



**ELIZABETHTOWN
COUNCIL
REGULAR MEETING
7:00 PM, Monday, June 6, 2022**

1. OPENING AND CALL TO ORDER

Mayor Sylvia Campbell

1.1 Opening and Call to Order

Mayor Campbell will call the meeting to order.

2. PRESENTATION OF COLORS, PLEDGE OF ALLEGIANCE AND INVOCATION

2.1 Presentation of Colors, Pledge of Allegiance and Invocation

Cadets from the Paul R. Brown Leadership Academy will present the Colors and all will join in reciting the Pledge of Allegiance.

Invocation will be given by Mayor Pro Tem Rufus Lloyd.

3. APPROVE CONSENT AGENDA ITEMS

3.1 Approve Consent Agenda Items

Council is requested to approve the Consent Agenda items presented.

[Peak Agenda - Consent Agenda Documentation - 6.6.2022.pdf](#)

4. PUBLIC HEARINGS

4.1 PUBLIC HEARING - Town's Property Conveyance of 112 W. Broad Street

Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

a) Open the hearing and call upon Director of Planning Rusty Worley to present the information; and

b) Solicit relevant public comments and information; and

c) Close the hearing after receiving or not any public comments.

(To Be Considered in Agenda Item #11.1)

[Peak Agenda - Public Hearing Notice - Conveyance of C.A. Nails Property - 6.6.2022.pdf](#)

- 4.2 PUBLIC HEARING: Proposed FY 2022-2023 General Fund and Utilities Fund Budgets
Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Town Manager Dane Rideout to present the information;
and
- b) Solicit relevant public comments and information; and
- c) Close the hearing after receiving or not any public comments.

(To Be Considered in Agenda Item #6.1)

[Peak Agenda - Public Hearing Notice - Proposed FY 2022-2023 Budget - 6.6.2022.pdf](#)

- 4.3 PUBLIC HEARING: 2032 Land Use Plan and Future Land Use Map
Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Director of Planning Rusty Worley to present the
information; and
- b) Solicit relevant public comments and information; and
- c) Close the hearing after receiving or not any public comments.

(To Be Considered in Agenda Item #6.2)

[2032 Land Use Plan - 6.6.2022.pdf](#)

[Peak Agenda - Public Hearing Notice - Land Use Plan and Future Land Use Map -
6.6.2022.pdf](#)

[Peak Agenda - Letter of Recommendation from Planning Board - Land Use Plan and Future
Land Use Map - 6.6.2022.pdf](#)

5. PRESENTATIONS

- 5.1 Monthly Projects Update
Council is requested to hear the update.

6. ORDINANCES/RESOLUTIONS/PROCLAMATIONS

- 6.1 Budget Ordinance - FY 2022-2023 General Fund and Utilities Fund Budgets
Council is requested to approve the Budget Ordinance.
[Budget Ordinance - FY 2022 - 2023.docx](#)
- 6.2 Ordinance Approval for 2032 Land Use Plan and Future Land Use Map
Council is requested to approve the Land Use Plan Ordinance.
[Ordinance - To Adopt Land Use Plan and Future Land Use Map - 6.6.2022.docx](#)

7. ADMINISTRATIVE MATTERS

- 7.1 Appointments: Elizabethtown Airport/Economic Development Commission and
Elizabethtown ABC Board
Council is requested to make the appointments.
- 7.2 Budget Amendment #2022-05
Council is requested to approve the Budget Amendment.

7.3 Monthly Financial Report

Council is requested to approve the Monthly Financial Report.
[Financial Summary - May 2022.pdf](#)

8. OTHER BUSINESS

8.1 "Briefly" (*Reminders and announcements are made at this time*)

Council is requested to hear the reminders and announcements.
[PEAK AGENDA BRIEFLY REVISED 6.6.2022.pdf](#)

9. OPEN FORUM

9.1 Open Forum

Council is requested to listen to any public concerns or comments received.

10. CLOSED SESSION

10.1 Closed Session

Mayor Campbell will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(6) - Personnel and NCGS 143-318.11(a)(5) - Real Estate (112 W. Broad Street).

11. TOWN'S CONVEYANCE OF 112 W. BROAD STREET

11.1 Town's Conveyance of 112 W. Broad Street

Council is requested to approve the conveyance of 112 W. Broad Street subject to the restrictions and conditions to be placed on the property.

12. ADJOURNMENT

12.1 Adjournment

Mayor Campbell will entertain a motion and a second to adjourn the meeting.



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: OPENING AND CALL TO ORDER

SUBJECT: Opening and Call to Order

BACKGROUND:

SUGGESTED ACTION: Mayor Campbell will call the meeting to order.

ATTACHMENTS:



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: PRESENTATION OF COLORS, PLEDGE OF ALLEGIANCE AND INVOCATION

SUBJECT: Presentation of Colors, Pledge of Allegiance and Invocation

BACKGROUND:

SUGGESTED ACTION: Cadets from the Paul R. Brown Leadership Academy will present the Colors and all will join in reciting the Pledge of Allegiance.

Invocation will be given by Mayor Pro Tem Rufus Lloyd.

ATTACHMENTS:



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: APPROVE CONSENT AGENDA ITEMS

SUBJECT: Approve Consent Agenda Items

BACKGROUND: A Consent Agenda includes several items for approval by the Board in a single motion. Documentation concerning these items are provided in the attached agenda material. Upon request from any one Board member, any item listed under the Consent Agenda shall be removed from the Consent Agenda and considered separately. After any items have been removed and the Consent Agenda is set, the Mayor will state the items on the Consent Agenda and moves to adopt it.

SUGGESTED ACTION: Council is requested to approve the Consent Agenda items presented.

ATTACHMENTS:

[Peak Agenda - Consent Agenda Documentation - 6.6.2022.pdf](#)



June 6, 2022 Town Council Meeting
Consent Agenda Items

- A. Proposed Agenda – Agenda considered *proposed* until approved by the Board.
ACTION RECOMMENDED: Approval

- B. May 2, 2022 Noon Work Session Minutes **ATTACH. #B**
ACTION RECOMMENDED: Approval

- C. May 2, 2022 Regular Minutes **ATTACH. #C**
ACTION RECOMMENDED: Approval

- D. May 16, 2022 Special Called Meeting – Noon **ATTACH. #D**
ACTION RECOMMENDED: Approval

- E. Tax Releases **ATTACH. #E**
ACTION RECOMMENDED: Approval

TOWN OF ELIZABETHTOWN

Noon Meeting

May 2, 2022

The Elizabethtown Town Council met for its noon session on Monday, May 2, 2022 at 12:00 pm in the Council Chamber. Those present were Mayor Sylvia Campbell (Zoom), Mayor Pro Tem Rufus Lloyd, Council Members Rich Glenn, Howell Clark Jr., Paula Greene, Ricky Leinwand, Town Manager Dane Rideout and Town Attorney Goldston Womble. Absent was Council Member Herman Lewis. Department Heads in attendance included Finance Director Sharon Penny, Police Chief Tony Parrish, Public Services/Engineering Director Stephen Duffy, Town Clerk Juanita Hester, Assistant Town Manager Pat DeVane, Planner Rusty Worley, Director of Communications & Marketing Terri Dennison and Fire Chief Hollis Freeman. Representative from the press included Curt Vincent with the "Bladen Journal."

Mayor Sylvia Campbell opened the meeting and then called upon Mayor Pro Tem Rufus Lloyd to give the invocation.

Item #3.1: Approve Consent Agenda Items

This agenda item will be considered at the evening meeting.

Item #4.1: Public Hearing – Amendment to the Code of Ordinances – Chapter 32, Section 32.25, Fire Inspection Schedule

Fire Chief Hollis Freeman noted that the amendment is to bring the Ordinance to code and Fire Inspections are to be made as outlined in Ordinance #2022-01. This agenda item will be considered at the evening meeting.

Item #5.1: Proposed FY 2022-2023 General Fund and Water Fund Budget

Town Manager Dane Rideout noted that nothing has changed since the Budget Retreat. No COLA, \$1,000.00 employee bonus, 3 additional holidays, 5% increase water, 5% increase sewer, sanitation 3% increase, tax rate will remain at \$.615, adjusted some fees on the fee schedule and eliminated some fees.

This agenda item will be considered at the evening meeting.

Item #5.2: Town Manager Update

Town Manager Dane Rideout noted that he is meeting with Golden Leaf on May 3, 2022 about the EDA grant. WithersRavenel submitted the EDA grant in the wrong category, Pam Bostic will start working on it today May 2, 2022 and the design phase for the \$13.6 million will be done by August.

John Currie house at 1501 West Broad Street will be demoed today, May 2, 2022.

ATTACH. #B

Town Planner Rusty Worley and Attorney Goldston Womble is working on the CA Nails building sale.

Henry Cashwell house on East Broad - Do inspection and Fire Department to do a practice burn. Bridge closing to start May 3, 2022.

Item #6.1: Ordinance #2022-01 – Amendment to Code of Ordinances for Fire Inspections Schedule

Council will consider at the evening meeting.

Item #6.2: Grant Project Ordinances

This agenda item will be considered at the evening meeting. Finance Director Sharon Penny noted that the Ordinance are due to Grant and Federal funds, runway rehabilitation, master plan 10% match, wastewater treatment paid by allocation from the State.

Item #6.3: Resolution #2022-04 – To Establish An Additional Member Appointment to the Elizabethtown Airport/Economic Development Commission

County Commissioner Charles Ray Peterson has been suggested. Council will consider at the evening meeting.

Item #6.4: Resolution #R-2022-05 – Three (3) Additional Paid Holidays for TOE Employees

This agenda item will be considered at the evening meeting.

Item #6.5: Proclamation – National Police Week – May 15 - May 21, 2022

Council will consider at the evening meeting.

Item #6.6: Proclamation – Tourette Syndrome Awareness Day – June 4, 2022

This agenda item will be considered at the evening meeting.

Item #7.1: American Rescue Plan Act (ARPA) Policies

Finance Director Sharon Penny noted that the policies are required to use the ARPA funds. The Town will receive the funds at the end of July or first of August. Council will consider at the evening meeting.

Item #7.2: Monthly Financial Report

Finance Director Sharon Penny noted that revenue over expenditures is in the positive, journal entries have not been made but are on target. This item will be considered at the evening meeting.

Item #8.1: “Briefly”

Town Manager Dane Rideout briefed on the following:

Director of Communications & Marketing Terri Dennison will give her update at the evening meeting.

Mr. Robert Brooks may come to the evening meeting in reference to 312 Martin Luther King Dr.

Mrs. Charlotte Smith may be at the evening meeting in reference to employees signing a petition.
The Town policy notes that an employee cannot sign while on the clock.
Started initial scope for the Airport Master Plan.
Mayor Campbell noted that the White Lake Water Festival Parade is May 21, 2022.
With there being no further business to conduct, Council Member Rich Glenn, seconded by Mayor
Pro Tem Rufus Lloyd, made a motion to adjourn the meeting (Unanimous).

Sylvia Campbell, Mayor

Beverly Robinson, Admin Assistant/CTC

TOWN OF ELIZABETHTOWN

Regular Meeting

May 2, 2022

The Elizabethtown Town Council met for its regular meeting on Monday, May 2, 2022 at 7:00 pm in the Council Chamber. Those present were Mayor Sylvia Campbell (via phone), Mayor Pro Tem Rufus Lloyd, Council Members Rich Glenn, Howell Clark Jr., Paula Greene, Ricky Leinwand, Town Manager Dane Rideout and Town Attorney Goldston Womble. Absent was Council Member Herman Lewis. Department Heads in attendance included Finance Director Sharon Penny, Police Chief Tony Parrish, Public Services/Engineering Director Stephen Duffy, Town Clerk Juanita Hester, Assistant Town Manager Pat DeVane, Planner Rusty Worley, Director of Communications & Marketing Terri Dennison and Fire Chief Hollis Freeman. Representative from the press included Joy Warren with the "Bladen Online."

Mayor Sylvia Campbell opened the meeting and welcomed Paul R. Brown Leadership Academy Cadets. The presentation of Colors and the Pledge of Allegiance were given by Paul R. Brown Leadership Academy Cadets. Mayor Campbell then called upon Mayor Pro Tem Rufus Lloyd to give the invocation.

Item #3.1: Approve Consent Agenda Items

Upon a motion by Council Member Howell Clark Jr., seconded by Council Member Rich Glenn, the Board unanimously approved the following Consent Items as presented:

A. Agenda, B. April 4, 2022 Noon Minutes, C. April 4, 2022 Regular Minutes, D. Audit Contract from Thompson, Price, Scott & Adams, E. Tax Releases, F. Purchase of John Deere Tractor for Airport.

Item #4.1: Public Hearing – Amendment to the Code of Ordinances – Chapter 32, Section 32.25, Fire Inspection Schedule

Mayor Sylvia Campbell opened the Public Hearing and called upon Fire Chief Hollis Freeman to present. Chief Freeman noted that the amendment is to bring the Ordinance to code and Fire Inspections are to be made as outlined in Ordinance #2022-01. There were no public comments, therefore, the Mayor closed the Public Hearing.

Item #5.1: Proposed FY 2022-2023 General Fund and Water Fund Budget

Finance Director Sharon Penny highlighted a few things from the Noon meeting. The summary sheet is reconciled to this proposed budget, it does not include the 2 million, \$500,000 State grant in 2019 paid for Code Enforcement salary, USDA loans, included in proposed budget \$375,000 from ARPA, 8.9% above average on taxes, 3% sanitation increase, 5% water increase, 5% sewer increase, fee schedule- fees increased and deleted some, tax rate no change \$.615.

ATTACH. #C

Item #5.2: Town Manager Update

Town Manager Dane Rideout noted that the bridge closing will start Wednesday, May 4th. Fire and Police will take care of any emergencies. Ambulance came through. Doing different things with the Budget this year.

Item #6.1: Ordinance #2022-01 – Amendment to Code of Ordinances for Fire Inspections Schedule

Council Member Rich Glenn, seconded by Council Member Howell Clark Jr., moved to approve Ordinance #2022-01 – Amendment to Code of Ordinances for Fire Inspections Schedule as presented (Unanimous). Copy attached and incorporated herein by reference.

Item #6.2: Grant Project Ordinances

Council Member Howell Clark Jr., seconded by Council Member Ricky Leinwand, moved to approve the Wastewater Treatment Plant Extension #2202-05(Unanimous). Council Member Howell Clark Jr., seconded by Mayor Pro Tem Rufus Lloyd, moved to approve Elizabethtown Airport Runway & Apron Rehabilitation #2022-03 (Unanimous). Council Member Howell Clark Jr., seconded by Council Member Paula Greene, moved to approve Airport Master Plan Update #2022-04 (Unanimous). Copies attached and incorporated herein by reference.

Item #6.3: Resolution #2022-04 – To Establish An Additional Member Appointment to the Elizabethtown Airport/Economic Development Commission

Council Member Rich Glenn, seconded by Council Member Paula Greene, moved to approve Resolution #2022-04 – To Establish An Additional Member Appointment to the Elizabethtown Airport/Economic Development Commission (Unanimous). Mayor Campbell will contact County Commissioner Charles Ray Peterson for his interest in serving. Copy attached and incorporated herein by reference.

Item #6.4: Resolution #R-2022-05 – Three (3) Additional Paid Holidays for TOE Employees

Council Member Paula Greene, seconded by Mayor Pro Tem Rufus Lloyd, moved to approve Resolution #R-2022-05 – Three (3) Additional Paid Holidays for TOE Employees (Unanimous). Copy attached and incorporated herein by reference.

Item #6.5: Proclamation – National Police Week – May 15 - May 21, 2022

Council Member Howell Clark Jr., seconded by Council Member Rich Glenn, moved to approve National Police Week – May 15 – May 21, 2022 Proclamation (Unanimous). Copy attached and incorporated herein by reference.

Item #6.6: Proclamation – Tourette Syndrome Awareness Day – June 4, 2022

Council Member Rich Glenn, seconded by Mayor Pro Tem Rufus Lloyd, moved to approve Tourette Syndrome Awareness Day – June 4, 2022 Proclamation (Unanimous). Copy attached and incorporated herein by reference.

Item #7.1: American Rescue Plan Act (ARPA) Policies

Finance Director Sharon Penny noted that the policies are required to use the ARPA funds. Council Member Howell Clark Jr., seconded by Council Member Rich Glenn, moved to approve American Rescue Plan Act (ARPA) Policies (Unanimous). Copy attached and incorporated herein by reference.

Item #7.2: Monthly Financial Report

Finance Director Sharon Penny noted that the Town is on target to meet the budget, journal entries has not been made and the figure will decrease. Council Member Howell Clark Jr., seconded by Council Member Rich Glenn, moved to approve the Monthly Financial Report (Unanimous). Copy attached and incorporated by reference.

Item #8.1: "Briefly"

Town Manager Dane Rideout briefed on the following:

Director of Communications & Marketing Terri Dennison gave an update on Chamber and Town events.

Please read the Department Head Updates.

White Lake Water Festival Parade is May 21, 2022 at 10:00 am.

Kids Appreciation Day May 7, 2022 from 10:00 am– 2:00 pm.

Barefoot Brew at Bladen Community College grand opening May 11, 2022 at 10:30 am.

Item #9.1: Open Forum:

There were no public comments.

With there being no further business to conduct, Council Member Howell Clark Jr., seconded by Mayor Pro Tem Rufus Lloyd, made a motion to adjourn the meeting (Unanimous).

Sylvia Campbell, Mayor

Beverly Robinson, Admin Assistant/CTC

TOWN OF ELIZABETHTOWN
Special Called Meeting
May 16, 2022

The Elizabethtown Town Council met for a Special Called Meeting on Monday, May 16, 2022 at 12:00 p.m. in the Council Chambers. Those present were Mayor Sylvia Campbell, Council Members Herman Lewis, Rich Glenn, Ricky Leinwand, Paula Greene, Town Manager Dane Rideout and Town Attorney Goldston Womble. Absent were Council Members Howell Clark Jr. and Mayor Pro Tem Rufus Lloyd. Department Heads in attendance included Police Chief Tony Parrish, Finance Director Sharon Penny, Town Planner Rusty Worley, Assistant Town Manager Pat DeVane and Director of Communications & Marketing Terri Dennison. No Representatives from the press were present.

Mayor Sylvia Campbell opened the meeting and called to order then gave the invocation.

Item #1: Public Hearing – Zoning Text Amendment and Zoning Map Amendment

Mayor Sylvia Campbell opened the Public Hearing then called upon Planner Rusty Worley to present. Planner Rusty Worley noted that the Planning Board made a recommendation to approve the Zoning Text Amendment and Zoning Map Amendment to include dwelling over offices, distilleries, battery charging stations, restaurants with ABC permit, including all eating places, expect drive-in, night clubs, club lodges. There were no public comments, therefore the Mayor closed the Public Hearing.

Item #2: Public Hearing – Amendment to Code of Ordinances – Stormwater Protection

Mayor Sylvia opened the Public Hearing and called upon Planner Rusty Worley to present. Planner Rusty Worley noted that the Town must obtain a Stormwater permit and development plans. The State of North Carolina has made funding available for local governments to address flood mitigation and stormwater infrastructure improvements through numerous funding programs. There were no public comments, therefore Mayor Campbell closed the Public Hearing.

Item #3: Resolution of Support – TOE Stormwater Plan Review – Commitment to Implementation

Town Manager Pat Devane noted that the Resolution of Support is in support of a grant application that is being prepared for a Stormwater Plan Review. It will help with some of the problems and help to get funding. Council Member Herman Lewis, seconded by Council Member Rich Glenn, moved to approve Resolution of Support – TOE Stormwater Plan Review – Commitment to Implementation (Unanimous). Copy attached and incorporated herein by reference.

ATTACH. #D

Item #4: Ordinance Approval for Text Amendment and Zoning Map Amendment – CDB Boundary Changes

Council Member Rich Glenn, seconded by Council Member Ricky Leinwand, moved to approve Ordinance for Text Amendment and Zoning Map Amendment – CDB Boundary Changes as presented (Unanimous). Copy attached and incorporated herein by reference.

Item #5: Ordinance Approval for Code of Ordinances Amendment for Stormwater Protection

Council Member Rich Glenn, seconded Council Member Herman Lewis, moved to adopt Ordinance for Code of Ordinance Amendment for Stormwater Protection as presented (Unanimous). Copy attached and incorporated herein by reference.

With no further business to discuss, Council Member Herman Lewis, seconded by Council Member Rich Glenn, moved to adjourn (Unanimous).

Sylvia Campbell, Mayor

Beverly Robinson, Admin Assistant/CTC

MEMORANDUM

TO: Mayor and Town Council

FROM: Beverly Robinson, Certified Tax Collector *BR*

SUBJECT: Tax Releases

DATE: May 17, 2022

Tax collector Beverly Robinson has requested the following tax releases:

		<u>Account No.</u>
1	2019 Lizzie Thomas	5003468
	Reason Owned By Bladen County	
	Release Value \$4,860.00	
	Real Property	
	Tax Released	\$29.89
2	2019 J & D Beauty & Apparel	2000061
	Reason Less Than A Dollar	
	Released Value \$ 87.00	
	Personal Property	
	Tax Released	\$0.54
	Late List	\$0.05
3	2019 J & D Beauty & Apparel	2000061
	Reason Less Than A Dollar	
	Release Value \$103.00	
	Personal Property	
	Tax Released	\$0.63
	Late List	\$ 0.06
4	2019 J & D Beauty & Apparel	2000061
	Reason Less Than a Dollar	
	Released Value \$140.00	
	Personal Property	
	Tax Released	\$0.86
	Late List	\$ 0.09
	Council is requested to grant the above tax releases	<u>\$ 32.12</u>

ATTACH. #E



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: PUBLIC HEARING - Town's Property Conveyance of 112 W. Broad Street

BACKGROUND: A county or city may convey or lease interests in property by private negotiation and may subject the property to such covenants, conditions, and restrictions as the county or city deems to be in the public interest or necessary to carry out the purposes of this section. Any such conveyance or lease must be approved by the county or city governing body, after a public hearing.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Director of Planning Rusty Worley to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (To Be Considered in Agenda Item #11.1)*

ATTACHMENTS:

Peak Agenda - Public Hearing Notice - Conveyance of C.A. Nails Property - 6.6.2022.pdf

TOWN OF ELIZABETHTOWN NOTICE OF PUBLIC HEARING

The public will take notice that the Elizabethtown Town Council will be conducting a Public Hearing at 7:00 p.m. on Monday, June 6, 2022 at the Elizabethtown Municipal Building, 805 W. Broad Street. The purpose of the public hearing will be to receive public input on the Town's property conveyance of 112 W. Broad Street (former C.A. Nails Business). The Town has determined the value of such property at \$3,900.00, which is the proposed consideration for the conveyance. The Town intends to approve a conveyance of the property described herein in fee simple subject to such covenants, conditions and restrictions as the Town may deem appropriate in accordance with N.C.G.S. 158-7.1(d).

Sylvia Campbell, Mayor



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: PUBLIC HEARING: Proposed FY 2022-2023 General Fund and Utilities Fund Budgets

BACKGROUND: As is required by statute, Council must conduct a Public Hearing at the first meeting in June, and such Public Hearing has been duly advertised. Council may adopt the budget any time after the Public Hearing but no later than June 30th.

Town Council may wish to bring their budget document to the June 6th meeting.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Town Manager Dane Rideout to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (To Be Considered in Agenda Item #6.1)*

ATTACHMENTS:

[Peak Agenda - Public Hearing Notice - Proposed FY 2022-2023 Budget - 6.6.2022.pdf](#)

**TOWN OF ELIZABETHTOWN
NOTICE OF PUBLIC HEARING**

This is notice to the public that the Town of Elizabethtown's FY 2022-2023 proposed budget has been submitted to the Elizabethtown Town Council and is available for public inspection. The proposed budget will be posted on the Town's website at www.elizabethtownnc.org. A Public Hearing for the FY 2022-2023 proposed budget is scheduled for Monday, June 6, 2022 at 7:00 p.m. in the Council Chamber of the Municipal Building located at 805 West Broad Street, Elizabethtown.

Sylvia Campbell, Mayor

Publication in "Bladen Journal":

May 17, 2022



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: PUBLIC HEARING: 2032 Land Use Plan and Future Land Use Map

BACKGROUND: The Elizabethtown Planning Board provides a favorable recommendation for the Board to adopt the Land Use Plan and Future Land Use Map as presented. Copy Attached.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure below:

HEARING PROCEDURE:

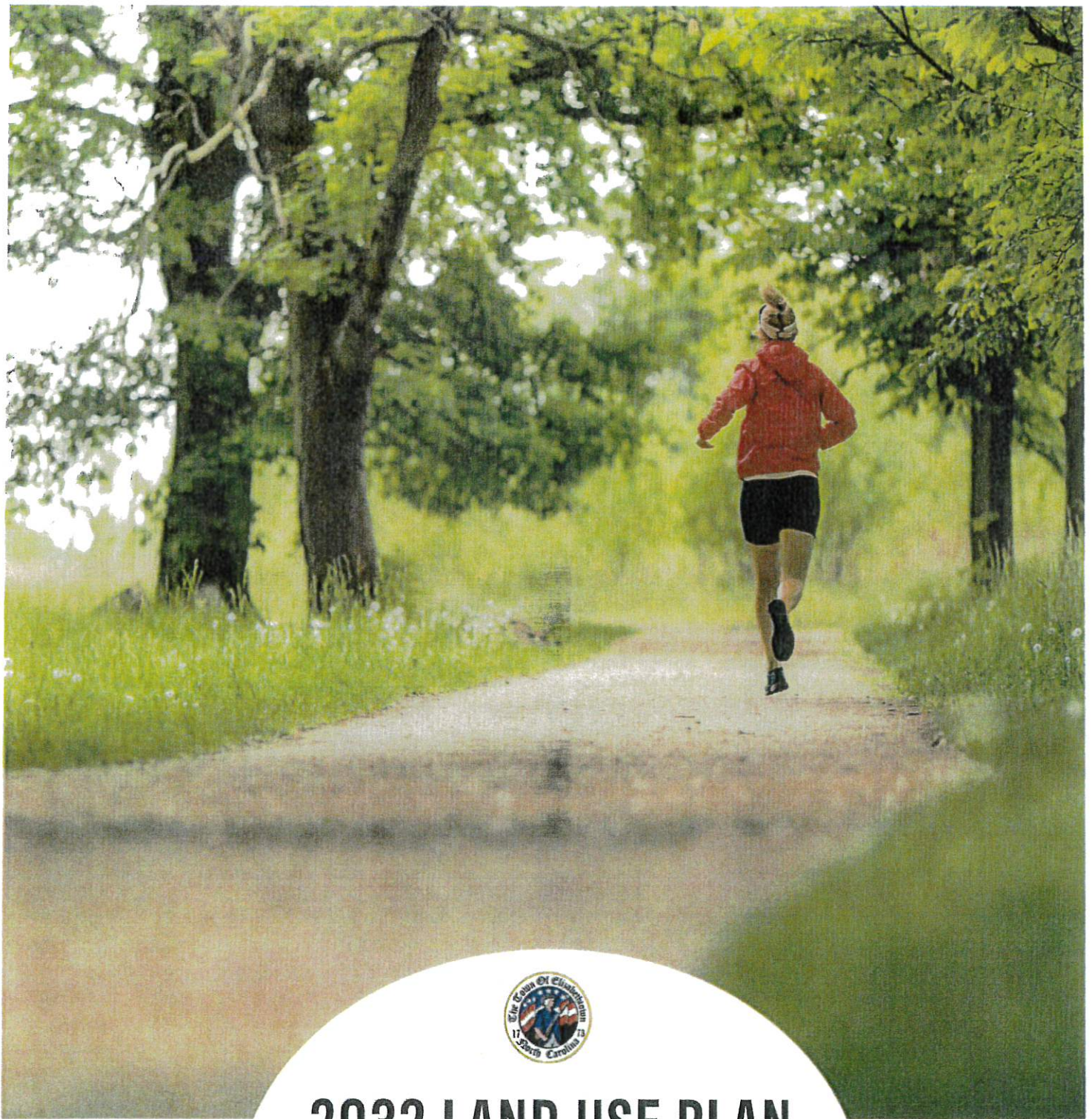
- a) Open the hearing and call upon Director of Planning Rusty Worley to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (To Be Considered in Agenda Item #6.2)*

ATTACHMENTS:

2032 Land Use Plan - 6.6.2022.pdf

Peak Agenda - Public Hearing Notice - Land Use Plan and Future Land Use Map - 6.6.2022.pdf

Peak Agenda - Letter of Recommendation from Planning Board - Land Use Plan and Future Land Use Map - 6.6.2022.pdf



2032 LAND USE PLAN TOWN OF ELIZABETHTOWN

Adopted June 6, 2022



WithersRavenel
Our People. Your Success.

