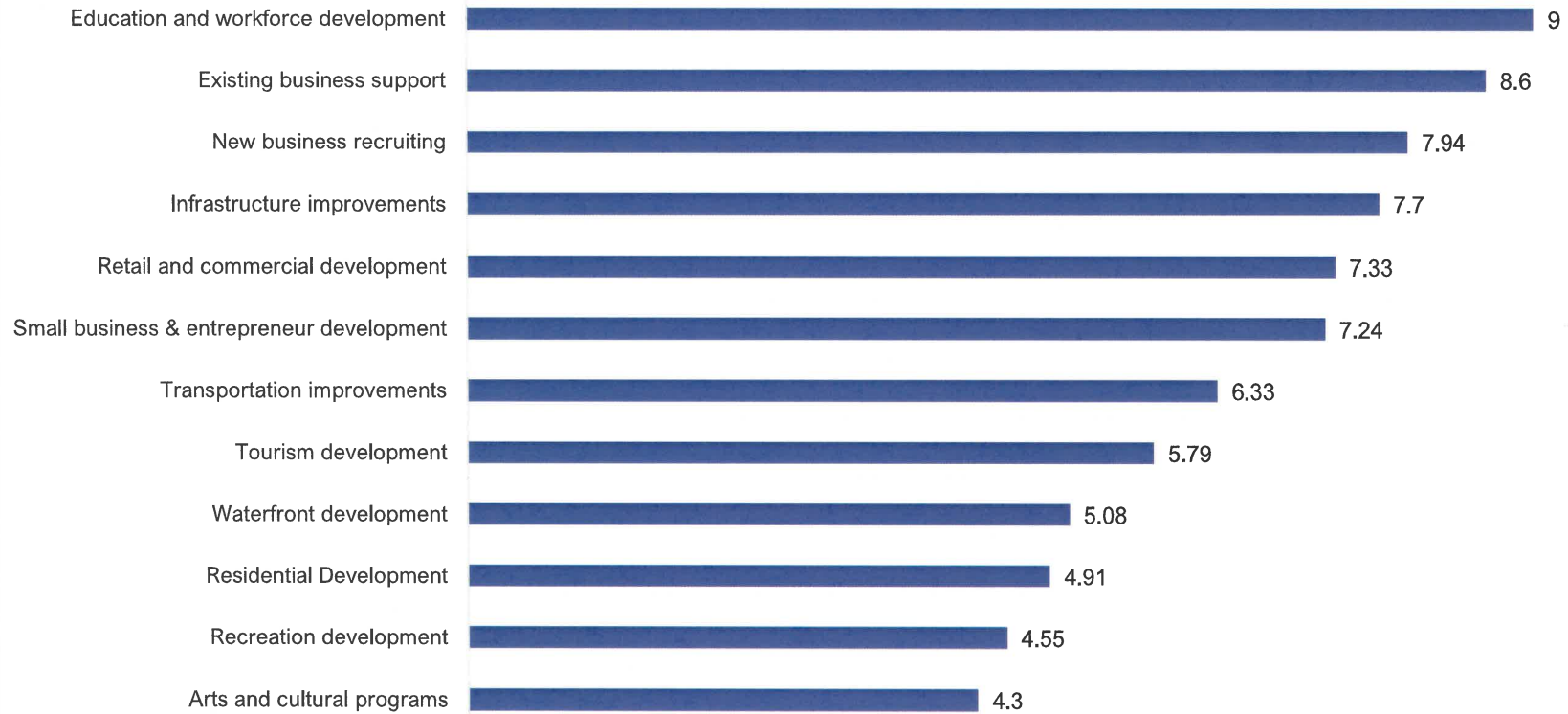
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| The continued redevelopment of the downtown area |
| Heritage tourism and eco-tourism |
| Waterfront development and accessibility. |
| Middle class jobs and housing |
| Food/drink/hospitality tourism |
| Attracting retirees by developing more housing stock and developing more opportunities for small business |
| Need a large retail option other than Walmart, new restaurants |
| Partner with Greenville...become the place to live and vacation for those living in Pitt County |
| The water |
| Coordination and alignment of efforts with increased collaboration. So many great things going on but little coordination so a lot of duplication of efforts |
| Airport |
| To eliminate boarded up buildings |
| New brewery |
| More affordable housing. |
| The waterfront |
| Eco-tourism |
| Bars/restaurants |
| Youth |
| Tourism |
| Beauty of the area |
| Possibly supporting small business incubation. A centralized "we work"-type setting might benefit our workforce |
| Grocery store competition/variety |
| Utilize BCCC to train workforce |
| Tourism seems to have been front and center and remains vital, but incubating small business and startups (light industry, digital, etc.) |
| Capitalizing on ecotourism, boating, fishing, more restaurants and unique shops, make use of Castle Island as a feature somehow. |
| Influx of new people |
| The waterfront and downtown - need to be accessible and affordable by the average person |
| Better paying jobs |
| Close proximity to Greenville |
| Residential housing for professionals and young families. |
| Capitalize on the 15th street corridor to provide businesses along 15th between Brown St. and Market St. |
| Continue to build on the momentum of the downtown growth and more outdoor events. Also introducing unique options for transportation like electronic scooters/Segways. |
| The arts |
| Downtown, waterfront, tourism, hospitality, arts and entertainment |

