

**TOWN OF PRINCEVILLE
Board of Commissioners Special Call Meeting Minutes
December 7, 2020 6:00PM
3003 North Main Street, Tarboro, NC 27886**

Board Members Present: Mayor Bobbie Jones, Mayor Pro Tem Linda Joyner, Commissioner JoeRoam Myrick, Commissioner Alvin Jones (Not Present), Commissioner William Johnson (Not Present)

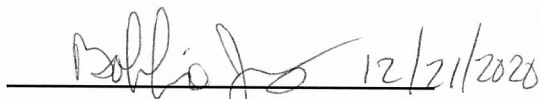
Staff Present: Town Manager Glenda Knight, Town Clerk Lakia Roberson, Chad Sary (Stewart Principle in Charge), Allison Evans (Stewart Staff), Jaquasha Colon (Stewart Staff), Jake Petrosky (Stewart- Project Manager- Not Present)

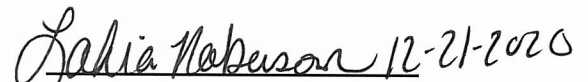
- I. **Call to Order:** Mayor Bobbie Jones
- II. **Pledge of Allegiance:** N/A
- III. **Special Call Meeting:**
 - A. **160D:** Chad stated that the 160D update is a statewide update to planning and zoning and it will take into effect on 06/19/2020 and the deadline for adoption is 07/01/2021. Also, Chad stated that they have started working on this project a couple months ago and have a contract with Upper Coastal Plain Council Government. Alison discussed about the Comprehensive (Community/Town) Plan and she stated that the goals for the town will promote public health, safety well fair for the citizens, guide and manage growth, change, and strength within a community. Alison stated that the comprehensive plan should be as collaborative as possible with citizens and stakeholders. She said that the comprehensive plan has a 10-20-year time horizon. Alison also stated that they examine the interconnectedness between land uses, transportation, utilities, recreation, and historic preservation. She stated that the comprehensive plans are not regulations, but they can inform regulatory changes. Chad stated that 160D has

two parts which is the comprehensive plan and the ordinances. He also said that the ordinances will have to be updated to meet the requirements. Chad stated that they will make some recommendations to update the ordinance to implement some of things for the comprehensive plan. He also said that he will get the town a true digital zoning map. Alison stated that the comprehensive plan addresses a wide range of things that effect the quality of life and how it functions. Also, she explained the zoning ordinance is more specific and have the exact requirements for zoning district and subdivision regulations. Chad stated that the project will take any where between 8 to 10 months. Chad informed everyone to get the citizens involved and find out some of the things that they want to have. Chad stated that the town should be an ambassador for the process and the implementation upon adoption will assist with budgeting, land use decision, and redevelopment. Chad discussed about the town limits and study area which consist of the town Extra territorial Jurisdiction (ETJ), and draft study area. Mayor stated that the area that was located on the map is no longer part of the ETJ and it is part of the 88 acres in Princeville. Chad also discussed about the UNC Emergency Management Plan and stated that NCEM/NCDOT is a joint effort and it covers the Tar River basin. He also stated that it offers 12 distinct strategies for mitigating flood risk and 4 were chosen as most viable. He said that it favored a strategy of elevation acquisition, and relocation for the study area. Chad informed everyone that the 2018 Hurricane Matthew Recovery Plan offered 3 scenarios for future planning and guiding vision of a proud town rooted in history, with a strong community that is resilient and growing. He said that this serve as the broadest plan that is similar to a Comprehensive Plan. Chad explains the 2020 North Carolina State University Flood Print Plan and shared with everyone that he is working closely with Dr. Fox and Charles Wright. He explains that the NCSU Flood print Plan is heavy analysis of flood plain and risk for existing structures, the detailed proposal for mitigation efforts, and its focus is future use of flood buyout properties. Chad discussed about the Study Area Demographics and stated that the study area population is 2,900, median household income \$31,179, unemployment rate 10.7%, and the median age is 40. He also, shared

the Housing (Study Area) and the housing units 1,183: owner occupied 600 (50.7%), renter occupied 410 (34.6%), vacant 173 (14.6%), and median home value \$71, 875. He discussed about the Emerging Issues that the town has which is flood mitigation and recovery. He also, discussed about the land use and shared with everyone about the zoning districts and that the town only has 5 zoning districts. He discussed about the design guidelines and standards. He stated that housing is especially important and economic development which is a huge part of the town. He informed everyone about the parcel which consist of the 53 and 88 acres may need additional ward consideration. He also stated how the 53 acres connect to the town and that its only way in and way out and how the town should connect it to Tarboro and the highway. Chad discussed about the Public Engagement Process and he stated that the feedback that he will receive, and he will finalize the survey and get assistance with posting it on the website. He also, stated that the board should try to mail the surveys with their utility bill so the town can get some feedback about the plan. Chad stated that he met with the planning board and they recommend that the representative of the ward's should have meetings and get the citizens involved and connect with them. Mayor stated that he doesn't think that will work or be as effective because they had so many meetings where they weren't seeing results. Mayor shared that he thinks it would be a good idea for the Commissioners to call their citizens and asked them certain questions via survey. Commissioner Joyner stated that it will be incredibly challenging to have face to face meetings but that phone calls maybe viable. However, she stated that citizens phone numbers may not be the same post Hurricane Matthew. Mayor shared that all those things combine may be the best course for the town to take because a lot of the citizens don't have internet. Commissioner Joyner shared that maybe have a flyer in with their water bill saying to call their Commissioner to complete the survey. Chad discussed about updating the zoning ordinance and shared with everyone that the current ordinance was adopted in 1989. Chad shared that with Chapter 160D it is forcing local government to update their code to make sure their consistent with state laws. He also, stated that it will include subdivision regulations, new zoning

district, design criteria, allowable uses, and nonconformities. Commissioner Joyner stated that the town need a recreation center so that it can be something ongoing during the winter months. Mayor inquired about the safety and security of the citizens of the town. Mayor stated that the town is doing the upgrade on the dike, storm water project, and floodgate repair, but we are doing everything possible to prevent flooding occurring again, but we also need to keep thinking about safety. He also stated that affordable housing is a priority with all the industries coming into the community. Commissioner Joyner agreed. Commissioner Myrick asked will the plan included a water tower? Chad stated that it will be something as such included in the plan. Commissioner Joyner stated that the citizens have concerns about informing them about different things that is going on in the community. Commissioner Joyner shared about doing a television commercial about getting information out for the citizens to know what is going on in the community would be great. Commissioner Myrick mentioned that DMV is already in town. Chad stated that he would have the survey for the website by the Board meeting on the 21st. The board agreed to have the next meeting on January 26,2020 at 6pm meeting adjourned.

 12/21/2020
Mayor Bobbie Jones, Date

 12-21-2020
Lakia Roberson, Clerk Date