ACKNOWLEDGMENTS

Adoption

Adoption recommended by Planning Board on May 23, 2022.

Adopted by Town Council on June 6, 2022.

Sylvia Campbell – Mayor

Town Council

Howell Clark
Herman Lewis
Rich Glenn
Ricky Leinwand
Rufus Lloyd
Paula Greene

Planning Board

Bobby Kinlaw – Chairman
Maurice Williams
Michael Leinwand
Heather Tart
Lorenzo McDowell
Lee Hauser
Yvette Ross
Judy Bowen

Dane Rideout – Town Manager

Rusty Worley – Planning Director

Stephen Duffy – Public Works and Engineering Director

Terri Dennison – Director of Communications and Marketing

The Project Team would like to extend a sincere thank you to everyone who participated in the development of this Plan through survey completion, discussions with Project Team members, and public hearings.

Final Draft Publish Date : June 2022

Town of Elizabethtown

805 W Broad St.

Elizabethtown, NC 28337

Phone: (910) 862-2066

<http://www.elizabethtownnc.org/>

This document has been prepared by WithersRavenel on behalf of The Town of Elizabethtown. Reproduction or distribution of this document and its contents are prohibited without approval of the Town of Elizabethtown.

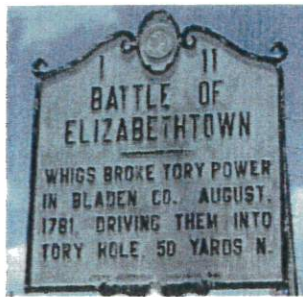
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In the year 1781, British soldiers had seized the Cape Fear region of North Carolina, and the Town of Elizabethtown had become the headquarters of approximately 400 soldiers. Patriot forces had been scattered by previous skirmishes albeit for a small force of approximately 70 men led by Colonels Thomas Brown and Thomas Robeson. These men knew that a counterattack would be the only way to loosen the grip of British forces on Bladen County. So, the two men devised a radical plan that would either liberate the region or result in their men's defeat.

On August 27, the small band of patriots gathered on the outskirts of the Town. British forces were aware of their presence and had prepared for battle. Before any shots were fired, the Americans began hollering orders along the perimeter of the Town. Battalions of patriot forces, hundreds more than previous assessed by the British, called responses ready for the charge. And then the order came.

70 Americans rushed forward into a direct charge against 400 soldiers to liberate Elizabethtown. The British, previously hearing calls to additional forces along the perimeter, anticipated hundreds of men to follow. And so, a full retreat was called. On August 27th of 1781, approximately 70 Americans broke a line of British forces outnumbering them four to one. British

soldiers were scattered, both commanders had been killed, and the crown's reign in the Cape Fear region began to wane. Not a single American lost their life in the Battle of Elizabethtown, a battle that is credited as one of the most pivotal events in the Revolutionary War.



Incorporated in 1895, the Town's name is somewhat of a mystery. Some claim that the Town was named after Queen Elizabeth I while other sources say it was named after a sweetheart of the Town's original landowner. The Town of Elizabethtown is built upon a foundation of courage and innovation. It has proven that one's presence is not defined by their size, but by their intelligence. Like its namesake, there is also more than meets the eye for Elizabethtown. Now in 2022, residents and business owners within the Town

are eager to embrace new residents and enterprises while simultaneously keeping the small-town charm and culture alive. Strategic planning and passionate residents will continue to elevate the Town while honoring its history.

**What will happen next?
Let's decide together.**

PLAN PURPOSE

The Land Use Plan is an important policy document that helps shape the growth of the Town. There are three primary reasons to develop and institute a land use plan. Firstly, it fulfills the State legislative requirement (N.C.G.S. § 160D-501) to "adopt and reasonably maintain a comprehensive plan or land-use plan" as part of adopting and applying zoning regulations. As of July 1, 2022 any municipality that wants to continue exercising its zoning authority must have an adopted plan. Secondly, the plan serves as a reference for governing bodies deciding text or map amendments. N.C.G.S. § 160D-605 requires governing boards to adopt a consistency statement affirming that a development proposal aligns with the broad goals of the adopted land use plan. Finally, it establishes a clear vision for the Town and defines strategies to realize that vision. The plan evaluates existing conditions, identifies areas for improvement, and prioritizes next steps for the Town.



PLAN DEVELOPMENT

Plan development began in 2021. The project was initiated with a kickoff meeting between staff and consultants to review the project goals and understand the opportunities and obstacles that the Town faces. Following project kickoff, consulting staff began reviewing existing demographic data, previously adopted plans and reports created for the Town, and any other pertinent pieces of information that would help develop an understanding of existing conditions. Once background research and analysis were conducted, project representatives met with Town Council members to discuss existing conditions and conduct an analysis of Town strengths and weaknesses to identify areas for intervention.

Based on these conversations, project representatives began drafting a vision for the Town's future. Goals were associated with the vision to help measure success and further categorize areas for intervention. Once the vision was reviewed and accepted by Town leadership, implementation items were drafted to achieve the goals of the shared vision. Implementation items were also reviewed by Town leadership and revised as needed. Having established the existing conditions, a desired vision, necessary goals to achieve the vision, and specific implementation actions, it was time to share the draft recommendations and receive public input through an interactive online survey released on March 21, 2022.

Project representatives worked to incorporate the feedback obtained during the survey into the draft document chapters. During this time, final review of the Plan materials was conducted by project representatives and the final Plan was presented to the Planning Board for recommendation and then adopted by the Elizabethtown Town Council following a public hearing on June 6, 2022.



DEMOGRAPHICS

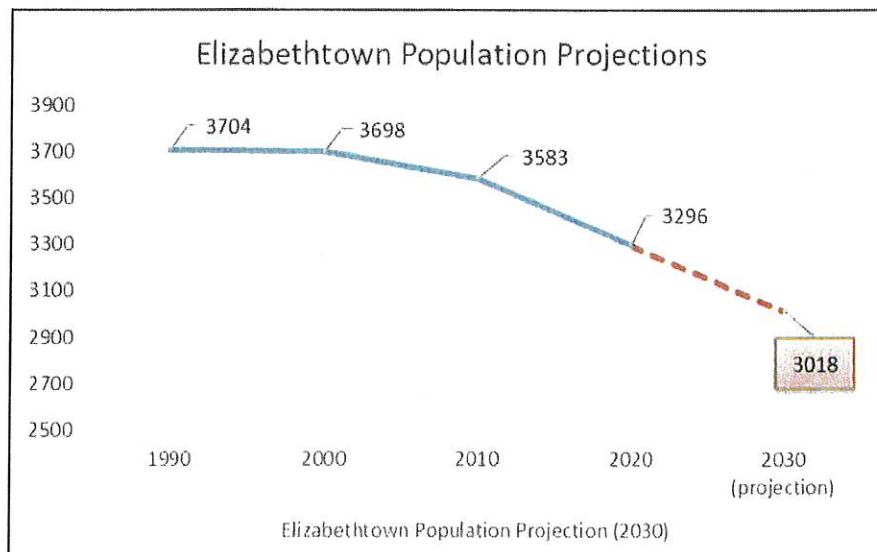
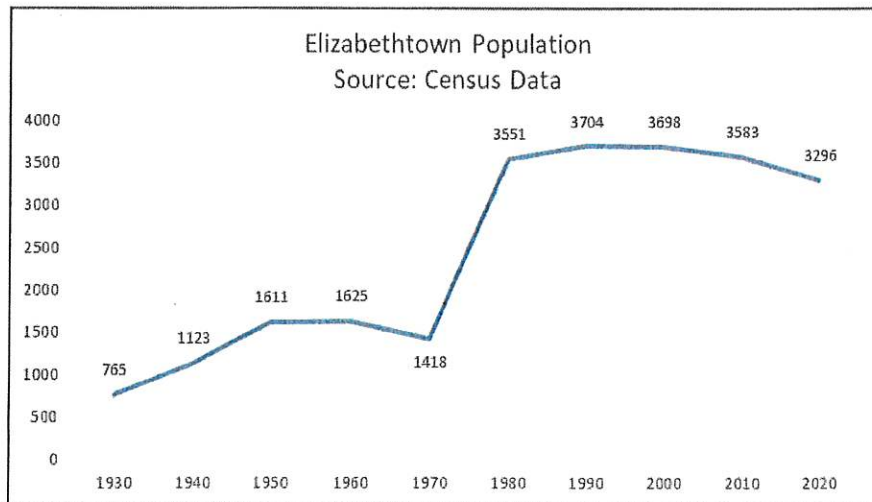
The team analyzed trends in Elizabethtown's demographic data utilizing data from the American Community Survey (ACS) and Census data. This analysis will allow the team to make informed recommendations based on some of the trends that may impact the delivery of services over the next 10 years.

and is projected to decline another 4% in the year 2030. Conversely, Bladen County experienced growth up to 2010. The County's growth exploded between 1990 and 2000 with a 12.6% increase in population. County population growth slowed to a 9.0% increase between 2000 and 2010 but has declined by 15.9% from 2010 to 2020.

POPULATION



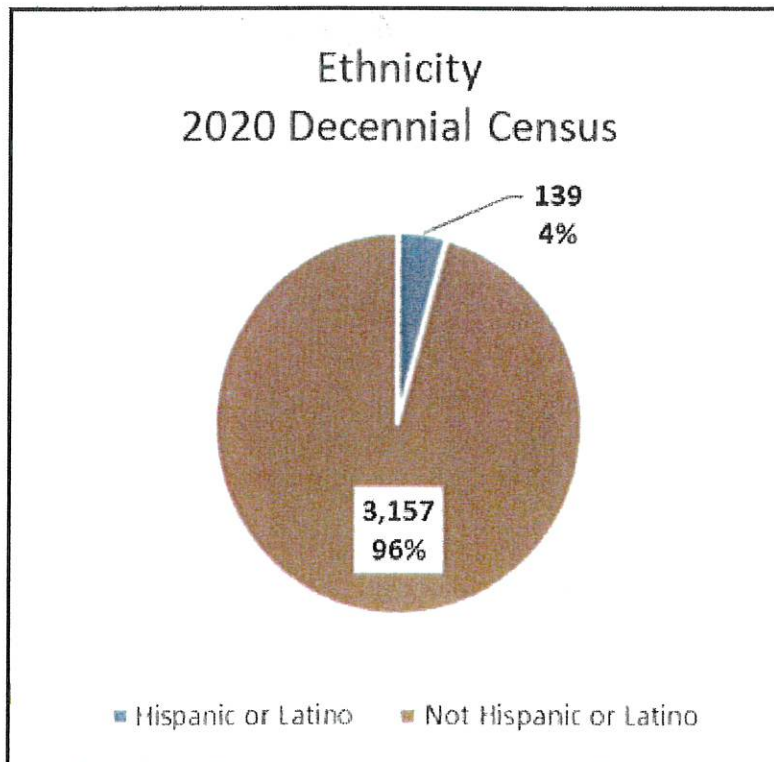
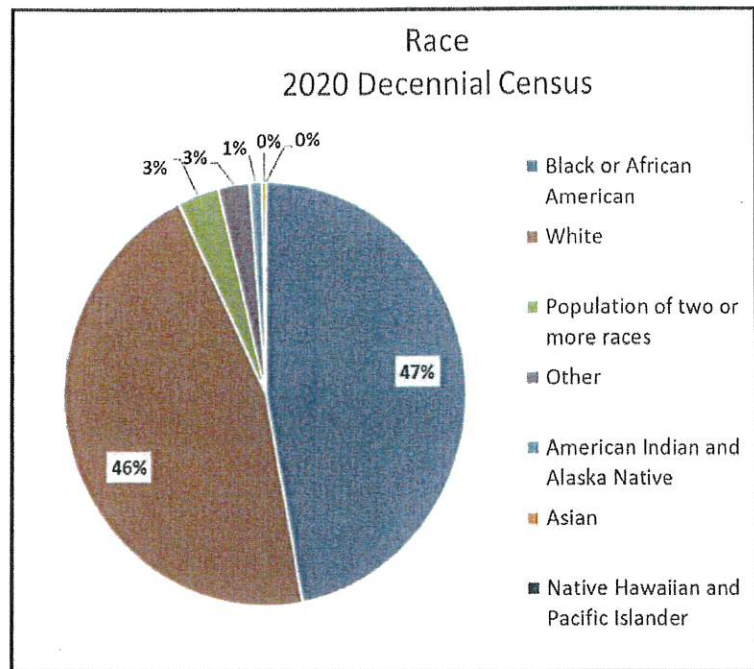
The Town of Elizabethtown's population has begun to decline over the past 30 years. In 1990, 3,704 citizens comprised the Town's population. Town's population remained stable up to the year 2000 and declined slightly (3.1%) in 2010. The population declined another 8.0% in 2020





RACE

The Town of Elizabethtown has a diverse group of residents. According to the 2020 Decennial Census, the Black/African American population represents the Town's largest racial sector with 47% of the Town's total population. White Americans represent 46% of Elizabethtown's residents, and the remainder of the population is comprised of populations of two or more races, races categorized as "Other", American Indians and Alaska Natives, and Asian Americans (at 3%, 3% and < 1% respectively). Changes from 2010 are minimal and do not reflect notable shifts in racial populations. At a regional level, race/ethnic populations closely resemble Elizabethtown.



ETHNICITY

It was revealed that the population of Hispanic or Latino ethnicities has remained stable between the years by comparing data between the 2010 and 2020 decennial censuses. In both datasets, 4% of the population of the Town of Elizabethtown are considered to be Hispanic or Latino in Ethnicity. The remaining 96% do not identify with the Hispanic or Latino ethnicities. Again, the Town is not experiencing any dramatic shifts in the makeup of its population's race or ethnicity.

AGE



Since 2010, the Town of Elizabethtown's age distribution has shifted towards older age groups. The median age of residents increased from 39.5 years old in 2010 to 44.1 years old in 2019, an overall increase of 4.6 years. The largest percentages of the population in 2019 belonged to the 45 to 49 age cohort (11.3% of the population) and the 60 to 64 age cohort (10.0% of the population). Residents under 18 years of age represented 19.1% of the population in 2019, decreasing 2.9% from 2010. Similarly, the percentage of residents over 65 years of age decreased 2.9% to 23.4% of the population in 2019.

The community is aging, and planning efforts must accommodate this shift in age cohorts as populations tend to have different needs and desires at different stages of life.

HOUSING



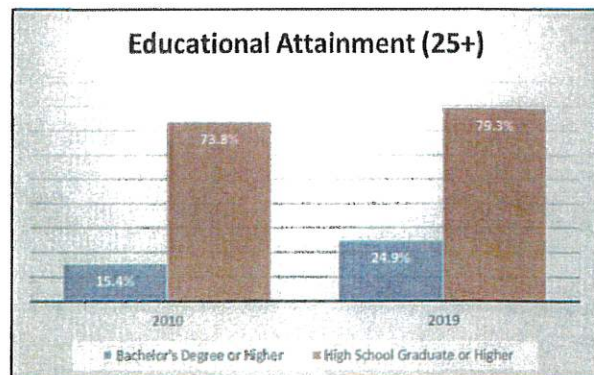
Since 2010, Elizabethtown has added approximately 261 additional housing units, a 16.6% increase in the total housing stock; however, there is a slight mismatch between supply and demand, as the total occupancy rate decreased from 86.4% in 2010 to 80.6% in 2019. This means an estimated 19.4% of the Town's housing stock is vacant. In 2010, 47.8% of all housing units were owner-occupied. The remaining 52.2% of units were rental housing. By 2019, the percentage of owner-occupied housing increased to 59.6% of the occupied housing stock.



This data provides an interesting perspective into Elizabethtown housing. On one hand, vacancy rates increased 5.8% in 2019 while on the other hand, home ownership is increasing, representing more economic stability. This dichotomy could indicate that the types of housing units that are being built are not matching what potential residents are looking for in housing type and/or pricing.

EDUCATION

From 2010 to 2019, the percentage of the population with high school diplomas increased from 73.8% to 79.3%. Furthermore, in 2019, 24.90% of citizens held a bachelor's degree and/or graduate degree. This is a 9.5% increase from 2010. Bladen County also experienced increases in educational attainment. The percentage of the population with a high school diploma increased 7.3% to 81.3% in 2019. Additionally, the percentage of the population that obtained a bachelor's degree or higher increased 6.0% to 15.8% in 2019. While the County did have a slightly



higher percentage of high school graduates, the Town has a significantly higher percentage of the population with a bachelor's degree or higher (24.9 vs. 15.8).

The data suggests that individuals with higher levels of education are choosing to live in Elizabethtown. Higher educational attainment is generally associated with increased economic opportunities and the Land Use Plan will need to work to retain and grow this cohort.

EMPLOYMENT & INCOME



Employment among citizens aged 16 years or older has increased from 2010 to 2019. In 2019, 44.4% of citizens over 16 were employed, a 6.3% increase from 2010. The unemployment rate of Elizabethtown plummeted from 17.3% in 2010 to 2.6% in 2019. Resident income has also improved from 2010 to 2019 with a median income increase of \$5,702 inflation-adjusted dollars to \$36,173. Income levels remained stable between 2010 and 2019. Bladen County also experienced an increase in median income, raising \$3,838 to \$21,917 in 2019. Compared to the county, the median income of the Town is \$14,256 more. The largest percentage cohorts of income were \$50,000 to \$74,999, \$35,000 to \$49,999, and \$25,000 to \$34,999 (17.5%, 13.4%, and 12.3% respectively).

The Town's economic conditions appear to be stable and trending upward. Most of the Town's population is centralized towards the middle-income cohorts. This puts the Town in a unique position, high employment rates and increase median income levels can lead to interest in expanding amenities and services. However, the Land Use Plan must also consider the needs of all income brackets to ensure both equality and quality development.

COMMUTING CHARACTERISTICS



Modes of commuting to work had an interesting shift between 2010 and 2019. Users who drove to work alone via automobile increased from 62.7% to 81.4%. Conversely, carpooling to work decreased from 28.4% to 4.8% in 2019. At the same time, the mean travel time to work decreased 10.5 minutes from 22.3 minutes in 2010 to 11.8 minutes in 2019. Citizens are driving alone to work more but not going as far. Citizens who walked to work increased 5.1% as well, from 4.7% in 2010 to 9.8% in 2019. The Land Use Plan must recognize that citizens are predominately staying locally for work (within a 12-minute drive on average). Multi-modal connectivity must be considered to expand on these travel patterns.



REGIONAL CONTEXT

The Town of Elizabethtown is the county seat of Bladen County. It is also the largest municipality within the County. The cities of Fayetteville and Wilmington are within a 45 minute and one (1) hour commute from the Town. Just outside the Town lies the Bladen Lakes State Forest, the largest state-owned forest in North Carolina. Citizens of the Town are able to enjoy the small-town charm and natural resources afforded to a rurally located municipality, while also being able to access goods, services, and employment opportunities of the larger surrounding cities. With the rise of telecommuting, the Town may continue to experience growth, as people leave the surrounding cities to seek a more cost-effective and charming place to call home.

PREVIOUS PLANNING DOCUMENTS

1996 Elizabethtown Land Use Plan

This plan is the Town's most current land use plan. The document provided information on existing environmental, demographic, housing, and land use conditions. It also compared growth and change across time. Using data from 1986, the Town created projections for housing and land needs for the years 2000 and 2010. Goals and objectives in the plan include sidewalk installation, neighborhood signage, downtown revitalization, and street upgrades. The conclusion emphasizes the importance of follow-up and implementation. It recommends updating the land use plan every five years.

2013 Business and Development Plan

The Business and Development Plan focused primarily on the downtown business district. This area reportedly captured approximately 10% of the retail sales in Bladen County around the time of plan publication. A downtown retailer survey and a downtown building inventory informed part of the plan. The results from these efforts suggested that the downtown area was poised for revitalization. Recommendations included establishing a community organization to promote downtown revitalization efforts.

2013 Elizabethtown Comprehensive Pedestrian Plan

This plan was funded, in part, by a grant from North Carolina Department of Transportation (NCDOT). Its purpose was to create a safer and more attractive environment for pedestrians. Projects were categorized into tiers based on priority. They included sidewalk installation, streetscape enhancement, greenway trail construction, and intersection improvements. One major recommendation developed in the plan was to strengthen the Unified Development Ordinance (UDO) language to meet pedestrian safety and connectivity goals.

2013 Elizabethtown Parks and Recreation Master Plan

This plan built upon the Town's existing open space planning efforts. It was developed to coordinate recreational objectives, needs, and priorities with existing land use plans. The document also made the Town eligible to receive federal, state, and local funds. Extensive demographics research, a community survey, and a park inventory informed the plan and its recommendations. Identified policy needs included subdivision regulations to ensure sufficient dedication of parks and recreation lands.

2014 Bladen County Future Land Use Plan

While it excluded incorporated areas and extraterritorial jurisdictions (ETJs), the Bladen County Future Land Use Plan has significant implications for the Town. The County designates the areas surrounding Elizabethtown's ETJ as "high density urban." Elizabethtown's land use plan designates the ETJ largely for "low-density/agriculture." As development and redevelopment occurs, the contrast between the high-density County areas and the low-density in the ETJ could become a problem. Bladen County and Elizabethtown should coordinate to ensure that future land use decisions complement each other.

2015 Elizabethtown Bike Plan

This plan was funded jointly by the Town of Elizabethtown and a grant from the North Carolina Department of Transportation (NCDOT). It focused on providing safe access for cyclists and promoting wellness while respecting the Town's financial resources. The plan also explored possible connections with the state bike route system. The plan informed Bladen County's overall greenway plan.

2020 Bladen Columbus Robeson Regional Hazard Mitigation Plan

This plan updated the disaster mitigation measures for the Bladen-Columbus-Robeson tri-county area to comply with the U.S. Congress' Disaster Mitigation Act of 2000 (DMA 2000). This act requires counties and regions to adopt a hazard mitigation plan to maintain eligibility for federal disaster relief funds. Prior to this plan, the counties had separate plans. The 2020 plan was the first joint hazard mitigation plan for these counties.

PUBLIC ENGAGEMENT

On October 5, 2021, project representatives met with the Board of Commissioners during a public meeting to discuss opportunities and challenges facing Elizabethtown. Representatives facilitated the discussion and formed the dialogue around the six overarching elements of Community Character, Land Use, Economic Development, Parks and Recreation, Utilities and Transportation.

Principal Findings are as follows:

► Community Character

- Strengths
 - » Actively-Involved and Civically-Minded Community
 - » Strong Downtown, Events, and Restaurants
 - » Strong Regional Partners and Amenities
- Weaknesses
 - » Misconception of Small-Town Community
 - » Lack of Hotel Options
- Opportunities
 - » Capturing Summer Tourism
 - » Concert Series
- Challenges
 - » Culture of Vacation/Weekend Homes
 - » Name Recognition with Hotels
 - » Internal Entertainment Competition

► Land Use

- Strengths
 - » Land Available for All Enterprises
 - » Downtown Land is Protected by Limited Access Bypass
- Weaknesses
 - » Workforce Housing is Lacking
 - » Some Gateway Businesses are in Poor Condition
 - »
- Opportunities
 - » Downtown Mixed-Use
 - » Expansion of Downtown to Dunham Street

■ Challenges

- » Demolition of Non-Habitable Structures
- » Ordinance Enforcement
- » B-C Zoning District Uses are Restrictive

► Economic Development

■ Strengths

- » Active Regional Partners and Entities
- » Thriving Downtown
- » Land is Zoned Appropriately

■ Weaknesses

- » Lack of Natural Gas
- » Annexation Difficulties
- » Young Adults not Remaining in Town

■ Opportunities

- » Future Investments into Industrial Park
- » Supporting Existing Businesses
- » Shovel-Ready Lots

■ Challenges

- » Infrastructure Limitations
- » Ordinance Use Table Limits B-C Zoning District Development
- » Anchor Tenants Leaving/Retiring in the Future

► Parks and Recreation

■ Strengths

- » Varied Amenities
- » Regional Attractions

■ Weaknesses

- » (No Major Weaknesses Identified)

■ Opportunities

- » Marketing/Showcasing Parks and Events
- » Greene's Lake Walking Trail Could be Lit
- » Expansion of White Lake Bicycle Path to Brown's Creek Park

- Challenges
 - » COVID-19 and Organized Sports
 - » Budgeting for Maintenance vs. Growth
- Utilities
 - Strengths
 - » Only Full-Time Fire Department in the County
 - » Sell Water to Other Municipalities
 - » Conduits Already Existing Underground West of Poplar Street
 - Weaknesses
 - » Internet Quality is Often Poor
 - » Appropriately Costing Municipal Services
 - Opportunities
 - » Expansion of Utilities to Industrial Park
 - » Market Excellence and Value of Town Services
 - » Ensure that Annexation is Occurring Correctly
 - Challenges
 - » Future Flooding Events
- Transportation
 - Strengths
 - » Regional Commute Times are Around 30 Minutes
 - » FAA Approved Airport with Taxiway Directly to Industrial Park
 - » Banks are Amenable to Weekend Public Parking

- Weaknesses
 - » M.L.K. Drive and Peanut Road Lack Sidewalk Infrastructure
 - » Truck Travel Along Broad Street
 - » Fragmented Pedestrian/Bicycle Transportation Network
- Opportunities
 - » Borrow White Lake's Trolley for Seasonal Events
 - » Airport Improvements to Open Up Trade
- Challenges
 - » Parking Issues on Court Days

In addition to analyzing existing conditions, Council Members were asked to describe their desired vision of the Town's future using just a few words. Descriptions included:

- » Culture
- » New Industries
- » Residential Growth
- » Downtown Thriving
- » Art and Festivities
- » Young People Downtown
- » Small Town Charm with Big Town Opportunities
- » Family
- » Quality of Life
- » State of the Art Services
- » Access

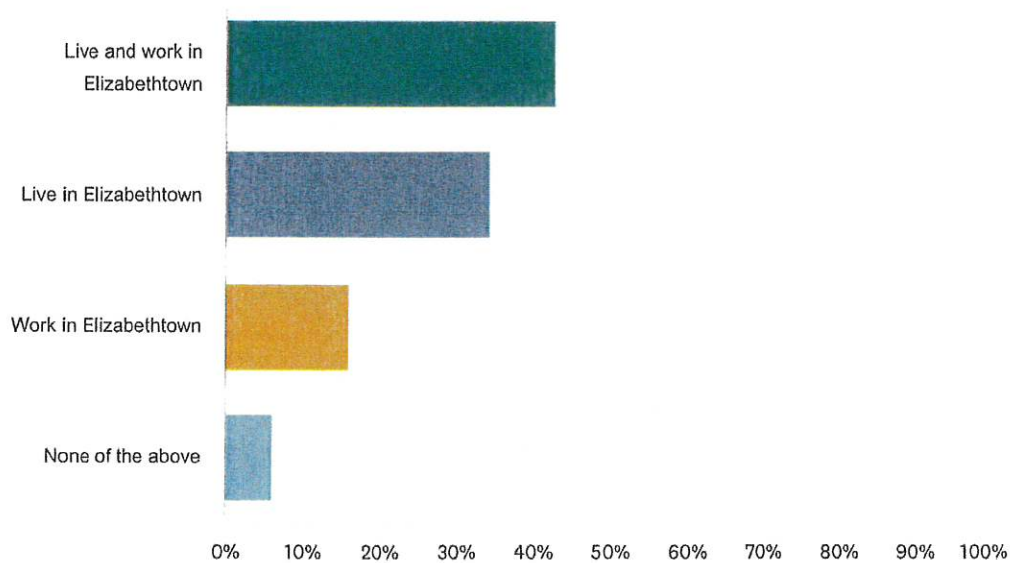
These words provided the foundation upon which the Town's Vision was developed.