What is the most critical threat to economic growth?

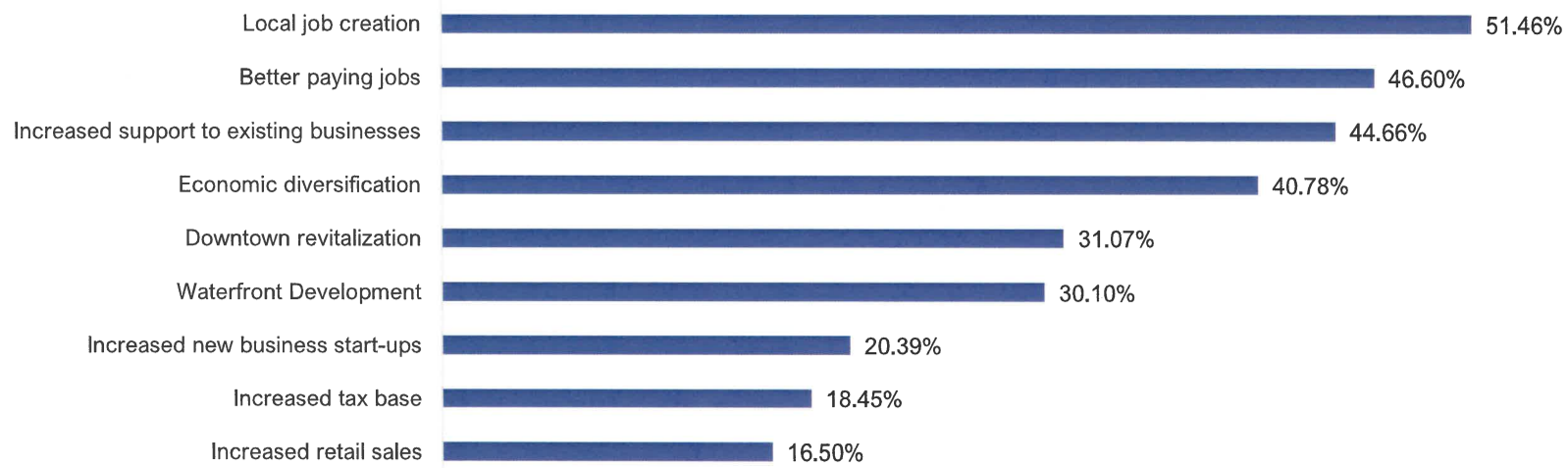
| |
|---|
| Litter problem and late night noise |
| Available investments. Availability to attract investment through incentives |
| Over tourism/over building- not enough workers and takes away from small town vibe. |
| Infrastructure, internet speeds/pricing |
| People not being open to other's ideas about what might work |
| Official who want the status quo |
| Lack of housing, continued antipathy to new housing |
| Lack of reliable businesses such as electricians, plumbers, etc. Lack of workforce for retail, lack of higher paying industry opportunities. |
| City officials not addressing anything outside of historic areas |
| A lack of visionary leadership among community leaders. |
| Workforce skills |
| Groups and certain influential people who try to restrict development or projects that they don't deem appropriate for Washington. |
| Stagnant population growth and small-town politics. |
| Lack of support to develop and maintain a workforce in all areas of economic development. |
| Population not growing |
| Again, poor planning and oversight of potential businesses. |
| Flooding and natural disasters |
| Lack of trained employees |
| Complacency |
| Rent has gone out of site and housing prices have gone up terrible |
| Being too "overpriced" for the local community to support businesses in off seasons of tourism. |
| Inability to accept change |
| Affordable housing |
| Moving too quickly to approve proposed projects without proper research into what these projects will cost the city before the city ever sees a dime of tax revenue |
| Lack of workforce - Community is geared toward the retirement community and not young couples with children. |
| Affordable rentals housing for Workforce |
| people not wanting to work for companies to support them in their growth |
| Downward trend of the Beaufort County population. |
| housing for low to middle class families that serve the community |
| Ignoring environmental health |
| Lack of foresight in realizing overdevelopment on the river could be a long-term drag on quality of life |
| Lack of shopping options |
| Significant portion of the Beaufort County population thinks growth is bad. These people are our greatest risk. |
| Not enough family restaurants |