PUBLIC SURVEY RESULTS

On March 21, 2022 project representatives launched a public survey to share the draft plan findings and recommendations with citizens of the Town. During the survey window, 130 citizens participated and shared feedback concerning the plan items.

Question 1

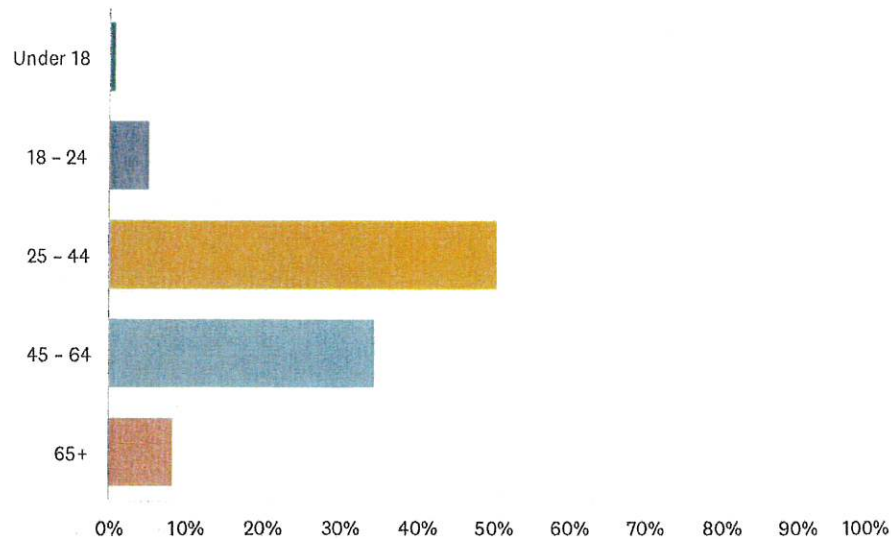
Q1 Please identify your relationship to the Town of Elizabethtown.



The majority of survey respondents (43.08%) live and work within Elizabethtown. 34.62% of respondents indicated that they just live in Town, and 16.15% only work in Town. This means that 77.70% of respondents live in Elizabethtown. As noted in one of the written responses, this survey did not distinguish those who owned property in Elizabethtown and those who live in Elizabethtown, even though in many cases a person may check both boxes. The reasoning behind this is that the evaluation of survey responses must be viewed from the perspective of residents, who may generally provide a more rounded and multifaceted analysis of the Town's conditions. Whether those residents own the property they live in or not is not a vital concern for this specific survey and its results.

Question 2

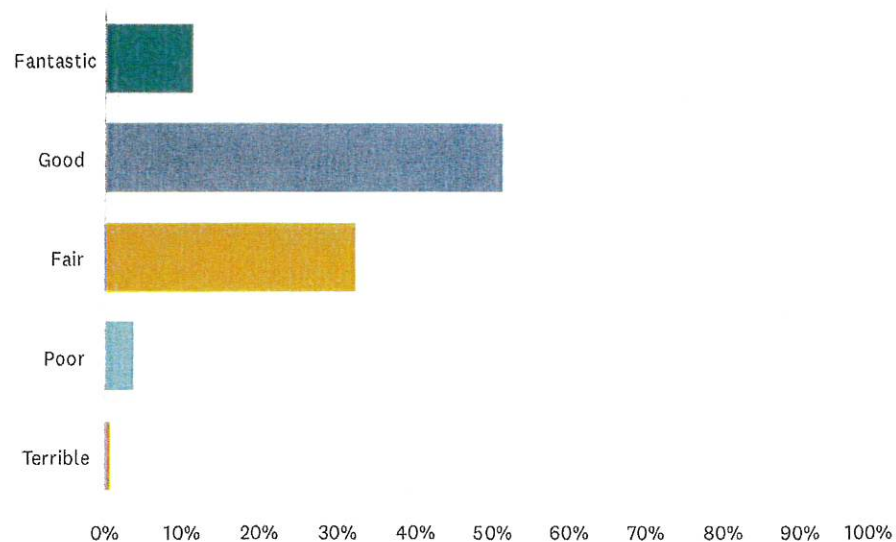
Q2 Please indicate your age.



Age demographics of respondents varied, with the largest number of responses coming from the 25-44 age group (50.77%). The next largest group of responses came from the 45-64 age range (34.62%). This data can indicate that the Town is mostly occupied by workforce-aged people which is supported by the American Community Survey 2019 data. The 45-64 cohort being the second largest age range of survey respondents can indicate that "empty nesters" and recent retirees also make up a large portion of Town's population. This is also supported by the ACS data. Preserving opportunities to live, work, and play within Elizabethtown will be an important component of this Plan. Furthermore, the live/work/play concept must provide options for all age ranges.

Question 3

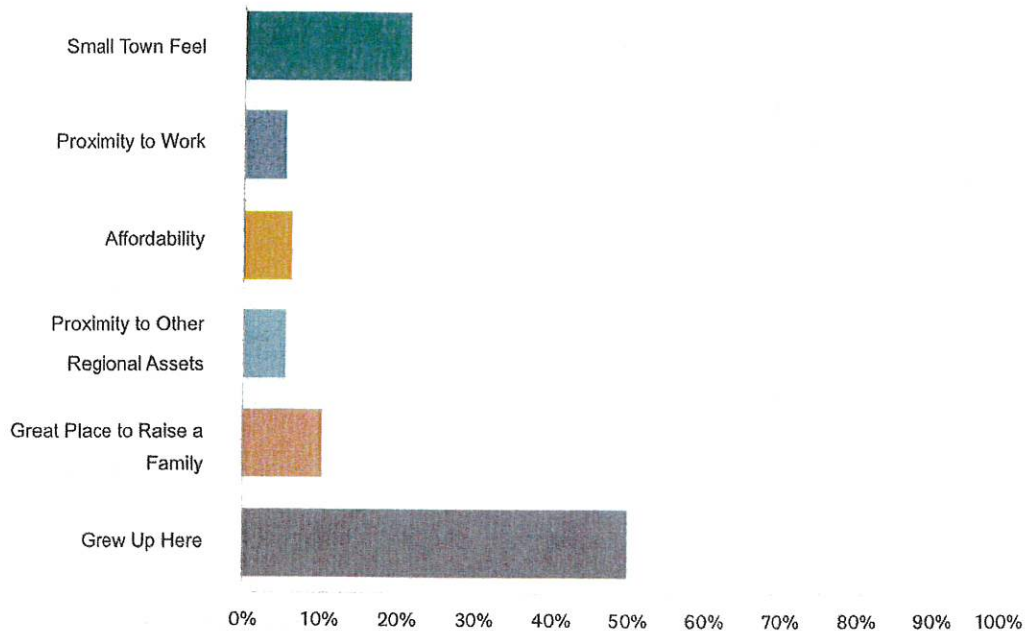
Q3 How would you rate the quality of life in Elizabethtown?



The majority of responses indicate that the quality of life in Elizabethtown is good (51.54%), with the second most common answer by far being fair (32.31%). While these results are promising for the future of the Town, it must also be recognized that only 11.54% of respondents stated that the quality of life as fantastic.

Question 4

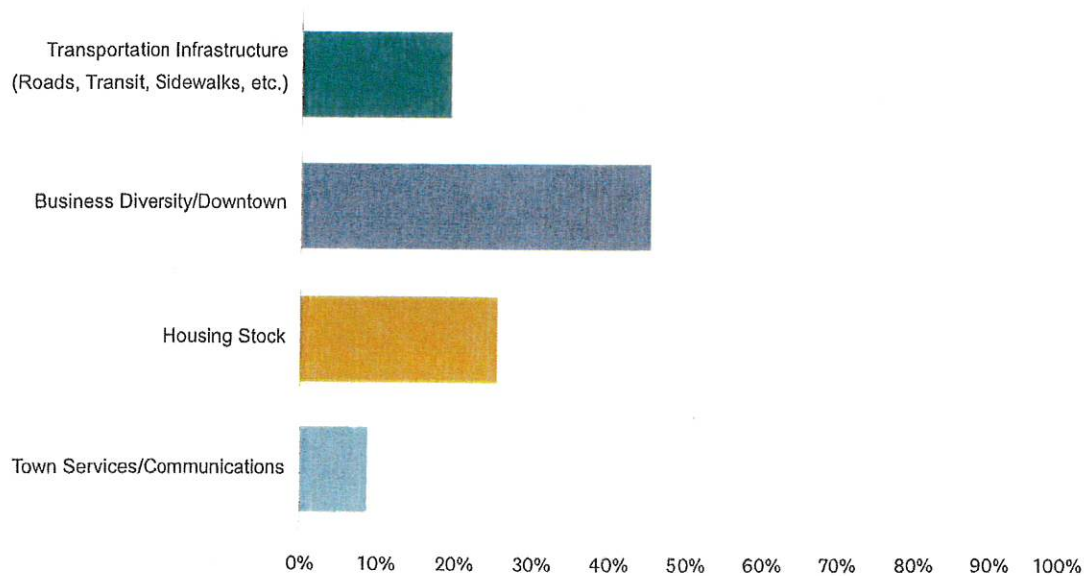
Q4 What is your primary reason for living in, working in, and/or visiting Elizabethtown?



Primary reasons for living in Elizabethtown were varied. The most popular answers included having grown up here, the small-town feel, and the ability to raise a family, in that order. These reasons indicate the culture of Elizabethtown being that of a town where generations of families can grow and become deeply ingrained in the community. Preservation and enhancement of this culture will be an important element of the Plan and is represented as a core Plan goal outlined in Chapter 3.

Question 5

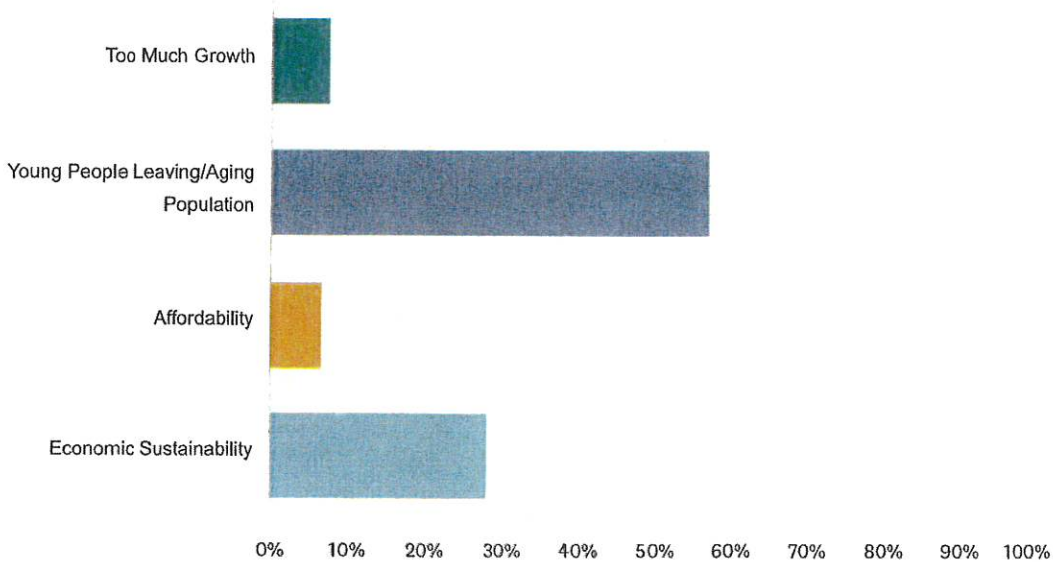
Q5 Which part of the Town requires the most improvement?



Responses demonstrate the consensus that the Town desires improvement in the fields of business diversity/downtown, housing stock and transportation infrastructure. Write-in respondents indicated a desire for diverse shopping and entertainment options. Many stated the need for grocery stores and big box facilities. Growth along the bypass was also cited as a need for the Town's future. Elizabethtown has the capacity to become a community in which most of the community's daily needs can be met within the Town limits. Further diversifying businesses, strategically expanded development opportunities, and addressing retail needs will help the community fully realize its self-sufficiency.

Question 6

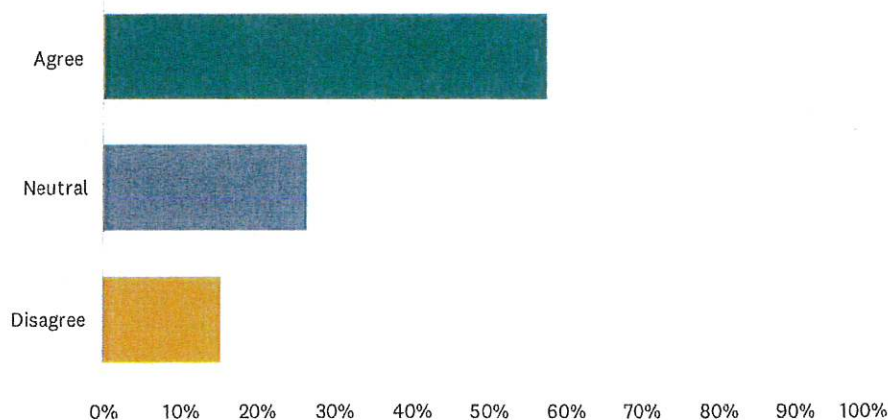
Q6 What is your largest concern for Elizabethtown's future?



Survey responses indicate that the largest concern for the Town future is an aging population (57.26%). Economic stability was provided as the second concern with 28.21% of the responses. Write-in responses indicate workforce concerns via manufacturers leaving Town due to lack of workforce and the lack of employment opportunities for young people. These results indicate the close relationship between the Town's residents and economic stability. Elizabethtown must ensure that efforts are taken to provide both business and educational opportunities for its young residents. Retaining this age cohort helps establish the next generation of Town stewards and helps diversify the businesses within Town.

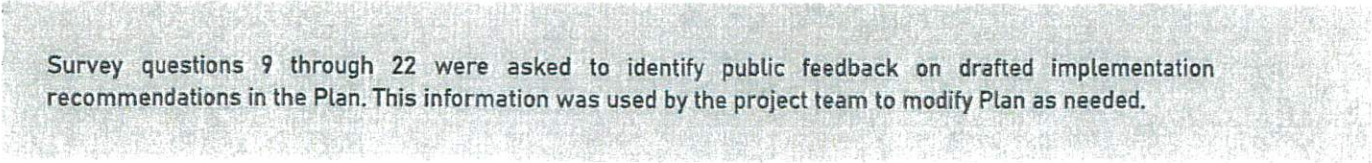
Question 7

Q7 Please state your level of agreement with the following vision of Elizabethtown's future: "Elizabethtown will continue to foster a diverse community of individuals bonded by a shared investment in the Town. Young and old alike will be able to enjoy the culture of a charming small Town while also having access to the opportunities available in larger neighboring cities. Inside the Town, a high quality of life will continue through celebration of arts and festivals, state of the art goods and services usually restricted to larger municipalities, a thriving downtown, and varied residential opportunities for all. Elizabethtown will continue to host cutting-edge industries through targeted recruitment, shovel-ready lots, airport enhancements, and continued cooperation with regional partners."

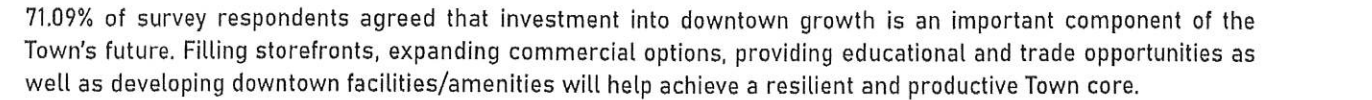


57.81% of respondents indicated that they agree with the Vision. 26.56% were neutral towards the statement and 15.63% of respondents disagreed. The majority of respondents believe that the Vision reflects the intent of the Town as it moves into the future. For those that were neutral or disagreed with the Vision, the public engagement that will occur throughout the drafting and adopting of this plan will allow them to voice their concerns and refine their vision of the Town.

A word cloud was generated to help summarize the findings when respondents were asked to provide the top three words for their vision of the future. "Growth" and "Small Town" were the two most common reoccurring words used by those surveyed. This echoes the other public feedback received from Elizabethtown. Residents want to see the Town strategically grow to encourage economic development and the provision of new retail/entertainment opportunities. At the same time, the community and small-town culture of Elizabethtown must not be lost.

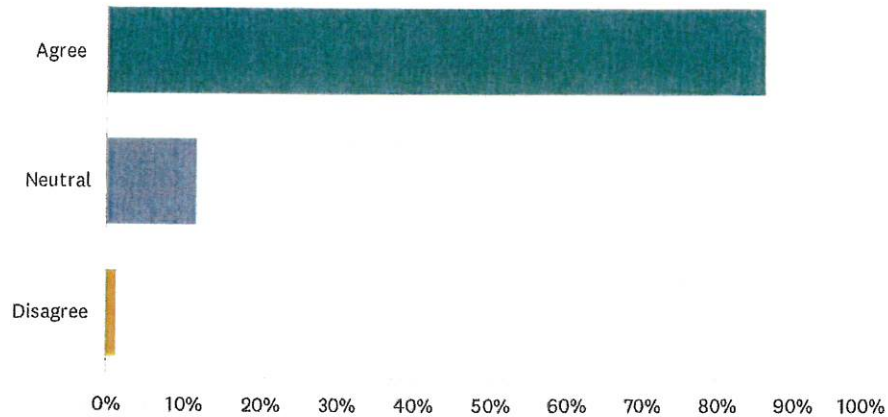


Question 9



Question 10

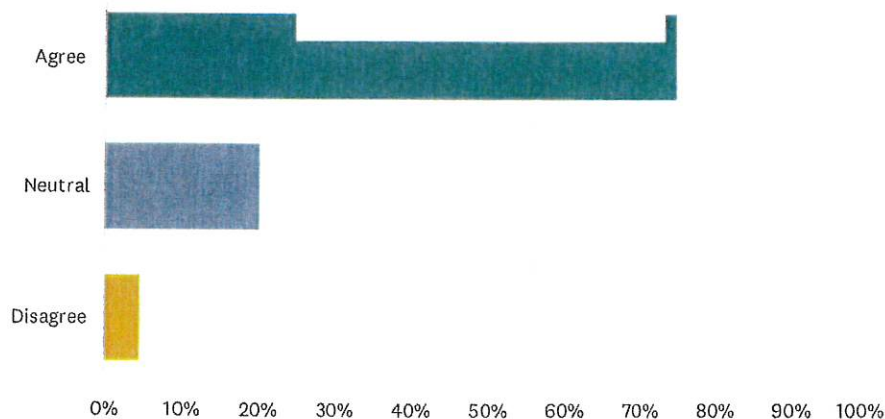
Q10 Continue to support exceptional public services such as emergency response, utilities, and recreational opportunities.



86.72% of survey respondents agreed that supporting public services and amenities should be a Plan goal. Continuation of excellent public services and facilities will help achieve a higher quality of life and preserve the excellent culture of the community. Adding additional age specific programming that caters to the larger age groups within the Town would also be beneficial to the live/work/play environment Elizabethtown residents have expressed desire for.

Question 11

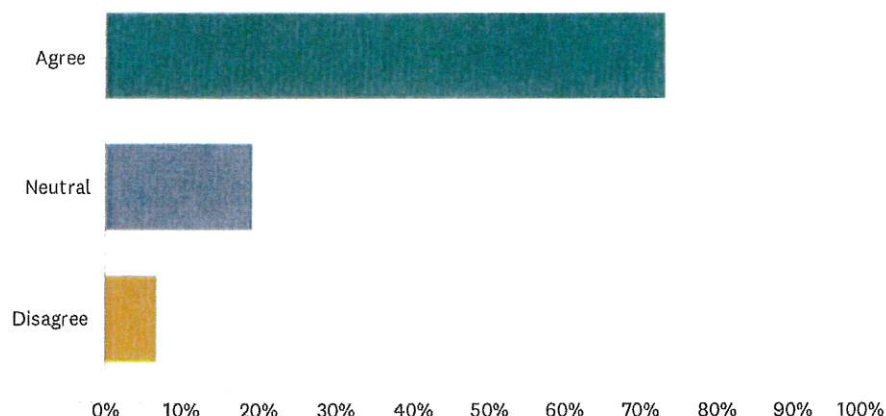
Q11 Foster an innovative commercial and industrial sector that serves the needs of Elizabethtown citizens and statewide consumers.



75.00% of survey respondents agreed that developing an innovative commercial/industrial sector is important for the Town's future. Elizabethtown is currently investing in industrial park development, and priming land for desired development can often be the first step in building this sector. This goes hand in hand with the earlier emphasis on increasing transportation infrastructure to accommodate growth and traffic around new commercial opportunities.

Question 12

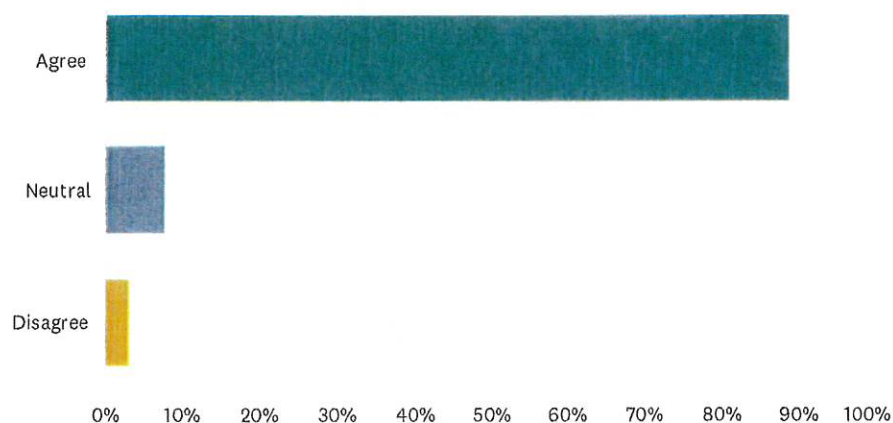
Q12 Support commercial and industrial growth through strategic infrastructure investments.



73.64% of survey respondents agreed that infrastructure investments are important to the strategic growth of the Town's commercial and industrial sectors. Infrastructure such as natural gas, roadways, and airplane hangars are all important aspects to industrial and commercial enterprises. These elements can be the deciding point on which a prospective industry decides to develop or not develop in Elizabethtown.

Question 13

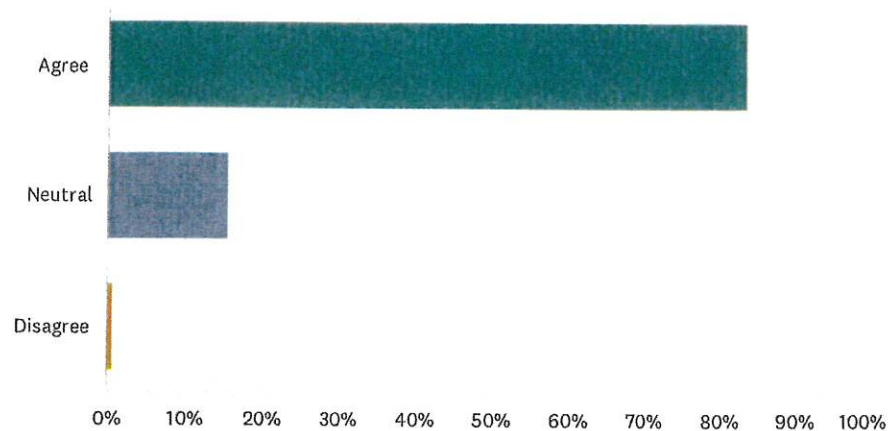
Q13 Continue exercising fiscal responsibility that supports the citizens and businesses that call Elizabethtown home.



89.03% of survey respondents agreed that fiscal responsibility must be an important aspect of the Plan. While the Plan is pursuing strategic growth and targeted investments, it must be grounded in the reality of capital resources, budgeting, and potential grant funding.

Question 14

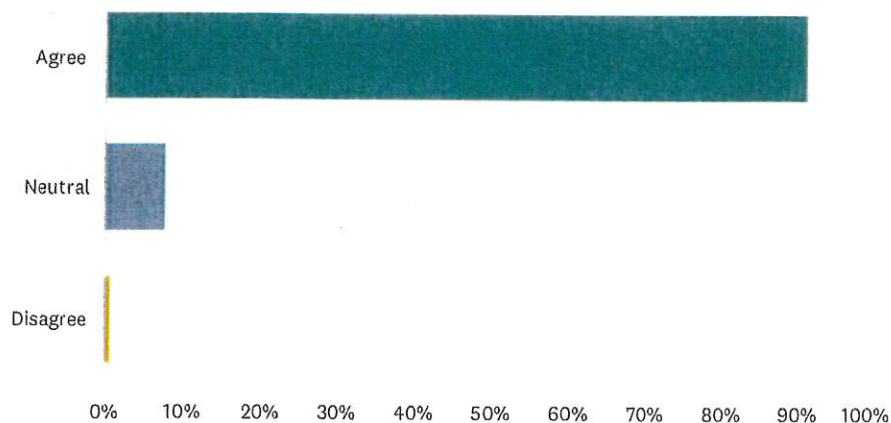
Q14 Maintain and enhance the character, diversity, and appeal of the Elizabethtown's neighborhoods.



83.72% of survey respondents agreed that neighborhood diversity and character should be enhanced. Identifying alternative housing options, such as accessory dwelling units (sometimes referred to as mother-in-law suites) and reviewing the Town's ordinances for development standards and potential increases in density are just some of the ways that the Town can enhance its communities.

Question 15

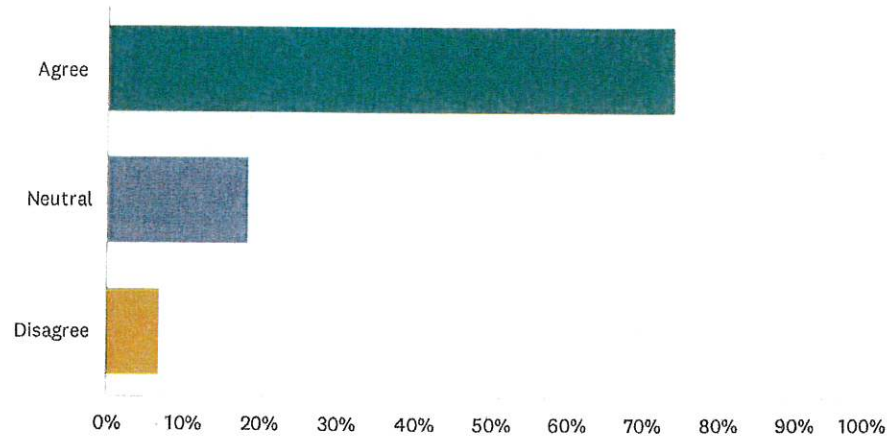
Q15 Continue to support and find ways to promote education in the community from Pre-K through Community College and beyond.



91.41% of survey respondents agreed that educational support is a priority. As mentioned previously in this Chapter, educational attainment and opportunities must be a core component of keeping young professionals and jobs in Elizabethtown.

Question 16

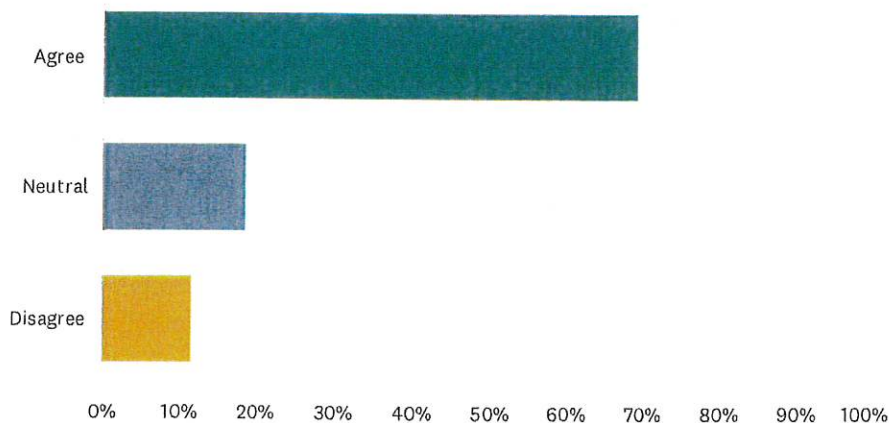
Q16 Encourage multi-modal connectivity within the Town and to neighboring municipalities.



74.42% of survey respondents agreed that multi-modal investments are important. Providing alternative modes of transportation help reduce daily traffic, provide equitable alternatives to vehicle ownership, and help enhance the small-town culture of Elizabethtown. This once again ties into infrastructure and partnerships with other adjacent municipalities to create a framework of trails and greenways that can be used by residents of Elizabethtown and others in Bladen County.

Question 17

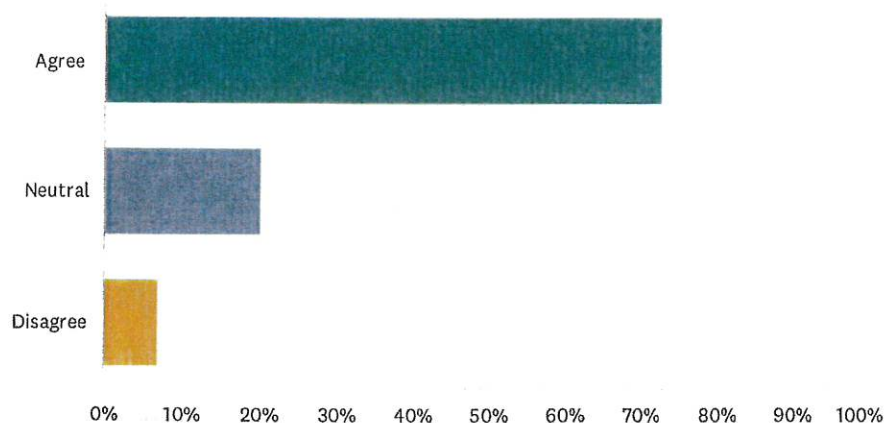
Q17 Outdoor seating, beautification, and events will improve the downtown.



69.53% of survey respondents agreed that beautification efforts and events downtown will improve the Town's core. Beautification efforts can come in the form of landscaping as well as building and façade development standards. A beautiful and active downtown will draw in additional commercial enterprises and fill vacant storefronts.

Question 18

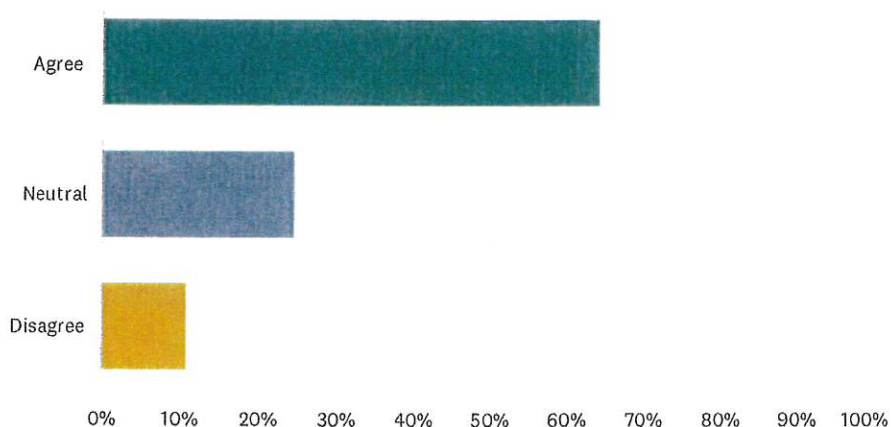
Q18 Utility expansion and regional partner can improve economic development within the Town.



72.87% of survey respondents agreed that utility expansion will be important for the Town. In addition to investments for the industrial/commercial sector of Question 12, the expansion of utilities allows for a more efficient and dependable utility network for Town residents.

Question 19

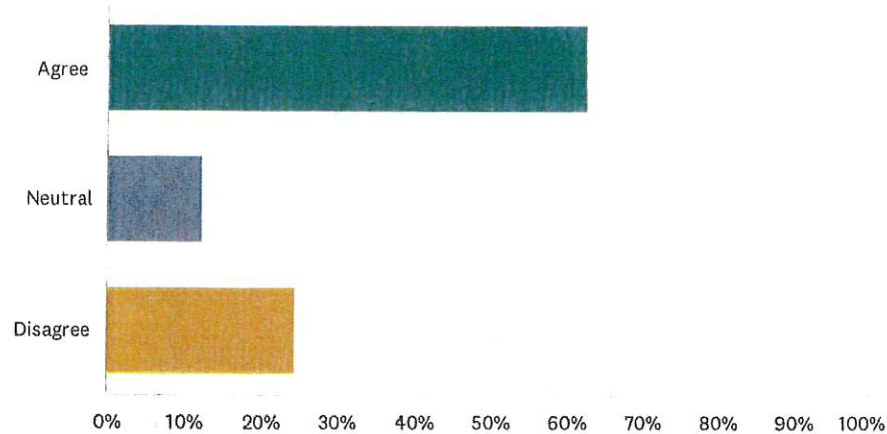
Q19 Starter homes and residential over commercial units will help diversify the housing options in Elizabethtown and make it more accessible for all.



64.34% of survey respondents agreed that starter homes and unique residential options will help make the Town more accessible. Workforce housing and housing for young families helps new residents become a part of the community, in turn serving as stewards of the Town.

Question 20

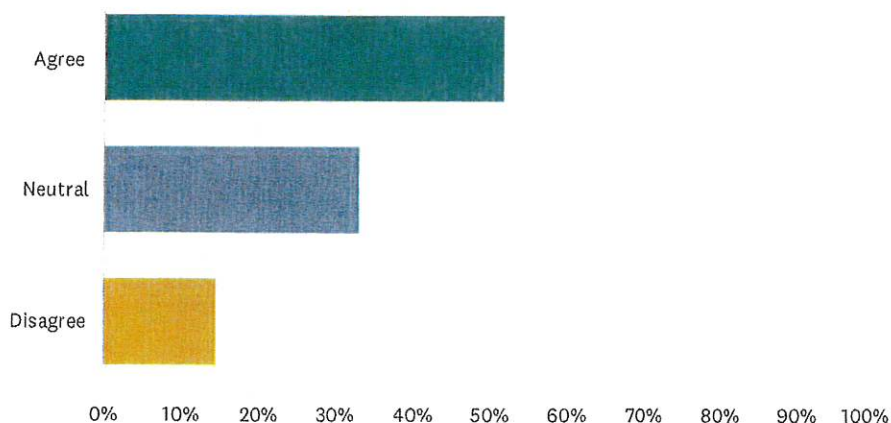
Q20 Development along US-87 should be primarily focused on highway-serving commercial uses such as gas stations and hotels, while the downtown should contain conventional shopping options.



62.79% of survey respondents agreed that highway-focused development along US-87 will help bring money and opportunity into Town. Careful effort must be made to help develop these lands so that the existing downtown does not become obsolete. Uses that focus on highway travelers should not cannibalize from the community-serving storefronts downtown.

Question 21

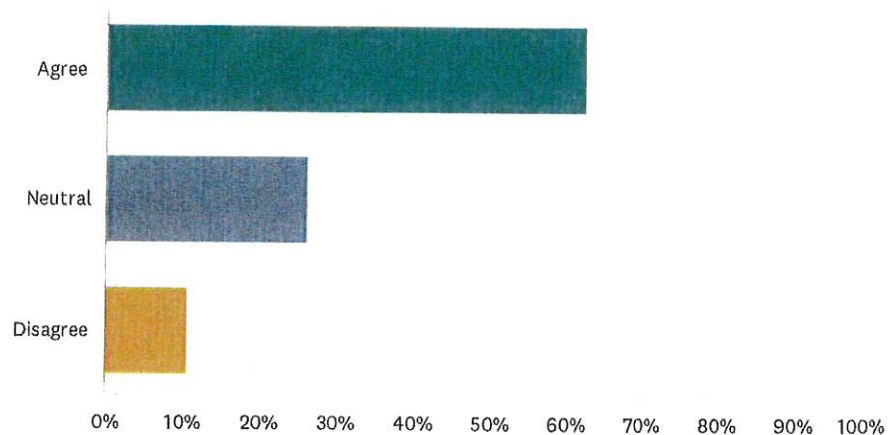
Q21 Greene's Lake Conservation Park trail needs to have waterproof safety lighting installed.



51.94% of survey respondents agreed that Greene's Lake Conservation Park trails require waterproof safety lighting. As the Curtis L. Brown Jr. Airfield and industrial park grow, the trail is anticipated to receive increased use, and safety lighting will be required to prevent future accidents.

Question 22

Q22 The Town will benefit from sidewalk expansion and should leverage developers to install sidewalks during project development, when possible, to help leverage construction costs.



62.79% of survey respondents agreed that leveraging developers to install sidewalk infrastructure is a cost-effective way to help expand the Town's multi-modal network. Requiring sidewalk development in the Town's ordinances will help build and connect the Town's network over time, with very little investment required from the public.

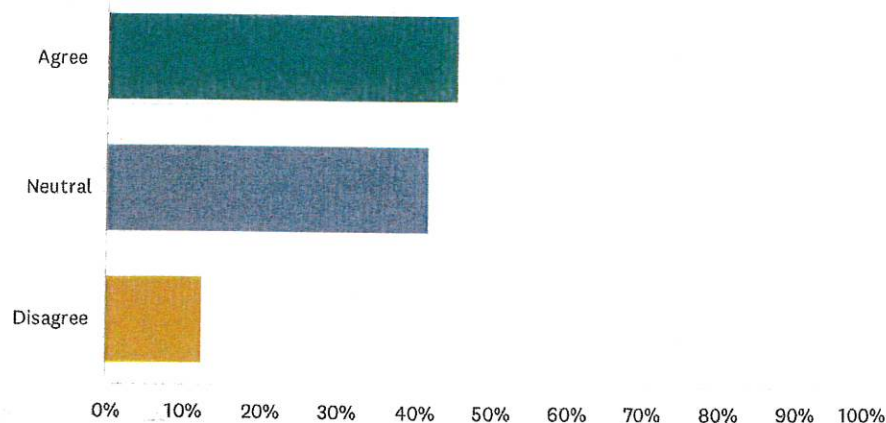
Question 23

Q23 Please include any comments or opinions you have that are not covered in the survey.

Many respondents reiterated the need for new grocery stores in Town. Additionally, others commented on the need for restaurants and big box facilities. However, responses regarding big box facilities were varied as to whether they should be in Town or not. Similarly, bypass development responses were also varied in their desire to see development occur along US-87 or not. Education and daycare opportunities were criticized by the respondents and made similar connections to economic development as previously made in this chapter.

Question 24

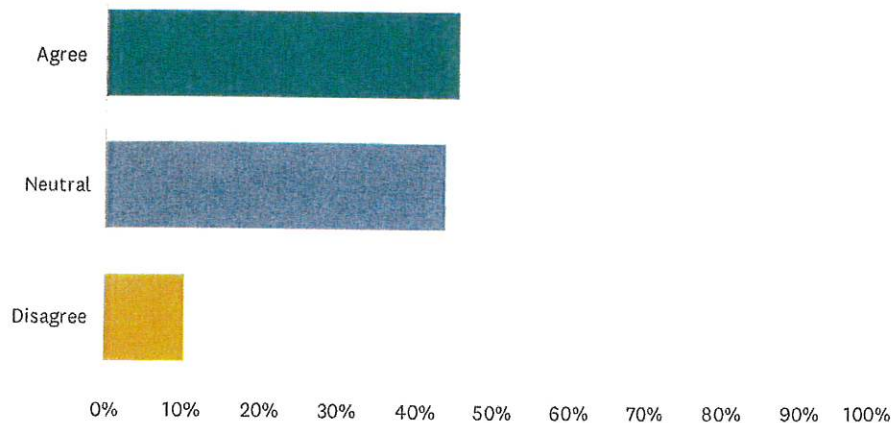
Q24 Overall, what is your level of agreement with the draft Future Land Use Map?



45.67% of respondents indicated that they agreed with the draft Future Land Use Map linked in the survey. Only 12.20% of respondents disagreed with the map, leaving 41.73% of respondents neutral towards the draft map. Technical review of the map was also undertaken by Town staff and leadership to ensure that it helps strategically guide the Town's development in a positive direction.

Question 25

Q25 What is your level of agreement on the accuracy and comprehensiveness of the future land use designations?



Similar to Question 24, the majority of respondents indicated agreement with the Future Land Use Map designations. The project team understood that the results of these questions may skew largely towards a neutral response due to the technical nature of the map and designations. This information was provided in the survey to identify any major concerns and provide transparency on the project team's behalf. It is the team's hope that with future public engagement meetings, residents will become more familiar with the Future Land Use Map designations and the technical nature of long-range planning.

Question 26

Q26 Please include any comments or opinions you have concerning the map and designations.

In addition to comments discussing specific parcels of land, the primary write-in options provided by respondents indicated the continued debate regarding commercial development along US-87 and requests for a big box facility.

Question 27

Q27 Please include any comments or opinions you have that are not covered in the survey.

Write-in responses mainly involved the pros and cons of commercial development along US-87, entertainment needs, and big box discussion. In future community meetings for the Plan, the Town can hope to share how the Plan and development standards can be used to increase commercial opportunities and maintain the small-town charm many residents love about Elizabethtown.



VISION

The Plan's Vision is an expression of Town intent and values. It is the comprehensive decision of the Town's direction, and the foundation of the Plan.

Elizabethtown will continue to foster a diverse community of individuals bonded by a shared investment in the Town. Young and old alike will be able to enjoy the culture of a charming small Town while also having access to the opportunities available in larger neighboring cities. Inside the Town, a high quality of life will continue through celebration of arts and festivals, state-of-the-art goods and services usually restricted to larger municipalities, a thriving downtown, and varied residential opportunities for all. Elizabethtown will continue to host cutting-edge industries through targeted recruitment, shovel-ready lots, airport enhancements, and continued cooperation with regional partners.



The Plan's goals determine what needs to be done to realize the established Vision. Goals represent high-level objectives that can be tracked and evaluated.

1. Invest in downtown growth to make Elizabethtown a regional destination.
2. Continue to support exceptional public services such as emergency response, utilities, and recreational opportunities.
3. Foster an innovative commercial and industrial sector that serves the needs of Elizabethtown citizens and statewide consumers.
4. Support commercial and industrial growth through strategic infrastructure investments.
5. Continue exercising fiscal responsibility that supports the citizens and businesses that call Elizabethtown home.
6. Maintain and enhance the character, diversity, and appeal of the Elizabethtown's neighborhoods.
7. Continue to support and find ways to promote education in the community from Pre-K through Community College and beyond.
8. Encourage multi-modal connectivity within the Town and to neighboring municipalities.



COMMUNITY CHARACTER IMPLEMENTATION ACTIONS

C.A.1. OUTDOOR DINING

Outdoor dining options are an attractive experience that requires little additional overhead. They provide an opportunity to enjoy the weather and passively engage with the public. These features are most successful in town centers where most of the daily action is occurring. While existing downtown infrastructure is not amenable to outdoor dining, targeting future growth to host outdoor dining is possible.

From a design perspective, it is recommended that a minimum of five feet of sidewalk be preserved for pedestrian traffic. Town staff have the opportunity to determine minimum sidewalk size required for outdoor dining and use that number when sitting down with future downtown developers. Additionally, the current zoning ordinance does not provide any direction for outdoor dining infrastructure. If outdoor dining rules are clarified in the ordinance, the process would be demystified and clear for future restaurant development.

A lack of existing infrastructure does not prevent outdoor dining either. Town staff could close off a few parking spaces in front of restaurants during town-wide events that could instead supply outdoor seating. Alternatively, downtown restaurants could apply for a temporary use permit from the Town to close off adjacent parking spaces for outdoor seating. While this temporarily shifts the seating into the right-of-way, citizens can experience outdoor dining and develop an interest in supplying more. This, in turn, helps developers justify the infrastructure improvements.

Achieves Goals: 1, 3

C.A.2. DOWNTOWN LIBATIONS

The healthy mixture of retail and services within the downtown help economic resiliency. When permitted correctly, an establishment selling libations can keep the downtown vibrant further into the afternoon. "Nightclubs, bars, lounges, breweries, and the like" are not currently permitted in the CBD district. While this regulation does prevent a raucous nightclub from ruining the carefully cultivated atmosphere of the downtown, it also prevents local gathering places like a microbrewery or tavern. Permitting these uses through a special use permit with supplemental standards can ensure that the desired use can be established in the Town core.

As its own process, special use permits are designed to mitigate any public nuisance and to address the design challenges associated with a specific use. Supplemental standards further this by specifically requiring mitigation and design elements as part of plan completeness. For example, some supplemental standards that may be required of the use would be that only bars, taverns, pubs, or the like will be allowed in the CBD district. Staff could consider additional standards such as hours of operation and noise levels. Alternatively, staff could separate out uses such as a microbrewery or tavern as their own uses within the Ordinance and permit them with supplemental standards in the CBD district in lieu of permitting "Nightclubs, bars, lounges, and the like" via a special use permit in the CBD district.

Achieves Goal: 1



C.A.3. EASTWARD DEVELOPMENT

The quality of buildings and structures often reflects the health of a downtown. Decrepit or blighted buildings are associated with unsuccessful or unsafe conditions. This in turn leads to decreased exploration and exposure to downtown retail. As the downtown footprint expands south and east, identification of underutilized or abandoned structures will be important to ensure their reuse and remediation and improve the overall aesthetics of the Town's core.

For Town staff to address these facilities, they must first conduct a comprehensive inventory of the downtown footprint and its gateways. Each underutilized and abandoned building within this project area should be logged along with owner information. Once an inventory is established, staff should then begin planning for remediation techniques and funding sources. This includes research into both the Building Reuse and Demolition grants provided by State Rural Grants and the Federal Community Development Block Grant. In addition, staff could create infill development standards that require infill development to match scale and character of surrounding buildings, while encouraging high-quality design standards. With funding sources, policies, and plans in place, staff should reach out to the property owners to discuss project intention and the recommended plan of approach.

For owners who are not amenable to building remediation or reuse and are not violating the requirements of the ordinance, Town staff could work to partner them with local institutional and non-profit groups. These groups could utilize the unoccupied/underutilized storefront window to advertise upcoming events. In turn, the buildings appear more occupied and active.

Achieves Goals: 1, 4



C.A.4. BI-ANNUAL MERCHANT EVENT

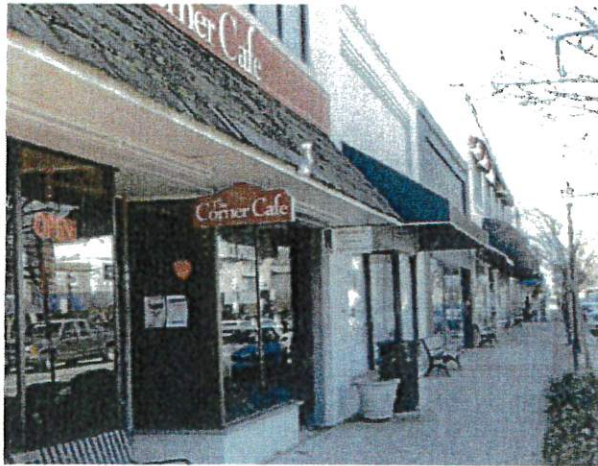
One of the first ideas that was explored during the development of this plan was the concept of internal community support. Citizens of Elizabethtown work to elevate their neighbors and local businesses. COVID-19 strained and closed many businesses since its outbreak in 2020. Elizabethtown enterprises have been no stranger to these economic strains. Conducting a bi-annual Merchant's Fair offers local businesses the opportunity to get the support and exposure of the Town. These events could occur on Friday or Saturday afternoons to get the highest amount of foot traffic in the downtown. The Elizabethtown-White Lake Area Chamber of Commerce can work with local vendors to establish promotional discounts, a shopping guide and map, and feature local artisans during these events.

Event development should begin with outreach to the Chamber of Commerce and local business organizations to gauge interest and begin visioning. Following visioning and consensus building, Town staff should engage in support services and assist in acquiring event permits and public space as needed. Event funding, while minimal, due to government and Chamber of Commerce resources, could come from local sponsors.

Achieves Goal: 1

IMPROVING ELIZABETHTOWN

ECONOMIC DEVELOPMENT IMPLEMENTATION ACTIONS



E.A.1. REGIONAL ECONOMIC DEVELOPMENT COORDINATOR

Elizabethtown's culture of small-town charm is incredibly attractive for those wishing to set down roots or retire. This culture does make workforce recruitment difficult, as most young professionals and workers look to the larger cities for employment. How does Elizabethtown get on the map to recruit new employees that would otherwise be looking to Fayetteville or Wilmington?

An economic development coordinator specializes with improving the resiliency of a region. They identify and pursue grants, work on developing economic plans, and can identify and remedy employment needs. Hiring a coordinator would allow the Town to pursue industry-specific recruitment of workforce and help fill employment needs. This individual can work to highlight the opportunities and benefits of living within the Town, helping put the Town on the map for potential residents.

Due to the cost of hiring an economic development coordinator, Town staff should approach neighboring municipalities, Bladen County leadership, and the Lumber River Council of Governments to identify opportunities to share services and consolidate costs. If adequate partnerships can be established, the new group can then work to advertise the position to the public.

Achieves Goals: 2, 3, 4, 5, 7

E.A.2. ELECTRONIC CHARGING STATIONS

As vehicles continue to transition from gasoline to electricity, it will be important for the Town to have adequate infrastructure in place for the use of electronic cars. Plug-in electric charging stations represent a parking space and an attached plug used for the charging of electric cars. Users can simply park their vehicle, plug it in, and enjoy lunch or shopping while their vehicle charges. Town staff should work to proactively install these stations within the Town to account for future needs.

Funding is the primary constraint of charging station installation. Without direct economic benefit, developers may be hesitant to install infrastructure if not required or incentivized. Additionally, the State of North Carolina does not offer any grants for this infrastructure at the time of this Plan's publication. This offers Town staff two options to provide these stations in the future. Firstly, staff can request charging station installation in return for modified development requirements made through a Planned Unit Development or Conditional District Zoning. This way, the developer provides the infrastructure at no cost to the Town. Secondly, Town staff can review the "Guide to Federal Funding, Financing, and Technical Assistance for Plug-in Electric Vehicles and Charging Stations" to identify and pursue applicable Federal grants.

Achieves Goals: 1, 2

E.A.3. ANNEXATION BENEFITS

Economic development and municipal growth are deeply intertwined. This is specifically important for municipal services, which should grow to match the growth of the municipality. Theoretically, increased growth leads to a larger tax base which, in turn, allows for expanded services such as police, fire, utilities, etc. However, annexation into municipal limits must be voluntary within the State of North Carolina. A municipality may not annex an individual's property unless the request is made by the individual. This is important because municipal services are utilized by properties that are not paying taxes for those services. For example, a parcel outside of the Town's jurisdiction will still be served by Elizabethtown's fire protection services if it were to catch aflame.

While some services such as water and sewer require annexation to be used, it is important for Town staff to minimize the use of services by those outside of the jurisdictional limits. From a marketing perspective, Town staff should itemize the benefits and services provided to juxtapose them against the low tax requirements of the town. Understanding the additional benefits of annexation may help many residential properties choose to annex in the future. Ensuring that annexation is required for all parcels utilizing water and/or sewer services will also encourage future annexation.

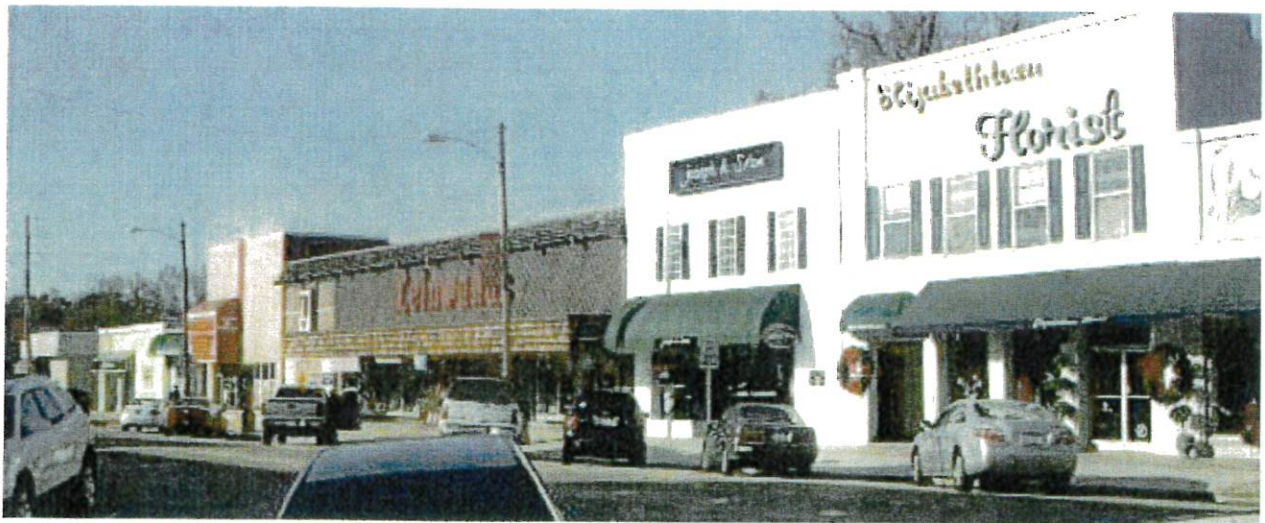
Achieves Goals: 2, 5

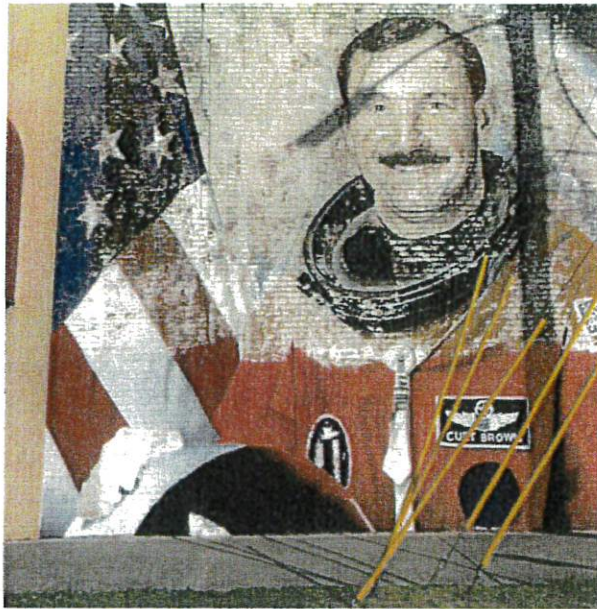
E.A.4. BUSINESS OWNER / DEVELOPER GROUP TO REVIEW ORDINANCE

As the downtown grows, balancing building design standards will continue to be important to the economic development potential of the Town. Standards can create a uniform and aesthetically pleasing experience but can also make development infeasible and not cost-effective. Town staff must make sure that the zoning ordinance is exercising enough standards to ensure beautiful developments but are not overburdening the developers with unnecessary or unachievable regulations.