| |
|--|
| Both entitled workforce and commissioners lack of vision to support the up-and-coming business owners. Maintaining antiquated regulations that stifle ability to build businesses |
| Lack of transportation and broadband |
| Lack of parking & lack of public transportation to bring southside folks to the downtown area |
| The city of Washington and Beaufort Co. environmental health |
| Poor school system |
| No hotel located in the downtown area |
| Not enough diversity in shopping. |
| The Harbor Bridge dry stack project approved by the city council that will negatively impact the scenic view and quality of our river, as well as put water quality at risk, and create unsafe conditions for paddlers and kayakers. |
| Businesses closing early and opening late. |
| Foolish decisions based on short term goals |
| Catered towards 40+ demographic |
| Leaders who see any economic growth as good instead of planned growth which would grow quality as well as quantity |
| Available workforce 1st - community college is excellent but limited in what it does. Digital infrastructure (NC internet provider laws throttling innovation/competition) |
| The City inspectors office could be more efficient and accommodating to new businesses and restaurants. |
| People feel it's hopeless. Resistance to change for the good of the community, not the few who have power and money |
| Loss of the small town charm |
| Another recession |
| Lack of reliable internet connectivity. |
| Our market/demographic is somewhat fragile. There needs to continue to be a good balance of having restaurants and stores that will serve lower, middle and upper class demographics. Beaufort country people can be fickle, temperamental and obstructive if that balance isn't maintained. |
| Lack of good public schools, retail, transportation and planned development to attract younger families willing to relocate here to work. Just compare what this town looks like and offers to other NC/SC towns. Money is not allocated to anything but downtown. |
| Infrastructure, lack of parking downtown, lack of support for tourism and hospitality industries |
| The young leaving |

Rank order the following economic development strategies in order of importance



What should be the top three goals of Washington's economic development strategic plan?



What is a model city for Washington- a place Washington can imitate?