Town staff should garner interest in and host a voluntary business owner and developer group review of the existing zoning ordinance. Specifically, Articles 6, 7, 8, and 10 should be analyzed for lot or building design element limitations or opportunities. Review could occur over a four-to-six-month period with each article being reviewed at a time. Town staff can facilitate these discussions and encourage thinking through an economic development frame of view to consider additional or modified ordinance requirements. After the review process, a working sheet of recommended ordinance revisions can be brought forward by Town staff to the public based on the discussions and findings of the group. Public comment can then be integrated into the working sheet by staff and then brought to Town leadership for adoption.

Achieves Goals: 1, 4





E.A.5. CURTIS L. BROWN JR. AIRFIELD ENHANCEMENTS

The Curtis L. Brown Jr. Airfield represents a strong economic driver for the Town. It not only allows for the expanded transportation of goods, but it also serves as an anchor for industrial growth in the surrounding parcels. While this airport is in good shape and is in active use, its facilities are not yet designed for larger planes. Targeted improvements to the airfield will help further open the Town up to regional trade.

The length of the runway measures around 5,000 feet. An extension of this runway by 800 feet would allow for most aircraft in America to land at the airport. Additionally, the inclusion of 80-foot hangars would allow for the storage of larger aircraft. These two improvements would greatly improve the commercial potential of the airport.

To implement these improvements, Town staff should look both locally and at the federal level. Every year, the Federal Aviation Administration (FAA) awards Airport Improvement Program Grants. These grants help fund remediation and expansion of airport facilities. In 2021, the FAA awarded \$431.8 million in grants. In addition to seeking federal grants, Town leadership should engage with businesses utilizing the airport to explore a public private partnership for the development of the airport features.

Achieves Goals: 3, 4, 5

E.A.6. PARTNERSHIP OPPORTUNITIES WITH BLADEN COUNTY SCHOOLS AND BLADEN COMMUNITY COLLEGE

Development of an educated and empowered work force creates new opportunities for residents and the Town. Higher education and specialized employment are often associated with increased wages which in turn can be spent in Elizabethtown. It is recommended that the Town identify partnership opportunities with Bladen Community College that encourage attainment of specialized education/training for Elizabethtown citizens. Bladen Community College could utilize Elizabethtown public facilities (such as the Town's parks) to showcase academic opportunities and give citizens a chance to speak with employees in specialized fields. The Town could also provide direct shadowing opportunities for various career paths associated with the school curriculum including office administration, information technology, and criminal justice technology. These partnership examples demonstrate how, with little investment, the Town can utilize its staff and facilities to help advertise the benefits of higher education.

Furthermore, education encouragement begins with Bladen County Schools. The promotion of Bladen Early College High School, a program dedicated to offering educational opportunities for high school age residents of Elizabethtown, through County Schools will undoubtedly work to achieve higher educational outcomes. These outcomes include, but are not limited to, certificates, diplomas, and/or degree at the college level. Elizabethtown staff have the opportunity to work closely with both Bladen County Schools and Bladen County Community College to develop a strong informational program to garner interest among students in the grades 7-12 in the accelerated program. The Town can distribute promotional materials annually along with utility bills and could help develop a curriculum that connects the Early College High School program directly into Bladen Community College programs with built-in shadowing opportunities described in the previous paragraph. Through encouraging the development of practical and profitable skills through these programs, the Town helps foster an increasingly educated and valuable workforce.

Achieves Goal: 1, 3, 7

E.A.7. CHAMBER OF COMMERCE CAREER EXPOS AND NETWORKING EVENTS

Developing strong ties to and between the Elizabethtown-White Lake Area Chamber of Commerce will assist individuals in the community in the employment search efforts. The Chamber of Commerce can aid in promoting new industry and innovation at the various industrial sites in the Elizabethtown area alone. Elizabethtown could also explore a partnership with the Elizabethtown-White Lake Area Chamber of Commerce to conduct an annual career open house that will provide grades K-12 an opportunity to be exposed to the numerous careers and fields within the region. The previously recommended partnerships with the regional school networks could also participate in the expo and provide a clear career path for the various industries in the region.



Similarly, career and educational opportunities can be promoted in Elizabethtown through quarterly-networking events hosted in cooperation with The Chamber of Commerce. These networking events can provide citizens with an opportunity to learn, engage, and build relationships with other professionals in the area. This type of event can be hosted in any casual setting, whether it be a public space or a local restaurant of choice. In doing so, downtown businesses can enjoy increased attention while continuing education events are promoted by the Town. Resident exposure to existing and emerging career opportunities is an important component of education. Elizabethtown can encourage this exposure and pursuit of higher education simply through the development, hosting, and/or supporting of networking events or career expos.

Achieves Goal: 1, 3, 7

LAND USE IMPLEMENTATION ACTIONS

L.A.1. BLADEN COUNTY HOSPITAL EXPANSION

The Bladen County Hospital represents an amazing healthcare resource within the Town's limits. In addition to providing emergency care for Elizabethtown citizens, the facility also serves as a large employer. Due to the facility's local and regional presence, Town staff should work to ensure that the facility is capable of future expansion. Elizabethtown's zoning map depicts parcels south of the hospital along E. McKay Street as being zoned for Office and Institutional. This zoning district is compatible with hospital facilities and additional growth could occur in that location.

Town staff should meet with Bladen County Hospital leadership to discuss future growth and development limitations. It will be important for staff to note if there are significant difficulties associated with a large Office and Institutional use near the heart of the downtown. Additionally, understanding the hospital's future roadmap will allow staff to better understand future land use opportunities and challenges. It is recommended that staff engage business and property owners to engage in a bi-weekly meeting schedule to review the relevant chapters of the Zoning Ordinance to understand the challenges that they face with development success. Following this meeting series, Town staff and leadership should convene to discuss what relevant ordinance sections are causing the largest issues for the development community and determine what intervention is needed.

Achieves Goal: 4, 7

L.A.2. BYPASS COMMERCIAL ZONING DISTRICT EVALUATION

The Bypass Commercial Zoning district was established to allow for commercial developments along the US 87 Bypass without pulling development away from the downtown. While this zoning district successfully preserved the downtown as a commercial hub, it has limited development opportunity along the bypass.

It is recommended that Town staff reexamine the Bypass Commercial zoning district Use Table within the Zoning Ordinance to identify commercial uses that would complement the district. Goods and services catering to regional travelers and through traffic would be the most secure to permit. These uses and subsequent structures should be complementary in design and scale to existing businesses. Lodging, gas stations, and similar uses would not draw attention away from the specialty goods and services provided downtown. Big-box developments, like Walmart or similar stores, should still be avoided, as they would change the character of the zoning district. Development along this corridor is inevitable given the presence of infrastructure and the available zoning district. It is appealing to new businesses as they can witness the number of cars that go through the area. Town staff may consider creating an additional overlay district specific to the Bypass Commercial zoning district that further allows for design standards regarding size, scale, and some aspects of design. By reexamining and establishing acceptable uses and design standards, the Town ensures the preservation of the character of the area.

Achieves Goals: 3, 4, 5

L.A.3. DILAPIDATED HOME DEMOLITION

Having attractive housing is an important element in the growth of a municipality. When unaddressed, non-compliant housing can dissuade future residents and businesses from moving into Town. Approximately 75 to 100 homes within the Town have been determined to not meet minimum housing requirements. Demolition for these homes has been planned and prioritized based on previous actions by the Town. Continued adherence to the demolition priority list and faithful evaluation of residential housing stock will help clear land and provide opportunities for future code-compliant and attractive

housing. Simultaneously, it is recommended that Town staff work to develop infill development standards to ensure that future development is consistent with the scale and character of surrounding homes.

Achieves Goals: 2, 6



L.A.4. WORKFORCE HOUSING & STARTER HOMES

Support of housing diversity allows for new residents to set roots and become invested in the Town. Encouragement of starter homes can allow for young families to join the community and become future stewards of Elizabethtown. Similarly, workforce housing (housing affordable to households earning between 60 and 120 percent of the area median income) allows for those working in Elizabethtown to affordably live there as well. The North Carolina Neighborhood Revitalization Program assists communities in the development of affordable, energy-efficient housing and mixed-use developments. It is recommended that Town staff explore the utilization of this grant to assist in the reuse of lands to establish additionally housing diversity within the Town.

Achieves Goals: 5, 6, 7

L.A.5. DOWNTOWN MIXED USE

Residential mixed use (dwellings located above storefronts) can be a viable way to enhance downtown. It provides additional housing options where second floors are underutilized, establishes a culture of livability and permanency downtown, and can help enhance existing and future commercial viability.

The Town's Zoning Ordinance allows "Dwelling, over a business" in the C-1, C-2, and CBD districts with approval of a special use permit and achievement of supplemental standards. Potential developers of this type of residential unit are already facing challenges of ensuring old infrastructure meets conventional housing code. To require an additional undertaking of a quasi-judicial process may dissuade potential development in the future. It is recommended that Town staff and leadership work to address the potential concerns of mixed-use residential in the downtown, and amend the Zoning Ordinance to regulate those concerns through supplemental standards. In turn, "Dwelling, over a business" could be amended to be allowed as a permitted use with supplemental standards to help ease the regulatory requirements to develop the use.

Additionally, Town staff should work with downtown property owners to assess the existing two-story facilities in the downtown to understand why they can or cannot be utilized for residential purposes. There may also be opportunities to assess industrial facilities for re-use as residential apartments. If viable industrial properties exist, identification Zoning Ordinance barriers for reuse should be investigated and addressed.

Achieves Goals: 1, 6, 8



PARKS AND RECREATION IMPLEMENTATION ACTIONS

P.A.1 BICYCLE TRAILS

Interconnection of parks and recreation resources between municipalities can create regional amenities that are more than the sum of their parts. The Town of Elizabethtown and the Town of White Lake have enjoyed a strong working relationship over the years and are committed to their shared success. Both municipalities have invested in bicycle amenities for their citizens; Elizabethtown has the Brown's Creek Bicycle Trail and White Lake has worked to establish a multi-purpose trail around White Lake. Integration of the two municipalities bicycle network, as well as marketing the two Towns as the regional destination for bicyclists, will increase ridership and amenity awareness.



Town staff must diligently work to continue planning for and implementing the Elizabethtown Bike Plan adopted in 2015. The document outlines the planned bicycle infrastructure improvements, notably linking the Brown's Creek Bicycle Trail to US 701 towards White Lake. New bridge infrastructure may also include provisions for bicycle facilities, making this plan element even more feasible. Various other improvements identified in the plan will truly make the Town fully navigable by bike. Staff must also identify funding sources for the outlined improvements, including federal programs such as Safe Routes to School and State grants such as Community Development Block Grant funding. Additional funding sources are noted in the 2015 plan but will require further analysis of viability due to the plan's age.

Achieves Goals: 1, 2, 8

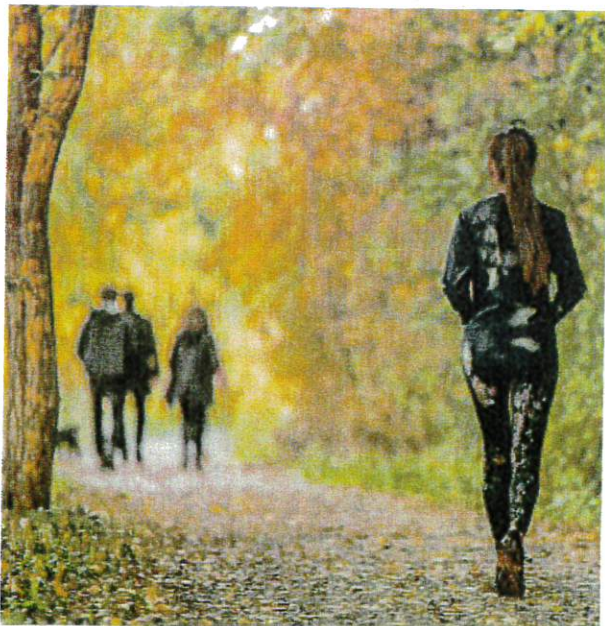
P.A.2. PARKS AND RECREATION WEBSITE

Town leadership and citizens have consistently spoken highly of the amenities and facilities provided by the Town. One of the few limitations observed for the Town's parks and recreation services was awareness about park facilities, programs, and events. There are several ways to market the Town's park amenities and programs. The simplest intervention is to update the Parks and Recreation Department webpage on the Town's website.

The current webpage is considerable light in information, listing seven parks and providing links for park reservations and sign applications. The following improvements could be made to the webpage to help citizens and visitors understand the full suite of amenities provided by the Town:

- Hyperlink every park to its own webpage that includes the park address, its features and facilities, pictures, and upcoming events.
- Include a master calendar of community events and their locations.
- Feature future greenway/trail plans and projects.
- Overhauling the department website creates a clearer understanding of the Town's facilities and can help visitors navigate the Town.

Achieves Goal: 2



P.A.3. GREENE'S LAKE CONSERVATION PARK TRAIL LIGHTING

Greene's Lake is a large aquatic amenity southeast of the Town near the Curtis L. Brown Jr. airfield. The availability of a free hiking trail within the Town offers citizens and visitors an accessible opportunity for active recreation within the municipal limits. During existing conditions assessment, it was identified that a barrier to utilizing the trail was the lack of safety lighting.

Lighting additions to the trails could also be supported through a partnership with the Cape Fear Vineyard and Winery. It is recommended that solar and LED options be explored to balance maintenance needs with installation costs. Lighting should also be located at a significant elevation to avoid damages from flooding events.

Achieves Goal: 2

TRANSPORTATION IMPLEMENTATION ACTIONS

T.A.1. SIDEWALK INFRASTRUCTURE INVESTMENTS

Pedestrian infrastructure is an important element in a municipal transportation network. For those who do not or cannot use an automobile or bicycle, the presence or lack of infrastructure dictates where they can go within Town. While the overarching goal is for the Town to address the gaps in the existing network, specific locations have been identified for expedited sidewalk construction due to their importance.

Martin Luther King Jr. (M.L.K.) Drive and Peanut Road represent two major corridors into Elizabethtown's downtown. Unfortunately, these roads do not have sufficient pedestrian infrastructure to connect the Town's southern residential properties to municipal services in the Town core. It is recommended that Town staff design and construct sidewalk infrastructure along M.L.K Drive from McDowell Road to the existing sidewalk near the Paul R. Brown Leadership Academy. It is also recommended that staff design and construct sidewalk along Peanut Road from Richardson Street to the Walmart shopping center.

It must be noted that both M.L.K. Drive and Peanut Road are owned and maintained by the North Carolina Department of Transportation (NCDOT). Therefore, Town staff must work with local NCDOT representatives to identify actions required to prioritize sidewalk infrastructure along these routes.

Achieves Goals: 2, 6, 8

T.A.2. WHITE LAKE TROLLEY

The Town of White Lake utilizes a trolley for public transportation around the municipality. This automobile provides a novel way to navigate the Town and creates a memorable experience for its riders. The strong relationship between Elizabethtown and White Lake opens up the opportunity to share resources and costs of amenities. During seasonal events and programs, Town leadership could work with the Town of White Lake to rent the trolley and help leverage operational costs. In turn, the trolley could help boost event attendance and participation.

Achieves Goals: 1, 2, 5, 8

T.A.3. AVIATION PARKWAY EXTENSION

The Elizabethtown Industrial Park is the budding industrial hub of Elizabethtown. Its proximity to the Curtis L. Brown Jr. Field and US 87 makes it the prime location for future industries migrating to the Town. The park is currently served by two access points onto Ben Greene Industrial Park Road via Vineyard Drive and Executive Drive. This establishes a singular entrance into the park via Ben Greene Industrial Park Road. Development of a secondary entrance into the Industrial Park will help ensure allocation of infrastructure and increase the development potential of land within the park.

Right-of-way has been dedicated from the intersection of Aviation Parkway and Executive Drive to Mercer Mill Brown Marsh Road to the west of the park. Prioritization of this infrastructure would also allow for a secondary access onto US 87. While ownership of the parcels in which this access would navigate through is under private ownership, the dedicated land is already under Town ownership and ready to develop. Budgeting and development of this roadway connection is an economic development necessity and thus should be highly prioritized by Town staff and leadership.

Achieves Goals: 3, 4, 5

T.A.4. SIDEWALK DEVELOPMENT REQUIREMENTS

It was previously noted that the existing sidewalk network of the Town remains fractured. Strategically identifying and remedying these gaps can be an expensive endeavor that strains Town resources. While gap identification is often an important and necessary exercise, leveraging infrastructure improvements as part of future development is another way to continue to round out and complete the sidewalk network.

Development ordinances may require the establishment of sidewalk infrastructure along the frontage of new developments or if significant remodeling occurs on an existing site. This requirement may be reserved based on the use (i.e. residential subdivisions, commercial offices, or non-commercial uses) or can be required within a specific zoning district such as the Broad Street Preservation Overlay district (BSP-O). As the Town of Elizabethtown is committed to balancing high-quality development and development feasibility, it is recommended that ordinance be reviewed for the requirement of sidewalk development as a zoning district specific provision. Evaluating the Broad Street Preservation Overlay district (BSP-O), the Central Business District (CBD), and the General Commercial District (C-2) for sidewalk frontage requirements would help ensure a walkable Town core is developed. This will help keep Town funds reserved for future gap identification, targeted remediations, and strategic network expansion plans.

Achieves Goals: 2, 5, 8

T.A.5. ADA TRANSITION PLAN

Under §35-150 of the ADA Title II Regulations, municipalities with 50 or more employees must establish an ADA Transition Plan. The general purpose of this plan is to ensure that all citizens have access to municipal facilities, programs, activities and services. This plan focuses on the architectural and physical barriers to access.

Town evaluation found barriers existing within Town infrastructure. These barriers could be incorrectly constructed curb ramps, grading issues within parking lots, or even bathroom facility features within Town buildings. The ADA Transition Plan is designed to identify these deficiencies and establish a schedule and budget for remediation. While this plan is federally required, the State of North Carolina Department of Justice has

been evaluating and enforcing municipalities on their completion of the document. The Town should begin development of its ADA Transition Plan immediately, or otherwise risk lose funding from the State.

Achieves Goals: 1, 2, 5, 8

T.A.6. DOWNTOWN PARKING STUDY

Downtown parking was raised as a concern during the development of this plan. It was believed that there is a lack of parking available in Elizabethtown's downtown. While this perception may be shared by many in the Town, quantitative analysis should be employed to identify if parking is a perceived or actual issue. A parking study would also give the Town the data needed to see the amount of existing parking used as well as how much parking could be devoted to shared parking efforts for future businesses. Development of additional parking based on qualitative feedback may risk the unnecessary use of lands that could otherwise be developed into economic drivers and amenities for the Town's core. Quantitative feedback is needed to confirm where, if any, there is an excess or shortage of parking within the Downtown area. It is recommended that the Town consult with a firm that specializes in parking analysis to determine what parking interventions would be required for the Town.

Achieves Goals: 1, 2, 4, 5

T.A.7. WAYFINDING SUITE

Another possible reason that parking may be perceived as an issue is the familiarity with the locations of existing off-street public parking. A sign wayfinding system could point travelers in the direction of not just free or public parking lots, but also of other features downtown like the library, Town hall, or the police station. Similarly done in other municipalities, this can be as complex as a blue "P" on a sign to note public parking lot locations to a larger wayfinding sign with several locations and arrows highlighted. Wayfinding packages not only help dissolve the illusion of parking deficiency, but also create a welcoming experience for Town visitors.

Achieves Goals: 1, 2, 4, 5

DOWNTOWN TRUCKS

Broad street, otherwise known as Business N.C. HWY 87 and N.C. HWY 41, serves as the primary artery of Elizabethtown. The road cuts through downtown and is essentially for east/west traffic. The route's importance means that any difficulties facing the roadway are magnified for the Town. Specifically, logistics and trucking companies utilizing the road contribute to increased congestion and emissions that can make downtown navigation difficult for all modes of transportation.

Regional trucking routes may utilize Broad Street as an interchange from US 701 to US 87 or visa-versa. As Broad Street is owned and maintained by the North Carolina Department of Transportation, Town staff are not able to enforce the restrictions of truck traffic along Broad Street. However, Town staff have the capability to reach out to GPS companies utilized by the trucking industry to request to prioritize alternative routes around the downtown. Of the most popular navigation companies, three allow for mapping recommendations:

SmartTruckRoute

Requested modification will require a shapefile, google map, pdf, GPS coordinates, etc. of route change. Customer service number is 786-445-0822 and the email is help@smarttruckroute.com.

Truckbook

Contact Fardeen@truckbook.us with mapping edits, preferred/alternative routes, etc.

TruckMap

Crowd-sourced mapping application. Staff can utilize the application to show routes they do not want trucks to use.

Achieves Goals: 1, 5

UTILITIES IMPLEMENTATION ACTIONS

U.A.1. ELIZABETHTOWN INDUSTRIAL PARK ENHANCEMENTS

Adequate utility infrastructure is the lifeblood of a Town. Industries cannot flourish without having the proper resources in place. In order for the Elizabethtown Industrial Park to host future industries, the Town must ensure that adequate water, sewer, and natural gas are supplied to the park. These improvements should be prioritized by Town staff to ensure that the Town is able to attract the most innovative and beneficial industries.

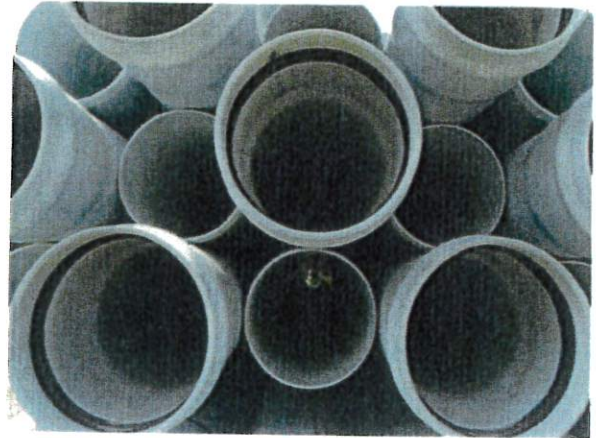
Funding for these improvements may be budgeted through a Capital Improvement Plan (CIP) where the work is internally funded by the Town. Project development utilizing these funds would most likely lead to the fastest improvement of infrastructure. Town staff must consider the financial impact that CIP funding dedication would have on other necessary and viable projects within the Town in order to ensure a planned and strategic project schedule.



Alternatively, the Town may seek grant funding to achieve these improvements. The North Carolina Economic Infrastructure Program provides funding for economic development projects including water/sewer improvements and natural gas line extensions. Elizabethtown may also be eligible for funds pulled from the State's Utility Account which is designed to assist Development Tier 1 communities in North Carolina.

The Golden LEAF Foundation's Site Program is yet another grant program that may be able to assist with infrastructure extension to the industrial park. These funding sources could help assist the Town where financial constraints currently limit utility extension; however, the application process and likelihood of funding must also be considered by Town staff.

Achieves Goals: 2, 3, 4



U.A.2. UNDERGROUND CONDUITS

Locating utilities underground provides a more pleasing aesthetic for the Town and protects infrastructure against damage caused by weather or accidents. Streetscape improvements, such as widening or remediation, can provide an opportunity to install utility conduits (protective piping) underground along the utility easements of right-of-ways. While the utility installation along these projects may not align with current utility expansion plans, conduit installation allows for an affordable and seamless underground installation when ready. It is recommended that Town staff develop policy which triggers the installation of conduits during roadway projects within the Town. Conduit installation usually does not require grant funding due to the low cost of the process, particularly when earthwork is being undertaken along the right-of-way already. Due to the nature of right-of-way ownership Town leadership must also work closely with North Carolina Department of Transportation representatives to understand project schedules and installation feasibility.

Achieves Goals: 2, 4, 5

U.A.3. CATALOG TOWN ASSETS VIA GIS

Infrastructure assets, such as waterlines, are important data for a Town to manage. From a maintenance perspective, understanding the locations, age, and quality of infrastructure helps maintain accurate remediation and inspection schedules. From a planning perspective, understanding these same features helps inform the future investments into the existing network. Geographic Information Systems (GIS) can be used to maintain infrastructure data by identifying the location and attributes of network elements. Some features that are generally managed this way are:

- Water lines, lift stations, etc.
- Sewer lines, pump stations, etc.
- Natural gas lines
- Sidewalks, crosswalks, etc.
- Future utility conduits (as mentioned in the previous implementation item)
- Bicycle infrastructure
- Greenways and trails

While Elizabethtown is supported by Bladen County GIS services, having an employee that can manage the local infrastructure assets can provide Town departments with accurate data for future maintenance and planning. It is recommended that the Town explore hiring an entry level GIS technician to manage the Town's GIS data, coordinate with Bladen County GIS staff, identify infrastructure that requires data collection, and support Town departments as required.

Achieves Goals: 2, 4, 5



FUTURE LAND USE

Rural Residential

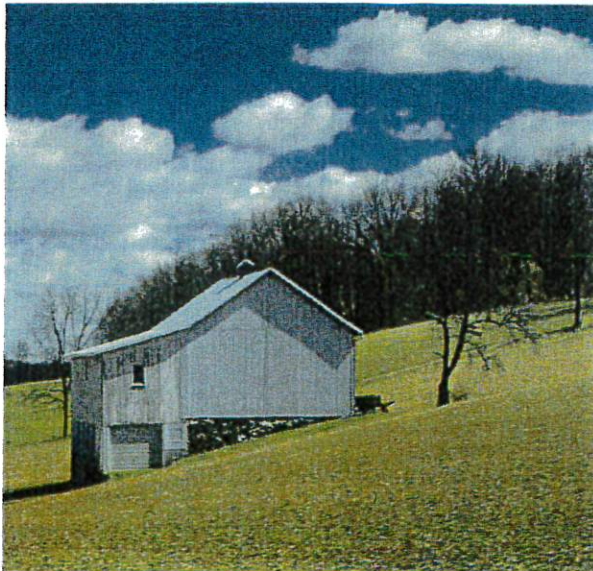
Rural residential uses are generally located outside of the Town core or in locations of specific agricultural or environmental significance. These lands are intended for very low-density development, such as large lot detached single family homes, or are otherwise utilized for agricultural production or open space. Uses within the Rural Residential district do not contain small lot residential subdivisions or commercial development as they are intended to limit urban sprawl. Institutional uses, such as places of worship and parks, may be considered appropriate within this district.

Preferred Uses

- Detached single family homes on large lots
- Agricultural enterprises
- Open space and parks

Considerations

- Uses adjacent to Rural Residential lands must be evaluated for potential negative impacts such as factory emissions.
- The development of land designated as Rural Residential for uses normally reserved for other future land use designations must be carefully considered so that these lands may remain preserved.



Suburban Residential

Suburban Residential uses are generally located near the Town core, but still require the use of an automobile for travel. Residential uses within this designation are commonly attached or detached single family residences provided on medium to small lots, usually within a subdivision or similar grouped development. Multi-family residential uses are not common within this designation but townhomes may be appropriate when in proximity to similar existing uses or otherwise necessitated. Institutional uses such as parks, places of worship, and schools are appropriate within this designation.

Preferred Uses

- Detached single family homes in subdivision developments with medium-sized lots
- Attached single family homes

Considerations

- Future subdivision development should work to develop a Town-wide park and trail network that connects existing and future subdivision developments.
- Parks and schools developed within and around this future land use designation should be designed to be centrally located and accessible to surrounding Suburban Residential uses.
- Sprawling and/or isolated subdivision developments should be avoided to reduce the strain on the Town's utility and roadway networks.

Urban Residential

Urban Residential uses are commonly located near the Town core. Uses include multi-family residential developments, townhomes, and small lot subdivisions. These uses are commonly walkable to goods and services near the downtown. Multi-modal infrastructure and connection to the Town's existing transportation network is an important component of Urban Residential uses. Park development as a component of residential design is considered appropriate.

Preferred Uses

- Detached single family homes in subdivision developments with medium-sized lots
- Attached single family homes
- Townhomes
- Multi-family residential complexes



Considerations

- Sidewalk and bicycle infrastructure should be a key consideration of residential design.
- Workforce housing (housing affordable to households earning between 60 and 120 percent of area median income) is encouraged when possible.
- Parking should be located away from the street right-of-way to maintain an aesthetic appearance.

Local Commercial

Local Commercial uses are meant to serve the daily needs of the citizens of Elizabethtown. These uses can include restaurants, retail and professional services, offices, and institutional uses. These land uses are generally located away from the regional highway interchanges and are intended to be a logical extension of the Town Center land use.

Preferred Uses

- Retail and professional services
- Restaurants
- Office and Institutional uses

Key Considerations

- Infill development should be prioritized over construction on undeveloped land to leverage the existing infrastructure and footprint of the Town.
- Reuse of existing facilities, including residential structures, should be considered where practical to reduce sprawl.
- Multi-modal connectivity to Urban Residential and Suburban Residential uses will help develop the Town's transportation network and reduce automobile congestion.
- Parking facilities should be shared where appropriate to reduce the number of turn-ins on the Town's road network.



Town Center

Town Center uses represent Elizabethtown's downtown. A healthy mixture of commercial, office, and institutional uses are important to the resiliency of the Town. Prioritization of infill development and occupancy will keep the downtown culture consistent and walkable. Restaurant, retail, professional services, and institutional amenities such as parks will encourage the exploration of the Town core. Residential uses, whether above or behind storefronts, may also be appropriate and would further boost the vibrancy of the Town. As much of the multi-modal transportation infrastructure is already in place within the Town Center use, additional investments could be made for plazas and pocket parks.

Preferred Uses

- Retail and professional services
- Local restaurants
- Office and institutional uses
- Mixed-use residential apartments



Key Considerations

- Specialty retail and local restaurants should be specifically encouraged and engaged by the Town. Large chains and other standardized services may be better located within the Highway Commercial district.
- Parking should be located behind Town Center facilities where possible and remote public parking should be encouraged.
- New developments should match the character and size of existing structures in the downtown.
- Any gaps within the multi-modal transportation network should be prioritized and connections to surrounding Urban Residential uses should follow.

Highway Commercial

Highway Commercial uses are intended to leverage their location along US 87 to serve regional travelers. Appropriate uses include automobile-serving commercial establishments and lodging accommodations. This use is designed to have little overlap with Local Commercial uses to maintain the distinct identity and character of the Town while serving the needs of those traveling through Elizabethtown. Offices, institutional uses, and light manufacturing facilities are also appropriate when located away from interchanges so that commercial uses are prioritized.

Preferred Uses

- Gas stations
- Office and institutional uses
- Hotels and motels
- Light manufacturing and tech/flex facilities
- Large chain restaurants

Key Considerations

- Despite being located away from the Town core, Highway Commercial uses should reflect the same design standards as more centralized Town uses to reflect the same character identity.
- Use overlap with Local Commercial designations should be carefully considered to ensure that the downtown continues to receive visitors and thrives.

Manufacturing and Industrial

Manufacturing and Industrial uses are intended to represent the large employers and producers within the Town. These uses may often have associated nuisances, and thus are located away from residential uses and the Town core to the maximum extent possible. Industrial parks and the airport are ideal locations for future Manufacturing and Industrial uses, as they are designed to optimize the infrastructure and access required from associated uses. Large scale commercial operations, such as a corporate park, and warehousing may also be appropriate within this future land use designation.

Preferred Uses

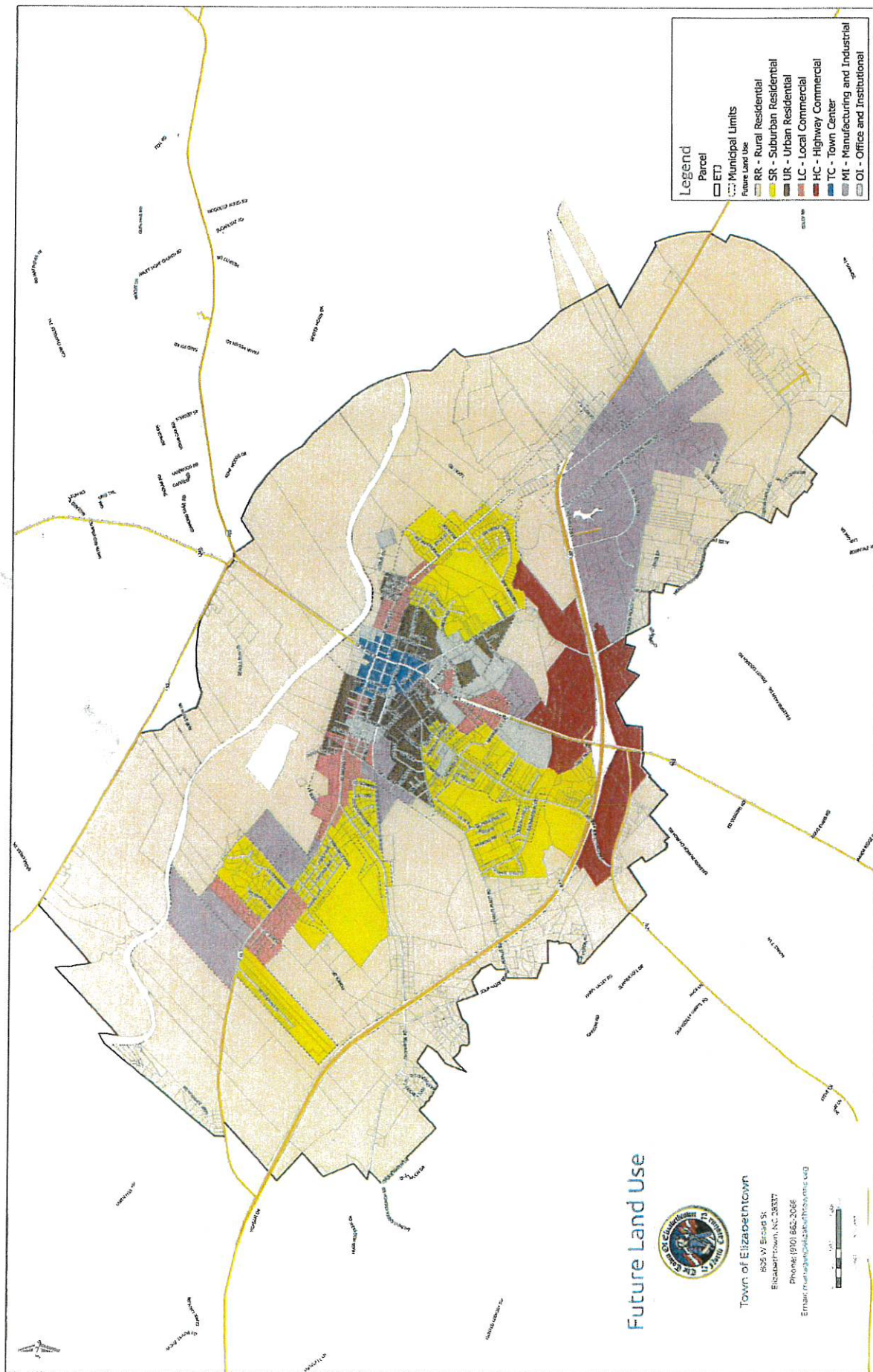
- Manufacturing
- Warehousing
- Distribution and logistics operations

Key Considerations

- Development within industrial parks is ideal due to shared infrastructure and the limitation of truck turns.
- Infrastructure development is crucial to the capacity for Manufacturing and Industrial use development.
- Bufferyards, screening, and other similar design standards are required between Industrial and non-residential uses but are most important between industrial and single family residential uses.



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Elizabethtown Implementation Action Summary

Topic	Code	Action	Goal Achievement	Agency	Timeframe
Community Character	CA.1	Identify locations for downtown outdoor seating and ensure development of seating can occur by-right. Encourage temporary closure of parking facilities for outdoor dining.	1, 3	TS	Medium (3-5 years)
Community Character	CA.2	Allow "Nightclubs, bars, lounges, and the like" with a special use permit and supplemental standards in the CBD district or specify microbrewery/tavern uses that could be permitted in the CBD district.	1	TS	Short (0-2 years)
Community Character	CA.3	Identify buildings east of N. Poplar Street downtown that require remediation and explore use of State Rural Grants and Federal Community Development Block Grant funds to assist reuse.	1, 4	TS, CC	Medium (3-5 years)
Community Character	CA.4	Host bi-annual Merchant Celebration event occurring Friday/Saturday evenings.	1	TS, CC	Medium (3-5 years)
Economic Development	EA.1	Partner with County and regional neighbors to explore hiring of regional economic development coordinator and recruiter.	2, 3, 4, 5, 7	TS, RP	Long (6+ years)
Economic Development	EA.2	Install electronic charging stations downtown.	1, 2	TS, CC	Medium (3-5 years)
Economic Development	EA.3	Market the difference of tax increase to additional services provided by the Town to encourage voluntary annexation.	2, 5	TS	Short (0-2 years)
Economic Development	EA.4	Develop voluntary business owner group to review development requirements within Town to identify barriers for development and additional design standards that could be implemented.	1, 4	TS	Short (0-2 years)
Economic Development	EA.5	Curtis L. Brown Jr. Airfield runway and hangar enhancements.	3, 4, 5	TS	Long (6+ years)
Economic Development	EA.6	Identify Partnership Opportunities with Bladen County Schools and Bladen Community College	1, 3, 7	TS, BCS, BCC	Short (0-2 years)
Economic Development	EA.7	Update Town's Parks and Recreation webpage to include a calendar of upcoming events and fully showcase Town's park facilities.	1, 3, 7	TS, CC	Short (0-2 years)
Land Use	LA.1	Work with Bladen County Hospital leadership to understand expansion needs and constraints.	4, 7	TS	Medium (3-5 years)
Land Use	LA.2	Review and amend the Zoning Ordinance to ensure that lands within the B-C District are developable but do not cannibalize traffic to Elizabethtown's downtown.	3, 4, 5	TS	Short (0-2 years)
Land Use	LA.3	Continue demolish of dilapidated homes within the Town's jurisdiction to encourage new, code-compliant residential housing. Work to establish infill development standards for the Town.	2, 6	TS	Ongoing
Land Use	LA.4	Explore promotion of workforce housing and starter homes.	5, 6, 7	TS	Ongoing
Land Use	LA.5	Enhance the feasibility of mixed-use residential in the downtown.	1, 6, 8	TS	Short (0-2 years)
Parks and Recreation	PA.1	Explore partnership with White Lake, NC to connect existing bicycle infrastructure to the Brown's Creek Bicycle Park and Beyond.	1, 2, 8	TS, RP	Long (6+ years)
Parks and Recreation	PA.2	Update Town's Parks and Recreation webpage to include a calendar of upcoming events and fully showcase Town's park facilities.	2	TS	Short (0-2 years)
Parks and Recreation	PA.3	Install waterproof safety lighting along Greene's Lake Conservation Park.	2	TS	Medium (3-5 years)
Transportation	TA.1	Martin Luther King Drive and Peanut Road sidewalk investments.	2, 6, 8	TS	Short (0-2 years)
Transportation	TA.2	Explore partnership with White Lake, NC to rent the Town's Trolley for Elizabethtown events.	1, 2, 5, 8	TS, RP	Short (0-2 years)
Transportation	TA.3	Develop roadway between Aviation Parkway and Mercer Mill Brown Marsh Road.	3, 4, 5	TS	Medium (3-5 years)
Transportation	TA.4	Amend Zoning Ordinance to require sidewalk development along the frontage of any new, redeveloped, or expanded residential subdivision, multi-family residential development, and commercial project.	2, 5, 8	TS	Short (0-2 years)
Transportation	TA.5	Conduct ADA Transition plan to identify access barriers within Town and meet the federal requirement of having a plan.	1, 2, 5, 8	CO	Short (0-2 years)
Transportation	TA.6	Conduct parking study of downtown to determine existing and future parking needs as well as recommended locations for future parking.	1, 2, 4, 5	CO	Medium (3-5 years)
Transportation	TA.7	Develop a Wayfinding Suite	1, 2, 4, 5	CO	Medium (3-5 years)
Transportation	TA.8	Identify Truck companies utilizing Broad Street for through trips and work with logistic companies and their GPS supplier to reroute trucks more efficiently.	1, 5	TS	Short (0-2 years)
Utilities	UA.1	Elizabethtown Industrial Park utility enhancements.	2, 3, 4	TS	Short (0-2 years)
Utilities	UA.2	Ensure that all future streetscape improvements also coordinate with utility providers to install underground utilities and conduits when possible.	2, 4, 5	TS, NCDOT	Ongoing
Utilities	UA.3	Hire technician to catalog and manage Town assets via GIS.	2, 4, 5	TS	Ongoing

Agency Responsibilities: TS = Town Staff, CC = Chamber of Commerce, RP = Regional Partners, BCS = Bladen County Schools, BCC = Bladen Community College, CO = Consultants, NCDOT = North Carolina Department of Transportation

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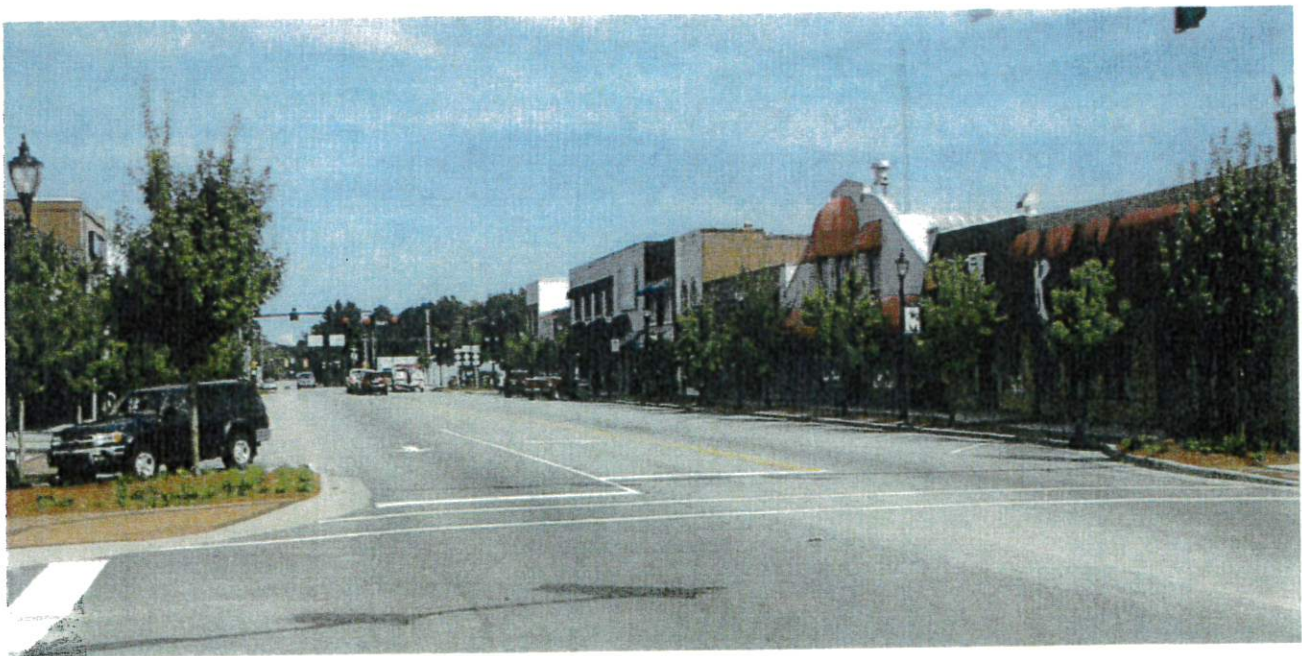
VISION AND GOALS RECAP

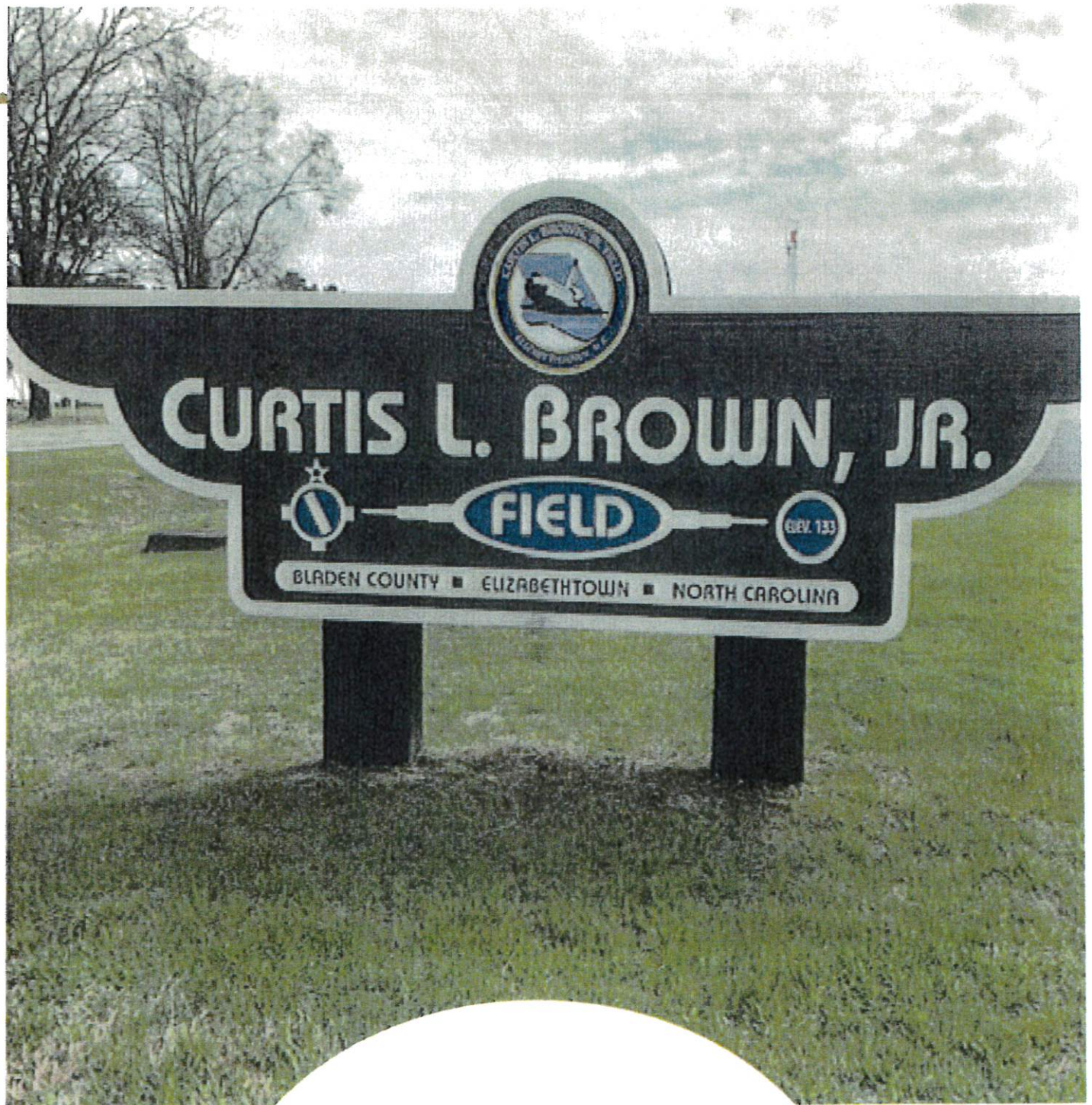
Elizabethtown will continue to foster a diverse community of individuals bonded by a shared investment in the Town. Young and old alike will be able to enjoy the culture of a charming small Town while also having access to the opportunities available in larger neighboring cities. Inside the Town, a high quality of life will continue through celebration of arts and festivals, state-of-the-art goods and services usually restricted to larger municipalities,

a thriving downtown, and varied residential opportunities for all. Elizabethtown will continue to host cutting-edge industries through targeted recruitment, shovel-ready lots, airport enhancements, and continued cooperation with regional partners.

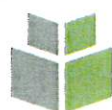
The Goals

1. Invest in downtown growth to make Elizabethtown a regional destination.
2. Continue to support exceptional public services such as emergency response, utilities, and recreational opportunities.
3. Foster an innovative commercial and industrial sector that serves the needs of Elizabethtown citizens and statewide consumers.
4. Support commercial and industrial growth through strategic infrastructure investments.
5. Continue exercising fiscal responsibility that supports the citizens and businesses that call Elizabethtown home.
6. Maintain and enhance the character, diversity, and appeal of the Elizabethtown's neighborhoods.
7. Continue to support and find ways to promote education in the community from Pre-K through Community College and beyond.
8. Encourage multi-modal connectivity within the Town and to neighboring municipalities.





THANK YOU!



WithersRavenel
Our People. Your Success

TOWN OF ELIZABETHTOWN

PUBLIC NOTICE

In accordance with NCGS 160D-601, the Town Council of the Town of Elizabethtown will hold a public hearing on June 6, 2022 at 7:00 p.m. in the Council Chambers of Town Hall, 805 W. Broad Street, to consider adoption of a Land Use Plan and a Future Land Use Map.

The Planning Board will discuss the proposed documents and offer their recommendation to the Town Council at their May 23, 2022 meeting, to be held at Town Hall at 6:00 p.m.

A copy of the proposed documents is available in the Planning Office, the Town Clerk's office and on the Town's website for review by the public.

The public is invited to attend.

Sylvia Campbell, Mayor

Publication in "Bladen Journal":

May 17, 2022

May 24, 2022

Date June 1, 2022

To: Mayor Sylvia Campbell

From: Bobby Kinlaw, Chairman

Planning Board Members

Re: Land Use Plan

Pursuant to the NCGS 160D the Planning Board considered approval of the Land Use Plan during a special called meeting May 31, 2022. The final version plan was completed by Withers and Ravenel and presented to the Planning Board.

After consideration of the information presented at the meeting, the Planning Board forwards a recommendation the approval of the Land Use Plan with the following changes:

- 1) C.A.2 page 30 **Downtown Libations** remove word "*breweries*"
- 2) L.A.5 page 37 **Downtown Mixed Use** remove word "*CBD*"
- 3) T.A.7 page 40 **Wayfinding Suite** remove phrase "*Town staff are not able to enforce the restrictions of truck traffic along Broad Street*"



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: PRESENTATIONS

SUBJECT: Monthly Projects Update

BACKGROUND: Either Town Manager Dane Rideout or Assistant Manager Pat DeVane may be called upon to present updates and other important matters of the Town.

SUGGESTED ACTION: Council is requested to hear the update.

ATTACHMENTS:



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Resolution

AGENDA SECTION: ORDINANCES/RESOLUTIONS/PROCLAMATIONS

SUBJECT: Budget Ordinance - FY 2022-2023 General Fund and Utilities Fund Budgets

BACKGROUND: As is required by statute, Council has conducted the required Public Hearing. Council may adopt the budget any time after the Public Hearing but no later than June 30th.

SUGGESTED ACTION: Council is requested to approve the Budget Ordinance.

ATTACHMENTS:
[Budget Ordinance - FY 2022 - 2023.docx](#)

**TOWN OF ELIZABETHTOWN
FY 2022-2023 BUDGET**

BUDGET ORDINANCE

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ELIZABETHTOWN,
NORTH CAROLINA THAT:

Section 1: The following accounts are hereby appropriated to the fund set forth for the operation of the Town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the Chart of Accounts heretofore established for this Town:

<u>CODE</u>	<u>GENERAL FUND</u>	<u>AMOUNT</u>
10.4110	Governing Body	\$ 43,200.00
10.4120	Administration	\$ 517,795.00
10.4130	Finance	\$ 276,100.00
10.4145	Public Works	\$ 412,876.00
10.4190	Public Facilities	\$ 122,475.00
10.4310	Police	\$ 1,461,039.00
10.4340	Fire	\$ 919,234.00
10.4510	Streets	\$ 486,269.00
10.4515	Powell Bill	\$ 114,000.00
10.4710	Solid Waste	\$ 570,000.00
10.4910	Planning	\$ 139,102.00
10.6120	Recreation	\$ 44,700.00
10.6150	Airport	\$ 79,669.00
10.6170	Special Appropriations	\$ 152,111.00
	FUND SUBTOTAL	\$ 5,338,570.00
	 <u>UTILITY FUND</u>	
30.7130	Water	\$ 808,404.00
30.7140	Sewer	\$ 826,186.00
30.8168	Utility Appropriations	\$ 100,000.00
	FUND SUBTOTAL	\$ 1,734,590.00
	TOTAL FUND ALLOCATIONS	\$ 7,073,160.00

Section 2: It is estimated, and therefore appropriated, that the following revenues will be made available to the respective funds for the fiscal year beginning July 1, 2022, and ending June 30, 2023, as follows:

10	General Fund	\$ 5,338,570.00
30	Utility Fund	\$ 1,734,590.00
TOTAL FUND ALLOCATIONS		<u>\$ 7,073,160.00</u>

Section 3: There is hereby levied an Ad Valorem Tax of sixty-one and one-half cents (\$0.615) per one-hundred-dollar (\$100) valuation of taxable property for the purpose of raising a portion of the revenue listed in the General Fund appropriation in Section 2 of this Ordinance. This rate is based upon an estimated assessed valuation of \$269,610,120 for the Town of Elizabethtown and an estimated collection rate of 98%.

Section 4: Town Council approved a 10-cent Business Improvement District (BID) Tax that became effective July 1, 2010.