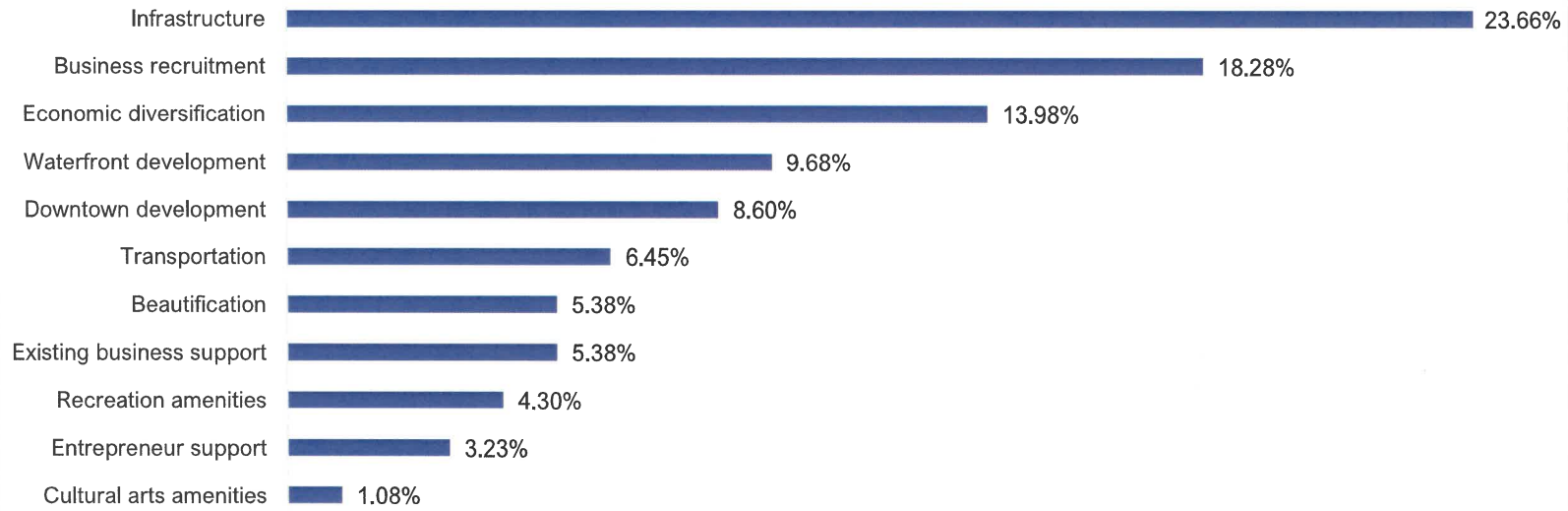
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|--|
| Washington, NC, is the best |
| Charleston |
| Greenville SC |
| Why imitate? We are very ORIGINAL! |
| New Bern |
| There is none, let Washington define itself |
| Holly Springs, NC |
| New Bern, Wilson, Kinston, Edenton |
| New Bern, NC, or Lancaster, PA |
| Duck, NC |
| Wake Forest |
| Asheville NC |
| Keep Washington unique |
| Not one. Washington needs to focus on its own strengths/weaknesses. |
| I think we are doing a good job. We need to keep up the good work. |
| Bend, Oregon |
| Morehead |
| New Bern,-at least the downtown area. Our waterfront is better though. |
| Why imitate one town? There are things to be learned from many. |
| Beaufort, SC - It has kept it's small-town charm appealing to residents and tourists alike. |
| Prefer us to set an example as a sustainable community |
| New Bern, NC, Truckee, CA, Beaufort, NC |
| Beaufort, NC- they gave their water front to business and it bloomed |
| Raleigh |
| Edenton |
| None, be our own small town don't copy anybody |
| Morehead or Beaufort, NC |
| I think Washington is spectacularly incomparable. The imitated not the imitator. |
| A city NOT to emulate - Beaufort, NC - example of poor planning - lots of tourism but no parking and crowds take away from charm!! |
| Navassa, Beaufort, SC |
| Annapolis, MD |
| Swansboro, New Bern |
| Washington is unique destination and rather than focus on a model city it should be a model city for other municipalities. |
| Cary, NC |
| Durham |

What is one thing that Washington does better than other towns?

| |
|---|
| Big smiles and friendly people |
| Very welcoming and friendly |
| Be ourselves! |
| Quaint waterfront |
| Keeping the small town feel |
| Assimilates people |
| Beautiful waterfront development on Stewart parkway |
| Small/Quaint town feel - leaving natural environment in place |
| Friendly people |
| The ability to walk into a govt office and speak to a real person |
| Markets the quaintness of our small town |
| It's tourism director and staff does a great job of promoting the city on-line and through earned media |
| Welcoming Waterfront |
| public access to the waterfront |
| Welcomes new businesses. |
| Resident support for local businesses. |
| The welcoming smile on the people face |
| Make things happen |
| Use of downtown waterfront |
| welcome to new residents |
| Manages it financial spending |
| Friendliness of people/ Welcoming atmosphere |
| Welcoming |
| Communicate |
| I love the quaintness and the willingness of it's people to help one another. |
| Tourists, especially day trippers |
| Developing Downtown |
| We're a welcoming small town - to all, not just tourists. Many residents of other towns, like New Bern and Beaufort, now come here to eat, shop and spend the day or night because they feel their towns now cater primarily to tourists. |
| Downtown revitalization |
| Promotes itself |
| Less expensive than other water front communities |
| Waterfront accessibility |
| Downtown and waterfront is better than many towns the same size |
| Friendliness |

| |
|---|
| Provide access to waterfront in the downtown setting |
| Downtown update was much needed and has increased flow to Downtown merchants |
| Has a great leader in the chamber of commerce many good folks who now will speak out- a rising tide floats all ships |
| Great tourism, gorgeous waterfront |
| Festivals |
| Our downtown development |
| Stay quiet |
| People are friendly |
| Maintains small community feel |
| Share the joy of living here with others. |
| Developing downtown businesses close to the waterfront |
| Remembering it's history |
| Small business - esp restaurants |
| Friendly. Harbor District is outstanding |
| Friendliness/welcoming |
| Acceptance of outsiders |
| Stays Small |
| Downtown infrastructure |
| Hospitality—Washington is a friendly place saturated with people who like to happily enjoy life. |
| Our new downtown is awesome. Our waterfront and water related activity options are also awesome. Both are bringing people to visit from around the world. |
| Attract retirees. |
| The people |

What is the most important investment Washington could make to ensure long-term, sustainable economic growth?



What outcome you would like to see from the strategic plan?

| |
|--|
| A cleaner waterfront and downtown we need a Monday am clean up, crew to remove litter from weekend debris |
| More diversity of eating places and shopping places, plus combining them at the waterfront to the hospital side of town with sidewalks |
| Not to grow the town more to accommodate more tourists- but support what is here so they can grow and support the community and the tourists. |
| Revitalize Market Street since main is completed |
| Better communication within the city, and county |
| A focus on increasing business support for the downtown area. This will continue to improve around the area of downtown and spread to the rest of the city. |
| Something that addresses the actual needs Washington has as opposed to theoretical open space bike path nonsense, |
| New retail businesses, new industrial growth, infrastructure to support. |
| Infrastructure fixed in outlying city neighborhoods for those of us who pay city taxes and don't have things such as curb and gutter and sidewalks. Recreation facilities to retain families. |
| A model town that is best in NC. |
| Investment in the whole city and not just the waterfront/downtown |
| For Washington to live up to its potential. |
| Investment in growing the arts as part of economic development |
| Continued revitalization of the downtown, commitment to affordable and abundant workforce housing |
| Continued development and better coordination with community college |
| A well-laid out long-term economic plan. |
| Get the citizen chance to participate of how the city's growth should be so we can keep Washington's charm with the growth |
| A commitment to truly open government and engaged communication with our citizens. Lots of talented people here would be willing to help but don't feel consulted. |
| Create 9 to 10 new perpendicular boat slips capable of handling up to 50ft vessels in the area of the Chamber of Commerce freeing up the end of the existing piers for transient vessels & day visitors to downtown. |
| Join with the County and build a parking deck in front of the Courthouse. |
| Companies that build something rather than being a service |
| Strategy to grow new businesses and expand existing ones. |
| A sustainable economic base able to resist downturns by Redirection towards tourism as an industry |
| Continued increase to encourage new businesses and supporting existing businesses & training for new employees for downtown businesses. |
| Focused strategy to continue growth. |
| Higher paying jobs, affordable housing |
| Sustainability of local businesses and increased work ethic and skill set for the workforce. |
| Improved roads, high speed Internet, professional job opportunities offering good salaries to attract/retain younger people, better grocery stores. |

| |
|---|
| A well thought out, long-term plan. Support existing businesses and provide more parking, which has long been a goal, but has not happened and better infrastructure, residents and tourists will come, shop, eat, play... and everything else will follow. |
| Affordable public transportation to assist the most impoverished an ability to get to work. |
| Free broadband city wide |
| We need a parking deck downtown |
| Something that takes housing decisions and puts them on paper to the city to quit acting arrogantly and capriciously with landowners |
| Measurable and sustainable goals that would increase opportunities for local residents and tourism in a balanced manner. |
| Bigger, better organized and advertised monthly events, May through October. More current popular music events, indoors (Turnage) and in festival park. |
| That City officials and the populace realize that you cannot sustain a healthy economy without a healthy environment!! |
| People recognizing that business development needs to be about more than business. |
| A clear path forward that is FOLLOWED by City staff and elected officials. |
| A pro-business and pro-development mindset and approach. |
| Focus on building internally, to have a strong foundation for new incoming business. |
| Something helpful for all residents, not just wealthy ones. People need sustainable wages, affordable housing and health care, transportation options, access to reliable broadband, etc. In order to be successful. This should be the focus instead of new developments or incentives to big business |
| It is about time someone develops a public transportation plan!! |
| A plan which will not be placed on a shelf and not used |
| Revitalize outer areas of Washington (Belk area) and connect these areas to downtown via better transportation for visitors. |
| I would like to see a booming tourist attraction such as Tryon palace or a stadium of sorts or an outdoor facility |
| Transparency on the part of our elected officials. More input from the public, as in public meetings regarding large project. |
| I would like to see more people visiting Washington, and not just for festivals. |
| a thriving waterfront community |
| Make Washington more of a destination rather than a nice spot to stop while passing through. |
| Laying the foundation so when development occurs it can occur quickly and according to plan. |
| I'd like to see the electricity go out less often and a more reliable Internet service. |
| Controlled growth |
| A more robust economy with better-paying jobs for people who live here. |
| A safe place for our young people to congregate and fellowship that is affordable to them. |
| A multi-pronged approach with lots of feedback and input from citizens throughout the process - transparency!!! |
| A clear view that remains focused on quality of life and the river/recreation culture while strengthening economic diversification & driving tax base to improve all of the city, not just the harbor district. |
| All the downtown buildings full with a waiting list. |
| Our waterfront and downtown are refreshed. It is time to move outward to the rest of the city |
| Stronger business community |
| New chain restaurants and hotels and stores to draw people to come and stay here and not have to drive to Greenville for every little thing. |

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| Better restaurants with increased local support (we don't need more of the same |
| Tourism increased, more recreational options for residents, a nice looking and robust downtown |
| Clean up abandoned homes |
| Focus on innovation in leveraging the natural resources and geography within economic development plans. Build a community filled with resources and services that will attract residents and visitors. |
| Increased transportation (bike/walk) options |
| Scooter share program, more concerts/events downtown and waterfront, TEAR DOWN HOTEL LOUISE(it's a lost cause and it stinks)!!, more affordable boutique hotels/air B&Bs, city should purchase some of the run down old homes on Main and 2nd streets, restore them and turn them into profitable hotels/air B&Bs, ANNUAL 4th of July celebration/parade, parking deck, retail stores open in the evenings on the weekends, music in the streets or monthly event similar to that, a unique trolley-type historical tour, advertise the Turnage more so professional theater companies will come simulate to DPAC |
| Younger families investing an interest in living here and progression, planning, conservation, and beautification. |
| Prosperous town with the charm of a small town. |
| Infrastructure improvements |

Please make any additional comments here.

Waterfront and downtown has a big litter problem. Also we spent millions on new green space and no one to maintain and replace the gardens

When towns get so full of visitors, it's no longer a quality destination. No one wants to fight crowds- especially here where most come to relax and enjoy the peaceful waterfront.

Bring lighting and on Market Street from Main to Second street

Too many projects started seem to stall and get abandoned in the remodel stage. Internet is the main utility that is very weak.

Walmart and Lowe's are the only options for many many things. Some competitive retail variety is sorely needed. Even a large hardware store would be very desirable to provide some alternative.

Please use our city taxes to add sidewalks, curb and gutter to Northgate. We are a forgotten city area that desperately needs curb and gutter to get this water out of our ditches and front yards. Digging them deeper haphazardly created more problems. We need sidewalks before we have kids and families run over.

The new marina development will ruin our town. Would not like another Moss Landing type development here.

The street scape is beautiful but it's a shame no thought was given to upkeep. That private citizens are paying for upkeep of planters that streets and alleys are messy, actually not enough trash cans. To me those are simple fixes

There's no point in recruiting business if the pay isn't high enough to buy the things that this town wants to be so famous for. This town has to be about more than 3 blocks of main street.

The city council needs to be less restrictive in choosing winners and losers by not allowing certain development, when it complies with all regulations and codes.

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| Too much small town politics for real improvements to be made. |
| I love Washington NC and i would love to see it progress always |
| Washington is a wonderful place to live, learn, and enjoy. Keep up the good work and support economic development for all of our citizens. |
| Infrastructure or Transportation Improvements: Parking Deck in front of the courthouse. |
| Review the 2009 Renaissance Plan and make sure we are not overlooking that important document for downtown. |
| The City has done an excellent job in controlling spending by their policy of not borrowing money |
| Work in partnership with ECU. We have a great resource that we are not using to its full potential |
| We need better downtown hotels visitors center. Museum. Access to the water. |
| Building houses worth 600000.00 will make taxes go up for everyone and only people from up Both can afford them, they retire with above average retirement and move here in hopes of living cheaper, but it doesn't work like that! |
| Overall quality of life for our residents, not attracting tourists, should be our first consideration. Our location is prime and visitors will continue to come if we constantly strive to maintain and improve. Word of mouth and good reviews when they go home will bring more tourists. On that note, we need more trash bins downtown and on the waterfront. |
| Focus on growing the young professional community who will raise children here. Make it attractive for them by providing day cares and activities for youth and adults. Keeping retail shops open after 5:00. |
| Downtown parking and get SOT to redo sidewalks and bike paths from Market down to city Center . Those sidewalks are unsafe and an eyesore |
| Need to revamp historic district process. |
| The fact that this survey does not include environmental health questions is short-sighted for Washington's future. |
| This survey lacks attention to several important components of business development. In addition to ones mentioned, recruiting younger people working remotely could be a meaningful economic asset. |
| The mindset needs to change at City Hall to a more open minded, progressive look towards the future. We need to increase our population so small businesses have the demand needed of their services in order to thrive. |
| Need more clean hotel options |
| Washington needs to pack as many "things" as it can into the downtown business area. It is unique. Not many places have a downtown area on the water. We need more restaurants, places to stay, retail businesses, water access points, ways to enjoy the water, etc. There are hundreds of dying small towns across the nation. We are fortunate to have a lifeline in our river. We need to use it. |
| There is simply too much concrete on Stewart Parkway, Businesses need to be on the water front. It will inspire and bloom business on Main Street. Washington in 1880 to 1930 had economic power on water front and businesses on Main Street supporting that influence. Beaufort NC is the best example |
| Visitors who arrive by boat cannot easily access anything past downtown. Hard for visitors to shop for basics. |
| The elected officials need to work harder to be open and effective. If city government works against the will of the citizens, that makes no sense and does not contribute to a healthy community. |
| The river is our best asset. Don't screw it up. Right now the only public access for family enjoyment is Havens Gardens. Festival Park, the Stewart Pkwy are lovely but regulated. |
| This town is 95% awesome! Everything else we do is just tweaking that last 5%. It's all good! |

Private/public partnerships (workforce development, business incubators, etc.) should be part of the plan. Our tax base is too small to be fully funded publicly, seems to me.

For Washington to be a destination town for tourists, I believe that it's important for the streets and new sidewalks downtown to be kept clean and manicured. Every day- not just before festivals.

Leadership needs to improve communication with our citizens, putting personal agendas and politics aside. While very important to us, we are more than our beautiful downtown, waterfront and historic district.

Downtown has been developed enough. It's just not feasible to shop there - the prices are too high and it's only for tourism. That doesn't serve our city well. We need some community pride and hope for the future. Decent internet. Appeal to a broad range of educated people.

The city of Washington needs to take a harder stance against the slack governance of the County government. The County government does not offer any recreational services nor infrastructure and the residents of Washington are forced to finance the maintenance and development of all facilities without any contribution from the County. Our schools are grossly underfunded and under performing. Most of the economic development within the County is held within the City, exception of the Nutrient plant in Aurora. There is a reluctance to increase taxes but the reality is you get what you pay for so if we as citizens want to have premier facilities and Municipal services we must have council members who are willing (upon staff member recommendations) to increase property taxes.

I've recently heard we currently do not have a City events planner. If this is true, that's not good.

I want Washington to be the arts capital of the Carolinas. And has the most sought after downtown in East Carolina

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