Section 5: The following Utility Rate charges are set forth to be effective:

RESIDENTIAL WATER RATES

<u>Consumption Gallons</u>	<u>Rate per Thousand Gallons</u>	<u>Out-of-Town Rate per Thousand Gallons</u>
0 – 2,000	\$11.73 flat rate	\$29.01 flat rate
2,001 – 3,499	\$3.20 per 1,000 gallons	\$8.01 per 1,000 gallons
3,500 – 4,999	\$4.10 per 1,000 gallons	\$10.24 per 1,000 gallons
5,000 – 7,999	\$7.56 per 1,000 gallons	\$18.90 per 1,000 gallons
8,000 – 10,999	\$8.66 per 1,000 gallons	\$21.66 per 1,000 gallons
11,000 – 16,999	\$10.82 per 1,000 gallons	\$27.04 per 1,000 gallons
17,000 and above	\$16.22 per 1,000 gallons	\$40.56 per 1,000 gallons
Administrative Fee	\$2.60 flat rate	\$6.70 flat rate

COMMERCIAL WATER RATES

<u>Consumption Gallons</u>	<u>Rate per Thousand Gallons</u>	<u>Out-of-Town Rate per Thousand Gallons</u>
0 – 50,000	\$3.68 per 1,000 gallons	\$9.19 per 1,000 gallons
50,001 – 100,000	\$4.20 per 1,000 gallons	\$10.50 per 1,000 gallons
100,001 – 200,000	\$4.73 per 1,000 gallons	\$11.81 per 1,000 gallons
200,001 – 500,000	\$5.25 per 1,000 gallons	\$13.13 per 1,000 gallons
500,001 and above	\$5.78 per 1,000 gallons	\$14.44 per 1,000 gallons
Administrative Fee	\$9.77 flat rate	\$24.41 flat rate

SPRINKLER WATER BILLS

Sprinkler Usage is Billed Quarterly

<u>Consumption Gallons</u>	<u>Rate per Thousand Gallons</u>	<u>Out-of-Town Rate per Thousand Gallons</u>
0 – 2,000	\$11.92 flat rate	\$29.79 flat rate
2,001 – 8,000	\$3.78 per 1,000 gallons	\$9.45 per 1,000 gallons
8,001 – 11,000	\$5.41 per 1,000 gallons	\$13.52 per 1,000 gallons
11,001 – 17,000	\$7.56 per 1,000 gallons	\$18.90 per 1,000 gallons
17,001 and above	\$15.12 per 1,000 gallons	\$37.80 per 1,000 gallons
Administrative Fee	\$2.73 flat rate	\$6.83 flat rate

SEWER RATES

<u>Consumption Gallons</u>	<u>Rate per Thousand Gallons</u>	<u>Out-of-Town Rate per Thousand Gallons</u>
0 – 2,000	\$6.83 per 1,000 gallons	\$17.06 per 1,000 gallons
2,001 – 8,000	\$7.35 per 1,000 gallons	\$18.38 per 1,000 gallons
8,001 – 25,000	\$7.88 per 1,000 gallons	\$19.69 per 1,000 gallons
25,001 – 100,000	\$8.40 per 1,000 gallons	\$21.00 per 1,000 gallons
100,001 – 1,000,000	\$9.03 per 1,000 gallons	\$22.58 per 1,000 gallons
1,000,001 and above	\$9.45 per 1,000 gallons	\$23.63 per 1,000 gallons
Administrative Fee	\$6.83 flat rate	\$17.06 flat rate

COMMERCIAL SEWER RATES

<u>Consumption Gallons</u>	<u>Rate per Thousand Gallons</u>	<u>Out-of-Town Rate per Thousand Gallons</u>
0 – 2,000	\$5.67 per 1,000 gallons	\$14.18 per 1,000 gallons
2,001 – 8,000	\$6.30 per 1,000 gallons	\$15.75 per 1,000 gallons
8,001 – 25,000	\$6.83 per 1,000 gallons	\$17.06 per 1,000 gallons
25,001 – 100,000	\$7.35 per 1,000 gallons	\$18.38 per 1,000 gallons
100,001 – 1,000,000	\$7.88 per 1,000 gallons	\$19.69 per 1,000 gallons
1,000,001 and above	\$8.40 per 1,000 gallons	\$21.00 per 1,000 gallons
Administrative Fee	\$9.45 flat rate	\$23.63 flat rate

GREASE TRAP FEES

900 Gallons	\$255.00 Per Service
1,000 Gallons	\$266.00 Per Service
1,500 Gallons	\$318.00 Per Service
2,000 Gallons	\$340.00 Per Service

OTHER UTILITY SYSTEM CHARGES

Water & Sewer Extensions

Water Tap – ¾"	\$1,400.00
Water Tap – 1"	\$1,500.00
Water Tap – 2"	Town Cost plus 15%
Large Tap (Contractor Installed)	Town Cost plus 15%
Non-Standard Water Tap	Town Cost plus 15%
Sprinkler Non-Main Tap ¾"	\$800.00
Sprinkler Non-Main Tap 1"	\$900.00
Sewer Tap – 4"	\$1,400.00
Sewer Tap – 6"	\$1,500.00
Non-Standard Sewer Tap	Town Cost plus 15%
Industrial/Commercial Tap	Town Cost plus 15%
Meter Replacement – ¾" & 1"	\$260.00
Meter Replacement – 2" e series	Town Cost plus 15%
MTU Replacement	\$200.00
Meter Lid Replacement	\$45.00
Meter Box Replacement	\$60.00
Meter/MTU Tampering	\$200.00

Tap fees levied by this Section shall be considered development fees, applicable to all new service points, and must be paid in full prior to receiving the water/sewer service.

Section 6: Commercial utility customers who use greater than 1,000,000 gallons per month are entitled to a 6% discount if the monthly bill is paid within 10 days of printing.

Section 7: Utility deposits are to be charged at \$200 per residential renter or residential homeowner account. The deposit will be applied to the final bill when the account is closed. A deposit may be reduced 50% based upon good independent credit report provided by customer. Utility deposits for commercial/business accounts are to be charged at \$400. The deposit will be applied to the final bill when the account is closed. A deposit may be reduced 50% based upon good independent credit report provided by customer. Industrial/Institutional accounts to be \$1,350. The deposit will be applied to the final bill when the account is closed. A deposit may be reduced 50% based upon good independent credit report provided by customer.

Section 8: Residential/commercial delinquent fee accounts are to be \$30. Industrial accounts are to be 5% of bill owed. Disconnect/reconnect fee for nonpayment is to be \$100. After business hours, the reconnect fee is to be \$150.00.

Section 9: The Town of Dublin no longer pays a pro rata shared cost for wastewater treatment services; instead, Dublin pays a per unit cost that is regulated by contract dated March 23, 2007.

Section 10: A monthly residential solid waste fee of \$22.95 is to be charged for the purpose of residential solid waste collection and a \$4.00 per month/per cart Recycle fee. A \$7.05 per month charge is instituted for weekly leaf and limb pick-up. Any non-ordinance standard limbs, leaves or other demolition pickups are to be charged actual disposal cost. Also, requests for additional 90-gallon waste containers over the one (1) provided will be charged \$15.60 per month for each additional 90-gallon waste container.

Section 11: A minimum monthly industrial and commercial solid waste fee of \$26.00 per month is to be charged for one (1) 90-gallon cart with optional Limb/Leaves fee of \$8.00 per month and optional Recycle fee of \$4.00 per month/per cart. The following cost schedule applies for dumpster use per pick-up:

2 Yard Container = \$72.95	6 Yard Container = \$195.70
4 Yard Container = \$131.85	8 Yard Container = \$260.60

Section 12: There are Recycle Dumpsters available for the following monthly charge:

2 Yard Container = \$110.90	6 Yard Container = \$117.80
4 Yard Container = \$114.35	8 Yard Container = \$123.10

The Recycle Dumpsters will be dumped one time a week.

- Section 13: The Town's vehicle tag fee is to be charged at \$5.00 per vehicle accounted for in the General Fund revenues that is now collected by the County and included on the Vehicle Tax Notices.
- Section 14: To achieve a self-sufficient financial goal, the Town-controlled revenue generating service fee listing is attached effective 7/1/2022.
- Section 15: Authorized trips in which employees or officials use a personal vehicle are to be reimbursed at the current reimbursement rate established by the IRS on a per mile basis or by actual gasoline receipt, as determined by the Town Manager. Meal reimbursements are not to exceed \$8 for breakfast, \$11 for lunch and \$18 for dinner totaling an amount of \$37 per day per employee, unless approval is received from the Town Manager. Overnight accommodation charges are also to receive approval from the Town Manager.
- Section 16: A 3.00% employee salary 401(K) contribution shall be made for regular Town employees other than certified law enforcement employees, which are to receive a 5.0% salary 401(K) contribution.
- Section 17: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:
- a. He may transfer amounts between objects of expenditures within a department without limitation and without a report being required.
 - b. He may transfer amounts not to exceed \$5,000.00 on any single transfer between departments of the same funds with an official report on such transfers at the next regular meeting of the Town Council.
 - c. He may not transfer any amounts between funds for appropriation within another fund without approval from the Town Council.
 - d. He may execute informal contracts less than \$30,000 provided that the purchase, service or project improvement was previously included in a Town Council approved budget.
- Section 18: Copies of this Budget Ordinance and accompanying document shall be furnished to the Town Clerk, Budget Officer, and other Department Heads of the Town of Elizabethtown to be kept on file by them for their direction in the disbursement of funds.

Section 19: The pay scale is as follows: (For all employees except Law Enforcement)

GRADE	HIRING RATE	MINIMUM	MID POINT	MAXIMUM
3	\$21,498	\$22,572	\$26,658	\$31,818
4	\$22,572	\$23,702	\$27,991	\$33,410
5	\$23,702	\$24,888	\$29,390	\$35,079
6	\$24,889	\$26,130	\$30,857	\$36,830
7	\$26,130	\$27,436	\$32,402	\$38,675
8	\$27,436	\$28,810	\$34,021	\$40,607
9	\$28,810	\$30,248	\$35,723	\$42,636
10	\$30,248	\$32,165	\$37,508	\$44,769
11	\$31,792	\$33,351	\$39,385	\$47,007
12	\$33,383	\$35,018	\$41,354	\$49,357
13	\$35,018	\$36,763	\$43,422	\$51,826
14	\$36,768	\$38,609	\$45,592	\$54,417
15	\$38,609	\$40,537	\$47,875	\$57,139
16	\$40,537	\$42,525	\$50,266	\$59,997
17	\$42,565	\$44,695	\$52,781	\$62,996
18	\$44,695	\$46,929	\$55,419	\$66,146
19	\$46,929	\$49,274	\$58,192	\$69,453
20	\$49,275	\$51,739	\$61,101	\$72,927
21	\$51,739	\$54,325	\$64,155	\$76,573
22	\$54,325	\$57,042	\$67,364	\$80,400
23	\$57,042	\$59,895	\$70,732	\$85,032
24	\$59,895	\$62,888	\$74,267	\$88,643
25	\$62,888	\$66,032	\$77,980	\$93,073

Section 20: The Classification Plan for the Town of Elizabethtown shall be as follows (except for Law Enforcement):

GRADE	CLASSIFICATION	FLSA STATUS
6	General Maintenance Worker I	
8	Equipment Operator	
	Utility Technician I	
9	Administrative Support Specialist	
	General Maintenance Worker II	
10	Utility Technician II	
11	Administrative Assistant/Tax Collector	
	Firefighter	
12	Police Records Clerk/HR Specialist	
	Equipment Mechanic	
	Fire Engineer	
	Public Works Supervisor	
	Parks Maintenance Supervisor	
13	Accountant	
	WWTP Operator I	
14	Utility Maintenance Supervisor	
	Deputy Fire Chief	
15	Airport Manager	E
	Finance Utilities Specialist	
16	Town Clerk	
	Assistant Finance Director	E
19	WWTP Operator II	
20	Deputy Director of Public Works & Engineering	E
	Director of Marketing & Communication	E
22	Director of Planning & Development	E
23	Assistant Town Manager	E
	Director of Public Works & Engineering	E
	Finance Director	E
	Fire Chief	E
	Police Chief	E

E – Exempt from Fair Labor Standards Act (FLSA) – Wage and Hour provisions

Section 21: The Classification Plan and pay scales are as follows for Law Enforcement:

CLASS	HIRING RATE	YEARS OF EXPERIENCE				
		Year 1	Year 2	Year 3	Year 4	Year 5+
Police Officer	\$38,000	\$38,570	\$39,140	\$39,710	\$41,280	\$41,850

	HIRING RATE	MINIMUM	MID POINT	MAXIMUM
Police Officer	\$38,000	\$39,900	\$46,410	\$52,920
Sergeant	\$44,485	\$46,709	\$55,383	\$64,058
Lieutenant	\$51,158	\$53,715	\$63,691	\$73,668

The annual/starting salary will be adjusted for an officer/recruit that has received the following degrees:

AAS Degree + \$500 BA/BS Degree + \$1,000 Master's Degree + \$1,500

New law enforcement officers receive a \$2,000 sign-on bonus.

Upon introduction of this Ordinance by Council member _____ and seconded by Council member _____, this ordinance is hereby adopted this the 6th day of June 2022.

Ayes:

Nays:

Absent:

Sylvia Campbell, Mayor

**TOWN OF ELIZABETHTOWN
SERVICE FEE LISTING
FY 2022 - 2023**

	<u>FEE AMOUNT</u>
ABC Permit Application	\$75
Above/Undergrd. Tank Removal	\$75
Annexation Voluntary (up to 100 acres) +\$7 per prop owner to be notified	\$500
Annexation Voluntary (>100 acres) +\$7 per prop owner to be notified	\$1,000
Appeal (Board of Adjustment Filing Fee) +\$7 per prop owner to be notified	\$250
Appeal - Residential+\$7 per prop owner to be notified	\$200
Commercial +\$7 per prop owner to be notified	\$300
Building Demolition - Bond (Refundable upon satisfactory final inspection)	\$500
Building Demolition - Residential	\$100
Building Demolition - Commercial 0.1 - 10,000 sq. ft.	\$150
10,001 + sq. ft.	\$300
Building Moving Permit (relocating a structure)	\$100
Business Registration Fee	\$25
Cemetery Plot Fees:	
Town Residents	\$600
Non-Residents	\$800
Grave Marking/Burial Permit	\$75
Conditional Use Permit App.	\$275
Planned Unit Developments +\$7 per prop owner notification	
Fewer than 100 lots or dwelling units	\$500
100-500 lots or dwelling units	\$750
Over 500 lots or dwelling units	\$1,000
Credit Card use fee	\$2.50 per trans.
Electronic Gaming Machine - Quarterly inspection per machine	\$250 /insp./machine
Finger Print Request	\$20
Fire Flow Test	\$50
General Plan Review	\$50
Hazardous Chemicals-Business	\$50
Mapping Labor	\$30/hr.
Parade Administrative Fee	\$100
Photocopies: Per Page	\$0.15
Certified Copy: First Page	\$7
Additional Page for Cert. Copy	\$3
Residential Addition	\$25

Sign Permit - Temporary	\$25
Sign Permit - Permanent	\$2 sq.ft. of sign face w/ \$50 min
Subdivision Application-Major	\$300
Subdivision Application-Minor	\$200
Subdivision Preliminary Review	\$100
Tents/Air Support Structures	\$35
Text Amendment Application +\$7 per prop owner notified	\$250
Tree Removal Permit	\$25
Variance Request +\$7 per prop owner to be notified	\$250
Vehicle Tag	\$5
Wireless Communication Facility Application (cell tower/antennae plan review)	\$500
Working without a permit (Fine) = relevant permit	\$100
Yard Sale Permit	\$5
<u>Zoning:</u>	
Accessory Uses/Buildings	\$50
Residential Zoning Compliance	\$50
Commercial Zoning Compliance	\$100
Additions/Alterations: Residential	\$50
Commercial	\$100
New Residential Construction	\$100
New Commercial Construction	\$200
Manufactured Home - New	\$100
Inspection - Certificate of Compliance	\$50
Rezoning Application	
Conventional Rezoning + \$7 per property owner notification	\$350
Conditional District Rezoning +\$7 per property owner notification	
Residential	\$400
Commercial	\$500
Special Use Permit Application	
Residential	\$250
Commercial	\$400
Subdivision Exempt Plat Review	\$50
Zoning Ordinance Violation Penalties	\$75
<u>Recreation & Park Fees:</u>	

Tory Hole Picnic Shelter	4 hrs. -\$50
Tory Hole Amphitheater	4 hrs. -\$50
Tory Hole Wedding Package - (4 hrs. Fri/Sat & 8 hrs. Sat/Sun)	350
Lloyd Park Shelter	4 hrs. -\$25
Brown's Landing Picnic Shelter	4 hrs. -\$50
Johnson Park Picnic Shelter	4 hrs. -\$25
Brown's Creek Bike Park	\$500 per day
Martin Luther King, Jr. Park	4 hrs. -\$25
Town Hall Soccer Field	4 hrs. -\$50
Tory Hole Picnic Shelter	4 hrs. - \$75
Tory Hole Amphitheater	4 hrs. - \$75
Tory Hole Wedding Package - (4 hrs. Fri/Sat & 8 hrs. Sat/Sun)	\$450
Lloyd Park Shelter	4 hrs. - \$30
Brown's Landing Picnic Shelter	4 hrs. - \$75
Johnson Park Picnic Shelter	4 hrs. - \$30
Brown's Creek Bike Park	\$500 per day
Martin Luther King, Jr. Park	4 hrs. - \$30
Town Hall Soccer Field	4 hrs. - \$75
Farmers Market - half day	\$300
<u>Water/Sewer Fees:</u>	
Water Tap – ¾"	\$1,400
Water Tap - 1"	\$1,500
Water Tap - 2"	Town Cost + 15%
Large Tap fee (contractor installed)	Town Cost + 15%
Non-standard Water Tap	Town Cost + 15%
Sprinkler – Non-Main Tap ¾"	\$800
Sprinkler – Non-Main Tap 1"	\$900
Sewer Tap 4"	\$1,400
Sewer Tap 6"	\$1,500
Non-standard Sewer Tap	Town Cost + 15%
Industrial/Commercial Tap	Town Cost + 15%
Meter Replacement:	
3/4" & 1"	\$260
2" e-series	Town Cost +15%

MTU Replacement	\$200
Meter Lid Replacement	\$45
Meter Box Replacement	\$60
Meter/MTU Tampering	\$200
<i>Utility Deposits:</i>	
Residential Renter/Homeowner	\$200
Commercial/Business	\$400
Industrial	\$1,350
<u>Other: Return Check/Draft Fee</u>	\$25
Delinquent Accts.	\$30
Reconnect Service	\$100
After Business Hour Reconnect	\$150
<i>Fire Service Fees:</i>	
<u>Fire Inspections:</u>	
-Fire Inspection 0-5000 sq. ft.	\$50.00
-Fire Inspection 5001-15,000 sq. ft.	\$75.00
-Fire Inspection 15,001-50,000 sq. ft.	\$125.00
-Fire Inspection 50,001-100,000 sq. ft.	\$175.00
Fire Inspection > 100,000 sq. ft.	\$250.00
Follow Up- Inspection (if violations corrected)	No Charge
1st Re-Inspection (if violations not corrected)	\$45.00
2nd Re-Inspection (if violations not corrected)	\$65.00
3rd Re-Inspection (if violations not corrected)	\$85.00
Continual Non-Compliance	\$100.00/ Day
<u>Hazardous Materials Response:</u>	
a. Personnel and equipment	\$250.00/hr
b. Supplies & materials	cost plus 15%
<u>Motor Vehicle Crash Response (Non-district Residents):</u>	
a. Personnel and equipment	\$250.00/hr
b. Supplies & materials	cost plus 15%
<u>False Fire Alarms:</u>	
a. Third false alarm - residential	\$50.00
b. Fourth false alarm - residential	\$75.00
c. Fifth or more false alarm - residential	\$100 each
(add \$50.00 each occurrence for commercial property)	

<u>Fire Protection Plans Review:</u>	
-Plans review 0-5,000 sq. ft.	\$50.00
-Plans review 5,001-15,000 sq. ft.	\$75.00
-Plans review 15,001-50,000 sq. ft.	\$125.00
-Plans review 50,001-100,000 sq. ft.	\$175.00
-Plans Review > 100,000 sq. ft.	\$250.00
<u>911 Addressing:</u>	
-Non-visible house/business numbers	
-first offense	warning
-subsequent non-compliance	\$50.00
<u>Operational Permits:</u>	
-Fire lane parking violation	\$50.00
-Temporary tents	\$45.00
-Fireworks/explosives tents	\$65.00
-Standpipes	\$45.00
-Carnivals/fairs/events	\$65.00
-Flammable liquid tanks	\$65.00
-Hazardous materials storage	\$100.00
-Pyrotechnic shows	\$65.00
-Spray booths/dipping	\$65.00
-Automatic fire extinguishing systems	\$65.00
-Compressed gas storage	\$65.00
-Fire alarm/detection systems	\$65.00
-Fire pumps	\$65.00
<u>Car Seat Install For Court System</u>	\$50.00



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Resolution

AGENDA SECTION: ORDINANCES/RESOLUTIONS/PROCLAMATIONS

SUBJECT: Ordinance Approval for 2032 Land Use Plan and Future Land Use Map

BACKGROUND: The Ordinance completes the adoption of the 2032 Land Use Plan.

SUGGESTED ACTION: Council is requested to approve the Land Use Plan Ordinance.

ATTACHMENTS:

Ordinance - To Adopt Land Use Plan and Future Land Use Map - 6.6.2022.docx

**AN ORDINANCE ADOPTING THE LAND USE PLAN OF THE TOWN OF
ELIZABETHTOWN AND THE FUTURE LAND USE MAP OF THE TOWN OF
ELIZABETHTOWN, NORTH CAROLINA**

Ordinance #2022-07

WHEREAS, the Town Council of Elizabethtown, upon request of Staff, have directed that a public hearing be held on June 6, 2022 at 7:00 p.m. to consider the proposed Land Use Plan and Future Land Use Map.

WHEREAS, the public hearing was held by the Mayor and Town Council at 7:00 p.m. on June 6, 2022, at which time all parties desiring to be heard, were heard, and the Mayor and Town Council Members considered matters relating to the proposed change, the Zoning Ordinance, the recommendation of the Planning Board, and the statements made by the Town Manager and any others that desired to be heard.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Elizabethtown as follows:

Section 1. The "Land Use Plan of the Town of Elizabethtown, North Carolina" and the Future Land Use Map of the Town of Elizabethtown, North Carolina" are hereby adopted.

Section 2. This Ordinance shall take effect from and after the 6th day of June, 2022.

Sylvia Campbell, Mayor

ATTEST:

Juanita Hester, Town Clerk

The following Town Council Members voted for the passage of this Ordinance:

The following Town Council Members voted against the passage of this Ordinance:



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Appointments: Elizabethtown Airport/Economic Development Commission and Elizabethtown ABC Board

BACKGROUND: During the month of June 2022, terms of office expire for Airport Commission members Fred Tate (on a one-year appointment basis) and Chad DeVane. In addition, with Mr. Charles Ray Peterson agreeing to serve the term of office for the additional seat created in May, Council consideration is needed to make the appointments.

For the Elizabethtown ABC Commission, Wayne Edge's term will expire in June 2022. Council consideration is needed for this appointment.

SUGGESTED ACTION: Council is requested to make the appointments.

ATTACHMENTS:



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Budget Amendment #2022-05

BACKGROUND: Finance Director Sharon Penny brings forth Budget Amendment #2022-05. If there are questions, please call upon Mrs. Sharon Penny for further explanation.

SUGGESTED ACTION: Council is requested to approve the Budget Amendment.

ATTACHMENTS:
[Budget Amendment #2022-05 \(6-06-2022\).xlsx](#)

TOWN OF ELIZABETHTOWN
BUDGET AMENDMENT #2022-05
June 6, 2022

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Justification</u>
Revenue			
10-3500-320	Insurance Reimbursements	\$ 25,000.00	Sewer backup in council chambers
10-3500-320	Insurance Reimbursements	\$ 551.00	Additional reimbursement for town hall roof damage
10-3500-320	Insurance Reimbursements	\$ 1,546.00	Repairs to windshield on firetruck
10-3500-320	Insurance Reimbursements	\$ 1,320.00	Replace equipment & fireman's coat damaged in accident
10-3000-302	Ad Valorem Taxes - Advertising	\$ 398.00	Revenue underbudgeted
10-3000-421	Ad Valorem Taxes - 2021	\$ 20,000.00	Revenue underbudgeted
10-3000-500.21	Bid Tax Revenue - 2025	\$ 1,025.00	Revenue underbudgeted
10-3100-320	Motor Vehicle Licenses	\$ 9,500.00	Revenue underbudgeted
10-3200-321.03	State Solid Waste Disposal Tax	\$ 600.00	Revenue underbudgeted
10-3200-342	Housing Authority in Lieu of Taxes	\$ 2,902.00	Revenue underbudgeted
10-3300-600	Park/Recreation Fees	\$ 6,000.00	Revenue underbudgeted
10-3500-330	Commissions & Royalties	\$ 7,073.00	Revenue underbudgeted
10-3900-301	Fund Balance Appropriated	\$ 44,758.00	Revenue underbudgeted
TOTAL		\$ 120,673.00	
Expenditures			
10-4190-357	Public Facilities - R & M Town Hall	\$ 25,000.00	
10-4190-351	Public Facilities - R & M Buildings	\$ 551.00	
10-4340-353	Fire - R & M Vehicles	\$ 1,546.00	
10-4340-320	Fire - Operations & Services	\$ 1,320.00	
10-4110-200	Admin. - Operations & Services	\$ 7,156.00	Budget One-Stop voting fee
10-4130-398	Finance - Contracted Services	\$ 5,000.00	Line underbudgeted
10-4145-251	Public Works - Fuel	\$ 14,000.00	Line underbudgeted
10-4145-252	Public Works - Tires & Tubes	\$ 1,000.00	Line underbudgeted
10-4145-253	Public Works - Supplies - Parts	\$ 2,000.00	Line underbudgeted
10-4145-260	Public Works - Supplies - Office	\$ 2,000.00	Line underbudgeted
10-4145-329	Public Works - Communications - Other	\$ 900.00	Spectrum now charging us for basic cable services
10-4145-331	Public Works - Electricity	\$ 3,500.00	Line underbudgeted
10-4145-352	Public Works - R & M Equipment	\$ 3,250.00	Line underbudgeted
10-4510-318	Streets - Attorney Fees	\$ 6,564.00	Street Improvement Project Loan
10-4510-253	Streets - Supplies - Parts	\$ 8,486.00	Line underbudgeted
10-4510-350	Streets - R & M Tractors	\$ 2,600.00	Line underbudgeted
10-4510-353	Streets - R & M Vehicles	\$ 9,100.00	Line underbudgeted

Expenditures (Cont'd)

10-4710-399.05	Solid Waste - BCSW	\$	16,200.00	Line underbudgeted
10-6150-500	Airport - Capital Outlay	\$	10,500.00	Purchase tractor
TOTAL		\$	120,673.00	

DULY ADOPTED this 6th day of June, 2022 by the Elizabethtown Town Council at Elizabethtown, North Carolina

Sylvia Campbell, Mayor

Dane D. Rideout, Town Manager/Budget Officer

ATTEST:

Juanita Hester, Town Clerk



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COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Monthly Financial Report

BACKGROUND: Finance Director Sharon Penny brings forth a financial report for May 2022. Mrs. Penny may be called upon to give a brief presentation of same.

SUGGESTED ACTION: Council is requested to approve the Monthly Financial Report.

ATTACHMENTS:

[Financial Summary - May 2022.pdf](#)

ELIZABETHTOWN as of May 31, 2022 BUDGET & FINANCE SNAPSHOT

FISCAL YEAR 2021-2022 REVENUES 92% YEAR COMPLETED

Revenue Sources	Fiscal Year Budget	Actual Y-T-D as of 5-31-2022	% of Budget
GENERAL FUND			
Ad Valorem & BID Taxes	1,579,750	1,599,890.58	101.3%
Vehicle Taxes	180,000	159,806.02	88.8%
Local Option Sales Taxes	700,000	494,564.25	70.7%
Utility Franchise Taxes	311,000	151,744.41	48.8%
ABC Revenue	105,000	78,750.00	75.0%
Powell Bill	111,000	114,239.63	102.9%
Street Improvement Project Loan	2,000,000	724,872.11	36.2%
Bladen Fire District	206,000	163,625.66	79.4%
Solid Waste fees	1,032,300	974,188.32	94.4%
Permits & Fees	26,815	35,730.00	133.2%
FEMA reimbursement	60,727	60,727.56	0.0%
Rental Income	43,800	33,364.33	76.2%
Salary & Admin. Reimbursements	283,680	197,219.27	69.5%
Miscellaneous Reimbursements	320,762	338,122.83	105.4%
General Fund Balance Approp.	321,547		0.0%
TOTAL GENERAL FUND	7,282,381	5,126,844.97	70.4%
WATER FUND			
Water fees	683,400	682,210.69	99.8%
Sewer fees	836,400	741,737.51	88.7%
Miscellaneous Revenue	155,300	146,596.48	94.4%
Utility Fund Balance Approp.	101,482		0.0%
TOTAL WATER FUND	1,776,582	1,570,544.68	88.4%

FINANCIAL REPORT

As indicated in the table to the left, Elizabethtown has received \$5,126,845 of its General Fund budgeted revenues during the reporting period, which began July 1, 2021. \$1,570,545 of the Water Fund budgeted revenues has also been received. As of May 31, 2022, 98% of the current year appropriation for property taxes has been collected.

The total percentage of revenue received in the general fund and the water/sewer fund combined is 85%.

Notes:

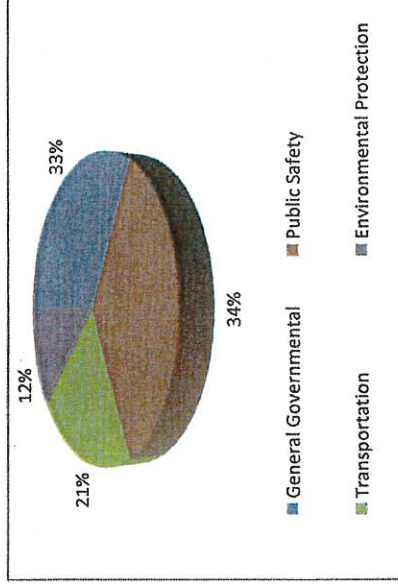
1 - As of May 31, 2022, we have received monthly Local Option Sales Tax for July - February and Utility Franchise Taxes for quarter ending December 31, 2021.

BUDGET & FINANCE SNAPSHOT

FISCAL YEAR 2021-2022 EXPENDITURES

Department	Fiscal Year Budget	Actual Y-T-D as of 5-31-2022	% of Budget
Governing Body	41,669	42,603.01	102.2%
Administration	561,864	404,362.29	72.0%
Finance	257,420	236,114.99	91.7%
Public Works	230,095	229,747.07	99.8%
Public Facilities	309,825	312,734.39	100.9%
Police	1,451,230	1,208,635.52	83.3%
Fire	903,299	772,661.49	85.5%
Streets	479,538	459,841.62	95.9%
Powell	100,000	43,257.31	43.3%
Street Improvement Project	2,000,000	724,872.11	36.2%
Solid Waste	562,000	478,192.27	85.1%
Planning & Economic Develop.	87,210	11,000.71	12.6%
Recreation	41,125	28,244.25	68.7%
Special Appropriations	178,426	98,697.06	55.3%
Airport	78,680	71,222.53	90.5%
GENERAL FUND TOTAL	7,282,381	5,122,186.62	70.3%
WATER FUND			
Water	796,518	656,095	82.4%
Sewer	675,064	494,030	73.2%
Tank Maintenance & Transfer Out	305,000	218,132	71.5%
WATER FUND TOTAL	1,776,582	1,368,256.33	77.0%

REVENUE OVER/(UNDER) EXPENDITURES			
GENERAL FUND	0	\$	4,658
WATER FUND	0	\$	202,288
TOTAL COMBINED FUNDS	0	\$	206,947



As of April 27, 2022, Elizabethtown has expended \$5,122,187 of this fiscal year's \$7.3 million General Fund operating budget and \$1,368,256 from it's Water Fund budget. The total expenditures for the combined funds equate to approximately 82% of the current operating budget.

The fiscal year-to-date expenditures are shown by area of function in the pie chart above. The largest expenditures for the Town is related to the provision of Public Safety & General Government.



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: OTHER BUSINESS

SUBJECT: "Briefly" (*Reminders and announcements are made at this time*)

BACKGROUND: Mayor Campbell will call upon Town Manager Dane Rideout to present the "Briefly" items.

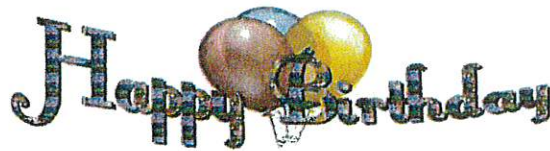
SUGGESTED ACTION: Council is requested to hear the reminders and announcements.

ATTACHMENTS:
[PEAK AGENDA BRIEFLY REVISED 6.6.2022.pdf](#)

To: Mayor and Town Council
From: Dane Rideout, Town Manager
Subject: "Briefly"
Date: June 6, 2022

The following items are provided as information to Council:

- The Elizabethtown Planning Board will not be meeting on June 6, 2022.
- The Department Head Update Report for May 2022 is provided as a separate attachment.
- The Elizabethtown Airport/Economic Development Commission will be meeting on June 14th at 7:30 a.m. at the Airport Terminal Building.
- In observance of Independence Day, the Town offices will be closed on Monday, July 4, 2022.
- The July Town Council meeting has been rescheduled for Monday, July 11, 2022. There will be a Noon Work Session and a 7:00 p.m. meeting.
- The Town of Elizabethtown has been awarded funding by the Golden LEAF Board of Directors. Copy of Press Release attached.



For the Month of June

06/04 – Connie Holland, Accountant
06/09 – Terri Dennison, Communications and Marketing Director
06/19 – Micheal Vause, Police Officer
06/19 – Charles Melvin, Firefighter
06/26 – Cara Woodman, Police Officer



Department Head Updates

June 2022

COMMUNICATION AND MARKETING

Terri Dennison

SPREADING NEWS ON THE 701 BRIDGE CLOSURE – The town played a big part in smoothly handling the twice daily Hwy 701 bridge closures during May. This department used NC DOT notifications to spread the messages through press alerts and social media posts.

ELIZABETHTOWN BUSINESS AND SURROUNDING AREA FEATURED IN MAY ISSUE OF “OUR STATE”

Melvin's was featured in a story on best hamburgers in the state. The Chamber continued its campaign to encourage visitors to spend a weekend getaway in Mother Nature's Playground with a full-page ad. The ad resulted in a call from a tour operator hoping to offer packages in the Elizabethtown area.

ELIZABETHTOWN & WHITE LAKE PROMOTED IN NATIONAL PUBLICATION. An ad promoting Elizabethtown and White Lake appeared in the summer issue of *Go Escape Magazine*, a publication of USA Today Travel.

LEADERSHIP BLADEN

Leadership Bladen held its second session, learning about the topics of tourism and volunteerism. T. Dennison organized a tour of key tourism assets, including Goldston's Beach, Jones Lake, Brown's Creek Mountain Bike Park, Cape Fear Winery & Distillery and LuMil Vineyards. The class heard about the economic impact and the basics of destination development. During lunch, a panel of non-profits described their services and needs for volunteers. The panels included representatives from Bladen We Care, Boost the Boro, and Bladen Disaster Relief.



PORK & BEATS

A committee meeting was held to begin organizing the Pork & Beats festival on November 4 & 5. The webpages and social media sites were updated to announce this year's festival. Contestant entry forms, sponsorship letters and vendor applications are available on the website. www.porkandbeats.com

TOWN PARK PAGES INTRODUCED

T. Dennison is updating the information available for each of the town's parks on the website. The Park & Recreation Committee previewed the design for Greene's Lake Conservation Park at their May meeting. Each page will include a map, amenities, and reservation information.

EXPANSION OF ELIZABETHTOWN BUSINESS:

R. Leinwand, D. Rideout, and T. Dennison were on hand for the ribbon cutting of Barefoot Brew's second location at Bladen Community College.



CHAMBER ACTIVITIES:

Membership and Business Promotion: As of May 31, the Chamber has 133 members.

2022 Activity Guide and Membership Directory: 10,000 copies of the new Activity Guide and Membership Directory have been received and will be sent to members and all 10 Welcome centers in the state.

2022 Calendar of Events: A calendar of events was printed and will be distributed to Chamber members.

2020 White Lake Water Festival: The White Lake Water Festival was a success by all accounts. The decision to create 2 designated parking spaces helped alleviate the congestion on White Lake Drive during the day. A record number of vendors withstood the heat and most reported a successful sales day. The number of Parade Units was down due to a loss of 5 Shriner groups to a mandated parade and convention in New Bern. A meeting of the Committee will be held in early June to review this year's event and plan for next years.

ELIZABETHTOWN AIRPORT

Mitch Taylor

Stats for the month of May 2022

Recorded Aircraft Operations	522
Aviation Gasoline Sales	796 Gallons
Jet Fuel Sales	2449 Gallons
Sales Revenue	\$15,910

FIRE DEPARTMENT

Hollis Freeman



May Call Report

- Total Fire Calls: 5
- EMS Calls: 14
- Specialized Response: 1
- Calls for Service: 4
- Other Incidents: 12
- Total Calls for May: 36
- Hydrants Tested: 38
- Code Violations: 2
- Consultations: 2

- **Fee Schedule: 1**
- **Initial: 1**
- **Plan Review: 2**
- **Pre-Fire Pans :48**

POLICE DEPARTMENT

Tony Parrish

4/25/22-5/29/22	
Calls for Service	612
Reports Taken	58
Arrests	28
Traffic Collisions	23
Traffic Citations	42
Warning Tickets	10

Also, during this period, we used information from the Flock Safety (ALPR) Cameras for the following:

- Located three (3) stolen license plates.
- Located a vehicle entered in NCIC which was associated with a missing person case.
- Identified a vehicle associated with a credit card fraud case; two (2) subjects arrested.
- Located a vehicle associated with a home break-in, two (2) subjects arrested.
- Located a vehicle entered in NCIC which was stolen, one (1) subject arrested.

The Flock Cameras are now fully operational at each entry point into town, as well as the Industrial Park.

PUBLIC WORKS

Stephen Duffy

Delana Faircloth

Utility Services - Water & Sewer - Don Edwards, Ricky Smith, Jerimey Sykes, Sherry Lanier & Horace Wyatt (PT)

All routine daily sampling, testing, monitoring, and documentation requirements were completed for both the drinking water and wastewater operations. Staff responded and remediated 5 leaks, performed cctv camera work at 4 locations for diagnostic purposes, swapped out 1 meter on Wildwood, pulled 75 HP pump at Locks Road to send for repairs and provided help at the WWTP during pump down operations. Additionally, there were approximately 38 service disconnections/reconnections and 65-meter re-reads executed. MTU replacement is at a standstill until we receive replacement units from Aclara. As of mid-May we have been informed by Aclara that the soonest we should anticipate receiving replacements units is the September or October timeframe due to computer chip availability.



Figure 1 Brisson Street Leak Repair



Figure 2 Martin Luther King, Jr. Leak Repair

Wastewater Treatment Plant - Hugh Bledsoe & Brian Stephens

All routine sampling, testing and general plant operating processes were executed as required. Plant equipment preventative maintenance completed as required. On May 26th there was an exceedance of our Fecal Coliform limits from the plant. The exceedance is attributable to the issue with the biological processes at the current SBR and our efforts to resolve the problems by manually removing the sludge from the SBRs and Digester. Our initial effort to remedy the situation using additional chemicals to better control the pH of wastewater was unsuccessful. We hired Little Chief Pumping Service to remove the sludge from the SBRs and place it on the drying beds to decant fluids. While this has helped it is imperative, we perform a similar removal effort from the digester. According to staff it has been more than ten (10) years since a similar effort was initiated and that effort was cut short of completion due to budget constraints. Our sludge removal events earlier this year, while helpful, were also insufficient to completely address the solids loading in the digester. We are initiating another round of sludge removal from the digester to thoroughly address all concerns. These efforts are intended to provide adequate capacity to get to the planned plant upgrades, which is intended to break ground in 2023.

Streets/Parks - George Hopkins, Pascal Munoz, James Faulk, Julius Powell, David Beyer (PT) & Dwight Davis (PT)

The Streets and Parks grass mowing and landscape efforts are in full swing. The crew performed tree trimming efforts in the downtown and Farmer's Market area. Storms early in the month created a couple of down tree situations around James Street, Mercer Mill Road and River Hill Parking Lot, which crews quickly addressed and cleaned up. Mowing operations at the cemetery were completed just before Mother's Day, including the recent rehabilitated sections. On May 12th another tree fell on Well #4, requiring cutting and removal, some damage to the fence occurred. Some of the larger stormwater conveyance ditches on Gum and Martin Luther King, Jr Drive were clear cut and cleaned up. Several sprinkler heads at Leinwand Park were broken and needed to be replaced. Shoulder areas running along the fence line at the airport were mowed. Contractor Chris Avant has continued to mow the large tracts around the airport and Brown's Bike Park. Other town owned properties are being mowed and trimmed, as well as upkeep on the mulch in target areas around town. Crews were also asked to look into lighting in the Council Chambers to ensure all bulbs were burning as intended. As of May 31st two (2) of the small bulbs in apex of the ceiling were still not burning. Some patching of roads remains to be completed. Once the patching has been completed chip sealing will commence later in the summer. Along with the chip seal operation a few additional areas for patching work and a couple of additional streets have been identified for repaving. We will need to complete the patching and chip sealing segments of the project to determine available budget for the newly identified areas of concern. It is hoped this work can be assigned funding by the end of summer and executed in early Fall 2022.



Figure 1 Grapple Truck handling Leaf & Limb



Figure 2 Replacing Sprinkler Heads



Figure 3 Refreshing Mulch on King Street

Fleet Maintenance - Tracy Priest

Mr. Priest serviced 4 tractors, 4 mowers, 8 Police, 6 Public Works Vehicle, and 3 Small Engine equipment items during the month. He also cleaned both the garage shop area and office areas.

Janitorial Services - Joan Tew

Janitorial responsibilities at each of the park's restroom facilities, the Farmers Market, Town Hall, Airport, and the Public Works facilities have been complete as assigned. Faucets at the Farmers Market have been replaced using self-closing valves to eliminate leaving the faucet in the open position. Both the men's and women's restroom toilets at Leinwand Park were experiencing blockage problems due to deodorant block parts becoming wedged in the commodes and broken floor flanges. The issues have been resolved using Bryan Plumbing Service for the repairs. Farmers Market experienced problems with the HVAC system, first during a rental event in the common area and then a week later at the Barefoot Sandwich Shop. With the thermostat set at 68° and 70° the temperature was 78°. One unit was determined to not be operational due to an electrical issue and the other was very low on freon. The issues were addressed by Smith and Sons HVAC service.

TOWN CLERK REPORT

Juanita Hester

- Town Clerk prepared the clean-up items from the May 2, 2022 Town Council meeting and made distribution of signed documents.
- Clerk prepared the Public Hearing Notices for the 6/6/2022 Town Council meeting: Budget Ordinance, Land Use Plan and C.A. Nails property conveyance.
- Meeting notices and agenda material were prepared and distributed by the Town Clerk for the 5/16/2022 Special Called Town Council meeting.
- Friday Memos were prepared by the Clerk and distributed to Town Council and Department Heads.
- In coordination with the Manager, the Clerk prepared the June 6, 2022 Town Council meeting agenda material, posted the information to the Town's webpage and made distribution to Town Council and Department Heads. In addition, the Clerk made notification to the Press that agenda had been posted for their information.
- Completed the annual renewal process for the SAM.Gov Award that ties the Town to Federal Grants.
- Worked with the Finance Director in getting the Clerk registered with an NCID account for annual Powell Bill processing.
- Assisted Engineering and Public Services Director Steve Duffy with getting an RFQ for Potable Water Tank Inspection Services publicized, emailed to several engineering firms and posted to the Town's website.
- The Clerk prepared the notice for the 5/31/2022 Special Called Planning Board Meeting, provided to the Press, and had it posted to the Town's Webpage.

Town Planner

Rusty Worley

- Zoning permit has been issued to MCV Properties for urgent care on West Broad Street they have be able to comply with the Town's Storm Water Plan

- CA Nails building negotiating final details with buyer to be ready for Council Approval
- Recommendations for Land Use plan, 160D approved by Planning Board ready for Council Approval
- John Currie home was foreclosed on in October 2021, Freddie Mac now holds the mortgage, demolition has been completed and property is now under contract with private individual.
- David Settlemyer property has been demolished and site completed
- Contact has been made and conversation has begun with the trustee of Rico Daniels Property (Old Accent Dyes). The Daniels family would like to sell the property to the Town which funds could be used from a grant from the Department of Commerce. The Planning Department is in the process of determining the value of the property and cost of demolition and testing. Grant award should occur during mid-June.
- Conversation has begun with Henry Cashwell about his property on East Broad Street, at this time he has had the asbestos removed but is looking for assistance in removing the structure. The Planning Department is looking for options to have the house removed.
- The property located at 502 Kemp Street has received five complaints from local neighbors regarding the abandoned house. Ken Register has purchased the property and plans to replace the home with a new mobile home.
- Martin Luther King Revelation has been completed and grant funding is being researched to complete the project.
- All political signs from right of way have been removed.
- Food Lion has sent plans in for review to upgrade inside the store and update services
- The Planning Department is in the process of reviewing Ordinance of mobile homes within the city limits and zoning districts.

Zoning Permit Issued 15

Certificate of Occupancy Issued 3

<u>Investigations:</u>	<u>Complainant</u>	<u>Nature</u>
Community Mart		Rear Lighting



Announces Funding

Golden LEAF announces \$9.9 million in funding, including \$5 million in the second round of SITE Program funding, and \$1.7 million in Flood Mitigation Program funding

ROCKY MOUNT, N.C., (June 2, 2022) – Today, the Golden LEAF Board of Directors awarded \$5,046,526 in funding to support projects through the second round of the SITE Program and \$1,398,657.34 in funding through the Open Grants Program. The Golden LEAF Board awarded \$1,706,550 in funding for projects through the Flood Mitigation Program. The Golden LEAF Board also approved \$1,750,000 in funding for the North Carolina Community College System to support scholarships as part of the Golden LEAF Scholarship Program.

The SITE Program supports communities in identifying potential sites for economic development and provides funds to enable completion of due diligence on sites already identified or to extend public utilities to or conduct rough grading and clearing of sites for which due diligence has been completed. The three phases

of the SITE Program are Identification, Due Diligence, and Development.

“The need for industrial sites, especially in rural areas, was a gap identified in our strategic planning process,” said Don Flow, Golden LEAF Board Chair. “As we have seen, ready sites are no longer a luxury but a necessity to move at the speed of business. The second round of SITE Program projects will help prepare North Carolina for these economic growth opportunities.”

The Golden LEAF Foundation Board of Directors awarded \$5,046,526 in funding for 13 projects through the Golden LEAF SITE Program in **Moore, Wilkes, Stokes, Martin, Surry, Robeson, Cumberland, Duplin, Onslow, Nash, Person, Rutherford, and Columbus** counties.

SITE Program – Identification allocates funds to a firm contracted by Golden LEAF to help identify potential industrial sites in a community. Moore, Wilkes, and Stokes counties were selected to receive assistance in this phase.

The Golden LEAF Board awarded \$104,650 in funding to support three SITE Program – Due Diligence projects. These projects will receive funding to complete eligible due diligence activities such as environmental assessments, archaeological analyses, and mapping. Organizations receiving SITE Program – Due Diligence support include:

\$29,500 to Martin County Economic Development Corporation for the NC Rail and Commerce Park.

\$39,650 to Surry County for the Westwood Industrial Park.

\$35,500 to Robeson County for the Comtech Park.

For the SITE Program – Development, the Golden LEAF Board awarded \$4,896,876 in funding for seven projects that will provide public infrastructure and, for publicly owned sites, clearing and rough grading, to benefit sites that have completed the due diligence necessary to demonstrate that the site is suitable for development. Organizations receiving SITE Program – Due Development support include:

\$937,600 to Cumberland County to clear and grade approximately 30 acres of the 159 Sand Hill Road site.

\$423,500 to the Foundation for Duplin County Industrial and Business Development for clearing and grubbing of a tract within the Duplin County AirPark, adjacent to Duplin County Regional Airport.

\$1,000,000 to Jacksonville-Onslow Economic Development Partnership for clearing, grading, and drainage systems that will yield nearly 40 acres of stormwater-ready sites at Jacksonville Business Park.

\$188,513 to the Town of Nashville for grubbing and clearing of two lots in the Nashville Business Center, design and engineering, and completion of due diligence to develop affordable construction-ready

industrial sites.

\$973,750 to Person County to complete due diligence, and clear and grade a 26-acre parcel in the county-owned North Park Site.

\$998,512.50 to Rutherford County Economic Development Corporation for rough grading of two adjacent parcels at RiverStone Business Park.

\$375,000 to the Town of Tabor City for updated due diligence and grading costs for a lot in the Tabor City Industrial Park.

Additionally, the Golden LEAF Board awarded four projects totaling \$1,398,657.34 in Open Grants Program funding. These projects will support workforce preparedness and job creation and economic investment in **Brunswick, Bladen, Haywood, and Nash** counties.

\$200,000 to Brunswick Community College to support expansion of advanced manufacturing training to meet the needs of existing and new employers in the county and region.

\$364,896 to the Town of Elizabethtown to help construct infrastructure in the Elizabethtown Industrial Park, and to perform some site development activities that will facilitate construction of seven commercial buildings and support the location of five businesses, including a new medical clinic, that have committed to Elizabethtown to invest and operate in this section of the industrial park.

\$333,761.34 to Haywood Community College for simulation equipment to help equip the newly constructed Health Education Building, particularly the simulated hospital unit.

\$500,000 to the Town of Middlesex to expand the sewer system for the Middlesex Corporate Centre located in Nash County to support economic growth. The expanded service will serve four sites in the industrial park.

The Golden LEAF Foundation was appropriated \$25 million from the State of North Carolina for a Flood Mitigation Program. The Flood Mitigation Program will award funding up to \$250,000 per project. Funds may only be awarded to units of local government.

“The Golden LEAF Foundation thanks the N.C. General Assembly for entrusting us to administer this program for local governments seeking to mitigate flooding in their community,” said Scott T. Hamilton, Golden LEAF President, Chief Executive Officer. “We look forward to being a partner in this critical work to keep our communities resilient.

The Golden LEAF Board awarded \$1,706,550 in funding to eight projects through the Flood Mitigation Program in **Chowan, Pasquotank, Bladen, Harnett, Robeson, Craven, Pender, and Duplin** counties.

\$249,300 to the Town of Edenton to replace an existing pipe under Old Hertford Road and downstream piping to relieve hydraulic pressure and reduce the potential for flooding of roads and residential and commercial structures during heavy rain events.

\$100,000 to the City of Elizabeth City to perform necessary assessment and analysis of the drainage basin and stormwater infrastructure and to develop and prioritize the most cost-effective stormwater control measures that will mitigate repetitive flooding of the Dawson-Hunter neighborhood.

\$132,000 to the Town of Elizabethtown to develop a Stormwater Master Plan that includes updating the town's asset inventory, field data collection, modeling of existing watersheds, development of concept plans, and a summary report that will include recommendations to address frequent flooding in the central subbasin, the eastern subbasin, and along Glenwood Drive in the western part of Elizabethtown. \$225,250 to the Town of Lillington for engineering expenses to map Lillington's entire stormwater system and perform detailed analysis on ten areas that are most prone to intense flooding to identify recommendations that address those flooding issues.

\$250,000 to the City of Lumberton to upsize the capacity of stormwater infrastructure at the juncture of Linkhaw Road and the railroad to mitigate flooding that occurs in this area during any 2-inch or greater rain event.

\$250,000 to the Town of River Bend to implement Phase II recommendations from an engineering study and analysis of frequent flooding in River Bend, specifically in the Channel Run Subdivision. Phase II includes regrading and re-sloping of natural drainage infrastructure throughout the community to ensure that water flows efficiently and effectively out of the area.

\$250,000 to the Town of Surf City to install a catch basin with drainpipe to convey stormwater to a new infiltration chamber system that collects and releases stormwater back into native soils. The project addresses insufficient stormwater infrastructure that causes flooding in the 2200 block of South Shore Drive that obstructs passage of vehicles, including public safety vehicles.

\$250,000 to the Town of Wallace to install sheet piling and rip rap along the bank of an existing canal to stop erosion, improve the transport of stormwater, and significantly reduce flooding along the canal.

The North Carolina Community College System was awarded \$1.75 million by the Golden LEAF Board to support scholarships for students from rural, economically distressed counties to attend participating North Carolina community colleges. Curriculum students can receive up to \$2,250 per year, and continuing education students can receive up to \$1,850 per year. The Golden LEAF Foundation has awarded funds for scholarships to students attending North Carolina community colleges since 2000.

Since 1999, Golden LEAF has funded 2,011 projects totaling \$1.18 billion supporting the mission of advancing economic opportunity in North Carolina's rural, tobacco-dependent, and economically distressed communities.

About Golden LEAF

The Golden LEAF Foundation is a nonprofit organization established in 1999 to receive a portion of North Carolina's funding from the 1998 Master Settlement Agreement with cigarette manufacturers. For more than 20 years, Golden LEAF has worked to increase economic opportunity in North Carolina's rural and tobacco-dependent communities through leadership in grantmaking, collaboration, innovation, and stewardship as an independent and perpetual foundation.

The Foundation has provided lasting impact to tobacco-dependent, economically distressed, and rural areas of the state by helping create 66,000 jobs, more than \$700 million in new payrolls, and more than 90,000 workers trained or retrained for higher wages.

For more information about Golden LEAF and our programs, please visit our website at www.goldenleaf.org.

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Recent News

Golden LEAF announces more than \$12.6 million in funding, including \$10,108,307 in funding for the Community-Based Grants Initiative in Western North Carolina

Op-Ed: Golden LEAF awards more than \$10 million in funding to support economic growth in Western North Carolina

Golden LEAF announces \$1,714,857 in funding, hears presentations on federal funding opportunities

◀ PREV

Golden LEAF Scholarship
Alumni Spotlight: Krystal
Lamb Kidd

Fayetteville Area Health
Education Foundation
shares Golden LEAF
funding experiences with
Community-Based Grants
Initiative Gathering
attendees

NEXT ▶



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: OPEN FORUM

SUBJECT: Open Forum

BACKGROUND:

SUGGESTED ACTION: Council is requested to listen to any public concerns or comments received.

ATTACHMENTS:



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: CLOSED SESSION

SUBJECT: Closed Session

BACKGROUND: Closed Session is needed for the purposes of Real Estate and Personnel.

SUGGESTED ACTION: Mayor Campbell will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(6) - Personnel and NCGS 143-318.11(a)(5) - Real Estate (112 W. Broad Street).

ATTACHMENTS:



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Resolution

AGENDA SECTION: TOWN'S CONVEYANCE OF 112 W. BROAD STREET

SUBJECT: Town's Conveyance of 112 W. Broad Street

BACKGROUND: After Closed Session, Mayor Campbell will entertain a motion and a second for Council to return to Open Session to consider approval of conveyance of 112 W. Broad Street property subject to the restrictions and conditions that Town Council will place on the property.

Town Attorney Goldston Womble may be called upon to answer any questions about this property conveyance.

SUGGESTED ACTION: Council is requested to approve the conveyance of 112 W. Broad Street subject to the restrictions and conditions to be placed on the property.

ATTACHMENTS:



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 6, 2022

SUBMITTED BY: Beverly Robinson

ITEM TYPE: Request

AGENDA SECTION: ADJOURNMENT

SUBJECT: Adjournment

BACKGROUND: With no further business to conduct, the meeting will be adjourned.

SUGGESTED ACTION: Mayor Campbell will entertain a motion and a second to adjourn the meeting.

ATTACHMENTS: