



WILLIAMSTON, NORTH CAROLINA 2009 – 2010 COMPREHENSIVE PLAN UPDATE

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WILLIAMSTON, NORTH CAROLINA

2009 - 2010 COMPREHENSIVE PLAN UPDATE

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Executive Summary

Chapter I: Introduction

A comprehensive plan is a statement of long-range policies made by the governing body of a community concerning its future physical development. The Williamston 2009-2010 Comprehensive Plan Update (comprehensive plan update or plan update) provides a basis for the preparation or update of more detailed functional plans to serve as a general guide in day-to-day decisions. Williamston is also benefiting from its participation in Audubon International's Sustainable Communities Program. In 2009, the Town Board, through the Planning Board, initiated the process to update the Town's comprehensive plan.

English adventurers explored the banks of the Roanoke River where Williamston now stands as early as 1587. It is believed that settlers were in the Williamston area by 1700; however, documentation appears to be unavailable. In 1779, the General Assembly authorized the establishment of a town on the land of Thomas Hunter. In 1922, the Roanoke River was bridged at Williamston and with it came the greatest boon to the welfare of Williamston to date.

Williamston is located in Martin County about 90 miles east of Raleigh; approximately 90 miles inland from the North Carolina Outer Banks and the Atlantic Ocean; and, is about 80 miles southwest of Norfolk, Virginia. Williamston is bordered to the north and west by the Roanoke River.

Williamston is governed by a five member Board of Commissioners (Town Board) and a Mayor. Williamston's authority to adopt and implement a comprehensive plan is drawn from its state authorized general police power per North Carolina General Statute §160A-174.

The comprehensive plan update is based upon the target date of 2030. The plan update has a detailed table of contents and eleven (11) chapters which provide background information, examine existing land use patterns, project future land use patterns, list the Town's goals and implementation strategies, and include a detailed action plan for nineteen (19) issue areas to implement the plan update.

COMPREHENSIVE PLAN UPDATE VISION STATEMENT

The Town of Williamston seeks to maintain its small town character, charm, and natural beauty, revitalize its downtown, encourage and utilize sustainable development concepts, and protect natural environmental systems by:

- working to make itself a clean, safe, drug-free, and aesthetically pleasing community;
- providing core services in an efficient manner;
- supporting and encouraging sustainable residential and commercial development initiatives and planning;
- embracing smart growth principles and promoting smart growth practices, concentrating commercial and industrial development in appropriate areas where adequate infrastructure exist to support such development;
- balancing residential and commercial land uses;
- maintaining and improving its infrastructure;
- seeking assistance to improve neighborhoods;
- protecting and preserving the natural environment and surface and ground waters;
- assessing options to provide additional areas where growth can occur;
- keeping citizens informed; and,
- seeking intergovernmental cooperation to improve Williamston, Martin County, and the region.

Chapter II: Population

The total population in Williamston in 2000 was 5,911 people. Census 2010 reports the Town's population has decreased to 5,511 people. An annexation in 2010-2011 brought the population up to about 5,520 people. The median age of residents was 41.9 years in 2010. The 2010 population was comprised of 2,337 males and 3,174 females. The 2010 population consisted of 3,441 black or African American people and 1,907 white people. These two groups accounted for 97% of the Town's population. In 2010, 1,756 people were enrolled in schools. Of this total, 453 were enrolled in college or graduate school. In 2010, 1,199 people (aged 25 years and over) were high school graduates or higher. In 2010, 800 people (aged 25 years and over) held an associate's degree or higher. Census 2010 reported there were 4,194 people 15 years old or older in Williamston. Of this total, 1,774 people were married. There were another 232 people listed as married, but separated.

There were 2,172 total households in Williamston in 2010. Of the total, 1,403 were family households and 769 were non-family households. Of the non-family households, 730 were situations wherein the householder lived alone. The average household size was 2.38 people, while the average family size was 3.03 people. There were 694 households with individuals under 18 years old and 706 households with individuals 65 years and over.

Williamston's population should increase to 6,000 people during the planning period.

Chapter III: Housing

The total housing units recorded for Williamston in 2010 was 2,587 units.

Approximately 25% of the land in Williamston is utilized for residential purposes or platted for future residential development. Single-family residences continue to be the dominant housing type in North Carolina and in Williamston. Single units (detached) accounted for 1,891 of the Town's total units in 2010. There are a number of multifamily developments in Williamston. Census 2010 reported that 528 people lived in structures with two (2) or more units in the structure. Proportion-wise, the quality of the housing stock is improving. Of the 2,587 housing units included in Census 2010 data, 878 units have been added since 1970. None of the Town's 2,172 occupied housing units in 2010 lacked complete plumbing facilities and none lacked complete kitchen facilities. Most occupied housing units rely on electricity for house heating fuel (climate control). In 2010, 63 occupied units did not choose to have telephone service and 455 did not have a vehicle available.

Housing related programs include the Employee Homeownership Program (EHP) and the Residential Development Incentive (RDI) Program.

Chapter IV: Economy

In 2010, the potential labor force in Williamston, made up of people 16 years old and older, totaled 4,182 people. Of this total, 1,901 people were in the labor force. Of the 1,901 people in the labor force, 1,664 people were employed and 228 people were unemployed. Nearly 82% of Williamston's workers drove (car, truck, or van) alone to work; over 11% carpooled; and, 6.8 walked to work. Of the 1,664 workers, 1,174 were private wage and salary workers, while 375 were government workers and 103 were reported as self-employed.

Within five miles, there are about 11,000 people. Within fifteen miles of Williamston, there are about 35,000 people, while there are about 235,000 people within thirty miles of Town.

Census 2010 reported the per capita income was \$14,119; the median household income was \$25,884; and, the median family income was \$40,833. The average weekly wage for workers in the area (Town and Martin County) was \$557 in the fourth quarter of 2007. The average weekly wage for the State for the same reporting period was \$718. An estimated 350 families and an estimated 1,712 people live below the poverty level.

Commercial and service type development is located downtown, in areas adjacent to downtown, and along U.S. Highway 17, E. Main Street, W. Boulevard Street, E. Boulevard Street and Washington Street. Also, there are retail establishments and personal services type establishments located throughout the Town. There is some light manufacturing activity at various locations in Town. Williamston is home to the Northeast Technology and Business Center (NETBC). The Roberson Business Park off contains approximately 80 acres divided into 14 lots. Since 1945, the Williamston Commercial Historic District has maintained its position as the Town's primary concentration of commercial, professional, and governmental activities. Williamston Downtown, Inc. (WDD), a North Carolina chartered non-profit corporation established for the purpose of revitalizing the Williamston central business district.

Business development and improvement programs include: Facade Improvement Grant Program; Economic Development Incentive Program; and State (Article 3J) Tax Credits.

The Senator Bob Martin Eastern Agricultural Center has established Williamston as a destination for those attending a variety of events. There are a number of tourist destinations and attractions in and around Williamston.

Chapter V: Community Facilities and Services

The Martin County Arts Council, Martin Community Players Associations, and Roanoke Arts and Craft Guild offer opportunities to view and/or participate in artistic pursuits. Williamston has three (3) landmark properties listed in the National Historic Register, two (2) historic districts, and approximately 31 contributing historic structures in the Williamston Commercial Historic District.

Williamston is served by two local newspapers and a number of radio and television stations. Suddenlink Communications provides cable television service. In-structure telephone service is provided by CenturyLink. A number of firms in the area provide cellular telephone service, internet service, and/or satellite television service. Western Union provides telegraph service. Williamston is serviced by Dominion North Carolina Power.

Fire protection in the Williamston Fire District is provided through the Williamston Fire/Rescue/EMS Department. Law enforcement and public safety are provided by the Williamston Police Department.

Martin General Hospital and the Martin County Health Center serve the general health needs of residents. The Martin County Senior Center and the Martin County Department of Aging serve senior citizens and a number of firms and agencies offer in-home health care.

The Martin Memorial Library and the Martin Community College Library serve Williamston.

Some areas in Town are served by Piedmont Natural Gas and several companies distribute propane gas locally.

Williamston maintains and manages a variety of Town-owned recreational facilities.

Students in Williamston are served by five Martin County schools including Riverside High School, which is located in the Town's ETJ. There are three (3) private schools near Williamston. Martin Community College (MCC) is a public comprehensive community college serving Town residents. Area students can pursue undergraduate, graduate, and doctoral studies at East Carolina University in Greenville.

Household garbage pickup in Williamston is contracted through Martin County with Waste Industries, Inc. Williamston participates in a regional sanitary landfill in Bertie County. Recycling is offered through a contract with Martin County. Williamston contracts with a private hauler for commercial waste pick-up.

The Public Works Department maintains Town-owned buildings and grounds and is also responsible for the Town cemetery and garage.

There are nearly 60 churches and religious institutions in and around Williamston, with most denominations represented. A variety of civic organizations and clubs meet in and around Williamston. There are garden and book clubs in the area as well

Chapter VI: Transportation System

Three Federal (U.S.) highways serve Williamston: U.S. Highway 64, U.S. Highway 17, and U.S. Highway 13. NC Highways 125, 903, 171, and 11 also serve Williamston and Martin County. There are two bridges in Williamston, one over the Roanoke River along U.S. Highway 17/13 and one along Main Street at the Seaboard Coast Line railroad overpass.

Williamston is responsible for maintaining about 44 miles of streets and roads utilizing State financial aid and Town resources. Each year, State Street-aid (Powell Bill) allocations are made to incorporated municipalities that establish their eligibility and qualify.

State-local transportation system planning efforts are the Comprehensive Transportation Plans (CTP) and the State Transportation Improvement Program (STIP). The current State Transportation Improvement Program (STIP) includes four (4) local projects.

The Town's Capital Improvement Plan (CIP) 2011-2015 includes programming for street repair projects, three (3) equipment related projects, and three (3) drainage system improvements projects related to Skewarkee Drainage Watershed Improvements.

In 2003, Williamston completed the Skewarkee Trail and continued to plan for bicycle, pedestrian, and multi-use facilities. In 2002, the Town secured funding NCDOT's Enhancement Funding program to construct River Landing.

The Martin County Airport offers a 5,000 foot paved runway and is open year-round, 24 hours per day. Residents also use the Pitt-Greenville Airport.

Bus transportation and parcel service is offered by Trailways Bus Line. Martin County Transit (MCT) offers limited transportation services to residents.

Seaboard Coast Line Railroad, an operating unit of CSX Transportation, operates trains along a line that bisects Martin County, servicing Williamston.

Local, regional, and national motor transport companies serve Williamston.

Chapter VII: Water and Sewer Systems

Williamston owns and operates its own public water supply system consisting of six (6) water supply wells, over fifty (50) miles of water distribution mains ranging in size from two (2) inches to twelve (12) inches, and five (5) elevated storage tanks with a total capacity of 1.475 million gallons. Williamston's system is identified by the State as PWSID: 04-59-010. The oldest portion of the water system is over forty-five years old. Williamston provides water (and sewer) service to some areas outside its corporate limits. The Town obtains its water from wells in the Black Creek aquifer, located within the Central Coastal Plains Capacity Use Area. A 25% withdrawal reduction was implemented in 2008 with successive 25% reductions scheduled for 2013 and 2018. The Town has a contract to buy withdrawal credits from Robersonville and be able to continue to withdraw as it does now. Williamston has spent minimal amounts for water credits and has been able to reduce usage.

The Town is working with the Martin County Regional Water and Sewer Authority (MCRWASA) to develop additional water sources. Both the Town and the Authority are actively seeking State and Federal funding assistance. MCRWASA proposes withdraw water directly from the Roanoke River. A new water treatment plant and facilities will be required as the new source is accessed. The Town's water system needs to be upgraded to accommodate anticipated growth and the purchase of water from MCRWASA. Upgrades will require line installation and improvements to allow for water transmission from the authority's system to the Town's.

Williamston operates a sewer system consisting of a wastewater treatment plant (WWTP) and sanitary sewer collection/interceptor system consisting of: about forty-five (45) miles of 8-inch to 24-inch gravity mains at depths ranging from 4 feet to 18 feet deep; approximately 1.4 miles of 4-inch and 6-inch force mains; eight (8) pumping stations; and, associated service laterals. The WWTP serving the Town is located on the Roanoke River east of the Town limits. A small amount of the sewage treated at the facility is from out-of town customers. With improvements made over the years, the facility has operated more efficiently, normally meeting all effluent limitations on a consistent basis. Additional required sewer upgrades were completed in early 2010. The sewer system has nearly 2,400 sewer connections. Operating under State permit number NC0020044, the Town's permitted capacity is 2.0 MGD. The system's design capacity is 2.0 MGD, while its average annual daily discharge is about 1.4 MGD. The receiving stream is the Roanoke River. Currently, the system serves a population of about 8,000 people.

The Town faces two significant challenges with respect to its sewer system. First, the Town must begin to correct infiltration/inflow problems. Second, Town leaders must fashion a program to pay for and provide sewer service to areas being annexed or proposed for annexation.

Chapter VIII: Natural Features

Williamston has an average yearly temperature of 61°F. Precipitation averages 50 inches annually. No air quality problems have been cited by State or Federal agencies. The relative humidity averages about 72%. There are five federally protected/listed vertebrates and one invertebrate in Martin County (and potentially in Williamston).

The soil associations found within Williamston and its ETJ include a variety of soil types. There are thirty-four (34) different soils in Williamston and its ETJ.

Elevations in Williamston range from approximately 10 feet above mean sea level near water courses to as high as 80 feet above mean sea level at different points. Williamston is underlain by clay, silt, sand, and limestone beds which were deposited on crystalline basement rocks.

Parts of Martin County are favorably situated for groundwater supplies but the chemical quality of the groundwater is not uniform. Martin County has abundant surface water. The area is drained by the Roanoke and Tar-Pamlico Rivers and their many tributaries.

Chapter IX: Existing Land Use and Development

General development patterns have not changed significantly within Williamston proper in the past 15 to 20 years. Beginning in 2010, the Town annexed two hundred and sixty-five (265) acres encompassing the Roanoke Country Club and surrounding (primarily) residential development, as well as a residential area at the end of Cedar Lane. The Cedar Lane area annexation has been finalized. The effective date for the annexed areas encompassing the Roanoke Country Club has not been determined.

Including the aforementioned annexations, the Town consists of 2,830 acres, divided into about 3,000 parcels. Some 1,918 acres (68%) of the Town's area have been developed, while about 912 acres (32%) of the Town's area are not developed. Existing land use categories are: Residential (24%); Multi-family Residential (4%); Commercial (16%); Manufacturing (7%); Public and semi-public/Government/Religious/Office and Institutional (8%); Recreation (9%); and, Vacant/Open Space/Rights of Way and Easements (32%). The ETJ encompasses about seventeen (17) square miles. The Town enforces its zoning ordinance in the ETJ. Martin County does not have a zoning ordinance. The area necessary to accommodate anticipated growth will come from existing platted lots, supplemented by the acquisition of additional developed land area through annexation.

Chapter X: Future Land Use and Development

The projected future land use plan delineates the areas in and around Williamston best suited for residential, business, industrial, and public/open space/institutional land uses. The projected future land use plan is used in conjunction with the Town's goals and implementation strategies to express the Town's vision for its future. Future land use categories are:

- R4-Residential encompasses an estimated 114 acres (0.8%).
- R4-MHO-Residential with Mobile Home Overlay encompasses an estimated 20 acres (0.1%).
- R8-Residential encompasses an estimated 774 acres (5.38%).
- R8-MHO-Residential with Mobile Home Overlay encompasses an estimated 66 acres (0.5%).
- R10-Residential encompasses an estimated 309 acres (2.1%).
- R15-Residential encompasses an estimated 2,363 acres (16.2%).
- R15-AO-Residential with Agriculture Overlay encompasses an estimated 2,431 acres (16.6%).
- R20-Residential encompasses an estimated 469 acres (3.2%).
- R20-AO-Residential with Agriculture Overlay encompasses an estimated 4,349 acres (29.8%).
- CD-Downtown Commercial encompasses an estimated 56 acres (0.4%).
- CBD-Central Business encompasses an estimated 45 acres (0.3%).
- CH-Highway Commercial encompasses an estimated 1,313 acres (9.0%).
- CH-MU-Highway Commercial-Mixed Use encompasses an estimated 32 acres (0.2%).
- CN-Neighborhood Commercial encompasses an estimated 9 acres (0.1%).
- O&I-Office & Institutional encompasses an estimated 572 acres (3.9%).
- M1-Restricted Manufacturing encompasses an estimated 233 acres (1.6%).
- M2-Mixed Manufacturing encompasses an estimated 583 acres (4.0%).
- SHO-Special Highway Overlay (SHO) encompasses an estimated 697 acres (4.7%).
- Conditional Use (CUD) encompasses an estimated 1 acre (less than 0.001%).
- Tourism Related Economic Development (TRE) encompasses an estimated 164 acres (1.1%).

Chapter XI: Goals and Implementation Strategies

Local governments have only the legal authority granted to them by the State to enact a development management program. This is known as the “Dillon Rule.” Williamston has an extensive development management program and continually assesses its options with respect to additional tools.

Goals and implementation strategies have been developed for nineteen the (19) issue areas. Issue specific action items follow. Action items taken or adapted from the Town’s work with Audubon International’s Sustainable Communities Program appear in **green** type.

1. Residential Development (RD) Action Items:

- Continue the Employee Homeownership Program (EHP) to encourage employees to invest in the community while helping reduce the number of vacant housing units in the Town.
- Continue the Residential Development Incentive (RDI) Program to encourage private investment to improve the Town’s housing stock.
- Continue to enforce the zoning ordinance, as amended.
- Study amendments to the zoning ordinance with respect to lots widths and setback requirements and the allowance of administrative review options.
- Seek Community Development Block Grant (CDBG) funding for projects as necessary.
- Study ordinance amendments to require property owners to improve and maintain the general appearance of residential properties and require maintenance of residential (and commercial) properties that are owned or controlled by absentee owners.

2. Commercial Development (CD) Action Items:

- Continue to enforce the zoning ordinance, as amended.
- Develop commercial building and development design guidelines and standards.
- Continue the building facade improvement grant program to encourage private investment to improve commercial buildings.
- Study amendments to the zoning ordinance with the goal of promoting economic development.
- Continue forums involving Martin County and Williamston political leadership to discuss economic development issues.
- Continue developing a commercial strategic economic development plan.
- Identify additional methods for financing development such as grants and capital reserves.
- Continue to develop a local farmer’s market.
- Develop a farmland preservation program.
- Formally request NC State University to conduct an economic study of the Roanoke River’s tourism generating potential.
- Continue to develop the boardwalk along the Roanoke River near Moratoc Park.
- Seek funding to add additional camping platforms along the Roanoke River.
- Provide incentives for new businesses locating downtown.
- Utilize, as necessary, the information resources available through the partnership between Audubon International and the American Ecotourism Alliance.
- Inform, as necessary, State senators and representatives concerning the financial needs of the Senator Bob Martin Eastern Agricultural Center.

3. Industrial Development (ID) Action Items:

- Continue to enforce the zoning ordinance.
- Continue to work with the Northeast Partnership and State Department of Commerce to attract industrial development to the area.

- Participate in regional economic planning activities to attract industrial development of the area.
- Expand membership in the Committee of 100 and Committee of 1,000.
- Continue to offer, in partnership with the Economic Development Corporation, economic incentives for new businesses.

4. Arts, Culture, Historic/Heritage Preservation (AC) Action Items:

- Study regulations to require that redevelopment efforts be consistent with the historic preservation policies contained in this comprehensive plan.
- Develop and adopt a historic district zoning overlay.
- Seek funding sources for historic preservation projects.
- Develop a Historic Preservation Commission.
- Write articles about, and conduct tours of, historic sites
- Continue to seek funding for a permanent multi-use facility for the Martin County Arts Council.

5. Downtown Revitalization, Enhancement, and Marketing (DR) Action Items:

- Study revisions to current incentives relative to development and redevelopment of downtown and consider adoption of new incentives as a part of the study effort.
- Seek grant funding for projects as necessary.
- Study historic overlay zoning district regulations and/or development design guidelines applying to core downtown areas to enhance interest in private investment and redevelopment in some unused or under used downtown properties and, as guidelines are discussed and developed, encourage all parties interested in developing or redeveloping downtown, to recognize and contribute to the downtown's appeal.

6. Transportation System (TS) Action Items:

- Complete the (on-going) development of a comprehensive pedestrian plan to include elements to provide new sidewalks, connections between existing sidewalks, and general improvements to existing sidewalks at various places in Town and seek grant funding to complete the plan's recommendations.
- Seek assistance from the North Carolina Department of Transportation to update the Williamston Thoroughfare Plan.
- Seek grant monies and technical assistance from the North Carolina Department of Transportation for road improvements, industrial access projects, downtown enhancement, bicycle and pedestrian corridors, and implementation of the projects recommended in the Williamston Thoroughfare Plan.
- Develop and implement guidelines to encourage improvements to the quality and appearance of local taxi services.
- Develop a street improvement master plan
- Seek technical and financial assistance to make Williamston a pedestrian friendly community.
- Develop a curb and gutter plan that is consistent with Sustainable Community initiatives.
- Subsidize the cost of discounts for monthly/yearly passes on the public transportation system.
- Work with the appropriate agencies to monitor the use of public transportation and to determine if additional public transportation routes are needed to service under-served areas of the community.
- Develop incentives such as preferred parking spaces at various locations to promote car pooling and arriving in hybrid or alternative fuel vehicles.

- Use grant funds (if available) to incorporate permeable pavement when resurfacing Town parking lots.
- Improve safe and accessible routes for pedestrians and cyclists.

7. Parks and Recreation and Public Open Spaces (PR) Action Items:

- Complete River Landing Phase II.
- Purchase and install exercise equipment, playground equipment, and site amenities for parks and recreation facilities as necessary.
- Complete building construction projects and building and facility upgrades as necessary.
- Purchase maintenance vehicles and equipment as necessary.
- Prepare a green trails plan.
- Seek State and Federal grants to provide recreational facilities to Williamston residents.
- Complete the (on-going) update of the parks and recreational facilities master plan.
- Incorporate “green” principles (which include water and energy conservation, minimization of noise and light pollution, protection of wildlife habitat and wetlands protection, and the use of bio-retention areas to filter run off-water) into the design, construction, and maintenance of any new recreational facilities that may be developed during the planning period.
- Create an ecological demonstration site and develop a nature trail at the new recreational facility.
- Recycle at the new recreational facility.
- Develop a program to inform the public of the environmental principles incorporated into recreation programs and facilities.
- Install signage explaining the purpose of bio-retention areas and promoting “green” principles at parks and recreation sites and facilities.
- Enroll all parks and recreation facilities in the Audubon Cooperative Sanctuary Program and work to have each facility earn certification.
- Include a theme of ecological responsiveness in recreation department promotional materials and activities.
- Map existing trail system, including the Rail Trail and any designated bike lanes.
- Institute a recruitment program to disadvantage facilities.
- Develop a program to inform the public of the health benefits of a healthy lifestyle and expand programs to include natural activities.

8. Natural Features and Environmental Protection (NF) Action Items:

- Study amendments to the zoning ordinance with respect to erosion and sedimentation control.
- Develop a public education program about the Town’s sustainability practices utilizing the Town’s website and by contributing quarterly articles for local newspapers.
- Install signage promoting environmental awareness along the Rail Trail, at public parks, and at municipal buildings and facilities.
- Develop a recognition program for local people and organizations practicing good environmental stewardship.
- Meet with the Board of Martin County Public Schools to encourage an environmental component in the curriculum and to encourage environmental projects in school buildings and on school grounds to be documented and possibly recognized through the Audubon Partners for the Environment program.
- Conduct workshops for developers, contractors, real estate professionals, and other stakeholders to disseminate information concerning environmental issues such as storm water management and “green” building practices.
- Develop and coordinate a regular speaker series for the public concerning environmental and sustainability issues.

- Collaborate as necessary, with environmental organizations to achieve regional conservation objectives.
- Commission a study to identify drainage and storm water problems in Williamston.
- Require permeable pavement, when possible, for all new construction.
- Remove pavement, when possible, as Town projects are undertaken.
- Use bio-retention ponds and other natural features to control and filter storm water runoff and resulting pollution for Town projects.
- Adopt a code prohibiting up-lighting on new development and specifying appropriate factors for new lighting.
- Offer incentives to retrofit existing structures with properly oriented lighting fixtures.
- Conduct periodic surveys of residents concerning environmental concerns.
- Monitor and publicize the results of efforts to mitigate pollution.
- Map Federally listed contaminated sites using the EPA's "Enviromapper" program to compare the areas found with population concentrations.
- Study the use of wind and solar sources to power Town buildings and facilities.

9. Water and Sewer Systems (WS) Action Items:

- Purchase radio read equipment.
- Purchase maintenance vehicles and equipment as necessary.
- Complete water supply and water system improvement projects and water transmission main projects as identified.
- Complete water system fire flow improvements as identified.
- Update record water and sewer mapping.
- Complete Roberson Estates street and utility improvements.
- Complete infiltration/inflow rehabilitation projects as necessary.
- Develop and update as necessary electronic mapping of the Town's water and sewer systems.
- Develop and submit annual updates of the Williamston Local Water Supply Plan (LWSP) to the North Carolina Division of Water Resources.
- Develop a water and sewer master plan.
- Implement applicable recommendations in the water supply study commissioned by the Martin County Regional Water and Sewer Authority by the Wooten Company and others to identify alternative water source solutions.
- Expand the Town's water conserving low-flow faucet retrofit incentive program.
- Install low-flow faucets in Town-owned buildings.
- Install half-flush toilets and waterless urinals in Town-owned buildings.
- Develop and disseminate to the public information on water supply/system planning and water conservation techniques.

10. Community Facilities and Services (CF) Action Items:

- Complete building construction projects and building and facility upgrades as necessary.
- Purchase maintenance vehicles and equipment as necessary.
- Complete Skewarkee drainage watershed improvements as necessary.
- Seek Community Development Block Grant (CDBG) funding for projects as necessary.
- Update the Regional Hazard Mitigation Plan developed with Martin, Washington, and Tyrrell counties as necessary.
- Update user fee information relating to fee-for-service rescue operations and study and implement as appropriate fee for service plans to pay for emergency medical services.
- Consider developing and adopting a formal fire apparatus replacement policy.
- Commission a space needs study concerning the Williamston Fire and Rescue Department's current and future requirements.

- Reprioritize neighborhoods for active Community Policing.
- Install street lights as necessary in areas which have been annexed.
- Utilize and update and improve the Town's website and use newsletters to disseminate information to residents and visitors concerning Town services, schedules, and related issues and encourage the continuity of website content (as well as printed information that may be disseminated) between Williamston, Martin County, and agencies or organizations serving the area or disseminating information about the area.
- Meet with Employment Security Commission staff and education providers as necessary concerning workforce needs.
- Host an annual symposium for students and parents about local job opportunities.
- Lobby the appropriate agency(s) to conduct a study of Williamston residents' access to healthcare and identify barriers and existing problems.
- Build or buy an aquatic pool for senior exercise activities.
- Lobby the appropriate agency(s) to study major health issues in the community to identify major concerns that should be addressed.
- Develop and disseminate to the public information regarding waste reduction techniques.
- Hire a full time crime prevention officer.
- Study average response times for fire, EMS, and law enforcement and implement recommendations for improvement as applicable.
- Establish and support crime prevention strategies such as Neighborhood Watch, anti-gang task forces, and "Broken Window" policies as applicable.
- Conduct annual training on the Town's Disaster Plan.

11. Extraterritorial (Planning) Jurisdiction (EJ) Action Items:

- Continue to enforce the zoning ordinance, as amended in the extraterritorial (planning) jurisdiction area.
- Consider annexation(s) of area(s) in the extraterritorial (planning) jurisdiction to increase the Town's population; to serve areas in need of utilities and services as appropriate; to provide additional land area to accommodate projected population growth; and, to provide additional land area to accommodate economic growth.
- Extend the Town's extraterritorial (planning) jurisdiction (ETJ) to include a two (2) mile area limit on the north side of Town to concur with the construction of the Highway 125 Bypass.

12. Intergovernmental Relations and Regionalism (IR) Action Items:

- Develop strategies to promote inter-agency and inter-governmental cooperation to improve interaction and communication between, but not limited to, the Williamston Town Board, Williamston Planning Board, the Martin County Board Commissioners, the Martin County School Board with respect to public facilities and services.
- Conduct regular meetings involving the boards of commissioners and key staff members of Williamston and Martin County to promote cooperation.
- Meet with the Martin County Board of Commissioners semi-annually for a non-agenda dinner meeting.

13. Citizen Participation (CP) Action Items:

- Establish standard procedures by which the Town citizens or groups can meet with government officials and resolve differences of opinions.
- Continue to plan and conduct Town Day for the public.
- Develop and promote opportunities for volunteerism such as trash clean-up days, community flower planting days, mentoring, tutoring, or food kitchen/homeless shelters.
- Sponsor a leadership school for high school students.

- Develop a program to celebrate community achievement and values.

14. Housing (HO) Action Items:

- Seek grant funding for projects as necessary.
- Develop a series of housing strategies aimed at providing options for middle-to-low income families regarding housing.
- Provide a home ownership course.
- Study, and implement as practicable, rent to own programs.
- Continue the (housing) down payment assistance program to encourage and foster home ownership.
- Study, and implement as practicable, methods to assist first time home buyers in their efforts to obtain low interest loans.
- Update the housing study using CENSUS 2010 information and make comparisons with CENSUS 2000 figures to measure successes.
- Create public-private partnerships to foster home ownership.
- Seek local, State, and Federal money to assist first time homebuyers.
- Develop programs to educate the public about housing assistance programs.
- Create programs to encourage home ownership.
- Develop standards for new multi-family developments to ensure that such developments are in harmony with existing, surrounding development.

15. Community Appearance (CA) Action Items:

- Seek Community Development Block Grant (CDBG) funding for projects as necessary.
- Continue using a mission oriented appearance commission with the Zoning Administrator as facilitator.

16. Growth Management, Smart Growth, and Sustainable Development (GM) Action Items:

- Upgrade geographic information system hardware and software.
- Seek Community Development Block Grant (CDBG) funding for projects as necessary.
- Study amendments to the zoning ordinance with respect to lot widths and setback requirements, erosion and sedimentation control, and the allowance of administrative review options.
- Establish level of service standards and criteria for infrastructure systems.
- Develop location, density, and intensity criteria for new and existing development and redevelopment, including public facilities and infrastructure, so that they can better avoid or withstand natural hazards.
- Develop and implement a compatibility review checklist to use in determining if a development or project is consistent with the comprehensive plan.
- Develop and implement zoning regulations to allow for and regulate artisan and craftsman activities in areas appropriate for such uses.
- Extend the Town's extraterritorial (planning) jurisdiction (ETJ) limits on the north and northwest sides of Town as the NC Highway 125 Bypass project is completed.
- Work with the U.S. Fish and Wildlife Service and NC Forest Service to identify and target priority conservation areas for permanent protection utilizing techniques such as direct acquisition, conservation easements, and transfer of development rights.
- Publish articles in newspapers with local circulation on caring for environmentally sensitive areas.
- Develop and disseminate information to the public as to the effect of continuous inundation of the Roanoke River wetlands.

- Study, and adopt as necessary, revisions to the Williamston Town Code to make it consistent with smart growth principles.
- Submit the Town comprehensive plan update for approval by Audubon International and earn the Audubon Planning Award (signifying completion of Stage II of the Audubon Sustainable Communities Program).
- Enforce, and amend as necessary, land use ordinances to steer development and land uses in such a way as to protect priority conservation areas and to foster compact residential development focused around the downtown and transportation nodes.

17. Redevelopment (RE) Action Items:

- Study amendments to the zoning ordinance to address redevelopment issues such as protecting the character and appearance of areas where redevelopment is proposed, promoting sustainability, protecting the natural environment, and eliminating non-conformities where practicable.
- Seek Community Development Block Grant (CDBG) funding for projects as necessary.

18. Population Growth (PG) Action Items:

- Work with the Chamber of Commerce to develop a population recruitment program and to incorporate recruitment strategies into economic development promotional efforts.
- Work with appropriate agencies to expand services and opportunities to attract young married couples with children to the Town.

19. Town Management and Administration (TM) Action Items:

- Prepare pay plan classifications and updated job descriptions plan.
- Complete building and facility upgrades as necessary
- Update, as necessary, the capital improvements plan (CIP).
- Adopt a vehicle replacement policy.
- Develop a personnel contingency plan.
- Conduct an annual retreat to review and update long-range plans and discuss existing and emerging trends and issues.
- Develop a long-range plan for the cemetery relative to usage, benefits, and perpetual care.
- Conduct an annual review of the Town's accomplishments, document the implementation of objectives, strategies, policies, and practices, and measure sustainability indicators, comparing them to established targets and timelines.
- Publicize the environmental practices implemented by the Town, documenting the Town's "green" projects.
- Provide training regarding sustainability to Town employees in their respective areas of service.
- Pursue private and public funding to expand the delivery of services.
- Regularly review and evaluate the implementations of long range plans and communicate the progress made to the community.

Workshops and Meetings and Sources Consulted are listed at the end of the comprehensive plan update.

Chapter I: Introduction

A comprehensive plan is a statement of long-range policies made by the governing body of a community concerning its future physical development. Comprehensive planning is one process available to local governments for addressing current issues, anticipating needs, and scheduling public improvements. It is the purpose of the Williamston 2009-2010 Comprehensive Plan Update (comprehensive plan update or plan update) to provide a sound basis for the preparation of detailed functional plans which will serve as a general guide in the day-to-day decisions of Town government. It establishes goals and implementation strategies for managing the future growth and development of the Town. It contains an inventory and analysis of existing land use and growth trends. The plan update also examines factors including natural systems and environmental conditions, transportation, population, economy, housing, and community facilities. It contains recommendations for the general development of the Town.

The comprehensive plan update should be general in nature, in that it should designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be. The plan update, with accompanying maps, exhibits, and descriptive matter, shall show the long-range recommendations for the general development of the territory covered by the document.

The comprehensive plan update may also be considered a guide to managing resources wherever a balance is sought between competing needs – for example, protecting the environment’s aesthetic or cultural qualities versus providing the population with needs such as shopping areas, housing, and industrial employment.

A. This is Williamston, North Carolina

1. History and Culture

English adventurers explored the banks of the Roanoke River where Williamston now stands as early as 1587. These explorers were not interested in clearing fields and starting a settlement, but were searching for mines and jewels. A captured Indian chief told the group that a short distance up the Roanoke River there was a great ocean and along the banks lived a very great and wealthy race of people whose walled cities glittered with pearls and gold. The explorers pursued this false story with enthusiasm, but they ran out of supplies where the Town of Williamston now stands. The Tuscarora Indians, who lived there, gave them no provisions and attacked them one night. It was with great difficulty that the adventurers succeeded in escaping destruction.

It is believed that settlers were in the Williamston area by 1700; however, documentation appears to be unavailable.

In 1779, the General Assembly authorized the establishment of a town on the land of Thomas Hunter. This land was in a community that was known as Skewarky or Skewarkee, which is Native American for “bend in the river.” Skewarky is also the name of a Primitive Baptist Church which is still standing and is one of the oldest churches in Martin County.

Williamston was named in honor of either Dick Williams, a prominent Irish weaver, or William Williams, who was instrumental in laying out the town.

During the Civil War, Williamston was occupied by the Union army under General Foster after most of the residents fled. The Town was pilfered at the will of the troops.

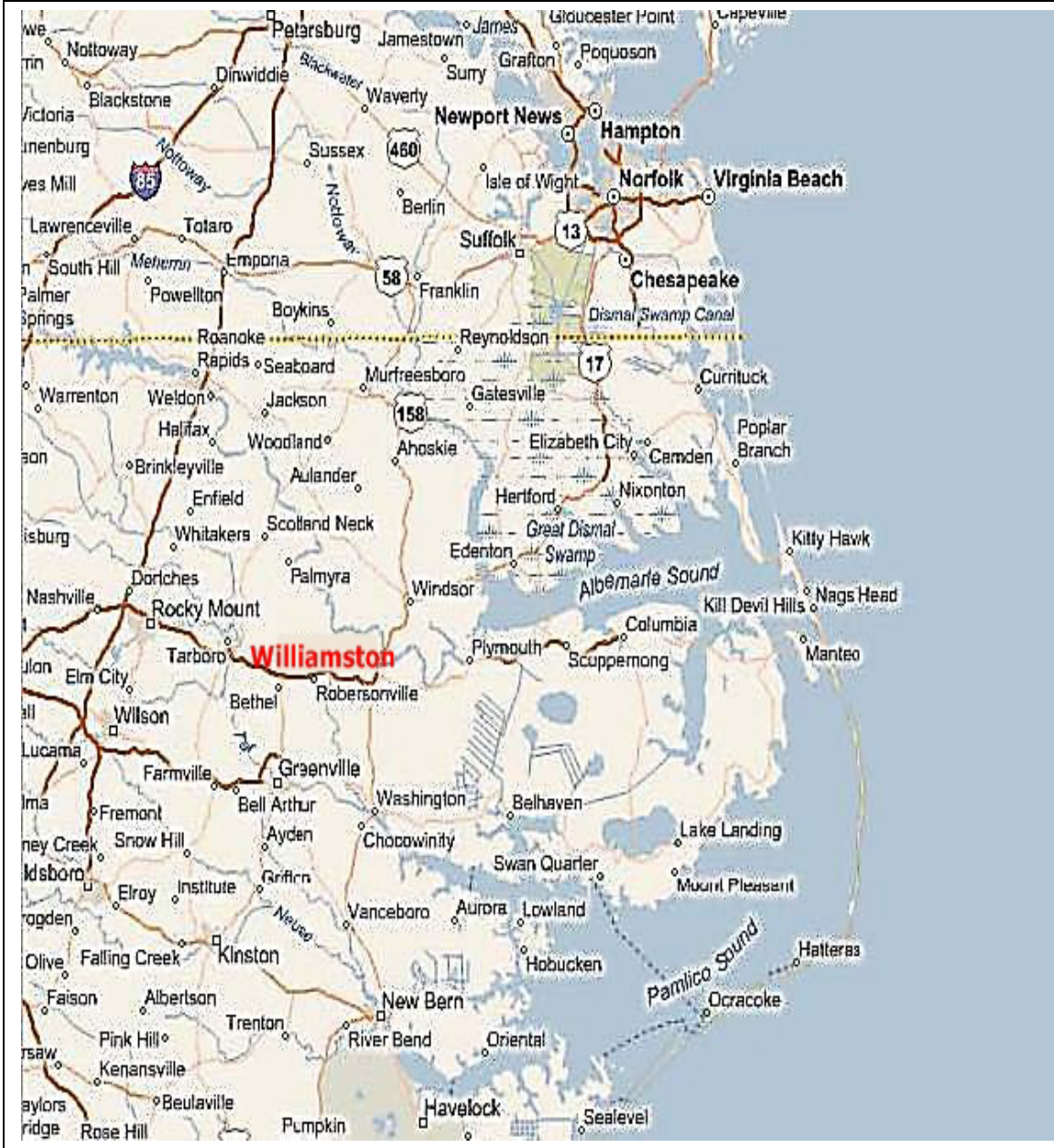
Since the Civil War, there have been a number of occurrences that have sparked Williamston’s economy and resulted in almost uninterrupted growth. The first of these was lumbering, which was made possible by the Roanoke River and rich timberlands. In 1882, the first train of the Atlantic Coast Line Railroad arrived from Tarboro and Williamston found itself as the terminus of the railroad from the west and the terminus of riverboats from the east. This excellent situation lasted only seven years, but it gave the community the “shot in the arm” that it needed to remain a vital and buoyant town. At the turn of the century, a man named Critcher moved to the Williamston area and brought with him the art of tobacco cultivation. Williamston became a major tobacco marketplace.

In 1922, the Roanoke River was bridged at Williamston and with it came the greatest boon to the welfare of Williamston to date. This bridge attracted a tremendous number of tourists through Williamston from north-south traffic on U.S. Highway 17 (Ocean Highway) and also east-west traffic on U.S. Highway 64, a popular route from Murphy to Manteo. The retail trade area enlarged and farm markets were accessible to more people because people north of the Roanoke River could now get to Williamston easily. This helped Williamston grow from a small town of 1,800 people in 1920 to a town of 6,924 people in 1960. However, by 1990, there were 5,503 people in Williamston, which is attributed to out-migration for economic reasons such as job reductions resulting from the introduction of mechanized farming techniques. By 2000, the Town’s population had risen to 5,911 and seemed to be leveling off. However, Census 2010 counted 5,511 people in the Town.

2. Geographic Setting

Williamston is located in Martin County, in the Coastal Plain section of North Carolina. Williamston is about 80 miles southwest of Norfolk, Virginia; about 90 miles east of Raleigh; and approximately 90 miles inland from the North Carolina Outer Banks and the Atlantic Ocean. Williamston is bordered to the north and west by the Roanoke River, the barrier between Martin and Bertie Counties. Williamston is served by U.S. Highway 13 and U.S. Highway 64 and the heavily traveled north-south route U.S. Highway 17. EXHIBIT I-A on the following page shows the regional setting of Williamston.

EXHIBIT I-A WILLIAMSTON, NORTH CAROLINA REGIONAL SETTING



Base Map Source: Bing.maps.com.

B. Town Planning

1. Planning In Williamston

Williamston employs a professional planner (who has earned American Institute of Certified Planners (AICP) certification from the American Planning Association (APA)) as Planning Director. The Planning Director provides planning expertise and administration and enforcement of ordinances and regulations. Williamston has benefited from a “hands on approach” to planning that has been embraced by the Town’s Mayor, Town Board of Commissioners, Planning Board, and administrative staff.

The Town has adopted a zoning ordinance for the protection of public health, safety, and general welfare. The ordinance is amended as necessary to conform to the comprehensive plan update. The Town also administers a subdivision ordinance to maintain suitable residential land development. In addition to zoning and subdivision ordinances, the flood damage prevention ordinance, soil erosion and sediment controls, and building codes are used to guide land use and development in the Town.

Williamston has a long and productive history of planning. The Town commissioned a land use plan in 1968 (which was periodically reviewed and updated) and prepared its first comprehensive plan in 1999. To implement the 1999 comprehensive plan, the Town has developed an impressive suite of development incentive programs to compliment its regulatory tools. In addition, the Town has been proactive in developing or participating in a number of plans and studies, all geared toward implementing its long range plan.

In addition to amendments to the zoning ordinance and subdivision ordinance, the Town has implemented a number of initiatives including the Employee Homeownership Program (EHP), the Residential Development Incentive (RDI) Program, the Façade Grant Program, and the Economic Development Incentive Program. The Town has developed, or participated in the development of a number of plans and studies including the: 2002 (Williamston) Local Water Supply Plan; Water Distribution Study; Thoroughfare Plan for the Town of Williamson, North Carolina; Town of Williamston Environmental Protection Agency Project C 370435 Wastewater Facilities Plan; Wellhead Protection Plan; 2002 Comprehensive Study and 20-Year Plan for Parks and Recreation; and, 2003 Williamston Neighborhood Analysis and Housing Study.

Williamston is also benefiting from its participation in Audubon International’s Sustainable Communities Program. The Sustainable Communities Program, which has been enthusiastically embraced by the Town’s elected and appointed leaders, is designed to begin a healthy dialogue among citizens and catalyze action on community-wide concerns. The program aims to help communities protect and improve their unique environmental, social, and economic viability. Community action and citizen-driven planning are central to the process of identifying strengths, voicing desires, and responding to needs. The ties between the Sustainable Communities Programs and the comprehensive plan update are obvious; and will remain a central theme throughout

the update, particularly reflected in the Town’s goals and implementation strategies, which are found in Chapter XI: Goals and Implementation Strategies.

Williamston is governed by a five member Board of Commissioners (Town Board) and a Mayor. The primary duties of the board include adopting an annual budget, establishing the annual property tax rate, appointing various officials, planning for Town needs, adopting local plans, and enacting local ordinances. The Town Board also has the authority to call for bond referenda, enter into contracts, and establish new programs and departments.

The Town Board is advised by a number of different boards and commissions comprised of Town and Martin County citizens that volunteer for their positions. Achieving the goals set by the Commissioners is made possible because of this citizen input into programs, services, and general operations. Some of these boards have been established by state law and their authority is defined in the North Carolina General Statutes. Others have been created by the Town Board to help them set policies for specific areas of service.

The Town Board appoints an administrator to manage all Town government departments and to assure that adequate levels of service are provided to residents as efficiently as possible. The administrator implements the policies of the Town Board and coordinates, monitors, and evaluates all government activities.

The Town has achieved long range planning by developing separate plans for community issues such as land use, economic development, parks and recreation, etc. In 2009, the Town Board initiated this process to update the Town’s comprehensive plan to address a variety of plans within one, consolidated document.

2. Purpose and Authority to Plan

Williamston’s authority to adopt and implement a comprehensive plan is drawn from its state authorized general police power to “define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens” per North Carolina General Statute §160A-174.

In North Carolina, zoning enabling statutes have long required that zoning be “in accordance with a comprehensive plan”. Neither the North Carolina statutes nor case law mandate preparation of comprehensive plans, define their elements, or set a mandatory procedure for their adoption. However, the state zoning statutes were amended in 2005 to strengthen the role of adopted plans where they do exist.

The law requires that Planning Board review of proposed zoning amendments include written comments on the consistency of the proposed amendment with the comprehensive plan and any other relevant plans (such as a small area plan, a corridor plan, or a transportation plan) that have been adopted by the Board of Commissioners. The Board of Commissioners is also required to adopt a statement on plan consistency

before adopting or rejecting any zoning amendments. These written comments are required, but do not limit the board's discretionary power to adopt or not adopt zoning amendments.

The comprehensive plan is an official public document adopted by the Town as a policy guide to decisions about the physical development of the Town. Typically, a local planning board prepares and recommends a comprehensive plan for the physical development of the territory within its jurisdiction. In the preparation of a comprehensive plan, the Planning Board should make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan should be developed with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the Town's territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants. The comprehensive plan update may include, but need not be limited to:

- designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;
- designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, waterways, airports, ports, terminals, and other like facilities;
- designation of a system of community service facilities such as parks, open spaces, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage or waste disposal facilities and areas, and the like;
- designation of historical areas and areas for urban renewal or other treatment;
- designation of areas for the implementation of reasonable groundwater protection measures;
- descriptive maps, capital improvements needs assessment, plan implementation strategies; and,
- designation of areas for the implementation of measures to promote the construction and maintenance of affordable housing, sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the county and region within which the locality is situated.

In the preparation of a comprehensive plan, the Planning Board should survey and study such matters as: (1) the use of land, preservation of agricultural and forested land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, historic areas, ground water, surface water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention

measures, transportation facilities, the need for affordable housing in the locality, and other matters relating to the general purpose of the comprehensive plan; and, (2) probable future economic and population growth of the territory and requirements therefore.

Upon completion, plan updates undergo the same adoption procedure as prescribed for ordinances. Citizens of the Town are afforded the opportunity to review and comment on the plan update. At least one public hearing should be held before the Planning Board recommends the plan to the Town Board. Prior to holding its public hearing, the Town Board must publish a notice specifying the time and place of the hearing. This notice should be published as required by law in a newspaper having general circulation in the Town. The Planning Board and the Board of Commissioners may hold a joint public hearing on the plan. If a joint hearing is held, only the Board of Commissioners need publish a notice of the joint hearing.

3. Planning Methodology

The comprehensive plan update is not intended to chart a rigid course for the future. A rigid course is neither possible nor desirable. The conditions upon which this update is based will change, making even the most careful forecasts somewhat inaccurate. Policies and attitudes also change; consequently, so should the plans and programs upon which they are based.

This plan update is based upon the target date of 2030. However, the Planning Board and the Town Board must not lose sight of the fact that the achievement of the goals identified herein will require a continuous effort during the next five year period. Such a continuous effort will be required to obtain governmental savings in the provision of services during the planning period. All groups concerned with comprehensive planning can greatly increase the efficiency, adequacy, and quality of the governmental services if reliable information is available upon which to base decisions. This planning document contains much of the information essential to making decisions intelligently and should thereby reduce or prevent duplication of effort and investment.

Although this plan focuses on the future, it is based upon present conditions within the Town. As time passes, new data, unforeseen development in the Town, and the development of innovative planning techniques may necessitate updates of this document. Therefore, the planning process should be considered a continuous task, demanding periodic re-evaluation and an update of economic, demographic, and land use projections. The comprehensive plan update should be considered as a flexible guide that may be revised at any time that changing conditions warrant a revision. At least once every five years the plan should be reviewed by the Planning Board to determine whether it is advisable to amend the plan.

In essence, the Town Board approved a methodology for developing the plan update that uses both community input through advisory boards and public outreach, and technical information provided in the many studies that have been prepared by advisory boards and staff over the years.

4. Plan Development

A significant requirement in the development of any comprehensive plan is the collection and evaluation of adequate information relative to the geographic, demographic, and economic conditions of the Town. Geographic data reveals the various physiographic advantages and limitations characteristic of the locality, including water and other natural resources, topography, and soils. Equally important is the evaluation for the growth potential of the area in terms of population it can be expected to sustain. The factors of probable future size, composition, basic characteristics, and spatial distribution of the population are significant in their effects on the extent and types of possible future land development.

Comprehensive planning also requires an economic analysis of the area as a basis for its potential for continued economic growth. In addition, a survey of existing land use patterns is needed in order to establish historical trends in man's physical utilization of the land and to formulate general conclusions concerning each land use activity's magnitude and distribution within Williamston.

The data sources used in the preparation of this plan include statistical reports such as United States Bureau of Census documents, State and local plans dealing with specific work elements of existing functional plans for the Town, interviews with citizens and governmental officials, and previous surveys, studies, and analyses including the 1999 Comprehensive Plan. The SOURCES CONSULTED section contains a listing of individual source materials. A variety of field surveys were also performed to gather information vital to the preparation of the existing land use map.

By setting goals, Town officials can use the document to make policy decisions that effectively provide a coordinated approach to future growth. In addition, the comprehensive plan serves as the statutory basis for many of the Town's land use regulations, particularly the application of zoning districts. Through setting a course of action to guide Williamston's development over the next twenty years, the Town and its residents are much more likely to realize desired outcomes.

About eighteen (18) months is generally required from Notice to Proceed through production and distribution of a preliminary draft comprehensive plan update document. Review of the draft document usually takes about two months, with public hearings conducted before formal adoption occurs. After adoption of the plan update, the Town will enter into an implementation phase. Specific action items for achieving the plan's goals will be undertaken. In addition, the plan provides a set of procedures for monitoring plan implementation efforts, and a process for amending the plan over time.

5. Plan Format

The comprehensive plan serves as a "blueprint or road map" document to guide future policy decisions for the Town through the year 2030. The chapters that make up the plan will provide a summary of the issues facing Williamston, its concerns and aspirations, its

history, the process by which the comprehensive plan came to be developed, the contents of the plan, an overview of ways the plan seeks to address sustainability in its goals and implementation strategies, and the process for implementing the plan and monitoring implementation over the long term. An underlying theme throughout the plan is the Town's desire of becoming a more sustainable community.

The comprehensive plan update consists of a detailed table of contents, an executive summary, and eleven (11) chapters: Chapter I: Introduction; Chapter II: Population; Chapter III: Housing; Chapter IV: Economy; Chapter V: Community Facilities and Services; Chapter VI: Transportation System; Chapter VII: Water and Sewer Systems; Chapter VIII: Natural Features; Chapter IX: Existing Land Use and Development; and, Chapter X: Future Land Use and Development; and, Chapter XI: Goals and Implementation Strategies. The plan's chapters include numerous tabular and map exhibits. The plan also includes a list of workshops and meetings conducted during the update process, and a list of sources consulted.

This, the first chapter, introduces the reader to comprehensive planning and provides a "snapshot" of some of the Town's planning issues and existing and emerging conditions. In the second through seventh chapters, the comprehensive plan examines existing conditions, providing findings and analyses for the Town with respect to population, housing, economy, community facilities and services, transportation system, and water and sewer systems.

Chapter VIII: Natural Features and Chapter IX: Existing Land Use and Development discuss Williamston's natural environment and man-made environment respectively. Chapter IX also discusses anticipated development trends and projects future lands need, including utilities and services needs. Chapter X: Future and Land Use and Development, includes the projected future land use map.

Chapter XI: Goals and Implementation Strategies lists the Town's goals and implementation strategies to address the needs and findings covered in the comprehensive plan. The implementation strategies of this element, in particular, set forth the directions being recommended for the current as well as future Boards of Commissioners to take in continuing efforts to solve problems, meet needs as set forth in the goals, and make best use of the Town's resources. This chapter of the plan concludes with an action plan including specific items that will be carried out to implement the plan. These measures are primarily enforcement, administrative, promotional, or community development-type actions.

The comprehensive plan's goals and implementation strategies are to be integrated into the planning process to enhance desirable development practices for future growth. The goals, and strategies for their implementation delineated in the comprehensive plan, will help to determine and enhance the future prosperity and general well-being of the citizens of Williamston. It is critical that goals reflect the perceived needs and desires of the citizenry based on past and current situations in the Town. The failure to implement well-conceived goals is a prime cause of many problems faced by towns today.

To facilitate the understanding of goals and implementation strategies, the terms used in this document are defined as follows:

- **GOALS:** Long-range community aspirations for the significant positive gains that should be achieved by the Town and serve to establish the future direction of the Town.
- **IMPLEMENTATION STRATEGIES:** Guidelines for action which direct the accomplishment of goals and enable the Town to respond to a wide range of problems as they arise.

These planning concepts are essential components of this comprehensive plan and shall advocate, through the application of appropriate implementation strategies, favorable developmental patterns for the Town.

Nineteen (19) issue areas have been identified. They are: residential development; commercial development; industrial development; arts, culture, and heritage/historic preservation; downtown revitalization, enhancement, and marketing; transportation system; parks and recreation and public open spaces; natural features and environmental protection; water and sewer systems; community facilities and services; extraterritorial (planning) jurisdiction; intergovernmental relations and regionalism; citizen participation; housing; community appearance; growth management, smart growth, and sustainable development; redevelopment; population growth; and town management and administration.

Goals for each of the issue areas have been developed. These goals help governmental decision-makers define the character and scope of public interest and concern. They aid understanding of how various local activities fit into the context of the public interest for the Town. This compendium does not dictate to local officials the actions that must be taken and as such is not binding, but rather sets forth positive suggestions that can be both a yardstick for measuring the effectiveness of present planning activities and a foundation for future planning efforts. The comprehensive plan's implementation strategies will be more specific than its goals. They will delineate the steps to achieve Williamston's goals.

C. Citizen Participation and Intergovernmental Coordination

Although public hearings are required prior to plan adoption, this planning effort goes well beyond this requirement and began to solicit citizen participation at the beginning of the process. Prior to having the public input meetings and soliciting input from high school government students, a scoping workshop was conducted with the Planning Board, with workshops and review sessions conducted throughout the project. At the outset of the process, the Mayor and members of the Town Board of Commissioners and Planning Board and department heads were each interviewed. Meetings with civic organizations occurred throughout the planning process.

In addition, the Planning Board discussed the comprehensive plan at its regular monthly meetings throughout the process. Summaries of the various workshops and meetings which helped develop this plan are found in the Workshops and Meetings section of this plan. The Town also received input during the process at a public input session. Citizen participation (and intergovernmental coordination) was (and continues to be) solicited through the current, on-going planning processes in place in Williamston.

D. Planning Issues and Existing and Emerging Conditions

1. Introduction

This section provides general guidance and direction for the development of the comprehensive plan update by highlighting some of the planning related issues facing Williamston and recognizing some existing and emerging conditions. The issues identified here are touched on briefly to familiarize the reader with some of the points of emphasis that have been acknowledged by the Board of Commissioners, Planning Board, citizens, and/or Town staff that are directly linked to the planning process. Many of the issues identified below are analyzed more extensively in the chapters that follow. To be effective, the planning process must provide opportunities for stakeholders to express their concerns and aspirations. Assessing the Town's concerns and aspirations includes the identification of existing and emerging conditions and key issues important to Williamston.

The vision statement is also a major component of the planning process. The vision depicts in words what Williamston is striving to maintain and/or become and serves as the starting point for the development of goals, implementation strategies, and an action plan which guide the implementation of the comprehensive plan update. It must recognize trends and driving forces that will affect the Town during the planning period and acknowledge the concerns and aspirations identified by stakeholders. Vision statements blend priority issues, driving forces, citizen values, and the preferences of the Town. The vision helps to guide the development of the planning information base, short-term and long-term policies, the future land use map, and the plan's implementation action plan. The vision also helps to describe the desired general appearance and form Williamston will take and helps to form the basis of the Town's goals and objectives for the next several years.

Brief descriptions of a number of planning issues and some existing and emerging condition follow. These are intended to express broad themes and trends, providing background and context for the identification of goals and implementation strategies included later in this update. As such, the following nineteen (19) sections provide snapshots of some current and projected future conditions with respect to a wide variety of the issues facing Williamston.

2. Residential Development

Williamston continues to seek ways to encourage the private sector to provide a variety of housing types to meet the needs of people at various socio-economic levels. One issue facing the Town is how to ensure future residential development is in character with existing development, is sustainable, and is aesthetically pleasing. A number of people have voiced concern that more housing opportunities are needed for people who may be just starting out or people relocating to Town to work. While the decision to provide a particular housing type is primarily market driven, the Town may want to investigate ways to encourage the development community to gear more projects toward these segments of the population. The availability of an ample supply of housing, along with a variety of housing types and costs will assist the Town as it continues efforts to attract and retain businesses.

The Town remains cognizant of preserving and protecting its established neighborhoods and historic residential assets. The Town has conducted an extensive housing needs analysis and has implemented a number of the study's recommendations with respect to zoning changes. It has also implemented programs such as the Employee Homeownership Program (EHP) and Residential Development Incentive (RDI) Program aimed at spurring home ownership and residential development respectively.

3. Commercial Development

In general, the issue facing the Town is how (within its means) to support the placement of commercial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the Town's natural systems, encourage local support and patronage of Town businesses, and promote eco-tourism for the economic benefits such activities can bring to the area. Destination sustainability, especially with respect to eco-tourism assets, should be a priority.

Williamston continues efforts to revitalize downtown, seek ways to retain existing downtown businesses, and encourage re-use of commercial buildings within its commercial historic district and other areas. The Town continues efforts to attract economic development in other designated areas such as the new Wal-Mart development along U.S. 17 that will supplement and compliment existing businesses. Despite the economic downturn occurring at the time of this writing, some areas of Williamston continue to see commercial development.

4. Industrial Development

As with commercial development, the issue facing the Town is how (within its means) to support the placement of industrial development in areas where such activities already occur or can be reasonably accommodated by public facilities and the Town's natural systems and encourage local support and patronage of Town industries.

Williamston continues to embrace intermediate-sized, low intensity industrial developments within its borders at suitable sites such as the Roberson Business Park. The Town is working with the State and Martin County to attract and locate larger manufacturing concerns to areas near the Town that are more suited for such development and can be served by Town services and facilities. The Town should be encouraged by, and publicize success stories such as the re-use of the former Nathan's plant on McCaskey Road by FANTIS, a nationally known Greek food product provider.

5. Arts, Culture, and Heritage/Historic Resources

Williamston boasts a large number of resources that make it a destination for eco-tourism and historic tourism. Based on information in the Archeology and Historic Preservation Section of the NC Department of Cultural Resources, there are two landmark properties listed in the National Historic Register and approximately 31 contributing historic structures in the Williamston Commercial Historic District.

The Town, in partnership with agencies and organizations such as Martin County Travel and Tourism, the Arts Council, and Williamston Downtown, Inc. has actively promoted its assets and should continue its efforts. A Commercial Historic District has been established. A walking tour map of historic residences and structures has been developed. The Town organizes and conducts an annual music festival called the Carolina Country Stampede in September which is staged along downtown streets and draws thousands of visitors to Williamston.

6. Downtown Revitalization, Enhancement, and Marketing

Williamston continues to assess ways to revitalize its downtown. A number of studies have been commissioned. The impact and success of volunteers at organizing and promoting activities and undertaking improvements downtown are remarkable. Like many small towns, Williamston's leaders are working to help develop or reinvent an identity for downtown. Enhancement activities such as streetscapes and building conversions are expensive, but have proven to be worthwhile over time, once a unified vision and work plan has been established and undertaken.

A market analysis for Downtown Williamston identified opportunities for a variety of business types including: antiques shop(s), arts/crafts store(s), specialty shop(s), restaurants, home decorating and home improvement services store(s), soda fountain/ice cream/light fare shop(s), local product store(s), interactive stores, and specialty clothing stores. Williamston Downtown, Inc., in partnership with the Town, offers a Facade Improvement Grant program for property owners or tenants who improve the front or rear facades of their buildings.

7. Transportation System

The overall issue facing the Town is how to ensure the provision of a safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.

Like most towns in the State, Williamston partners with the North Carolina Department of Transportation (NCDOT) with respect to maintaining streets and roads in and through the Town. The Town and NCDOT also partner in planning for improvements. The State spearheads thoroughfare planning. The latest release for the Town, the Thoroughfare Plan for Williamston (September 1995), identified a number of proposed projects and led to significant improvements to the area's system, most notably the U.S. Highway 64 Bypass.

With respect to its responsibilities for streets and roads, the Town should consider developing a street improvements master plan with a sidewalk/pedestrian facility construction/improvement component. Currently, the Town uses a windshield survey to rank the street improvement priorities on a 1 to 5 scale, with 1 being highest priority. Then, if funding allows, projects move forward.

Road maintenance is Town funded using funds it receives through the State unless a street or road goes all the way through Town in which case it is the responsibility of NCDOT. At the time of this writing, street improvements projects underway include: Oakwood Street (due to settling issues) which involves culvert replacement, drainage improvements, and utility line relocation; Skewarkee Canal (drainage project); and, perhaps Moore Street paving. The Utilities Department has 32 employees with 10 of them dedicated to street repair.

With the Town's involvement in the Audubon Sustainable Communities initiative, Town road projects will be "green" as much as possible, using grass swales as opposed to curb and gutter, for example.

8. Parks and Recreation and Public Open Spaces

Utilizing six (6) full time employees and 3 part-time employees, Williamston maintains and manages a variety of recreational facilities. The Town has been proactive in planning for and developing recreational facilities, having developed a Parks and Recreation Master Plan in 2002. Most of the improvements recommended in the 2002 plan have been completed, especially with respect to facility needs identified in the plan. The Town should consider updating the 2002 plan.

With completion of the Skewarkee Trail, Williamston's major initiative since the last comprehensive plan update is the Godwin-Coppage Park along Prison Camp Road. The first two phases of the park are complete. Phase 1 included three (3) soccer fields, a concessions/storage/bathroom building, a picnic shelter, and a playground. Phase 2 was a softball complex. Phase 3 improvements would include a community building, while

Phase 4 would include 6 tennis courts. The West End tennis courts (4 courts) could substitute for the Phase 4 courts which are on hold. Williamston now owns the West End facility, having acquired it in a trade of the EJ Haynes property to Martin County. The Martin County High School tennis team actually has the need for a 6 court facility.

The first phase (restroom, boardwalk) of the River Landing project is complete and grant money has been approved to build a camping platform. A later phase will extend the boardwalk to Moratoc Park. Williamston is a co-applicant with Martin County for funding. Martin County has done a feasibility study concerning improvements to Moratoc Park using Parks and Recreation Trust Fund (PARTF).

Field use is down at Perry Park (except for football) since Godwin-Coppage Park opened. At Perry Park, one of the tennis courts has been converted for basketball use, new playground equipment has been added, and a new gym floor has been installed. A new metal roof is in the budget for the facility's main building which houses its administrative staff. The new roof (to be installed prior to approval of this comprehensive plan update) is much needed, but the building still needs work with respect to lighting and floors.

The Town has initiated summer-type programs and Perry Park is the only indoor facility available. It has two 25' x 25' rooms but one is used for storage. Since Police Park (and its community building) has been closed and its facilities removed, the amount of meeting space in Town decreased greatly.

Martin County does not have a parks and recreation department and only has school related facilities. Martin County High School doesn't offer girls soccer and no boys or girls soccer is offered at the Middle School. Martin County residents use Town facilities for a fee. Facilities in the area that are not Town owned and administered are community based. Some associations do some organizing of events such as club soccer. Other private initiatives in the area include a fitness center near the old Wal-Mart site, disc golf at Farm Life, and the Roanoke Country Club Golf Course.

At present, Williamston is in a maintenance mode with respect to parks and recreation facilities. Some informal discussion has occurred about the need for a public swimming pool or a spray-type water park.

9. Natural Features and Environment

Natural features of the land and the environment of a region have an effect on development patterns. The features of topography, soils, geology, water, and vegetation establish the basic suitability and capacity of the land for development. These features affect the way in which particular parcels of land can be used, greatly influencing overall land use patterns, and affect the cost of public facilities and services. Williamston's location, development patterns, and natural conditions are a huge drawing card for visitors and a source of pride for residents. The Town works in concert with private, State, and Federal entities to protect and preserve resources while providing for jobs and necessary community facilities.

10. Water and Sewer Systems

Williamston continues to be proactive in planning for and implementing improvements to its water and sewer systems and facilities. However, since the Town uses water withdrawn from aquifers in the Cretaceous aquifer system, the main issue it faces is compliance with State rules concerning water use reductions. Since the standards have been developed by the State, a water authority has been created by the Town and Martin County to achieve compliance. The Town and Martin County must reduce water withdrawal from the aquifer by 25% in 2008; by 25% more by 2013; and, by 25% more by 2018. To meet the reduction requirements, and still provide needed water, the authority may seek to withdraw water from the Roanoke River or use another aquifer. Withdrawal from the Roanoke River would require hiring surface water operator(s).

The authority will develop a water plant that will treat up to two (2) million gallons per day. In the meantime, the Town will buy withdrawal credits from Robersonville to be able to continue to withdraw as it does now.

The Town's authorized wastewater capacity is being changed from 2.4 million gallons per day to 2 million gallons per day. The Town will have to add to the wastewater treatment plant to maintain the 2.4 million gallons per day discharge and will likely need a clarifier at the plant. If the Town does additional annexations, extension of sewer service will be the Town's responsibility.

11. Community Facilities and Services

In addition to parks and recreation facilities and services and water and sewer systems discussed above, community facilities and services provided by the Town are fire and EMS, police, and utilities. The general issue facing the Town is how to ensure that such systems and services are sized, located, and managed to protect environment while providing adequate levels of service to meet the needs of citizens.

Concerning fire and EMS, the State may cut funding for regional hazardous materials incident response teams, one of which is located in Williamston which would require about \$57,000 per year to fund. Seven regional teams were established by the legislature in 1993. Williamston was the first regional team to be set up in 1995 and serves 25 north eastern North Carolina counties, serving from the Virginia border to I-95, all along the coast to Craven County.

Until 1999-2000, rescue services were based in Town buildings and staffed by Town personnel supplemented by volunteers. Since then, EMS is a department of the Town. The Town should consider positioning itself within 5 years to be a self-sustained EMS, capable of running/staffing at least two ambulances without relying on volunteers. This would require staffing to fire service standards (4 people on an engine, instead of 2 people on an engine and 2 people on an ambulance). Staffing was an issue with the Town's ISO rating because of EMS and the Town not constantly being able to meet the goals of four (4) people per truck.

There may be opportunities through FEMA funding to hire personnel through the SAFER grant program. At the time of this writing, the impact, if any, of Federal (economic) stimulus money with respect to fire and EMS, or other Town services and departments, is uncertain.

The Town may need to study (using the State Fire Marshal's office or private consultants) the need for a sub-station to see if such a facility would be needed with respect to possible future growth areas and annexations.

The community college system provides 90% of the training needed by the Fire Department. The Department is applying for delivery agency status from the State to be able to do more of its own training and to be less dependent on the college system. This has to be approved by the State and may require an increase in the training budget to hire outside instructors from time to time for special classes. More training is involved in EMS than for fire.

Volunteerism is declining slowly. The Fire Department/EMS has a variety of membership types. There are five EMS stations in Martin County (including Williamston). Williamston is only responsible for Williamston EMS. The Williamston Department runs about 2,000 EMS calls per year and operates within the Town.

The Fire Department can apply for FEMA money for equipment such as turn out gear and air packs. The Fire Department has an apparatus replacement plan which is not formally adopted as a policy, but used as a planning tool by the Fire Department. Development of a Town-wide capital improvement plan (CIP) should incorporate the needs identified by the Fire Department and other Town departments.

With respect to law enforcement, the general issue facing the Town is how to ensure safety of residents and visitors and maintain the image of Williamston as a safe community within the Town limits and its ETJ. The Police Department shares police responsibilities in the extraterritorial jurisdiction. Department personnel are dispatched through the County dispatcher, although some calls are dispatched by the Department during week days.

The Fire Department and Police Department need additional space. This need may be met if a plan being discussed to acquire and convert a former commercial (hardware store) site across from the Fire Department occurs. The plan being discussed is to use the building to house the Police Department (moving it out of Town Hall), along with Fire Department administration, fire prevention programs, and hazardous materials, leaving the current Fire Department building as strictly operational. The Town has applied for a USDA grant and is using architects to evaluate the building's potential for conversion and use. The Town has a nine month option on the building.

Security and lack of space are key concerns of the Police Department. The Police Department has a holding facility in the Town Hall, but not a cell. Arrestees go to the Bertie-Martin Regional Jail if they don't make bond at the magistrate's office.

Retention of officers is a concern, especially since the Department's current quarters are so small and outdated. The training that the Department offers is a good recruiting tool though, as is the fact that the Town provides good equipment. Officers must have a least Basic Law Enforcement Training to work for the Town.

Community policing efforts are a key and point of emphasis for the Department. However, the Department would need more personnel if Williamston adjusts its boundaries. Currently, the Police Department has: 4 detectives; 14 patrol (uniform) officers; 1 chief; 1 captain; and, 1 civilian records clerk.

Other core Town services are provided through the Public Works Department. In addition to water, sewer, and streets, Public Works is responsible for the Town cemetery, sanitation, garage, and public buildings and grounds.

12. Extraterritorial (Planning) Jurisdiction (ETJ)

The Town's extraterritorial (planning) jurisdiction (ETJ) extends two miles into Martin County from the Williamston corporate limits on the south side and exercises a one-mile boundary on the north side of Town. Williamston's ETJ is an area occupied predominantly by single-family housing units. There are no multi-family developments within the ETJ. A number of single-family subdivisions have been developed over the past thirty years. Many of the houses built from 1998 to 2003 in the Williamston Planning Jurisdiction occurred in the ETJ area.

Agricultural activities are the predominant land-use with the ETJ, though several manufacturing businesses exist on the north side of Town, and numerous retail and service establishments exist on the west and south sides of Town.

Multi-family development is hampered by lack of sewers in most ETJ locations; however, fringe areas immediately adjacent to the corporate limits have potential for this type of development. Water is readily available to most properties on the north and west sides of the ETJ and may impact housing growth in those areas. The south side of Town receives public water service under a south side water district. The south side appears to be the most desirable area for housing development, primarily because of its proximity to shopping, services, and connections with other regional markets.

Some areas south of Town (U.S. 17 and 125 South), where sewer installation has occurred, may provide increased interest for multi-family development as large agricultural tracts of land become available for purchase. Properties directly adjacent to U.S. 17 will have pressure for commercial development due to high property costs and accessibility.

The southern ETJ areas will continue to see an increase in upper income, single-family development due to growth restraints within the corporate limits for that particular type of housing. Areas to the north and west have experienced housing demand met through

mobile home development; this trend is likely to continue based on the affordability issue.

13. Intergovernmental Relations and Regionalization

The issue facing the Town is how to interact with local governments in the region and State and Federal agencies on a routine basis to promote Williamston's interests and to make others aware of its positions on local, regional, State, and Federal issues.

Given the current economic downturn, improved intergovernmental relations and regional approaches to solving area problems are more critical than ever. Williamston and Martin County have interacted and cooperated on a number of projects and more can be done. Planning for and managing growth and development utilizing complimentary rules and regulations is a logical place to continue regional cooperation.

Cooperation is needed. The collaborative efforts involving the Town, Martin County, and the Martin County Tourism Development Authority working together on plans to improve Moratoc Park is a good example. The Town's designation of a water and sewer utility service area and its service to areas in Martin County is another example.

14. Citizen Participation

The issue facing Williamston, like many other localities, is how to get and keep citizens involved in the governance of the Town. The Town publicizes meetings and opportunities to serve, encourages interaction, and disseminates information using its website and newsletter. The Town Board also provides opportunities at meetings for citizen comment. One of the mainstays of many of the smart growth oriented initiatives discussed below is citizen involvement and stakeholder collaboration.

15. Housing

A 2003 Housing Study identified housing trends in Williamston and discussed some of the housing needs and problems experienced by some of the Town's citizens. Most of the recommendations contained in the 2003 Housing Study have been implemented. The Town has been proactive in its attempts to deal with identified housing issues by implementing the Employee Homeownership Program (EHP) and the Residential Development Incentive (RDI) Program which are discussed in this chapter.

In Williamston, the dual goals of eliminating substandard housing and providing safe housing for all residents can be achieved through the cooperation and individual actions of citizens and local organizations. Citizens and local organizations can advocate and assist in improving housing by supporting needed financial and technical implementation and self-help programs. The comprehensive plan should provide support for preserving existing residential areas and providing increased housing opportunities.

Williamston supports programs such as Habitat for Humanity and the Community Development Block Grant program. Preservation of neighborhoods requires maintenance of sound structures. Civic groups can help preserve neighborhoods by sponsoring fix-up/clean-up campaigns and by recruiting volunteers to assist aged, infirm, and low-income citizens repair their houses. Preservation can also be embraced by a building code enforcement program. Effective building code administration can help ensure that new construction is of good quality. The building code can also be applied to existing buildings, with the objectives of identifying and correcting existing deficiencies at an early time and removing dilapidated structures. Williamston has stepped up enforcement actions in recent years and the results are positive.

The Town undertook a variety of zoning amendments to deal with housing issues as a result of the 2003 Housing Study and should update the study when 2010 Census data is available. Implementation of the recommendations of such an update when completed should be a priority of the Town.

Quality community services must be maintained in the older residential areas. Land use must be protected so that these areas remain attractive for living, and incompatible land uses should not be permitted. The Town should continue and consider expanding the Employee Homeownership Program (EHP).

Deficiencies in housing will have to be met through new construction, which can provide safe and sanitary housing for all residents at a price compatible with the resident's income. The Town should continue and consider expanding the Residential Development Incentive (RDI) Program.

Land use decisions which encourage a variety of housing types and costs are needed. Developers and builders should be afforded the opportunity to expand the Town's housing inventory. The Town can assist in this by being receptive to and working with the developers. Expansion of the local construction industry could benefit the Town's overall economy by creating more jobs and increasing working spending power. In addition to adding to the real estate tax rolls, sales tax revenues would also increase as construction activity increased.

Class A mobile homes are allowed with Town limits. Although manufactured and modular homes do not contribute a great deal to the local economy during construction as do site-built homes, part of the future housing needs of Williamston may be met using this type housing. Careful regulation of the placement, location, and setup of manufactured or modular homes is essential in order to have them considered as more permanent type residences and to help protect the tax values of adjoining properties.

16. Community Appearance

The Appearance Commission and Williamston Downtown, Inc. partner on some appearance projects. Williamston Downtown, Inc.'s design committee uses a North Carolina State University study to look at ways to improve entranceways and have

participated in the development of a mini-park downtown. Flower baskets have been placed downtown. Commemorative bricks have been sold to recognize donors to appearance improvement projects. Volunteers help staff outside activities such as music and shows and sometimes offer refreshments at downtown events. The Town and comprehensive plan should give credit to those people and organizations such as the design committee and NCSU with respect to the projects that have improved the Town.

Restoration work is on-going on the Washington Street fountain at the “Graball” area. A piece of artwork has been commissioned. Other gateways such as the area near the Holiday Inn (War Memorial Gateway) should be improved. Route 125N is to be relocated to Prison Camp Road so its gateway status is on hold. Other gateways that need attention include: Route 64 (from Jamesville) and Route 17 from Windsor near Moratoc Park.

17. Growth Management, Smart Growth, and Sustainable Development

Williamston utilizes the police powers granted through State enabling legislation to manage growth and development within its borders and extraterritorial (planning) jurisdiction (ETJ). In addition to its Planning Director, the Town employs a planner with geographic information system/mapping expertise.

Williamston’s leaders, like many of their counterparts across the Nation, look upon the orderly development patterns and public involvement opportunities afforded by zoning as positives. They realize people seeking to start new developments in Town or people relocating to Town in existing developments will welcome protection of their investment(s) by the consistent administration of rules aimed at orderly development and the promotion of land use compatibility. But the Town’s approach is not limited to regulatory mechanisms such as zoning and subdivision regulations. It includes development incentive programs and the reliance on communities/neighborhoods to help police themselves.

Many Town leaders have, or are beginning to grasp the concepts popularly referred to as smart growth principles. In communities across the nation, there is a growing concern that current development patterns – dominated by what some call “sprawl” – are no longer in the long-term interest of towns like Williamston. Though supportive of growth, communities are questioning the economic costs of abandoning infrastructure in the city, only to rebuild it further out.

Driving the smart growth movement are demographic shifts, a strong environmental ethic, increased fiscal concerns, and more practical views of growth and development. To many people, smart growth suggests a return to common sense approaches. Though developable land may be available, its conversion at the expense of extending facilities and services, leaving behind empty buildings and voids in a downtown streetscapes, must be reevaluated.

Many features distinguish smart growth in a community. Features may vary from place to place, but generally speaking, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. New smart growth is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing and business uses. Open space and natural environmental amenities are preserved.

According to www.smartgrowth.org, smart growth principles include: create a range of housing opportunities and choices; create walkable neighborhoods, encourage community and stakeholder collaboration; foster distinctive, attractive communities with a strong sense of place; make development decisions predictable, fair, and cost effective; mix land uses; preserve open space, farm land, natural beauty and critical environmental areas; provide a variety of transportation choices; strengthen and direct development toward existing communities; and, take advantage of compact building design.

Williamston is participating in the Audubon Sustainable Communities Initiative and has completed the second phase of a three phase certification process. The Town has been working 6-7 years to develop its plan. A local volunteer (Dr. Tom Ward) is heading up efforts for the Town and is providing expertise and assistance free of charge. He serves as the Sustainable Coordinator for the Town. As a part of the process, the Town developed an extensive action/implementation plan at its annual retreat in 2009 and plans to reassess activities and priorities on an annual basis.

Town leaders have visited other localities involved in similar efforts or schools offering programs including UNC-Chapel Hill, Appalachian State University (ASU), Duke University, and Catawba College in Salisbury. The Center for the Environment at Catawba College serves as a regional clearing house for environmental issues.

The Town should incorporate sustainable community initiatives principles throughout its comprehensive plan update and other subsequent plans. Other agencies, such as Martin County Schools, agricultural extension, economic development, and the Chamber of Commerce have roles to play in the sustainable communities initiatives. For example, some 75% of Martin County farmers use no till techniques.

18. Redevelopment

The issue facing the Town is how to monitor and consider redevelopment proposals for consistency with Town development goals. As discussed above, Williamston utilizes regulations and incentives to promote both new growth and redevelopment. Encouraging redevelopment of vacant or underutilized space may entail additional flexibility on the part of the Town, as well as a willingness to embrace proposals for mixed use projects and public-private development initiatives. The Town's Facade Improvement Grant Program is an example of the Town's willingness to help owners improve their properties with the two-fold goal of enhancing the Town's appearance while stimulating interest and pride in downtown which may lead to other redevelopment activities.

19. Population Growth

Williamston is the principal urban center of Martin County, with a 2010 population of more than 5,500 residents. In conjunction with its adjoining suburbs, the Town serves as a regional trade center. The Williamston area is also a regional center for cultural and entertainment activities. This latter function is reflected by the lodging, eating, and hospitality establishments found throughout the planning area and the proximity of the Senator Bob Martin Eastern Agricultural Center.

Prior to 1960, the population of Williamston grew steadily. The population decreased through the 1990 census. This may be partially attributed to the stereotype of agrarian areas and smaller towns losing population to more urbanized areas where more employment potential exists. However, it also may be partially attributed to the “move to the suburbs” which occurred during this same period throughout the country as people left cities and towns. In many areas of eastern North Carolina, this meant a move from older residential areas to newer low density residential areas. In many cases, these lower density residential areas were located in surrounding neighborhoods, just beyond the corporate limits, yet close enough for residents to enjoy and benefit from the advantages offered by urban areas. A number of such residential areas exist near Williamston’s corporate limits and some are still within its extraterritorial planning jurisdiction.

The land area of Williamston has increased slightly since its previous comprehensive plan. Annexations have caused little or no increase in the population since the annexed areas were heavily developed in commercial uses. Feasibility studies for other potential annexations of other developed areas should be considered. Additional annexations in the future, if undertaken, could add population if residential areas are annexed. The NC League of Municipalities is advocating meaningful changes to annexation laws and the Town should monitor proposed legislation and make its positions known to its representatives.

Aside from adding population through annexation, Williamston, like other localities, has little control over whether it gains or loses population. The Town can continue to work to make it as appealing as possible to attract people. It can continue to encourage development to create jobs so people will come to the area and perhaps reside in the Town.

20. Town Management and Administration

The issue facing the Town is how to ensure that its administrative staff is properly sized, trained, located, and managed to provide adequate levels of service to meet the needs of citizens. Given the uncertain economic situation at the time of this writing, some people may want government to do more with less with respect to government staffing. However, the work required to sustain and build communities requires hard work and perseverance. A solidly trained professional staff can help keep the Town on track.

E. Desired General Physical Appearance and Form

1. General Comprehensive Plan Update Objectives

The continuation of its present physical appearance and form is very important to the Town if it is to maintain its character and appeal among jurisdictions in the region. Development patterns are well established. Most residential development occurs in established neighborhoods. Downtown Williamston is a classic example of a commercial and governmental services area. Highway commercial areas are also well established and serve permanent residents and travelers alike, particularly along U.S. 64 and U.S. 17.

Well engineered and sustainable development is preferred and should be promoted to achieve the Town's desired general physical appearance and form. Enhanced subdivision regulations, development design standards, and zoning ordinance amendments are tools that may help the Town improve development generally and help achieve its desired physical appearance and form.

The Town must work to educate citizens and the development community with respect to its desired physical appearance and form. The comprehensive plan update, as a statement of the Town's goals, should help the Town preserve its character; protect and preserve the natural environment; provide adequate public facilities and services; achieve support and consensus for Town initiatives; promote unity in its residential and commercial communities; and, make infrastructure improvements that compliment but do not duplicate existing systems.

2. Town Vision

The vision statement has two main planning purposes. It provides a foundation for setting priorities, defining goals, and developing land use policies to achieve them. It also allows Williamston to build consensus among various stakeholders on a unified approach to its land use and development issues. Through its vision statement, the Town describes what it wants to be and how it wants to look in the future.

The Williamston vision statement is:

- developed using information about existing and emerging conditions, issues, and concerns and aspirations concerning what Williamston should look like in the future;
- written in positive terms and in the present tense; includes a general impression of how the Town will look in the future;
- not time-bound and extends beyond the horizon of the comprehensive plan update;
- not lengthy, but provides for goals and policies developed as a part of the comprehensive plan update;
- tailored to Williamston; and,
- endorsed by the Town Board of Commissioners upon adoption of the comprehensive plan update.

TOWN OF WILLIAMSTON COMPREHENSIVE PLAN UPDATE VISION STATEMENT

The Town of Williamston seeks to maintain its small town character, charm, and natural beauty, revitalize its downtown, encourage and utilize sustainable development concepts, and protect natural environmental systems. It will accomplish its objectives by:

- working to make itself a clean, safe, drug-free, and aesthetically pleasing community;**
- providing core services in an efficient manner;**
- supporting and encouraging sustainable residential and commercial development initiatives and planning;**
- embracing smart growth principles and promoting smart growth practices, concentrating commercial and industrial development in appropriate areas where adequate infrastructure exist to support such development;**
- balancing residential and commercial land uses;**
- maintaining and improving its infrastructure;**
- seeking assistance to improve neighborhoods;**
- protecting and preserving the natural environment and surface and ground waters;**
- assessing options to provide additional areas where growth can occur;**
- keeping citizens informed; and,**
- seeking intergovernmental cooperation to improve Williamston, Martin County, and the region.**

Chapter II: Population

A. Introduction

This chapter contains text and exhibits which describe the past and present nature of the population of Williamston and projections of future growth. Information presented here introduces a number of issues which are central to the comprehensive plan. An understanding of these issues is necessary in order to effectively plan for the future. Comprehensive planning must be sensitive to the changing characteristics of the population of a community. Changes in population create changing demands for housing, commercial services, and public facilities and services.

The U. S. Census Bureau is the primary source used in this chapter for a variety of reasons. First, estimates for most population and housing factors are not generated for towns by official sources--governmental or institutional--in the years between the decennial censuses. Second, it can be argued that the general statistical (percentages) picture painted by the Census (with respect to most population and housing characteristics) have not significantly changed since 2000, although some of the totals may have changed. Third, subsequent updates of the comprehensive plan, in the post Census 2010 years, will be better facilitated and comparisons more easily made, if the same type of population and housing characteristics are included for comparison.

The 2000 population for Williamston was recorded as 5,911 people by the Census Bureau when it released Summary File 3 in 2002. Prior to that time, a variety of Census 2000 generated reports and summaries based on sample data were released in 2000 and 2001, many of which placed the total population at 5,843. Moreover, in 2003, the North Carolina Office of State Budget and Management (NCOSBM) released corrected census totals, placing the "corrected" population of Williamston at 5,946. However, census 2010 put the Town's population at 5,511. An annexation in 2010-2011 brought the population up to about 5,520 people. Other sources consulted include the aforementioned NCOSBM, the North Carolina State Demographer's Office, and internet based sources.

B. Population Trends

Williamston is the principal urban center of Martin County, with a 2000 population of more than 5,900 residents. In conjunction with its adjoining suburbs, the Town serves as a regional trade center. The Williamston area is also a regional center for cultural and entertainment activities. This latter function is reflected by the lodging, eating, and hospitality establishments found throughout the planning area and the proximity of the Senator Bob Martin Eastern Agricultural Center.

Prior to 1960, the population of Williamston grew steadily. The population decreased through the 1990 census. This may be partially attributed to the stereotype of agrarian areas and smaller towns losing population to more urbanized areas where more

employment potential exists. However, it also may be partially attributed to the “move to the suburbs” which occurred during this same period throughout the country as people left cities and towns. In many areas of eastern North Carolina, this meant a move from older residential areas to newer low density residential areas. In many cases, these lower density residential areas were located in surrounding neighborhoods, just beyond the corporate limits yet close enough for residents to enjoy and benefit from the advantages offered by urban areas. A number of such residential areas exist near Williamston’s corporate limits and some are still within its extraterritorial planning jurisdiction.

The land area of Williamston has increased slightly since its previous comprehensive plan in 1999. From 2000 to 2007, the Town’s total land area increased through annexation from 3.695 square miles to 3.773 square miles. These actions caused little or no increase in the population since the annexed areas were heavily developed in commercial uses. Feasibility studies for other potential annexations of other developed areas should be considered. Additional annexations in the future, if undertaken, could add population if residential areas are annexed. Williamston’s historical population counts (from 1940 until 2010) are shown in EXHIBIT II-A. It is notable that Williamston grew in population from 1990 to 2000. The Town’s population declined from 2000 to 2010. Hopefully, this trend will be reversed..

**EXHIBIT II-A
WILLIAMSTON, NORTH CAROLINA
POPULATION TRENDS
1940-2010**

YEAR	POPULATION	% CHANGE
1940	3,966	
1950	4,975	+25%
1960	6,924	+39%
1970	6,570	-5%
1980	6,159	-6%
1990	5,503	-11%
2000	5,911	+7%
2010	5,511	-5.7%

SOURCE: U.S. Census Bureau, 1940 – 2010.

C. Age, Sex, and Ethnicity

The median age of residents of Williamston increased from 39.1 years in 2000 to 41.9 years in 2010. EXHIBIT II-B provides a breakdown and comparison of the Town’s 2000 and 2010 population totals by age groups.

**EXHIBIT II-B
WILLIAMSTON, NORTH CAROLINA
POPULATION BY AGE GROUP 1990 AND 2010**

AGE GROUP	2000 CENSUS	2010 CENSUS	AGE GROUP	2000 CENSUS	2010 CENSUS
0-4	361	416	45-54	695	736
5-9	462	371	55-59	187	419
10-14	528	343	60-64	357	359
15-19	376	384	65-74	490	478
20-24	314	317	75-84	494	403
25-34	599	548	85+	221	168
35-44	827	569			
			TOTAL	5,911	5,511

SOURCE: U.S. Census Bureau.

The trend toward an older population is consistent with both nationwide and statewide trends toward an older population. Normally, an increase in the age of the population stems from a decrease in the birth rate combined with older people living longer or older people relocating into an area. In Williamston, it is notable that some of the population change recorded between the 2000 and 2010 censuses occurred in the age cohorts normally associated with people starting their work careers or firmly established in their chosen careers. In the age cohorts covering the 20 to 44 year old age groups, there were 1,740 people recorded in 2000. By 2010, there were 1,437 people recorded in these age groups, a decrease of 396 people.

Also significant is the increase in population aged 45 through 74. In 2000, there were 1,729 people in this age cohort. By 2010, the number had risen to 1,992, an increase of 263 people (15%). A future concern of an ageing population or a declining population may result in the need to consider the addition of land and population through annexations. In addition, continued and intensified efforts to expand the economic and industrial base and continued and intensified efforts to preserve and promote the Town's appealing quality of life will help to stabilize and expand the population.

The Town's population in 2000 was 5,911. There were 2,465 (41.7%) males and 3,446 (58.3%) females. The 2010 population of 5,511 was comprised of 2,337 (42.4%) males and 3,174 (57.6%) females.

In 2000, of the 5,911 people in Williamston, 3,500 (59.2%) were black or African American people and 2,347 (39.7%) were white people. These two groups accounted for 98.9% of the Town's population. There were eight (8) American Indian and/or Alaska Natives, 22 Asians, and 34 people of two or more races in Williamston in 2000. Of the 5,511 people in Williamston in 2010, there were 3,441 (62.4%) black or African American people and 1,907 (34.6%) white people. These two groups accounted for 97% of the Town's population. There were eleven (11) American Indian and/or Alaska Natives and twenty-six (26) Asians or people of other races in Williamston in 2010.

D. Education and School Enrollment

In Williamston in 2010, 1,756 people were enrolled in schools. Of this total, 433 (26%) were enrolled in college or graduate school. EXHIBIT II-C shows Williamston’s school enrollment numbers and percentages in 2010.

**EXHIBIT II-C
WILLIAMSTON, NORTH CAROLINA
SCHOOL ENROLLMENT 2010
(Population 3 Years and Over Enrolled in School)**

SCHOOL TYPE	NUMBER	PERCENT
Nursery School, Preschool	124	7%
Kindergarten	23	1%
Elementary School (Grades 1-8)*	963	55%
High School (Grades 9-12)	193	11%
College or Graduate School	453	26%
TOTAL	1,756	100%

NOTE: *Includes the typical middle school grades.
SOURCE: U.S. Census Bureau.

In 2010, 1,199 people (32%) of Williamston’s population aged 25 years and over (3,746 people) were high school graduates or higher. In 2010, 800 people (21%) of the Town’s population aged 25 years and over held an associate’s degree or higher. EXHIBIT II-D, on the following, shows Williamston’s residents’ that are age 25 and over educational attainment as of 2010.

E. Marital Status

In 2000, there were 1,643 married people in Williamston, with another 565 people listed as married but separated, Census 2010 reported there were 4,194 people 15 years old or older in Williamston. Of this total, 1,774 people (42.3%) were married in 2010. There were another 232 people listed as married, but separated in 2010. EXHIBIT II-E, also on the following page, provides a breakdown of marital status in Williamston in 2010.

**EXHIBIT II-D
WILLIAMSTON, NORTH CAROLINA
EDUCATIONAL ATTAINMENT 2010
(Population 25 Years and Over)**

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
Less than 9 th Grade	446	12%
9 th to 12 th Grade, No Diploma	536	14.3%
High School Graduate (Includes Equivalency)	1,199	32%
Some College, No Degree	765	20.4%
Associate Degree	145	4%
Bachelor's Degree	451	12%
Graduate or Professional Degree	204	5.3%
TOTAL	3,746	100%

SOURCE: U.S. Census Bureau.

**EXHIBIT II-E
WILLIAMSTON, NORTH CAROLINA
MARITAL STATUS 2010
(Population 15 Years and Over)**

MARITAL STATUS	NUMBER	PERCENT
Never Married	977	23.3%
Married, Except Separated	1,774	42.3%
Separated	232	5.5%
Widowed	766	18.3%
Divorced	445	10.6%
TOTAL	4,194	100.0%

SOURCE: U.S. Census Bureau.

F. Families and Households

There were 2,172 total households in Williamston in 2010. Of the total, 1,403 (64.6%) were family households and 769 (35.4%) were non-family households. Of the non-family households, 730 were situations wherein the householder lived alone. In 2010, the average household size in Williamston was 2.38 people, while the average family size was 3.03 people. In 2010, there were 694 households with individuals under 18 years old and 706 households with individuals 65 years and over. By comparison, in 2000 there were 2,378 households and 1,538 families recorded.

G. Population Projections

As previously discussed, Williamston, in the past forty years, has shown a population trend similar to many small towns across the United States. The Town's population declined from 1960 until 1990. As previously noted, according to the corrected Census 2000, the Town's population in 2000 was 5,946 people. Based on trends observed in the region, NCOSBM estimated the Town's July 2007 population was down to 5,694 people. Census 2010 recorded 5,511 people in Williamston.

Population estimates are made for towns (and other political jurisdictions) by the Census Bureau and other agencies. However, population projections are not generated by the Census Bureau or other agencies for towns. Estimating or projecting a town's population based on trends may be misleading, unless residential building activity that occurs between census counts is identified and factored in.

Based on local observations, and considering the development described above and the potential impact of some in-fill development, new developments, and potential annexations Williamston's population should stabilize and perhaps increase slightly to about 6,000 during the planning period.

H. Sustainable Communities Program – Population

As a part of its involvement with Audubon International's Sustainable Communities Program, the Town identified population as a strategic issue with the goal being to maintain a stable or modestly increasing Town population. The Town also developed an objective concerning population ("to attract and retain baby boomer retirees to the community"), and listed three strategies, policies, and practices which should help it achieve its goal and accomplish its objective. These are incorporated into Chapter XI: Goals and Implementation Strategies.

I. Conclusions

Indications are that Williamston will continue to experience slow population growth during the planning period, stabilizing at about 6,000 people. The completion of the U.S. Highway 64/U.S. Highway 17 Bypass has had a positive affect on commercial growth and development immediately south and west of the existing Town corporate limits.

Development, including travel/tourism-related commercial development, has occurred near the Senator Bob Martin Eastern North Carolina Agricultural Center. Development is also projected to include the extension of existing low to medium density single family residential development within the same area.

The statistics for the Williamston area generally echo national trends of an expanding elderly population due to recent improvements in longevity and health care. This increase also underscores the relative immobility of the elderly in communities such as Williamston. Very often, senior citizens are unable or reluctant to move from their established place of residence and tend to stay concentrated in the older neighborhoods of Town. The younger age groups, on the other hand, more consistently out-migrate for purposes of employment or higher education. This results in a somewhat more skewed age distribution pattern than found in metropolitan areas.

The significance of this, for the next few decades, is that there will be a growing demand for affordable, diverse forms of elderly housing in the area. Housing types may range from assisted-living centers for the more active, independent seniors to full-service retirement homes with nursing and medical facilities. In addition to housing, a growing elderly population will create demand for specialized types of health care and social and human services. Also to be noted is that the first baby boomers (born 1946-1964) are now reaching retirement age. Town government, developers, and social service organizations must cope with substantially increased demands for services and facilities needed by the retiring populations, while dealing with slow, if not stagnant population growth as some retirees move away.

Williamston's annexations since its previous comprehensive plan in 1999 (including the 2010 annexations) have resulted in a population increase of less than 250 people since nearly all the annexed areas were heavily developed in commercial uses. Feasibility studies should be considered for other potential annexations of other developed areas. Additional annexations in the future, if undertaken, could add population if residential areas are annexed.

Chapter III: Housing

A. Introduction

Standard housing units provide, among other things, shelter, one of man's basic needs. Housing becomes a problem when man is not able to secure that housing which satisfies this need. Many groups and individuals, for a host of reasons, are confronted with a myriad of housing and housing-related problems. The most prevalent and crucial problems, and those on which the most attention is centered, are related to too many substandard dwelling units and an inadequate supply of standard units to meet the demand and needs of the general population, at prices affordable by the general population.

A number of reports have indicated a correlation between the occupancy of substandard dwelling units and the occurrence of other problems (immoral and anti-social behavior, physical and mental diseases, poverty, etc.). Substandard dwelling units, whether occupied or vacant, are a problem. Entire communities, those within which such units exist and those adjacent thereto, can be negatively impacted by the problems associated with the existence and occupancy of less than standard dwelling units. All levels of government should do all that is possible to ensure that decent housing and suitable living environments are made accessible to all citizens.

The demand for housing relates to the inability of many families to afford to rent or purchase standard dwellings. It is known that many people who now own homes could not afford to purchase such houses if they were purchasing them at today's prices. A general rule of thumb is that a family can afford to purchase a home valued at three times its annual income and that a family should not pay more than 30 percent of its income to rent a unit.

Much of the information and data in the following sections was taken from files generated in by the U.S. Census Bureau. Estimates for most housing (and population) factors are not generated for towns by official sources--governmental or institutional--in the years between the decennial censuses. It can be argued that the general statistical (percentages) picture painted by the Census (with respect to most housing (and population) characteristics have not significantly changed although some of the totals may have changed. Subsequent updates of the comprehensive plan, in the post Census 2010 years, will be better facilitated and comparisons more easily made, if the same type population and housing characteristics are included for comparison.

The 2010 total housing units recorded for Williamston was recorded as 2,587 units by the Census Bureau.

Other sources consulted include the aforementioned NCOSBM, the North Carolina State Demographer's Office, internet based sources, and a 2003 study done by the Town titled "Neighborhood Analysis and Housing Study – Creating a Balance" (2003 Housing Study).

While Census data provided a general overview of the housing situation in Williamston, the 2003 Housing Study provided an in-depth look at the Town's neighborhoods and housing situation. Excerpts from the 2003 Housing Study are included in Section H. of this chapter with appropriate edits. The full text of the 2003 Housing Study is available for review in the Williamston Planning Department.

The 2003 Housing Study identified housing trends in Williamston and discussed some of the housing needs and problems experienced by some of the Town's citizens. Most of the recommendations contained in the 2003 Housing Study have been implemented. The Town has been proactive in its attempts to deal with identified housing issues by implementing the Employee Homeownership Program (EHP) and the Residential Development Incentive (RDI) Program, which are discussed in this chapter.

B. Current Housing Stock and Demand for Housing

Approximately 25% of the land in Williamston is utilized for residential purposes or platted for future residential development. In 1990, there were 2,327 total housing units in Williamston according to Census 2000, of which 2,178 were occupied. The total number of housing units in Williamston in 2000 was 2,468 as recorded by Census 2000. The number of occupied housing units was reported to be 2,327 in 2000. In 2010, the total number of housing units was reported to be 2,587. The number of occupied units was reported to be 2,172.

Single-family residences continue to be the dominant housing type in North Carolina and in Williamston. Single units (detached) accounted for 1,891 or (73.1%) of the Town's total units in 2010. Nearly all the development of lots for single family structures has occurred along Town (or State) maintained roads. No new traditional subdivisions have been developed, although some re-subdivisions have been approved.

There are a number of multifamily developments in Williamston, such as Warren Court, Willow Acres, Walnut Terrace, Roanoke, Critcher Manor, Andrew Street Apartments, Carolina Pines, and Santree Commons. All are subsidized housing. The Associated Living for Williamston House, Santree Condominiums and Park Apartments are not subsidized. The Williamston Home for the Elderly is a government subsidized facility, catering primarily to the elderly. The Vintage Inn and the Village at the Vintage Inn is an assisted living facility. Census 2010 reported that 528 people (9.6%) of the Town's total population (5,511) lived in structures with two (2) or more units in the structure.

EXHIBIT III-A, based on sample data using 2,587 as the total for housing units, provides an inventory of housing units in the Town in 2010 by number of units in the structure.

EXHIBIT III-A
WILLIAMSTON, NORTH CAROLINA
UNITS IN STRUCTURE 2010
(Universe: total housing units)

UNITS IN STRUCTURE	NUMBER	PERCENT
1 Unit, Detached	1,891	73.1%
1 Unit, Attached	116	4.5%
2 to 4 Units	427	16.5%
5 to 9 Units	39	1.5%
10 or 19 Units	12	0.5%
20 or More Units	50	1.9%
Mobile Homes	52	2.0%
Boat, RV, Van, Etc.	0	0
TOTAL	2,587	100%

SOURCE: U.S. Census Bureau.

In 2010, 1,253 (57.7%) of the occupied housing units were owner-occupied. Renters occupied 42.3% of the occupied housing units counted.

Proportion-wise, the quality of the housing stock is improving, although there still may be many families living in houses that might not be suited to their needs. In 2010, of the 2,172 occupied housing units counted, only 9 (0.4%) were considered overcrowded (over 1 person per room).

In 2010, only 415 units (16.0%) of the Town's total housing units were classified vacant.

Census 2010 reports there were an average of about 2.38 people per household in Williamston. The average family size in Williamston in 2010 was 3.03 people.

EXHIBIT III-B on the following page displays the total housing units in Williamston in 2010 by the number of rooms. The median number of rooms was reported as 5.3 rooms.

In a number of interviews and input gathering sessions conducted during the development of this comprehensive plan update, people voiced concern that more housing opportunities are needed for people who may be just starting out or people relocating to Town to work. While the decision to provide a particular housing type is primarily market driven, the Town may want to investigate ways to encourage the development community to gear more projects toward these segments of the population. The availability of an ample supply of housing, along with a variety of housing types and costs, will assist the Town as it continues efforts to attract and retain businesses.

**EXHIBIT III-B
WILLIAMSTON, NORTH CAROLINA
ROOMS PER HOUSING UNIT 2010
(Universe: total housing units.)**

NUMBER OF ROOMS	HOUSING UNITS	PERCENT
1 Room	31	1.2%
2 Rooms	60	2.3%
3 Rooms	50	1.9%
4 Rooms	461	17.8%
5 Rooms	836	32.3%
6 Rooms	662	25.6%
7 Rooms	222	8.6%
8 Rooms	108	4.2%
9 or More Rooms	157	6.1%
TOTAL	2,587	100%

SOURCE: U.S. Census Bureau.

C. Building Permit Activity

Since 2000, Williamston has seen a slow level of residential building activity. From January 1999 through December 2008, fifty-seven (57) single family houses have been added to the Town’s single family housing stock. Eight (8) mobile homes and eleven (11) Class A mobile homes have also been added, as well as eight (8) multi-family structures.

D. Zoning Permits Issued

Since the start of 1999 through the first quarter of 2009, one hundred fifty-three (153) zoning permits have been issued by the Town for: single family houses (58); apartments (8); mobile homes (8); class A mobile homes (11); business (56); and, building reuse (12). The total number of zoning permits issued during the period was seven hundred seventeen (717). EXHIBIT III-C, on the following page, shows the breakdown of zoning permits issued by use category.

E. Age of Housing

Of the 2,587 housing units included in Census 2010 data, 878 units (33.9%) have been added since 1970. EXHIBIT III-D, on the following page, displays the eras housing units were built

**EXHIBIT III-C
WILLIAMSTON, NORTH CAROLINA
ZONING PERMITS ISSUED 1999 – (First Quarter) 2009**

YEAR	SINGLE FAMILY HOUSES	MULTI FAMILY	MOBILE HOMES	CLASS A MOBILE HOMES	BUSINESS	BUILDING REUSE	TOTAL
1999	4			3	3		10
2000	5			2	2		9
2001	9	4	1	2	5		21
2002	9	1	1	1	3		15
2003	4				6		10
2004	9				2		11
2005	6	1	2		5	3	17
2006	4			3	5	3	15
2007	4		3		7	2	16
2008	3	2	1		15	2	23
2009*	1				3	2	6
TOTAL	58	8	8	11	56	12	153

SOURCE: Williamston Planning Department. *First quarter 2009.

**EXHIBIT III-D
WILLIAMSTON, NORTH CAROLINA
AGE OF HOUSING UNITS 2010
(Universe: total housing units.)**

YEAR STRUCTURE BUILT	NUMBER	PERCENT
2005 or Later	8	0.4%
2000 to 2004	42	1.6%
1990 to 1999	189	7.3%
1980 to 1989	292	11.3%
1970 to 1979	347	13.4%
1960 to 1969	407	15.7%
1940 to 1959	870	33.6%
1939 or Earlier	432	16.7%
TOTAL	2,587	100%

SOURCE: U.S. Census Bureau.

F. Housing Conditions and Features

Many factors enter into one’s housing experience or the conditions encountered in the housing unit. Among these are the availability of plumbing, appliances, communications, means of mobility, and spatial comfort and shelter. There are a number of variables which can indicate that a dwelling unit is substandard. It is common practice to use “lacking complete plumbing facilities” to approximate the number of substandard units. The potential fallacy of this method relates to the fact that a unit may have all plumbing facilities but still be substandard.

Of the Town’s 2,172 occupied housing units (based on estimates) in 2010, none lacked complete plumbing facilities and none lacked complete kitchen facilities. As discussed previously, Williamston has been working to continue to rectify substandard housing conditions. Improvements to some structures in Town since 2000 have contributed to a general improvement in the Town’s housing stock. The Town continues to seek support to improve neighborhoods and raise the quality of its housing stock. The Town has used Community Development Block Grant (CDBG) funds for concentrated needs projects and water and sewer improvements to serve project areas. Williamston does not typically receive CDBG scattered site funds, but Martin County has received these type funds and have used them for projects within Williamston’s corporate limits.

Most of Williamston’s 2,172 occupied housing units sampled by Census 2010 relied on electricity for house heating fuel (climate control) as shown in EXHIBIT III-E. In 2010, of Williamston’s occupied housing units, 63 (2.9%) did not choose to have telephone service and 455 (20.9%) did not have a vehicle available.

**EXHIBIT III-E
WILLIAMSTON, NORTH CAROLINA
HOUSE HEATING FUEL 2010
(Universe: occupied housing units.)**

HOUSE HEATING FUEL	NUMBER	PERCENT
Utility Gas	88	4.1%
Bottled, Tank, or LP Gas	459	21.0%
Electricity	1,133	52.2%
Fuel Oil, Kerosene, Etc.	453	20.9%
Coal or Coke	--	--
Wood	--	--
Solar Energy	--	--
Other Fuel	39	1.8%
No Fuel Used	9	0.4%
TOTAL	2,172	100%

-- Represents zero or rounds to zero.

SOURCE: U.S. Census Bureau.

The Martin County Ministerial Association, working under Washington County’s charter, is the group spearheading the Habitat for Humanity program in Williamston and Martin County. The Association has completed one new home on a lot purchased from the Town for \$50. The Association has also provided a mobile home for an individual in Martin County.

G. Housing Values and Cost of Housing

In 2010, 577 units (46.1%) of the total recorded owner-occupied housing units (1,253) were valued between \$50,000 and \$99,999.

**EXHIBIT III-F
 WILLIAMSTON, NORTH CAROLINA
 HOUSING UNIT VALUES 2010
 (Universe: specified owner occupied units.)**

VALUE	NUMBER	PERCENT
Less than \$50,000	261	20.8%
\$50,000 to \$99,999	577	46.1%
\$100,000 to \$149,999	227	18.1%
\$150,000 to \$199,999	138	11.0%
\$200,000 to \$299,999	28	2.2%
\$300,000 to \$499,999	22	1.8%
\$500,000 to \$999,999	--	--
\$1,000,000 or More	--	--%
TOTAL	1,253	100.0%

--Represents zero or rounds to zero.

SOURCE: U.S. Census Bureau.

In 2010, the median value of Williamston’s owner-occupied units was \$75,500. This was a substantial increase from 2000 when the value was reported as \$63,000. Inflation has a large impact on home purchase and home ownership costs. In many places, site values, labor costs, construction material costs, maintenance and repair costs, mortgage interest payments, property taxes, and property insurance costs have increased. Inflation does not, however, completely explain the increased values. More amenities may have been added to the typical house in some cases.

According to Census 2010, the total number of owner occupied units in Williamston was 1,253. Of this total, 578 units (46.1%) had a mortgage and the median monthly owner costs for housing was \$997. Another 675 units (53.9%) in the subset did not have a mortgage and the median monthly owner costs for housing was \$377. EXHIBIT III-G on the following page shows the mortgage ranges for selected owner occupied units in Williamston.

**EXHIBIT III-G
WILLIAMSTON, NORTH CAROLINA
MORTGAGE STATUS AND SELECTED
MONTHLY OWNER COSTS 2010
(Universe: specified owner occupied units.)**

MORTGAGE RANGE	HOUSING UNITS	PERCENTAGE OF TOTAL
With a Mortgage:	578	46.1%
Less than \$300	(19)	(3.2%)
\$300 to \$499	(57)	(9.9%)
\$500 to \$699	(83)	(14.4%)
\$700 to \$999	(131)	(22.7%)
\$1,000 to \$1,499	(213)	(36.9%)
\$1,500 to \$1,999	(65)	(11.2%)
\$2,000 or More	(10)	(1.7%)
Not Mortgaged	675	48.7%
TOTAL SPECIFIED OWNER OCCUPIED HOUSING UNITS	1,253	100%

--Represents zero or rounds to zero.

SOURCE: U.S. Census Bureau.

EXHIBIT III-H, which follows, breaks out the monthly owner costs of specified owner occupied housing units as a percentage of household income for housing units with a mortgage.

**EXHIBIT III-H
WILLIAMSTON, NORTH CAROLINA
MONTHLY OWNER COSTS – PERCENTAGE OF
HOUSEHOLD INCOME 2010
(Universe: housing units with a mortgage.)**

OWNER MONTHLY COSTS/ PERCENTAGE OF INCOME	HOUSING UNITS	PERCENTAGE OF TOTAL
Less than 20.0 percent	195	33.8%
20.0 to 24.9 percent	107	18.5%
25.0 to 29.9 percent	81	14.0%
30.0 to 34.9 percent	36	6.2%
35.0 percent or More	159	27.5%
TOTAL	578	100%

SOURCE: U.S. Census Bureau.

Census 2010 profiled rent statistics for 837 occupied housing units paying rent. The median monthly rent was reported to be \$526.00, as opposed to 2000, when the median monthly rent was \$402.00. EXHIBIT III-I breaks out gross rent payments for Williamston’s renter-occupied units.

**EXHIBIT III-I
WILLIAMSTON, NORTH CAROLINA
GROSS RENT PAID IN SPECIFIED RENTER-
OCCUPIED HOUSING UNITS 2010**

RANGES OF GROSS RENT	HOUSING UNITS	PERCENTAGE OF TOTAL
Less than \$200	62	12.4%
\$200 to \$299	94	14.9%
\$300 to \$499	199	43.3%
\$500 to \$749	327	17.6%
\$750 to \$999	97	3.7%
\$1,000 to \$1,499	58	1.2%
\$1,500 or More	--	0.5%
<i>(No Cash Rent)</i>	<i>(71)</i>	<i>N/A</i>
TOTAL	837	100%

--Represents zero or rounds to zero.

SOURCE: U.S. Census Bureau.

H. Neighborhood Analysis and Housing Study

In 2003, the Town undertook a detailed study of its housing situation, resulting in the “Neighborhood Analysis and Housing Study – Creating a Balance” (2003 Housing Study). The document is on file in the Williamston planning Department. The narrative which follows, taken from the 2003 Housing Study (with edits as appropriate), provides a detailed discussion on the housing situation for the majority of the land currently within the Town’s corporate limits. Since 2003, some areas have been annexed by the Town. These areas, though not included in one of the five identified neighborhood study areas in 2003, were included and some were discussed in the narrative which follows concerning the Town’s Extraterritorial (planning) Jurisdiction (ETJ).

The purpose of the 2003 Housing Study was to determine the existing housing needs of Williamston and to develop goals to meet those needs. Strategies were formulated to achieve the goals as determined by the study. Information was gathered at neighborhood meetings and Census 2000 data was analyzed concerning designated neighborhoods. Strategies were developed on an individual neighborhood level to ensure that neighborhoods with the most needs were provided adequate assistance to achieve the defined goals.

In the 2003 Housing Study, the Town was divided into five (5) neighborhoods to allow for the examination of each of the neighborhoods’ needs. The boundaries for the

neighborhoods were selected by population similarities, physical boundaries, alignment to census blocks, and perceived neighborhood. Census information was compiled for each of the neighborhoods including population totals, population by age and race, housing age, median household income, percentage of income spent for housing, owner and renter occupied percentages, and poverty status. Neighborhood meetings were held in each of the neighborhoods to gather citizen input into the study. In addition to the neighborhood needs, the 2003 Housing Study looked at the overall community-wide needs to develop strategies to address Town-wide goals.

EXHIBIT III-J, on the following page, shows the five neighborhood study areas included in the 2003 Housing Study.

1. Neighborhood Study Area 1

Neighborhood Study Area 1 (NSA-1) is a predominantly white neighborhood (82.9%), and includes people from a wide variety of job sectors (manufacturing employees to doctors). NSA-1 is dominated by the age group 18-64 (work force age group) with 55% of the population falling into this group. The second largest group is retirement aged people with 24%. The retirement age percentage is the second highest of all neighborhoods studied and solidly above the 20.7% Town wide average. The median age of NSA-1 is 46.4. Female population outnumbers the male population by 8%. A large portion of the female population is composed of women older than 65.

Census 2000 information indicates that 57% of housing stock in NSA-1 is more than 42 years old. Much of this neighborhood's housing is listed on the national Register of Historic Residential Districts. Housing in NSA-1, like most all neighborhoods, varies in age, style, size, location and condition. The average value of owner occupied housing is \$70,124. Most of the homes have been well maintained and care has been taken to maintain the historical character of the residence.

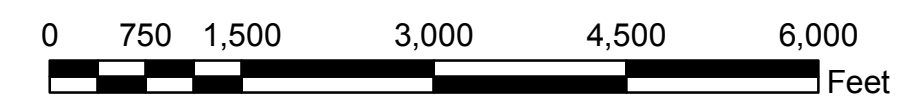
NSA-1 contains 446 occupied housing units with seventy-one (71%) percent of them owner occupied. These are all single-family detached houses. Renter occupied structures account for the remaining 29% of housing units. There is very limited multi-family housing in NSA-1. Most rental properties are single-family structures and duplexes. There is one multi-family unit located on Simmons Street.

NSA-1 has three properties of concern within its borders. The Martin County Health Center on Liberty Street, Williamston Middle School on N. Smithwick Street, and the Martin County School Board Offices on School Drive. These buildings may be relocated in the future. Though no plans have been identified for the future use of these properties, they may have potential for adaptive re-use.

TOWN OF WILLIAMSTON, NC



NEIGHBORHOOD ANALYSIS AND HOUSING STUDY NEIGHBORHOOD STUDY AREAS



NEIGHBORHOOD STUDY AREAS LEGEND*:

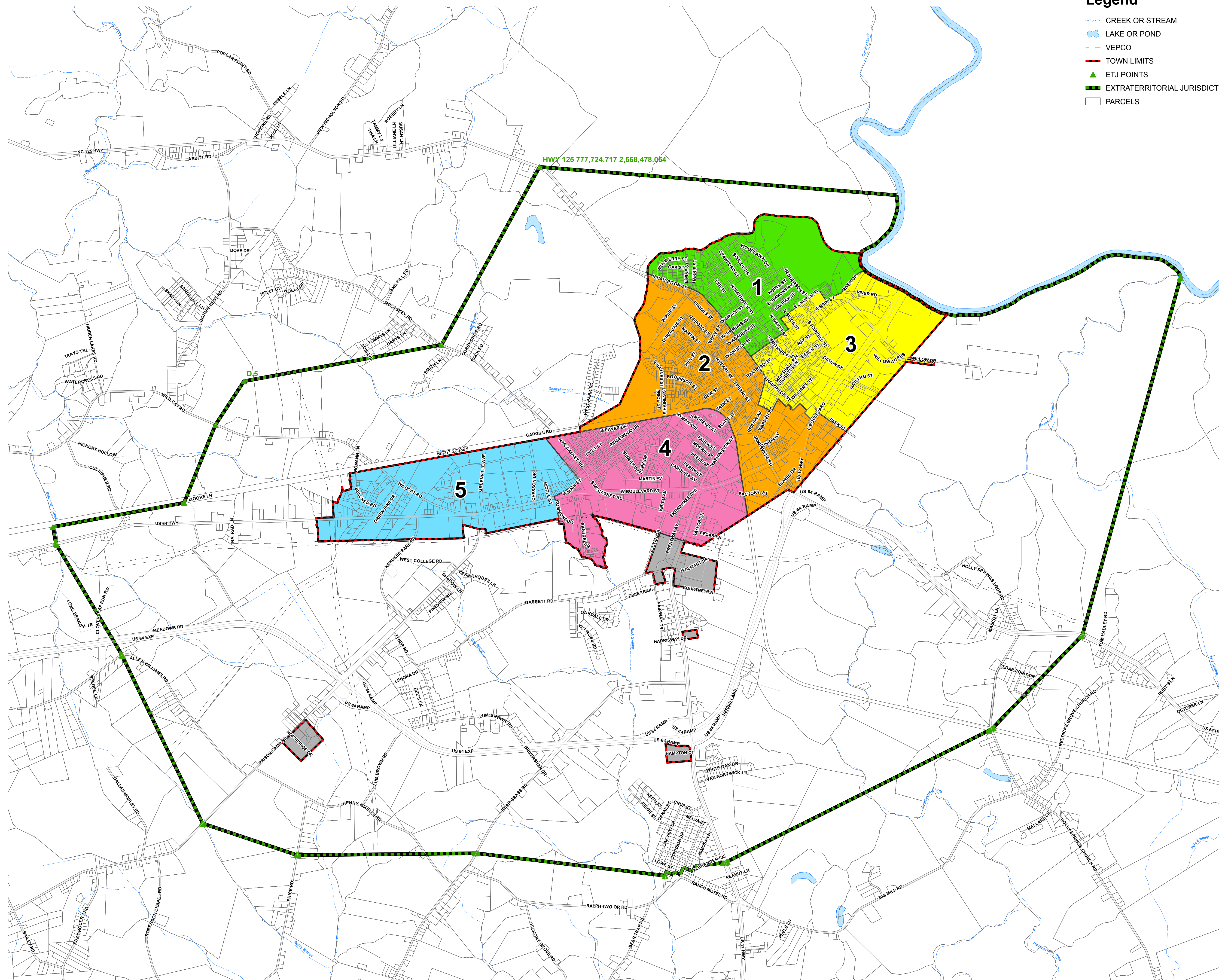
- NEIGHBORHOOD STUDY AREA 1
- NEIGHBORHOOD STUDY AREA 2
- NEIGHBORHOOD STUDY AREA 3
- NEIGHBORHOOD STUDY AREA 4
- NEIGHBORHOOD STUDY AREA 5
- AREAS ANNEXED SINCE 2003

*AREAS SHOWN APPROXIMATE THE AREAS STUDIED IN THE 2003 WILLIAMSTON, NORTH CAROLINA "NEIGHBORHOOD ANALYSIS AND HOUSING STUDY." AREAS ANNEXED SINCE 2003, WHICH ARE PREDOMINANTLY COMMERCIAL USE AREAS, ARE SHADED GREY. THESE AREAS WERE NOT INCLUDED IN ONE OF FIVE STUDY AREAS AT THAT TIME, BUT WERE WITHIN THE TOWN'S ETJ AT THE TIME.

COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: AUGUST 17, 2009
BASE MAP SOURCE: COUNTY OF MARTIN, NC

DATE: 8/17/2009 4:26:07 PM



Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ▲ ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS

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While NSA-1 has a high owner occupancy percentage, the median household income level ranks third highest of all neighborhoods studied. The median household income of \$24,773 falls considerably below the state average of \$39,184. This low income level could be attributed to the higher percentage of retirement aged people. NSA-1 does have the highest per capita income (\$17,810) in Town, falling just \$2,500 short of the State average (\$20,307).

Of the owner occupants in NSA-1, 34% spend more than 30% of their income on housing costs. NSA-1 has the highest percentage (25%), spending more than half of their income towards housing. The Town-wide average indicates only 19.4% of owner occupants spend more than half (50%) of household income towards housing.

Of renter occupants in NSA-1, 56% spend more than 30% of household income on housing. Forty-one percent of renter occupants are spending more than half (50%) of their income on housing. This is substantially above the Town average of 24.4%. This high cost is attributed to market rate, rents and neighborhood desirability.

While NSA-1 is a stable neighborhood with the third highest percentage of home ownership and the highest Town-wide per capita income level, 26% of its population is living in poverty. Poverty status households, as defined by Census 2000 for a three person household that includes one related child under 18, were households that fell below \$13,410 in total family income.

NSA-1 has experienced little growth in recent years, partially due to the lack of buildable lots within its boundaries. NSA-1 provides little area for future growth due to the Roanoke River and wetlands along the north-northeast borders and difficulty in crossing the Skewarkee Gut to the north. Being able to cross the Skewarkee Gut would provide substantial land for new development. The other possibility for future growth would depend on the eventual relocation of the Health Center, School and /or the School Administrative offices.

In order to maintain and preserve its character, the 2003 Housing Study concluded NSA-1 would be best served by continuing the R-10 zoning classification which allows for only single-family construction. The area could benefit by Planned Unit Development at such time as the properties in public use become available for redevelopment. Care should be used in redevelopment to ensure the character of the neighborhood is preserved. Housing to accommodate the needs of an active, independent living, older population should be a consideration in future development decisions.

2. Neighborhood Study Area 2

Neighborhood Study Area 2 (NSA-2) is a predominantly black neighborhood (85.3%) and includes people from a wide variety of job sectors (manufacturing employees to office professionals). NSA-2 is dominated by the age group 18-64 (work force age group), with 54% of population falling into this group. The second largest group is the school aged people comprising 32% of the population. The school age population is the

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highest of all neighborhoods studied and well above the 28.9% Town-wide average. The median age of NSA-2 is 33.1. Females outnumber males by eighteen (18%) percent, with approximately half of this comprised of women between the ages of 18-64. The other half is almost equally divided between school age population and retirement aged people.

Census 2000 information indicates that fifty-eight percent (58%) of housing stock in NSA-2 is less than 42 years old. Forty-two percent of housing is over forty-two years old, some of which are listed on the National Register of Historic Residential Districts. Housing in NSA-2, like most neighborhoods, varies in age, style, size, location, and condition. The average value of owner occupied housing is \$62,829. Most of the homes have been well maintained, and care has been taken to maintain the character of the residence.

NSA-2 contains 785 housing units with forty-three (43%) percent owner occupied. These are all single-family detached houses. Rental occupied structures account for the remaining 57% of housing units. There are several multi-family housing complexes in NSA-2. These multi-family developments are scattered throughout the neighborhood.

NSA-2 has one property of concern within its borders. The concern is a large twenty plus (20+) acre tract of land on the northwestern border of NSA-2. Proposals have included a 42 lot single-family development. A multi-family development has also been proposed on the property. Certain limitations exist in the development of the property, including narrow streets and jogged intersections leading to the property. Congested streets may adversely impact access to the property.

NSA-2 has a low owner occupancy percentage, and the median household income level ranks fourth of all neighborhood studies. The median household income of \$23,119 falls considerably below the state average of \$39,184. This low income level could be attributed to the higher percentage of school aged people. NSA-2 has the third highest per capita income (\$14,723) in Town, falling \$5,584 below the State average (\$20,307).

Of the owner occupants in NAS-2, 33% spend more than 30% of their income on housing costs. NSA-2 has the third highest percentage (22%) spending more than half of their income towards housing. The Town-wide average indicates only 19.4% of owner occupants spend more than half of household income towards housing.

Of the renter occupants in NSA-2, 51% spend more than 30% of household income on housing. Thirty-one (31) percent of renter occupants are spending more than half of their income on housing. This is substantially above the Town average of 24.4%. This high cost is attributed to market rate rents and neighborhood desirability.

While NSA-2 is a somewhat stable neighborhood, it has the second highest percentage of renter occupancy and the third highest Town-wide per capita income level. Twenty-nine percent (29%) of its population is living in poverty. Poverty status households, as

defined by Census 2000 for a three person household that includes one related child under 18, were households that fell below \$13,410 in total family income.

NSA-2 has experienced some growth in recent years, partially due to available building lots within its boundaries. NSA-2 provides some area for future growth, since its northwestern boundary is adjacent to a vacant 20+ acre tract of land. This property provides some opportunity for current rental residents desirous of moving into home ownership being able to remain in their same neighborhood near family and friends.

In order to maintain and preserve its character, the 2003 Housing Study concluded that NSA-2 would be best serviced by zoning text changes to the R-8 zoning classification to allow only single-family construction. Care should be used in new development to ensure the character of the neighborhood is preserved. Housing to accommodate the needs of a young population with family needs should be considered in future development activity. Additional consideration should be given to move up buyers. Development must be done in such a way to provide minimal impact on streets and traffic patterns.

NSA-2 is in critical condition with regards to home ownership. Programs to assist first time homebuyers could substantially improve the housing conditions in this study area. Several programs are available through various sources to provide for down payment assistance, reduced interest rates and even graduate payment schedules to provide affordable housing. The economic indicators of this study area are very similar to other areas that have much higher owner occupancy rates, which is a positive factor for future homeowner development.

3. Neighborhood Study Area 3

Neighborhood Study Area 3 (NSA-3) is a predominantly black neighborhood (64.8%) and includes people from a wide variety of job sectors (manufacturing employees to business owners). NSA-3 is dominated by the age group 18-64 (work force age group), with 44% of the population falling into this group. The balance of the population is equally divided between the retirement aged people and school age population. The retirement age population (28%) is the second highest of all neighborhoods studied and is considerably above the 20.7% Town-wide average. The median age of NSA-3 is 43.1. Females outnumber males by twenty-two percent (22%); the largest portion of this is by women older than 65. NSA-3 has 2.74 people per dwelling unit.

Census 2000 information indicates that fifty-one percent (51%) of housing stock in NSA-3 is more than 42 years old, and much of this housing is listed on the National Register of Historic Residential Districts. Housing in NSA-3, like most neighborhoods, varies in age, style, size, location, and condition. The average value of owner occupied housing is \$68,014. Most of the homes have been maintained to preserve the historical character of the residence.

NSA-3 contains 489 housing units with thirty (30) percent owner occupied. These are all single-family detached houses. Rental occupied structures account for the remaining 70% of housing units. There are numerous multi-family housing complexes in NSA-3. There are many single family structures and duplexes also available for rental use.

NSA-3 has several areas of vacant properties within or adjacent to its borders that are available for development and new growth. Water and sewer is available to most of these properties. Though no plans have been identified for the future use of these properties, they would be capable of providing lots of future housing.

NSA-3 has the lowest owner occupancy percentage, and the lowest median household income level of all neighborhoods studied. The median household income of \$23,050 falls considerably below the state average of \$39,184. This low income level could be attributed to the lower percentage of working aged people as compared to other study areas. NSA-3 also has the lowest per capita income (\$13,345) in Town, substantially below the State average (\$20,307).

Of the owner occupants in NSA-3, 33% spend more than 30% of their income on housing costs. NSA-3 has the second highest percentage (24%) spending more than half of their income towards housing. The Town-wide average indicates only 19.4% of owner occupants spend more than half of household income towards housing.

Of renter occupants in NSA-3, 45% spend more than 30% of household income on housing. Twenty-two percent of renter occupants are spending more than half of their income on housing. This is below the Town average of 24.4%. This lower housing cost is attributed to subsidized rents and housing availability.

NSA-3 is an unstable neighborhood, and has the lowest percentage of home ownership and the lowest per capita income level of all five neighborhoods. Forty-four percent (44%) of its population is living in poverty. Poverty status households, as defined by Census 2000 for a three person household that includes one related child under 18, were households that fell below \$13,410 in total family income.

NSA-3 has experienced little growth in recent years, partially due to the lack of development interest within its boundaries. NSA-3 does provide some area for future growth, with several small to medium tracts of land available within its borders. Another potential for future redevelopment would be the development of programs to assist existing renters to purchase homes they currently rent or lease.

In order to maintain and preserve its character, the 2003 Housing Study concluded that NSA-3 would be best serviced by zoning text changes to the R-8 zoning classification to allow only single-family construction. The area could benefit by planned unit development at such time that vacant properties are developed. Care should be used in redevelopment to ensure the character of the neighborhood is preserved. Housing appropriately sized to accommodate the needs of growing families should be considered in future development decisions.

4. Neighborhood Study Area 4

Neighborhood Study Area 4 (NSA-4) is almost equally divided between white (55%) and black (44%) populations, and includes people from a wide variety of job sectors (manufacturing employees, retail, business owners, teachers and doctors). NSA-4 is dominated by the age group 18-64 (work force age group), with 56% of the population falling into this group. The school age (24%) population is the third highest of all study areas. The retirement age population (20%) is the third highest of all neighborhoods studied and closest to the 20.7% Town-wide average. The median age of NSA-4 is 42. Female population outnumbers male gender by almost twenty-five percent (25%), in the working age group. NSA-4 has 2.11 people per dwelling unit.

Census 2000 information indicates that sixty-five percent (65%) of housing stock in NSA-4 is less than 42 years old. Only 5% of housing in this neighborhood is more than 60 years old. Housing in NSA-4, like most neighborhoods, varies in age, style, size, location, and condition. The average value of owner occupied housing is \$67,597. Most of the homes have been well maintained and the original character of the residences has been preserved.

NSA-4 contains 600 housing units with sixty (60) percent of them owner occupied. These are all single-family detached houses. Rental occupied structures account for the remaining 40% of housing units. There are a few multi-family housing complexes in NSA-4. There are limited single family structures and duplexes also available for rental.

NSA-4 has several areas of vacant properties within or adjacent to its borders that are available for development and new growth. Water and sewer is available or nearby most of these properties. Though no plans have been identified for the future use of these properties, they would be capable of providing lots for future housing.

NSA-4 has the second highest owner occupancy percentage, and the second highest median household income level of all neighborhoods studied. The median household income of \$27,058 falls well below the state average of \$39,184. This relatively higher income level could be attributed to the higher percentage of working aged people and lower retirement age group. However, NSA-4 also has the second lowest per capita income (\$14,218) in Town, well below the State average (\$20,307). This lower per capita could be attributed to the higher percentage of school aged population.

Of the owner occupants in NSA-4, only 21% spend more than 30% of their income on housing costs. NSA-4 has the second lowest percentage (16%) spending more than half of their income towards housing. The Town-wide average indicates only 19.4% of owner occupants spend more than half of household income towards housing.

Of renter occupants in NSA-4, 43% spend more than 30% of household income on housing. Only fourteen (14%) percent of renter occupants are spending more than half of their income on housing, substantially below the Town average of 24.4%. This lower housing cost is attributed to higher income as indicated by median income level.

NSA-4 is a stable neighborhood, and has the third highest percentage of home ownership and the second highest Town-wide median income level. Only eighteen (18%) percent of its population is living in poverty. Poverty status households, as defined by Census 2000 for a three person household that includes one related child under 18, were households that fell below \$13,410 in total family income.

NSA-4 has experienced little growth in recent years, partially due the lack of vacant property within its boundaries. However, NSA-4 does provide limited area for future growth, with several small to medium tracts of land available within its borders.

In order to maintain and preserve its character, the 2003 Housing Study concluded that NSA-4 would be best serviced by zoning text changes to the R-8 zoning classification to allow only single-family construction. Care should be used in future development to ensure the character of the neighborhood is preserved. Housing to accommodate the needs of growing families should be a consideration in future development decisions.

5. Neighborhood Study Area 5

Neighborhood Study Area 5 (NSA-5) is almost equally divided between white (55%) and black (44%) population and includes people from a wide variety of job sectors (manufacturing employees, retail, business owners, teachers and doctors). NSA-5 is dominated by the age group 18-64 (work force age group), with 60% of the population falling into this group. The balance of the population is almost equally divided between school age group and retirement age group. The retirement age population (19%) is the third highest of all neighborhoods studied and just below the 20.7% Town-wide average. The median age of NSA-5 is 46.03. Female population outnumbers male gender by fourteen (14%) percent, with most of the difference showing up equally between retirement aged and school age sectors. NSA-5 has 2.37 people per dwelling unit.

Census 2000 information indicates that seventy-five percent (75%) of housing stock in NSA-5 is less than 42 years old. Housing in NSA-5, like most neighborhoods, varies in ages, style, size, location, and condition. The average value of owner occupied housing is \$74,691, the highest of all neighborhoods studied. Most of the homes have been well maintained and the original character of the residences has been preserved.

NSA-5 contains 141 housing units with seventy-five (75%) percent of them owner occupied. These are all single-family detached houses. Rental occupied structures account for the remaining 25% of housing units. There are a few multi-family housing complexes in NSA-5. There are limited single family structures and duplexes also available for rental.

NSA-5 has several areas of vacant properties within or adjacent to its borders that are available for development and new growth. Water and sewer is available or nearby most of these properties. Though no plans have been identified for the future use of these properties, they would be capable of providing lots for additional housing.

This neighborhood has the highest owner occupancy percentage and the highest median household income level of all neighborhoods studied. The median household income of \$35,394 falls just below the state average of \$39,184. This higher income level could be attributed to the higher percentage of working aged people and lower retirement age group. However, NSA-5 also has the second highest per capita income (\$16,784) in Town, well below the State average (\$20,307).

Of the owner occupants in NSA-5, only 24% spend more than 30% of their income on housing costs. NSA-5 has the lowest percentage (10%) spending more than half of their income towards housing. The Town-wide average indicates only 19.4%.

Of renter occupants in NSA-5, 43% spend more than 30% of household income on housing. Fourteen (14%) percent of renter occupants are spending more than half of their income on housing. This is substantially below the Town average of 24.4%. This lower cost is attributed to higher income levels associated with the neighborhood.

NSA-5 is a stable neighborhood, and has the highest percentage of home ownership and the second highest Town-wide median income level. It also has the lowest poverty status with only 11% of its population living in poverty. Poverty status households, as defined by Census 2000 for a three person household that includes one related child under 18, were households that fell below \$13,410 in total family income.

NSA-5 has experienced some growth in recent years, partially due to available property within its boundaries. NSA-5 provides some area for future growth, with several small to medium tracts of land available within and along its borders.

In order to maintain and preserve its character, the 2003 Housing Study concluded that NSA-5 would be best serviced by zoning text changes to the R-8 zoning classification to allow only single-family construction. Care should be used in future development to ensure the character of the neighborhood is preserved. Housing to accommodate the needs of growing families and the retirement age should be a consideration in future development decisions. With the high working age population (60%), housing to meet the needs of an active, independent living retirement age population should be given consideration when developing properties within this neighborhood.

6. Extraterritorial (Planning) Jurisdiction (ETJ)

The Town's extraterritorial (planning) jurisdiction (ETJ) extends two miles into Martin County from the Williamston corporate limits.

In 2003, the characteristics of Williamston's ETJ were much like those of NSA-5, with the area occupied predominantly by single-family housing units. There was no multi-family development within the ETJ. A number of single-family subdivisions have been developed over the past thirty years resulting in a population increase of approximately 2399 people as determined by a study in April 1998 (adjusted based on additional new

construction). Many of the houses built from 1998 to 2003 in the Williamston Planning Jurisdiction occurred in the ETJ area.

Agricultural activities are the predominant land-use with the ETJ, though several manufacturing businesses exist on the north side of Town, and numerous retail and service establishments exist on the west and south sides of Town.

Multi-family development is hampered by lack of sewers in most ETJ locations; however, fringe areas immediately adjacent to the corporate limits are receiving increased interest and activity. Water is readily available to most properties on the north and west sides of the ETJ and may impact housing growth in those areas. The south side appears to be the most desirable area for housing development, primarily because of its proximity to shopping, services and connections with other regional markets.

Some areas south of Town (U.S. 17 and 125 South), where recent sewer installation has occurred, may provide increased interest for multi-family development as large agricultural tracts of land become available for purchase. Properties directly adjacent to U.S. 17 will have pressure for commercial development due to high property costs.

The southern ETJ areas will continue to see an increase in upper income, single-family development due to growth restraints within the corporate limits for that particular type of housing. Areas to the north and west have experienced recent housing demand met through mobile home development; this trend is likely to continue based on the affordability issue.

I. Employee Homeownership Program (EHP)

Implemented in 2004, this program would provide \$2,500 to employees of the Town to be used for down payment assistance or approved renovation cost of a home located within certain residential target areas of the Town. Target areas are determined by the Board of Commissioners based on low owner occupancy rates of a neighborhood as determined in the 2003 Housing Study. The Town allocates \$7,500 for EHP in a given year, which would allow up to three (3) application approvals.

Employee requirements include a minimum one year employment with the Town. Application approval is contingent on employee receiving outside financing for the remainder of the purchase cost. The employee must live in the house for the period of grant amortization. In the event the employee would move, change jobs, sell, or otherwise relinquish full use and/or ownership of the property prior to the end of the amortization period, any remaining balance becomes due in full.

EHP grant funds would be secured by a second or third mortgage on the subject property. Grant funds would be amortized over a 36 month period beginning on the date of fund disbursement. The amortized monthly amount would be \$78.34 based on \$2,500 at 8% interest for a repayment period of 36 months.

To broaden this program and improve the effectiveness of the Town's strategy to increase the owner occupancy ratio of the target neighborhoods, this program could also be made available to school teachers and/or other citizens, with priority given to employee applications.

Current neighborhoods in distress, as concluded by the 2003 Housing Study, are Neighborhoods 3 and 2, which are shown on EXHIBIT III-J on page III-11. Priority has been placed on Neighborhood 3.

J. Residential Development Incentive (RDI) Program

Developed in 2007, the Residential Development Incentive (RDI) program is intended to stimulate residential growth and economic activity within the Town limits of Williamston. All properties participating in the RDI must be within the municipal boundaries of the Town. Properties outside the municipal boundaries may participate by requesting to be annexed into the Town. Funding would not be available until annexation was complete.

RDI provides an opportunity for Williamston to expand its real property tax base and increase population totals. RDI will allow a developer to increase the number of lots per acre through reduced lot size and receive assistance on infrastructure needed for the development. Citizens will benefit through the creation of jobs and additional revenues to support ongoing and future projects within the Town.

To qualify for RDI, the minimum investment per subdivided parcel of taxable real property with improvements must be \$75,000; or the developer may provide information to justify Town participation relative to local economic activity for the citizens of Williamston equal or similar to activity experienced by the minimum investment threshold. Also, the minimum number of lots with the subdivision must be five (5), and the development must be single family residential.

RDI eligible costs include: topographic maps; lot layout and design; erosion control; road design and engineering; utility drawings; State permits; all documentation relating to the development of the subdivision; construction of water, sewer, curb and gutter, streets, and drainage within development; and, street and/or utility easements as approved under Williamston Subdivision Regulations. The Town will participate up to a maximum of 40% of actual cost of eligible development cost as described above, not to exceed 40% of the total of \$200 per running foot based on center line measurement of constructed streets.

RDI non-eligible costs include: cost relating to preparing maps and documentation necessary for annexation into Williamston; permit cost relating to local subdivision approval; cost relating to electrical installations or additional cost of non-standard streetlight; signage other than normal required street and safety signs as required by subdivision regulations; drainage improvements outside of accepted easements; and, developments within the 100-year flood plain.

Williamston would assist the development by:

- participating in water, sewer and street installation by an amount not to exceed forty (40) percent of the total approved participation cost; (The maximum allowable cost per foot of development is \$200, calculated by street center lines.)
- providing proportionate participation to be paid out to the developer when, upon verification from the County tax assessor, a parcel is sold and developed with the required minimum threshold of improvements complete on said parcel;
- providing proportionate participation amount(s) to be determined by dividing the total cost of eligible costs by at least 51% of the total number of lots; and,
- reimbursing payments for each approved participation to be limited to a period of 7 years from the date of approval.

Funding for the above-mentioned payments are subject to the amount that is available in the annual budget at any time during each fiscal year.

The developer may apply for Town participation by submitting a sketch plan to the Planning Board for approval. Included with the sketch plan would be an engineer's estimate of costs related to street improvements, water, sewer, curb and gutter, and other eligible costs of the development.

Upon acceptance by the Williamston Planning Board, the application for participation in the development cost will be forwarded to the Town Board for consideration. The Town Board may request the Town's engineer to review the estimate for accuracy and report to the Town. Upon satisfactory review of the cost, the Town Board will adopt a resolution stating the linear feet of street, percent of participation, and the maximum participation payment, if funds allocated for residential development participation are available.

The Town Board's decision to participate in no way circumvents or overrides any Planning Board deliberations or decisions in the process of approving preliminary plats or final plats for the subdivision. The Town Board recognizes that a developer may wish to secure a commitment for participation prior to complete subdivision approval.

Annual participation funding will be made on a first-come-first-serve basis until the funding for that fiscal year is depleted.

Each year, the Town Board will review and evaluate its current Vision Statement with regards to residential and economic growth strategies and determine the amount of funding for new development in preparation for the next fiscal budget. The Town Board reserves the right to amend this policy as it deems necessary and encourages future boards to review and amend as necessary to encourage residential growth in Williamston.

K. Sustainable Communities Program – Housing

As a part of the Audubon International's Sustainable Communities Program, the Town identified three focus areas related to housing: affordable/workforce housing; general

housing, and architectural integrity. For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The strategies, policies, and practices developed to implement housing goals and objectives are discussed in greater detail in Chapter XI: Goals and Implementation Strategies.

L. Conclusions

In Williamston, the dual goals of eliminating substandard housing and providing safe housing for all residents can be achieved through the cooperation and individual actions of citizens and local organizations. Citizens and local organizations can advocate and assist in improving housing by supporting needed financial and technical implementation and self-help programs. The comprehensive plan should provide support for preserving existing residential areas and providing increased housing opportunities.

Williamston supports programs such as Habitat for Humanity and the Community Development Block Grant program.

Preservation requires maintenance of sound structures. Local civic groups can help by sponsoring fix-up/clean-up campaigns and by recruiting volunteers to assist aged, inform and low-income citizens repair their houses. Preservation can also be embraced by a building code enforcement program. Effective building code administration can help ensure that new construction is of good quality. The building code can also be applied to existing buildings, with the objectives of identifying and correcting existing deficiencies at any early time and removing dilapidated structures. Williamston has stepped up enforcement actions in recent years and the results are positive.

The Town undertook a variety of zoning amendments to deal with housing issues as a result of the 2003 Housing Study and should update the study when 2010 Census data is available. Implementation of the recommendations of such an update when completed should be a priority of the Town.

Quality community services must be maintained in the older residential areas. Land use must be protected so that these areas remain attractive for living, and incompatible land uses should not be permitted. The Town should continue, and consider expanding the Employee Homeownership Program (EHP).

Deficiencies in housing will have to be met through new construction, which can provide safe and sanitary housing for all residents at a price compatible with the resident's income. The Town should continue and consider expanding the Residential Development Incentive (RDI) Program.

Land use decisions which encourage a variety of housing types and costs are needed. Developers and builders should be afforded the opportunity to expand the Town's housing inventory. The Town can assist in this by being receptive to and working with

the developers. Expansion of the local construction industry could benefit the Town's overall economy by creating more jobs and increasing working spending power. In addition to adding to the real estate tax rolls, sales tax revenues would also increase as construction activity increased.

Class A mobile homes are allowed within Town limits although site-built homes are the preferred type residential development. Manufactured and modular homes do not contribute a great deal to the local economy during construction as do site-built homes. However, part of the future housing needs of Williamston may be met this type housing. Careful regulation of the placement, location, and setup of manufactured or modular homes is essential in order to have them considered as more permanent type residences and to help protect the tax values of adjoining properties.

Chapter IV: Economy

A. Introduction

Economic expansion or changes in the economic structure of a community trigger the conversion of land to new uses which in turn creates the need for new public facilities and services. Understanding these dynamic forces is therefore a prerequisite for land use planning. By evaluating the local economy and employment trends, factors may be identified which influence population growth or decline and provide some basis for policy changes by the governing body. The two areas of population and economy are closely related; population increases when the economy can support such growth. Implementation of the goals outlined later in this document is dependent on the Town's investment in economic development activities, in good planning for commercial and industrial development, and continuing efforts to improve and revitalize downtown Williamston.

From a planning perspective, all local economies are considered to have two distinct segments: basic and non-basic. Basic economic sectors in Williamston, such as manufacturing and tourism, generally involve the creation of goods to consumers from outside the Town. Non-basic sectors, such as retail enterprises, involve the sale of goods and services within the Town. Manufacturing accounts for only a small portion of the Town's economic engine. About 600 people (30%) are employed in the basic sector, as opposed to about 1,400 people (70%) in the non-basic sector.

A great deal of information concerning employment and economic conditions exists at the County and State level. Unfortunately, the same type information for towns, in most instances, is not separated. In some cases, inferences must be drawn from County level data as to the conditions and significance of the Williamston economic picture. Most of the information and data in the following sections were taken from tables generated by the U.S. Census Bureau. As with the preceding discussions concerning population and housing, some of the Census information cited in the following sections is based on sample data and estimates by the Census Bureau. Thus, as noted, some information is based on sample data, while some information represents estimates or 100 percent data.

U. S. Census Bureau data, particularly Census 2000, is used primarily in this section for a variety of reasons. First, estimates and data for most economic factors are not generated at the town level by official sources--governmental or institutional--in the years between the decennial censuses. Second, it can be argued that the general statistical (percentages) picture painted by the Census (with respect to some of the economic characteristics) have not significantly changed since 2000, although some of the totals may have changed. Third, subsequent updates of the comprehensive plan, in the post Census 2010 years, will be better facilitated and comparisons more easily made, if the same type of economic characteristics are included for comparison. Other sources consulted include the State of North Carolina, the Bureau of Economic Analysis, and VISION 2020 Williamston Comprehensive Plan – 1999.

B. Civilian Labor Force, Employment, and Unemployment

Based on estimates, Census 2010 reported that the potential labor force in Williamston, made up of people 16 years old and older, totaled 4,182 people. Of this total, 1,901 people (45.5%) were in the labor force. Of the 1,901 people in the labor force, 1,664 people (39.8%) were employed and 228 people (5.5%) were unemployed. EXHIBIT IV-A, which follows, shows the types of occupations Williamston residents had in 2010.

**EXHIBIT IV-A
WILLIAMSTON, NORTH CAROLINA
OCCUPATIONS 2010
(Employed Civilian Population 16 Years and Over)**

OCCUPATION	NUMBER	PERCENT
Management, Professional, and Related Occupations	437	26.3%
Service Occupations	449	27.0%
Sales and Office Occupations	482	29.0%
Natural Resources, Construction, Extraction, and Maintenance Occupations	135	8.1%
Production, Transportation, and Material Moving Occupations	161	9.6%
TOTAL	1,664	100%

SOURCE: U.S. Census Bureau.

Nearly 82% of Williamston’s workers in 2010 drove (car, truck, or van) alone to work; over 11% of Williamston’s workers in 2010 carpooled; and, 6.8% of Williamston’s workers walked to work.

Of the 1,664 civilian workers in 2010 that were 16 years and over, 1,174 (70.6%) were private wage and salary workers, while 375 (22.5%) were government workers and 103 (6.2%) were reported as self-employed.

C. Employment Sectors

EXHIBIT IV-B, on the following page, shows the types of establishments (employment sectors) employing Williamston’s workers in 2010.

EXHIBIT IV-C, which is found on page IV-4, lists the twenty-five (25) largest employers in Martin County as of the end of the 2nd quarter 2008 as reported by the NC Employment Security Commission. The businesses located in Williamston are denoted by an asterisk. The Town of Williamston, Martin County Public Schools, and Martin County are notable governmental employers.

**EXHIBIT IV-B
 WILLIAMSTON, NORTH CAROLINA
 EMPLOYMENT SECTORS 2010
 (Employed Civilian Population 16 Years and Over)**

EMPLOYMENT SECTORS	NUMBER	PERCENT
Agriculture, Forestry, Fishing and Hunting and Mining	51	3.1%
Construction	53	3.2%
Manufacturing	199	12.0%
Wholesale Trade	70	4.2%
Retail Trade	230	13.8%
Transportation and Warehousing, and Utilities	52	3.1%
Information	0	0
Finance, Insurance, Real Estate, and Rental and Leasing	118	7.1%
Professional, Scientific, Management, Administrative, and Waste Management Services	94	5.6%
Educational, Health Care, and Social Assistance	517	31.1%
Arts, Entertainment, Recreation, Accommodation and Food Services	64	3.8%
Other Services Except Public Administration	124	7.5%
Public Administration	92	5.5%
TOTAL	1,664	100%

SOURCE: U.S. Census Bureau.

**EXHIBIT IV-C
WILLIAMSTON, NORTH CAROLINA
MARTIN COUNTY’S TOP TWENTY-FIVE (25) EMPLOYERS 2008**

RANK	COMPANY/ORGANIZATION	INDUSTRY/ORGANIZATION TYPE	EMPLOYMENT RANGE
1.	Martin County Board of Education*	Education & Health Services	500-999
2.	Domtar Paper Company, Llc.	Manufacturing	500-999
3.	Martin General Hospital*	Education & Health Services	250-499
4.	Wal-Mart Associates Inc.*	Trade, Transportation & Utilities	250-499
5.	Anns House of Nuts Inc.	Manufacturing	250-499
6.	Industrial Manufacturing Co., Llc.	Manufacturing	250-499
7.	Martin Mills Inc.	Manufacturing	100-249
8.	County of Martin*	Public Administration	100-249
9.	Weyerhaeuser Co (A Corp)	Manufacturing	100-249
10.	State of North Carolina*	Public Administration	100-249
11.	Martin Community College	Education & Health Services	100-249
12.	Home Life Care Inc.*	Education & Health Services	100-249
13.	Piggly Wiggly*	Trade, Transportation & Utilities	100-249
14.	Polkton Mfg. Co.	Manufacturing	100-249
15.	Britthaven Inc.	Education & Health Services	100-249
16.	Town of Williamston*	Public Administration	100-249
17.	Food Lion Inc.*	Trade, Transportation & Utilities	100-249
18.	Motor Inns of Carolina Inc.*	Leisure & Hospitality	50-99
19.	NC Department of Transportation	Public Administration	50-99
20.	Roberson Contracting Inc.*	Construction	50-99
21.	Vintage Inn of Williamston, Llc.*	Education & Health Services	50-99
22.	Martin County Community Action*	Education & Health Services	50-99
23.	Quality Home Staffing Inc.*	Education & Health Services	50-99
24.	Life Inc.*	Education & Health Services	50-99
25.	Manning Masonry Inc.*	Construction	50-99

*Located in Williamston.

NOTES: Starting 2008 Q2, the Top 10 Manufacturing and Non-manufacturing Employers will no longer be available and is being replaced by the Top 25 Employers.
County is determined by the address provided by the business.

SOURCE: NC Employment Security Commission, Labor Market Information, Top 25 Employers by NC County. www.ncesc.com

D. Retail Sales

EXHIBIT IV-D, on the following page, shows the impact Williamston’s retail sales activity has on the overall Martin County economy. The market demand for additional retail activity in and around Williamston is related to the trade area’s population and income growth or decline. Inclusive of its corporate limits and ETJ, the Town’s primary trade areas at radii of five, fifteen, and thirty miles are estimated. Within five miles of Town, there are about 11,000 people. Within fifteen miles of Williamston, there are about 35,000 people, while there are about 235,000 people within thirty miles of Town.

**EXHIBIT IV-D
WILLIAMSTON, NORTH CAROLINA
RETAIL SALES 1999/2000 – 2007/2008**

YEAR	MARTIN COUNTY GROSS COLLECTIONS	WILLIAMSTON GROSS COLLECTIONS	PERCENT OF COUNTY TOTAL	MARTIN COUNTY GROSS RETAIL SALES	WILLIAMSTON GROSS RETAIL SALES	PERCENT OF COUNTY TOTAL
1999-2000	\$6,209,139	\$3,780,472	60.9%	\$189,614,582	\$139,221,458	73.4%
2000-2001	\$6,112,454	\$3,614,387	59.1%	\$193,347,998	\$137,555,399	71.1%
2001-2002*	\$6,080,156	\$3,715,576	61.1%	\$223,487,975	\$135,389,530	60.6%
2002-2003*	\$5,094,930	\$3,682,006	72.3%	\$194,463,952	\$129,523,980	66.6%
2003-2004*	\$5,564,147	\$4,151,170	74.6%	\$213,116,207	\$149,895,663	70.3%
2004-2005*	\$5,230,874	\$3,946,174	75.4%	\$202,978,048	\$147,506,777	72.7%
2005-2006**	\$5,543,127	\$4,078,255	73.6%	\$128,396,051	\$92,779,681	72.3%
2006-2007**	\$5,969,255	\$4,377,643	73.3%	\$135,922,732	\$99,338,638	73.1%
2007-2008**	\$6,498,243	\$4,018,264	61.8%	\$151,868,561	\$93,859,977	61.8%

NOTES:

*Starting with the December 2001 report, monthly sales and use tax reports are not comparable to previous monthly reports. Effective October 16, 2001, the general state sales and use tax rate increased from 4% to 4.5%, requiring changes to the return. Prior to the change, use taxes were separately stated and taxable sales were not calculated for use taxes. The new return combines sales and use taxes, and taxable sales are computed on the total. Therefore, gross collections reflect the 1/2% tax rate increase, and gross retail sales reflect taxable sales computed on the combined total of sales and use taxes.

**This fiscal year sales and use tax report is not comparable to previous fiscal year reports. In FY 2005-06, the Streamlined Sales Tax Agreement required a change in the Sales & Use Tax return so that not all taxpayers reported Gross Retail Sales. Beginning with the report for the Fiscal Year 2005-06, only Gross Collections and Taxable Sales were reported.

SOURCE: North Carolina Department of Revenue, State Sales and Use Tax Statistics for Fiscal Years: 1999-2000; 2000-2001; 2001-2002; 2002-2003; 2003-2004; 2004-2005; 2005-2006; 2006-2007; and, 2007-2008.

E. Income

Neither the U.S. Department of Commerce (Bureau of Economic Analysis), nor the State provides income estimates for towns. However, based on estimates, Census 2010 reported that in Williamston, the per capita income was \$14,119; the median household income was \$25,884; and, the median family income was \$40,833. Although not broken down for Williamston, the State estimates the average weekly wage for workers at the county level. The average weekly wage for workers in Martin County was \$557 in the fourth quarter of 2007. The average weekly wage for the State for the same reporting period was \$718.

The Bureau of Economic Analysis periodically releases income related economic data for counties called BEARFACTS. These reports examine per capita personal income, total personal income, components of total personal income, and earnings by place of work for counties. At the time of this writing, the most recent BEARFACTS report for Martin County compares data recorded for 2007 with data recorded for 1997 for these income indicators. These data, though county-wide, has relevance for Williamston since the Town remains the economic engine for Martin County.

In 2007, Martin County had a per capita personal income (PCPI) of \$27,786. This PCPI ranked 53rd in the State and was 82 percent of the State average, \$33,735, and 72 percent of the national average, \$38,615. The 2007 PCPI reflected an increase of 7.1 percent from 2006. The 2006-2007 State change was 4.5 percent and the national change was 4.9 percent. In 1997-2007, average annual growth rate of PCPI was 4.0 percent. The average annual growth rate for the State was 3.7 percent, and for the nation was 4.3 percent.

In 2007, Martin County had a total personal income (TPI) of \$653,718,000. This TPI ranked 76th in the State and accounted for 0.2 percent of the State total. In 1997, the TPI of Martin County was \$488,717,000 and ranked 70th in the State. The 2007 TPI reflected an increase of 5.5 percent from 2006. The 2006-2007 State change was 6.9 percent and the national change was 6.0 percent. The 1997-2007 average annual growth rate of TPI was 3.0 percent. The average annual growth rate for the State was 5.4 percent, and for the nation was 5.4 percent.

Total personal income includes net earnings by place of residence; dividends, interest, and rent; and personal current transfer receipts received by the residents of Martin County. In 2007, net earnings accounted for 54.3 percent of TPI (compared with 60.3 in 1997); dividends, interest, and rent were 13.7 percent (compared with 16.4 in 1997); and personal current transfer receipts were 32.0 percent (compared with 23.3 in 1997). From 2006 to 2007, net earnings increased 1.8 percent; dividends, interest, and rent increased 7.2 percent; and personal current transfer receipts increased 11.8 percent. From 1997 to 2007, net earnings increased on average 1.9 percent each year; dividends, interest, and rent increased on average 1.1 percent; and personal current transfer receipts increased on average 6.3 percent. Personal current transfer receipts are payments to persons for which

no services are performed. This component consists of payments to individuals and to non-profit institutions by Federal, state, and local governments and by businesses.

Earnings of persons employed in Martin County decreased from \$388,916,000 in 2006 to \$379,855,000 in 2007, a decrease of 2.3 percent. The 2006-2007 State change reported represented an increase of 5.5 percent and the national change reported represented an increase of 4.9 percent. The average annual growth rate from the 1997 estimate of \$373,912,000 to the 2007 estimate was 0.2 percent. The average annual growth rate for the State was 5.3 percent, and for the nation was 5.4 percent.

F. Population Living Below the Poverty Level

Census 2000 reported that in Williamston, there were 350 families living below the poverty level. This represented 22.8% of the 1,538 families reported in 2000. There were 1,712 people living below the poverty level in 2000. This represented about 29.3% of the Town's total population of 5,843 people. At the time of this writing, corresponding data for 2010 was not available. However, Census 2010 reported that 771 households had an income below the \$14,999 per year threshold, while 334 families earned less than \$14,999 per year.

G. Commercial and Manufacturing Activity and Development Assistance

1. Existing Development

Williamston continues to assess ways to revitalize its downtown and a number of studies have been commissioned. Enhancement activities such as streetscapes and building conversions are expensive, but may prove worthwhile over time. Williamston continues to seek ways to retain existing downtown businesses and encourage re-use of commercial buildings within its commercial historic district and other areas.

The Town continues efforts to attract economic development in areas other than downtown as well, such as the new Wal-Mart development along U.S. 17 that supplements and compliment existing businesses. Despite the economic downturn occurring at the time of this writing, some areas of Williamston continue to see commercial development. The Town works with a number of agencies concerning economic development, notably the Northeast Commission for Economic Development (which serves sixteen counties in northeast North Carolina), Martin County Economic Development Corporation, and the NC Department of Commerce.

A market analysis for Downtown Williamston identified opportunities for a variety of business types including: antiques shop(s); arts/crafts store(s); specialty shop(s); restaurants; home decorating and home improvement services store(s); soda fountain/ice cream/light fare shop(s); local product store(s); interactive stores; and, specialty clothing stores.

In Williamston, commercial and service type development is located downtown and in areas adjacent to downtown, and along U.S. Highway 17, E. Main Street, W. Boulevard Street, E. Boulevard Street and Washington Street. Also, there are retail establishments and personal services type establishments located throughout the Town.

The areas annexed by the Town since its last comprehensive plan have all been developed commercially and include the new Super Wal-Mart site and adjacent parcels, Carolina Farm Credit, the Hitching Post Restaurant, and the Hampton Inn, all located along U.S. Highway 17. The Town also annexed a commercial site along Prison Camp Road near the Senator Bob Martin Eastern Agricultural Center.

There is some light manufacturing activity at various locations in Town. Williamston has manufacturing areas designated along the Roanoke River, in the vicinity of Greenville Avenue/Cargill Road/Chesson Drive/N. McCaskey Road, and areas adjacent to U.S. Highway 64 Expressway. Recently, FANTIS, a nationally known meat product producer, began operations in the former Nathan's plant on McCaskey Road.

Diversification is one of the keys to economic sustainability. Williamston has had some success attracting innovative, non-retail type development, most notably Quintiles Transnational Corp., which opened a clinical data processing center. The project received grants funds from the Golden LEAF Foundation, the NC Rural Center, and One North Carolina Fund. Williamston is also home to the Northeast Technology and Business Center (NETBC), which features a 20,000 square foot telecenter and a 75,000 square foot business center. The telecenter offers shared business machine resources and training facilities and shared on-site business related services. The telecenter is a resource which can help businesses reduce start-up costs as it provides technology infrastructure, business equipment, and shared services which can be rented by the hour or leased on a more long term basis. The business center offers space suitable for light manufacturing activities and other businesses requiring advanced technology.

Downtown Williamston has a mixed use zoning district which allows: retail food stores, residential uses, restaurants, office buildings, and retail establishments including: dry cleaners, barber/beauty shops, pharmacies, gift shops, dress and apparel shops, glass shops, cabinet shops, computer stores, banks, and gyms.

Williamston continues to be proactive in supporting existing commercial development as well as in efforts to attract new commercial development. The Town remains cognizant that it may be the first point of contact for those who may want to locate a business in Williamston. To this end, the Town provides web (internet) access to available properties in the downtown and continues to encourage new business endeavors in the commercial historic district which is discussed more in a later section. EXHIBIT IV-E lists the commercial properties available at the time of this writing and their general location (1 through 7). EXHIBIT IV-F shows the seven areas where the properties are found. Both EXHIBIT IV-E and EXHIBIT IV-F are updated by the Town as necessary and may be viewed on the Town's website. Both are used here by permission from the Town.

**EXHIBIT IV-E
WILLIAMSTON, NORTH CAROLINA
AVAILABLE COMMERCIAL PROPERTIES**

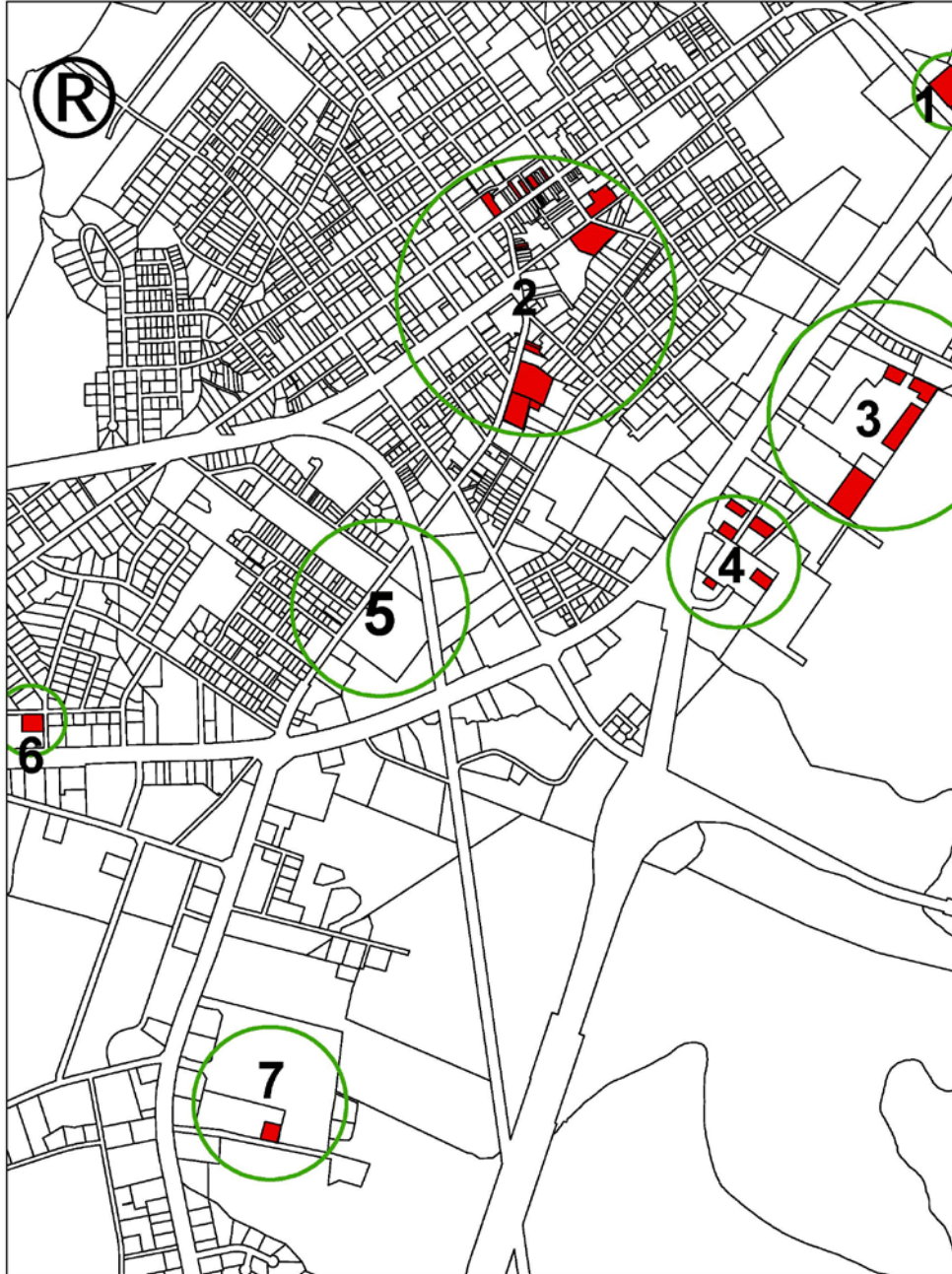
SITE/PROPERTY	AREA/LOCATION NUMBER
Former United Organics	1
Bagley Building	2
Building beside Park	2
Curves Building	2
Former Action Auto	2
Former Whitley Auto	2
Head Over Heels	2
June Day Building	2
Leggetts	2
Peele Jewelry	2
R & C Restaurant	2
Building beside R & C Restaurant	2
Tarheel Apartments Building	2
White Sheet Metal Complex	2
Roanoke Landing Shopping Center*	3
Biz Gallery	4
Green Street Center	4
Morotoc Village	4
Williamston Square (Auto Zone and Movie Gallery)	4
Williamston Square (Food Lion)	4
Former Corey's Department Store (Piggly Wiggly Center)**	5
Be-Lo Shopping Center	6
Wal-Mart Super Plaza	7

*Multiple units available at this site.

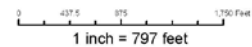
**At the time of this writing, the Town of Williamston has an option on this site.

SOURCE: Town of Williamston Planning Department.

EXHIBIT IV-F
WILLIAMSTON, NORTH CAROLINA
GENERAL LOCATION(S) OF AVAILABLE COMMERCIAL PROPERTIES
(SOURCE: Town of Williamston Planning Department.)



Available Commercial Properties
Williamston, NC



2. Roberson Business Park

The Town of Williamston and the Martin County Committee of 100 initially worked together to develop the Roberson Business Park off Chesson Road near Wildcat Road, north of the intersection of U.S. Highway 13 and U.S. Highway 64 and Prison Camp Road. The park location is approximately 1.5 miles from the new U.S. Highway 64 and NC 125 (Senator Bob Martin Eastern Agricultural Center exit) interchange with easy access to U.S. Highways 13 and 17 North and U.S. Highway 17 South. The Committee of 100, a non profit economic development group with a focus on promoting economic and industrial development, worked in conjunction with the Town to access grants and public funding. The committee optioned property and conducted marketing efforts.

The Roberson Business Park contains approximately 80 acres divided into 14 lots, ranging in size from 3.56 to 5.38 acres. The average lot size is 4.81 acres. The area of the park is zoned M-1 (Mixed manufacturing). See EXHIBIT IV-G. Currently, four parcels in the park have been sold. Three (3) businesses are located in the park: Reddick Fumigants; Roberson Contracting, Inc.; and, Roberson Asphalt.

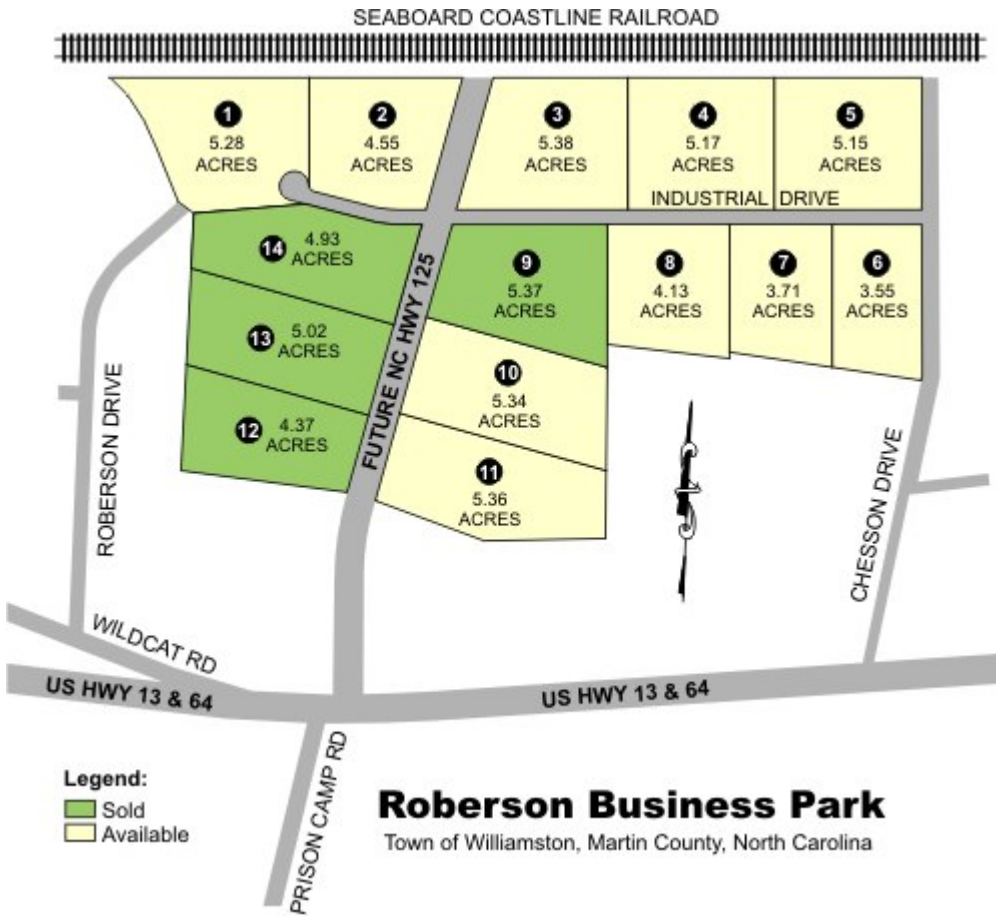
Services to the Roberson Business Park include Williamston water and sewer. Rail service is available since the park has over 2,700 feet of frontage along a main track of CSX Railroad. The park's highway entrance is provided with a traffic signal. Natural gas service has entered the County and officials have been made aware of the need for this service within the park. Electrical service is provided through Dominion North Carolina Power.

The Roberson Business Park will benefit from a planned (and funded) transportation system improvement project to be completed by 2011. Project R-3826 in the NCDOT Transportation Improvement Program (TIP) is the connection of existing segments of NC 125 from a point near SR 1182 through the park to a point along existing NC 125 northwest of Town.

Financial assistance is available to qualified applicants desiring to locate in the Roberson Business Park through State programs which may provide tax credits for jobs created, equipment and machinery purchased, and worker training. Martin County is ranked by the State as Tier 1, with Williamston also having once been designated a Development Zone. The NC Department of Commerce uses a tier classification system to rank the State's 100 counties based on economic well-being. Tier 1 counties are ranked as the most distressed.

Local incentives may be provided through Williamston's Economic Development Incentive Program, which is based on the amount of new investment in the community. These credits range up to 5% of total new investment and are provided over a five-year term. Martin County has an incentive program that gives priority to creation of jobs and may also provide benefits to qualified businesses.

EXHIBIT IV-G WILLIAMSTON, NORTH CAROLINA ROBERSON BUSINESS PARK



3. Williamston Commercial Historic District

Since 1945, the Williamston Commercial Historic District has maintained its position as the City's primary concentration of commercial, professional, and governmental activities. Agriculture remains the economic focus, although its direct impact within the district was lessened during the early 1960s when, in the period of just three years between 1959 and 1961, all of the tobacco warehouse companies in the historic tobacco center just southwest of the district relocated to modern facilities along US Highway 64. Yet, farm supply companies such as Martin Supply and Farmer's, now Griffin's Farmer Supply, continue in operation along Washington Street. Even though the last bank left the district in 1992, two large bank buildings (Wachovia Bank and Citizens Bank) have been constructed just west of the district since the 1970s that provide stability to the downtown area. Both major bank buildings within the district, the (former) People's Bank and the nearby (former) Branch Banking and Trust Company Building, were renovated into professional offices after being vacated in 1969 and 1992, respectively.

Fires have been especially damaging to the district since the 1950s, destroying three buildings, with the first two being replaced with modern structures and the latter extensively remodeled. The most significant of these is the 1960-1961 Williamston City Hall and Fire Station, an impressive Art Moderne building whose three-story tower serves as a local visual landmark. Despite the construction since the early 1990s of some shopping centers on the U.S. Highway 64 Bypass and along U.S. 17 that contain major department and discount stores, many of the buildings of the Williamston Commercial Historic District remain occupied by businesses that continue to attract shoppers and clients into downtown Williamston. See EXHIBIT IV-H.

Today, almost 40 years after the last downtown tobacco auction closed, there is great potential for a new and altogether different kind of "market" to emerge in the old commercial heart of Williamston. Ironically, these same four decades of "suspended growth" have helped preserve one of the district's most valuable assets, its wonderful stock of buildings from earlier in this and the last century. Williamston escaped the ravages of wholesale "modernization" which swept many small towns in North Carolina in recent decades. The resulting legacy is a century-long architectural heritage that is nearly intact, and with few exceptions, largely unaltered.

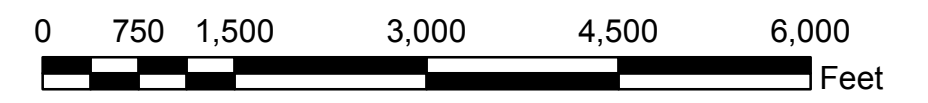
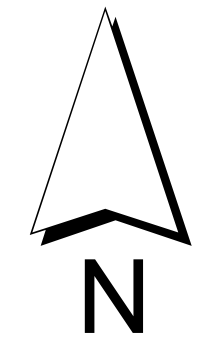
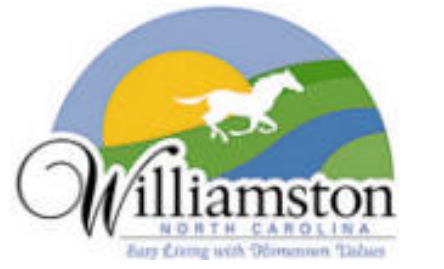
Economic benefit may be derived from combining business development with historic preservation. There is opportunity to realize a vision of downtown that will carry well into the 21st century. Williamston's historic center may achieve some prosperity as an attraction for visitors to the Bob Martin Arena and for history and heritage-oriented tourists drawn to North Carolina's northeast. What was once the thriving commercial center of a small farming community now preserves a link to an almost vanished past. It is both a cherished reminder of an earlier and possibly less complicated time and an irreplaceable legacy for generations yet to come.

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EXHIBIT IV-H

TOWN OF WILLIAMSTON, NC

WILLIAMSTON COMMERCIAL HISTORIC DISTRICT



LEGEND:

- WILLIAMSTON COMMERCIAL HISTORIC DISTRICT BOUNDARY

RESOURCES:

1. Wheeler Martin, Sr. Law Office
2. Williamston City Hall and Fire Station*
3. (former) Roanoke/Britt Hotel
4. Robertson Building
5. Leggett Building
6. N. S. Peel Building*
7. Commercial Building*
8. (former) People's Bank
9. Harrison Brothers and Company Building #1
10. (former) Branch Banking and Trust Company Building
11. Watts Theater
12. Clark's Drug Store
13. Central Cafe
14. Tar Heel Apartments
15. United States Post Office
16. Docton W. Bagley Building
17. Manning Building*
18. Biggs Office
19. Peele Building
20. Commercial Building
21. (former) Bank of Martin County
22. Commercial Building*
23. Commercial Building*
24. Bigg's Drug Store
25. Margolis Building
26. Commercial Building
27. Proctor Shoppe/Peele's Jewelers
28. Roses 5 and 10 cent Store #1
29. Harrison Brothers and Company Building #2*
30. Stevens Building*
31. Roses 5 and 10 cent Store #2*
32. (former) Farmers and Merchants Bank*
33. Van Dyke Furniture Company Building
34. (former) Atlantic Hotel
35. Dr. E. T. Walker Office
36. Commercial Building
37. Commercial Building*
38. York Building
39. Martin Supply Company Building
40. Farmer's Supply Company Building
41. Flatiron Building
42. Peel-Roanoke Chevrolet Building
43. Bowns Brothers Building

NOTE: Entries with an "*" are noncontributing buildings. Properties are determined to be noncontributing if the building was built after 1945, or while the property is more than fifty years old, it has been altered to the extent that it has lost its architectural integrity. Detailed descriptions of the properties listed above are on file in the Williamston Planning Department.

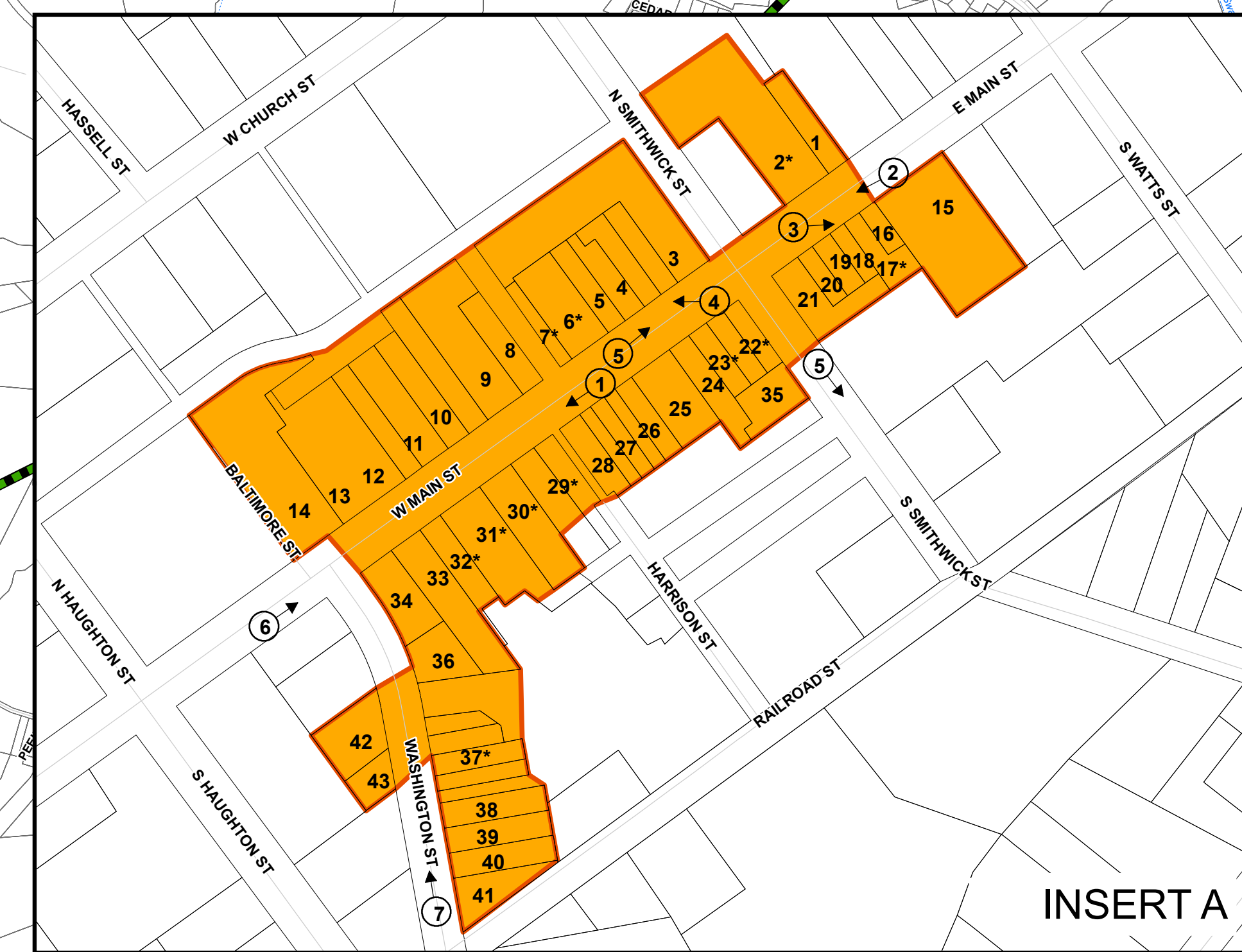
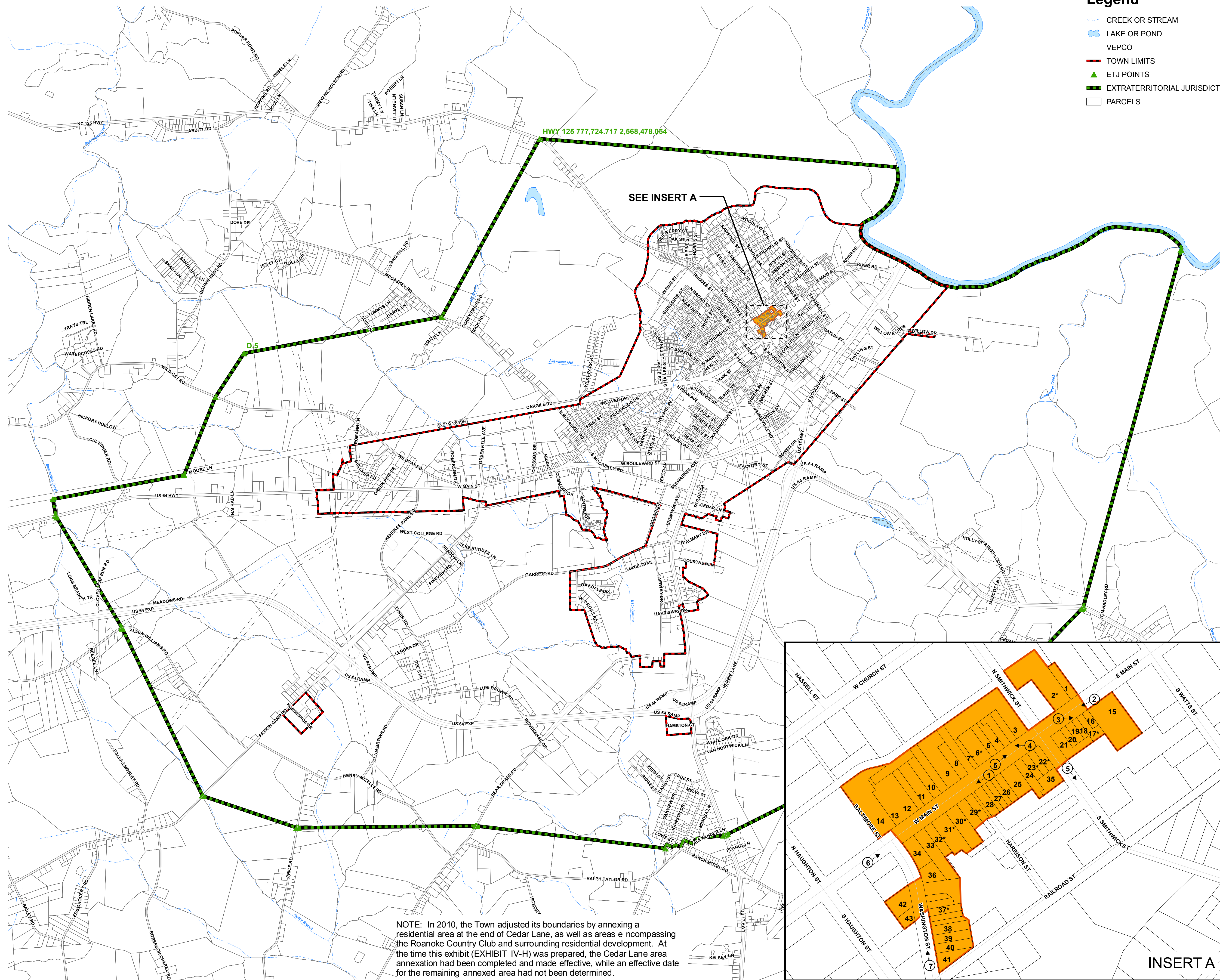
COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: MARCH 30, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT IV-H) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

DATE: 01/05/2011 09:45 AM

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4. Williamston Downtown, Inc.

Williamston Downtown, Inc. (WDI), a North Carolina chartered non-profit corporation with Federal 501 (c)(3) non-profit designation, was established in December 1996 for the purpose of revitalizing the Williamston central business district. WDI was incorporated under and retains the official legal name of Williamston Downtown, Inc. “Partnership for Revitalization” is sometimes used by people to identify the primary purposes of the organization more clearly and specifically.

Activities of Williamston Downtown, Inc. are coordinated through the Town Planning office. The corporation receives financial support from both public and private sources.

Revitalization activities are principally directed towards rehabilitation of the commercial center of Williamston and are as adjacent to it. The historic center of the historic business district is recognized officially as the Williamston Commercial Historic District. The district was nominated and listed on the National Register of Historic Places in 1995.

Some of the purposes of Williamston Downtown, Inc. are delineated by tax exemption provisions and are broadly defined under two main categories: “charitable and educational purposes.” The rehabilitation of historic as well as non-historic buildings is a fundamental “charitable” objective, one that furthers both historic preservation and addresses deterioration of the business center. The “educational” mission includes promoting greater awareness of the community’s historic resources as well as providing technical assistance with specific rehabilitation projects. The organization cannot engage in activities that would typically be considered functions of a chamber of commerce, a merchants association, or an economic development corporation.

Under the auspices of Williamston Downtown, Inc., several specific actions have been undertaken including:

- a) Creation of a detailed inventory of buildings within the Historic District.
- b) Providing one-half of matching grant funding for development of a Downtown Landscaping Master Plan. Availability of the plan was instrumental in obtaining NCDOT Highway Beautification Funds for a pilot tree-planting project.
- c) Obtaining a NC Cultural Resource Grant to complete National Register nomination and listing for an expanded historic district survey in 1994.
- d) Publishing a newsletter “Downtown Herald...and Beyond” for promotional purposes.
- e) Providing information about Federal and State rehabilitation tax credits to eligible property owners.
- f) Facilitating the development of specific rehabilitation projects.
- g) Facade Improvement Grant Program.

Historic preservation is inextricably linked with sustainable economic development within any targeted revitalization area. Only a healthy commercial lease market can underwrite rehabilitation costs even with utilization of the Federal/State tax credits.

Williamston Downtown, Inc. will focus increasingly on facilitating appropriate business development for the historic commercial center.

5. Facade Improvement Grant Program

The Town's Facade Improvement Grant Program is an example of the Town's willingness to help owners improve their properties with the two-fold goal of enhancing the Town's appearance while stimulating interest and pride in downtown, which may lead to other redevelopment activities.

The Facade Improvement Program is an incentive-based measure. It is intended to facilitate, encourage, and provide an economic incentive for the:

- Renovation of building facades in the Williamston revitalization area;
- Implementation of appropriate design standards for the rehabilitation of historic buildings, both within and in proximity to the National Register Commercial Historic District;
- Incorporation of compatible design standards in the renovation of non-historic buildings; and
- Preservation of the unique architectural and commercial character of Williamston.

Facade Improvements Grants will provide a 1:1 dollar match for approved facade grant projects up to a ceiling amount of \$2,000.00 for each project. An exception to the ceiling amount may be granted for a three-story facade. In such cases, a \$3,000.00 grant ceiling is allowed, but only if the project proposal includes facade renovation at the third story level. The Town funds the program, which is administered through Williamston Downtown, Inc.

Facade grants are paid only when the approved project is completed in accordance with the plans and specifications submitted with the proposal. A preliminary dollar amount of the grant is determined at the time of application. The final award amount is based on documentation of actual costs. A project that alters submitted plans without prior approval will be disqualified for payment. Designs not completed as submitted will also be disqualified. Applicants must begin work within 90 days of grant approval with completion of approved facade work within 6 months of application approval.

Any property owner or business tenant in a commercial building in the project area is eligible to apply. Government and private dwellings are excluded from consideration. Applicant(s) must be a member of Williamston Downtown, Inc. The applicant would attend the board meeting to explain their project. Either the property owner or the business tenant of a building may submit an application. Property owners and business tenants may also apply jointly. In any case, only one application may be submitted for each facade. A business tenant applicant must obtain the property owner's written consent for a facade renovation and submit it with the application. A property owner should attach any provisions for renovation undertaken while a property is occupied. All

facade design proposals must meet applicable zoning and code requirements of the Town of Williamston and comply with the Facade Improvement Program guidelines.

Improvements must be consistent with the historic district and in compliance with the National Historic Rehabilitation Guidelines.

Only exterior facade renovations are eligible for consideration under the Facade Improvement Program. The costs of limited interior alterations such as display window changes, may be included only if they are a necessary part to the facade design. Renovation proposals of limited scope and cost are eligible subject to meeting guideline requirements.

Priority consideration will be given to proposals that make highly visible and significant design contributions, and which contribute to the program goal of preserving the architectural, historic and commercial character of Williamston.

A property does not have to be occupied at the time a facade grant application is submitted. However, a property must be fully certified for occupancy before Facade Grant funds are awarded.

If remedial work to the building (in areas other than those included in the facade proposal) is required for occupancy, a separate, detailed description of the work, including zoning approval, must be attached to the Facade Grant application.

Sign alterations by themselves are not eligible for a Facade Improvement Grant. Sign costs may be included in a proposal if the sign is an integral and permanent part of the facade design. Hanging, bracket mounted or otherwise semi-detached signs are not eligible.

Rear entrance facade projects are also eligible under the program, but must be submitted as a separate application and adhere to the following stipulations:

- a) Renovation of a rear business entrance must clearly identify and provide ready public access to the business from an adjacent street or parking area.
- b) Proposed designs must be of a significant nature and contribute to the building's appearance.
- c) Designs must be compatible with the overall character of the building; however, they do not need to replicate the historic and architectural characteristics of the structure's front.
- d) A business may qualify for the same number of rear entry Facade Grants as there are corresponding and eligible front facades for the business.

6. Economic Development Incentive Program

Under the Economic Development Incentive Program, the Town will provide local government financial assistance in partnership with existing and new investment ventures

in warehousing, distribution, manufacturing and software companies. This partnership further includes developmental incentives to enhance renovation investments of commercial properties that are officially recognized historic structures.

The Board of Commissioners will offer developmental incentive grants to companies on a case by case basis as each relates to specific criteria set forth in the incentive program. All assistance offers will require a contractual agreement between the applicant and the Town.

Investment ventures in the above-qualified activities must occur within the city limits of Williamston. The only exception is a venture projected beyond the city limits upon application, but contractually committed to seek voluntary annexation before actual receipt of financial assistance from the Town.

While this assistance program is driven chiefly by qualifying investment, substantial consideration is recognized for job creation, wages, and compatibility with the goals and objectives of the Board of Commissioners. The maximum amount of participation by the Town is limited to three and one-half percent (3.5%) of actual investment by the applicant.

Participation percentages are determined by point accruals in each of the categories. The maximum points by category are: Investment Amount, 50 points; Jobs Creation, 15 points; Wages, 15 points; and Compatibility, 20 points. Compatibility ratings are based on enhancement values of projects as they relate to growth and development of Williamston as well as its historical significance. Enhancement values include projects which add diversity in the business community; projects which create assistance or leverage in infrastructure; and projects which are environmentally sound. Enhancement values also include aesthetic considerations relating to the community's visual and functional appearance; historic integrity; and significance in relation to the long range goals of the Town.

The minimum sum total of the combined categories must be at least 25 to qualify for partnership assistance with the Town. The maximum period of partnership is 5 years.

7. State (Article 3J) Tax Credits

Administered through the NC Department of Commerce, Article 3J Tax Credits offer several types of tax credits to eligible taxpayers that undertake qualifying initiatives. These credits may be used to offset up to 50% of the taxpayer's state income and/or franchise tax liability, and unused credits may be carried forward for up to five years.

Article 3J Tax Credits should not be confused with William S. Lee Tax Credits. Although these tax credit programs are similar, they are not the same. The distinction is subtle, but significant. Article 3J is not a revision of the Lee Act; it replaces it. In general, William S. Lee Credits are repealed for business activities that occur on or after

January 1, 2007 and Article 3J Credits take effect for taxable years beginning on or after January 1, 2007.

Article 3J offers credits for:

- Creating jobs – Companies who meet a minimum threshold of new fulltime jobs created during the taxable year may claim a credit.
- Investing in business property – Companies can claim a credit based on a percentage of the cost of capitalized tangible personal property that is placed in service during the taxable year.
- Investment in real property – Companies located in a Tier One County that invest at least \$10 million in real property within a three-year period and create at least 200 new jobs within two years are allowed a credit equal to 30% of the eligible investment.

The Department of Commerce annually ranks the State's 100 counties based on economic well-being and assigns each a tier designation. The 40 most distressed counties are designated as Tier 1, the next 40 are Tier 2, and the 20 least distressed are Tier 3. As of 2009, Martin County is a Tier 1 County. With the exception of Pitt County, which is Tier 2, the counties around Martin County (Bertie, Washington, Beaufort, Edgecombe, and Halifax) are all Tier 1. This tier system is incorporated into various state programs, including Article 3J Credits. No application is required to claim Article 3J Credits.

H. Sustainable Communities Program – Agriculture and Economy

Williamston is participating in Audubon International's Sustainable Communities Program. The Sustainable Communities Program is designed to create a dialogue among citizens and catalyze action on community-wide concerns. The program aims to help communities protect and improve their environmental, social, and economic vitality. Sustainability and its corollary "the green movement" are concerned with concerted action on three fronts: the environment, the economy, and the development of a community's people.

Through its work with Audubon International's Sustainable Communities Program, the Town identified three (3) focus areas related to the agriculture and nine (9) focus areas related to economy. Agriculture focus areas are: food sourcing; rural heritage; and, sustainable agriculture/agricultural management. Economy focus areas are: economic development and tourism; hospitality industry; restaurant industry; historic preservation; ecotourism; agritourism; downtown revitalization; commerce; and, industry.

For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's agriculture and economy goals and objectives are discussed in greater detail in Chapter XI: Goals and Implementation Strategies.

I. Travel and Tourism

Williamston remains cognizant of the potential positive economic impact of travel and tourism as an industry. Many initiatives are being considered and/or pursued to take advantage of the Town's and the region's cultural and historical assets as tourist attractions. The Town should promote eco-tourism for the economic benefits such activities can bring to the area. Destination sustainability, especially with respect to eco-tourism assets, should be a priority.

Development of the Senator Bob Martin Eastern Agricultural Center in Williamston has helped spur an economy long dependent on agriculture. The Center has established Williamston as a destination for those attending horse shows, tractor pulls, motorcycle races, national entertainment acts, regional boat shows, and more regional and national events. In addition to a 2,400 seat arena, the center boasts a new 15,000 sq. ft. conference center that can accommodate up to 700 convention goers. With these new opportunities for growth and economic activities in the retail and service sector, the Town should continue to encourage the development of support businesses which compliment the center and conference facilities.

Other tourist destinations and attractions in and around Williamston include the Asa Biggs House, Morningstar Nature Refuge, Skewarkee Rail Trail, Williamston Walking Tour, River Landing Boardwalk, NC Wildlife Resources Boating Area, Moratoc Park, and the Wright Brothers Mural in the Williamston Post Office.

The Asa Biggs House was the home of politician and jurist Asa Biggs from 1835 to 1862. Biggs served in the U.S. Senate from 1854-1858, becoming a Federal, then Confederate district judge. Built circa 1831, the house is owned today by the Martin County Historical Society and is listed on the National Register of Historic Places. The Martin County Historical Society, Martin County Travel and Tourism, and the Visitors Center are located in the Asa Biggs House.

The Morningstar Nature Refuge is a privately owned and operated refuge open by appointment only. Points of interest include a museum and visitor's center, observatory, research lab and nature library, eight short educational trails, feeding station, and visual aides identifying trees, plants, and shrubs. Located in migratory flyway with over 250 species documented, the refuge offers programs created for one-on-one and small groups. Larger adult clubs and groups are also accepted.

The Skewarkee Rail Trail is a mile-long paved biking and walking trail from downtown Williamston to the Roanoke River waterfront. It is the first rail trail developed in northeastern North Carolina.

Close to 75 properties are highlighted in the self-guided Williamston Walking Tour spanning two National Register historic districts.

The Wright Brothers Mural, circa 1940, was painted by Philip von Saltza of Maine and hangs above the Postmaster's office in the U.S. Post Office in Williamston. Entitled "First Flight of the Wright Brothers at Kitty Hawk," the work was commissioned through the U.S. Treasury Department's Section of Fine Arts. Von Saltza won a contest in 1939 and chose the subject due to Williamston's relatively close proximity to Kitty Hawk, about a two hour drive from Town.

A number of community events and tourism opportunities are held in and around Williamston annually. These include:

- Message of Easter Outdoor Drama (Easter);
- Mai Fest (May);
- Martin Community Players;
- Martin County Invitational Bass Tournament (August);
- Carolina Country Music Stampede & Talent Search (September);
- Annual Williamston Homecoming (September);
- Martin Community College Rodeo (October);
- Ft. Branch Civil War Reenactment (November);
- Roanoke Arts & Crafts Guild Holiday Fair (November); and,
- Williamston Christmas Parade (December).

The NC Department of Commerce releases county-by-county travel economic impact statistics that are prepared annually by the Research Department of the Travel Industry Association of America for the Department's Division of Tourism, Film, and Sports development. The study is titled "The Economic Impact of Travel on North Carolina Counties." Statistics from the study convey the total impact of tourism on the State's economy, as well as direct visitor spending for all 100 counties in North Carolina.

According to the study, domestic tourism in Martin County generated an economic impact of \$27,240,000 in 2007. This was a 2.64% increase from 2006. In 2007, Martin County ranked 73rd in travel impact among North Carolina's 100 counties.

The study reports that more than 250 jobs in Martin County were directly attributable to travel and tourism. Travel generated \$4,250,000 in payroll in 2007.

State and local tax revenues from travel to Martin County amounted to \$2,140,000 in 2007, representing a \$90.69 tax saving to each County resident.

EXHIBIT IV-I, on the following page was excerpted from the study and shows statistics for Martin County from 1997 through 2007, since statistics are not generated for Williamston alone.

**EXHIBIT IV-I
WILLIAMSTON, NORTH CAROLINA
ECONOMIC IMPACT OF TRAVEL ON MARTIN COUNTY,
NORTH CAROLINA 1997 - 2007**

YEAR	REVENUES GENERATED	CHANGE FROM PREVIOUS YEAR
1997	\$16,980,000	-5.19%
1998	\$19,560,000	15.19%
1999	\$19,180,000	-1.94%
2000	\$20,650,000	7.66%
2001	\$19,940,000	-3.44%
2002	\$21,090,000	5.77%
2003	\$21,360,000	1.28%
2004	\$22,670,000	6.13%
2005	\$24,300,000	7.19%
2006	\$26,540,000	9.22%
2007	\$27,240,000	2.64%

SOURCE: Excerpted from “The Economic Impact of Travel on North Carolina Counties.” This study was prepared for the North Carolina Division of Tourism, Film and Sports Development by the Travel Industry Association of America.

J. Conclusions

Williamston must continue efforts to attract new business and industry to provide employment opportunities for its citizens. The current national economic downturn makes job creation and economic development more difficult. Intense competition to attract new business and industry will make Town officials focus more attention on maintaining the current business as they consider expenditure of public funds to attract new business and industry.

The Town should continue strategies to promote residential, commercial, and industrial development such as the Economic Development Incentive Program and Facade Grant Program. The Town should use assets such as Williamston Downtown, Inc. to disseminate information to prospective economic developers concerning the aforementioned local programs, as well as State aid programs such as State Article 3J Tax Credits.

The Town should continue to encourage the development of support businesses which compliment the Senator Bob Martin Eastern Agricultural Center and conference facilities. Similarly, it should continue to promote itself through advertising outlets and by being represented at trade shows. The resources of the State should be tapped as well. The Town should lobby North Carolina agencies and departments to market Williamston more. Further, the Town should continue to work with organizations such as the Martin County Economic Development, Martin County Chamber of Commerce, the Northeast Commission, and the Martin County Tourism Development Authority to actively promote Williamston.

The Town should promote eco-tourism for the economic benefits such activities can bring to the area. The Town should work with the Partnership for the Sounds to develop an education center. Destination sustainability, especially with respect to eco-tourism assets, should be a priority. Improvements to Moratoc Park and River Landing may help attract tourists to these facilities, as would new commercial development nearby.

Chapter V: Community Facilities and Services

A. Introduction

Community facilities and services are the improvements and programs available to an area which serve the general public. They include not only those facilities or services provided by public agencies, but also those owned and operated by private enterprises for the benefit of the community. The following sections describe existing community facilities available in and around Williamston. Since Williamston is the Martin County seat, several County-owned buildings are located within Town limits or its extraterritorial planning jurisdiction. (EXHIBIT V-H at the end of the chapter provides the general locations of selected community facilities and service providers in and around Williamston.)

There is a relationship between the location and density of land use and the location and size of required community facilities and services. Existing land uses largely determine the requirements for public improvements. On the other hand, future land development is directly tied to the adequacy of public services and the willingness of government to extend or upgrade them. Without sewer, water, roads, public safety, emergency services, and educational facilities, the uses and density to which land can be put is limited. For this reason, much of the utility and value of privately-owned land is a reflection of the level of public facilities provided.

Community facilities attract and enhance development in the same manner as public utilities. For example, industries frequently locate near a combination of transportation facilities such as highways, airports, and/or railroads. Residential development gravitates to areas near schools and parks and recreation facilities. While most of the land area within Williamston's corporate limits has been developed, the Town's extraterritorial planning jurisdiction (ETJ) remains largely undeveloped. The provision of community facilities and services and public utilities within the ETJ must be carefully planned and used to achieve desired growth management and development goals.

Because public facility improvements are extremely expensive in terms of the local tax dollars required to provide them, they should be prudently planned and provided in the most economical and efficient manner possible. This requires exercising local powers to regulate changes in land use to insure that the public is not later required to pay for unnecessary public facilities.

B. Arts, Culture, and Heritage/Historic Resources

A number of organizations in and around Williamston offer opportunities to view and/or participate in artistic pursuits. Among these are the Martin County Arts Council, Martin Community Players Associations, and Roanoke Arts and Craft Guild. Mai Fest, a community gathering held in May of each year, and events such as the Stampede in the Park Rodeo and the Carolina Country Stampede, which offer residents and visitors opportunities to experience some of the region's culture. The Town partners with

agencies and organizations such as Martin County Tourism Development Authority, Martin County Chamber of Commerce, the Arts Council, and Williamston Downtown, Inc. to promote its assets.

Williamston boasts a number of resources that make it a destination for tourists interested in heritage and history. Based on information in the Archeology and Historic Preservation Section of the NC Department of Cultural Resources, there are three (3) landmark properties listed in the National Historic Register. Structures in Williamston listed in the National Registry of Historic Places are the Asa Biggs House (added 10/10/79), the Old Martin County Court House (added 5/10/79), and the Sunny Side Inn (Sunny Side Oyster Bar) located at 1102 Washington Street (added 11/29/95). There are also two (2) historic districts (Williamston Commercial Historic District, added in 1995 and Williamston Historic District, added in 2001) and approximately 31 contributing historic structures in the Williamston Commercial Historic District. A walking tour map of historic residences and structures has been developed and is available through the Town and the Tourism Development Authority.

Williamston shares an architectural heritage with many towns and cities in eastern North Carolina in which modestly decorated brick buildings are interspersed with large structures erected in the popular styles. The Williamston Commercial Historic District has resisted the desire for widespread modernization during the late twentieth century in an attempt to compete with outlying shopping centers. Because of this high level of architectural integrity, the district is an exceptional illustration of the growth and evolution of building forms and styles that occurred throughout the region in the period between the Civil War and the end of World War II.

The Williamston Commercial Historic District is typical of downtown business sections in many nineteenth and early twentieth century small, rural trading centers throughout eastern North Carolina. Such commercial districts reflect the economic, political, industrial, transportation, and commercial forces that have shaped, and continue to shape, the towns where they are found.

The Williamston Commercial Historic District consists of a principal avenue (Main Street) and cross streets that are significant but subordinate in importance. One of the most important historic structures in Williamston, the old Martin County Courthouse (1885), stands just outside of the district. It was placed on the National Register of Historic Places in 1979 as part of a thematic nomination of the State's courthouses. The "Downtown and New Town" areas represented the first major areas of expansion that occurred within Williamston following the Civil War. The "North Residential" area represented the second major expansion area that occurred in Town prior to WWII.

EXHIBIT V-A on the following page shows selected cultural and heritage/historic resources in Williamston and the general boundaries of the Williamston Commercial Historic District, the North Residential Area, and the Downtown/New Town Area.

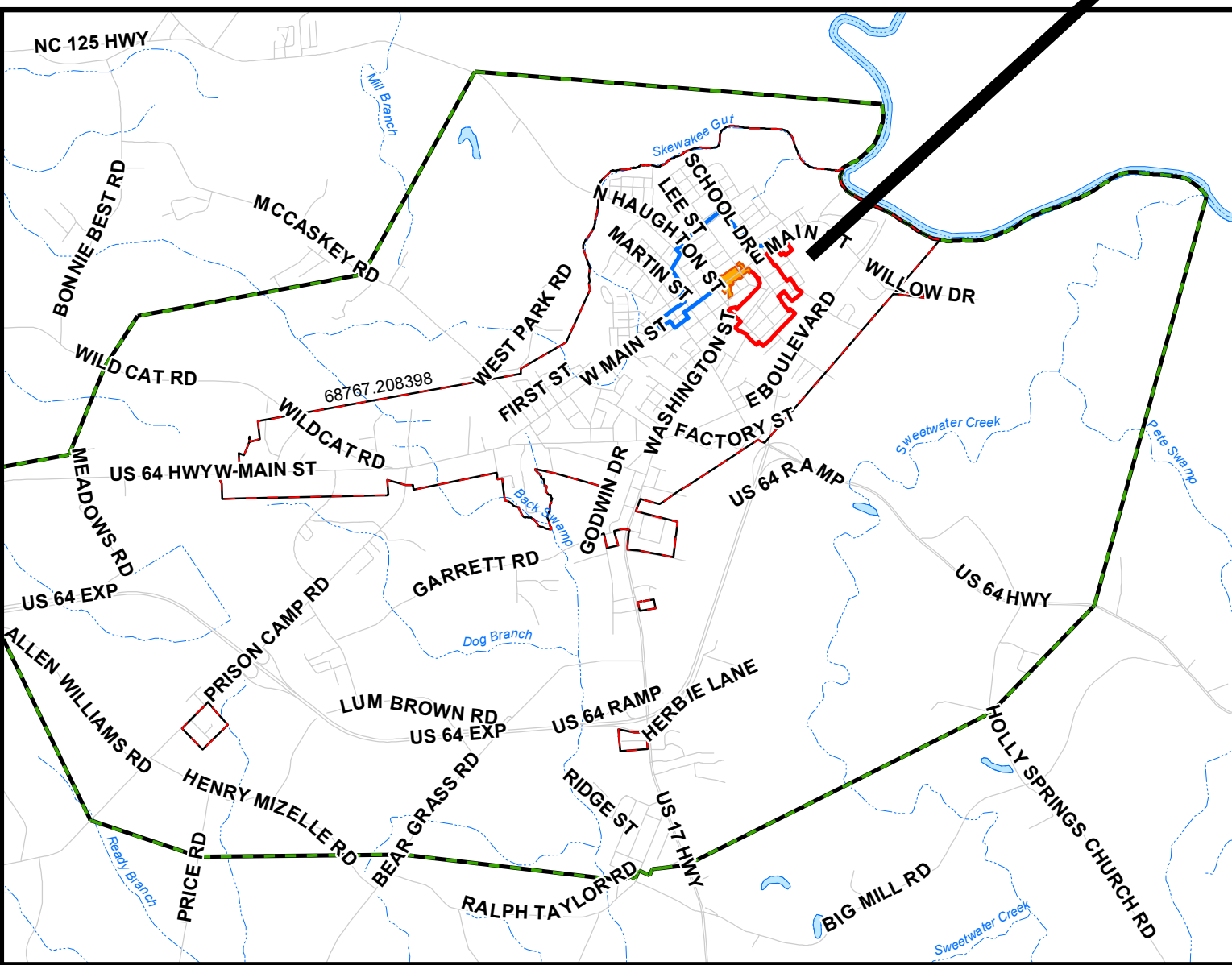
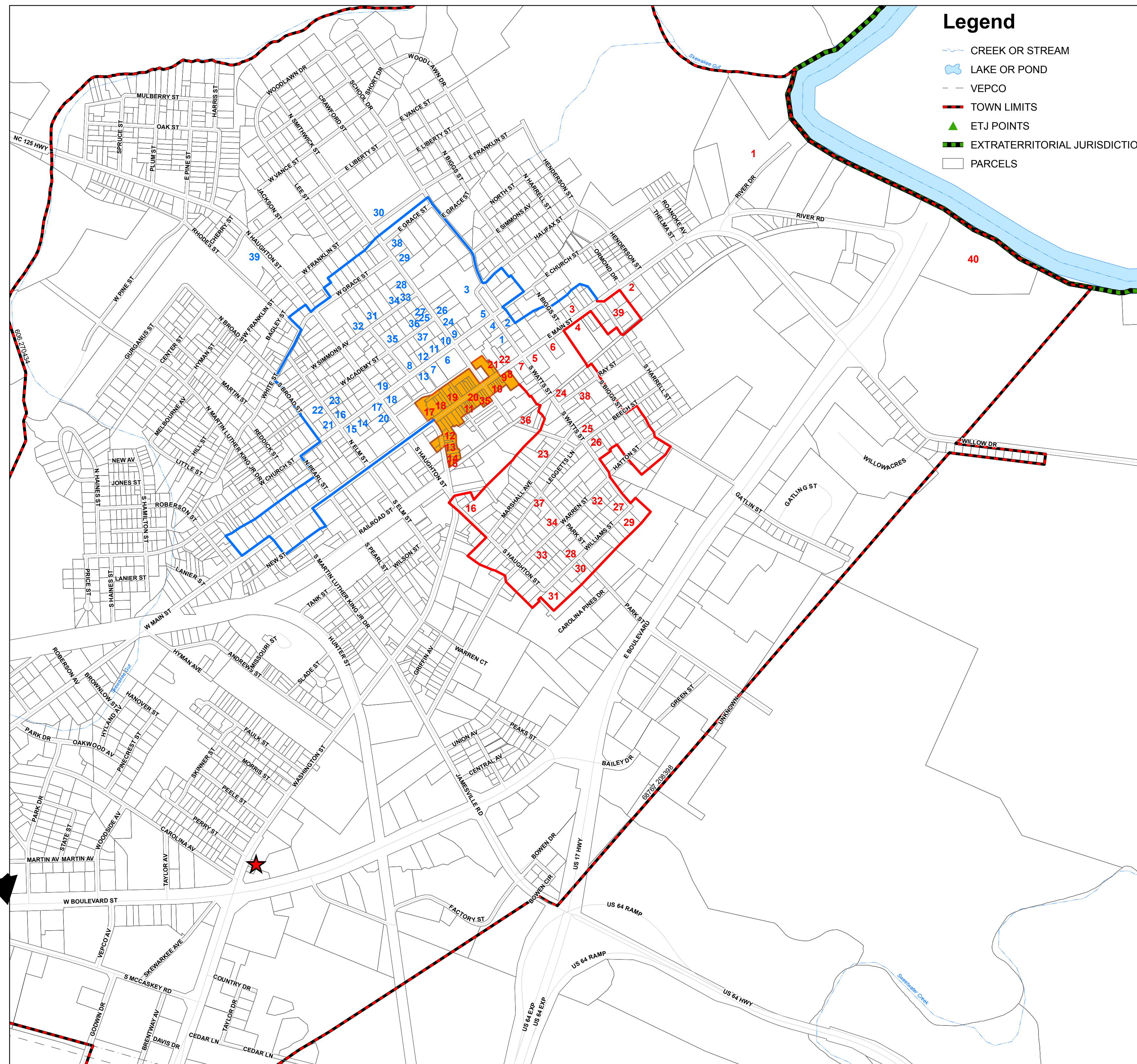
DATE: 11/20/2009 4:17:13 PM NAME: HENRY

NORTH RESIDENTIAL AREA:

1. Burrows Allen Critcher Sr. House
2. Residences
3. Former Church Street Elementary School and Annex
4. Critcher-Saunders House
5. First United Methodist Church
6. Memorial Baptist Church
7. Francis Upshur Barnes House
8. Church of the Advent
9. Asa Biggs House
10. Frank Earl Wynne House
11. Moore-Whitley House
12. Dr. Percy Bunn Cone House
13. Cushing Biggs Hassell House
14. Hassell Muse House
15. John W. Manning House
16. Walter Halberstadt House
17. Hassell-Barnhill House
18. Lovette B. Harrison House
19. Peele-Swain House
20. Former Episcopal Rectory
21. Mizelle House
22. Mount Shiloh Missionary Baptist Church
23. Edna B. Andrews House
24. Martin Memorial Library
25. Titus Samuel Critcher House
26. James Daniel Leggett House
27. Frank Margolis House
28. Hyman-Rhodes House
29. Frances M. Manning House
30. Williamston Middle School complex
31. Former Baptist Parsonage
32. Dr. Hugh Brantley York House
33. Harrell-Moore House
34. Worthington-Sitterson-Manning House
35. Claude Augustus Harrison House
36. N.C. Green House
37. Dr. J.A. Eason House
38. Martin Memorial Library
39. Woodlawn Cemetery

DOWNTOWN AND "NEW TOWN":

1. Moratoc Park (and former site of Poplar Park School)
2. River Hill
3. Williams-Waters House
4. (New) Martin County Courthouse
5. (Old) Martin County Courthouse
6. Williams-Knight House
7. First Presbyterian Church
8. United State Post Office
9. Docton W. Bagley Building
10. Biggs Office
11. Proctor Shoppe/Peele's Jewelers
12. R & C Restaurant
13. Martin Supply Co.
14. Flatiron Building
15. Skewarkee Rail Trail
16. Planter's Tobacco Warehouse
17. Tar Heel Apartments
18. Clark's Drug Store
19. (Former) People's Bank
20. Old Biggs Drug Store
21. Williamston City Hall and Police Station
22. Wheeler Martin Sr. Law Office
23. Duggan-Godard House
24. Former American Legion Building
25. Eborn-Lee House
26. Garner-Edmondson House
27. William O. Griffin House
28. James E. Griffin House
29. Roy T. Griffin House
30. Moore-Carstarphen House
31. Manning-Griffin House
32. Bungalows
33. Smith-Coltrain House
34. J. R. Leggett House
35. Dr. E. T. Walker Building
36. Bagley Rental House
37. Bungalows
38. Biggs-Coburn House
39. Old Tombstone
40. Former WWII Prisoner of War Camp



Legend

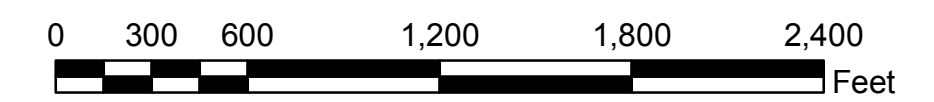
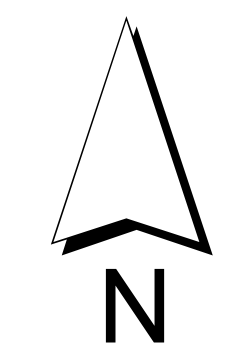
- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ▲ ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS

EXHIBIT V-A

TOWN OF WILLIAMSTON, NC



SELECTED CULTURAL AND HERITAGE/HISTORIC RESOURCES



SELECTED CULTURAL AND HERITAGE/HISTORIC RESOURCES LEGEND:

- WILLIAMSTON COMMERCIAL HISTORIC DISTRICT BOUNDARY
- NORTH RESIDENTIAL AREA
- DOWNTOWN AND NEW TOWN

★ NOTE: THE SUNNY SIDE INN (SUNNY SIDE SIDE OYSTER BAR), AT 1102 WASHINGTON STREET, ADDED TO THE NATIONAL REGISTRY OF HISTORIC PLACES.

COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: NOVEMBER 23, 2009

BASE MAP SOURCE: COUNTY OF MARTIN, NC

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C. Communications

Williamston is served by two local newspapers, The Enterprise (a bi-weekly publication) and The Weekly Herald (a weekly publication). Radio stations located in Williamston are WIAM-AM 900/WGTI 97.7 FM and WRHD-FM 103.7. WNBR-FM 98.9 in New Bern, and other stations in the region, serve the Williamston area. WSEC-FM also has a tower in the Williamston area.

Television stations serving the Town and area include WNCT (Channel 9, Greenville), WITN (Channel 7, Washington), WCTI (Channel 12, New Bern), and PBS (UNC-TV). Suddenlink Communications provides cable television service.

In-structure telephone service is provided by CenturyLink. A number of firms in the area provide cellular telephone service, internet service, and/or satellite television service. Western Union provides telegraph service.

D. Electric Utilities

Williamston is serviced by Dominion North Carolina Power.

E. Fire Protection and Emergency Medical Services (EMS)

Martin County has been divided into seven (7) fire districts as shown on EXHIBIT V-B on the following page. Fire protection in the Williamston Fire District is provided through the Williamston Fire/Rescue/EMS Department located at 901 Washington Street. The Department is a combination department in that it provides fire, rescue, and EMS. It also provides hazardous materials response on local and regional basis.

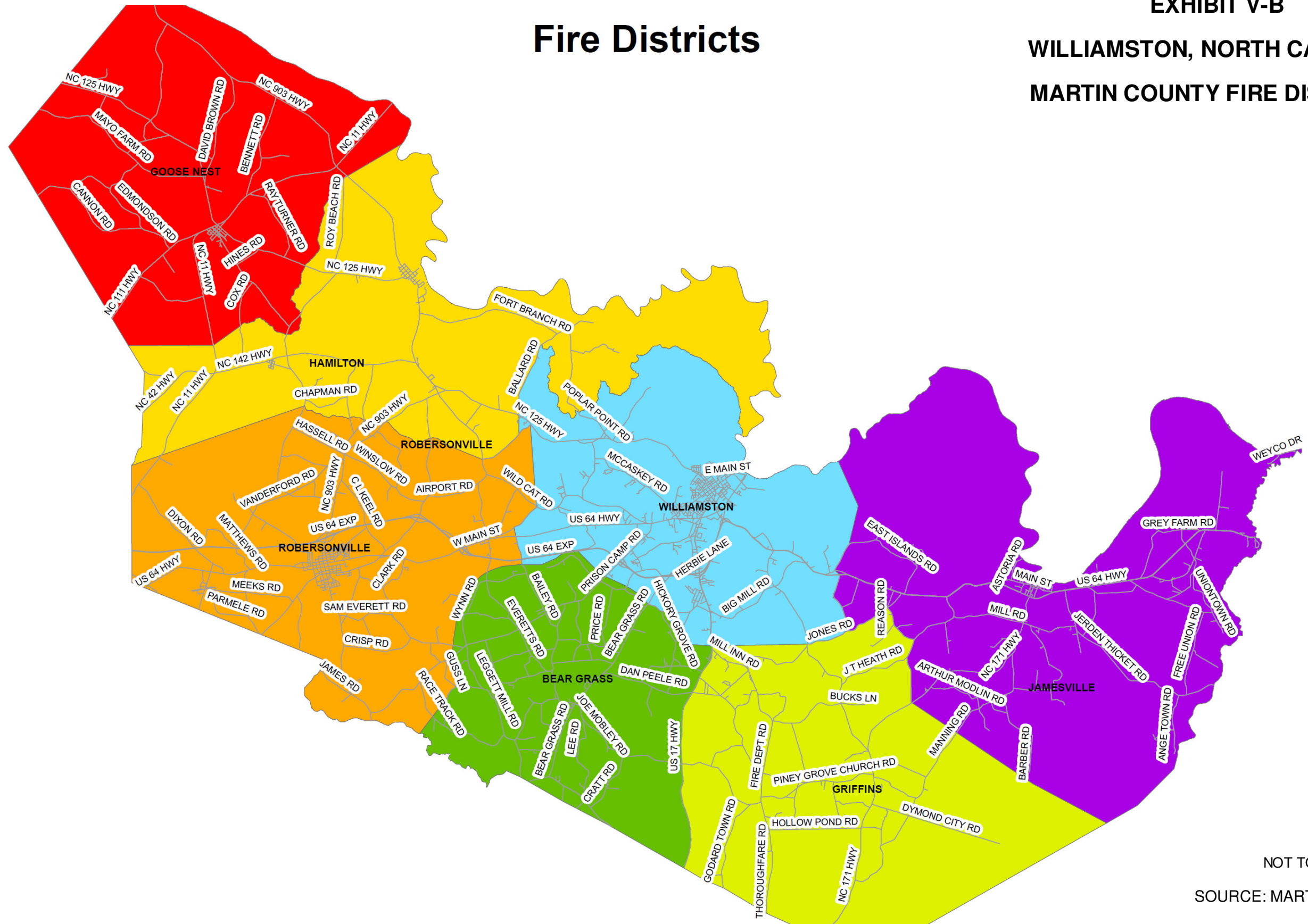
The Department's Fire personnel are divided among three divisions: administration, operations, and prevention. The Prevention Division, which provides inspection, investigations, and fire and safety education is staffed by existing personnel and serves the Town and portions of Martin County. The Division includes State certified fire prevention inspectors, investigators and (fire and safety) educators.

The Department's divisions utilize three five-person shifts year-round, 24 hours a day. Although volunteerism is declining slowly, the Department still utilizes about 60 volunteer members and offers a variety of membership types. EXHIBIT V-C on page V-6 charts the Williamston Fire/Rescue/EMS Department's organizational structure.

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Fire Districts

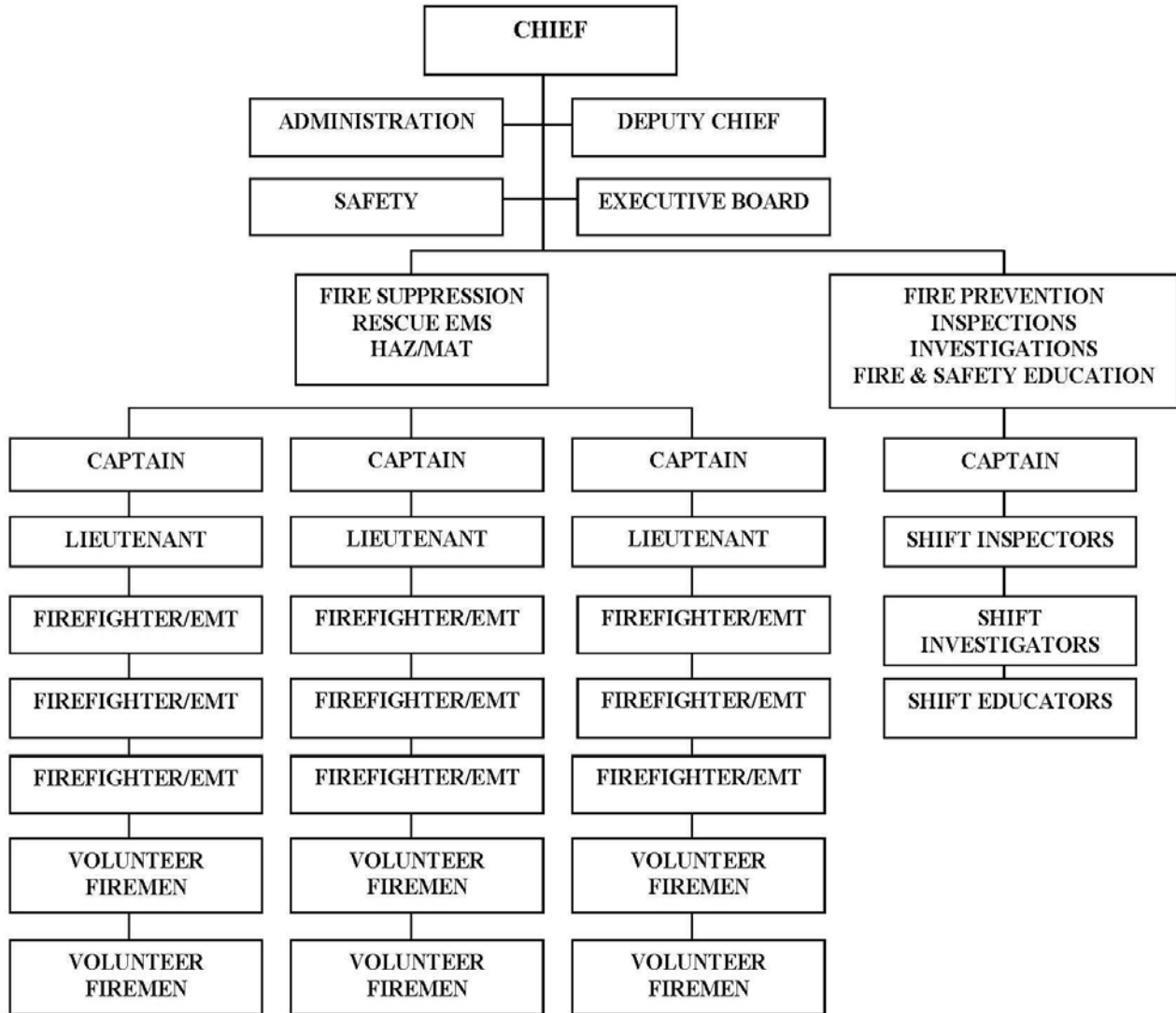
EXHIBIT V-B WILLIAMSTON, NORTH CAROLINA MARTIN COUNTY FIRE DISTRICTS



NOT TO SCALE
SOURCE: MARTIN COUNTY GIS.

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**EXHIBIT V-C
 WILLIAMSTON, NORTH CAROLINA
 WILLIAMSTON FIRE/RESCUE/EMS DEPARTMENT ORGANIZATIONAL
 CHART**



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An issue facing the Town is how to ensure that fire and rescue systems and services are projected needs given fiscal constraints and uncertainty at the local, State, and Federal level. For example, the State may cut funding for regional hazardous materials incident response teams, one of which is located in Williamston. Seven regional teams were established by the legislature in 1993. Williamston was the first regional team to be set up in 1995 and serves 25 northeastern North Carolina counties, serving from the Virginia border to I-95, all along the coast to Craven County. The hazardous materials response team requires about \$57,000 per year to fund.

The Town's current fire insurance rating, according to the State, is four (4) on a scale of one (1) being the best to ten (10) offering no protection. The Town has not been rated since 1983 but was inspected in 1999/2000 when its score improved from six (6) to four (4). Staffing is an issue with the Town's rating because of EMS staffing standards and the Town's inability (at times) to meet the goals of four (4) people per truck. Any changes that are made that positively improve this rating may result in cheaper insurance premiums for residents and property owners. There may be opportunities through FEMA funding to hire additional personnel through the SAFER grant program.

EXHIBIT V-D on the following page shows the Martin County's five (5) rescue districts. The Williamston Fire/Rescue/EMS Department operates in the Williamston Rescue District. There are five EMS stations in Martin County (including Williamston). Williamston is financially responsible for the Williamston EMS station only. Williamston EMS runs about 2,000 EMS calls per year and operates within the Town. Until 1999-2000, rescue services were based in Town buildings and staffed by Town personnel supplemented by volunteers. Since then, EMS has been a department of the Town. The EMS service district contains the crossroads of U.S. Highways 17 and 64 and a potentially greater responsibility with respect to EMS calls as both local and through traffic interact. Bounded by Bertie County on the north and Beaufort County to the south, the rescue service district the Town is responsible for includes more than half of Martin County's resident population, and about half of the County's total traffic.

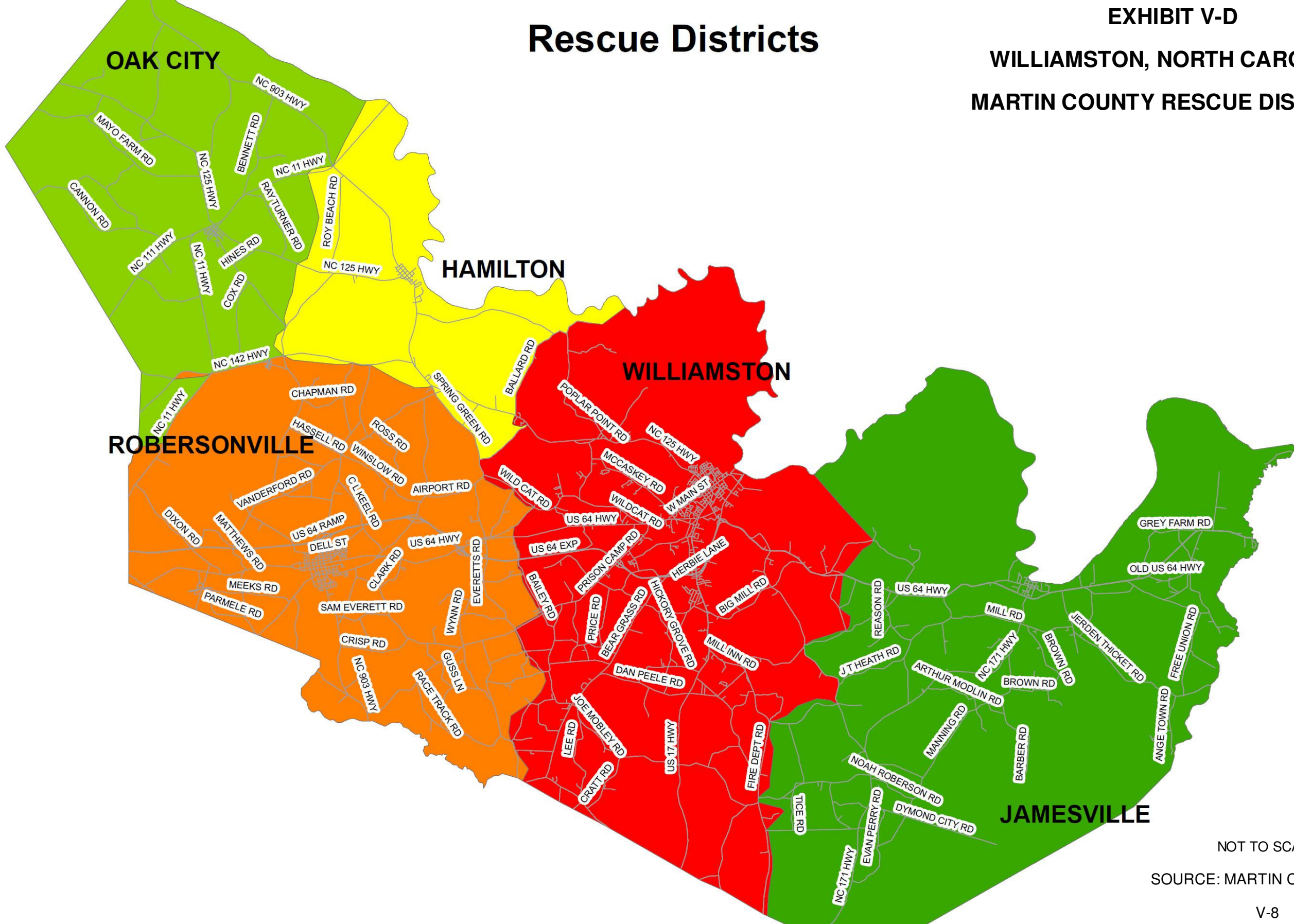
Should the Town choose to develop a self-sustained EMS, capable of running/staffing at least two ambulances, without relying on volunteers, additional staffing would be to meet fire service standards (4 people on an engine, instead of 2 people on an engine and 2 people on an ambulance).

The Department has been licensed and certified by the NC Office of EMS (NCOEMS) to provide EMS training and continuing education and has been approved by the NC Office of the State Fire Marshal as a delivery agency for fire services training. This may require an increase in the training budget to hire outside instructors from time to time for special classes. Typically, more training is involved in EMS than for fire.

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Rescue Districts

EXHIBIT V-D
WILLIAMSTON, NORTH CAROLINA
MARTIN COUNTY RESCUE DISTRICTS



NOT TO SCALE
SOURCE: MARTIN COUNTY GIS.

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The Fire/Rescue/EMS Department can apply for Federal grants for equipment such as turn out gear and air packs. However, “big ticket” items such as fire and rescue apparatus must be purchased by the Town. EXHIBIT V-E is the Department’s current (February, 2009) Apparatus Replacement Plan. The apparatus replacement plan is “unofficial” in that it has not been adopted by the Town Board. It is a budgetary planning tool generated and updated as necessary by the Fire/Rescue/EMS Department. The recently developed (January, 2010) Town-wide Capital Improvement Plan, 2011-2015 includes some of these and other needs identified by the Fire/Rescue/EMS Department, as well as the other Town departments.

EXHIBIT V-E
WILLIAMSTON, NORTH CAROLINA
WILLIAMSTON FIRE/RESCUE/EMS DEPARTMENT APPARATUS
REPLACEMENT PLAN (February, 2009)
(unofficial)

Year	Mfg	Type	RRD	Status	Number	Classification	Frequency		Estimated Replacement Cost
							Service	Reserve	
1968	Ford	Engine	2008	<i>Replaced</i>	23	ELT	25	5	\$400,000.00
1987	GMC	Tanker	2012	In Service	24	ELT	25	0	\$175,000.00
1988	Chevrolet	Blazer/	1996	<i>Out of Service</i>	29	SER	8	0	
1989	Ford	Ambulance	{2003}	<i>Replaced</i>	299	AMB	6	6	
1990	Ford	Engine	2015	In Service	22	ELT	25	5	\$350,000.00
1992	Chevrolet	Kodiak/HazMat	2012	In Service	82	HER	20	0	\$90,000.00
1994	Ford	Ambulance	2006	<i>Replaced</i>	288	AMB	6	6	\$90,000.00
1995	Ford	Crown Vic/Chief	{2004}	<i>Replaced</i>	20	ADM	6	0	
1995	GMC	Van/Utility	{2003}	In Service	28	SER	8	0	\$30,000.00
1996	International	Equip/Truck	2021	In Service	25	HER	25	0	\$200,000.00
1999	Pierce	Ladder	2024	In Service	26	ELT	25	0	\$900,000.00
1999	International	Rescue/Hazat	2024	In Service	277	HER	25	0	\$300,000.00
2001	Ford	Crown Vic/Chief	2009	In Service	80	ADM	8	0	\$28,000.00
2001	Ford	F-350/HazMat	2011	In Service	27	SER	10	0	\$50,000.00
2002	Ford	Ambulance	2010	In Service	266	AMB	8	6	\$135,000.00
2003	Ford	Ambulance	2011	In Service	299	AMB	8	6	\$140,000.00
2004	Ford	Explorer/Utility	2012	In Service	81	SER	8	0	\$30,000.00
2004	Pierce	Engine	2029	In Service	21	ELT	25	5	\$500,000.00
2007	Chevrolet	Suburban	2015	In Service	20	ADM	8	0	\$40,000.00
2008	Pierce	Engine	2033	In Service	23	ELT	25	5	\$600,000.00
2008	Chevrolet	Ambulance	2016	In Service	288	AMB	8	6	\$150,000.00

RRD=Recommended Replace Date

Classification: Ambulance (AMB)
Engine/Ladder/Tanker (ELT)
HazMat/Equip./Rescue (HER)
Service (SER)

The Fire/Rescue/EMS Department, like the Police Department discussed below, needs additional space. The Department lacks suitable training area at its current quarters. This need may be met if a plan to acquire and renovate a former commercial (hardware store) site across from the current fire station on Washington Street occurs. The renovated building would house the Police Department (moving it out of Town Hall), along with Fire/Rescue/EMS Department administration, fire prevention programs, and hazardous materials response functions. The current fire station would be used for operations. The Town has applied for a USDA grant and used architects to evaluate the building's potential for conversion and use. The Town has a nine month option on the building. During the planning period, the Town may also have to consider and plan for a fire and rescue sub-station to serve growth areas and annexed areas. The State Fire Marshal's Office or private consultants could be hired to conduct a feasibility study and advise the Town.

Federal stimulus grant money may also be available to provide space, training, and equipment through the U.S. Fire Administration (USFA), Department of Homeland Security (HSA), and/or the Federal Emergency Management Administration (FEMA). The Town should continue to monitor the funding programs of these as well as State agencies as it plans improvements to fire and rescue and law enforcement and public safety systems.

F. Law Enforcement and Public Safety

Law enforcement and public safety are provided by the Williamston Police Department. The Police Department is located at the Town Hall and consists of twenty-one (21) employees including: four (4) detectives; fourteen (14) patrol (uniform) officers; one (1) chief; one (1) captain; and, one (1) civilian records clerk. The response time of the Police Department is approximately five (5) minutes. The Department utilizes patrol cars and bicycle patrols.

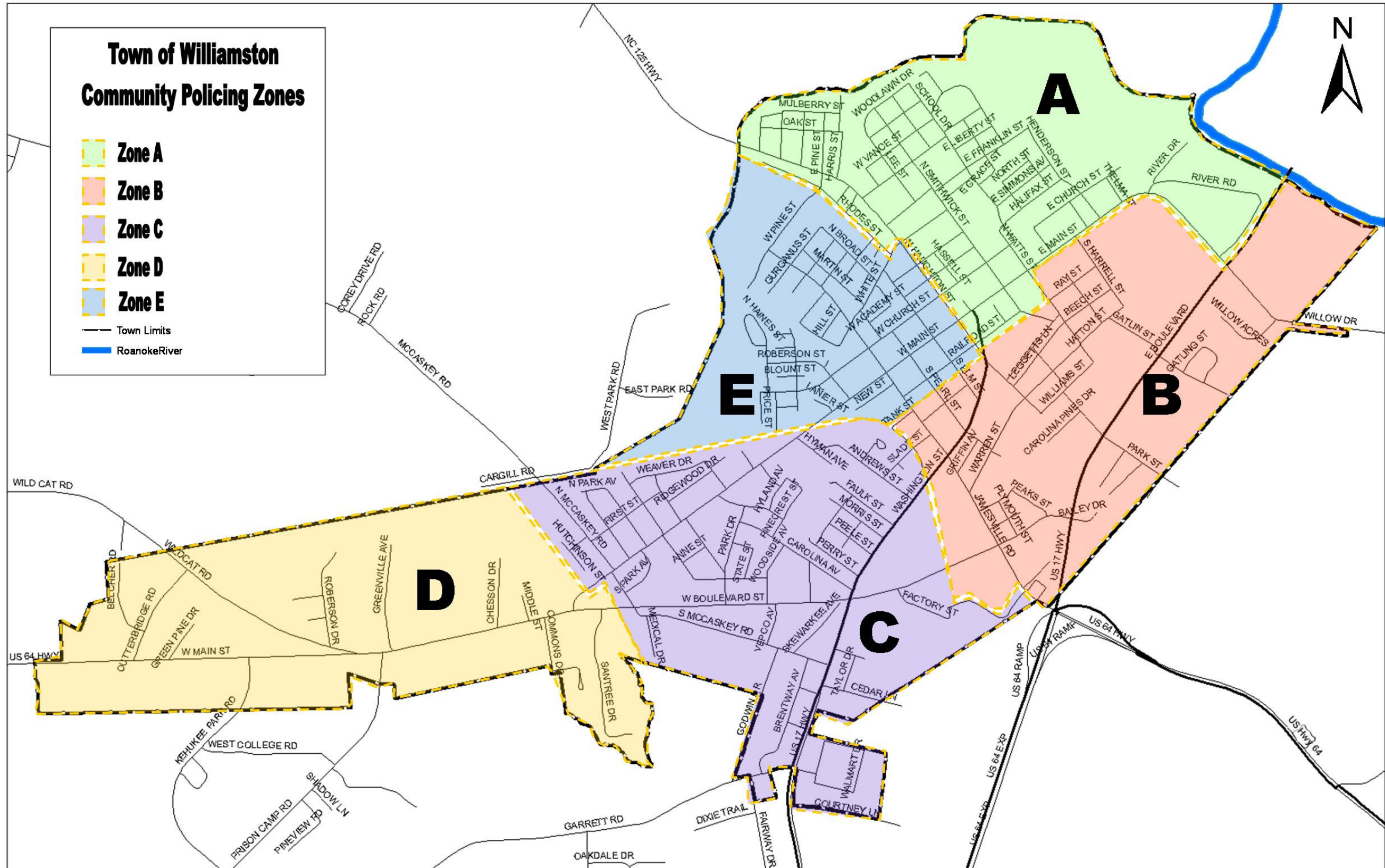
The Police Department's mission is to ensure the safety of residents and visitors, enforce laws, and help to maintain the image of Williamston as a safe community within the Town limits and the Town's extraterritorial planning jurisdiction (ETJ). Department personnel are dispatched through the County dispatcher, although some calls are dispatched by the Department during week days. The Department provides back-up to the Martin County Sheriff's Department in the extraterritorial jurisdiction. The Department may need additional personnel if Williamston adjusts its corporate boundaries.

Community policing is emphasized by the Department. The Town is divided into five (5) zones to help build relationships with the community. Officers are assigned to a particular zone and are encouraged to make personal contact with residents within the zone to develop a neighborhood approach to problem solving. As a result of its efforts in community policing, the Department received awards in 1996 and 1998. EXHIBIT V-F on the following page shows the Police Department's Community Policing Zones.

EXHIBIT V-F

WILLIAMSTON, NORTH CAROLINA

WILLIAMSTON POLICE DEPARTMENT COMMUNITY POLICING ZONES



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In addition to Community Policing, the Police Department participates in other programs to enhance relations with the public. The Department presents educational programs and has sponsored bicycle rodeos and the Williamston Policing Program Karate Club.

Retention of officers is a concern of the Police Department, especially since it's current quarters are so small and outdated. The training that the Department offers is a good recruiting tool though, as is the fact that the Town provides good equipment. Officers must have at least Basic Law Enforcement Training to work for the Town.

The Police Department utilizes a working relationship with the Martin County Sheriff's Office to combat illegal drugs. The Martin County Drug Task Force is comprised of one Detective from the Williamston Police Department and two Investigators from the Martin County Sheriff's Office. The officers work collaboratively with Agents from the United States Drug Enforcement Administration, Alcohol, Tobacco, Firearms, and Explosives, as well as the United States Attorneys Office to target career criminals and violent offenders that are part of criminal organizations. These officers routinely utilize the facilities and services of the Williamston Police Department to further the investigations involving criminal enterprises that affect the quality of life in and around the Town of Williamston. The efforts of this unit have an impact on narcotics related and violent crimes within the Town limits, County limits, and in certain cases throughout the United States.

The Police Department strives to share criminal intelligence information with other agencies surrounding the city limits as well as all law enforcement agencies within the state through the North Carolina Criminal Information Exchange. NCCIX is an organization that attempts to "deter crime and criminal activity through the collection, evaluation, and dissemination concerning crime of an interstate and intrastate nature and to develop evidence resulting in the identification and apprehension of persons engaged in such criminal activity." Monthly meetings are hosted by the Williamston Police Department as our location is centrally locating in the twenty-three county region known as Region 7 which encompasses the Northeastern area of North Carolina. This intelligence sharing is a collaborative effort to combat criminal activity and is vital to successfully protecting the lives and property of our citizens.

The lack of space is a concern of the Police Department at its present quarters. In addition to limited office, training, and storage space, the Department has neither a holding area nor a cell in the Town Hall. Arrestees must be transported to the Bertie-Martin Regional Jail if they don't make bond at the magistrate's office. The Department does not have an evidence storage locker/area, nor does it have room for storing records. The Department does not have adequate space to conduct the monthly meetings with other police agencies discussed above. The relocation of the Police Department (along with some Fire & Rescue Department functions) to another location such as a renovated commercial building could meet current and future needs and promote the building reuse concept embraced by the Town through its work with Audubon International's Sustainable Communities Program.

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The lack of space has reached a level that makes it difficult to meet the statutory requirements and guidelines set for certain police functions. Record keeping is regulated by statute and the existing facilities do not provide adequate space to maintain the police related documents. Evidence storage space is at a dangerously low and grossly compromised state. This compromised state can have a drastic affect on the Department's ability to carry out law enforcement functions. There is virtually no means to securely store any law enforcement related equipment making the proper and efficient use of managing these resources extremely difficult. Finally, the operational space allotted for routine business is not sufficient to allow for the law enforcement functions to be performed.

Security and safety concerns extend throughout the Department's existing quarters. There is no controlled access and the general public has the ability to access, unrestricted, any and all areas within the Department. A secured sally port with adjoining processing, restroom, and interview room is necessary to limit the uninvolved staff and public's exposure to violent and potentially violent offenders. Soundproofing, secured, and electronically recorded areas for the handling of prisoners are a necessity for those involved in performing police functions. There is also a need to establish a secured lobby area that would restrict the public's access to the operational areas within the department and allow for more efficient services to be provided.

G. Hospital and Medical and Health Services

Martin General Health Systems (Martin General Hospital) and the Martin County Health Center serve the general health needs of Williamston residents. The Martin County Senior Center and the Martin County Department of Aging serve senior citizens in Town.

Martin General Hospital is an acute care facility located in Williamston at 310 S. McCaskey Road. Martin General Hospital has received full accreditation from the Joint Commission on Accreditation of Healthcare Organizations. The hospital has 49 beds, 47 active physicians and 15 courtesy physicians, and 315 employees. Through its network, Martin General Hospital offers a full range of inpatient and outpatient services. Services associated with Martin General Hospital are: family practice medicine, internal medicine, midwifery, obstetrics, gynecology, pediatrics, general surgery, ophthalmology, geriatrics, pulmonology, neurology, orthopedics, gastroenterology, nephrology, cardiology, pathology, physical therapy, laboratory services, and sleep lab.

Part of Martin General Hospital, the University Family Medicine Center is a family practice residency program that is associated with East Carolina School of Medicine. Williamston residents also benefit from relative close proximity (about 30 miles) to Pitt County Memorial Hospital in Greenville. Pitt County Memorial Hospital offers typical medical services, a Level 1 Trauma Center, and a neo-natal intensive care unit. The facility also offers bone marrow transplant surgery.

The Martin County Health Center (Health Center), located in Williamston at 210 W. Liberty Street, is a part of the Martin-Tyrrell-Washington District Health Department

which also has centers in Columbia (Tyrrell County) and Plymouth (Washington County). The Health Center provides or offers access to a variety of programs and services to the citizens of its member localities to promote healthier lifestyles and reduce risks, disabilities, and years of life lost by providing personal and environmental health services. The Health Center's staff provides environmental health education, community services, and clinical services. The Health Center's staff administers the Women Infants Children (WIC) nutrition program. The Health Center offers a home health program providing medical care for homebound residents.

The Martin County Senior Center (Senior Center), also located in Williamston at 210 W. Liberty Street, provides a location for programs, activities, and support services for area seniors.

The Martin County Department of Aging at 201 Lee Street in Williamston provides services and programs including general and medical transportation, mid-day meals, home delivered meals, in-home respite care, health, wellness, and exercise programs, and information and referral services.

Tideland Mental Health Center, at 210 W. Liberty Street in Williamston, provides services to people with mental health issues, development disabilities, and substance abuse issues. Tideland Mental Health Center offers screening services and after-hours emergency assistance. Assessment, counseling, and intervention services are available through other private providers.

A number of firms and agencies offer in-home health care. The Britthaven Nursing Home, and the Vintage Inn, both in Williamston, offer nursing home and assisted living alternatives to area residents.

H. Libraries

The Martin Memorial Library, located at 200 N. Smithwick Street (one block from Main Street) in Williamston, offers typical library services and facilities. The 8,720 square foot facility opened in October 1996. The library is a municipal library within the BHM (Bertie, Hyde, Martin Counties) Regional Library system. The library serves Williamston as well as the eastern part of Martin County. The building includes the Ella Mae Abbitt meeting room which seats approximately 70 and may be used for community scheduled events during, or after, library hours. The library houses approximately 25,000 volumes. About half of the holdings are locally owned and the other half are part of BHM Regional Library's rotating collection. The collection includes fiction, nonfiction, biographies, and reference books for adults, young adults, and children as well.

One of BHM Regional Library's two bookmobiles spends one week per month in the County and uses Martin Memorial Library as its base of operation for that week. Outreach services are provided using one of the region's two minivans, which is kept at Martin Memorial. The library has computers available to the public. Free public access

to the Internet is provided. The BHM Regional Library budget consists of Town, County, State, and internally-generated funds such as fines, interest, and copy charges.

The Mary S. Gray North Carolina Room in the Martin Memorial Library includes materials of regional interest, the library's genealogy collection and houses a microfilm reader/printer. Local businesses make annual contributions to provide periodicals and magazines for library patrons. Interlibrary loan services provide materials which are not available locally.

Martin Community College's library, located about one (1) mile west of Williamston, has a collection of over 30,000 volumes, as well as special resource materials.

I. Natural Gas and Propane

In 1999, the entity formerly known as North Carolina Natural Gas (NCNG) (now part of Piedmont Natural Gas Company, Inc. (PNGC)) used \$10.3 million in State funds for a project (with a total cost of \$12.6 million) to bring natural gas to Martin County. The project included 39 miles of 12-inch transmission main from Ahoskie, through Williamston, to New Bern. Today, Piedmont Natural Gas is one of four local natural gas distribution companies in North Carolina. A number of areas in Williamston are being served by PNGC.

Several companies distribute propane gas locally.

J. Parks and Recreation

Utilizing six (6) full time employees and 3 part-time employees, Williamston maintains and manages a variety of Town-owned recreational facilities. The Town has been proactive in planning for and developing recreational facilities, having developed a Parks and Recreation Comprehensive Plan in 2002. Most of the improvements recommended in the 2002 plan have been completed, especially with respect to facility needs identified in the plan. The Town should consider updating the 2002 plan.

With completion of the Skewarkee Rail Trail, Williamston's major initiative since the last comprehensive plan update is the Godwin-Coppage Park along Prison Camp Road. The first two phases of the park are complete. Phase 1 included three (3) soccer fields, a concessions/storage/bathroom building, a picnic shelter, and a playground. Phase 2 was a softball complex. Phase 3 improvements would include a community building, while Phase 4 would include 6 tennis courts. Currently, the West End Tennis Courts on Edgewood Avenue meet the need until Phase 4 of the Godwin-Coppage Park is completed. Williamston owns the West End facility, having acquired it in a trade of the EJ Haynes property to Martin County.

The first phase (restroom, boardwalk) of the River Landing project is complete and grant money has been approved to build a camping platform. A later phase will extend the boardwalk to Moratoc Park. Williamston is a co-applicant with Martin County for

funding. Martin County has done a feasibility study concerning improvements to Moratoc Park using a Parks and Recreation Trust Fund (PARTF) grant.

Field use is down at Perry Park (except for football) since Godwin-Coppage Park opened. At Perry Park, one of the tennis courts has been converted for basketball use, new playground equipment has been added, and a new gym floor has been installed. The Perry Center houses the Department's administrative offices. A new metal roof and lighting were added in 2009. The building still needs work with respect to floors and bathrooms. The Department added various summer programs in 2007. However, a lack of adequate indoor space is an issue with respect to adding additional indoor programming. Perry Park is the only indoor facility currently available. Perry Park has two 25' X 25' rooms but one is used for storage. There are also two 18' X 18' fitness rooms.

EXHIBIT V-G on the following page lists and describes the Town's Parks and Recreation facilities.

Martin County does not have a parks and recreation department. With the exception of Moratoc Park, Martin County only has school related recreation facilities. Martin County residents may use Town facilities for a fee. Recreational facilities in the area that are not Town owned and administered are private or community based. Some associations organize events such as soccer. The Martin County Schools does not offer high school soccer for girls. No boys or girls soccer is offered at the Middle School. Private initiatives in the area include a fitness center at the Roanoke Landing Shopping Center, disc golf at Farm Life, and the Roanoke Country Club Golf Course. Some informal discussion has occurred about the need for a public swimming pool or a spray-type water park.

K. Schools and Education

1. Elementary and Secondary Schools

The Martin County School District has eleven (11) schools throughout the County that serve about 4,000 students in grades pre-kindergarten through 12. There are two (2) high schools (Riverside High School and South Creek High School), three (3) middle schools (Williamston Middle School, Jamesville Middle School, and South Creek Middle School), five (5) elementary schools (East End Elementary, Edna Andrews Elementary, EJ Hayes Elementary, Jamesville Elementary, and Rodgers Elementary), and one (1) primary school (Williamston Primary).

Students in Williamston are served by four (4) Martin County schools including Riverside High School which is located within the Town's ETJ. Adjacent to Riverside High School, though not a school system property, the Martin County Auditorium, provides a 1,200 person seating capacity, and is available for community events including shows, meetings, and religious gatherings.

**EXHIBIT V-G
WILLIAMSTON, NORTH CAROLINA
WILLIAMSTON PARKS AND RECREATION FACILITIES**

FACILITY NAME	LOCATION	FEATURES
Gaylord Perry Center	300 West Pine Street Williamston	office space meeting rooms fitness rooms indoor gym
Gaylord Perry Park	300 West Pine Street Williamston	picnic area outdoor basketball courts three (3) ball fields storage/restrooms playground equipment
Godwin-Coppage Park	1073 Tyner Road Williamston	three (3) soccer fields soccer concession stand and restrooms two (2) playgrounds three (3) 200' softball fields one (1) 300' softball field softball concession stand and restrooms press box/meeting area picnic shelter and restrooms walking trail storage building
Skewarkee Rail Trail	Downtown Williamston to Roanoke River	9/10 miles paved walking and bike trail
West End Tennis Courts	Edgewood Avenue Williamston	four (4) lighted tennis courts restrooms
Kehukee Park*	Kehukee Park Road (next to Martin Community College)	three (3) baseball fields restroom facilities concession stand
River Landing	Adjacent to NC Wildlife Boat Landing at the end of Skewarkee Rail Trail	boardwalk restrooms enclosed camping platform

*Owned by Martin County, operated by Williamston Youth Baseball Association. Williamston Parks and Recreation assist with maintenance.

NOTE: This exhibit does not include a former park site on Martin Street. At the time of this writing, the Town is attempting to sell the site which is not in use.

Williamston Middle School, at 600 N. Smithwick Street, has a 2009 enrollment of about 380 students in grades 6 through 8. Williamston Primary School, at 400 Western Boulevard, has a 2009 enrollment of about 450 students in pre-kindergarten through second grade. EJ Hayes School, at 201 Andrews Street, has a 2009 enrollment of about 430 students in grades 3 through 5. Williamston High School, at 201 Godwin Avenue, has a 2009 enrollment of about 490 students. The school sits on a 50 acre site and offers exceptional recreational/sports facilities. All schools in the system are well maintained and offer computer facilities.

All public schools in North Carolina and throughout the U.S., must measure and report Adequate Yearly Progress (AYP) as outlined by the Federal No Child Left Behind law. AYP measures the yearly progress of different groups of students at the school, district, and state levels against yearly targets in reading and mathematics. Target goals are set for attendance and graduation rates as well. If a school misses one target, it does not make AYP.

According to the preliminary 2009 LEA (local education agency) AYP report for Martin County Schools, three schools (Williamston High School, Williamston Middle School, and Roanoke High School) did not make AYP. Parents with students in schools not making AYP must be offered the option of transferring their children to another public school or receiving supplemental educational services outside of regular school hours.

Northwoods Collegiate School, a private school located at 9291 NC Highway 171 in Martin County, offers pre-school through grade 12, utilizing ten (10) teachers serving about 130 students. Other private schools near Williamston are Hobgood Academy in Hobgood, NC (Halifax County), and Lawrence Academy in Merry Hill, NC (Bertie County).

2. Colleges and Universities

Martin Community College (MCC) is a public comprehensive community college serving residents of Martin County and parts of Bertie and Washington counties. MCC was initially authorized as Martin Technical Institute by the NC General Assembly during the 1967 session. The name was officially changed to Martin Community College on July 1, 1976.

MCC provides a post-secondary educational program leading to an Associate in Arts, Associate in Applied Science, or General Education degree, diploma, or certificate of proficiency. MCC also offers a Certificate of Attendance or diploma for continuing education courses.

MCC is located at 1161 Kehukee Park Road, adjacent to the Williamston corporate limits, but within its ETJ. The MCC physical plant consists of more than 146,000 square feet of space used as classrooms, laboratories, and shops.

MCC has an enrollment of approximately 950 students, and offers academic programs in: accounting; air conditioning, heating, and refrigeration; automotive systems technology; biotechnology; business administration/E-commerce; college transfer; computer information technology; commercial refrigeration technology; cosmetology instructor; cosmetology; dental assisting; early childhood associate; electrical/electronics technology; equine technology; general education; general occupational technology; industrial systems technology; medical assisting; medical office administration; office systems technology; physical therapist assistant; and, web technologies.

MCC processes about 100 students each year through equivalency programs and offers distance learning opportunities including internet courses and tele-courses. MCC serves as a link between people with educational needs and employers needing a skilled workforce. MCC emphasizes occupational and vocational/technical training in its curriculum and continuing education programs.

Area students can pursue undergraduate, graduate, and doctoral studies at East Carolina University in Greenville, about 30 miles from Williamston. The East Carolina School of Medicine, also located in Greenville, has been a teaching partner with Martin General Hospital since the mid 1990's.

L. Solid Waste Collection and Disposal

The Town's Sanitation Department operates Monday through Friday, 8:00 a.m. to 5:00 p.m. The Department conducts mosquito control, street sweeping operations, and provides residents with pick up service for yard waste (limbs, leaves, and grass clippings), construction and demolition materials, and white goods (refrigerators, stoves, etc.) on a weekly basis. The Department does not pick up cardboard, plastics, household garbage, or any other materials that cannot be accepted at the Martin County Landfill, located on McCaskey Road. The Department does not handle materials generated by building contractors and landscapers.

Household garbage pick up in Williamston is contracted through Martin County with Waste Industries, Inc. Williamston participates in a regional sanitary landfill in Bertie County that accommodates municipal, residential, and limited industrial needs. No hazardous or liquid waste is permitted in the landfill. Recycling is offered to Williamston residents through a contract with Martin County. Williamston contracts with a private hauler for commercial waste pick-up.

M. Other Public Facilities

1. Town Buildings

The Public Works Department maintains Town-owned buildings and grounds in addition to water, sewer, and streets which are discussed in subsequent chapters. The Public Works Department is also responsible for the Town cemetery and garage.

The Williamston Town Hall, on Main Street, houses the Town administrative offices, including the Town Administrator, Planning and Zoning Administrator, and Tax Collector. In addition, financial transactions involving permits, fees, and water and sewer bills are conducted at Town Hall. The Town Board of Commissioners and the Planning Board are among groups which meet regularly in the board meeting room at Town Hall. The Police Department is also located in the Town Hall.

In 2009, the Town developed a lot beside the Town Hall to provide a drive-up window for citizens' convenience when transacting business with the Town and to provide additional parking. The site is being developed using environmentally friendly, sustainable development practices and will serve as a community demonstration site.

The utility building on Tank Street houses the utility department offices, as well as the Town maintenance shop. The Wastewater Treatment Plant is located at the end of Willow Drive. The Fire & Rescue Department is located on Washington Street.

2. Cemetery

Williamston's Woodlawn Cemetery is operated and maintained by 2 full time caretakers. Normal operating hours are Monday through Friday from 8:00 a.m. to 5:00 p.m.

The Public Works Department provides grave opening and closing and perpetual care of the Cemetery. Burial plots are priced at \$300 for in-Town residents and \$500 for individuals residing outside of the Town's corporate limits. The grave opening and closing fee is \$350.

3. Garage

The Town's garage, located at the Public Works Department, is staffed by 1 shop foreman, 1 mechanic, and 1 clerical worker. The garage provides maintenance and service for the vehicles and equipment used by all Town departments.

N. Religious Institutions and Civic Organizations and Clubs

There are nearly 60 churches and religious institutions in and around Williamston, with most denominations represented.

A variety of civic organizations and clubs meet in and around Williamston including Kiwanis, Lions, Lioness, Rotary, Women's Club, Church Women United, Business and Professional Women, Extension Homemakers, Eastern Star, Masonic Lodge, and L'Allegro Music Club. There are garden and book clubs in the area as well

O. Sustainable Communities Program – Education, Governance, Health, Public Safety and Emergency Management, and Recreation

Through its work with Audubon International's Sustainable Communities Program, the Town identified four (4) focus areas related to education, five (5) focus areas related to governance, two (2) focus areas related to health, two (2) focus areas related to public safety and emergency management, and three (3) focus areas related to recreation.

Education focus areas are: environmental/sustainability education and awareness; K-12 education; higher education; and, workforce development.

Governance focus areas are: government administration and commitment to sustainability; environmental management systems; environmentally-preferable purchasing; delivering quality and responsiveness; and, providing municipal services.

Health focus areas are: healthcare access and quality and community health.

Public Safety and Emergency Management focus areas are: police/fire/EMS responsiveness and quality of service and disaster preparedness.

Recreation focus areas are: parks management and facilities; recreation programs; and, trail building and maintenance.

For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's community facilities and services related goals and objectives are discussed in greater detail in Chapter XI: Goals and Implementation Strategies.

P. Conclusions

Williamston must continue to evaluate its community facilities and services to ensure that the tax dollars are spent in the most cost-efficient manner possible. The Town has traditionally utilized its annual budgeting process as an opportunity to evaluate programs and services. Prior to 2010, the Town developed a listing of projected capital improvements needs (typically water and wastewater related). In 2010, the Town developed a comprehensive Capital Improvement Plan, 2011-2015. This document should be updated annually. The Town should consider a Space Needs Study when it appears that more efficient service delivery could be achieved by new or modified facilities.

The Town should consider updating the 2002 Parks and Recreation Comprehensive Plan to plan for future needs and facilities. Also, the plan should identify ways to achieve the department's goals such as consolidation of parks, re-evaluation of staffing needs, and ways to address facility and program needs.

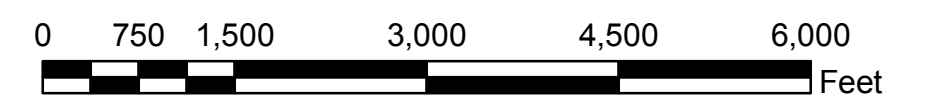
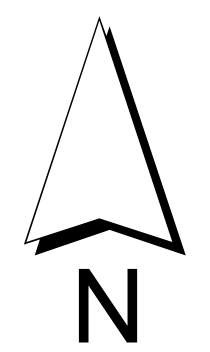
The Town should consider user fees and/or lobby Martin County for additional parks and recreation funding to ensure the continuation or expansion of current programs.

The Town should continue efforts to revitalize downtown and continue to promote heritage tourism, eco-tourism, and destination sustainability.

TOWN OF WILLIAMSTON, NC

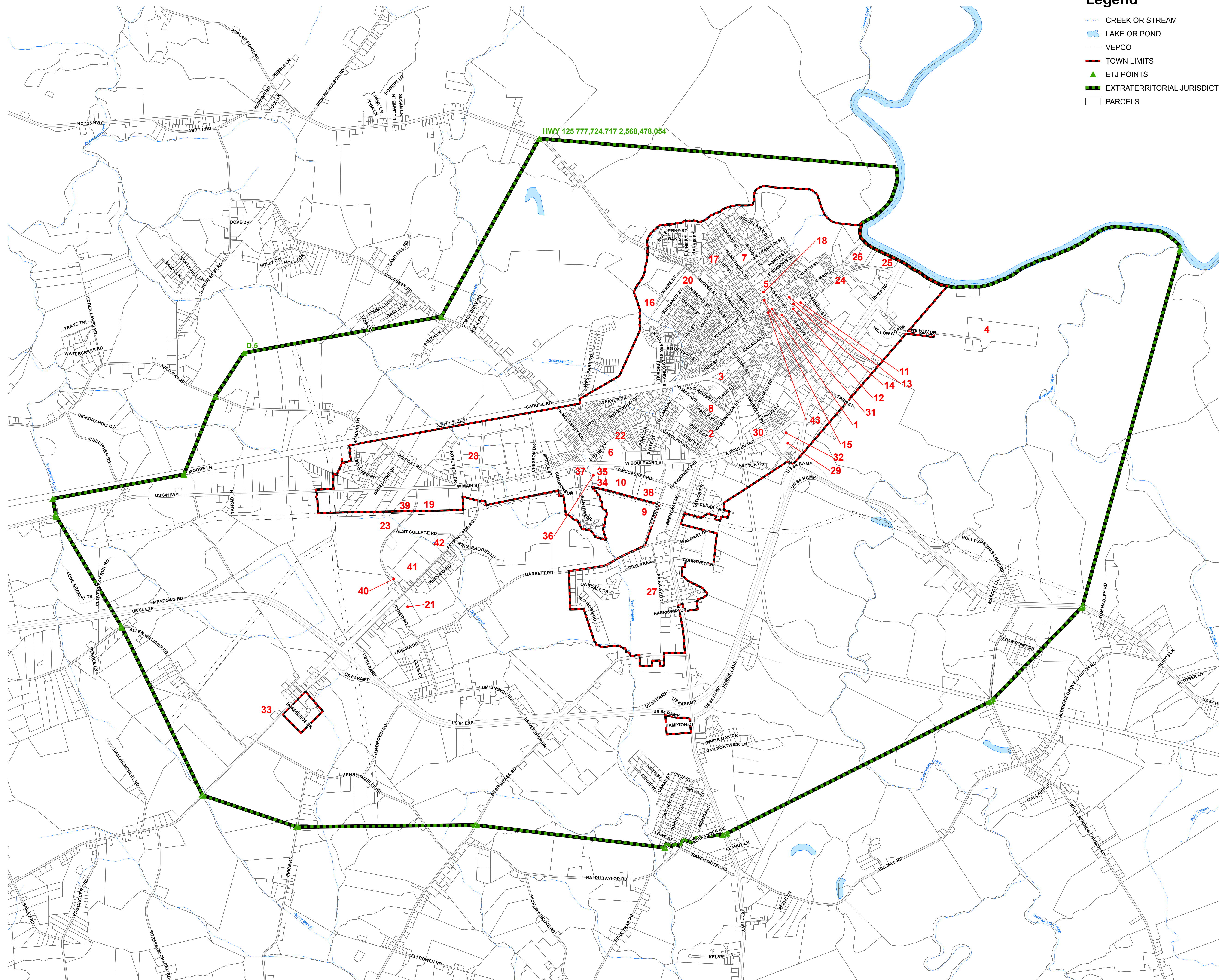


SELECTED COMMUNITY FACILITIES AND SERVICE PROVIDERS



Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



SELECTED COMMUNITY FACILITIES LEGEND:

1. WILLIAMSTON TOWN HALL and POLICE DEPARTMENT (102/106 E. Main Street)
2. WILLIAMSTON FIRE AND RESCUE DEPARTMENT (901 Washington Street)
3. WILLIAMSTON PUBLIC WORKS DEPARTMENT and TOWN GARAGE (602 Tank Street)
4. WILLIAMSTON WASTE WATER TREATMENT PLANT (1801 Willow Drive)
5. MARTIN COUNTY BOARD OF EDUCATION OFFICE (300 N. Waits Street)
6. WILLIAMSTON PRIMARY SCHOOL (400 Western Boulevard)
7. WILLIAMSTON MIDDLE SCHOOL (600 N. Smithwick Street)
8. EJ HAYES ELEMENTARY SCHOOL and EJ HAYES ALUMNI ASSOCIATION BUILDING (FORMER EJ HAYES SCHOOL BUILDING) (201 Andrews Street)
9. WILLIAMSTON HIGH SCHOOL and MARTIN COUNTY AUDITORIUM (200 Godwin Avenue)
10. MARTIN GENERAL HOSPITAL (310 S. McCaskey Road)
11. MARTIN COUNTY GOVERNMENT CENTER and (NEW) MARTIN COUNTY COURTHOUSE (305 E. Main Street)
12. MARTIN COUNTY EMERGENCY MANAGEMENT OFFICE, VETERANS SERVICES, AMERICAN RED CROSS, and UNITED WAY (205 E. Main Street)
13. MARTIN COUNTY OFFICE BUILDING (222 E. Main Street)
14. (OLD) MARTIN COUNTY COURTHOUSE (215 E. Main Street)
15. ASA BIGGS HOUSE and MARTIN COUNTY TRAVEL & TOURISM (100 E. Church Street)
16. GAYLORD PERRY CENTER and GAYLORD PERRY PARK (300 West Pine Street)
17. MARTIN COUNTY HEALTH DEPARTMENT, MARTIN COUNTY SENIOR CENTER, TIDELAND MENTAL HEALTH (210 W. Liberty Street) and MARTIN COUNTY DEPARTMENT OF AGING (201 Lee Street)
18. MARTIN MEMORIAL LIBRARY (200 N. Smithwick Street)
19. MARTIN COUNTY COLLEGE (1161 Kehukee Park Road)
20. WOODLAWN CEMETERY (301 Rhodes Street)
21. GODWIN-COPPAGE PARK (1073 Tyner Road)
22. WEST END TENNIS COURTS (corner of Anne Street & S. Edgewood Avenue)
23. KEHUKEE PARK (Kehukee Park Road across from Martin Community College)
24. SKEWARKEE RAIL TRAIL (through downtown Williamston to Roanoke River)
25. RIVER LANDING and NC WILDLIFE BOAT LANDING (along Roanoke River at the end of the Skewarkee Rail Trail)
26. MORATOC PARK (River Drive)
27. ROANOKE COUNTRY CLUB (1380 Fairway Drive)
28. ROBERSON BUSINESS PARK (NC Highway 125 N. Bypass)
29. NORTHEAST TECHNOLOGY AND BUSINESS CENTER (NCTELECENTER), QUINTILES, and EMPLOYMENT SECURITY COMMISSION (415 East Boulevard)
30. NORTH CAROLINA NATIONAL GUARD ARMORY (corner of Jamesville Road and US Highway 64)
31. US POST OFFICE - WILLIAMSTON (121 E. Main Street)
32. MARTIN COUNTY CHAMBER OF COMMERCE (419 E. Boulevard)
33. SENATOR BOB MARTIN EASTERN AGRICULTURAL CENTER (2900 NC Highway 125 South (Prison Camp Road))
34. ROANOKE WOMENS HEALTH CARE (104 Medical Drive)
35. ALBEMARLE MENTAL HEALTH CENTER - MARTIN COUNTY (102 Medical Drive)
36. DAVITA DIALYSIS (100 Medical Drive)
37. CLARK'S HOME MEDICAL EQUIPMENT, INC. and WHITE OAK MEDICAL TRANSPORT SERVICES (505 West Boulevard)
38. MARTIN MEDICAL CAMPUS (corner of Godwin Road and McCaskey Road)
39. USDA SERVICE CENTER (104 Kehukee Park Road)
40. NC FOREST SERVICE (1711 Kehukee Park Road)
41. NC DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS (Prison Camp Road)
42. MARTIN COUNTY SCHOOL BUS GARAGE (Prison Camp Road)
43. BARNES PLAZA MINI-PARK

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT V-H) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: FEBRUARY 7, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

DATE: 1/26/2011 8:39:27 AM NAME: hshah

Chapter VI: Transportation System

A. Introduction

Williamston's transportation system is one of the most important factors contributing to the economic and social quality of life in the Town and Martin County. The transportation system requires extensive planning because it affects so many people and is very expensive to construct and maintain. The State, through the North Carolina Department of Transportation (NCDOT), partners with localities to develop and coordinate transportation system planning.

The primary objective of transportation system planning is to provide a transportation system which can progressively develop to meet future travel demands. By developing the street system to keep pace with increasing traffic demands, street capacity can be maximized. Proper planning saves money by eliminating unnecessary improvements and minimizing the amount of land needed for streets. Other transportation system planning objectives include:

- reducing transportation-related environmental impacts, such as air, water, land, and noise pollution;
- reducing travel and transportation costs;
- reducing the cost of street improvements to the public through the coordination of subdivision and commercial developments with street developments;
- enabling local citizens to plan their actions with full knowledge of public intent;
- minimizing disruption and displacement of people and businesses through published long-range street improvement plans; and,
- increasing travel safety.

Transportation plans include recommendations for how the community should develop a street system to keep up with the area's growth. Because there are no guarantees the area will develop as planned, anticipated traffic growth and future capacity deficiencies may change. Before any of the proposed roads will be considered for construction, a detailed project study will determine if actual development justifies the projects. Environmental studies and roadway design plans will determine specific road alignments.

NCDOT is not solely responsible for implementing the recommendations listed in transportation plans. Funding is not available for building every project that may be planned, so local officials help by periodically reviewing needs and requesting projects that meet the greatest needs. With hundreds of municipalities competing for projects funded by the State, Williamston must make well-planned requests to be effective. Documented public and political involvement, in addition to technical feasibility, help give a locality's transportation project requests a competitive edge over the requests of other localities. The Town also plans for the maintenance, construction, and re-construction of Town streets within the Williamston corporate limits.

As with any planning process, anticipated future conditions may change, requiring reassessment of priorities. Transportation plans, whether Town-generated street maintenance priority listings or State-led multi-modal planning initiatives, should be reviewed annually. When significant changes are necessary, the Town should request that the NCDOT Statewide Transportation Planning Branch provide technical and financial assistance.

B. Existing Road System

1. Federal and State Highways and Bridges

Three Federal (U.S.) highways serve Williamston by providing direct access to the entire intra-state highway network. U.S. Highway 64 extends from the western tip of North Carolina in the Appalachian Mountains to the Atlantic Ocean. U.S. Highway 17 follows the coastal plain extending from South Carolina to Virginia. U.S. Highway 13 connects Williamston to communities like Greenville and Goldsboro, North Carolina and Suffolk, Virginia. U.S. Highway 17, U.S. Highway 64, and U.S. Highway 13 are major thoroughfares designed for high-speed traffic movement.

Williamston is about 40 minutes from Interstate 95, a major North/South corridor. Other Interstates serving the region include I-85 and I-40. U.S. Highways 17 and 13 intersect U.S. 64 in Williamston, allowing easy access to points north, south, east, and west. U.S. 64 is four-laned through Martin County and a major improvements project is planned for U.S. 17 south of Williamston en route to Washington, North Carolina. NC Highways 125, 903, 171, and 11 also serve Williamston and Martin County.

U.S. Highway 64/13 Bypass is part of the intra-state corridor between Raleigh and the Outer Banks. This facility is intended to serve primarily through traffic and not provide direct land access. The facility is a four-lane freeway on a new location. Construction of this facility began in 1995 and was completed in 1999.

North Carolina (NC) Highway 125 is classified as a major thoroughfare. Lined with agricultural, residential, and commercial parcels of land, NC Highway 125 has both traffic flow and land access functions. Parts of NC Highway 125 have such a high aesthetic quality, the route is part of the North Carolina Scenic Byway Tarheel Trace.

Bridges are a significant part of all highway networks. There are two bridges in Williamston, one over the Roanoke River along U.S. Highway 17/13 and one along Main Street at the Seaboard Coast Line railroad overpass. Another bridge, located southeast of Town along U.S. 64 near the U.S. 64/U.S. 17 split, is within Williamston's extraterritorial planning jurisdiction. (The locations of these bridges, as well as the route of the Seaboard Coast Line railroad through Town are shown on EXHIBIT VI-H near the end of this chapter.) Because bridges are so expensive to build and because they require such extensive engineering design, bridges need to be planned long before they are critical links. NCDOT inspects all bridges in the State Highway System and rates each bridge according to specific attributes. The anticipated development of a comprehensive

transportation plan for Williamston by NCDOT will include analysis of bridges in and around Williamston.

2. Town Streets and Roads

As of October 1, 2009, Williamston was responsible for maintaining 34.89 miles of streets and roads utilizing State financial aid and Town resources. Other traffic related issues such as street drainage and signage are also handled by Williamston's Public Work's Street Department. The Street Department works in conjunction with its Water and Sewer Department to maintain Town owned streets and water and sewer lines.

Each year, State Street-aid (Powell Bill) allocations are made to incorporated municipalities that establish their eligibility and qualify as provided by G.S. 136-41.1 through 136-41.4. The general statutes require that a sum be allocated from the State Highway Fund to the qualifying municipalities equal to the revenue for the fiscal year by 1-3/4 cent on each taxed gallon of motor fuel. In addition, the municipalities also receive an appropriation from the State Highway Trust Fund as provided by the statutes. These funds are allocated to the qualified municipalities on or before October 1 of each year.

Powell Bill funds must be expended only for the purpose of maintaining, repairing, constructing, reconstructing or widening of local streets that are the responsibility of the municipalities or for planning, construction, and maintenance of bikeways or sidewalks along public streets and highways. The State's 2009 Powell Bill Program allocations (State Highway Fund and State Highway Trust Fund) totaled \$131,798,133.63. Five hundred and seven (507) municipalities participated. Williamston's 2009 allocation totaled \$164,131.75, with \$110,410.63 coming from State Highway Funds and \$53,721.12 coming from the State Highway Trust Fund. Each municipality establishes its eligibility annually by submitting to the Department of Transportation a Certified Statement and a Certified Powell Bill Map. Each municipality it statutorily required to submit a financial statement of revenues and expenditures for the preceding fiscal year.

The first State Street-aid allocation was disbursed in 1951 at a rate of one-half cent per gallon of taxed motor fuel and continued annually at that rate through 1971. The General Statutes were amended and the rate changed in 1972 and 1982. From 1972 through 1981, the rate was one cent per gallon. In 1982, it was increased to 1-3/8 cents per gallon. The 1986 General Assembly increased the State Motor Fuel Tax effective July 15, 1986, and at the same time increased the Powell Bill rate to 1-3/4 cents on each taxed gallon. The new rate became effective for the 1987 allocation.

EXHIBIT VI -A on the following page, is a copy of the current (certified) Powell Bill Street System Map prepared for Williamston in 2009 by Rivers & Associates, Inc. to comply with Powell Bill participation requirements. The exhibit shows the Town's existing streets and roads including U.S. Highways and NC Highways in the Town.

EXHIBIT VI-B on page VI-5 shows the annual average daily traffic volumes for selected roads in and around Williamston.

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This is to certify that I am a Registered Professional Engineer or Land Surveyor pursuant to the laws of the State of North Carolina; that I have made actual measurements and examinations of non-State system streets in the municipality and from said examinations and measurements, the statements and distances contained in said table are correct; and that the map and the mileage statements are correct within a possible error of one-hundredth of a mile per mile.

Witness my hand and seal, this the 1st day of JULY, 2009



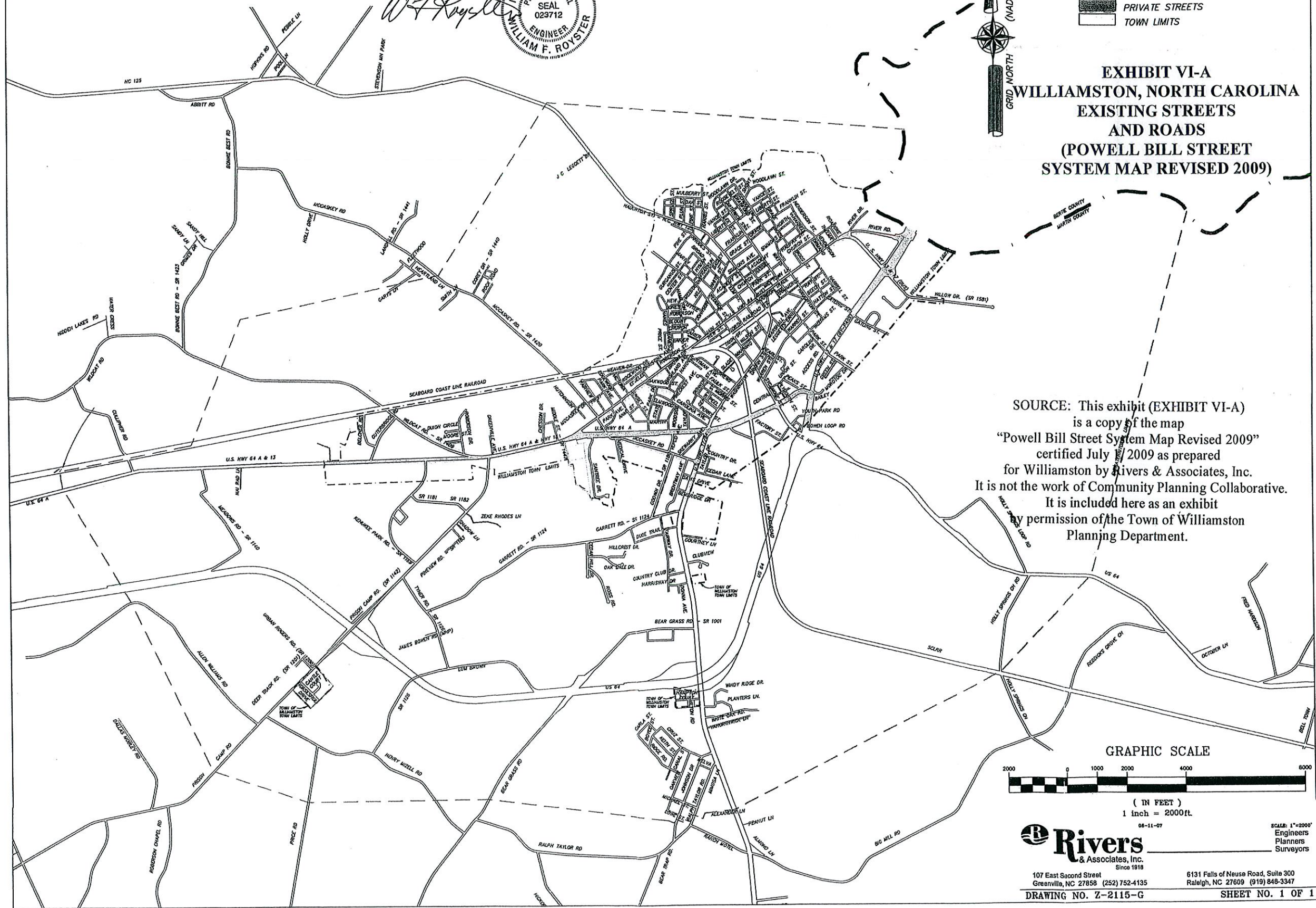
POWELL BILL STREET SYSTEM MAP REVISED 2009
TOWN OF WILLIAMSTON
NORTH CAROLINA

LEGEND

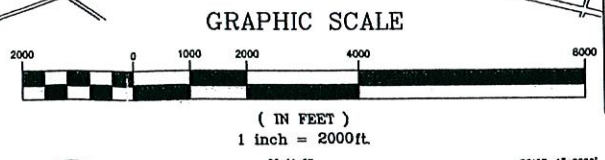
	STATE HIGHWAY SYSTEM
	CITY STREETS
	PRIVATE STREETS
	TOWN LIMITS



EXHIBIT VI-A
WILLIAMSTON, NORTH CAROLINA
EXISTING STREETS
AND ROADS
(POWELL BILL STREET
SYSTEM MAP REVISED 2009)



SOURCE: This exhibit (EXHIBIT VI-A) is a copy of the map "Powell Bill Street System Map Revised 2009" certified July 1, 2009 as prepared for Williamston by Rivers & Associates, Inc. It is not the work of Community Planning Collaborative. It is included here as an exhibit by permission of the Town of Williamston Planning Department.



Rivers & Associates, Inc.
Since 1918
107 East Second Street
Greenville, NC 27858 (252) 752-4135
6131 Falls of Neuse Road, Suite 300
Raleigh, NC 27609 (919) 848-3347
SCALE: 1"=2000'
Engineers
Planners
Surveyors
DRAWING NO. Z-2115-G SHEET NO. 1 OF 1

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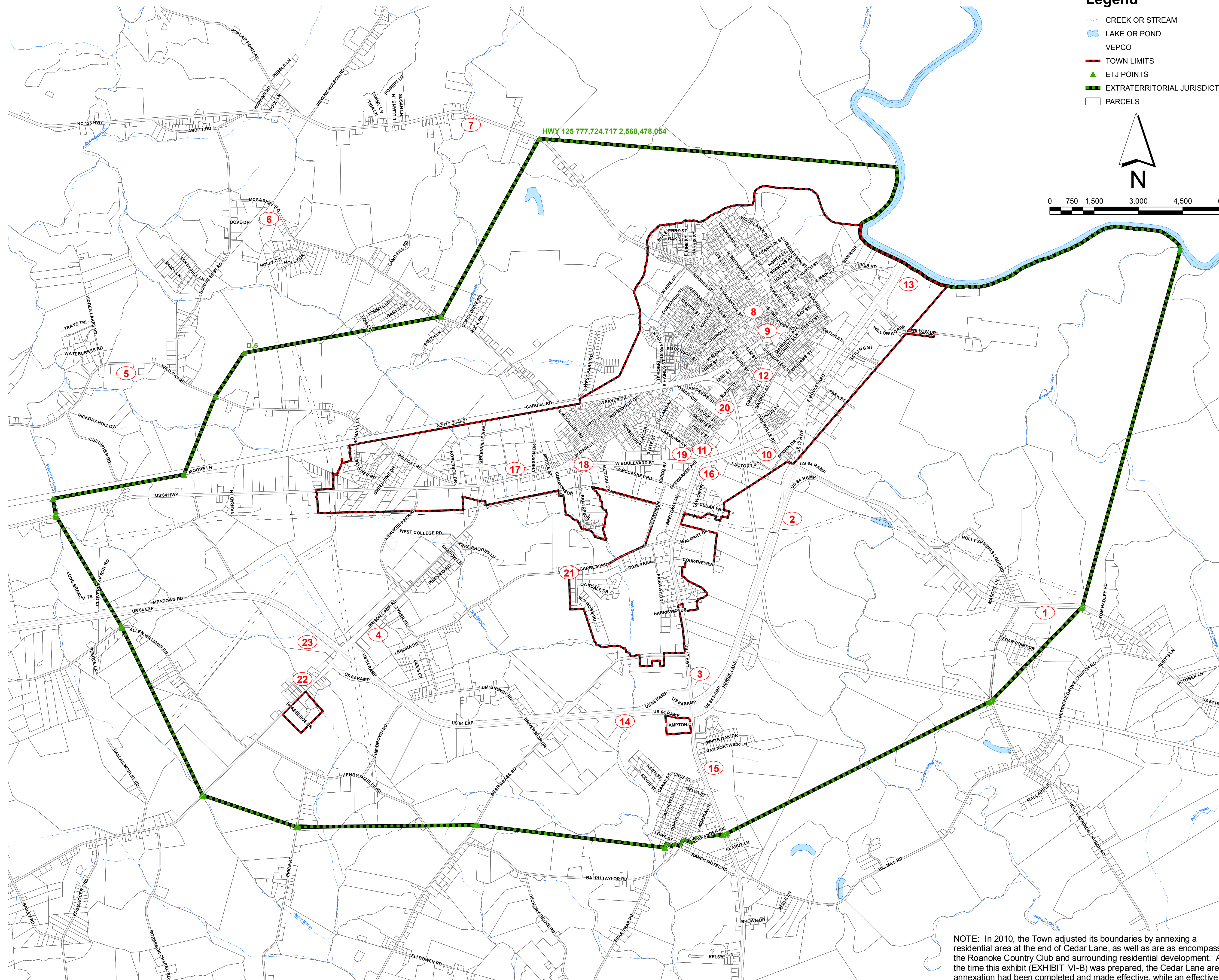
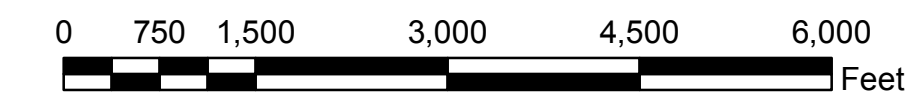
EXHIBIT VI-B TOWN OF WILLIAMSTON, NC



ANNUAL AVERAGE DAILY TRAFFIC (AADT) VOLUMES (# OF VEHICLES) AT SELECTED LOCATIONS FOR SELECTED ROADS IN AND AROUND WILLIAMSTON

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



LOCATION NUMBER	ROUTE NUMBER/ STREET NAME/ LOCATION	1999 AADT VOLUME* (# of VEHICLES)	2008 AADT VOLUME** (# of VEHICLES)	2020 PROJECTED AADT VOLUME*** (# of VEHICLES)
1	U.S. 64 east of Holly Springs Church Road		7,200	18,000
2	U.S. 64/13/17 Bypass south of U.S. 64 junction	Not Available	12,000	13,500
3	U.S. 17 Business	1,800	7,400	14,400
4	Prison Camp Road north of U.S. 64/13/17 Bypass	3,700	5,000	8,700
5	Wildcat Road	1,500	1,200	2,000
6	McCaskey Road	1,700	1,500	2,500
7	northwest of Williamston	3,300	3,200	12,000
8	N. Haughton Street	5,000	5,500	15,000
9	S. Haughton Street	2,600	3,200	9,600
10	Jamesville Road	9,400	6,000	18,000
11	Washington Street north of W. Boulevard Street	6,400	15,000	10,800
12	Washington Street north of Sycamore Street	6,600	17,000	Not Available
13	U.S. 17/13 Bypass E. Boulevard Street at Roanoke River	8,600	10,000	20,100
14	U.S. 64/13/17 Bypass west of U.S. 17 junction	Not Available	10,000	Not Available
15	U.S. 17 south of U.S. 64 junction	910	8,800	Not Available
16	U.S. 17 Business south of W. Boulevard Street	9,700	10,000	Not Available
17	W. Main Street east of Prison Camp Road	15,000	10,000	Not Available
18	W. Boulevard Street southwest of McCaskey Road	13,000	9,700	Not Available
19	W. Boulevard Street near intersection with Carolina Ave.	17,000	12,000	Not Available
20	Washington Street south of Sycamore Street	7,200	12,000	Not Available
21	SR 1124 Garrett Road	2,000	1,600	Not Available
22	Prison Camp Road south of U.S. 64/13/17 Bypass	3,000	5,400	Not Available
23	U.S. 64/13/17 Bypass west of SR 1142	Not Available	9,500	Not Available

SOURCES:
*1999 Annual Average Daily Traffic, N.C. Department of Transportation, Statewide Planning Branch, Traffic Survey Unit.
Some of the traffic estimates were based on data collected after hurricane events in 1999.

**2008 AADT (Annual Average Daily Traffic) Martin County, North Carolina, Traffic Survey Group, Transportation Planning Branch, North Carolina Department of Transportation.

***Thoroughfare Plan for Williamston, North Carolina, September, 1995, North Carolina Department of Transportation, Statewide Planning Branch, Small Urban Planning Unit.

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as are as encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VI-B) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

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C. Road System Planning and On-going and Planned Improvements

The two most extensive State-local transportation system planning efforts are the Comprehensive Transportation Plans (CTP) and the State Transportation Improvement Program (STIP). In addition, the State participates financially with localities in street maintenance, providing some funds through the State Street Aid Allocations to Municipalities Program (Powell Bill Program).

Williamston asked the Department of Transportation for assistance in developing a Thoroughfare Plan in 1993. The Williamston Town Board of Commissioners and Planning Board participated in the thoroughfare planning process. In 1994, the Town Board of Commissioners adopted the Williamston Thoroughfare Plan. The North Carolina Department of Transportation adopted the plan in 1995.

In 2000, the Town asked NCDOT to update the 1995 Plan, but due to staff changes, the plan update was not completed. Subsequently, NCDOT ceased preparing Thoroughfare Plans in lieu of preparing Comprehensive Transportation Plans (CTP).

Section 136-66.2 of the North Carolina General Statutes provides guidelines for developing and adopting a CTP. After the municipality and NCDOT cooperatively develop a CTP, the plan may be adopted by the municipality and the Department of Transportation. Subsequently, the CTP serves as a basis for future street and highway improvements.

At the time of this writing, the NCDOT Statewide Transportation Planning Branch is scheduling the preparation of Williamston's Comprehensive Transportation Plan. Starting in May, 2010, the preparation of the CTP will require 12 to 18 months to complete. When completed by NCDOT, and adopted by the Town and Department of Transportation, the CTP, in whole or in part, will be incorporated into this comprehensive plan.

In the meantime, the following sections discuss a number of transportation system needs and on-going and planned improvement projects that have been identified by NCDOT (in the current STIP discussed below), Town elected and appointed leaders, and citizens before and during the development of this comprehensive plan update.

1. Federal and State Highways and Bridges

NCDOT annually plans for transportation system improvements within each of its fourteen (14) divisions. NCDOT includes project status, scheduling, planning data, and mapping in a comprehensive document called the State Transportation Improvement Program (STIP). Williamston and Martin County are included in NCDOT Division 1. In addition, Division 1 includes Bertie, Camden, Chowan, Currituck, Dare, Gates, Hertford, Hyde, Northampton, Pasquotank, Perquimans, Tyrrell, and Washington counties and their localities.

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The current STIP, covering the period from 2009 through 2015, can be accessed at: www.ncdot.org/planning/development/tip/tip. The document includes four projects in, near, or impacting Williamston:

- **Project #E-4731** is classified as an enhancement project with Phase A of the project being the construction of an elevated bicycle-pedestrian corridor along the Roanoke River to connect Skewarkee Trail with Moratoc Park and Roanoke River Paddle Trail. The project is under construction and a portion has been completed at the time of this writing.

- **Project #B-4576** is classified as a Federal bridge project to replace Bridge #6 over Ready Branch along U.S. 17 south of Williamston.

- **Project #R-2511** is classified as a rural project to improve (widen) U.S. 17 (Washington Bypass) to multi-lanes from just north of NC 171 (in Beaufort County) to south of Williamston. Planning for the project is in progress.

- **Project #R-3826** is classified as a rural project and will involve construction of a new roadway extending from SR 1182 (East College Road) to NC 125 northwest of Williamston. The roadway will be a two lane facility, mostly on a new location. To allow more time for planning and design, the project's schedule has been amended, delaying right-of-way acquisition from FY 2011 to FY 2012 and delaying construction from FY 2013 to FY 2014.

EXHIBIT VI-C on the following page shows the general locations of these projects.

In addition to highways and bridges, the current STIP includes elements for each division's aviation projects. However, the current STIP does not include any aviation projects in Martin County.

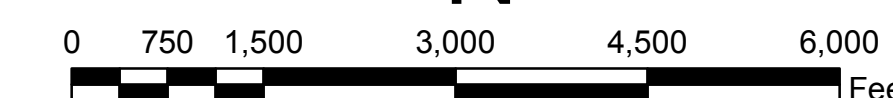
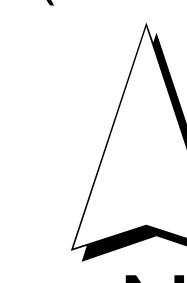
Williamston also benefits from statewide highway safety initiatives administered as part of the Governor's Highway Safety Program (GHSP) which has implemented such safety awareness campaigns as "Click It or Ticket" and Booze It & Lose It."

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TOWN OF WILLIAMSTON, NC



GENERAL LOCATIONS OF PLANNED IMPROVEMENT PROJECTS FEDERAL AND STATE HIGHWAYS AND BRIDGES (IN AND AROUND WILLIAMSTON) INCLUDED IN THE 2009-2015 STATE TRANSPORTATION IMPROVEMENT PROGRAM (STIP)



LEGEND:

- PROJECT #E-4731.**
PROJECT TYPE: ENHANCEMENT PROJECT.
PHASE A – CONSTRUCT AN ELEVATED BICYCLE-PEDESTRIAN CORRIDOR ALONG THE ROANOKE RIVER TO CONNECT THE SKEWARKEE TRAIL WITH MORATOC PARK AND ROANOKE RIVER TRAIL. UNDER CONSTRUCTION.
- PROJECT #B-4576.**
PROJECT TYPE: FEDERAL BRIDGE PROJECT.
REPLACE BRIDGE #6 OVER READY BRANCH ALONG U.S. 17 SOUTH OF WILLIAMSTON.
- PROJECT #R-2511.**
PROJECT TYPE: RURAL PROJECT.
U.S. 17 WASHINGTON BYPASS NORTH OF NC 171 (IN BEAUFORT COUNTY) TO MULTI-LANES SOUTH OF WILLIAMSTON. WIDEN TO MULTI-LANES. PLANNING/DESIGN IN PROGRESS.
- PROJECT #R-3826.**
PROJECT TYPE: RURAL PROJECT.
SR 1182 (EAST COLLEGE ROAD) TO NC 125 NORTHWEST OF WILLIAMSTON. TWO LANES. MOST ON NEW LOCATION. (TO ALLOW ADDITIONAL TIME FOR PLANNING AND DESIGN, RIGHT-OF-WAY (ACQUISITION) DELAYED FROM FY 11 TO FY 12 AND CONSTRUCTION DELAYED FROM FY 13 TO FY 14.)

SOURCE: NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, 2009-2015 STATE TRANSPORTATION IMPROVEMENT PROGRAM.



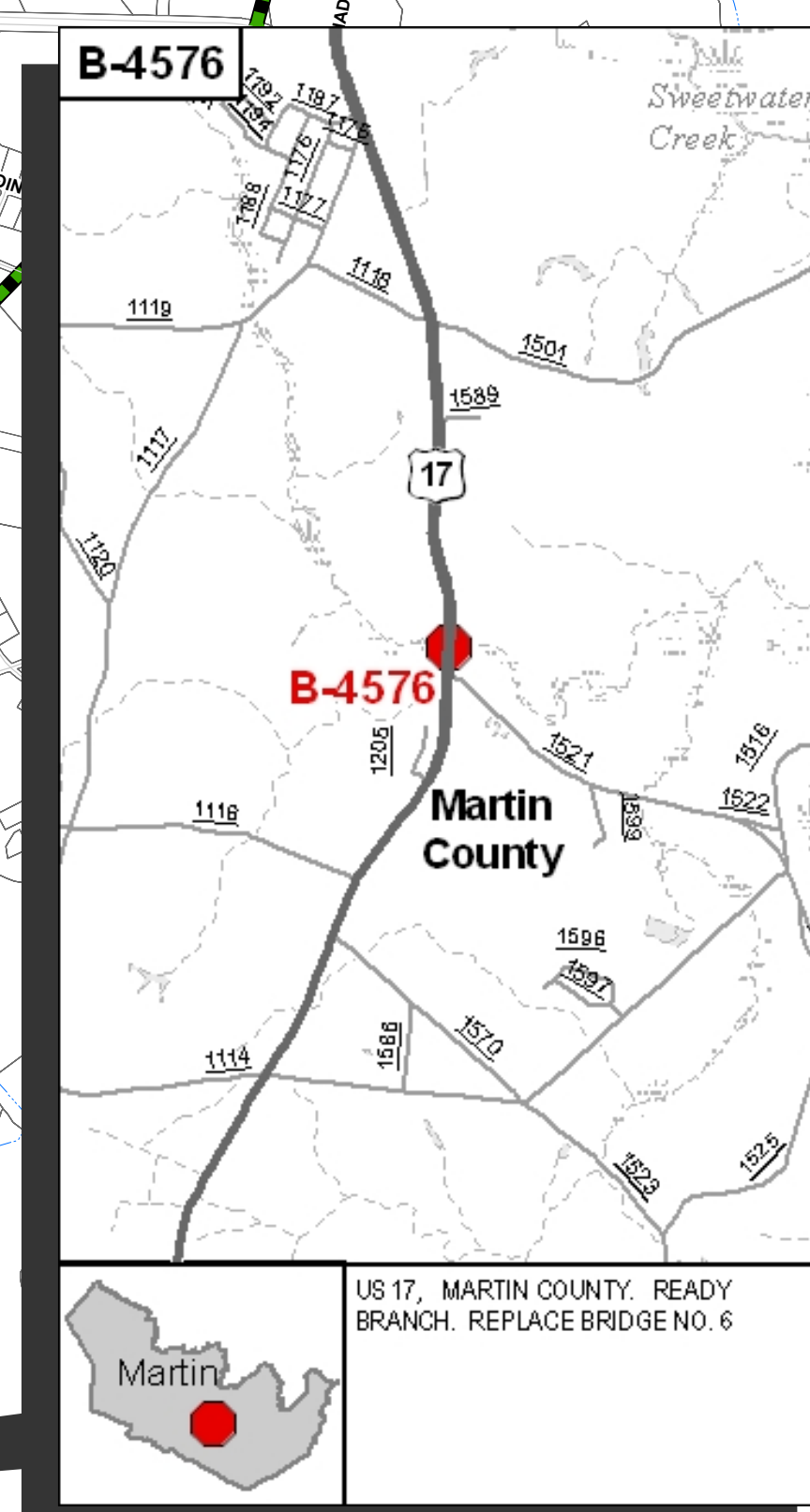
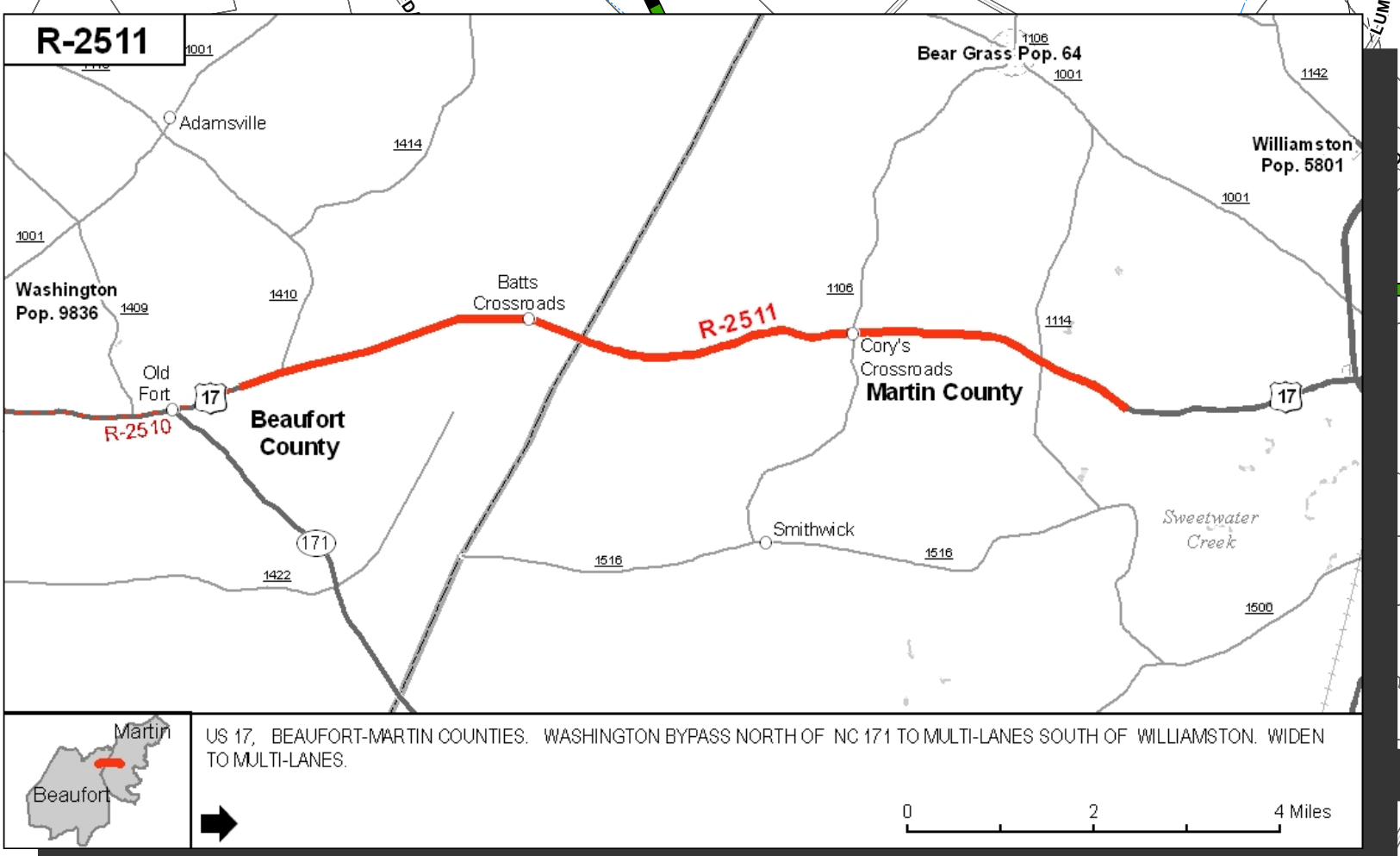
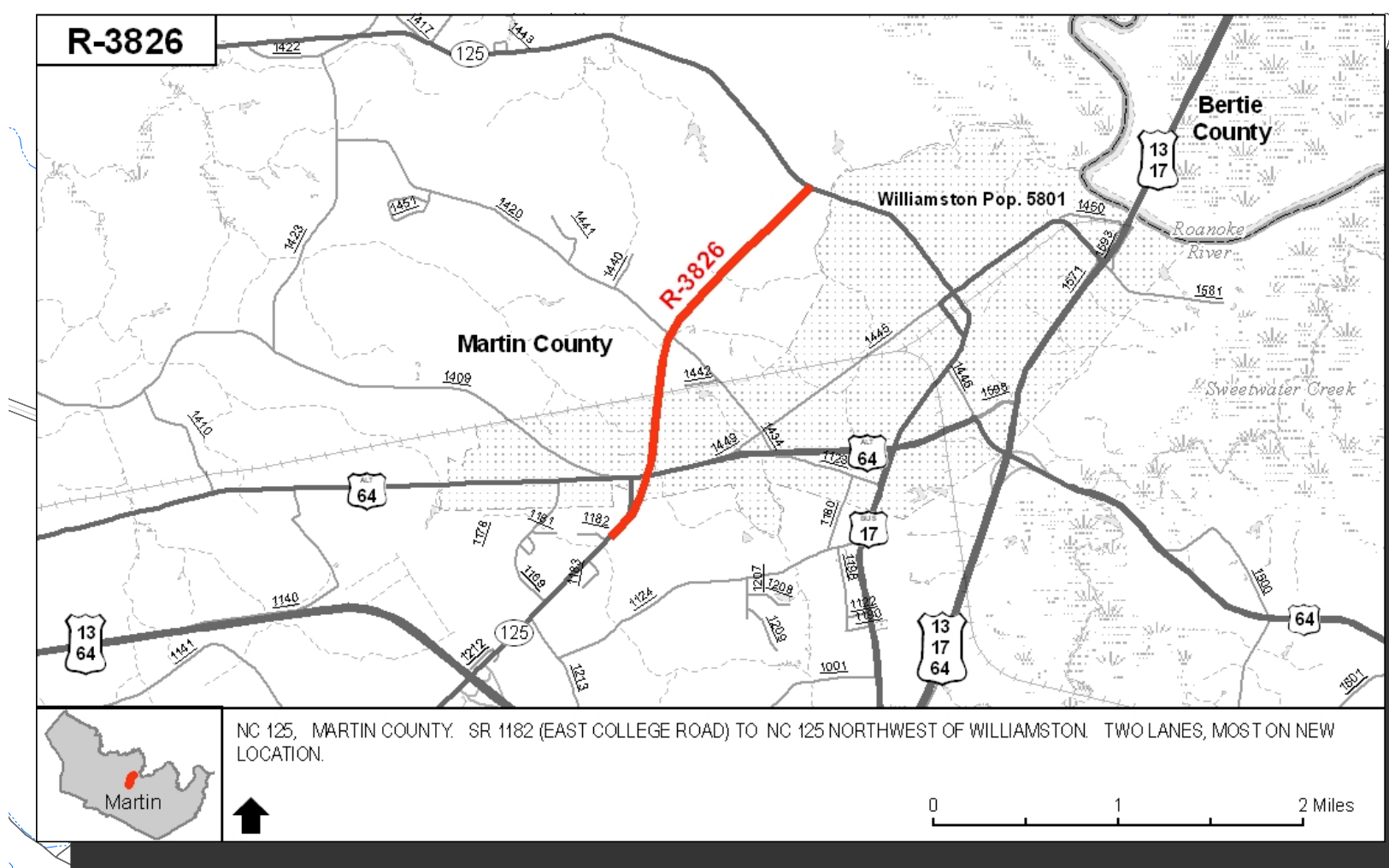
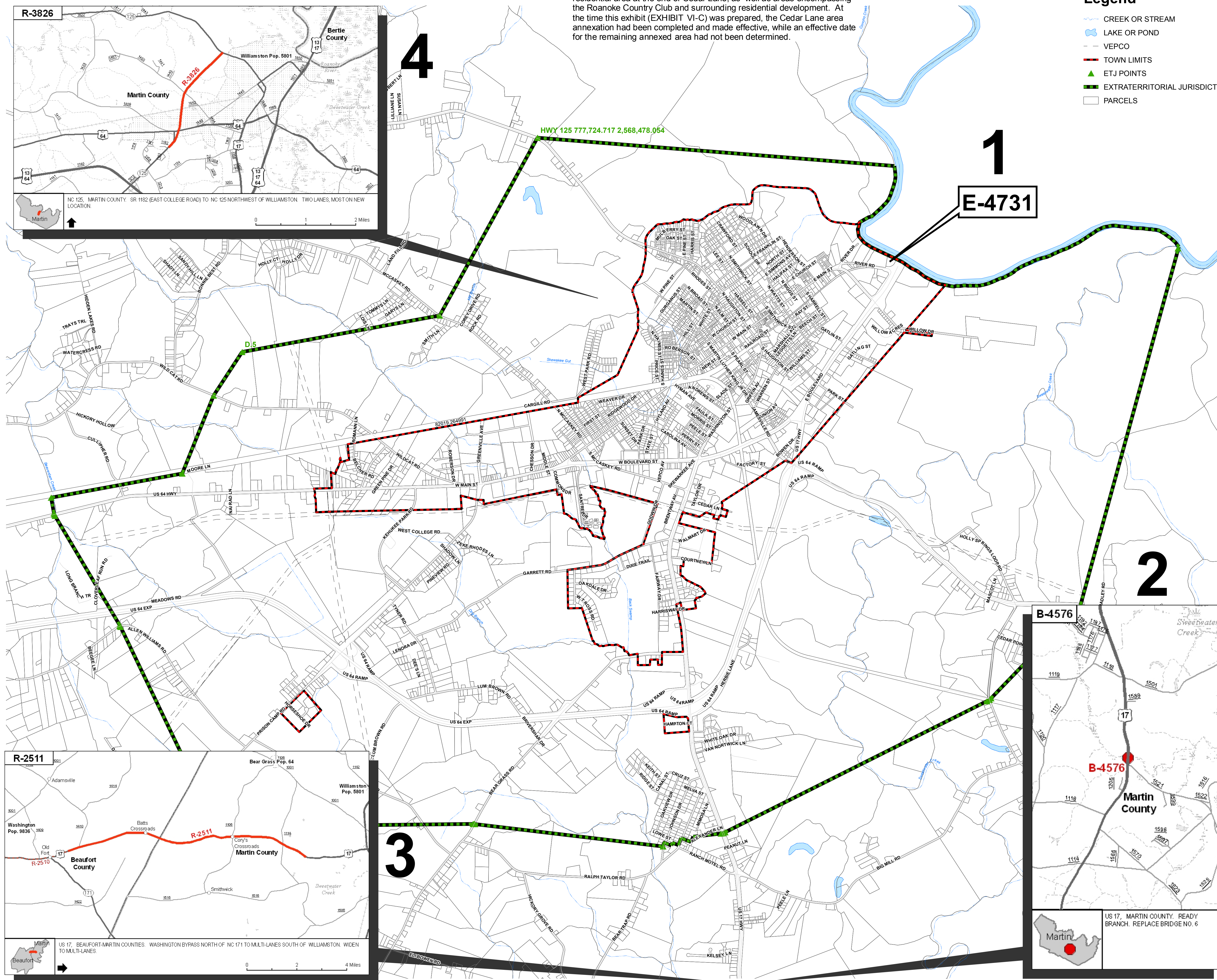
REVISED: MARCH 30, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VI-C) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



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2. Town Streets and Roads

The Town's draft Capital Improvement Plan (CIP) 2011-2015 includes programming for street repair projects. In addition, three (3) projects are included in the CIP to meet anticipated maintenance needs in the next five years. These projects are equipment related and include a street sweeper, a street tractor, and a bush hog. This equipment will aid Town personnel in a number of daily street maintenance activities. Currently, the Town's Street Department's six (6) employees work in conjunction with four (4) employees from the Water and Sewer Department on street related issues. Tasks range daily from water and sewer leak repair, street surface repairs, drainage and right of way maintenance, and signage.

A number of Town streets and roads have been identified by the Williamston Public Works Department as being in need of repair/reconstruction. In 2010, the Department prioritized the projects on a numerical basis using a scale of one to five, with one being of higher priority. The street repair/reconstruction projects were grouped according to the priority assigned during the evaluation and numbered for identification purposes within each priority grouping.

EXHIBIT VI-D, on pages VI-10 and VI-11, lists the street repair/reconstruction priority projects.

EXHIBIT VI-E on page VI-12 shows the general locations of the priority projects.

The Town's draft Capital Improvement Plan 2011-2015 includes three (3) drainage system improvements projects. These are:

- Skewarkee Drainage Watershed Improvements – Diversion Ditch;

- Skewarkee Drainage Watershed Improvements – Upstream of Main Street to Brownlow Drive; and,

- Skewarkee Drainage Watershed Improvements – Upstream of Brownlow Drive.

**EXHIBIT VI-D
WILLIAMSTON, NORTH CAROLINA
STREET REPAIR/RECONSTRUCTION PRIORITY PROJECTS**

Priority One (P1) Projects

Project P1-1: S. Park Avenue. Replace 2” water line; overlay (1” deep) from W. Main Street to S. McCaskey Road and repair curb/gutter.

Project P1-2: Central Street. Repair asphalt and replace curb/gutter.

Project P1-3: Central Street. Construct new road base and repave (532 feet long by 24 feet wide) from Jamesville Road to dead end.

Priority Two (P2) Projects

Project P2-1: Plymouth Street. Remove (2) trees; repair asphalt; and, repair curb/gutter near intersection of Central Street & U.S. Highway 17.

Project P2-2: Plymouth Street. Construct new road base and repave (539 feet long by 24 feet wide) from Union Street to U.S. Highway 17; repair approximately 200 feet of curb/gutter; and., replace three (3) driveways.

Project P2-3: Little Street. Remove (3) trees and replace curb/gutter from Sycamore Street to Sycamore Street.

Priority Three (P3) Projects

Project P3-1: Roberson Street. Repair curb/gutter at 412 Roberson Street and 415 Roberson Street.

Project P3-2: E. Main Street. Replace sidewalk in front of 401 East Main Street.

Project P3-3: S. Biggs Street. Remove tree (pine) and replace curb/gutter across from 303 S. Biggs Street and remove trees (2) and repair sidewalk in front of 303 S. Biggs Street.

Priority Four (P4) Projects

Project P4-1: Roberson Street. Overlay (1” deep, 1,050 feet long by 24 feet wide) from Church Street to Hanes Street; remove trees (2); and, repair 60 feet of curb/gutter.

Project P4-2: Mulberry Street. Resurface from Plum Street to curve and repave drainage area between Plum Street and Spruce Street.

EXHIBIT VI-D (continued)
WILLIAMSTON, NORTH CAROLINA
STREET REPAIR/RECONSTRUCTION PRIORITY PROJECTS

Priority Five (P5) Projects

Project P5-1: Outterbridge Road. Overlay (1" deep, 1,550 feet long by 22 feet wide).

Project P5-2: S. Watts Street. Replace damaged sidewalk from Main Street to Williams Street.

Project P5-3: Factory Street. Asphalt.

Project P5-4: Williams Street. Repair sidewalk in front of 204 Williams Street and extend sidewalk from 213 Williams Street to Park Street.

Project P5-5: Lee Street. Repair/replace curb/gutter.

Additional Overlay Projects

Hatton Street. Overlay from Watts Street to Harrell Street.

Carolina Avenue. Overlay from Washington Street to Pinecrest Avenue.

Rhodes Street. Overlay from White Street to Pine Street.

Warren Street. Overlay from Jamesville Road to S. Haughton Street.

Additional Sidewalk Projects

Sidewalk: Roberson Street out W. Main Street (including canal work).

Sidewalk: Baptist Church Driveway.

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EXHIBIT VI-E TOWN OF WILLIAMSTON, NC



GENERAL LOCATIONS OF STREET REPAIR/RECONSTRUCTION PRIORITY PROJECTS

A number of streets have been identified by the Public Works Department as being in need of repair/reconstruction. The Department prioritized the projects on a numerical basis using a scale of one to five, with one being of higher priority. The street repair/reconstruction projects were grouped according to the priority assigned during the evaluation and numbered for identification purposes within each priority grouping.

LEGEND:

Priority One (P1) Projects

Project P1-1: S. Park Avenue. Replace 2" water line; overlay (1" deep) from W. Main Street to S. McCaskey Road and repair curb/gutter.

Project P1-2: Central Street. Repair asphalt and replace curb/gutter.

Project P1-3: Central Street. Construct new road base and repave (532 feet long by 24 feet wide) from Jamesville Road to dead end.

Priority Two (P2) Projects

Project P2-1: Plymouth Street. Remove (2) trees; repair asphalt; and, repair curb/gutter near intersection of Central Street & U.S. Highway 17.

Project P2-2: Plymouth Street. Construct new road base and repave (539 feet long by 24 feet wide) from Union Street to U.S. Highway 17; repair approximately 200 feet of curb/gutter; and, replace three (3) driveways.

Project P2-3: Little Street. Remove (3) trees and replace curb/gutter from Sycamore Street to Sycamore Street.

Priority Three (P3) Projects

Project P3-1: Roberson Street. Repair curb/gutter at 412 Roberson Street and 415 Roberson Street.

Project P3-2: E. Main Street. Replace sidewalk in front of 401 East Main Street.

Project P3-3: S. Biggs Street. Remove tree (pine) and replace curb/gutter across from 303 S. Biggs Street and remove trees (2) and repair sidewalk in front of 303 S. Biggs Street.

Priority Four (P4) Projects

Project P4-1: Roberson Street. Overlay (1" deep, 1,050 feet long by 24 feet wide) from Church Street to Hanes Street; remove trees (2); and, repair 60 feet of curb/gutter.

Project P4-2: Mulberry Street. Resurface from Plum Street to curve and repave drainage area between Plum Street and Spruce Street.

Priority Five (P5) Projects

Project P5-1: Outerbridge Road. Overlay (1" deep, 1,550 feet long by 22 feet wide).

Project P5-2: S. Watts Street. Replace damaged sidewalk from Main Street to Williams Street.

Project P5-3: Factory Street. Asphalt.

Project P5-4: Williams Street. Repair sidewalk in front of 204 Williams Street and extend sidewalk from 213 Williams Street to Park Street.

Project P5-5: Lee Street. Repair/replace curb/gutter.

Additional Overlay Projects

Hatton Street. Overlay from Watts Street to Harrell Street.

Carolina Avenue. Overlay from Washington Street to Pinecrest Avenue.

Rhodes Street. Overlay from White Street to Pine Street.

Warren Street. Overlay from Jamesville Road to S. Houghton Street.

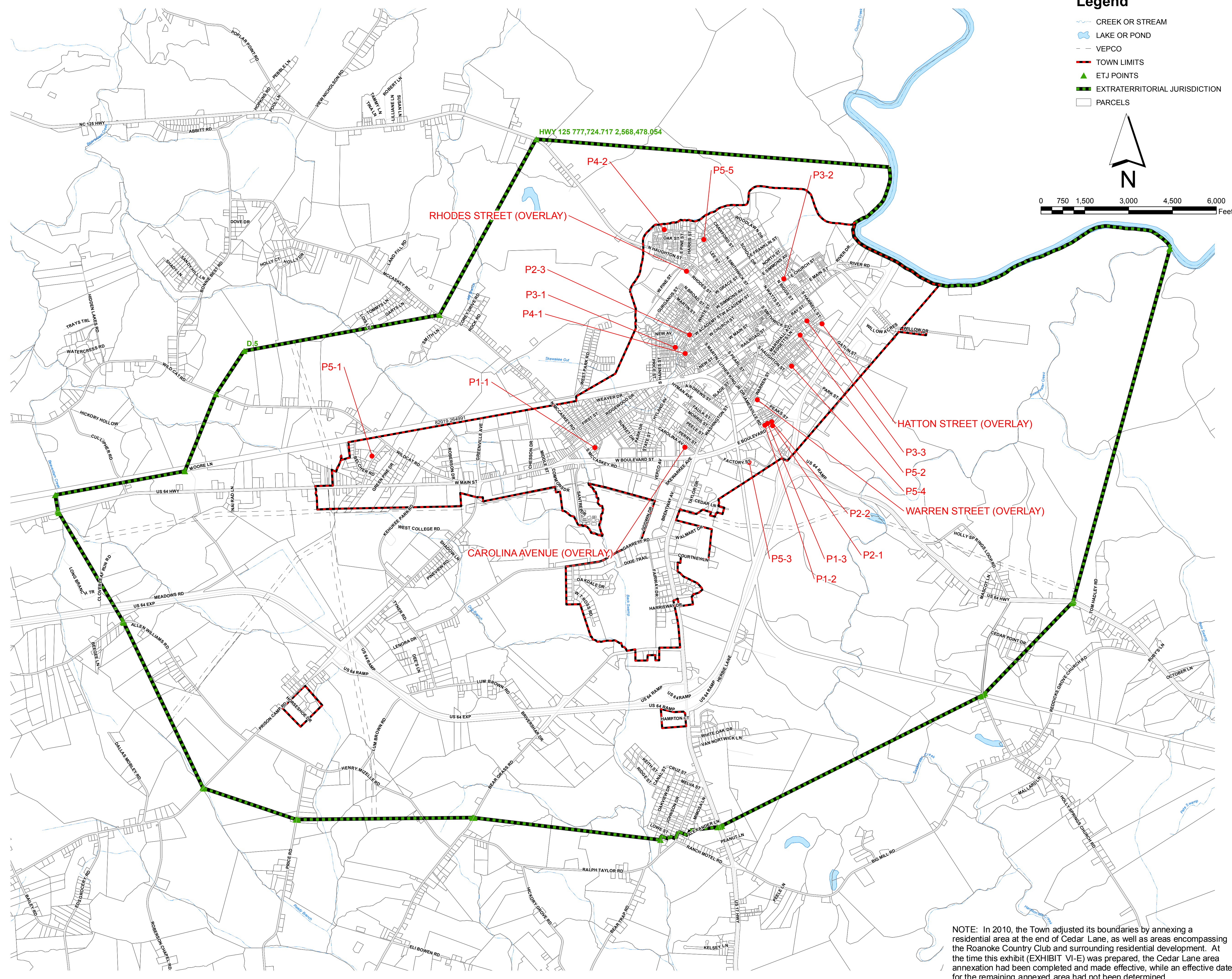
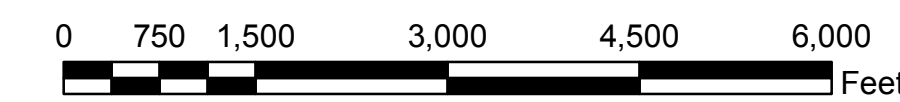
Additional Sidewalk Projects

Sidewalk: Roberson Street out W. Main Street (including canal work).

Sidewalk: Baptist Church Driveway.

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VI-E) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

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D. Bicycle, Pedestrian, and Multi-Use Facilities

In 2003, Williamston completed conversion of an unused railroad bed into a bicycle and pedestrian facility called the Skewarkee Trail. The facility creates a safer bicycling and pedestrian environment, linking activity centers such as the Roanoke River, neighborhoods, and the Town's Central Business District. The trail is approximately nine-tenths of a mile long.

Before Skewarkee Trail, bicycling and walking for exercise were only available on busy streets and very limited sidewalk locations. Bicycles and skateboards are prohibited on sidewalks downtown. Skewarkee Trail follows the former tracks of the Williamston & Tarboro Railroad Company, formed in 1831, later changed to the Seaboard and Raleigh, then Albemarle and Raleigh, then Atlantic Coastline, to modern-day CSX.

Skewarkee Trail is landscaped. Access to the trail is provided by the crossing of six streets at various locations and at three public facilities' parking areas. Visitors to Town are able to park and ride at three separate locations along the trail. Parking is free. Parking areas include bicycle racks for people to use while shopping and conducting business.

Signs incorporating maps of Skewarkee Trail and displaying locations of activity centers on the trail are placed at five locations along the trail. These are at the ends of the trail and at drop-off points along the corridor. Road crossing signs are posted at the four street intersections for safety. Bollards are used at street crossings to prevent unauthorized motor vehicles from accessing the corridor. Access for bicycles and pedestrians is provided between the bollards. Benches at the entrance ways and along the trail have been installed. Trash receptacles have been installed at entrances and along the corridor.

Skewarkee Trail is open for use during daytime hours until dusk. The limitations imposed by the topography and distances from power in some of the locations make lighting for nighttime use cost prohibitive. In addition to the cost of lighting, the manpower responsible for safety and security of users after dark would not be available.

EXHIBIT VI-F on the following page shows Skewarkee Trail as well as general locations and routes for potential additional bicycle, pedestrian, and multi-use facilities that may be developed to serve Williamston. Additional points of reference are also shown. The general locations of potential facilities shown on the exhibit were adapted from a concept plan included in the Town's 2002 Comprehensive Study and 20-Year Plan for Parks and Recreation developed by LandMark Design Group.

At the time of this writing, the Town is awaiting a decision from NCDOT with respect to and application for funds to prepare a bicycle, pedestrian, and multi-use facilities plan.

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EXHIBIT VI-F

TOWN OF WILLIAMSTON, NC



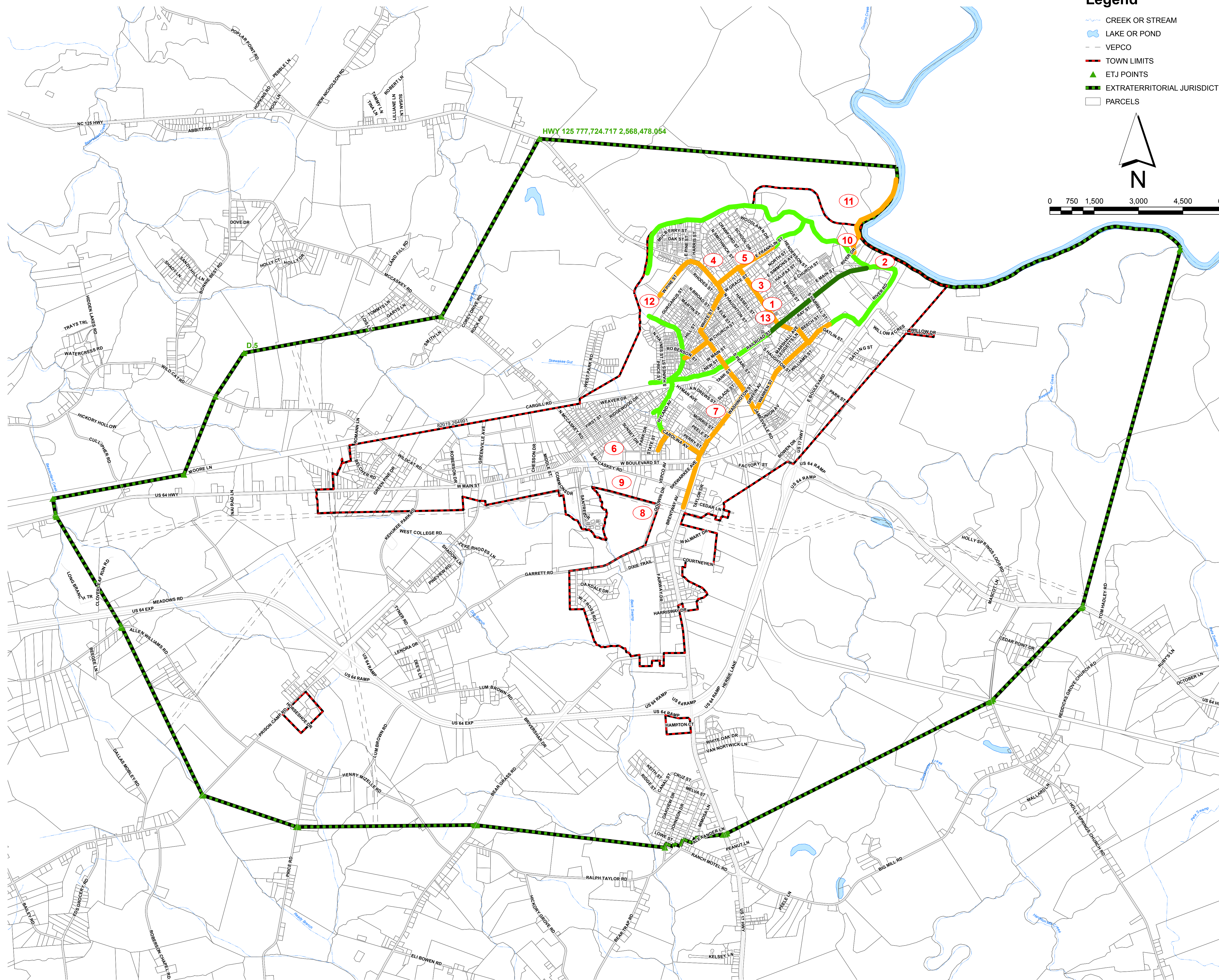
SKEWARKEE TRAIL, GENERAL LOCATIONS AND ROUTES FOR POTENTIAL ADDITIONAL BICYCLE AND PEDESTRIAN AND MULTI-USE FACILITIES, SIDEWALK CONNECTORS, AND SELECTED POINTS OF REFERENCE

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



0 750 1,500 3,000 4,500 6,000 Feet



LEGEND

- SKEWARKEE TRAIL
- SIDEWALK CONNECTORS
- GENERAL LOCATIONS AND ROUTES FOR POTENTIAL ADDITIONAL BICYCLE AND PEDESTRIAN AND MULTI-USE FACILITIES

SELECTED POINTS OF REFERENCE:

- ① WILLIAMSTON TOWN HALL
- ② RIVER LANDING
- ③ MARTIN MEMORIAL LIBRARY
- ④ MARTIN COUNTY SENIOR CENTER AND MARTIN COUNTY HEALTH DEPARTMENT
- ⑤ WILLIAMSTON MIDDLE SCHOOL
- ⑥ WILLIAMSTON PRIMARY SCHOOL
- ⑦ EJ HAYES ELEMENTARY SCHOOL
- ⑧ WILLIAMSTON HIGH SCHOOL
- ⑨ MARTIN GENERAL HOSPITAL
- ⑩ MORATOC PARK
- ⑪ CONOHO FARM GAMELANDS
- ⑫ GAYLORD PERRY PARK
- ⑬ BARNES PLAZA MINI-PARK

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VI-F) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

SOURCE: The general locations of potential facilities shown on this exhibit were adapted from a concept plan included in the "Williamston Community Design Project, Town of Williamston, North Carolina, May, 2004" by the NC State University, College of Design, Spring Semester, 2004. Faculty: Meredith Gruber, Visiting Assistant Professor and W. Michael Leigh, Visiting Assistant Professor.



REVISED: FEBRUARY 7, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

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E. River Access and Traffic

In addition to hundreds of recreational boaters, the Roanoke River's safe, deep portage (11' at Williamston) allows river traffic to move to other ports in the State and country. There are currently two facilities served by barge traffic and a third potential site is available.

In 2002, the Town secured funding through the North Carolina Department of Transportation's Enhancement Funding program to construct River Landing. The total project cost was \$650,000.00.

River Landing also provides a link to the Roanoke River Paddle Trail and helps complete the bicycle and pedestrian link between the downtown business and residential areas to the river.

River Landing includes an elevated bicycle and pedestrian corridor which will connect the Skewarkee Trail with Martin County's Moratoc Park. The Town constructed a camping platform to be utilized by users of the canoe trail, bicyclists, and pedestrians. This platform is directly across the Roanoke River from the Roanoke River National Wildlife Refuge and provides access and viewing of the pristine natural environment within the refuge. EXHIBIT VI-G on the following page shows the location River Landing, as well as its existing facilities and proposed improvements.

River Landing positions Williamston to reach an agreement with the North Carolina Wildlife Resources Commission to utilize existing roads and paths in Conoho Farm Gamelands for bicycle and pedestrian use during non-hunting days. The Conoho Farms Gamelands could eventually add several miles of improved trails for bicycle and pedestrian use.

River Landing also enables Williamston to establish new trails on the south side of Town along existing sanitary sewer easements. River Landing is a key intersection for the creation of a unified bicycle/pedestrian system that could eventually loop Williamston and bisect the Town.

The Williamston Parks and Recreation Department will provide long term maintenance for River Landing. In addition, the Public Works Department will give assistance with surface maintenance of the corridors.

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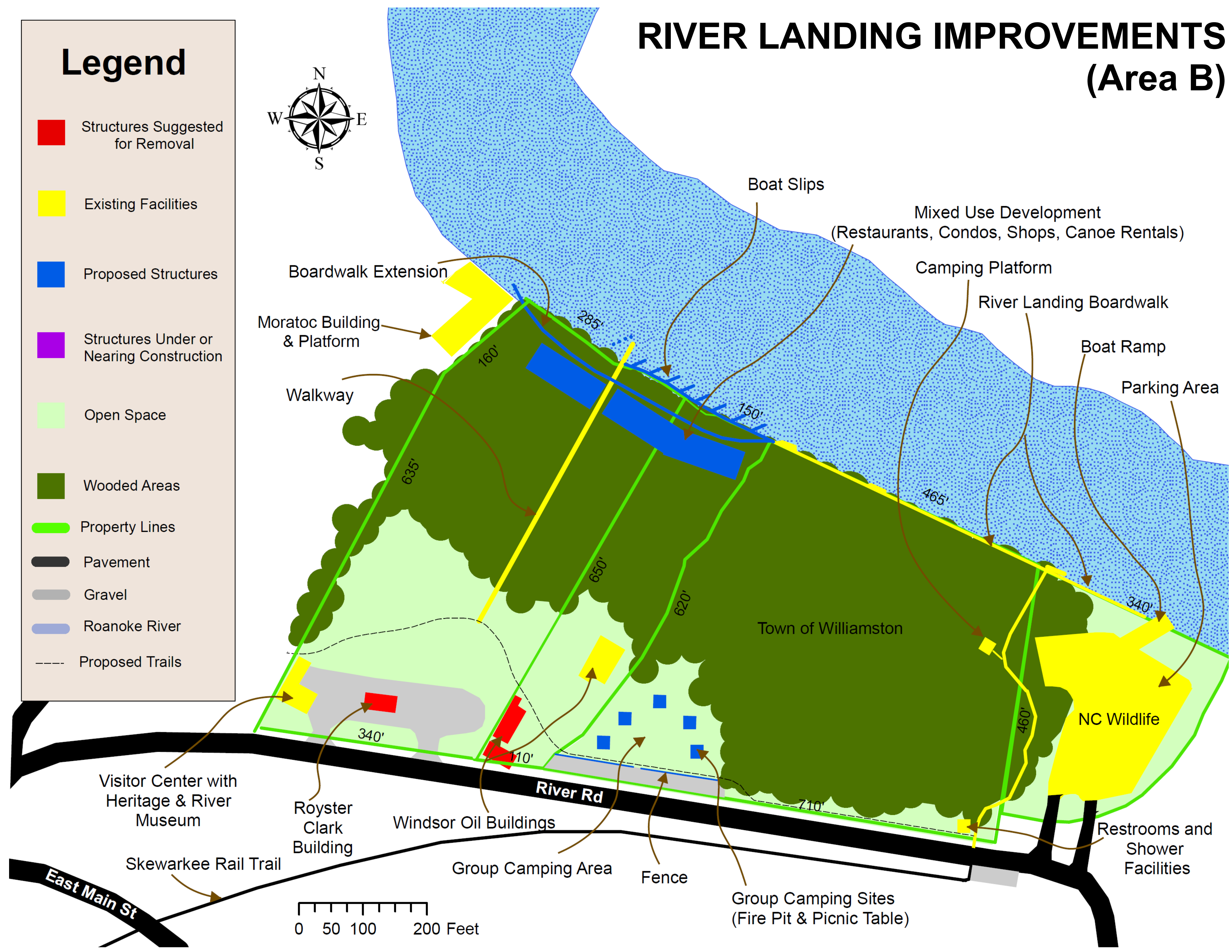


RIVER LANDING FACILITIES & PROPOSED IMPROVEMENTS

RIVER LANDING IMPROVEMENTS (Area B)

Legend

- Structures Suggested for Removal
- Existing Facilities
- Proposed Structures
- Structures Under or Nearing Construction
- Open Space
- Wooded Areas
- Property Lines
- Pavement
- Gravel
- Roanoke River
- Proposed Trails



SOURCE: TOWN OF WILLIAMSTON, NC



REVISED: MAY 27, 2010

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F. Airports

The Martin County Airport, located on Airport Road, offers a 5,000 foot paved runway, and is opened year-round, 24 hours per day, for private and chartered planes. Fuel and assistance is provided, and hangar facilities are available. The facility can accommodate some jet aircraft and offers jet fuel. There are no plans to expand the airport, and no construction projects are underway.

Area residents also use the Pitt-Greenville Airport located about 20 miles from Williamston. US Airways Express serves the region from Pitt-Greenville Airport daily, providing connecting flights to the major airline hubs of Charlotte, Raleigh-Durham, Baltimore and Washington-Dulles airports. Connecting flight schedules make one-day business trips possible to almost all metro areas east of the Mississippi River.

Raleigh-Durham International Airport, Charlotte's Douglas International Airport, and Norfolk International Airport offer daily international flights. Raleigh-Durham is the East Coast hub for American Airlines, while Charlotte's Douglas International is the hub for US Airways. Air cargo service to the Williamston area is offered by air freight carriers, including Federal Express, Airborne Express, Emery, and UPS.

G. Public Transit

Bus transportation and parcel service is offered by Trailways Bus Line.

Martin County Transit (MCT) offers limited transportation services to residents to and from locations in and around Williamston via high occupancy vans. Riders must call MCT to schedule pick-ups at predetermined locations. There is a charge for the service. Round trip fares within Williamston are two dollars (\$2.00) per stop. Trips into Williamston from two (2) miles outside Town limits (one stop only) are six dollars (\$6.00). Trips within Martin County to Williamston are ten dollars (\$10.00).

During the development of this comprehensive plan update, many people voiced a desire to have a more extensive public transit system developed; offering daily service along a regular route with scheduled stops.

H. Rail

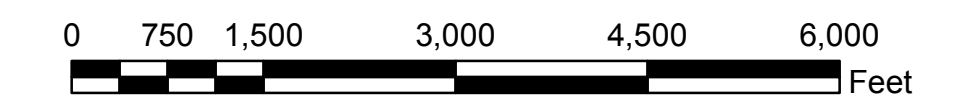
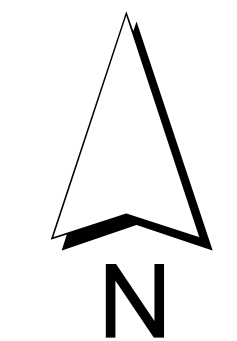
Seaboard Coast Line Railroad (Seaboard) is an operating unit of CSX Transportation. Seaboard operates trains along a line that bisects Martin County, servicing Williamston as well as Parmelee, Robersonville, Everetts, and Jamesville. Seaboard also operates public tracks around Williamston for loading and unloading of rail cars. EXHIBIT VI-H on the following page shows the location of the rail line, as well as the locations of two bridges in Williamston, one of which serves the rail line. Van-on-flat-car or trailer-on-flat-car (a.k.a. "piggyback") services are available on the Seaboard system in Rocky Mount, NC.

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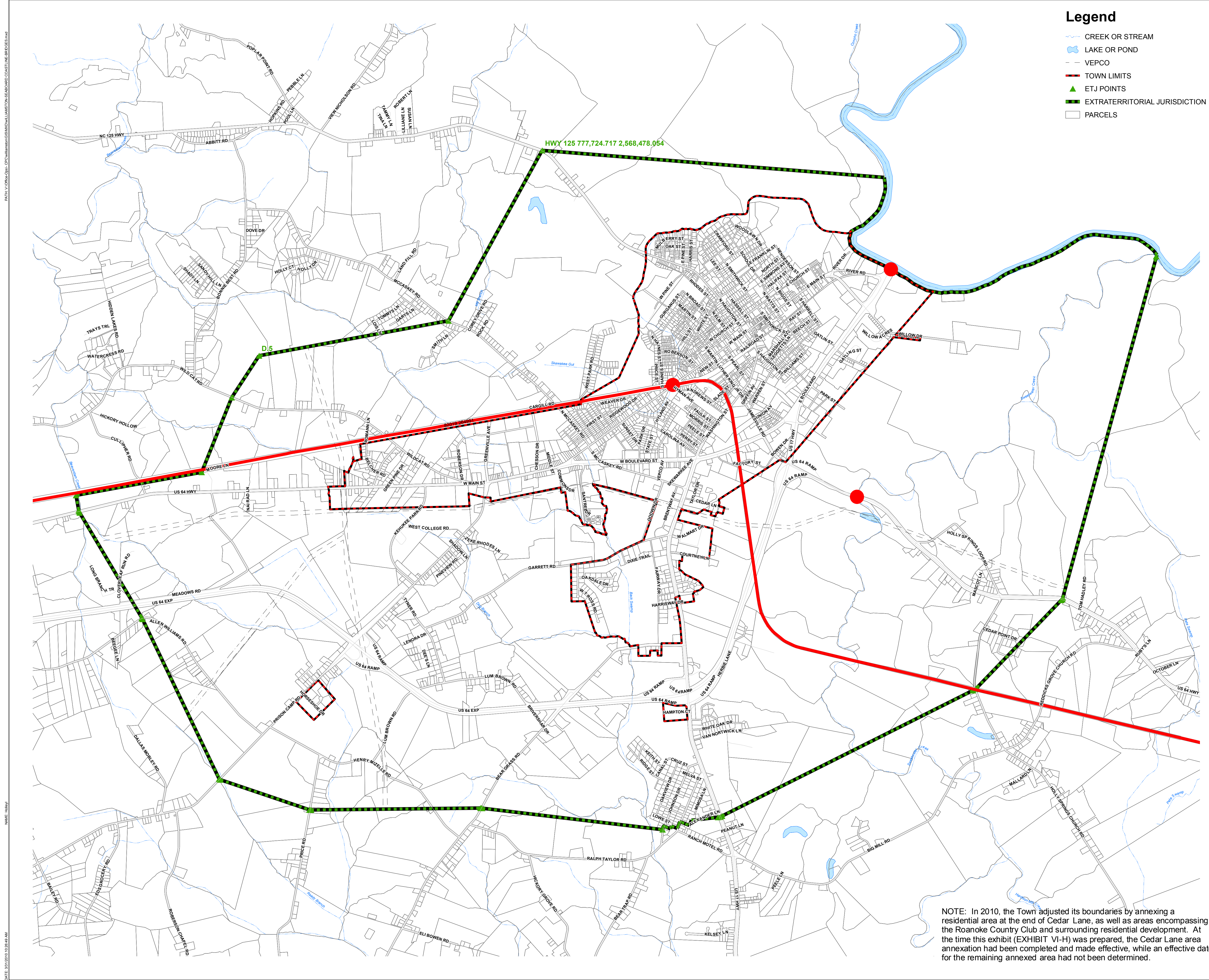
TOWN OF WILLIAMSTON, NC



WILLIAMSTON, NORTH CAROLINA SEABOARD COAST LINE (CSX) RAILROAD AND BRIDGES SERVING WILLIAMSTON



LEGEND: SEABOARD COAST LINE (CSX) RAIL ROAD BRIDGE



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I. Motor Transport

Numerous national and regional motor transport companies, including many of the nation's largest carriers, serve the Williamston area. Local independent trucking firms also provide service. Containerized freight service is available, as is special commodity transport. Numerous carriers provide less than truckload service on a daily basis.

J. Sustainable Communities Program – Transportation

Williamston is participating in Audubon International's Sustainable Communities Program. The Sustainable Communities Program is designed to create a dialogue among citizens and catalyze action on community-wide concerns. The program aims to help communities protect and improve their environmental, social, and economic vitality. Sustainability and its corollary "the green movement" are concerned with concerted action on three fronts: the environment, the economy, and the development of a community's people.

Through its work with Audubon International's Sustainable Communities Program, the Town identified five (5) focus areas related to transportation. Transportation focus areas are: public works; public transportation; alternative transportation (pedestrians, bicycles); hybrid/alternative fuel vehicles (AFV); and, parking management. For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's transportation goals and objectives (implementation strategies) are discussed in Chapter XI: Goals and Implementation Strategies.

K. Conclusions

Williamston, in partnership with the North Carolina Department of Transportation, must work to identify and correct traffic system deficiencies and hazard situations to enhance its citizens' quality of life and promote managed residential and economic growth. The development of a comprehensive transportation plan for and with Williamston by the NCDOT Statewide Transportation Planning Branch during 2010/2011 will help greatly.

Cooperation between the private sector, local governments, and State agencies should be encouraged to more efficiently and quickly construct transportation system related projects within the community. Careful presentation of projects, such as smaller segmented priorities, may enhance the ability for earlier funding of projects as well.

The Town should annually update its Capital Improvement Plan which includes street system maintenance and construction projects. In addition, the Town should consider developing a stand alone street improvement master plan, which may aid in preparing grant applications and with public relations as projects are budgeted and implemented.

Williamston should seek opportunities and assistance to take advantage of the national and State-wide walk-able communities' initiatives. These initiatives are geared toward promoting communities, slowing down traffic (vehicular and pedestrian), and making communities pedestrian and bicycle friendly.

As transportation plans are prepared by and for Williamston, Town leaders and NCDOT officials alike must remain cognizant of the needs of people in the community who rely on public transit services. As residential and commercial development continues to occur, and the Town's population grows, public transit opportunities should be weighed with respect to costs as well as the social, safety, and environmental benefits that may accrue.

Chapter VII: Water and Sewer Systems

A. Introduction

Town leaders remain optimistic that economic and residential growth in and adjacent to Williamston will be fueled by a number of events that have occurred since the previous comprehensive plan was adopted:

- The North Carolina Department of Transportation (NCDOT) constructed a new 4-lane bypass for U.S. Highway 64 on a relocated corridor south of Town;
- The Senator Bob Martin Eastern Agriculture Center located off Prison Camp Road near the new U.S. Highway 64 corridor is fully operational and undergoing expansion;
- Continued residential and commercial development is anticipated along and adjacent to the existing U.S. Highway 17 corridor;
- Interconnection with Martin County Water District Number 1 to the north of Williamston and development of Water District 2 south of Town is at hand; and,
- Annexations of additional areas requiring utility services are on-going.

Town leaders realize that growth will increase demands for expansion or improvements of utility water and sewer systems. However, regulatory changes with respect to water supply limitations and mandated usage (withdrawal) reductions have superseded the Town's normal, proactive process of providing water and collecting and treating sewage.

Williamston and the Martin County Regional Water and Sewer Authority (MCRWASA) obtain potable water through groundwater wells in the Cretaceous Aquifers underlying Martin County. The aquifers are at risk of being overdrawn. As a result, Central Coastal Plain Capacity Use Area (CCPCUA) Rules, enacted to reduce the stress on the aquifer, came into effect on August 1, 2002. Under the CCPCUA, Williamston and the MCRWASA must decrease their rates of withdrawal. The 2002 CCPCUA Rules limit the amount of groundwater available for potable water in the area. The projected average daily demand for the service area in 2030 will be 1.74 million gallons per day (MGD). The post CCPCUA supply will be only 0.90 MGD in 2030 (Wooten, 2009). (Projections indicate that the *maximum daily demand* may reach 2.39 MGD by as early as 2015.). Thus a new water source is needed for the Town and Martin County Water Service District 1 (WSD 1), Water Service District 2 (WSD 2), and proposed Water Service District 4 (WSD 4) to replace the existing groundwater sources that supply these areas.

Recent estimates place the number of connections in these areas in 2009 at 4,823 (907 in WSD 1; 569 in WSD 2; and, 3,348 in Williamston). By 2030 the number of connections is (including the proposed WSD 4) expected to be 6,655 (1,115 in WSD 1; 1,556 in WSD 2; 266 in WSD 4; and, 3,718 in Williamston). Some of the expected growth will likely

be due to new lines that will serve existing rural residents who are not currently served by the water system.

According to estimates, the 2009 average daily demand (ADD) for these areas was 1.06 million gallons per day (MGD). In 2030, the projected ADD will be more than 1.7 MDG. Thus, water system demands will exceed supply in the coming years. The projected maximum daily demand (MDD) for the entire service area in 2030 will be 3.2 MGD, and the projected supply (after CCPCUA reductions) will be 0.9 MDG. (Table 37 of the preliminary engineering report (PER) prepared by Wooten in 2009 for the MCRWASA for the project discussed later in this chapter shows that in 2015, the available supply will be 25.57% lower than demand, and by 2020 the supply will be 34.21% lower than demand.)

With the cumulative ADD of the member systems estimated to be over 1.7 MGD by 2030, and factoring in an additional 10% for filter backwashing, sampling, and other process needs, engineers assisting the MCRWASA have concluded that a 2.0 MDG WTP is needed to provide a reliable, long-term source of potable water for the region. Indications are that maximum daily demands will be met by utilizing the existing wells owned and maintained by the member systems.

With respect to the sewer system, Town leaders face significant issues as well. The Town must continue to deal with its infiltration/inflow problems. In addition, Town leaders must fashion a program to pay for and provide sewer service to areas being annexed or proposed for annexation.

Given the level of attention water and sewer issues have generated recently, the Town and MCRWASA have--alone and together--commissioned and/or participated in a number of studies by professional engineers, environmental scientists, and planners. Thus, this chapter of the comprehensive plan utilizes information from a number of water and sewer plans, studies, and reports.

Information from Williamston's draft 2007 and draft 2009 Local Water Supply Plans (LWSP) was used as a source. Although the Town submits updated LWSP annually, the State requires adoption of the documents on a five year cycle. The Town's last adopted plan was the 2002 LWSP so the Town will next consider adopting the 2007 LWSP which is currently being reviewed by the NC Division of Water Resources (NCDWR) at the time of this writing. Once NCDWR's review is completed, the 2007 LWSP will be adopted by the Town.

Rivers and Associates have been providing engineering services to Williamston for many years. Some of Rivers' work is summarized and/or reproduced in the sections that follow, since the studies and plans completed for Williamston are too voluminous to be included in total in this document. Nothing herein is meant to change or contradict the analyses previously completed with respect to water and sewer needs of Williamston.

Similarly, this chapter of the Comprehensive Plan does not repeal or amend the water and sewer recommendations currently being implemented.

MCRWASA receives professional engineering services from the Wooten Company.

Information pertaining to on-going efforts by MCRWASA to provide a new water source to serve Martin County water and sewer districts 1 and 2 including Williamston from the “Martin County Regional Water and Sewer Authority Water System Improvements Martin County, N.C. Rural Development NEPA Environmental Report, 29 January 2010” by Robert J. Goldstein & Associates (Goldstein January 29, 2010) is used in this chapter.

The Town’s Capital Improvement Plan 2011-2015 (January, 2010) is used as a source. Improvements to existing major transportation arteries serving the Town since the 1999 Comprehensive Plan, coupled with the progressive attitudes of the public and the Town government, provide the basis for the growth and development that is anticipated during the next 20 years. Continued development and growth appears promising as highway infrastructure has already improved. Open land is available adjacent to highways, community facilities and services are available, and local work force is available for employment.

B. Water System

1. Water System Planning

North Carolina General Statute G.S. 143-355(1) requires all units of local government that provide or plan to provide public water service to prepare a Local Water Supply Plan and to update that plan at least every five years. In addition, all community water systems that regularly serve 1,000 or more service connections or serve more than 3,000 people are required to prepare a Local Water Supply Plan (LWSP) and submit the document to NCDWR.

A LWSP is an assessment of a water system’s current and future water needs and its ability to meet those needs. By understanding current and future needs, local governments will be better able to manage water supplies and better prepared to plan for water supply system improvements.

Williamston, through its Public Works Department, complies with the law by submitting updates of its LWSP to NCDWR. The Town’s last adopted LWSP was dated 2002, although annual updates have been submitted and are under NCDWR review.

Once review of a system’s submitted LWSP has been completed, the information is published on the NCDWR website and is considered to meet the minimum criteria established in North Carolina General Statutes 143-355(1). Letters are mailed to the system asking them to adopt LWSP. Currently, adoptions are required every five (5) years. As such, NCDWR has only been asking systems to adopt their 2007 LWSPs

(Williamston's 2007 LWSP is currently under review). Systems can also choose to adopt their more recent LWSP, particularly if these have significant changes.

As previously noted, Rivers and Associates have assisted the Town with some of its water (and sewer) system planning, having provided a number of water system related studies and plans used by the Town as it plans water system capital projects. Some of the notable Rivers' studies include: Williamston Hydraulic Analysis Study, October, 2007; Williamston Water Supply Plan, 2002; and, Williamston Water Distribution Study, October, 1995.

More recently, with the creation of MCRWASA, the Wooten Company was hired to help Martin County and Williamston, through MCRWASA, assess water source options. In addition to preparing a preliminary engineering report (PER) concerning a number of potential scenarios available to MCRWASA with respect to water source issues, Wooten has assisted with the NEPA environmental report prepared and submitted for MCRWASA by Robert J. Goldstein & Associates in January, 2010. The environmental report was submitted to U.S. Department of Agriculture (USDA) Rural Utilities Service as a part of a funding application.

2. Existing Water System

Williamston owns and operates its own public water supply system consisting of six (6) water supply wells, over fifty (50) miles of water distribution mains ranging in size from two (2) inches to twelve (12) inches, and five (5) elevated storage tanks with a total capacity of 1.475 million gallons. Williamston's system is identified by the State as PWSID: 04-59-010. The oldest portion of the water system is over forty-five years old. Williamston provides water (and sewer) service to some areas outside its corporate limits.

The Town obtains its water from wells in the Black Creek aquifer, located within the Central Coastal Plains Capacity Use Area. (As discussed, a 25% withdrawal reduction was implemented in 2008 with successive 25% reductions schedules for 2013 and 2018.) The water is treated at each well site. Chlorine is added for disinfection and corrosion control.

Withdrawals from wells are monitored. As Rivers & Associates explain in the Williamston Hydraulic Analysis Study, October, 2007, *"Based on recent regulatory interpretation issued by North Carolina Department of Environment and Natural Resource(sic), Division of Environmental Health, Public Water supply personal (sic), well water supplies must furnish the "maximum" day supply requirement in no greater than twelve (12) hours of operation. This is more restrictive than the previous traditional interpretation requiring no more than twelve (12) hours operation to produce the "average" day supply. The maximum day capacity (also referred to as Safe Yield Capacity) of 2.03 MGD is therefore based on all wells operating for 12 hours. The existing wells are adequate to provide for existing maximum day demand of 1.65 MGD."*

Also, Rivers & Associates note *“The maximum 24-hour yield from the existing water supply wells is 3.12 MGD.”*

Transmission lines of 8”, 10”, and 12” along Main Street, Jamesville Road, U.S. 64 Alternate, U.S. 17, and NC 125 serve the Town. Pipe materials include polyvinylchloride (PVC) (78%), asbestos cement (4.0 %), ductile iron (1.7%), cast iron (15.0%), and “other” (0.3%).

The Town’s five elevated tanks store water to provide system pressure and supplemental supply during peak hour or fire events. Water in the elevated tanks also serves as a source of supply during power outages, equipment failure, or transmission line breaks. As Rivers & Associates explain in the Williamston Hydraulic Analyses Study, October, 2007, *“The storage required by North Carolina Administrative Code is one-half of the average day demand. The elevated tanks are usually assumed ¾ full for fire flow analysis. The existing elevated storage capacity of 1.275 MG is adequate for both the existing average day and year 2050 requirement of 0.48 MG and 0.72 MG, respectively.”*

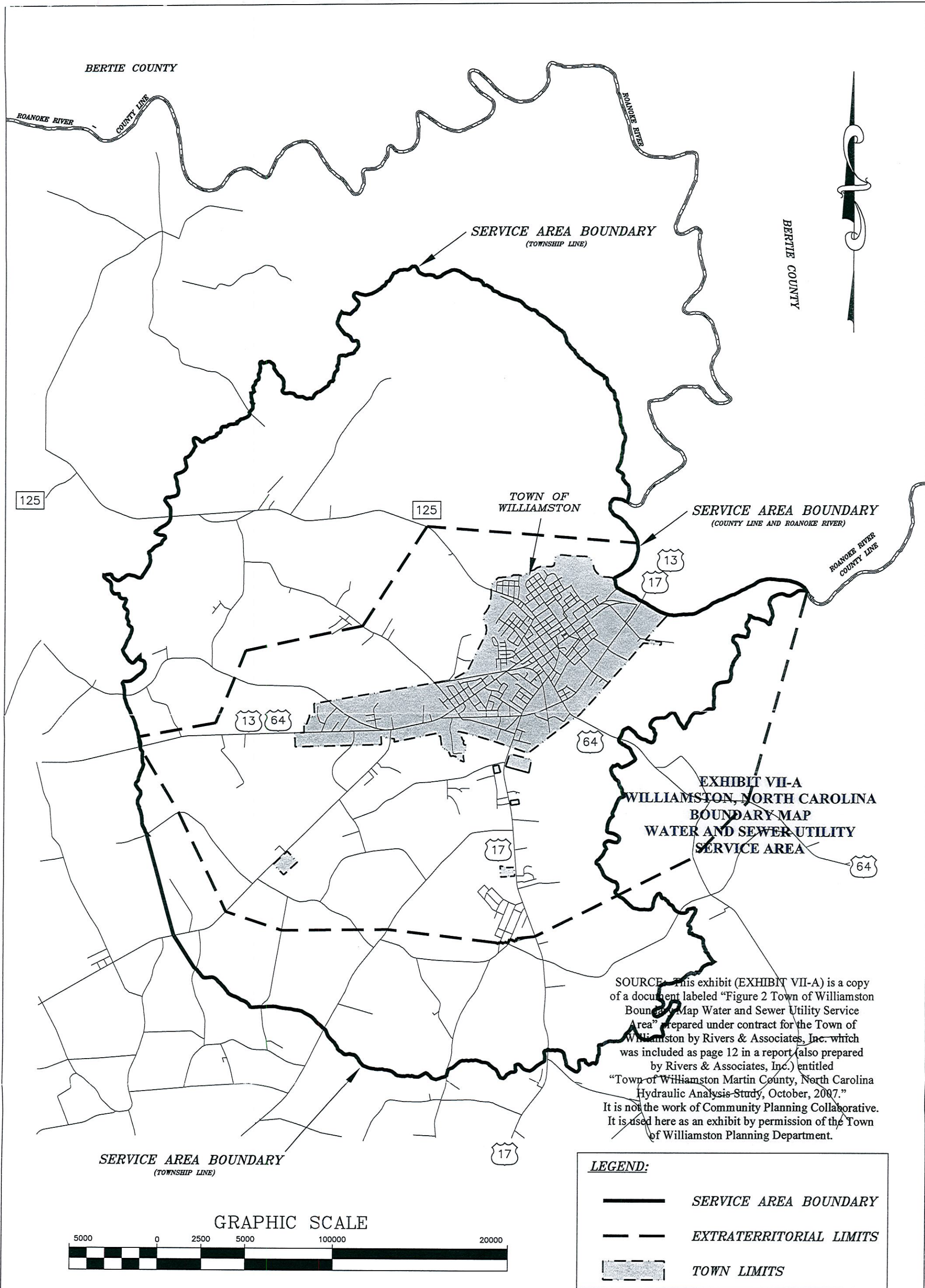
The Williamston water system’s instrumentation controls start/stop operations from a centrally located elevated tank. As Rivers & Associates reports in the Williamston Hydraulic Analysis Study, October, 2007, *“Leased phone lines transmit telemetry signals to each well and return reports of the run status of each well. Portions of this system are over 20 years old, and it has exceeded the capacity of the number of wells it can individually control. As the Williamston water system moves into a future era of alternative primary water supply resource coupled with continued growth in water demands, a new more effective and efficient telemetry system will be required to provide the operational control necessary for the water system.”*

The Williamston water system has a monthly program to work or flush hydrants and exercises its hydrants on a quarterly program. The system also has a cross-connection program, a program to replace meters, and a plumbing retrofit program. The system has an active water conservation public education program as well as a leak detection program.

The Williamston water system serve s about 2,830 metered residential connections; about 400 metered commercial connections; five (5) metered industrial connections; and, 95 metered institutional metered connections.

EXHIBIT VII-A which follows shows Williamston’s water and sewer utility service boundaries. EXHIBIT VII-B on page VII-7 shows Williamston’s water system. Neither EXHIBIT VII-A nor EXHIBIT VII-B are the work of Community Planning Collaborative. They are used here as exhibits by permission of the Town of Williamston Planning Department.

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**FIGURE 2
TOWN OF WILLIAMSTON
BOUNDARY MAP
WATER AND SEWER UTILITY SERVICE AREA**

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EXHIBIT VII-B
WILLIAMSTON, NORTH CAROLINA
WATER SYSTEM RECORD MAP

A map exhibit titled “Water System Record Map for the Town of Williamston” (11-08-2006), prepared under contract for the Town by Rivers & Associates, Inc., is being revised. The current version is available for inspection at the Town Hall or Public Works Department.

3. Agreements and Contracts

According to Rivers & Associates in the Williamston Hydraulic Analysis Study, October, 2007:

The Town of Williamston has previously entered into water purchase contracts with Martin County Water and Sewer Districts No. 1 and No. 2 (WD#1 and WD#2) for the sell (sic) of water to the Districts. These agreements were originated for emergency standby sources of supply for the Districts. Other than water used by the Districts' contractors for flushing during the initial construction of the water lines, sell (sic) of water to the Districts has rarely occurred.

The contract with WD#1 is for 1,000,000 gallons per month (33,000 GPD average). The point of delivery for WD#1 is at the Abbots Mill Metering Station (owned by WD#1) located on NC 125 north of Williamston near the Williamston Township boundary. This metering station is a two-way pressure controlled automatic valve station that allows metered water to flow from either system to the other in the event of pressure drop below pre-determined settings. In addition, The contract with WD#2 is for 1,000,000 gallons per month (33,000 GPD average). There are two points of delivery for WD#2. One is the Prison Camp Road Metering Station (owned by WD#2) located on Prison Camp Road southwest of Williamston near the Williamston Township boundary. The other is the US Highway 17 Metering Station (owned by WD#2) located on US Highway 17 south of Williamston near the Williamston Township boundary. These metering stations are two-way valve stations that allow metered water to flow from either system to the other when valves are manually operated.

The Town of Williamston has previously entered into interlocal water system management agreements with Martin County Water and Sewer Districts No. 1 and No. 2 (WD#1 and WD#2) for the operation and maintenance of water system improvements located within the Town's designated utility service area. The utility service area designated by the Town includes all of the Williamston Township.

As part of the interlocal agreements, the Districts agreed to secure funding for implementation of water lines in rural areas located outside of the legal boundaries of the Districts and within the Williamston Township. The Town agrees to provide water supply and water storage capacity required for users served by those water lines, as well as to provide for all maintenance, billing and collections.

The Town makes payments to the Districts for debt service related to the initial water improvements and other considerations. The Town also guarantees the debt repayment for the improvements located within the Williamston Township. Once the debt is paid in full, the initial water improvements and users will be titled to the Town. All improvements made, users connected, after the initial water line installations are the property of the Town. (NOTE: Debt service on lines for the life of the loan, on customers for ten years).

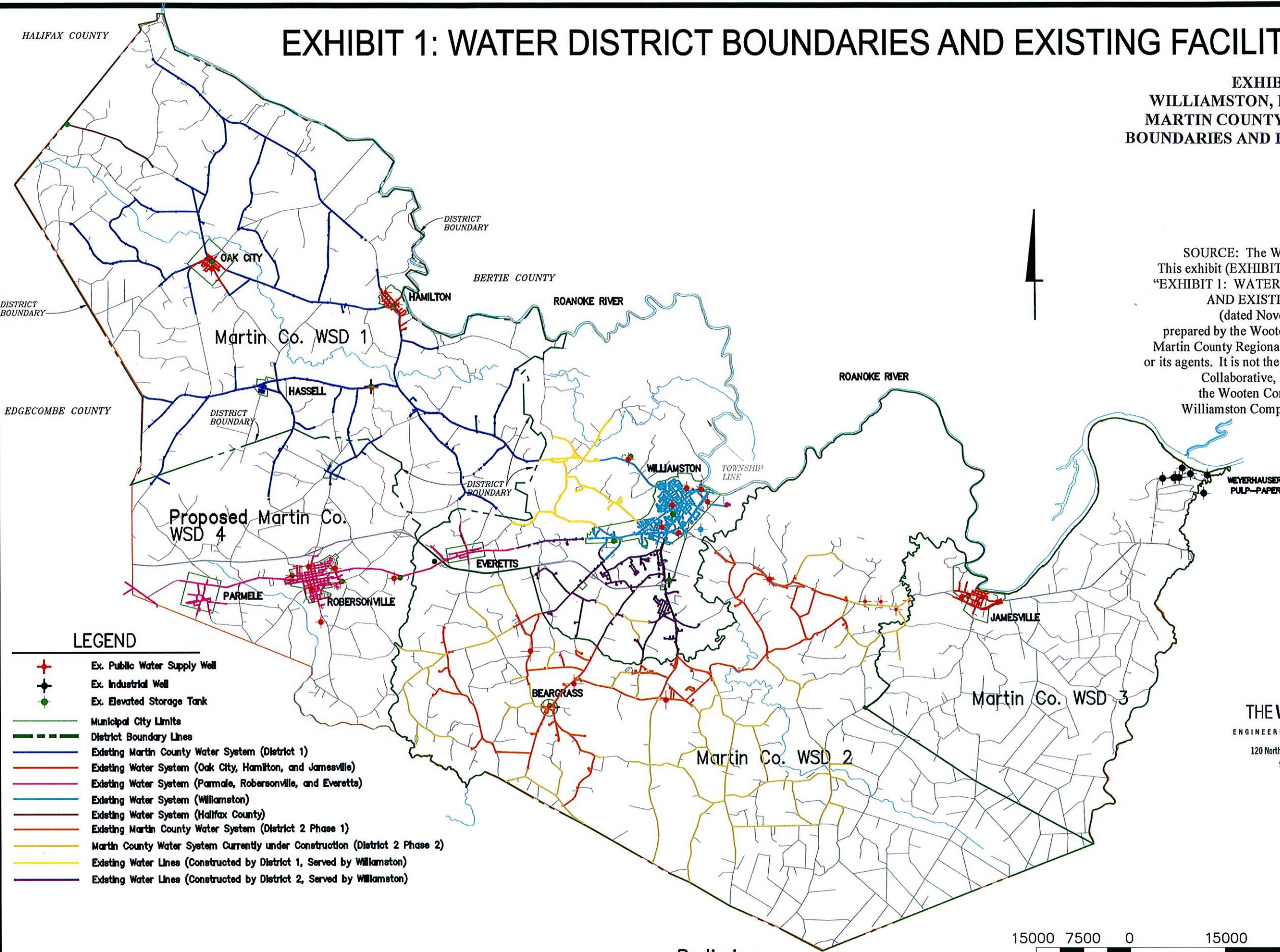
Copies of water purchase contracts and interlocal water system management agreements involving Williamston are available for review at the Williamston Town Hall.

EXHIBIT VII-C on the following page is a reproduction of "EXHIBIT 1: WATER DISTRICT BOUNDARIES AND EXISTING FACILITIES" (dated November 16, 2009) prepared by the Wooten Company for use by the Martin County Regional Water and Sewer Authority or its agents.

EXHIBIT 1: WATER DISTRICT BOUNDARIES AND EXISTING FACILITIES

EXHIBIT VII-C
 WILLIAMSTON, NORTH CAROLINA
 MARTIN COUNTY WATER DISTRICT
 BOUNDARIES AND EXISTING FACILITIES

SOURCE: The Wooten Company, 2010.
 This exhibit (EXHIBIT VII-C) is a reproduction of
 "EXHIBIT 1: WATER DISTRICT BOUNDARIES
 AND EXISTING FACILITIES"
 (dated November 16, 2009)
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 Williamston Comprehensive Plan Update.



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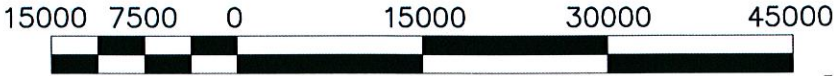
- Ex. Public Water Supply Well
- Ex. Industrial Well
- Ex. Elevated Storage Tank
- Municipal City Limits
- District Boundary Lines
- Existing Martin County Water System (District 1)
- Existing Water System (Oak City, Hamilton, and Jamesville)
- Existing Water System (Parmele, Robersonville, and Everetts)
- Existing Water System (Williamston)
- Existing Water System (Halifax County)
- Existing Martin County Water System (District 2 Phase 1)
- Martin County Water System Currently under Construction (District 2 Phase 2)
- Existing Water Lines (Constructed by District 1, Served by Williamston)
- Existing Water Lines (Constructed by District 2, Served by Williamston)



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November 16, 2009

TWC-3104-D



Preliminary
 Do Not Use For Construction

SCALE: 1" = 15000'

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4. Planned Water System Improvements

In 2010, the MCRWASA, based in part from a report prepared for the Authority by Robert J. Goldstein and Associates, Inc. (RJG&A), made application for Federal funding through the USDA's Rural Utilities Service (RUS) to secure a new water service to replace existing groundwater sources that supply Williamston and the balance of water and sewer districts 1 and 2, as well as proposed water and sewer district 4.

As envisioned in 2010, the project would have included a 2.0 MGD riverbank infiltration (RBI) well and conventional water treatment plant (WTP). The project would have involved the construction of a "Ranney" well on the south bank of the Roanoke River. Typically, a "Ranney" well is a reinforced concrete caisson 16 to 20-feet in diameter. Horizontal collectors intercept river water seepage from the Pleistocene river bed, filling this caisson with water up to the water table elevation. The raw water would then be pumped to the WTP to be treated and distributed as potable water to the service area's existing distribution infrastructure.

However, due to significant environmental constraints discovered as the project moved forward, the riverbank infiltration (RBI) concept will not be pursued. Instead, at the time of this writing, the emphasis has shifted to seeking a permit for a traditional water withdrawal (intake) directly from the Roanoke River at a site along the river on property owned by the NC Wildlife Resources Commission (WRC). The construction of a new WTP (perhaps on a site adjacent to the Roanoke River Landing commercial property) and supporting transmission lines, storage tanks, and support facilities will still be required as the new source is accessed.

From the Goldstein report, *"The existing Cretaceous wells will be maintained and utilized in the water system. The proposed water treatment plant is sized to satisfy the average daily demand of the project area. The Cretaceous wells will be used when necessary to meet peak demands. With the design of the WTP at 2.0 MGD, it is estimated that the Cretaceous wells will utilize 20% to 25% of their permitted annual withdrawal rates (in gallons per year (GPY)) stipulated in the CCPCUA Rules. This will allow for compliance with CCPCUA Rules but will allow the system to utilize existing infrastructure for a part of the regional need."*

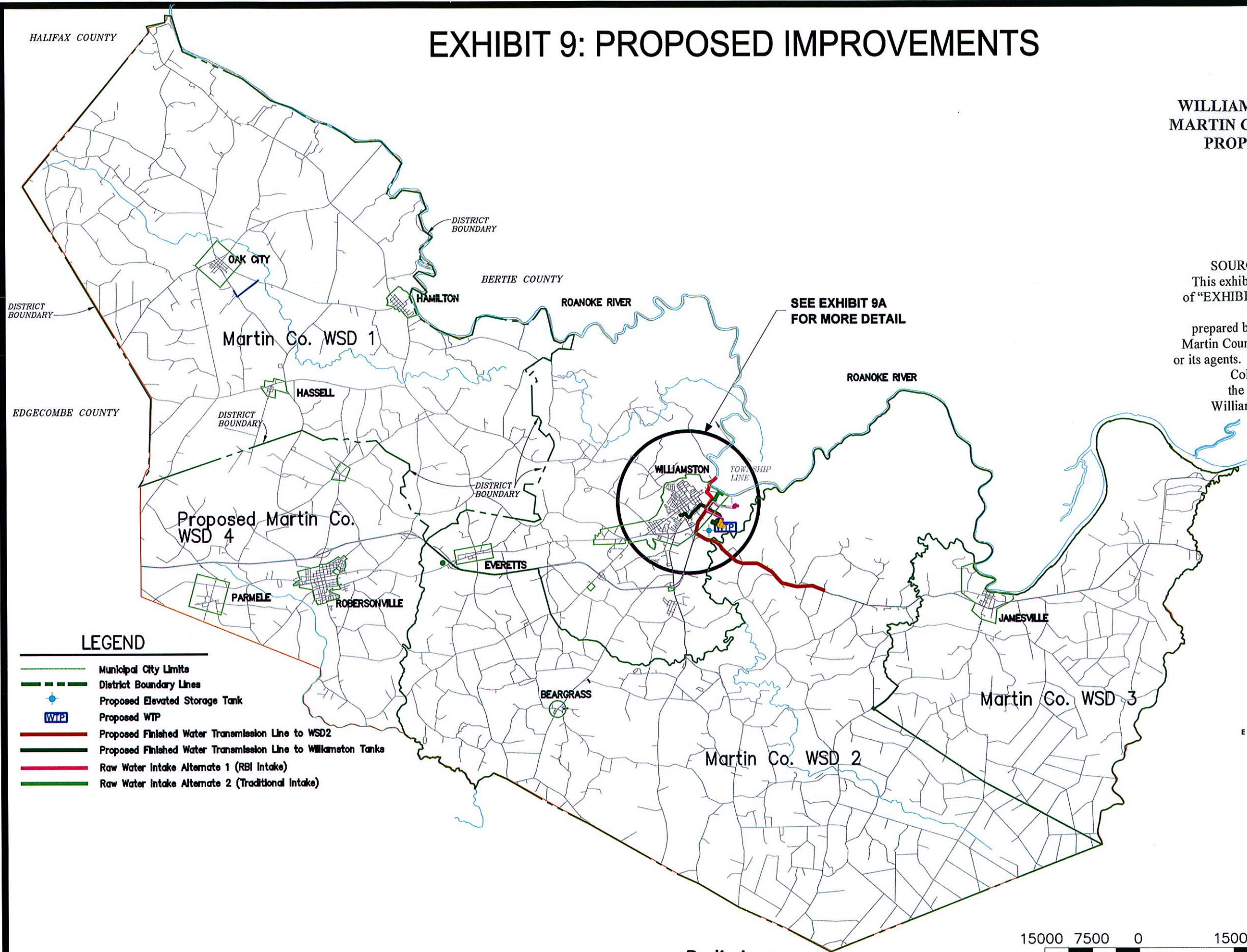
EXHIBIT VII-D on the following page shows the boundaries of the existing and proposed Martin County Water Service Districts as well an overview of the locations of proposed improvements. It shows the general location of the traditional raw water intake now being considered, as well as the previously considered RBI intake. EXHIBIT VII-D is a reproduction of "EXHIBIT 9: PROPOSED IMPROVEMENTS" (dated November 16, 2009) prepared by the Wooten Company for use by the Martin County Regional Water and Sewer Authority or its agents. EXHIBIT VII-D is not the work of Community Planning Collaborative, but was supplied by the Wooten Company for use in the Williamston Comprehensive Plan Update.

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EXHIBIT 9: PROPOSED IMPROVEMENTS

EXHIBIT VII-D WILLIAMSTON, NORTH CAROLINA MARTIN COUNTY WATER DISTRICTS PROPOSED IMPROVEMENTS

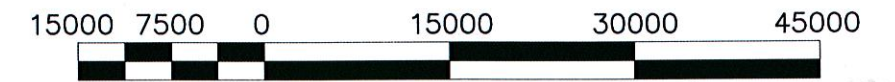
SOURCE: The Wooten Company, 2010.
This exhibit (EXHIBIT VII-D) is a reproduction of "EXHIBIT 9: PROPOSED IMPROVEMENTS" (dated November 16, 2009) prepared by the Wooten Company for use by the Martin County Regional Water and Sewer Authority or its agents. It is not the work of Community Planning Collaborative, but was supplied by the Wooten Company for use in the Williamston Comprehensive Plan Update.



LEGEND

- Municipal City Limits
- - - - District Boundary Lines
- Proposed Elevated Storage Tank
- WTP Proposed WTP
- Proposed Finished Water Transmission Line to WSD2
- Proposed Finished Water Transmission Line to Williamston Tanks
- Raw Water Intake Alternate 1 (RBI Intake)
- Raw Water Intake Alternate 2 (Traditional Intake)

Preliminary
Do Not Use For Construction



SCALE: 1" = 15000'



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The Town's water system needs to be upgraded to accommodate anticipated growth and the purchase of water from MCRWASA. Upgrades will require line installation and improvements to allow for water transmission from the authority's system to the Town's. This is in addition to other regular line replacement needs within the system. Some looping of water mains will be needed within the existing distribution system to maintain adequate fire flows. The existing telemetry system has reached the maximum capacity of the number of wells it can control without "tying" wells together.

As the Williamston Water System continues to grow with the necessary control valves, elevated storage tanks, and customers beyond the existing limits, the telemetry system needs to be upgraded to monitor the operations of an increasingly complex water system. Supervisory control and data acquisition (SCADA) systems have been discussed for a few years and are currently listed as an "existing need" in the Town's "Projected Capital Improvement Project Needs".

The water system is also in the process of upgrading to electronic meter reading. This upgrade will require less manpower, allowing Street/Lines personnel to spend more time in their regular departmental operations rather than assisting with meter reading. This will help to stretch out human resources and help control the need for additional hiring.

There is also a safety concern with the current method that will be lessened by an electronic reading process. The metering upgrade has been on-going for several years now and is expected to continue until a large percentage, if not all, meter reading is electronic.

The Town's CIP lists eighteen (18) Water Department Capital Projects including four (4) transmission main projects and six (6) fire flow improvement projects.

Capital projects related to this upgrade include: water radio read meters, a water reading unit, and a water read handset.

The Water Department anticipates adding two (2) pick-up trucks to its fleet.

Water transmission projects include improvements along McCaskey Road and a new primary water supply transmission main which include: MLK/Jamesville Road Primary Water Supply Transmission Main; Factory Street Interconnect w/MLD Transmission Main, elevated tank control valves and SCADA Telemetry system

Transmission main improvement projects include Elm Street, US 64 Alternate Transmission Main-Medical Drive to Main Street and Factory Street to Econo-Lodge.

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The six (6) Water System fire flow improvement projects include:

- Northeast Loop (Henderson Street to Haughton Street);
- US 64 Alternate & Park Drive (Park Drive to Woodside Drive);
- Williamston Primary School (Park Street to U.S. 64A);
- Skinner Street (Perry Street to Morrison Street);
- SMG (Fantis), and,
- Senator Bob Martin Eastern Agricultural Center (tank & booster pump).

The Town anticipates two (2) projects in conjunction with the Sewer Department. These are updating record water and sewer mapping at a cost of \$16,000 and street and utility improvements in Roberson Estates at a cost of \$335,000.

EXHIBIT VII-E on the following page shows the estimated cost breakdown for the water system capital projects included in the Town of Williamston Capital Improvement Plan 2011-2015. Potential funding sources and amounts are also shown.

EXHIBIT VII-F on page VII-15 shows the improvement projects recommended by Rivers & Associates in “Town of Williamston 2007 Hydraulic Analysis Study, October, 2007”. EXHIBIT VII-F is not the work of Community Planning Collaborative. It is used here as an exhibit by permission of the Town of Williamston Planning Department.

**EXHIBIT VII-E
WILLIAMSTON, NORTH CAROLINA
CAPITAL PROJECTS FOR WATER DEPARTMENT**

Expenditures	CURRENT COST	TOTAL COST*	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Water Radio Read Meters	\$200,000	\$215,509	\$41,000	\$42,025	\$43,076	\$44,153	\$45,256
Water Reading Unit	\$8,500	\$8,930		\$8,930			
Water Read Handheld	\$5,000	\$5,253		\$5,253			
Water Dept P/U Truck	\$24,000	\$27,154					\$27,154
Water Dept P/U Truck	\$24,000	\$25,215		\$25,215			
McCaskey Road Water Improvement	\$135,000	\$135,338	\$135,338				
New Primary Water Supply Transmission Main	\$1,903,000	\$1,917,308			\$1,917,308		
Water System Trans Main – Elm Street	\$612,000	\$616,601		\$203,064	\$413,537		
Water System Trans Main – Medical Dr. to Main	\$404,000	\$407,037		\$135,023	\$272,051		
Water Trans Main – Factory St to EconoLodge	\$121,000	\$121,910		\$40,606	\$81,304		
Water System Fireflow Impv-Northeast Loop	\$632,000	\$636,752			\$636,752		
Water System Fireflow Impv – US 64 Alt & Park	\$181,000	\$182,361			\$182,361		
Water System Fireflow Impv – Wmst. Primary School	\$576,000	\$580,331			\$580,331		
Water System Fireflow Impv – Skinner St	\$184,000	\$185,383			\$185,383		
Water System Fireflow Impv – SMG	\$58,000	\$58,436			\$58,436		
Water System Fireflow Impv – Bob Martin Center	\$1,097,000	\$1,105,248			\$1,105,248		
Update Water & Sewer Mapping (1/2 to Sewer Department)	\$16,000	\$16,040	\$16,040				
Roberson Estates Street&Utility Improvements	\$335,000	\$336,677					
Total	\$6,515,500	\$6,581,484	\$192,378	\$796,794	\$5,475,751	\$44,153	\$72,410
Funding Sources							
Revenue Source	TOTAL		FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Installment Financing							
CO Bond							
Capital Reserves							
Intergovernmental Revenues		\$336,677		\$336,677			
Water/Sewer Fund Op. Revenues		\$3,222,250	\$192,378	\$460,116	\$2,453,195	\$44,153	\$72,410
Miscellaneous – Payment in lieu							
Grants		\$3,022,556			\$3,022,556		
Total Funding		\$6,581,484	\$192,378	\$796,793	\$5,475,751	\$44,153	\$72,410
Operating Budget Effects							
Elements	TOTAL		FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Personnel Costs							
Operation and Maintenance							
Capital Outlays							
Total Operating Costs							
<i>Minus New Revenues</i>							
Net Operating Effect							
New Personnel (FTE)							

*If paid in targeted fiscal year.

SOURCE: Town of Williamston Capital Improvement Plan 2011-2015.

FIGURE 1 TOWN OF WILLIAMSTON 2007 HYDRAULIC ANALYSIS RECOMMENDED IMPROVEMENTS

LEGEND:

- TOWN OF WILLIAMSTON IMPROVEMENTS
- PROPOSED AUTHORITY IMPROVEMENTS

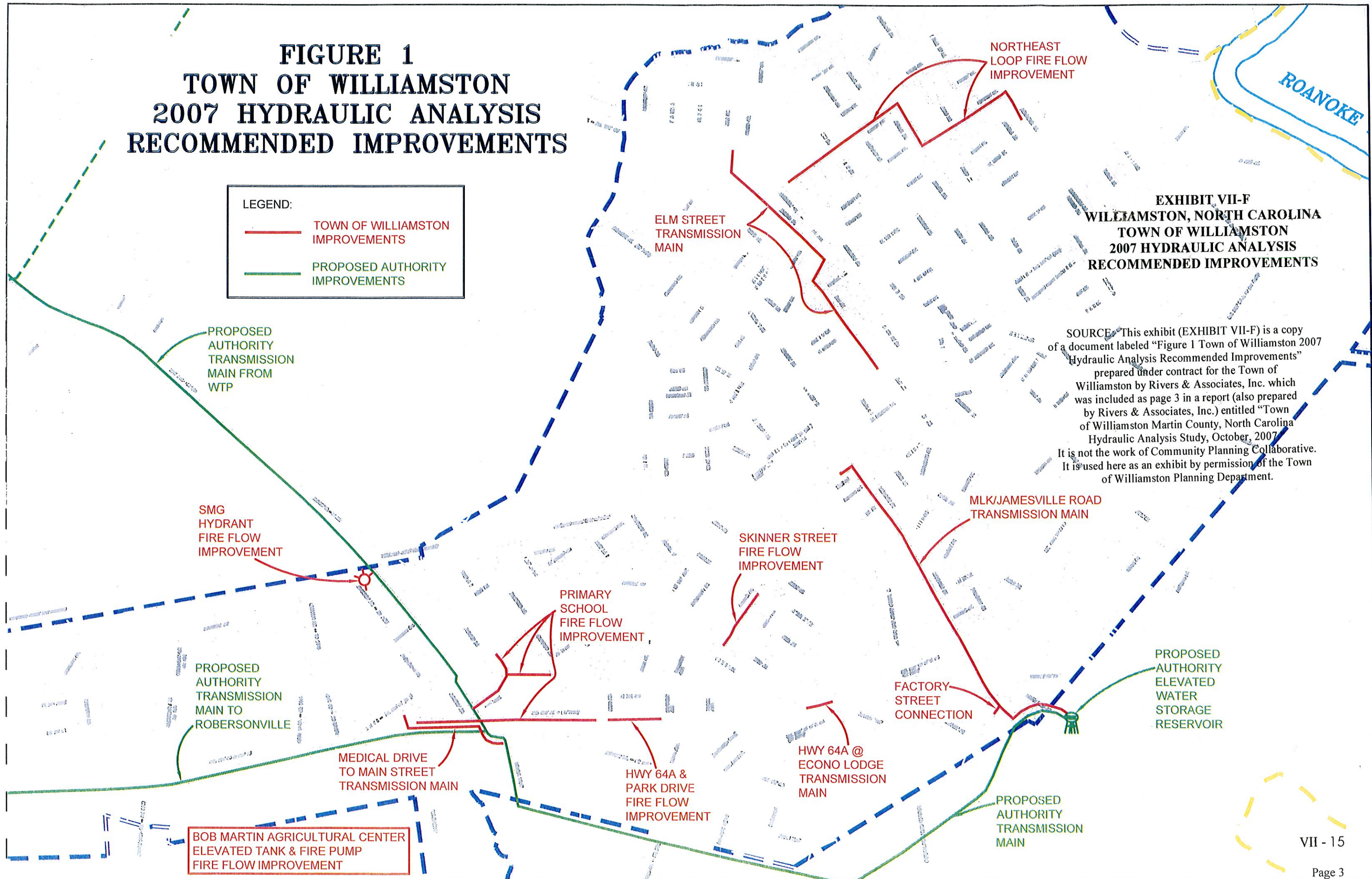


EXHIBIT VII-F WILLIAMSTON, NORTH CAROLINA TOWN OF WILLIAMSTON 2007 HYDRAULIC ANALYSIS RECOMMENDED IMPROVEMENTS

SOURCE: This exhibit (EXHIBIT VII-F) is a copy of a document labeled "Figure 1 Town of Williamston 2007 Hydraulic Analysis Recommended Improvements" prepared under contract for the Town of Williamston by Rivers & Associates, Inc. which was included as page 3 in a report (also prepared by Rivers & Associates, Inc.) entitled "Town of Williamston Martin County, North Carolina Hydraulic Analysis Study, October, 2007". It is not the work of Community Planning Collaborative. It is used here as an exhibit by permission of the Town of Williamston Planning Department.

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C. Sewer System

1. Sewer System Planning

For many years, Rivers & Associates has assisted the Town with some of its sewer (and water) system planning, having provided a number of sewer system related studies and plans. In June, 2003, Rivers & Associates prepared the Town of Williamston Infiltration/Inflow Study Sanitary Sewage System (2003 I & I Study) which serves as the guiding document for the Town as it plans for future sewer system capital projects.

2. Existing Sewer System

Williamston operates a sewer system consisting of a wastewater treatment plant (WWTP) and sanitary sewer collection/interceptor system consisting of: about forty-five (45) miles of 8-inch to 24-inch gravity mains at depths ranging from 4 feet to 18 feet deep; approximately 1.4 miles of 4-inch and 6-inch force mains; eight (8) pumping stations; and, associated service laterals.

The WWTP serving the Town is located on the Roanoke River east of the Town limits. A small amount of the sewage treated at the facility is from out-of town customers. The treatment facility, originally built in 1964 was upgraded in 1979 to treat 1.0 MGD to secondary levels. The upgrade included the construction of bar screens, parallel grit chambers, two primary clarifier/digesters, one tricking filter, and an oxidation ditch with rotor aerators, two final clarifiers, aerobic digestion, and sludge drying beds. A 1985 evaluation and report was completed which ultimately resulted in the facility's re-classification to a hydraulic design flow of 2.0 MGD without additional construction.

The WWTP was upgraded again in 2001 due to the existing facility exceeding its intended service life. Unfortunately the upgrade design left the treatment process dependent upon the continued operation, albeit at a lesser loading rate, of the older 1979 treatment train. The old train did not perform well and ultimately compromised the quality of the discharge from the new train. The older unit was constantly down due to equipment failure. Thus, the older train was shut down permanently. After encountering significant difficulty with permit compliance (as a result of unacceptable performance from the newly constructed ultraviolet irradiation system) a chlorine disinfection chamber was constructed to allow for chlorination and de-chlorination of the facility's discharge. The facility has operated efficiently since that time, normally meeting all effluent limitations on a consistent basis.

Additional required sewer upgrades were completed in early 2010. Once completed, the Town received a new permit to treat and discharge up to 2.0 million gallons per day on average across each month. At the time of this writing, the average daily discharge is about 1.2 million gallons according to the Town. Once the Town's average daily discharge reaches 80% of the permitted amount (1.6 million gallons per day), planning for upgrades to the treatment plant must begin. EXHIBIT VII-G on the following page shows the Town's sewer system. EXHIBIT VII-G is the work of Rivers & Associates.

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**EXHIBIT VII-G
WILLIAMSTON, NORTH CAROLINA
SEWER SYSTEM**

A map exhibit titled “Town of Williamston Existing Sanitary Sewer System” (revised 1993), prepared under contract for the Town by Rivers & Associates, Inc. is being revised. The current version is available for inspection at the Town Hall or Public Work Department.

The Williamston sewer system has nearly 2,400 sewer connections. Operating under State permit number NC0020044, the Town's permitted capacity is 2.0 MGD. The system's design capacity is 2.0 MGD, while its average annual daily discharge is about 1.4 MGD. The receiving stream is the Roanoke River. Currently, the system serves a population of about 8,000 people.

3. Agreements and Contracts

Currently, Williamston does not provide sewer service to any other locality or jurisdiction.

4. Planned Sewer System Improvements

The U.S. Highway 64 project creates an opportunity for continued commercial and residential growth long U.S. 17 east of Town. Williamston anticipates growth to occur and must remain cognizant of the effect that the discontinued operation of the "old" wastewater treatment train has on the Town's treatment capacity and permitted discharge.

Town leaders have voiced some concern regarding the treatment system's design capacity and Williamston's ability to accept additional flow from customers, especially large commercial or industrial users, without additional multi-million dollar expenditures sooner than necessary. Thus, the Town has sought and achieved amendment of its NPDES permit to maintain a 2.4 MGD total discharge that will require the construction of some additional facilities and a current 2.0 MGD permitted discharge. Regular attention must be given to sewer collection system replacement, repair, and maintenance to avoid excessive capacity losses associated with inflow and infiltration.

In 2002, Williamston commissioned Rivers and Associates, Inc. to provide technical services to assist the staff of the Public Works Department to evaluate infiltration and inflow into the Town's sewer sanitary sewer collection system. The resulting study, titled "Town of Williamston Infiltration/Inflow Study Sanitary Sewage System Williamston, North Carolina June, 2003" (2003 I & I Study) is on file in the Williamston Planning Department. The study includes detailed mapping of problems areas. As Rivers explains, *The State of North Carolina has an established criteria defining infiltration as being excessive if the monitored rate of infiltration exceeds 3,000 GPD per Inch-Mile. "Excessive" infiltration is the total amount of groundwater entering the sanitary sewer collection system that is more cost-effective overtime to remove rather than treat at the wastewater treatment facility. According to Rivers, Approximately 40% of the sewage piping system exhibits some degree of infiltration.*

The term inflow refers to surface water, primarily rainfall that directly enters the sanitary sewer piping system. Potential inflow locations include public facilities such as low lying manholes, broken or loose manhole tops, or broken mains or vent piping. Inflow can occur at locations on private property where pipes are broken, pipe joints are bad or failing, or clean-out plugs are broken or missing

The impact of the Town's infiltration/inflow problems is well documented and Town leaders are working to address them. According to the 2003 I & I Study: *Two previous year's flow data for water and sewer was reviewed for a comparative analysis. Calculations determine approximately 60 percent of the annual average flow received at the wastewater treatment plant is estimated to be wastewater. The remaining forty percent (387,100 GPD) is estimated as total annual average infiltration/inflow. Pipelines identified to be transporting water between 12:00-6:00 A.M. during March 2003 were instantaneously monitored for flow rate. Eighty-four pipeline segments totaling 51,610 linear feet were identified to be infiltrating at a rate defined as excessive by guidance from the North Carolina Department of Environment and Natural Resources. Corrective actions are estimated to cost, in excess of \$2,986,400.*

EXHIBIT VII-H, on the following page, shows the estimated cost breakdown for the sewer system capital projects included in the Williamston's Capital Improvement Plan 2011-2015. Potential funding sources and amounts are also shown.

D. Sustainable Communities Program

Williamston is participating in Audubon International's Sustainable Communities Program. The Sustainable Communities Program is designed to create a dialogue among citizens and catalyze action on community-wide concerns. The program aims to help communities protect and improve their environmental, social, and economic vitality. Sustainability and its corollary "the green movement" are concerned with concerted action on three fronts: the environment, the economy, and the development of a community's people.

Through its work with Audubon International's Sustainable Communities Program, the Town identified focus areas related to water and sewer that were included under the environment, resource use, transportation, and/or transportation strategic issue groupings. Water quality is included under the environmental issue grouping, water conservation is included under the resource use grouping, and public works is included under the transportation grouping.

For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's goals and objectives (implementation strategies) are discussed in Chapter XI: Goals and Implementation Strategies.

**EXHIBIT VII-H
WILLIAMSTON, NORTH CAROLINA
CAPITAL PROJECTS FOR SEWER DEPARTMENT**

Expenditures	CURRENT COST	TOTAL COST*	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Sewer Dept. P/U Truck	\$24,000	\$24,600	\$24,600				
Sewer Dept. P/U Truck	\$24,000	\$25,845			\$25,845		
Sewer Dept. P/U Truck	\$24,000	\$26,492				\$26,492	
Sewer System Infiltration/Inflow Rehab	\$578,000	\$592,450	\$592,450				
Sanitary Sewer System Infiltration/Inflow Rehab	\$4,166,000	\$4,197,323			\$4,197,323		
Update Record Water & Sewer Mapping	\$16,000	\$16,040	\$16,040				
Roberson Estates-Street & Utility Improvements	\$335,000	\$336,677		\$336,677			
Contingencies							
Total	\$5,167,000	\$5,219,427	\$633,090	\$336,677	\$4,223,169	\$26,492	
Funding Sources							
Revenue Source	TOTAL		FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Installment Financing							
CO Bond							
Capital Reserves							
Intergovernmental Revenues				\$336,677			
Water/Sewer Fund Op. Revenues			\$40,640		\$25,845	\$26,492	
Miscellaneous – Payment in lieu			\$592,450		\$4,197,323		
Grants							
Total Funding		\$5,219,427	\$633,090	\$336,677	\$4,223,169	\$26,492	
Operating Budget Effects							
Elements	TOTAL		FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15
Personnel Costs							
Operation and Maintenance							
Capital Outlays							
Total Operating Costs							
<i>Minus New Revenues</i>							
Net Operating Effect							
New Personnel (FTE)							

*If paid in targeted fiscal year.

SOURCE: Town of Williamston Capital Improvement Plan 2011-2015.

E. Conclusions

Improvements to existing major transportation arteries serving the Town since the 1999 Comprehensive Plan, coupled with the progressive attitudes of the public and the Town government provide the basis for the growth and development that is anticipated during the next 20 years.

Continued development and growth appears promising, particularly south of Williamston. Open, undeveloped land is available adjacent to highways. Community facilities and services are planned or in place. A local work force is available for employment. Anticipated residential and economic growth and development in and around Williamston will increase demands for expansion or improvements of utility water and sewer systems.

However, State regulatory changes with respect to water supply limitations and mandated usage (withdrawal) reductions have accelerated the Town's normal, proactive process of providing water. The Town is working with the Martin County Regional Water and Sewer Authority to develop additional water sources. Both the Town and the Authority are actively seeking State and Federal funding assistance.

The Town also faces two significant challenges with respect to its sewer system. First, the Town must begin to correct infiltration/inflow problems. Some estimates place the amount of infiltration/inflow entering the wastewater treatment plant to be forty percent of the total flow being treated at the facility. Correcting infiltration/inflow problems, though costly, are necessary and should be a priority. Corrective actions will in effect "free-up" capacity at the plant for anticipated residential and commercial growth.

Second, Town leaders must fashion a program to pay for and provide sewer service to areas being annexed or proposed for annexation. At the time of this writing, two areas are being annexed, both of which are predominantly residential in land use. Previous annexations (since the last comprehensive plan) have been of commercial properties that required far less expense and effort to provide sewer service.

Chapter VIII: Natural Features

A. Introduction

Natural features of the land have an effect on development patterns. The features of topography, soils, geology, water, and vegetation establish the basic suitability and capacity of the land for development. These features affect the way in which particular parcels of land can be used, greatly influencing overall land use patterns, and affect the cost of public facilities and services.

B. Climate and Air Quality

The Williamston area has an average yearly temperature of 61°F. The winters are mild and the summers are moderately warm. The frost-free growing season extends from approximately April 1 to November 1, or about 210 days. Precipitation is well distributed throughout the year, averaging 50 inches annually. February through July is usually the wettest period because of winter rains and frequent afternoon showers. Snowfall in recent years has been infrequent and light.

Winds are light and usually southerly in the spring and summer, northerly in the winter, and northeasters prevail in the fall. No air quality problems have been cited by State or Federal agencies.

The relative humidity averages about 72%, with a slightly higher average in the late summer and lower averages in the early summer and late spring. Disruptive storms, such as thunderstorms, tornadoes, and hurricanes, are not uncommon in the Williamston area. Since the Roanoke River has a flood control project in service near the Virginia-North Carolina line, flooding is not usually a problem except along the river flats.

C. Flood Plains, Fragile Areas, and Wetlands

All of the Williamston planning area is drained by the Roanoke River basin system. Very little actual swamp land has been delineated, with exception of the flat, wet terrain along the Roanoke River and Sweetwater Creek, which is subjected to flooding as a result of water released from the upstream Kerr Dam Reservoir. These areas are designated flood zones as illustrated on EXHIBIT VIII-A (Flood Hazard Map), on the following page, shows the flood hazards impacting Williamston and its extraterritorial (planning) jurisdiction.

Located in North Carolina's Coastal Plain, Williamston has areas along the Roanoke River classified as wetlands based on the National Wetlands Inventory.

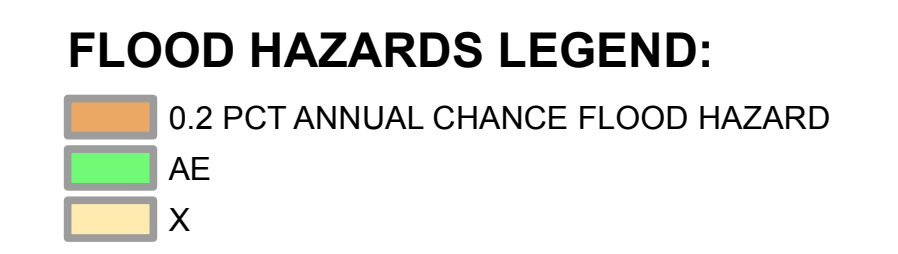
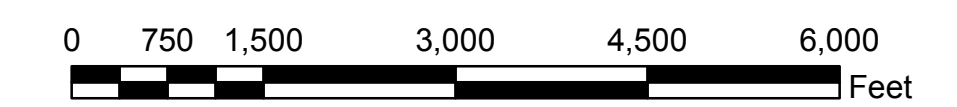
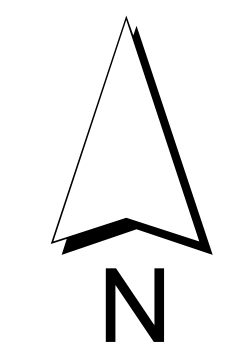
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EXHIBIT VIII-A

TOWN OF WILLIAMSTON, NC

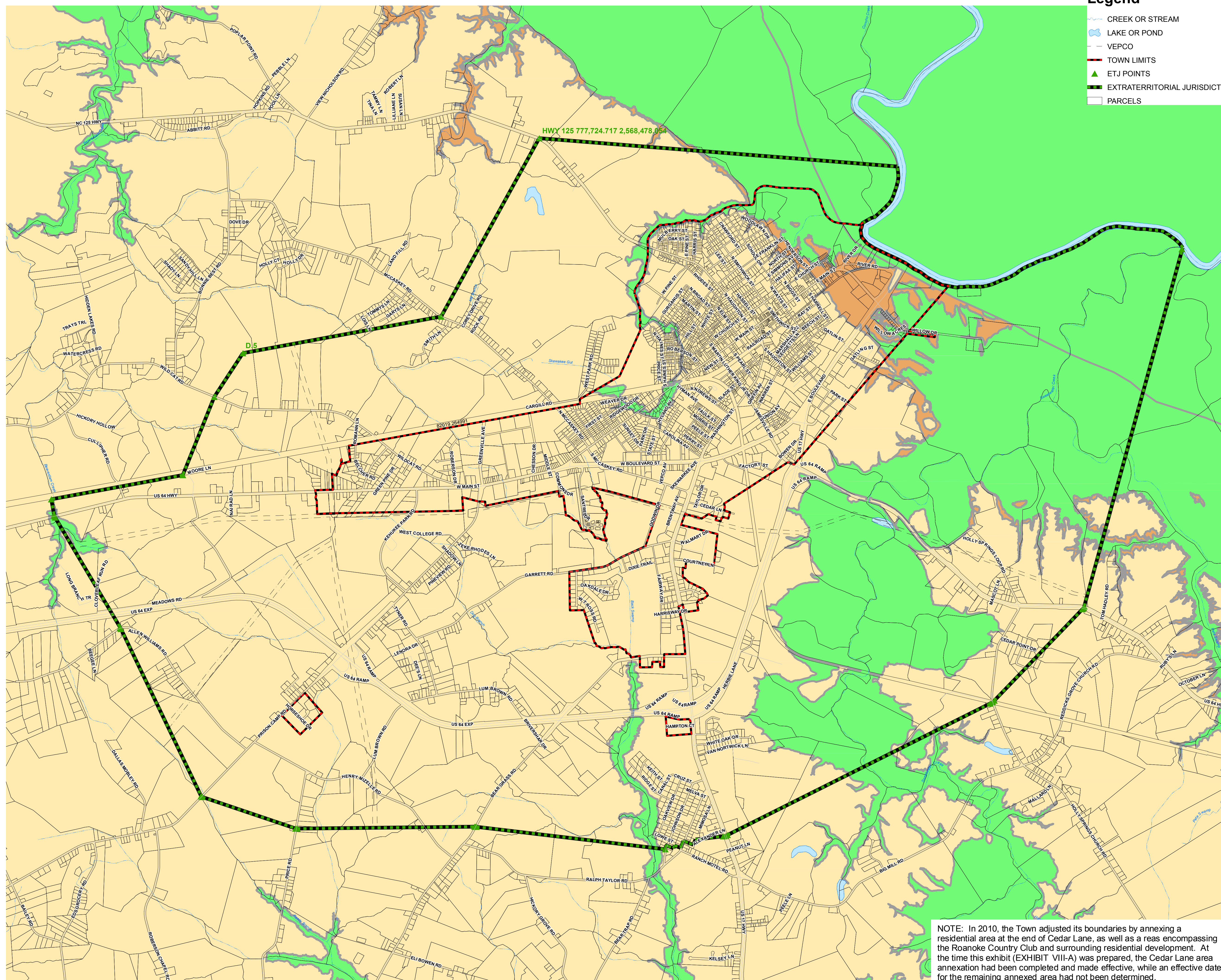


FLOOD HAZARDS MAP



COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: MARCH 30, 2011
 BASE MAP SOURCE: COUNTY OF MARTIN, NC



NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as a reas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VIII-A) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

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In North Carolina's coastal region, fragile areas, also referred to as Areas of Environmental Concern (AEC) include: coastal wetlands; ocean hazard areas and shorelines; estuarine waters and shorelines; sound and estuarine islands; natural heritage areas; areas sustaining remnant species; unique geological formations; registered natural landmarks; prime wildlife habitats; areas of excessive slope; areas of excessive erosion; scenic points; archaeological sites; historical sites; public trust waters; and, swamps and freshwater wetlands. These areas could be damaged or destroyed by inappropriate or poorly planned development. Two of the fragile areas classifications, public trust waters and swamps and freshwater wetlands, have been identified within Williamston or its planning jurisdiction.

Public trust waters are all the waters of the Atlantic Ocean and the lands there under from the mean high water mark to the seaward limit of State jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and land thereunder to the mean high water level or mean water level as the case may be, except privately-owned lakes to which the public has not right to access; all water in artificially created bodies of water containing significant public fishing resources or other public resources which are accessible to the public by navigation; and all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication, or any other means.

Public trust waters such as the Roanoke River are significant because the public has rights such as navigation and recreation in these areas. The public trust waters support valuable commercial and sports fisheries, have aesthetic value, and can be important resources for economic development. The extent of public trust waters is determined through in-field analysis.

Freshwater wetlands are areas covered by water or that have waterlogged soils for long periods during the growing season. Plants growing in wetlands are capable of living in soils lacking oxygen for at least part of the growing season. Wetlands such as swamps are obvious. Others are sometimes difficult to identify because they may be dry during part of the year. Wetlands include, but are not limited to, bottomlands, forests, swamps, pocosins, pine savannahs, bogs, marshes, and wet meadows.

In addition to State regulations, some wetlands come under Federal scrutiny. Section 404 of the United States Clean Water Act requires that anyone interested in depositing dredge or fill material into waters of the United States including wetlands, must apply for and receive a permit for such activities. Companies, groups, or individuals who either knowingly or through ignorance violate the provisions of Section 404 may face substantial costs in restoring damaged wetlands as well as civil and criminal penalties. Wetland areas are scattered within Williamston's planning jurisdiction, but the specific locations of wetlands areas must be determined through on-site analysis.

D. Endangered Species

Based on information recorded by the U.S. Fish and Wildlife Service as of January 2008, there are five vertebrates and one invertebrate in Martin County (and potentially in Williamston) listed as either: Endangered Species; Threatened Species; Federal Species of Concern; or, Candidate Species. Vertebrate species include: American Eel; Bald Eagle; Eastern Henslow's Sparrow; Rafinesque's Big-eared Bat; and, Southeastern Myotis. One invertebrate species, Chowanoke Crayfish, is listed. The North Carolina Natural Heritage Program, as of January 2009, listed five animal assemblages, one invertebrate, four natural communities, and two vascular plants.

E. Soil Characteristics

The soil associations found within Williamston and its ETJ include a variety of soil types as indicated on EXHIBIT VIII-B on the following page. EXHIBIT VIII-B shows thirty-four (34) different soils in Williamston and its ETJ. This exhibit was derived from electronic mapping included in the most recent version of the Martin County Soil Survey which is available in electronic format from the Town and at the U.S.D.A. website.

EXHIBIT VIII-C, which follows on page VIII-5, was derived from the hard copy Soil Survey of Martin County, North Carolina 1989 (1989 Soil Survey) which is available for inspection at the Williamston Planning Department. EXHIBIT VIII-C shows the general soil limitations for selected uses for the each of the soils shown on EXHIBIT VIII-B (as opposed to the more generic soil associations (groupings) found in the earlier 1989 Soil Survey. Some terms that describe restrictive soil features are defined in the Glossary of the 1989 Soil Survey. The 1989 Soil Survey text provides definitions terms such as "good", "fair", "poor", etc. Absence of an entry means that the soil was not evaluated. The information in this exhibit, like the 1898 Soil Survey tables from which it was derived indicates the dominant soil conditions; it does not eliminate the need for an on-site investigation.)

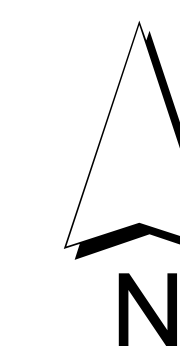
Most development in Williamston, and areas in the ETJ exhibiting potential for future development, has occurred within areas that have generally well drained to excessively drained soils with thick sandy surfaces, sandy loam, and sandy clay loam subsurface. These soils are generally perceived as suitable for development due to their drainage potential.

Areas anticipated as having growth potential during the planning period have soils that are poorly to somewhat poorly drained with sandy loam surfaces and sandy clay loam subsoil. The clay presence in the subsoil slows drainage of these soils, which can be a positive for the treatment of septic tank effluent if the clay content is not too high. However, other factors such as seasonally high water tables tend to restrict development, reinforcing the need to plan for the future extension of wastewater interceptors into undeveloped areas that are not already served by public sewer.

TOWN OF WILLIAMSTON, NC



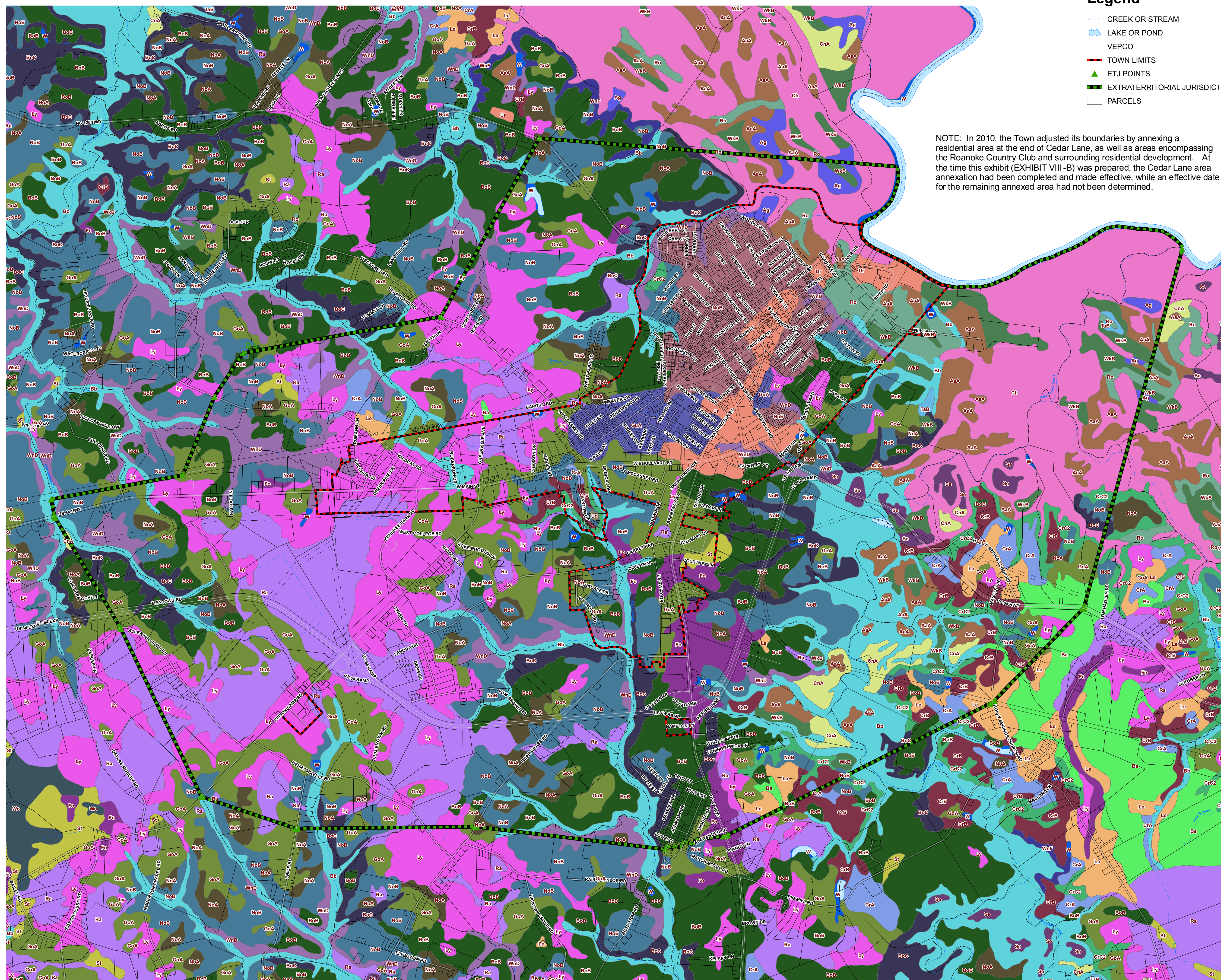
SOILS MAP



Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT VIII-B) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.



SOILS LEGEND:

- AaA - ALTAVISTA FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED
- Ag - AUGUSTA LOAM, OCCASIONALLY FLOODED
- Ba - BETHERA LOAM
- Bb - BIBB LOAM, FREQUENTLY FLOODED
- Bob - BONNEAU LOAMY SAND, 0 TO 6 PERCENT SLOPES
- BoC - BONNEAU LOAMY SAND, 6 TO 12 PERCENT SLOPES
- Ch - CHASTAIN SILT LOAM, FREQUENTLY FLOODED
- CnA - CONETOE LOAMY SAND, 0 TO 3 PERCENT SLOPES
- CrA - CRAVEN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES
- CrB - CRAVEN FINE SANDY LOAM, 1 TO 4 PERCENT SLOPES
- CrC2 - CRAVEN CLAY LOAM, 4 TO 12 PERCENT SLOPES, ERODED
- Ct - CROATAN MUCK, RARELY FLOODED
- Do - DOROVAN MUCK, FREQUENTLY FLOODED
- Fo - FORESTON LOAMY FINE SAND
- GoA - GOLDSBORO FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
- GuA - GOLDSBORO-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES
- Le - LENOIR LOAM
- Ly - LYNCHBURG FINE SANDY LOAM
- NoA - NORFOLK LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES
- NoB - NORFOLK LOAMY FINE SAND, 2 TO 6 PERCENT SLOPES
- NuB - NORFOLK-URBAN LAND COMPLEX, 0 TO 6 PERCENT SLOPES
- Ph - PANTEGO LOAM
- Ra - RAINS FINE SANDY LOAM
- Ro - ROANOKE LOAM, FREQUENTLY FLOODED
- RuA - RUMFORD LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES
- Se - SEABROOK SAND, RARELY FLOODED
- St - STALLINGS LOAMY SAND
- Tab - TARBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES
- Ud - UDORTHEENTS, LOAMY
- Ur - URBAN LAND
- W - WATER
- WkB - WICKHAM SANDY LOAM, 0 TO 6 PERCENT SLOPES, RARELY FLOODED
- WnD - WINTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
- WnF - WINTON FINE SANDY LOAM, 15 TO 60 PERCENT SLOPES
- Wo - WOODINGTON FINE SANDY LOAM

COMMUNITY PLANNING COLLABORATIVE, INC.

REVISED: MARCH 30, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

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**EXHIBIT VIII-C
WILLIAMSTON, NORTH CAROLINA
GENERAL SOIL LIMITATIONS FOR SELECTED USES**

Map Symbol	Soil Name	Recreational Development	Building Site Development	Sanitary Facilities	Water Management
AaA	Altavista fine sandy loam, 0 to 2 percent slopes, occasionally flooded	Severe to Moderate	Severe	Severe to Fair	Moderate
Ag	Augusta loam, occasionally flooded	Severe to Moderate	Severe	Severe to Fair	Severe to Moderate
Ba	Bethera loam	Severe	Severe	Severe to Poor	Severe
Bb	Bibb loam, frequently flooded	Severe	Severe	Severe to Poor	Severe to Moderate
BoB	Bonneau loamy sand, 0 to 6 percent slopes	Slight to Moderate	Slight to Moderate	Severe to Good	Severe to Moderate
BoC	Bonneau loamy sand, 6 to 12 percent slopes	Severe to Moderate	Severe to Moderate	Severe to Fair	Severe to Moderate
Ch	Chastain silt loam, frequently flooded	Severe	Severe	Severe to Poor	Severe
CnA	Conetoe loamy sand, 0 to 3 percent slopes	Moderate	Severe to Moderate	Severe to Slight	Severe
CrA	Craven fine sandy loam, 0 to 1 percent slopes	Slight to Moderate	Severe to Moderate	Severe to Moderate	Severe
CrB	Craven fine sandy loam, 1 to 4 percent slopes	Slight to Moderate	Severe to Moderate	Severe to Poor	Severe
CrC2	Craven clay loam, 4 to 12 percent slopes, eroded	Severe to Moderate	Severe to Moderate	Severe to Poor	Severe
Ct	Croatan muck, rarely flooded	Severe	Severe	Severe to Poor	Severe
Do	Dorovan muck, frequently flooded	Severe	Severe	Severe to Poor	Severe
Fo	Foreston loamy fine sand	Moderate	Severe to Moderate	Severe to Poor	Severe
GoA	Goldsboro fine sandy loam, 0 to 2 percent slopes	Slight to Moderate	Severe to Moderate	Severe to Fair	Moderate
GuA	Goldsboro-Urban land complex, 0 to 2 percent slopes	Slight to Moderate	Severe to Moderate	Severe to Fair	Moderate
Le	Lenoir loam	Severe to Moderate	Severe to Moderate	Severe to Slight	Severe
Ly	Lynchburg fine sandy loam	Slight	Severe	Severe to Slight	Severe to Moderate
NoA	Norfolk loamy fine sand, 0 to 2 percent slopes	Slight	Slight to Moderate	Severe to Moderate	Moderate
NoB	Norfolk loamy fine sand, 2 to 6 percent slopes	Slight	Slight to Moderate	Severe to Moderate	Moderate
NuB	Norfolk-Urban land complex, 0 to 6 percent slopes	Slight	Slight to Moderate	Severe to Moderate	Moderate
Pn	Pantego loam	Severe	Severe	Severe	Severe
Ra	Rains fine sandy loam	Severe	Severe	Severe	Severe

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EXHIBIT VIII-C (continued)
WILLIAMSTON, NORTH CAROLINA
GENERAL SOIL LIMITATIONS FOR SELECTED USES

Map Symbol	Soil Name	Recreational Development	Building Site Development	Sanitary Facilities	Water Management
Ro	Roanoke loam, frequently flooded	Severe	Severe	Severe	Severe
RuA	Rumford loamy fine sand, 0 to 2 percent slopes	Slight	Severe to Moderate	Severe to Poor	Severe
Se	Seabrook sand, rarely flooded	Severe	Severe to Moderate	Severe to Poor	Severe
St	Stallings loamy sand	Moderate	Severe to Moderate	Severe to Poor	Severe
TaB	Tarboro loamy sand, 0 to 5 percent slopes	Moderate	Severe to Moderate	Severe to Poor	Severe
Ud	Udorthents, loamy	N/A	N/A	N/A	N/A
Ur	Urban land	N/A	N/A	N/A	N/A
WkB	Wickham sandy loam, 0 to 6 percent slopes, rarely flooded	Severe to Moderate	Severe to Moderate	Severe to Fair	Severe to Moderate
WnD	Winton fine sandy loam, 8 to 15 percent slopes	Severe to Moderate	Severe to Moderate	Severe to Fair	Severe to Moderate
WnF	Winton fine sandy loam, 15 to 60 percent slopes	Severe	Severe	Severe to Poor	Severe to Moderate
Wo	Woodington fine sandy loam	Severe	Severe	Severe to Poor	Severe

SOURCE: Soil Survey of Martin County, North Carolina.

(NOTE: This exhibit was derived from tables included in the Soil Survey of Martin County, North Carolina (1989). Some terms that describe restrictive soil features are defined in the Glossary of the Soil Survey. The Soil Survey text provides definitions terms such as “good”, “fair”, “poor”, etc. Absence of an entry means that the soil was not evaluated. The information in this exhibit, like the Soil Survey tables from which it was derived indicates the dominant soil conditions; it does not eliminate the need for an on-site investigation.)

F. Topography

Elevations in Williamston range from approximately 10 feet above mean sea level near water courses to as high as 80 feet above mean sea level at different points. The Williamston Town Hall (and Police Department) is 59 feet above sea level, while the Martin County Courthouse and Martin County Sheriff's Department are at 49 and 56 feet, respectively. The general topography is that of rolling countryside dropping off usually very rapidly to stream beds or drainage branches.

G. Geology and Mineral Resources

Geologic formations of high permeability may readily store and transmit groundwater, whereas geologic formations of low permeability may retard the movements of groundwater. Thus, the occurrence and movement of groundwater depends upon, among other factors, the size, shape, and physical characteristics of the geologic formations. In addition, groundwater may dissolve or deposit chemical from the soils through which it moves. Thus, the chemical quality of groundwater is dependent upon the geology of an area.

Martin County is underlain by clay, silt, sand, and limestone beds which were deposited on crystalline basement rocks. Sedimentary beds generally slope to the southeast in Martin County. They were, for the most part, deposited in shallow seas. The sedimentary beds contain material that was weathered from crystalline rocks and transported by streams to the seas. There, the sedimentary material was mixed with marine materials, such as seashells and chemical precipitates, sorted by wave and current action, deposited on the sea bottom, and covered by later sediments. The sequence of deposits was not continuous as sea levels fluctuated in relation to adjacent landmasses. During the periods when the sea level was relatively lower than adjacent landmasses, the sediments previously deposited were above sea level, and were exposed to weathering and erosion processes. With a subsequent lowering of landmasses, their eroded surfaces were inundated and more sediment was deposited upon them.

The geologic formation in Martin County consists of sediments of Cretaceous age which were deposited on crystalline basement rocks, and of Tertiary and Quaternary sediments which overlie the Cretaceous deposits. Regionally, these formations form a large arc open to the east. North of Martin County, the formations generally strike north. Martin County's position on the arc is such that the formations within the County generally strike northeast and dip to the southeast.

The basement rocks are composed of crystalline rocks of Precambrian or early Paleozoic age; the surface cut on these rocks dips to the southeast.

Sediments of both Early and Late Cretaceous age unconformably overlie the basement rocks. Sediments of Early Cretaceous age are recognized in several wells in Halifax County adjacent to the northwestern corner of Martin County, and likely extend into

Martin County. Throughout the rest of the County, basement rock is overlain uncomfortably by the Tuscaloosa formation of Late Cretaceous age.

The Tuscaloosa formation, the lower part of the Black Creek formation, and post-Miocene sediments were deposited during periods of regression. Parts of the Black Creek, the Peedee, the Beaufort, and the Yorktown formations were deposited during periods of transgression. The Castle Hayne Limestone was deposited during a stage of basin development, when the land surface was neither sinking nor rising. Chemical precipitation predominated during static stages in this area.

Three formations of Late Cretaceous age occur in Martin County. The Tuscaloosa formation is overlain by the Black Creek formation, which, in turn, is overlain by the Peedee formation. The contacts between these three formations are unconformable.

The Beaufort formation of Paleocene age overlies the Peedee formation, and, in turn, is overlain by the Castle Hayne Limestone of middle and late Eocene age. Their contact relationships also are unconformable. The base of the Yorktown formation of Late Miocene age appears as a horizontal line in the profile because of vertical scale exaggeration. However, since the Yorktown formation was deposited on a highly eroded, uneven surface, the contact between the Yorktown formation and the older formations is not a horizontal plain.

The Yorktown formation is blanketed by thin deposits of post-Miocene age. These deposits contain no diagnostic fauna but are of undoubted Quaternary age because they are part of the regional shoreline deposits laid down during static stages of a regressive cycle in Pleistocene or Recent epochs.

Any commercial values attributed to mineral deposits occurring within the Williamston corporate limits must be considered negligible due to the Town's development patterns, zoning, and existing environmental constraints and regulations.

H. Water Resources

1. Ground Water

Parts of Martin County are favorably situated for groundwater supplies. Virtually all public and private water supplies in the County are obtained from wells. Several hundred thousand gallons per day of groundwater may be obtained in most areas. Large diameter gravel-packed wells will yield as much as 500 gpm in several areas.

Small-diameter jetted wells in eastern and central Martin County draw water from sand lenses and shell beds of Miocene age, limestone of Eocene age, and greensand of Paleocene age at depths ranging from 60 to 200 feet. These wells, either open-end or single screen, yield as much as 50 gpm. Jetted wells in western Martin County obtain water from sand lenses and shell beds of Miocene age and from sands of Cretaceous age. These wells, generally less than 400 feet deep, yield from 10 to 300 gpm. Large diameter

gravel-packed wells 300 to 500 feet deep obtain water from lenticular sands of Paleocene and Cretaceous age. They yield as much as 700 gpm, and their specific capacities generally can range from 4 to 10 gpm per foot of drawdown. Water levels generally range between 30 to 40 feet below land surface throughout the County.

The chemical quality of the groundwater in Martin County is not uniform. Surficial sands and gravels yield water that is slightly corrosive and that contain objectionable amounts of iron. Shell beds and limestones of the deeper formations yield water of objectionable hardness. Generally, the sand beds throughout the County at depths of greater than 50 feet yield water adequate for most domestic purposes, the waters becoming softer with depth at any one location, owing to the ion exchange process.

The aquifers in North Carolina are highly varied in their character and water producing capabilities. Several of these aquifers can be traced over large geographic areas and hence form principal aquifers, significant sources of ground water for potable water supplies and other agricultural or industrial interests in large portions of North Carolina. Other aquifers in the State provide less significant amounts of water and cover smaller areas of the state. Principal aquifers in North Carolina include the Lower Cape Fear, Upper Cape Fear, Black Creek, Peedee, Castle Hayne, Yorktown, Surficial, and Bedrock aquifers. Minor aquifers in the State include the Lower Cretaceous, Beaufort, and Pungo River. These aquifers are composed of many distinct layers of sand and other porous material that stretch across large portions of the North Carolina coastal plain. In the coastal plain area, individual sand layers are hydraulically connected to behave as regional aquifers. As a result, pumping at one site affects water levels many miles away.

Exhibit VIII-D, on the following page, is a reproduction of *Figure 2* from DWR's Central Coastal Plain Capacity Use Investigation Report (November, 1998 and June 12, 2000). It shows a hydrogeological cross section of the Central Plain. This "vertical slice" through the sedimentary sequence in the central coastal plain reveals many sets of alternating layers of sands and clays that form aquifers and confining units. Confining units inhibit but do not completely prevent the flow of water between the more permeable aquifers. The exhibit illustrates a simplified cross-section of this hydrogeologic system along a line from Angier to Ocracoke. Generally, the sedimentary layers thicken and more aquifers and confining units are present toward the east. The Castle Hayne aquifer only exists in the eastern portion of this cross-section, east of Pleasant Hill. The encroachment of salt water limits the availability of fresh water from the aquifers in different places along westward dipping boundaries. As fresh water is withdrawn faster than it is replenished, salt water moves further inland, filling the space formally occupied by fresh water.

DWR also reports it has anecdotal information from the 1920s that water freely flowed from artesian wells at the time they were constructed. This change, from free-flowing wells to water levels as much as 195 feet below land surface, indicates that current withdrawals of water from these aquifers exceed the available supply that can be used on a sustainable basis. Growth in demand and the physical limits of the hydrogeologic system have resulted in the present situation.

EXHIBIT VIII-D WILLIAMSTON, NORTH CAROLINA NORTH CAROLINA COASTAL PLAIN AQUIFERS

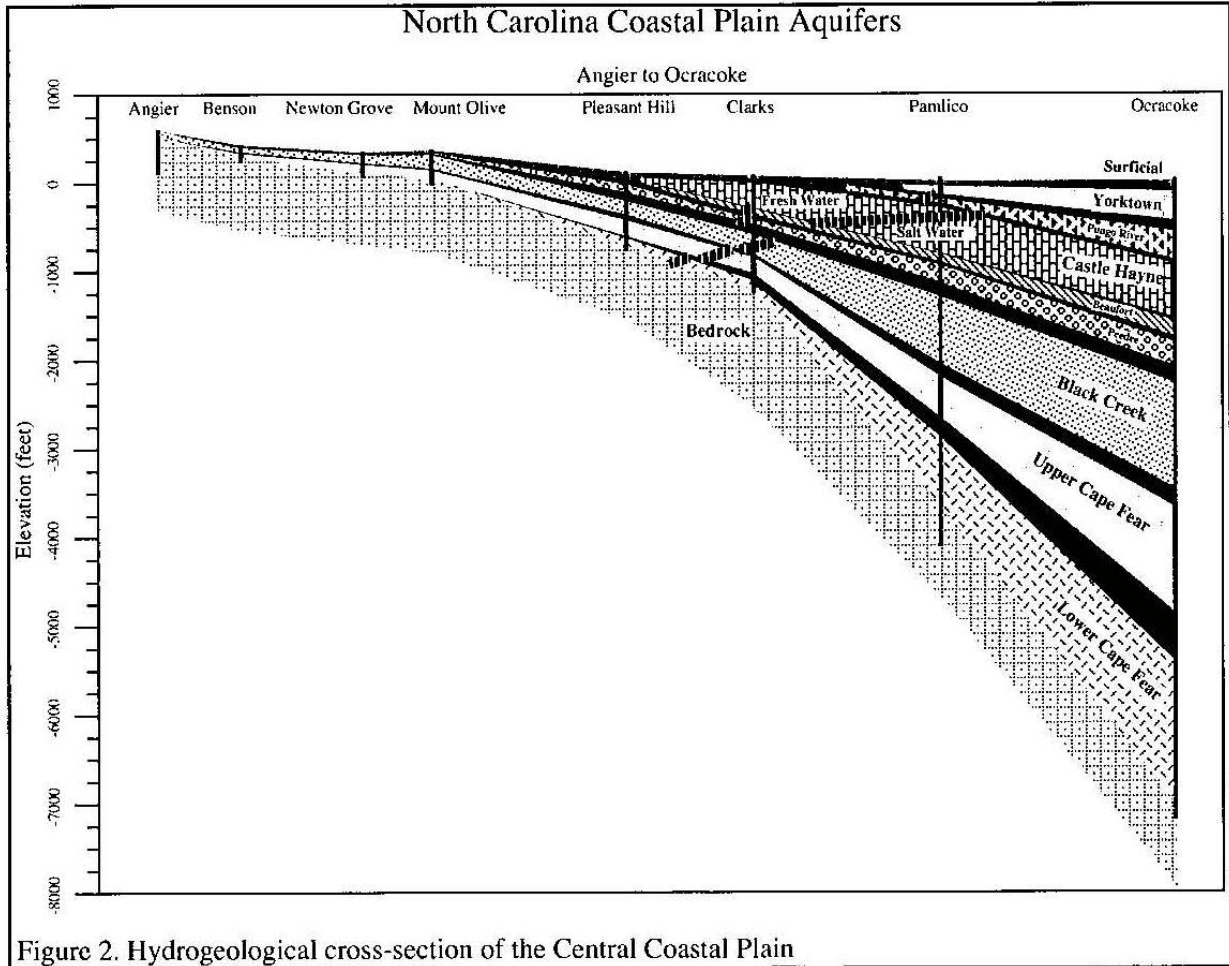


Figure 2. Hydrogeological cross-section of the Central Coastal Plain

SOURCE: Central Coastal Plain Capacity Use Area Investigation Report, November, 1998 and June, 12, 2000 prepared by the NC Department of Environment and Natural Resources, Division of Water Resources.

Aquifers, or more accurately, aquifer systems, are hydraulically connected materials (sands, limestone, and fractured rock) that provide water through a properly constructed well open to those materials. In the coastal plain, an aquifer is typically composed of one to several layers of eastward thickening, permeable sands or limestone split by discontinuous, clay-rich materials. Confining units, consisting of clay-rich sediments, exist above and below the aquifer. These confining units are more continuous clay layers and separate the aquifers. The surficial or unconfined aquifer overlies all the confined aquifers in the coastal plain.

Ground water is the predominant source of water for communities and self-supplied users in the coastal plain of North Carolina. Ground water in many parts of this area can be used for domestic uses with minimal treatment. The availability of high quality water means water can be supplied relatively cheaply compared to other sources. Williamston is particularly concerned with the Upper Cape Fear and Black Creek aquifers, both of the Cretaceous period. Data maintained by the Division of Water Resources (DWR) indicate that water levels in the Black Creek and Upper Cape Fear aquifers have been declining since the late 1960s.

The Upper Cape Fear aquifer is present in the western portions of the coastal plain at elevations of 295 feet above sea level to 2,394 feet below sea level, averaging 393 feet below sea level. The Upper Cape Fear aquifer ranges from 8 to 3,892 feet thick and averages 187 feet thick. The aquifer is composed of very fine to coarse sands and occasional gravels. Wells typically yield 200-400 gallons per minute.

The Black Creek aquifer is present in the central to southwestern portions of the coastal plain at elevations of 318 feet above sea level to 1,477 feet below seal level, averaging 184 feet below sea level. The Black Creek aquifer ranges from 14 to 556 feet thick and averages 162 feet thick. The aquifer is composed of very fine to fine “salt and pepper” sands. Wells typically yield 200-400 gallons per minute.

The Water Use Act of 1967 mandates action to protect the long range usefulness of water resources in conditions such as now present in the Central Coastal Plain. The Water Use Act allows for the Environmental Management Commission to “declare and delineate from time to time, and may modify, capacity use areas of the State where it finds that the use of groundwater or surface water or both require coordination and limited regulation for protection of the interests and rights of residents or property owners of such areas or of the public interest.” The Act further states that a capacity use area “is one where the Commission finds that the aggregate uses of groundwater or surface water, or both, in or affecting said area (i) have developed or threatened to develop to a degree which requires coordination and regulation, or (ii) exceed or threaten to exceed, or otherwise threaten or impair, the renewal or replenishment of such waters or any part of them.”

According to the DWR, there is increasing evidence of present and future ground water overdrafts and potential water supply shortages and damage to aquifers within the following fifteen North Carolina counties: Beaufort, Carteret, Craven, Duplin, Edgecombe, Greene, Jones, Lenoir, Martin, Onslow, Pamlico, Pitt, Washington, Wayne

and Wilson. Within these counties ground water from Black Creek and Upper Cape Fear aquifers is being withdrawn at a rate that exceeds the available recharge. This overdraft of ground water and potential damage to the economy has led DWR to recommend creating a capacity use area under the 1967 Water Use Act. A capacity use area designation allows regulation of water use through permitting to avoid damage to ground water resources and to maintain the yield of such resources indefinitely.

The North Carolina Environmental Management Commission designated fifteen (15) counties as the Central Coastal Plain Capacity Use Area (CCPCUA) and approved rules which create a ground water use permitting process. The CCPCUA rules became effective August 1, 2002. The rules are included in Title 15A-Department of Environment and Natural Resources, Chapter 2 – Environmental Management, Subchapter 2E – Water Use Registration and Allocation.

EXHIBIT VIII-E, on the following page, is a reproduction of *Figure 1* from the September, 2008 Central Coastal Plain Capacity Use Area Assessment Report prepared by the Ground Water Management Section of the NC Department of Environment and Natural Resources, Division of Water Resources. EXHIBIT VIII-E shows the counties in the CCPCUA as well as the status of the Cretaceous Aquifer Zones in southeastern North Carolina.

The CCPCUA rules mandate phased (percentage based) reduction of water withdrawal rates. Williamston must reduce water withdrawal from the aquifer by 25% in 2008; by 25% more by 2013; and, by 25% more by 2018. The CCPCUA rules also require permits to be obtained for ground water users of more than 100,000 gallons per day, as well as required annual registration and reporting for surface and ground water users of more than 10,000 gallons per day.

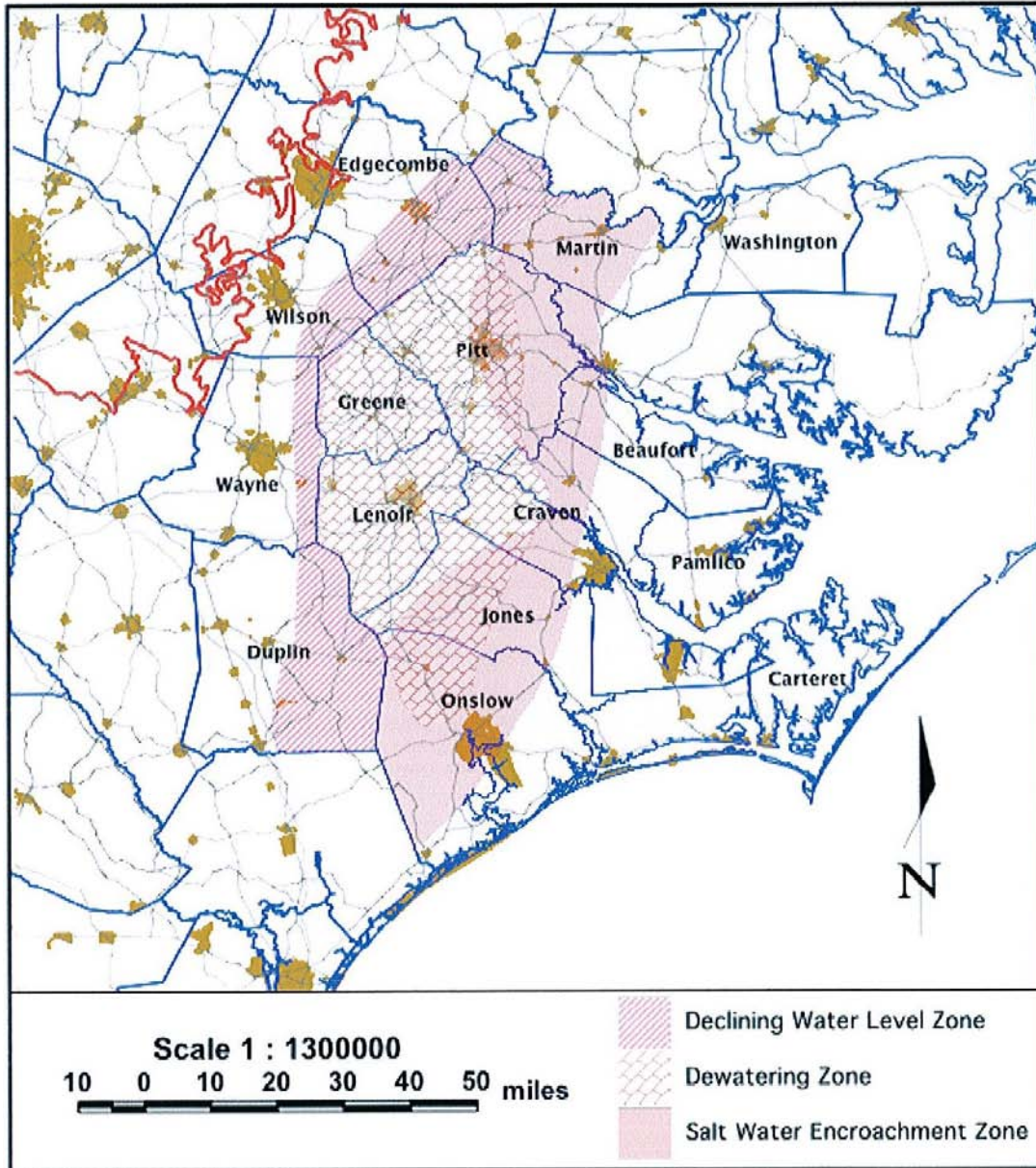
Williamston continues to be proactive in planning for and implementing improvements to its water and wastewater systems and facilities. The Town has established a policy of giving monetary credit to business and home owners to promote upgrading structures by installing water saving/water conservation devices and plumbing.

Since the Town uses water withdrawn from aquifers in the Cretaceous period aquifer system, the main issue it faces is compliance with State rules concerning water use reductions. The Martin County Regional Water and Sewer Authority (MCRWSA) was created by the Town and Martin County to investigate water source alternatives to achieve compliance. To meet the reduction requirements, and still provide needed water, MCRWSA is seeking permission to withdraw water from the Roanoke River. The authority will develop a water plant that will treat up to two (2) million gallons per day.

In the meantime, the Town has a contract to buy withdrawal credits from Robersonville and be able to continue to withdraw as it does now. The State analyzes water use on an annual basis and the Town has been under its designated consumption level on an annual basis. Williamston has spent minimal amounts for water credits and has been able to reduce usage.

EXHIBIT VIII-E
WILLIAMSTON, NORTH CAROLINA
CCPCUA CRETACEOUS AQUIFER ZONES

CCPCUA Cretaceous Aquifer Zones



SOURCE: Central Coastal Plain Capacity Use Area Assessment Report, September, 2008 prepared by the Ground Water Management Section of the NC Department of Environment and Natural Resources, Division of Water Resources.

2. Surface Water

Martin County has abundant surface water. The County is drained by the Roanoke and Tar-Pamlico Rivers and their many tributaries. The Williamston planning area is drained solely by the Roanoke River and its tributaries. Conoho Creek drains the northwestern and north central sections of the County, emptying into the Roanoke River near Williamston. The central and eastern portions of the County are drained by Sweetwater, Gardner, and Welch Creeks, also flowing into the Roanoke River. Tranter's Creek, on the Pitt County-Martin County line, drains the southwestern section of Martin County and empties into the Tar-Pamlico River.

The flow of the Roanoke River is regulated by seasonal storage of water in the Philpott and John H. Kerr Reservoirs in Virginia, and weekly and daily storage in the Gaston and Roanoke Rapids Reservoirs located upstream near the Virginia-North Carolina border.

The large water supplies available from the Roanoke River and major creeks in Martin County would be satisfactory for industrial and domestic use normal surface water treatment, although all water use originates from groundwater wells. Currently, the major uses of surface waters in the Williamston area are recreation and irrigation.

Basinwide water quality planning is a non-regulatory, watershed-based approach to restoring and protecting the quality of North Carolina's surface waters. Basinwide water quality plans are prepared by the NC Division of Water Quality (DWQ) for each of the seventeen (17) major river basins in the State. Preparation of a basinwide water quality plan is a five-year process done in three phases. While these plans are prepared by the DWQ, their implementation and the protection of water quality entails the coordinated efforts of many agencies, local governments, and stakeholders in the State. DWQ prepared the Roanoke River Basinwide Water Quality Plan, September 2006 (*2006 Plan*) which has been approved and endorsed by the NC Environmental Management Commission.

All surface waters in the State are assigned a *primary* classification that is appropriate to the best uses of that water. In addition to primary classifications, surface waters may be assigned a *supplemental* classification. Each primary and supplemental classification is assigned a set of water quality standards that establish the level of water quality that must be maintained in the waterbody to support the uses associated with each classification. The Primary classifications and best uses in the Roanoke River basin are: Class C, aquatic life propagation/protection and secondary recreation; Class B, primary recreation and all Class C uses; and WSI-V, water supply (the classification is based on specific land use characteristics).

The *2006 Plan* is the third five-year update of the Roanoke River Basinwide Water Quality Plan. The first basin wide plan for the Roanoke River basin was completed in 1996 and the second in 2001. The format of this third plan was revised in response to comments received during the first and second planning cycles. DWQ replaced much of the general information in the first two plans with more detailed information specific to

the Roanoke River basin. For the *2006 Plan*, a greater emphasis is placed on watershed level information in order to facilitate protection and restoration efforts.

The Roanoke River begins in the Blue Ridge Mountains of northwestern Virginia and flows in a generally southeastern direction for 400 miles before emptying into the Albemarle Sound in eastern North Carolina. By the time it reaches the fall line near Roanoke Rapids, it has captured water from nearly 8,000 square miles of land. From Roanoke Rapids to the coast, the river drains another 2,000 square miles, carrying more water than any other river in North Carolina. The North Carolina portion of the basin (roughly 36 percent of the entire watershed) is composed of two major drainages: the Dan River and its tributaries in the western section; and the Roanoke River from Virginia to the Albemarle Sound in the eastern section. The Roanoke River enters North Carolina through John H. Kerr reservoir and then flows into Lake Gaston and Roanoke Rapids Lake before regaining its riverine form.

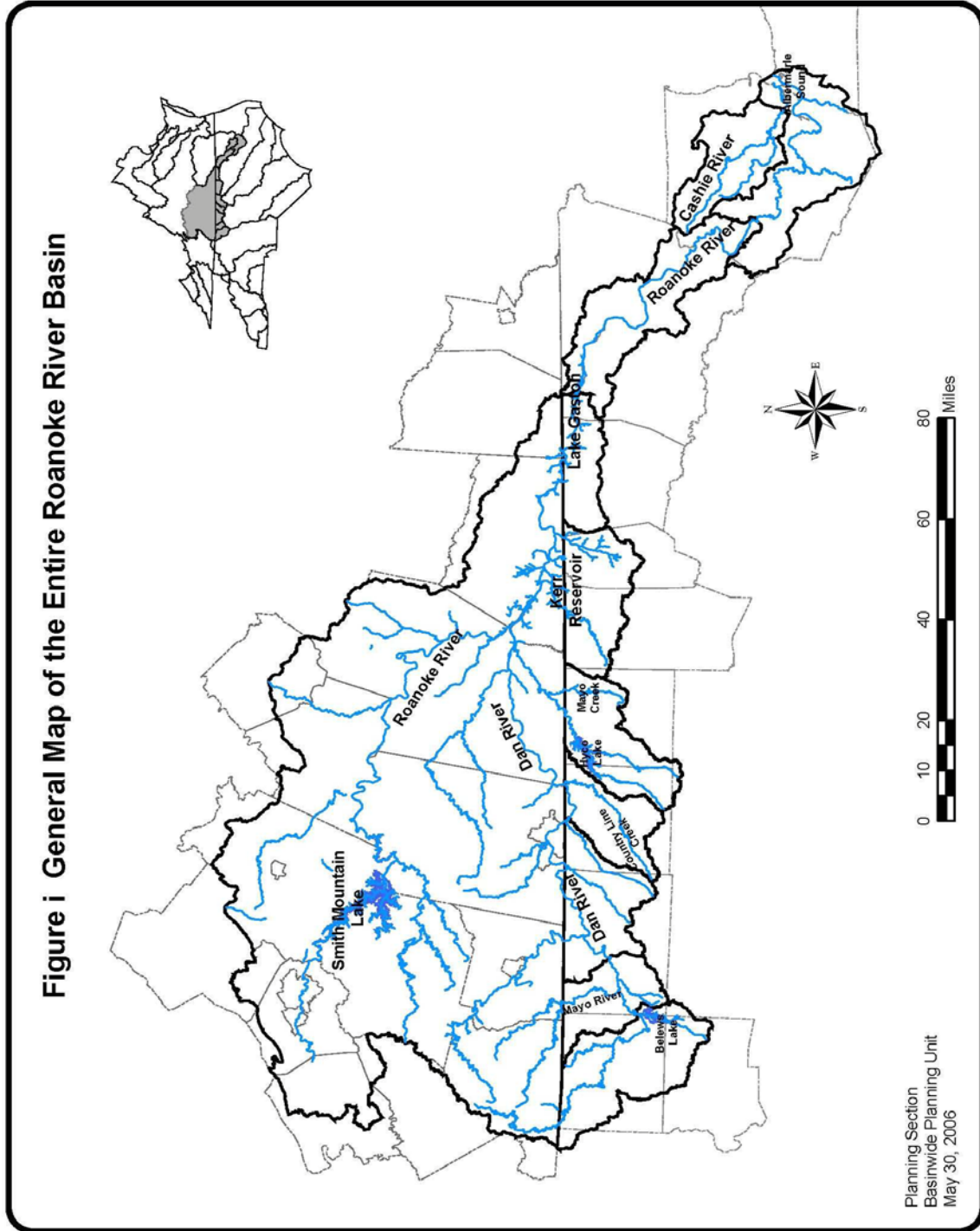
The upper Dan River is classified as trout waters and part of the area is also designated a State Water Trail by the NC Division of Parks and Recreation. The lower portion of the basin also includes large tracts of bottomland hardwood forests owned by the NC Wildlife Resources Commission (NCWRC), the US Fish and Wildlife Services, and the Nature Conservancy. The NCWRC has designated a portion of the river as an Inland Primary Nursery Area due to its great importance as spawning habitat for anadromous fish and world-class recreational fisheries for striped bass and hickory shad. Anadromous fish spawned in the Roanoke River migrate into the Atlantic Ocean, so the importance of the Roanoke River as a spawning and nursery area for these fish has wide-reaching implications. This area is also an important habitat for deer, black bear, bobcat, large populations of wild turkey, 14 species of waterfowl, as well as an additional 220 bird species.

There are eleven (11) major reservoirs in the North Carolina portion of the basin. Most of them are located in the upper portion of the basin on tributaries of the Dan and Roanoke Rivers. Three reservoirs, Kerr, Gaston, and Roanoke Rapids, are impoundments of the Roanoke River mainstream. They are managed by Dominion and the US Army Corps of Engineers for electrical energy production and flood control. Flow from these reservoirs directly influences the quality of water in the lower Roanoke River.

The North Carolina portion of the basin encompasses 3,503 square miles of area along 2,213 stream miles. The basin encompasses all or portions of 15 counties and 42 municipalities. In 2000, the overall population in the basin (based on the percent of the county land area in the basin) was 344,638. The most populated areas are located in the Winston-Salem/Greensboro area and around larger municipalities in the basin, such as Roanoke Rapids, Eden, Williamston and Plymouth.

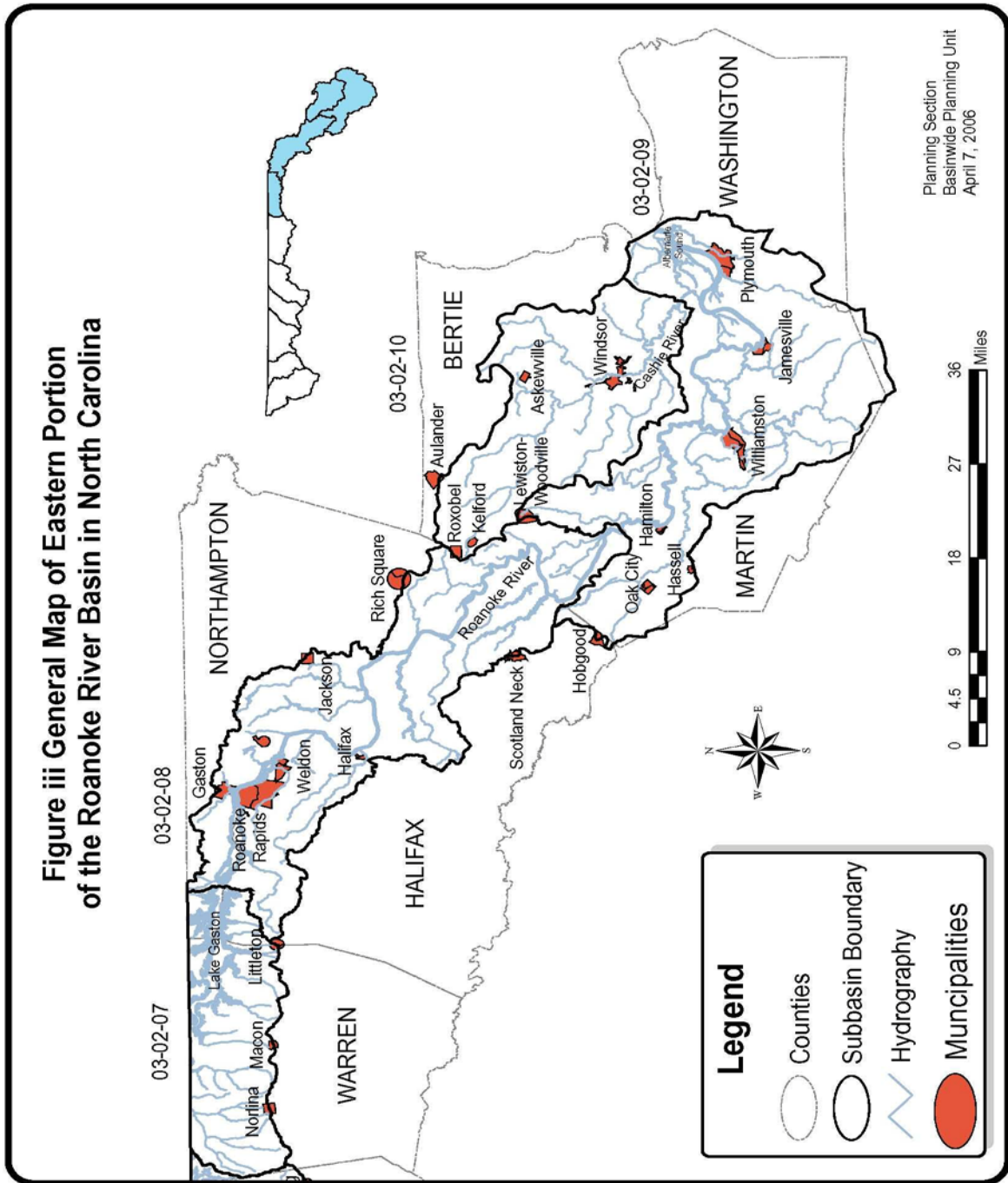
EXHIBIT VIII-F, on the following page, is a reproduction of *Figure i* from the *2006 Plan* showing the entire Roanoke River Basin. EXHIBIT VIII-G, on page VIII-18, is a reproduction of *Figure iii* from the *2006 Plan* showing the eastern portion of the Roanoke River Basin in North Carolina.

EXHIBIT VIII-F WILLIAMSTON, NORTH CAROLINA GENERAL MAP OF THE ENTIRE ROANOKE RIVER BASIN



SOURCE: Roanoke River Basinwide Water Quality Plan, September, 2006.

**EXHIBIT VIII-G
 WILLIAMSTON, NORTH CAROLINA
 GENERAL MAP OF EASTERN PORTION OF THE ROANOKE RIVER BASIN
 IN NORTH CAROLINA**



SOURCE: Roanoke River Basinwide Water Quality Plan, September, 2006.

The *2006 Plan* divides the Roanoke River Basin into ten (10) sub-basins. Williamston is located within the Roanoke River basin on Subbasin 03-02-09. Subbasin 03-02-09 includes Halifax, Martin, Bertie, Washington, Edgecombe, and Beaufort counties.

Subbasin 03-02-09 includes all or part of:

- Roanoke River;
- Conoho Creek;
- Sweetwater Creek;
- Devils Gut;
- Hardison Mill Creek; and,
- Welch Creek.

Subbasin 03-02-09 contains a very expansive floodplain ecosystem with many inlets and outlets. In addition, there is a complex distributary system at the mouth of the Roanoke River that may, during periods of low flow experience saltwater intrusion and tidal effects that extend more than halfway up the Roanoke River (Bales and others, 1993).

Over 55,000 acres of land in Subbasin 03-02-09 are owned by the US Fish and Wildlife Service, NC Wildlife Resources Commission, or The Nature Conservancy. The area is mostly rural, consisting largely of forest and agricultural land.

According to the *2006 Plan*, Martin County and Bertie County are completely within Subbasin 03-02-09, while other counties are partially within the subbasin. The *2006 Plan* indicates Martin County has an estimated growth of 0.6 percent by the year 2020 while Bertie County may decrease by 8 percent in population by 2020.

Several water quality improvement programs have been implemented in this subbasin. The NC Agriculture Cost Share Program (NCACSP), which helps reduce agricultural runoff by helping farmers implement best management practices, is one of these programs. The NCACSP provided \$431,084 towards implementing sediment and nutrient reduction practices and animal waste management within this subbasin.

EXHIBIT VIII-H, on the following page, provides an overview of Subbasin 03-02-09. EXHIBIT VIII-I, on page VIII-21, is a reproduction of *Figure 14* taken from the *2006 Plan*. The exhibit shows the boundary (area encompassed) by Subbasin 03-02-09. The exhibit also shows the locations of monitoring stations, NPDES dischargers, and non-dischargers, as well as aquatic life ratings/shell fish harvesting ratings within the Subbasin 03-02-09.

**EXHIBIT VIII-H
WILLIAMSTON, NORTH CAROLINA
ROANOKE RIVER SUBBASIN 03-02-09 OVERVIEW**

Land and Water Area

Total Area	559 square miles
Land Area	435 square miles
Water Area	124 square miles

Population Statistics

2000 Estimated Population	25,359 people
Population Density	45 people per square mile

Land Cover (percent)

Surface Water	2.4%
Forest/Wetland	71.5%
Urban	0.6%
Cultivated Crop	24.8%
Pasture/Managed Herbaceous	0.8%

Counties

Halifax, Martin, Bertie, Washington, Edgecombe, and Beaufort
--

Municipalities

Oak City, Hassell, Hamilton, Williamston, Jamesville, and Plymouth
--

Monitored Stream Statistics:

Aquatic Life

Total Streams	116.4 miles
Total Supporting	80.3 miles
Total Impaired	17.8 miles
Total Not Rated	18.3 miles

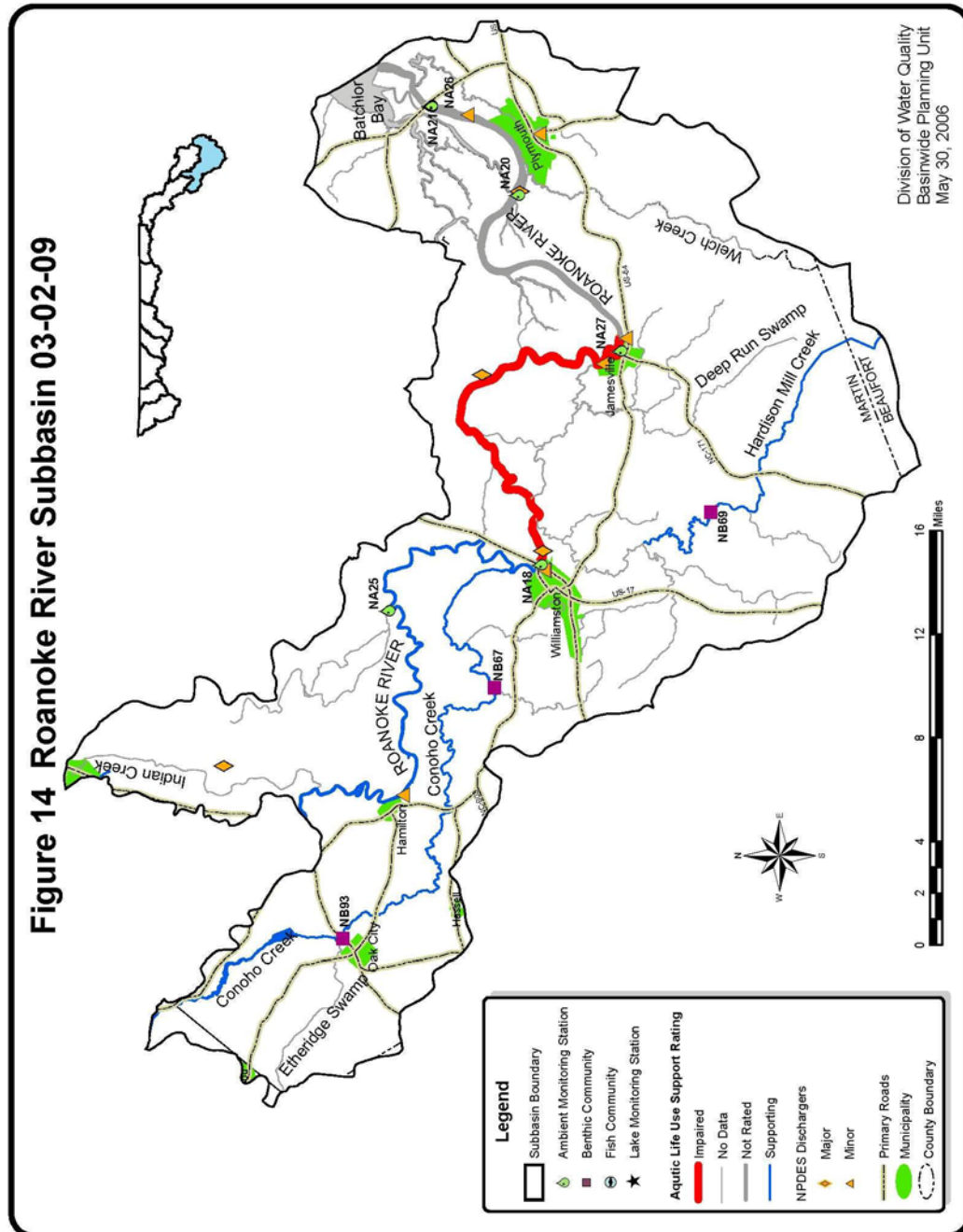
Monitored Stream Statistics:

Recreation

Total Steams	47.2 miles
Total Supported	47.2 miles

SOURCE: Roanoke River Basinwide Water Quality Plan, September, 2006.

**EXHIBIT VIII-I
 WILLIAMSTON, NORTH CAROLINA
 ROANOKE RIVER SUBBASIN 03-02-09**



SOURCE: Roanoke River Basinwide Water Quality Plan, September, 2006.

Eight individual NPDES discharge permits are issued in this subbasin with a total permitted flow of 86 MGD, the largest permitted flow in the basin. Three facilities are required to conduct whole effluent toxicity (WET) testing. McMurray Fabrics Inc. had significant noncompliance for WET testing requirements in this assessment period. One individual stormwater permit is issued in this subbasin. Six registered animal operations are located in this subbasin.

Exhibit VIII-J, taken from Table I in the *2006 Plan*, lists the assessment units and lengths, streams monitored, monitoring data types, locations and results, along with use support ratings for waters in this subbasin for Martin County permit holders.

**EXHIBIT VIII-J
WILIAMSTON, NORTH CAROLINA
NPDES DISCHARGES AND INDIVIDUAL
STORMWATER PERMITS IN
ROANOKE RIVER SUBBASIN 03-02-09**

Permit	Owner	Facility	County	Region	Type	Class	MGD	Subbasin	Receiving Stream
NC0000680	Weyerhaeuser Company	Plymouth Mill	Martin	Washington	Industrial Process & Commercial	Major	82.5	03-02-09	Roanoke River
NC0020044	Town of Williamston	Williamston WWTP	Martin	Washington	Municipal, Large	Major	2.0	03-02-09	Roanoke River
NC0023710	McMurray Fabrics Jamesville Inc.	McMurray Fabrics Jamesville Inc	Martin	Washington	Industrial Process & Commercial	Minor	045	03-02-09	Roanoke River
NC0035858	Town of Jamesville	Jamesville WWTP	Martin	Washington	Municipal, <1MGD	Minor	0.15	03-02-09	Roanoke River
NC0044776	Town of Hamilton	Hamilton WWTP	Martin	Washington	Municipal, <1MGD	Minor	0.08	03-02-09	Roanoke River
NC0068187	United Organics Corporation	United Organics Corporation	Martin	Washington	Industrial Process & Commercial	Minor	Not Limited	03-02-09	Roanoke River

Source: Roanoke River Basinwide Water Quality Plan, September, 2006

The *2006 Plan* reports: “The Town of Williamston WWTP has had chronic problems exceeding their discharge limits for fecal coliform bacteria and total suspended solids. They have had civil penalties levied in excess of \$70,000 over the past several years. The Town was issued an SOC for fecal coliform in February 2006. They are required to upgrade their chlorination and dechlorination system by December 2007. They paid an upfront SOC penalty of \$4,000.” The required upgrades will be completed in 2009 or 2010.

I. Sustainable Communities Program – Natural Features

Through its work with Audubon International's Sustainable Communities Program, the Town identified two (2) strategic issue areas related to natural features: agriculture and environment. The Town developed four (4) focus areas related to agriculture and seven (7) focus areas related to the environment.

Agriculture focus areas are: food sourcing; rural heritage; and, sustainable agriculture/agricultural management.

Environmental focus areas are: water quality; wildlife and habitat; light pollution; air quality; general pollution; and, environmental justice.

For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's natural features and land use and development related goals and objectives (implementation strategies) are discussed in greater detail in Chapter XI: Goals and Implementation Strategies.

J. Conclusions

Williamston's location, development patterns, and natural conditions are a huge drawing card for visitors and a source of pride for residents. The Town must work in concert with private, State, and Federal entities to protect and preserve resources as it encourages job creation activities and tries to retain and grow its population.

Since Williamston uses water withdrawn from aquifers in the Cretaceous period aquifer system, one issue facing the Town is compliance with State rules concerning water use reductions. The CCPCUA rules mandate phased (percentage based) reduction of water withdrawal rates. Williamston must reduce water withdrawal from the aquifer by 25% in 2008; by 25% more by 2013; and, by 25% more by 2018.

Williamston is weighing its options for compliance and is participating in a water authority to investigate water source alternatives to achieve compliance. To meet the reduction requirements, and still provide needed water, Williamston, through its membership in the Martin County Regional Water and Sewer Authority, may seek to withdraw water from the Roanoke River or use another aquifer. In the meantime, the Town can continue to buy withdrawal credits from Robersonville to be able to withdraw as it does now.

Chapter IX: Existing Land Use and Development

A. Introduction

The analysis of existing land use and development provides the Town with a snap shot of current land use patterns, an assessment of emerging development trends, and a forecast of the location of future development, given current trends. Existing land use is a major part of the foundation upon which land use policies and the future land use maps are built. The land use information developed in the part of the comprehensive plan update serves several purposes. Some of these include helping develop policies that address land use conflicts; establishing relationships between land use and development and the natural environment; identifying areas where land use is in transition; and identifying areas where in-fill development, redevelopment, or boundary adjustment may be feasible.

The existing land use pattern in and around Williamston largely determines the location and type of future development. Once land use patterns have been established, they cannot be readily changed. The existing network of streets, structures, and public utilities represents a major investment that should be respected and maintained. However, as time and circumstances permit, non-conforming uses should be phased out or relocated to more compatible areas. Transitional areas, such as those undergoing rapid urbanization or economic decline, should be closely monitored and prioritized for special treatment. All these efforts should be guided by the Town's comprehensive plan and zoning ordinance.

General development patterns have not changed significantly within Williamston proper in the past 15 to 20 years. However, since the adoption of VISION 2020 – 1999 Comprehensive Plan, Williamston has annexed additional area to serve commercial developments at or along: Prison Camp Road/Horseshoe Drive (1998); the intersection of U.S. 17 South and U.S. 64 Bypass/Hampton Court (2001); East Carolina Farm Credit on U.S. 17 (2003); the northbound side of U.S. 17 across from Harrisway Drive (2004); the northbound side of U.S. 17/Courtney Lane/Wal-Mart Drive (2007); and, Godwin Drive/Brentway Avenue (2008).

In 2010, the Town adjusted its boundaries again, increasing its area by about two hundred and sixty-five (265) acres by annexing areas encompassing the Roanoke Country Club and surrounding (primarily) residential development, as well as a residential area at the end of Cedar Lane. At the time of this writing, the Cedar Lane area annexation has been finalized, while the effective date for the annexed areas encompassing the Roanoke Country Club has not been determined.

At the time of this writing, and including the aforementioned annexations, the Town consists of 2,830 acres, divided into about 3,000 parcels. Some 1,918 acres (68%) of the Town's area have been developed, while about 912 acres (32%) of the Town's area (including public rights of way and easements) are not developed. About twenty-eight (28) percent of the land in Town is used for (single family and multi-family) residential purposes. The second largest developed land use is commercial (16%).

B. Land Use Categories

Land use categories include residential; multi-family; commercial; manufacturing; public and semi-public/government/religious/recreation/office and institutional; and, vacant/open space/rights of way and easements.

1. Residential

The residential category includes land used for single-family homes on individual lots in neighborhoods and subdivisions.

2. Multi-family Residential

This category includes two-and three-family dwellings (duplexes/triplexes), townhomes, and apartment buildings and complexes. Group housing developments such as nursing homes or assisted living centers are considered commercial uses since they are usually for-profit enterprises with on-site staff.

3. Commercial

Commercial uses include lands and buildings used for retail, consumer services, and professional activities. Business land uses can be local commercial, which includes neighborhood business activities providing necessary services for the day-to-day operation of a household; general commercial, which includes all business and commercial activities which generally depend on a trade area larger than the immediate neighborhood; and intensive commercial, which includes retail businesses or other commercial activities whose nature and services to the public tend to encourage traffic congestion and parking problems or create special problems.

This category includes business establishments (downtown commercial, highway commercial, and neighborhood commercial) such as retail stores, service providers, and office buildings associated with business and commerce activities. The category also includes selected “heavy commercial” uses such as wholesaling, warehousing, bulk storage, or distribution of non-industrial materials. Warehouses are generally classified as commercial, since industrial functions have largely ceased and structures are presently vacant, used for storage, or other commercial purposes.

4. Manufacturing

This category includes land uses which involve on-site manufacturing or processing of value-added goods. It includes industrial plants or facilities involved in the manufacturing of products such as, but not limited to, chemicals, textiles, furniture, etc. Areas of support parking for industrial plants are recorded as an industrial use on maps.

5. Public and Semi-public/Government/Religious/Office and Institutional

Public and semi-public uses include lands and buildings used for community services or recreational purposes. Similarly, government uses include publicly owned facilities, such as municipal buildings and land areas used for utility systems including treatment plants, wells, and water storage facilities, and schools. Recreation facilities associated with and located at school sites are included in this category.

Religious uses include church buildings, ancillary building such as parsonages, and spaces such as cemeteries normally associated with religious institutions.

Office and institutional uses are building and sites such as civic buildings, private schools, fraternal lodges, recreational association, and with public contact or access including the hospital, doctors' offices, and medical clinics.

6. Recreation

Recreation uses include lands, facilities, and buildings devoted to parks and recreation areas. Examples include public parks, private game and nature reserves, water access sites, recreation centers/areas, and public/private golf courses. Recreation facilities associated with and located at school sites are included in the public and semi-public/government/religious/office and institutional category.

7. Vacant/Open Space/Rights of Way and Easements

This category includes undeveloped parcels, vacant lots, open space, garden areas, and wooded areas. This category includes land potentially suitable for development, and all publicly maintained roads and rights-of-way comprising the area's transportation system, including operable railroad lines in Town. This category also includes surface water features, including the Roanoke River, its major tributaries, and mapped 100-year floodplain areas as defined and delineated by the Federal Emergency Management Agency (FEMA).

EXHIBIT IX-A, Existing Land Use (Predominant and General) on the following page shows the existing land use and development within the corporate limits of Williamston. The present predominant/general use of property was compiled from field surveys and Town aerial photographs/tax maps. Property lines shown are based on Martin County tax maps and inserts at the time of the surveys.

C. Extraterritorial (Planning) Jurisdiction (ETJ)

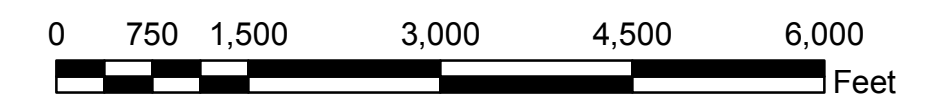
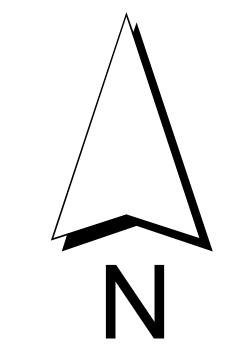
In 1998, Williamston exercised its right to create an extraterritorial (planning) jurisdiction (ETJ). The ETJ is characterized by agricultural and single family residential uses and extends from the Town's corporate limits outward for approximately two (2) miles on the Town's south side and one (1) mile to its north.

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TOWN OF WILLIAMSTON, NC



EXISTING LAND USE (PREDOMINANT AND GENERAL)



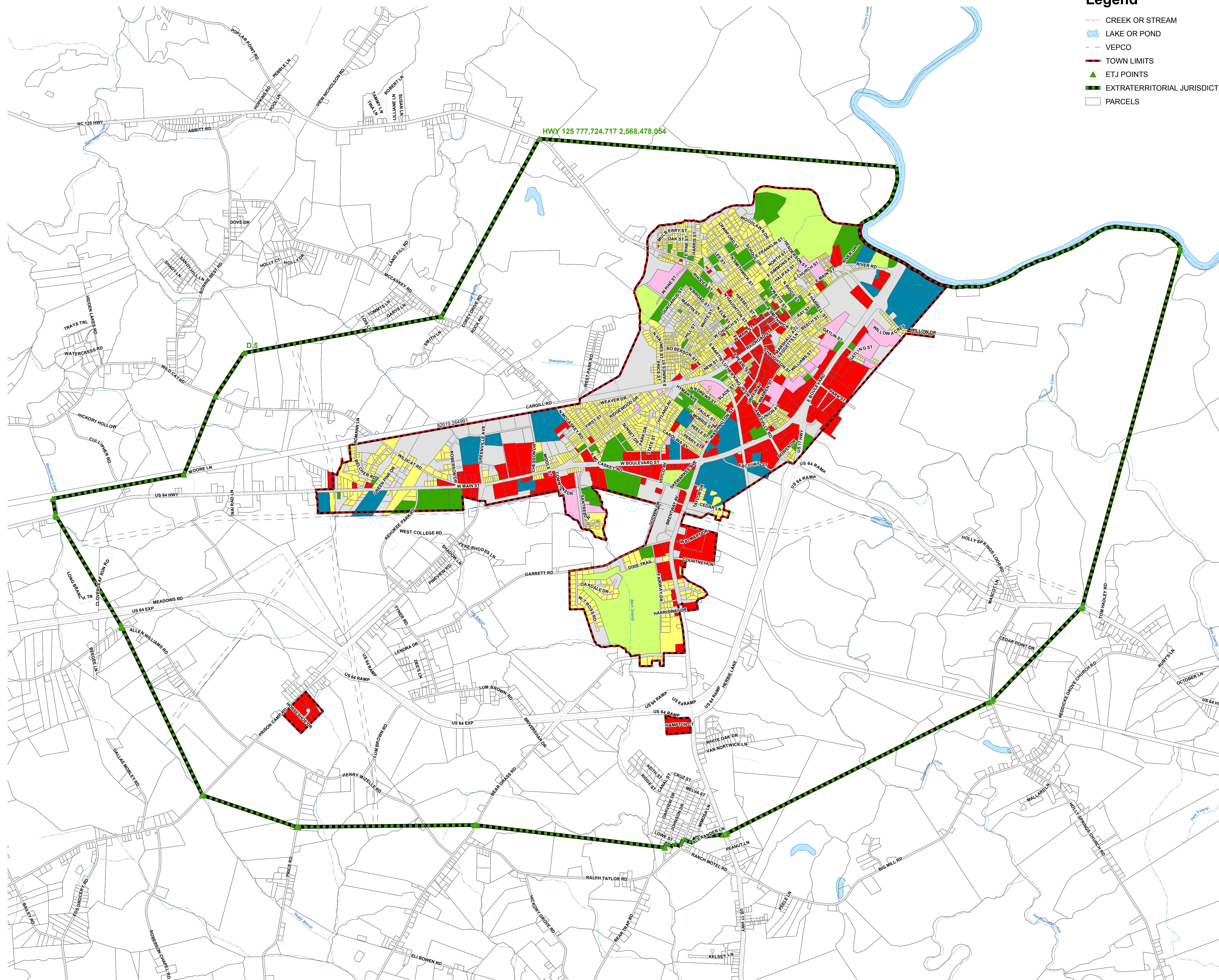
EXISTING LAND USE LEGEND:

- RESIDENTIAL
- MULTI-FAMILY
- COMMERCIAL
- MANUFACTURING
- PUBLIC AND SEMI-PUBLIC/GOVERNMENT/RELIGIOUS/OFFICE AND INSTITUTIONAL
- RECREATION
- VACANT/OPEN SPACE/RIGHTS OF WAY AND EASEMENTS

NOTE: In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT IX-A) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS



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D. Land Use Analysis and Land Area Allocated to Each Land Use

Williamston has developed in a concentric pattern typical of a maturing, small to medium-sized town. Early development centered on the historic business district and later spread along several main roads radiating from the downtown core. Recent development within Williamston has been occurring at the Town's periphery or along one of the principal commercial corridors such as Washington Street and Main Street. The Town's major thoroughfares, U.S. Highways 13, 17, and 64 (Bypass) have attracted the largest share of highway-oriented growth.

1. Residential

In Williamston, (single family) residential land uses account for 671 acres or 24% of the Town's total land area. Residential uses include lands used for any type of housing unit, whether single family detached or two-family.

Residential land use in Williamston is typical of a historic North Carolina town. The older, dense neighborhoods are found near the downtown area or stretched in more linear fashion along the main streets. There has not been a great deal of new single-family development and what has occurred has been in-fill or located in the more peripheral areas. Typically, neighborhoods are situated on smaller lots and contain a greater variety of dwelling types as well as some ancillary non-residential uses.

New subdivisions have been virtually absent in recent years in Williamston. Currently, most of the in-Town subdivisions are nearly built-out. Many Town subdivisions are landlocked by surround development and offer limited opportunities for expansion.

2. Multi-family Residential

Multi-family land uses account for 114 acres or 4% of the Town's total land area.

While single-family development is the most prevalent, apartment complexes and very few mobile homes broaden the residential mix. Large multi-family structures, such as apartments and townhouses, are located along or adjacent to Santee Drive, Pine Street, Gatling Street, Henderson Street, Andrews Street, Willow Drive, Warren Street, and Commons Street, among others. Smaller multi-family structures, such as duplexes and rooming houses, can be found throughout Town.

3. Commercial

Commercial land uses account for 455 acres or 16% of the Town's total land area.

Commercial activity in Williamston occurs in several areas, most notably in the downtown core or along major arterials. Although highway commercial uses have become more prevalent in recent years, the downtown area still accounts for a significant share of the Town's total commercial acreage.

In the downtown core area, many commercial buildings and warehouses date to the turn of the century when Williamston served as an important trading center. Most of the historic storefronts and buildings have been adapted for contemporary commercial use and about a 90% occupancy rate exists. However, some downtown vacancies remain, owing to the economy and the fact that some vacant buildings need renovation. A notable example is the TarHeel Apartments building. Listed on the National Register of Historic Places, the building has the potential to house fourteen apartments above street level. Unfortunately, the building is at risk of being demolished unless a suitable developer can be located. The building's renovation and reentry into the downtown mix would positively affect downtown revitalization efforts. Nevertheless, the Town remains diligent with respect to ongoing revitalization efforts.

A few warehouses adjoining the downtown core are also underutilized and show evidence of deterioration. However, some of the more prominent structures may be recognized for their significant development potential and potentially considered for various forms of adaptive re-use.

Two major areas of general commercial use extend outward from the central business district along Washington Street and Sycamore Street. A few other commercial uses occur in scattered locations throughout Town. Some of this commerce includes neighborhood-oriented services and retailing. Heavier types of commercial use, such as auto repair shops and outdoor equipment centers, also exist in proximity to residential areas and are less compatible with the surrounding neighborhoods.

4. Manufacturing

Manufacturing land uses in Williamston account for 211 acres or 7% of the Town's total land area.

Industrial uses within the Town are isolated along East Main Street, along Roanoke River, and U.S. Highways 13, 17 and 64 Bypass. Several older industrial sites adjoin the downtown area. At present, some of these older sites are in transition and are underutilized or vacant. This pertains particularly to aging warehouses and factories which have largely ceased any industrial use, other than bulk storage and seasonal marketing functions. However other manufacturing sites proximate to downtown in the Roberson Business Park along Greenville Avenue could support additional light industries.

5. Public and Semi-public/Government/Religious//Office and Institutional

Public and semi-public, government/religious/recreation/office and institutional uses in Williamston are numerous for a community its size and account for 220 acres or 8% of the Town's total land area.

A number of public facilities and government offices are located in the downtown area, including the Williamston Town Hall, U.S. Post Office, Martin County offices, the Martin Public Library, and the Fire Department.

In addition, several newer public facilities which serve the region at large have located in Williamston. These include the Department of Motor Vehicles (DMV), the Employment Security Office, the National Guard Armory, and the Public Works Facility. The Town also owns, operates, and maintains a public cemetery.

Churches, school sites, and other community facilities are located throughout Town. In general, they appear to adequately serve the citizens. Most of the public and semi-public buildings are attractive and enhance the areas they occupy.

6. Recreation

Recreation uses of a public nature in Williamston are numerous and varied for a community its size. Not counting some facilities associated with and located at school sites (that are included in public and semi-public/government/religious/office and institutional category, recreations uses account for 247 acres or 9% of the Town's total land area.

Notable Town recreation uses within Williamston's corporate limits are: Gaylord Perry Center, Skewarkee Trail, West End Tennis Courts, and River Landing. Martin County's Moratoc Park is within Williamston's corporate limits, as is part of the Conoho Farm Gamelands. In addition, the Town owns and maintains Godwin-Coppage Park within its ETJ. Martin County's Kehukee Park is also within Williamston's ETJ.

7. Vacant/Open Space/Rights of Way and Easements

Lands that have not been developed, or are part of the public right of way, fall in the vacant/open space/rights of way and easements category and account for 912 acres or 32% of the Town's land area.

Public rights of way and easements account for 36.6% of the land in the vacant/open space/rights of way and easements is category. Moreover, nearly fifteen percent (15%) or about 425 acres of the Town's total land area is devoted to rights-of-way (including rail lines) and easements. The CSX railway's lines generally bisect the Town.

At first glance, the amount of land included in this category may seem to provide adequate area for growth during the planning period. However, the presence of environmental and/or other development related constraints may preclude development of much of the land in this classification. Mitigation measures that may be necessary to overcome development constraints may be deemed unpractical or cost prohibitive. Thus, most of the vacant or unimproved land will remain so, and may not realistically be considered as potentially developable.

Some vacant land within the Town consists of 100-year floodplains adjoining the Roanoke River. Floodplains are considered undevelopable unless certain floodproofing measures or construction methods are undertaken. Steep slopes exist along some creeks and drainage ways in Town. Steep slopes are also considered undevelopable unless costly construction methods and erosion controls are used. The Roanoke River is the area's largest water feature, flowing across the Town's northeastern boundary. While the primary river channel is located outside the corporate limits, the Skewarkee Gut Canal traverses part of the Town. Altogether, surface water features account for very little of the Town's total area.

Some of the vacant land acres are potentially suitable for development, although various physical and economic factors may hinder actual development. Development constraints vary by site in Williamston, yet commonly include the following:

- Landlocked, remote, or inaccessible parcels that are isolated and would incur prohibitive development costs;
- Parcels with adjoining land use considered undesirable, compatible or deleterious (e.g. cemeteries, railways, public utility facilities, etc.);
- Parcels with other localized environmental constraints such as poor drainage, flashflooding/ponding problems, etc.); and,
- Parcels that are closely held in private estates, land trusts, or multiple ownership.

For many towns like Williamston, the promotion of in-fill development in areas where like development already exists and where public utilities, facilities, and services are already in place is gaining deserved popularity.

Re-use and mixed-use opportunities are found throughout in Williamston, not just downtown. Likewise, the development of lots that heretofore were undeveloped, but within established neighborhoods provide a number of benefits. In addition to generating tax revenue and user fees, in-fill development typically brings with it a sense of renewed enthusiasm and pride in an area or neighborhood. Williamston initiatives such as the building facade grant program, the Employee Homeownership Program (EHP), and the Residential Development Incentive (RDI) program speak to the Town's commitment, and the importance of "reviving what you have."

EXHIBIT IX-B on the following page shows the existing land use categories and tabulates the estimated acreage in each category and the estimated percentage of the Town's total acreage represented by each category.

**EXHIBIT IX-B
WILLIAMSTON, NORTH CAROLINA
EXISTING LAND USE CATEGORIES AND AREA TABULATIONS**

Land Use Classification	Estimated Acreage	Percentage Of Town's Total Acreage
Residential	671	24%
Multi-family Residential	114	4%
Commercial	455	16%
Manufacturing	211	7%
Public and Semi-public/ Government/ Religious/Office and Institutional	220	8%
Recreation	247	9%
Vacant/Open Space/ Rights of Way and Easements	912	32%
TOTAL	2,830	100%

E. Extraterritorial (Planning) Jurisdiction (ETJ)

The Town's Extraterritorial (Planning) Jurisdiction (ETJ) encompasses about seventeen (17) square miles extending from the present corporate limits outward for approximately two miles on the Town's south side and one mile to its north.

Notable public facilities in the ETJ include Martin Community College, the Martin County Auditorium, Riverside High School (formerly Williamston High School), and the Senator Bob Martin Eastern Agricultural Center. At the time of this writing, the Martin County Middle School has been permitted for construction in the Town's ETJ along U.S. 17 south

While the ETJ is predominantly farmland with scattered residential and commercial development, more densely developed areas exist and such development will likely continue. Cedar Hill, Pineview Estates, and Club View Estates are some of the more densely developed residential areas in the ETJ, as are Cedar Point, areas along Holly Springs Church Road, and areas along McCaskey Road which include Corey Drive Road, Smith Lane, and Rock Road.

The Town enforces its zoning ordinance in the ETJ. Martin County does not have a zoning ordinance. The planned and orderly development of the ETJ is of utmost importance to the Town. For example, NCDOT plans to construct a new roadway from College Drive to NC 125 northwest of Williamston and within its ETJ (as shown on EXHIBIT VI-C in Chapter VI). This project could potentially increase development activity in and around some of the more densely developed areas noted above. As this buffer area begins to develop, Williamston must be proactive to ensure that incompatible land uses are discouraged and public services extensions are properly programmed.

F. Projected Future Land Needs

Williamston's population was reported to be 5,511 people in 2010. As downtown revitalization and (Town and County) economic and perhaps industrial development initiatives proceed and produce expected benefits and results and the Town expands its boundaries, the Town's 2020 population may approach 6,000 people. The area necessary to accommodate anticipated growth will come from existing platted lots, supplemented by the acquisition of additional developed land area through annexation.

Some platted and developable lots are available for residential purposes within the Town and some in-fill residential development in established neighborhoods will occur and should be promoted. Generally, these lots are dispersed within the western and northeast areas of Town and are, like other lots in other parts of the Town, intermingled with existing development. Environmental constraints may keep some platted but vacant or unimproved lots from being developed. It may be difficult to find a tract that is suitably located and zoned for a specific use. Moreover, the cost to acquire land in a built environment normally increases as easily developable land becomes scarce.

About sixty percent (60%) of the land in Town has been zoned for residential uses and most has been divided into lots intended for primarily residential development. Tracts suitable for residential development remain within the Town. Such tracts could provide adequate area for additional residential development that is necessary to meet identified housing needs while providing desired in-fill development.

Projected future commercial development will likely occur as in-fill development in areas of downtown, in areas along major streets that are currently used for commercial purposes, and in areas south of Town along U.S. 17 and along U.S. 64. About twenty percent (20%) is zoned for commercial uses, while about twenty percent (20%) is zoned for manufacturing uses.

The Town has a vested interest in maintaining its appealing downtown. Some people have expressed the desire to study strategies to ensure new development incorporates building types and styles (i.e. brick and mortar, limited signage, low level exterior lighting, etc.) that are consistent with and compliment existing downtown buildings and generally enhance Williamston's small town charm. As guidelines are discussed and developed, the Town should encourage all parties interested in developing or redeveloping downtown, to recognize and contribute to the downtown's appeal.

The conversion of some properties' uses is likely as well during the planning period. The conversion of commercial properties for public uses is anticipated. The conversion of buildings for alternative uses use as artisan centers, galleries, or specialized eating establishments may occur. Similarly, the conversion and improvement of commercial unused or underused properties downtown for use as business incubator facilities is also a possibility.

G. Sustainable Communities Program – Land Use and Development

Through its work with Audubon International's Sustainable Communities Program, the Town identified two (2) strategic issue areas related to land use and development: open space and land use and planning, zoning, building, and development. The Town developed two (2) focus areas related to open space and land use and four (4) focus areas related to planning, zoning, building, and development.

Open space and land use focus areas are: open space preservation and environmentally-sensitive landscape management. Planning, zoning, building, and development focus areas are: green building; comprehensive planning; Smart Growth/New Urbanism principles; land use codes and regulations; and, environmental design.

For each focus area, the Town developed goals and objectives and listed a number of strategies, policies, and practices which should help it achieve its goals and accomplish its objectives. The Town's natural features and land use and development related goals and objectives (implementation strategies) are discussed in greater detail in Chapter XI: Goals and Implementation Strategies.

H. Conclusions

At the time of this writing, the national and State economic outlook is troubling to many people as it relates to new housing starts, foreclosures, business start-ups versus business failures, and unemployment. Nation-wide economics notwithstanding, the residents of Williamston and Martin County have benefited by the commercial development that has continued at a steady rate along U.S. 17 South and along U.S. 64. The availability of Town-supplied facilities and services, coupled with the Town's cooperative attitude toward aggressively supporting business development and job creation has, in large part, helped to sustain the development in this area.

Within the corporate limits of Williamston, the available, developable land supply is reaching the threshold where in-fill development and redevelopment must be promoted vigorously by the Town. The vacant land dispersed throughout Williamston consists primarily of parcels intermingled with existing development which may be ripe for activities.

For a variety of reasons, the Town should investigate and embrace techniques to encourage re-use and mixed-use developments strategies to effectively jump start the revitalization of residential and commercial areas.

During the planning period, some of the thrust of new development will also occur in areas in the ETJ where Williamston can provide facilities and services to support such development. The Town should continue its careful review of requests for utilities and services that may be necessary to support new development in the ETJ, with the goals of achieving balance between the utilization of available parcels within the Town limits and the conversions of undeveloped land in the ETJ.

Chapter X: Future Land Use and Development

A. Introduction

This chapter presents a plan for Williamston's future land use and development. The future land use plan included here was developed based upon analysis of planning issues, existing and emerging conditions, emerging and projected trends, and the desires of residents (as articulated in public meetings) and elected and appointed officials. As circumstances change, the Town's plans for the future may change. Thus, the projected future land use plan must be re-evaluated periodically by the Town.

The projected future land use plan delineates the areas in and around Williamston best suited for residential, business, industrial, and public/open space/institutional land uses. As such, the projected future land use plan is mainly concerned with the general location and amount of land proposed for each of the various land uses.

The projected future land use plan is used in conjunction with the Town's goals and implementation strategies included later in this comprehensive plan (Chapter XI: Goals and Implementation Strategies) to express the Town's vision for its future. The future land use plan and goals and implementation strategies can be used either to formulate new land use policies governing zoning and development-related regulations or to amend existing land use and development regulations. The year 2030 is chosen as the target date for planning purposes.

Projected future land use delineations notwithstanding, future land use patterns will be greatly influenced by two factors: private market forces and the presence of environmental constraints to land development. Local initiatives to create interest in Williamston may help to encourage additional new development in the Town and surrounding area. Similarly, upsurges (or down turns) in the local, State, regional, and National economies, particularly new housing starts, will greatly effect growth and development in Williamston. The presence of environmental constraints to development such as floodways and flood fringe areas can also impact growth and development. However, in many cases, the impacts of some environmental constraints can be mitigated.

The projected future land use plan described in this chapter is one that will help to maintain Williamston's small town charm and character, while providing for desired residential, business, and public/open space/institutional development. The aforementioned development goals and implementation strategies are intended to provide the policy framework that is necessary to achieve the Town's desired future land use patterns.

The projected future land use plan divides the Town into six (6) principal land use categories: residential (which includes five (5) sub-categories and four (4) overlays); commercial (which includes five (5) sub-categories); office and institutional; manufacturing (which includes two (2) sub-categories); special highway overlay; and,

conditional use. The future land use plan also shows a Tourism Related Economic Development (TRE) classification. Rights of way and easements and the Town's extraterritorial jurisdiction area are delineated.

Neither the North Carolina statutes nor case law mandate preparation of comprehensive plans, define their elements, or set a mandatory procedure for their adoption. However, North Carolina zoning enabling statutes has long required that zoning be "in accordance with a comprehensive plan". In fact, the State zoning statutes were amended in 2005 to strengthen the role of adopted plans where they do exist. The law requires that Planning Board review of proposed zoning amendments include written comments on the consistency of the proposed amendment with the comprehensive plan *and any other relevant plans* (such as a land use plan) that have been adopted by the Board of Commissioners. The Board of Commissioners is also required to adopt a statement on plan consistency before adopting or rejecting any zoning amendments. These written comments are required, but do not limit the Town Board's discretionary power to adopt or not adopt zoning amendments.

Williamston's authority to adopt and implement a comprehensive plan stems from its State authorized general police power to "define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens" per North Carolina General Statute §160A-174.

B. Projected Future Land Use Categories

1. Residential

Projected future development of a residential nature in Williamston and within its ETJ will likely occur within one of the five (5) established residential zoning districts:

R-4 Residential;
R-8 Residential;
R-10 Residential;
R-15 Residential; and,
R-20 Residential.

In addition some of these categories have development restrictions in the form of overlays:

R4-MHO-Residential with Mobile Home Overlay;
R8-MHO-Residential with Mobile Home Overlay;
R15-AO-Residential with Agriculture Overlay; and,
R20-AO-Residential with Agriculture Overlay.

(a) R4-Residential

These areas (R4-Residential) are intended to be quiet, high density neighborhoods consisting of single-family dwellings in older areas of Williamston where pre-existing small lots predominate. These areas are intended to be located only in areas of pre-existing lots of record where municipal services are available. The Town determined that new R4-Residential areas would not be created after their original designation (through zoning), except as necessary to more clearly delineate and acknowledge these high density areas.

Single family residences, not including trailers or mobile homes (except as may be shown on the mobile home park overlay district on the Town's Official Zoning Map), are allowed in these areas. Customary neighborhood accessory uses are allowed.

The minimum lot area for single family residences is 4,000 square feet. The minimum lot width is forty (40) feet measured at the building line.

(b) R4-MHO-Residential with Mobile Home Overlay

Shown on the Official Zoning Map as an overlay, these are areas where double-wide or Class A mobile homes may be allowed on individual lots as Special Uses for the purpose of urban renewal efforts. Requests for placement of Class A mobile homes in these areas are subject to the underlying zoning district and any additional requirements that may be placed on the project by the Williamston Zoning Board of Adjustment (Board of Adjustment).

(c) R8-Residential

These areas (R8-Residential) are intended to be quiet, medium density neighborhoods consisting of single-family, two-family, and multiple-family dwellings along with limited private and public community uses.

Single family residences, not including trailers or mobile homes (except as may be shown on the mobile home park overlay district on the Town's Official Zoning Map) and two-family dwellings are allowed in these areas by right, as are community uses (i.e. churches, parks, playgrounds, etc.). Customary neighborhood accessory uses are allowed.

The minimum lot area for the first dwelling unit is 8,000 square feet, while the minimum lot area for each additional dwelling unit is 3,000 square feet. The minimum lot width for the first unit is eighty (80) feet measured at the building line. Additional lot width of ten (10) feet (measured at the building line) is required for each additional dwelling in excess of one (1).

(d) R8-MHO-Residential with Mobile Home Overlay

Shown on the Official Zoning Map as an overlay, these are areas where double-wide or Class A mobile homes may be allowed on individual lots as Special Uses for the purpose of urban renewal efforts. Requests for placement of Class A mobile homes in these areas are subject to the underlying zoning district and any additional requirements that may be placed on the project by the Board of Adjustment.

(e) R10-Residential

These areas (R10-Residential) are intended to be quiet, medium density neighborhoods consisting of single-family dwellings along with limited private and public community uses.

Single family residences, not including trailers or mobile homes (except as may be shown on the mobile home park overlay district on the Town's Official Zoning Map) are allowed in these areas by right, as are community uses (i.e. churches, parks, playgrounds, etc.). Customary neighborhood accessory uses are allowed.

The minimum lot area where public water and septic tanks are used is 10,000 square feet for each single-family dwelling. Lots in these areas not served by public water and/or sewer have to comply with lot requirements as set forth by the Martin County Health Department. The minimum lot width is eighty (80) feet measured at the building line.

(f) R15-Residential

Generally, these areas (R15-Residential) do not have access to public water supplies and are dependent on septic tanks for sewage disposal. They are intended to accommodate low density residential development so as to promote a healthful environment.

Single family residences, two-family residences, and Class A mobile homes are allowed in these areas by right, as are community uses (i.e. churches, parks, playgrounds, etc.). Customary neighborhood accessory uses are allowed. In addition, bona fide farms and their customary accessory uses are allowed, except for intensive livestock operations. Seasonal produce stands are allowed for crops grown at the particular location.

The minimum lot area is 20,000 square feet with a minimum lot width of eighty (80) feet measured at the building line. Any lot in these areas not served by public water and/or sewer must comply with lot requirements as set forth by the Martin County Health Department. Lots served by water or sewer may be allowed a minimum lot size of 15,000 square feet. If served by both public utilities, a minimum lot size of 12,000 square feet may be allowed.

(g) R15-AO-Residential with Agriculture Overlay

Shown on the Official Zoning Map as an overlay, these areas are intended to encourage agricultural enterprises and promote family farming and related uses. Row crop farming, medium to light intensity cattle operations, horse farms, light hog operations, seasonal produce and vegetable stands, and other similar or normal farm related uses are allowed. Some low intensity commercial auto, truck, and equipment repair uses and junk yards require special use permits, as do some low intensity recreational uses. Typical accessory uses and buildings normally associated with the type of uses cited above are allowed with restrictions.

To receive the benefits of the R15-AO designation, properties must contain a minimum of thirty (30) acres, or are subject to the respective underlying zoning district regulations. The subdivision of properties in these areas for immediate family members is allowed, but regulated. As the NC Highway 125 Bypass project is completed, the Town should consider extending its northernmost extraterritorial (planning) jurisdiction (ETJ) limits and zone the additional ETJ area R15-AO.

(h) R20-Residential

Generally, these areas (R20-Residential) have limited access to public water supplies and are dependent on septic tanks for sewage disposal. They are intended to accommodate low density residential development so as to promote a healthful environment.

Single family residences, two-family residences, Class A mobile homes inside the Town's limits if converted to real property, and Class A and Class B mobile homes outside Town limits are allowed in these areas by right, as are community uses (i.e. churches, parks, playgrounds, etc.). Customary neighborhood accessory uses are allowed. In addition, bona fide farms and their customary accessory uses are allowed, except for intensive livestock operations. Seasonal produce stands are allowed for crops grown at the particular location.

The minimum lot area is 20,000 square feet with a minimum lot width of one hundred (100) feet measured at the building line. Any lot in these areas not served by public water and/or sewer must comply with lot requirements as set forth by the Martin County Health Department.

(i) R20-AO-Residential with Agriculture Overlay

Shown on the Official Zoning Map as an overlay, these areas are intended to encourage agricultural enterprises and promote family farming or related uses. Row crop farming, medium to light cattle operations, horse farms, light hog operations, seasonal produce and vegetable stands, and other similar or normal farm related uses are allowed. Some low intensity commercial auto, truck, and equipment repair uses and junk yards require special use permits, as do some low intensity recreational uses. Typical accessory uses

and buildings normally associated with the type of uses cited above are allowed with restrictions.

Properties within these areas must contain a minimum of thirty (30) acres, or are subject to the respective underlying zoning district regulations. The subdivision of properties in these areas for immediate family members is allowed, but regulated.

2. Commercial

Projected future development of a commercial nature in Williamston and within its ETJ will likely occur within one of the five (5) established commercial zoning districts:

CD-Downtown Commercial;
CBD-Central Business;
CH-Highway Commercial;
CH-MU-Highway Commercial-Mixed Use; and,
CN-Neighborhood Commercial.

(a) CD-Downtown Commercial

Generally, these areas (CD-Downtown Commercial) constitute commercial development adjacent to the Town's central business areas, providing for retail, personal services, and office spaces and uses for local and regional commercial activities. Regulations governing these areas are designed to permit a concentrated development of facilities, while protecting the area from over-intensive development and congestion.

In these areas, dozens of retail, office, and service type uses are allowed. Customary and incidental uses and buildings that are enclosed on at least three (3) sides with materials not visible from the right of way are allowed. Some special uses are allowed with a permit. These are: automobile service stations, multi-family dwellings, drive-in banks, churches, and beach bingo. Area and bulk regulations are enforced in these areas with respect to loading spaces, sidewalks, signs, and security doors and windows. The Planning Board reviews development plans for projects proposed in these areas.

(b) CBD-Central Business

In these areas (CBD-Central Business), the Town will promote and foster a professional, retailing, and personal services atmosphere thereby attempting to ensure a stable economy for effective revitalization of these areas.

In these areas, dozens of retail, office, and service type uses are allowed. Customary and incidental uses and buildings that are enclosed on at least three (3) sides with materials not visible from the right of way are allowed. Special uses (automobile service stations, multi-family dwelling, and drive-in banks) are allowed with a permit. Area and bulk regulations are enforced in these areas with respect to loading spaces, sidewalks, signs,

and security doors and windows. The Planning Board reviews development plans for projects proposed in these areas.

(c) CH-Highway Commercial

These areas (CH-Highway Commercial) are generally located along the major entrance streets into Williamston and provide space for offices, personal services, and the retailing and wholesaling of durable and convenience goods for the surrounding community and traveling public. These commercial uses are generally in view of the traveling public and thus should provide an appropriate appearance, ample parking, controlled traffic movement, and suitable landscaping.

In these areas, dozens of retail, office, and service type uses are allowed. Customary and incidental uses and buildings are allowed. Nine special uses are allowed with a permit. These are: animal clinics or hospitals, automobile or truck body repair, bottles gas dealers, outdoor advertising signs, bus stations and taxi stands, commercial recreation, utility, shopping centers, and adult uses. Property buffering may be required if commercial properties abut residential land uses. Minimum lot widths are seventy-five (75) feet, with a minimum lot depth of 120 feet. Yard use depths, building heights, loading spaces, parking, curb cuts, signs, and the use of corner lots are regulated.

(d) CH-MU-Highway Commercial-Mixed Use

These areas (CH-MU-Highway Commercial Mixed Use) are set aside to implement several infill development, community compatibility, and economic development goals and implementation strategies by delineating areas that allow and provide opportunities for adaptively reusing valuable existing buildings. Williamston has a stock of buildings that provide opportunities beyond their original purpose(s). Due to design, location, and/or condition, these building may become physically or functionally obsolete for use under the Town's current highway commercial zoning. Properties in CH-MU areas permit a wider range of land uses to be available to existing buildings for the purpose of extending their useful life and providing for community-wide economic sustainability. Permitted uses include retail, office, service uses, and limited light industry. Permitted uses do not allow for outdoor storage or production, although outdoor display of products for sale is permitted.

In these areas, dozens of retail, office, and service type uses are allowed. Customary and incidental uses and buildings are allowed. Special uses are allowed with a permit. These are: animal clinics or hospitals, automobile or truck body repair, bottles gas dealers, outdoor advertising signs, bus stations and taxi stands, commercial recreation, utility, shopping centers, adult uses, and food processing. Property buffering may be required if commercial properties abut residential land uses. Minimum lot widths are seventy-five (75) feet, with a minimum lot depth of 120 feet. Yard use depths, building heights, loading spaces, parking, curb cuts, signs, and the use of corner lots are regulated.

(e) CN-Neighborhood Commercial

These areas (CN-Neighborhood Commercial) provide locations for providing goods and services for a residential neighborhood, with the general intent of providing convenient services to a relatively few people within a short distant form the area. Land uses within these areas should not conflict with abutting residential areas. These areas should be limited to one (1) quadrant of a street intersection and should not be promoted in mid-block areas.

In these areas, a limited number of trade and service type uses are allowed. Customary and incidental uses and buildings are allowed. Special uses are allowed with a permit. These are: kindergartens or nurseries, conversion of residences to other uses, auto repair shops, and services (funeral homes). Property buffering is regulated. Minimum lot size is 6,000 square feet and building size is limited to 4,000 square feet. Accessory buildings, yard use depths, building heights, loading spaces, parking, curb cuts, signs, the use of corner lots, and corner visibility are regulated.

3. Office and Institutional

These areas (O & I-Office & Institutional) provide locations for the development of offices, community institutions, limited related services, and residences which have similar development characteristics. These areas are also well suited as transition zones between residential neighborhoods near downtown commercial areas. Residences (single-family and two-family) are allowed by right. Customary and incidental uses and buildings are allowed. Special uses allowed with a permit are: utility installations, railroads, home occupations, kindergartens or nurseries, boarding homes, conversions of residences to other uses, and multi-family dwellings.

Minimum lot size is 6,000 square feet for single-family dwellings and the minimum lot width is sixty (60) feet at the building line. Minimum lot size is 8,000 square feet for two-family dwellings and the minimum lot width is seventy (70) feet at the building line. The minimum additional lot area for each dwelling unit in excess of two (2) dwelling units is 2,000 square feet.

Accessory buildings, yard use depths, building heights, building uses, off-street parking, curb cuts, signs, the use of corner lots, corner visibility, conversion of residences, and buffering are regulated.

4. Manufacturing

Projected future development of a manufacturing nature in Williamston and within its ETJ will likely occur within one of the two (2) established commercial zoning districts:

MI-Restricted Manufacturing; and,
M2-Mixed Manufacturing.

(a) M1-Restricted Manufacturing

These areas (M1-Restricted Manufacturing) provide space primarily for industrial fabrication and warehousing on planned sites with access to major highway and railways with adequate utility services. Heavy industry, residential, and most retail trade activities are prohibited in these areas. Uses by right include manufacturing, warehousing trade and services, wholesale trade and services, and transportation and utilities. Contract construction services are allowed. Customary and incidental accessory uses and building are allowed. Existing residences and retail trade uses in these areas can continue until removed or abandoned.

Minimum lot size is 12,000 square feet and the minimum lot depth is 150 feet. Yard use depths, building heights, loading spaces, off-street parking, curb cuts, corner visibility, and signs are regulated.

(b) M2-Mixed Manufacturing

These areas (M2-Mixed Manufacturing) provide space where the principle use of land is light and heavy manufacturing, warehousing, and offensive trade uses. Uses by right include manufacturing, warehousing trade and services, wholesale trade and services, and transportation and utilities. Intensive manufacturing activities are appropriate for these areas, including special uses such as foundries, petroleum refining and storage, salvage or junk yards, sewage disposal, solid waste disposal, and customary and incidental accessory uses and buildings.

Minimum lot size is 12,000 square feet and the minimum lot depth is 150 feet. Yard use depths, building heights, loading spaces, off-street parking, curb cuts, corner visibility, and signs are regulated. As the NC Highway 125 Bypass project is completed and the Town considers extending its northernmost extraterritorial (planning) jurisdiction (ETJ) limits, it should also consider changing the zoning of some of the land within the current ETJ along the route (from R15-AO) to M2-Mixed Manufacturing.

5. Special Highway Overlay (SHO)

These areas (Special Highway Overlay SHO) are located adjacent or in proximity to U.S. Highway 64 (bypass) which has been designated as a special highway. Regulations specific to these areas are supplemental to the underlying zoning districts. However, a number of uses are specifically prohibited. A one (1) acre minimum lot size is required for all uses except single-family and two-family residential uses which will observe the required minimum lot size for the underlying zoning district. In such cases, greater lot sizes, if applicable, will prevail.

6. Conditional Use (CUD)

The requirements and regulations for these areas (Conditional Use (CUD)) are intended to ensure orderly development and use of a specific property in order to protect the

surrounding properties of adjacent zoning districts. Properties within these areas will be subject to mutually agreed regulations that will continue with the property until such time as the agreement is mutually amended by the property owner and the Town, or is repealed by the Town.

Property may be placed in a conditional use area (district) only in response to a petition by the owners of the property to be included. Specific conditions may be proposed by the petitioner or Williamston or its agencies. Only those conditions mutually approved by the Town and the petitioner may be incorporated in the zoning regulations or permit requirements. Conditions and site-specific standards imposed in a conditional use district shall be limited to those that address the conformance of the development and use of the site to Town ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site.

Within a CUD, all requirements of any corresponding general use zoning district (CH, O&I, CN, CD, CBD, SHO, MHO, R-20, R-15, R-10, R-8, R-4), and all other requirements of the Zoning Ordinance shall apply except to the extent that the approved conditions are more restrictive than those requirements.

A conditional use permit cannot provide for a variance from the underlying district permitted uses. Within a companion CUD, only those uses authorized as “permitted uses” within the underlying companion district shall be allowed to be permitted. No use(s) shall be permitted except those uses authorized by the Conditional Use Permit.

7. Tourism Related Economic Development (TRE)

Tourism Related Economic Development (TRE) areas are projected to be located along the U.S. Highway 17 and the Roanoke River at the eastern border of Williamston. Zoning and use regulations must be developed, adopted, and implemented for these areas. However, it is envisioned TRE areas would provide space for a variety of commercial uses, limited residential uses in the form of cluster development, and overnight and short-term lodging establishments, associated with and supporting the tourism industry.

In addition to the economic (tax revenue) benefits TRE area development will provide, such development would help the Town as it works to promote attract appropriate and aesthetically pleasing riverfront development to compliment the assets and facilities already in place or nearby.

C. Projected Future Land Use Map

EXHIBIT X-A (on page X-12) shows projected future land use and the desired general future development patterns in Williamston. While it is acknowledged that some of the land area within each category shown cannot or will not be developed during the planning period, the exhibit is useful in that it shows the general projected development plan envisioned and desired by the Town.

EXHIBIT X-A was developed considering several factors. The Town's current zoning map was analyzed and current zoning districts are incorporated into the future land use plan map. Similarly, the natural features maps in Chapter VIII and the existing land use map in Chapter IX were considered. As it developed the future land use plan map, the Town also considered existing development patterns shown on the existing land use map in Chapter IX to help ensure continuity and consistency with respect to projected future land use. Rights of way and easements are shown, but not set out as a separate category within the respective future land use categories.

EXHIBIT X-A and Williamston's Official Zoning Map basically mirror each other with some differences. These are:

- an area along N. Haughton Street within the Town limits across from Mulberry Street and E. Pine Street that is projected to be R4 instead of the current CH zoning;
- an area along U.S. Highway 64 Bypass south of the Town limits but within the ETJ located between the Bypass right of way and the "new" Wal-Mart shopping center complex (which fronts along U.S. 17) that is projected to be R15 instead of the current CH zoning;
- an area along U.S. Highway 64 east of the Town limits but within the ETJ in the vicinity of Holly Springs Loop Road and Mascot Lane that is projected to be R20-AO instead of the current CH zoning;
- an area due south of and abutting Courtney Lane southeast of the Town limits but within the ETJ which is projected to be CH instead of the current R15 zoning;
- an area along the proposed route of NC Highway 125 Bypass and N. Haughton Street northwest of the Town limits but within the ETJ that is projected to be M2 instead of the current R15AO zoning;
- an area along U.S. 64 Bypass south of the Town limits but within the ETJ in the vicinity of Lum Brown Road that is projected to be R20-AO instead of the current CH zoning;
- an area along both sides of Prison Camp Road southwest of the Town limits but within the ETJ in the vicinity of Allen Williams Road that is projected to be R20-AO instead of the current CH zoning; and,
- an area along the eastern border of Town along the Roanoke River that is projected to be a new zoning district to be called Tourism Related Economic Development (TRE) instead of the current M2 and CH zoning.

EXHIBIT X-A also shows an area north and northwest of the current ETJ limits the Town should consider for extension of its extraterritorial (planning) jurisdiction.

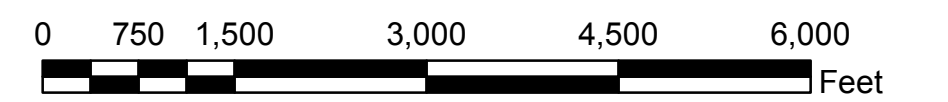
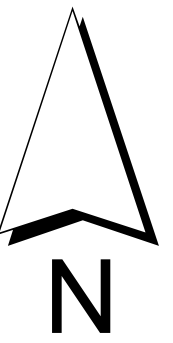
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EXHIBIT X-A

TOWN OF WILLIAMSTON, NC



PROJECTED FUTURE LAND USE



PROJECTED FUTURE LAND USE AND ZONING DISTRICTS LEGEND:

- R4 - Residential
- R4-MHO - Residential with Mobile Home Overlay
- R8 - Residential
- R8-MHO - Residential with Mobile Home Overlay
- R10 - Residential
- R15 - Residential
- R15-AO - Residential with Agriculture Overlay
- R20 - Residential
- R20-AO - Residential with Agriculture Overlay
- CD - Downtown Commercial
- CBD - Central Business
- CH - Highway Commercial
- CH-MU - Highway Commercial-Mixed Use
- CN - Neighborhood Commercial
- O&I - Office & Industrial
- M1 - Restricted Manufacturing
- M2 - Mixed Manufacturing
- SHO - Special Highway Overlay
- CUD - Conditional Use District
- TRE - Tourist Related Economic Development

This projected future land use map serves to display Williamston's vision and preferences for future land use within its borders and extraterritorial jurisdiction (ETJ). The projected future lands use patterns displayed are generally consistent with the Town's zoning map. The Town's official zoning map is available for inspection at the Williamston Town Hall.

As with any planning tool, the projected future land use map is subject to change as circumstances may dictate and should be reviewed by the Town on a regular basis with citizen input. The designation of projected future land uses does not preclude, supersede, negate, repeal, or otherwise change current or future zoning regulations and districts in Williamston; nor does it supersede any private restrictive covenants that may be in force.

Proposals for development or redevelopment will be evaluated according to the zoning regulations in effect at the time such proposals are submitted for review and the potential benefit to Williamston.

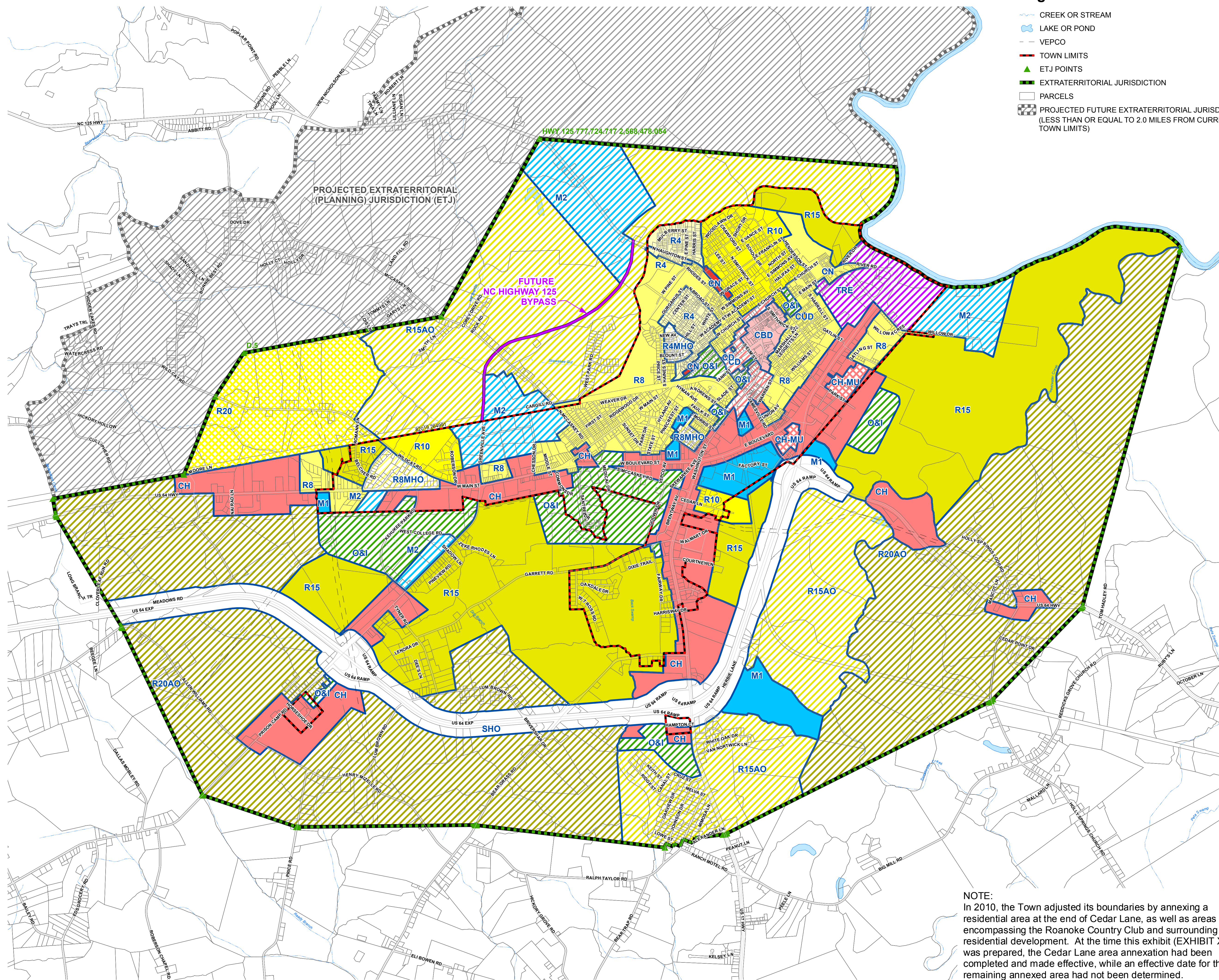


REVISED: MARCH 10, 2011

BASE MAP SOURCE: COUNTY OF MARTIN, NC

Legend

- CREEK OR STREAM
- LAKE OR POND
- VEPCO
- TOWN LIMITS
- ETJ POINTS
- EXTRATERRITORIAL JURISDICTION
- PARCELS
- PROJECTED FUTURE EXTRATERRITORIAL JURISDICTION (LESS THAN OR EQUAL TO 2.0 MILES FROM CURRENT TOWN LIMITS)



NOTE:
In 2010, the Town adjusted its boundaries by annexing a residential area at the end of Cedar Lane, as well as areas encompassing the Roanoke Country Club and surrounding residential development. At the time this exhibit (EXHIBIT X-A) was prepared, the Cedar Lane area annexation had been completed and made effective, while an effective date for the remaining annexed area had not been determined.

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D. Land Area Encompassed by Each Projected Future Land Use Category

EXHIBIT X-B which follows shows the projected future land use categories, the estimated acreage encompassed by each category, and the (estimated) percentage of the Town’s total acreage represented by each category. The depiction of projected future land use patterns does not mean, and should not be construed to mean that all the areas encompassed within a given classification are available for development.

**EXHIBIT X-B
WILLIAMSTON, NORTH CAROLINA
PROJECTED FUTURE LAND USE CATEGORIES
AND AREA TABULATIONS***

Land Use Category	Estimated Acreage Encompassed By Category*	Percentage of Total Acreage*
R4-Residential	114	0.8%
R4-MHO-Residential with Mobile Home Overlay	20	0.1%
R8-Residential	774	5.3%
R8-MHO-Residential with Mobile Home Overlay	66	0.5%
R10-Residential	309	2.1%
R15-Residential	2,363	16.2%
R15-AO-Residential with Agriculture Overlay	2,431	16.6%
R20-Residential	469	3.2%
R20-AO-Residential with Agriculture Overlay	4,349	29.8%
CD-Downtown Commercial	56	0.4%
CBD-Central Business	45	0.3%
CH-Highway Commercial	1,313	9.0%
CH-MU-Highway Commercial-Mixed Use	32	0.2%
CN-Neighborhood Commercial	9	0.1%
O&I-Office & Institutional	572	3.9%
M1-Restricted Manufacturing	233	1.6%
M2-Mixed Manufacturing	583	4.0%
Special Highway Overlay (SHO)	697	4.7%
Conditional Use (CUD)	1	**
Tourism Related Economic Development (TRE)	164	1.1%
TOTAL	14,600	99.9***

*Includes areas within Williamston’s current extraterritorial (planning) jurisdiction (ETJ). The extent of the projected (additional) ETJ (shown on EXHIBIT X-A Projected Future Land Use) has yet to be determined and is not included in these calculations.

**Less than 0.001%.

***Less than 100% due to rounding.

E. Conclusions

Nearly all the land in Town has been divided into lots although some larger commercial tracts remain. A vast majority of the platted residential lots in Town are within or adjacent to established residential areas. The presence of environmental and/or other development related constraints may preclude development of these commercial and residential lands. Measures that may be necessary to mitigate development constraints may be deemed unpractical or cost prohibitive. Thus, some vacant or unimproved land will remain so, and may not realistically be considered as potentially developable.

The majority of the land area within Williamston encompassed by the projected future land use categories is already developed. In addition, some of the remaining undeveloped areas within some categories will likely remain so as market forces and economic factors contribute to make some parcels undesirable and thus not used as projected. Finally, some of the land areas within some categories, if even proposed for development, may require lot and site specific analysis to accurately determine a given parcel's development potential and subsequent mitigation measures. Additional areas for residential and perhaps commercial growth should be considered with respect to meeting anticipated needs, while avoiding environmental constraints to development that may exist.

In Williamston, some of the projected future commercial development will likely occur as in-fill development in, or adjacent to areas that are currently used for such purposes. Consideration of a zoning overlay applying to core downtown areas may enhance interest in private investment in some unused or under used downtown properties. The Town has a vested interest in maintaining its appealing downtown.

Some Town residents have expressed the desire to study strategies to ensure new development incorporates building types and styles (i.e. brick and mortar, limited signage, low level exterior lighting, etc.) that are consistent with and compliment existing downtown buildings and generally enhance Williamston's small town charm. As guidelines are discussed and developed, the Town should encourage all parties interested in developing or redeveloping downtown, to recognize and contribute to the downtown's appeal.

The conversion of some properties' uses may also occur during the planning period. The conversion of public properties to commercial uses is anticipated. The conversion and improvement of commercial unused or underused properties downtown for use as a business incubator facility is also a possibility, as is the use of the second story(s) of commercial buildings for residential uses such as apartments or condominiums.

The Town should consider a number of rezonings as shown on the future land use map and discussed above along U.S. Highway 64 Bypass, U.S. Highway 17, Prison Camp Road, and the proposed route of NC Highway 125 Bypass. The Town should also develop, adopt, and implement a new zoning district to be called Tourism Related Economic Development (TRE) and rezone a number of properties currently zoned M2

and CH the Roanoke River and U.S. Highway 17 as the eastern border of Town as necessary.

The Town should also consider the creation of additional zoning overlay regulations to establish additional land use and development requirements within certain areas (zones) in Town, particularly in the area generally encompassing and immediately adjacent to the core downtown business district. Overlays, such as the historic district overlay encompassing the area of the Town that has been designated as a historic district, help to ensure future development or redevelopment efforts contribute positively to the Town's developed landscape, thereby helping to continue and accentuate its character and small town charm. Overlays may be considered with current business zoning for the downtown commercial area.

As the NC Highway 125 Bypass project is completed, the Town should extend its extraterritorial (planning) jurisdiction (ETJ) limits and develop and implement a zoning plan for the area in question to include M2-Mixed Manufacturing, R20-Residential, R20-AO-Residential with Agricultural Overlay, and R15-AO-Residential with Agricultural Overlay parcels. Completion of the NC 125 project will likely lead to increased development of properties along and adjacent to the highway's route, particularly since the Town already provides some core services to the area in question. Extension of the Town's ETJ and zoning will help it to ensure orderly development.

Chapter XI: Goals and Implementation Strategies

A. Introduction

This chapter presents a plan for Williamston's future. The Town's goals with respect to nineteen (19) issue areas are included. The issue areas are:

1. Residential Development (RD);
2. Commercial Development (CD);
3. Industrial Development (ID);
4. Arts, Culture, and Heritage/Historic Preservation (AC);
5. Downtown Revitalization, Enhancement, and Marketing (DR)
6. Transportation System (TS);
7. Parks and Recreation and Public Open Spaces (PR);
8. Natural Features and Environmental Protection (NF);
9. Water and Sewer Systems (WS);
10. Community Facilities and Services (CF);
11. Extraterritorial (Planning) Jurisdiction (EJ);
12. Intergovernmental Relations and Regionalism (IR);
13. Citizen Participation (CP);
14. Housing (HO);
15. Community Appearance (CA);
16. Growth Management, Smart Growth, and Sustainable Development (GM);
17. Redevelopment (RE);
18. Population Growth (PG); and,
19. Town Management and Administration (TM).

Implementation strategies for achieving the Town's goals and achieving the desired future land use patterns are included. The future land use plan and the goals and implementation strategies included here are developed based upon analysis of planning issues, existing and emerging conditions, emerging and projected trends, and the desires of residents as articulated in public meetings and through elected and appointed officials. As circumstances change, the Town's plans for the future may change. Thus, goals and implementation strategies must be re-evaluated by the Town as circumstances change.

This chapter explains the role of the comprehensive plan update as a guide for land use decision-making. It also describes Williamston's existing land use related policies, ordinances, and regulations and how they will be coordinated and employed to implement the land use and development goals of the comprehensive plan update. Additional planning tools--such as new or amended ordinances, capital improvements planning, property acquisition, boundary adjustment, or other specific projects that may be selected by Williamston to implement the plan update--are discussed. This chapter concludes with an action plan which lists and describes the priority actions that Williamston may take to implement the plan update and provides a general schedule for accomplishing the actions cited.

The comprehensive plan's goals and implementation strategies are to be integrated into the Town-wide planning process to enhance desirable development practices for future growth. The goals and implementation strategies delineated in the comprehensive plan will determine the future prosperity and general well-being of the citizens of Williamston. It is critical that goals reflect the perceived needs and desires of the citizenry based on past and current situations in the Town. The failure to implement well-conceived goals is a prime cause of many problems faced by localities today.

To facilitate the understanding of goals and implementation strategies, the terms used in this document are defined as follows:

Goals - Long-range community aspirations for the significant positive gains that should be achieved by the Town and serve to establish the future direction of Williamston.

Implementation Strategies - General guidelines for action which direct the accomplishment of goals and enable the Town to respond to a wide range of problems as they arise.

These planning terms are to be essential components of this comprehensive plan and shall help to achieve, through the application of appropriate implementation techniques, favorable development patterns for Williamston.

Goals help Town decision makers define and articulate the character and scope of public interest and concern. The goals and implementation strategies contained here do not dictate to Town officials any actions that must be taken. As such, they are not binding, but rather set forth positive suggestions that can be both a yardstick for measuring the effectiveness of present planning activities, as well as a foundation for future planning efforts.

Although numbered for identification, implementation strategies are not prioritized. Implementation strategies taken or adapted from the Town's work with Audubon International's Sustainable Communities Program appear in **green** type.

Specific work (action) items, stemming from some of the implementation strategies listed, are identified at the end of this chapter in EXHIBIT XI-A ACTION PLAN. Action items taken or adapted from the Town's work with Audubon International's Sustainable Communities Program appear in **green** type.

B. Goals and Implementation Strategies

1. Residential Development (RD)

Goal: Ensure future residential development in and adjacent to Williamston is consistent with existing and projected future development patterns, is sustainable, is aesthetically pleasing, and compliments the Town's character.

Implementation Strategies:

- RD1. Continue to seek grant funding such as Community Development Block Grants to improve neighborhoods and raise the general quality of Williamston's housing stock.
- RD2. Encourage, as applicable, the provision of affordable and available housing for potential medium income residents in Williamston.
- RD3. Review and evaluate development and redevelopment proposals according to goals and implementation strategies and the future land use map developed as a part of the Williamston Comprehensive Plan.
- RD4. Continue to review development and land use ordinances to regulate development density and building intensity factors such as building height, lot coverage, and building setbacks for residential building development.
- RD5. Encourage innovative and environmentally friendly development design that incorporate vegetative buffers and landscaping, limit the amount of impervious surfaces, and include effective storm water management alternatives.
- RD6. Utilize the provision of existing Town water and wastewater utilities to influence land use and development proposals in a manner that benefits Williamston and promotes Smart Growth principles.
- RD7. Support programs and initiatives that provide for residential developments of good housing quality, adequate community facilities, and promote a good residential environment.
- RD8. Encourage cluster residential developments with open space set asides.
- RD9. Encourage rehabilitation of substandard housing.

2. Commercial Development (CD)

Goal: Ensure and promote economic development that compliments Williamston's image and character, assures employment sustainability, and provides ready access to needed goods and services in the Town.

Implementation Strategies:

- CD1. Support the efforts of the Chamber of Commerce and similar agencies and groups as applicable to encourage local expansion of existing businesses and the location of new businesses in the Town to broaden the tax base and increase employment opportunities.

- CD2. Continue to work with the State, Martin County, and other regional partners to enhance and promote the tourism opportunities associated with the Senator Bob Martin Eastern Agricultural Center, the Roanoke River, Skewarkee Trail, Moratoc Park, and other historic and cultural assets.
- CD3. Participate in economic development proposals in the area and region that benefit Williamston and Martin County.
- CD4. Support the efforts and initiatives of State and regional economic and industrial development agencies.
- CD5. Support the use of State and Federal sources of capital and management assistance to the Town for the purpose of economic development.
- CD6. Encourage the proper planning and timing of commercial development near and adjacent to the Town to coincide with the extension of Town services and utilities such as water and sewer if needed.
- CD7. Encourage improvement to vocational-educational facilities and efforts to increase career planning programs in order to upgrade the quality of the labor force and support educational programs to aid in developing skills for the unemployed and underemployed citizens of the Town.
- CD8. Utilize capital improvement programming to identify utilities and community facilities improvements to stimulate commercial development.
- CD9. Support sustainable commercial development in areas where such activities already occur or can be reasonably accommodated by public facilities.
- CD10. Encourage local support and patronage for Town businesses.
- CD11. Review and analyze development and redevelopment proposals for consistency with the future land use map included in the Williamston Comprehensive Plan.
- CD12. Consider input from business owners concerning Town (and County) economic development initiatives.
- CD13. Pursue infrastructure improvements necessary for commercial development through cooperative relationships between Town, County, and State personnel resources.
- CD14. Support economic expansion and growth measures developed in collaboration with the Economic Development Corporation.
- CD15. Utilize Development Zone benefits and expand Town involvement.
- CD16. Use contact and contract sources, such as the Northeast Partnership, Martin County Committee of 100, and Roanoke River Partners.
- CD17. Encourage Town representatives to attend schools and seminars as appropriate, particularly regional economic development meetings.
- CD18. Consider programs the Town could initiate or participate in to develop the tourist industry.
- CD19. Encourage appropriate agencies and organizations to provide continuing education concerning tourist relations and tourist handling by local businesses.
- CD20. Support efforts to promote local farmers and local farmers' markets by encouraging residents and local restaurants to buy from local farmers.
- CD21. Support efforts to educate the public on the value of eating organic produce.
- CD22. Support efforts preserve the rural character of Williamston's landscape.
- CD23. Support effort to improve the economic vitality of Williamston's working farms.

- CD24. Support efforts to incorporate environmentally-sensitive practices into farm management by continuing to enroll farmers into conservation programs.
- CD25. Support efforts to increase tourism in the greater Williamston area by marketing Williamston as a tourist destination.
- CD26. Support efforts to maintain the economic vitality of Williamston's farms by raising public awareness about agriculture's contributions to the local economy.
- CD27. Support efforts to maintain a diverse economic base of manufacturing, retail, and service industries by expanding the number of manufacturing jobs in the area.
- CD28. Support efforts to minimize the environmental impact of local hotels, motels, bed and breakfasts, etc. by reducing water and energy consumption, HVAC costs, waste generation, carbon footprint, etc.
- CD29. Support efforts to minimize the environmental impact of restaurants by reducing water and energy consumption, HVAC costs, waste generation, carbon footprint, etc.
- CD30. Support efforts to promote and expand nature-based tourism and recreation by: quantifying the potential economic value of the Roanoke River (as a destination); maximizing the potential of the river to attract hunters, fishermen, paddlers, birders, and other nature/outdoor enthusiasts; and including the Roanoke River on the birding trail.
- CD31. Support efforts to promote and expand agriculture-based tourism.
- CD32. Support efforts to expand regional tourism opportunities for visitors to the Senator Bob Martin Eastern Agricultural Center.
- CD33. Encourage restaurants to provide late-night service to visitors to the Senator Bob Martin Eastern Agricultural Center.
- CD34. Support efforts to make downtown Williamston a thriving economic center by: promoting the downtown Williamston business district to tourists and residents; retaining and assisting existing businesses; expanding small businesses; and, attracting new businesses.
- CD35. Encourage the coordination of economic development activities of the Economic Development Corporation, Martin County Tourism Development Authority, and the Chamber of Commerce.

3. Industrial Development (ID)

Goal: Ensure sustainable industrial development in suitable areas adjacent to Williamston where such activities already occur or can be reasonably accommodated by utilities and public facilities and services.

Implementation Strategies:

- ID1. Support local and regional efforts to attract sustainable industrial and economic development to the Williamston and Martin County.
- ID2. Support efforts to promote industrial growth at the Roberson Business Park and other sites near the Town, considering the proximity to labor, resources, markets, and utilities and the slope, geology, soil, and flooding characteristics of each location.

- ID3. Encourage the development of new, planned industrial areas that are compatible with Town utility systems' capacities.
- ID4. Encourage efforts to attract additional industry, while placing emphasis upon retaining the industrial firms which are located in the area.
- ID5. Support efforts to expand industry as a component of the Town's economic base and to attract "green" industry consistent with community assets, goals, and its commitment to environmental stewardship and sustainability.

4. Arts, Culture, and Heritage/Historic Preservation (AC)

Goal: Ensure Williamston's areas and properties of historic and cultural significance are identified and preserved.

Implementation Strategies:

- AC1. Support efforts to preserve important historic, archaeological, and scenic assets of the Town and guide development so as to protect historic and potentially historic properties and perpetuate cultural heritage.
- AC2. Support the efforts and programs of the Martin County Historical Society.
- AC3. Coordinate housing code enforcement, redevelopment, and public works projects with the State Department of Cultural Resources, Division of Archives and History to ensure that any significant architectural details or buildings are identified and preserved.
- AC4. Request the assistance as needed from the North Carolina Department of Cultural Resources, Division of Archives and History in the development of historic districts and ordinances as necessary.
- AC5. Encourage efforts to maintain and repair historic structures in the Town.
- AC6. Support efforts to promote the heritage tourism as an industry in the Town.
- AC7. Support efforts to preserve Williamston's architectural and cultural heritage for future generations by encouraging historic preservation by private landowners and ensuring that new development is respectful of the community's heritage.
- AC8. Support efforts to promote Williamston and Martin County as parts of the Historic Albemarle Tour and the NC Civil War Heritage Trail.
- AC9. Support efforts to preserve Williamston's historic architectures and regional style by educating the public with regard to historic architecture.
- AC10. Support efforts to provide an enriching arts experience for residents and the continuation and expansion of the Martin County Arts Council's initiatives.
- AC11. Support efforts to continue performances for children, expand the community concert program, support productions by the Martin County players and the Annual Art Show, and increase musical productions at Deadwood.

5. Downtown Revitalization, Enhancement, and Marketing (DR)

Goal: Ensure commercial and governmental buildings in Williamston are an attractive, contiguous formation, with well maintained facades and underground utilities and help to promote a pedestrian friendly community.

Implementation Strategies:

- DR1. Support efforts to make Downtown Williamston aesthetically appealing with landscaping, green spaces, and banners throughout.
- DR2. Support efforts to make Williamston a pedestrian friendly community.
- DR3. Support efforts to promote Williamston's appeal as a central location with respect to the area's cultural and historical assets, natural features, and proximity to more urbanized areas and promote Williamston as a destination for nature lovers, people interested in history, business leaders and entrepreneurs, artists, families, and visitors.
- DR4. Continue Town sponsored community involvement opportunities such as festivals and sports tournaments and evaluate other community involvement opportunities.
- DR5. Continue to participate in the NC Small Town Main Street Program.
- DR6. Continue downtown revitalization efforts and update as necessary, the market analysis study done in conjunction with this work.
- DR7. Continue to seek grants for business start-ups and downtown enhancement projects.

6. Transportation System (TS)

Goal: Ensure a balanced and efficient transportation system serving Williamston that will shape and serve growth areas and provide a safe, efficient transportation system given State and local finances, topography, geography, natural systems, and surrounding land uses and development.

Implementation Strategies:

- TS1. Support State highway policies as applicable that improve the appearance, safety, and capacity of major thoroughfares.
- TS2. Support NCDOT highway policies which help to relieve traffic congestion.
- TS3. Discourage unnecessary non-residential traffic in residential areas in order to reduce noise, dirt, and safety hazards.
- TS4. Encourage the planning and evaluation of the Town's transportation system in terms of the users' convenience, cost, travel time, safety, preference, and the substantial effect which transportation facilities have on social, economic, and environmental goals.
- TS5. Encourage the construction or improvement of transportation facilities that blend into the natural landscape, taking advantage of scenic vistas, topography, and other natural features.
- TS6. Encourage the cooperation of all levels of government in the placement of major transportation facilities so as to serve and strengthen, rather than disrupt, neighborhoods.
- TS7. Support land-use controls which promote sound land use without jeopardizing the function of high-speed thoroughfares.
- TS8. Support the development of mass transportation and/or ride-sharing services when and where needed and feasible.

- TS9. Support improvements to existing rail and air facilities serving the Town and region as applicable.
- TS10. Integrate the Town's transportation recommendations with Martin County's through the Regional Planning Organization (RPO) when lobbying NCDOT for funding.
- TS11. Continue to support special transportation services for citizens of the Town (elderly and handicapped) who are in need of such programs.
- TS12. Support efforts and programs to provide a safe, efficient, and well planned transportation system in the Town, Martin County, and the region.
- TS13. Encourage cooperation with other jurisdictions through the RPO to study the transportation needs of the region and support the provision of a safe, efficient transportation system given State and local finances, topography, geography, and natural systems and surrounding land uses and development.
- TS14. Support efforts to: provide an extensive network of public transportation; to increase the rider ship on such a system; and, to educate the public about the benefits of public transportation.
- TS15. Encourage the use of alternative means of transportation including bicycle and pedestrian facilities and support programs to educate the public about the benefits of alternative transportation options.
- TS16. Encourage the use of hybrid or alternative fuel vehicles.
- TS17. Support efforts to educate the public about the human health, environmental, and economic benefits of walking and cycling.
- TS18. Support efforts to minimize off-street parking lots, manage parking issues, and educate the public on the liabilities of impermeable pavement.
- TS19. Support efforts to promote the conversion of diesel-fueled municipal vehicles to bio-diesel.
- TS20. Support efforts to promote the economic and environmental benefits of hybrid and alternative fuel vehicles.
- TS21. Encourage local gas stations to supply bio-diesel fuel.

7. Parks and Recreation and Public Open Spaces (PR)

Goal: Ensure proper planning for and provision of recreational opportunities to Williamston residents and visitors, while preserving open spaces and protecting the natural environment.

Implementation Strategies:

- PR1. In conjunction with other jurisdictions, governmental agencies, and organizations, encourage efficient and innovative use of recreational resources and facilities available to the Town.
- PR2. Consider proposals to acquire and develop land for outdoor recreation to meet the expanding needs and interests of the Town residents.
- PR3. Conserve unique natural features, scenic areas, and appropriate historic sites for the benefit and enjoyment of the public.

- PR4. Support efforts to provide adequate facilities to meet the recreational needs of all segments of the Williamston population.
- PR5. Encourage the private development of entertainment facilities such as public golf courses, movie theaters, arcades, bowling alleys, and skating rinks.
- PR6. Continue to implement and periodically review and update as necessary, the Parks and Recreation Department policy manual.
- PR7. Support efforts to provide a valued system of parks and recreation facilities to the community.
- PR8. Support the use of techniques that manage parks and recreation facilities as models of environmental stewardship and sustainability.
- PR9. Utilize a system of environmental best management practices (BMPs) for all recreational facilities using native plants, wildlife habitat, and water conservation measures.
- PR10. Support efforts to provide a linked network of paved and unpaved cycling, walking, and recreational and hiking trails in the community connecting neighborhoods and parks town-wide.

8. Natural Features and Environmental Protection (NF)

Goal: Ensure the wise use of the Williamston's nonrenewable earth and mineral resources and air quality, while protecting the beauty of the landscape and conserving the protective functions of wetlands and flood plains.

Implementation Strategies:

- NF1. Encourage Martin County to continue efforts and policies to protect prime agricultural lands.
- NF2. Support programs to reduce and eliminate pollution and wasteful use of air, water, soil, and other natural resources in cooperation with appropriate agencies.
- NF3. Support programs and initiatives to protect and conserve surface and groundwater resources.
- NF4. Support programs to eliminate waste and unnecessary destruction of plant life and encourage re-vegetation practices.
- NF5. Support efforts to protect ecological and otherwise fragile areas for open space uses and reserve flood hazard areas for open space uses.
- NF6. Support efforts and programs to control all forms of pollution.
- NF7. Utilize ordinances and procedures to regulate land use, development, and redevelopment and support applicable State and Federal laws and regulations regarding land uses and development in natural hazard areas and environmentally fragile areas.
- NF8. Encourage the use of pervious materials and other technologies that provide for safe and efficient driveway and parking areas and that appropriately address storm water runoff areas.
- NF9. Discourage inappropriate development by limiting residential and commercial development density, structure size, and development intensity through the use of zoning.

- NF10. Scrutinize development proposals within special flood hazard areas subject to the provisions and requirements of the National Flood Insurance Program and flood plain related regulations.
- NF11. Cooperate with NCDOT and Martin County to improve traffic safety and to correct drainage problems to mitigate the impact of localized flooding.
- NF12. Support efforts and programs that minimize threats to life, property, and natural resources resulting from development located in or adjacent to hazard areas, such as those subject to erosion, high winds, or flooding.
- NF13. Preserve ambient air quality through support of continued enforcement of State emission standards and notify appropriate State agencies of significant land use changes which may require a permit.
- NF14. Utilize as necessary, the Regional Hazard Mitigation Plan developed with Martin, Washington, and Tyrrell counties as a guide and resource to develop proactive mitigation strategies to help reduce physical and economic losses in the wake of a natural disaster.
- NF15. Support efforts to more effectively utilize natural resources, such as the Roanoke River, to attract tourists.
- NF16. Support efforts to increase public education and awareness about sustainability issues, especially those most directly relevant to Williamston.
- NF17. Support efforts to protect the health of local watersheds, including the Roanoke River and its tributaries, through public education on water quality issues such as run-off and aquifer withdrawal.
- NF18. Support efforts to control storm-water runoff, flooding, and erosion by reducing or minimizing impervious surfaces throughout the community.
- NF19. Support efforts to protect local wildlife and their habitats by informing the public about threatened species.
- NF20. Support efforts to expand riparian buffers along the Roanoke River.
- NF21. Support efforts to minimize light pollution in the night sky that by minimize up-lighting of buildings and signs, uses appropriate candle power, and down focuses properly shielded lighting.
- NF22. Support efforts to maintain healthy air quality levels and good visibility by identifying point and non-point sources of air pollution, encouraging the reduction of vehicle miles traveled, and continue a no-idle policy for Town vehicles.
- NF23. Support efforts to minimize energy consumption by the Town and its residents by using or encouraging the use of compact fluorescent lamp (CFL) rather than incandescent light bulbs; adjusting thermostats; installing energy efficient windows; utilizing passive solar heating and cooling, and installing light tubes to channel natural light into interior spaces.

9. Water and Sewer Systems (WS)

Goal: Ensure water and sewer systems meet the needs of Williamston residents and out-of-town utility customers.

Implementation Strategies:

- WS1. Continue maintenance and improvement activities with respect to the Town's water and wastewater systems to meet existing and projected needs.
- WS2. Continue to be proactive in providing quality and adequate water and wastewater systems and to correcting deficiencies.
- WS3. Continue on-going capital needs assessment and project identification efforts concerning water and wastewater systems by the Town staff.
- WS4. Emphasize the importance of adequate water and sewer systems for proper land-use development.
- WS5. Continue to provide the necessary administrative and financial policy guidelines for planning and extending necessary utilities.
- WS6. Support programs and initiatives to minimize pollution of surface and ground water.
- WS7. Support programs to protect and improve overall water quality.
- WS8. Coordinate all present and future governmental and private efforts relating to water and wastewater developments within and adjacent to Williamston in accordance with the Williamston Comprehensive Plan.
- WS9. Support regional cooperation to improve water and sewer systems and promote expansion of existing facilities and/or construction of new facilities that meet common needs.
- WS10. Continue capital improvement planning and set aside (budget) funds to replace, repair, and upgrade water and wastewater systems to ensure that funding for such activities is scheduled in a manner compatible with the financial capability of the Town.
- WS11. Support continuing efforts to provide a reliable and sustainable supply of potable water to serve the Town.
- WS12. Support continuing efforts to minimize water consumption including irrigation scheduling.

10. Community Facilities and Services (CF)

Goal: Ensure citizens of Williamston have access to adequate public facilities and services such as efficient and effective fire and rescue services, public safety and law enforcement, health care, educational programs, and social services and ensure that public facilities and services are sized, located, and managed to protect or restore the quality of the natural environment while providing adequate levels of service to meet the needs of citizens.

Implementation Strategies:

- CF1. Improve as many elements as are financially possible to achieve an improved Insurance Service Office/Commercial Risk Services (ISO/CRS) Fire Suppression Rating Schedule (FSRS or Grading Schedule) for the Town.
- CF2. Work toward improving the ISO rating to realize better fire insurance rates for citizens and property owners.

- CF3. Support strategies to attract and retain emergency medical service volunteers.
- CF4. Seek adequate funding for emergency medical services in cooperation with Martin County.
- CF5. Remain active in the identification of areas where repetitive crime occurs and maintain and active plan to address what is identified.
- CF6. Support continued Drug Task Force efforts against illegal drugs and drug sources.
- CF7. Continue the neighborhood planning strategy with improved street lighting.
- CF8. Continue to assess crime fighting funding activities.
- CF9. Encourage and promote active Community Policing.
- CF10. Maintain a public attitude of zero-tolerance for illegal drugs and a constant goal of getting illegal drugs out of Williamston.
- CF11. Continue incorporating random drug-testing as a part of the in the Town's personnel policies.
- CF12. Share common concerns with other agencies and principals regarding law enforcement and court proceedings.
- CF13. Include community safety strategies in monthly department head meetings.
- CF14. Seek Police Department input concerning current and anticipated space needs.
- CF15. Promote the Town's image and attractiveness to potential residents and visitors with respect to quality of life concerns by maintaining adequate public safety and emergency services capabilities, to meet existing and projected needs.
- CF16. Support the development of programs designed to enhance the quality of educational services available for all residents of the Town.
- CF17. Support the establishment of community-oriented programs which are focused on more complete use of school facilities.
- CF18. Support social service programs which tend to reduce dependency upon the government and to encourage individuals and families to be self-sustaining.
- CF19. Utilize capital improvement planning to ensure that public facilities and services community facilities are scheduled in a manner compatible with the financial capability of the Town.
- CF20. Support the provision of public water in unincorporated areas of Martin County in a manner which promotes the goals and implementation strategies of the Williamston Comprehensive Plan.
- CF21. Encourage Martin County to maximize the use of school facilities for civic purposes.
- CF22. Retain Martin Memorial Library as an alternate Town meeting facility.
- CF23. Continue to assess Town facilities relative to function, operation, and appearance.
- CF24. Support efforts to improve the health of all citizens.
- CF25. Support coordination of efforts by area health facilities.
- CF26. Evaluate the potential impacts of development proposals according to the future land use map categories of the Williamston Comprehensive Plan with existing and planned infrastructure capabilities.
- CF27. Review and analyze development and redevelopment proposals for consistency with the future land use map included in the Williamston Comprehensive Plan.
- CF28. Utilize as necessary, the Regional Hazard Mitigation Plan.

- CF29. Utilize Town and Martin County mapping and geographic information system (GIS) information as development proposals are evaluated and extensions of public facilities are contemplated.
- CF30. Encourage the development of private recreation facilities, auditoriums and convention/meeting spaces, museums, and commercial entertainment facilities in appropriate areas.
- CF31. Provide adequate police, emergency services, and Town personnel to meet current and projected needs.
- CF32. Support volunteer service providers as feasible and applicable.
- CF33. Investigate and utilize State and Federal funding sources and programs as feasible and applicable to meet public facilities and services needs.
- CF34. Consider, as applicable, the comprehensive plans and or land use plans of other governmental entities, as well as applicable studies and reports concerning industrial and economic development when making decisions concerning land use and utility issues, and encourage other governmental entities and agencies to recognize and consider Williamston's comprehensive plan when considering land use and utility issues that may impact the Town.
- CF35. Support efforts to provide a good solid public education for Williamston's through improvements to the Martin County public school system. and Federal education standards; continue the Reading First Program; continue the Pre-K Program; continue the At-risk Student Assistance Program; continue the Head Start Program; reach State benchmarks for subjects with standardized testing; and, strengthen technology courses.
- CF36. Support efforts to increase the percentage of population with a post-secondary education and the education and training necessary to find well-paying jobs in the community.
- CF37. Support efforts to increase awareness about local job opportunities.
- CF38. Support efforts to provide apprentice and intern opportunities.
- CF39. Support efforts of the Martin County Workforce Development Program.
- CF40. Encourage local industries to expand co-op positions for community college students.
- CF41. Support efforts to match skill needs of local businesses and industries with education and programs offered by Martin County Public Schools and Martin Community College.
- CF42. Support efforts to provide access to quality health care for all residents by reducing or mitigating negative impacts on health, fostering healthy lifestyle choices, and tracking citizens' health to address pressing concerns.
- CF43. Support efforts to expand the offering of health services specialties.
- CF44. Support efforts to provide "wellness" programs.
- CF45. Support efforts to reduce groundwater infiltration/inflow into the sewer system to better seal the sewer system and thus reduce energy costs to process wastewater.
- CF46. Encourage the Town's waste handler to better promote and handle recycling.

- CF47. Continue efforts to enhance the provision of professional fire protection services (inspection, prevention, training, suppression, and investigation), emergency medical services (emergency response, first aid, training, and transport), and law enforcement (investigation, patrol, community policing, and training) in Williamston and its areas of responsibility within the ETJ.
- CF48. Continue to serve as a regional HAZMAT Response Team.

11. Extraterritorial (Planning) Jurisdiction (EJ)

Goal: Ensure orderly, planned growth and development occurs in the Williamston Extraterritorial (Planning) Jurisdiction (ETJ) area.

Implementation Strategies:

- EJ1. Support and encourage Martin County efforts to develop and implement a zoning ordinance.
- EJ2. Support and encourage Martin County efforts to develop and implement a subdivision ordinance.
- EJ3. Support and encourage Martin County efforts to develop and implement mobile home set-up standards that are comparable to the Town's standards.
- EJ4. Support and encourage capital improvement and comprehensive planning by Martin County.
- EJ5. Support orderly development in areas beyond the Town limits by increasing the Town's ETJ as necessary as allowed by State law.

12. Intergovernmental Relations and Regionalism (IR)

Goal: Ensure the citizens of Williamston see their local governments working together for the achievement of common goals.

Implementation Strategies:

- IR1. Encourage Town representatives to attend Martin County Board of Commissioners meetings that have agenda items relative to Town business.
- IR2. Continue the practice of exchanging the agendas of the boards of commissioners of Williamston and Martin County.
- IR3. Support all joint Town-County efforts and publicize these efforts and achievements.
- IR4. Consider formal resolutions to show support of Martin County activities and positions on issues.
- IR5. Consolidate Town and County services and funding where and when practicable.
- IR6. Encourage Martin County to develop a coordinated master plan for long-term financial needs.

13. Citizen Participation (CP)

Goal: Ensure Williamston is a town where citizens are fully informed and involve in the governing of their Town.

Implementation Strategies:

- CP1. Support public information programs that communicate Town news to citizens on a regular basis.
- CP2. Utilize every available means to more fully communicate with citizens.
- CP3. Charge Board of Commissioners members and Town staff to be available to civic and community groups for speaking occasions.
- CP4. Charge department heads with the responsibility for keeping their respective advisory boards active.
- CP5. Charge advisory boards to follow the policy guidelines of their respective departments and the Town.
- CP6. Actively recruit people to serve on boards and committees.
- CP7. Support the work of local civic organizations and educate the public on their value.
- CP8. Support efforts to foster a sense of community pride among community leaders and Town residents and identify indices of community success.
- CP9. Support efforts to strengthen the family unit and reduce the rate of single-family parenthood in Martin County.
- CP10. Encourage civic organizations to adopt “green” projects.
- CP11. Support efforts to engage the faith-based community to develop programs aimed at strengthening the family unit in the community.

14. Housing (HO)

Goal: Ensure access to adequate, affordable housing for Williamston residents while providing for stable and safe neighborhoods, maintaining and preserving the character of existing neighborhoods, and increasing the percentage of owner-occupied housing units in Town.

Implementation Strategies:

- HO1. Encourage the increase in supply of quality housing units, especially for low-and moderate-income families and individuals.
- HO2. Encourage the conservation of the Towns’ housing that is sound and advocate repair and/or rehabilitation of the deteriorating housing stock.
- HO3. Encourage the development of an adequate supply and range of housing in order that all Town residents might live in decent, safe, and sanitary units.
- HO4. Utilize, to the fullest extent feasible, Federal and State housing assistance for new construction and rehabilitation projects.

- HO5. Encourage the rehabilitation of deteriorated housing and removal of dilapidated housing and adopt and enforce the minimum housing standards of the Town Code of Laws.
- HO6. Encourage an overall Town-wide balance in the construction of new housing types in a variety of price ranges.
- HO7. Continue supporting a Habitat for Humanities program in partnership with Martin County.
- HO8. Support efforts to provide a “ladder of housing opportunity” which enables residents of all income levels to find adequate housing and increase home ownership rates.
- HO9. Encourage developers to build deed restricted affordable housing.
- HO10. Seek ways to encourage police officers to live in neighborhoods.
- HO11. Support efforts to discourage through vehicular traffic patterns within neighborhoods while encouraging foot (pedestrian) traffic within neighborhoods.
- HO12. Support efforts to improve lighting in neighborhoods as needed to deter crime.
- HO13. Support efforts to increase police presence in neighborhoods as needed to deter crime.
- HO14. Encourage and support preservation measures.

15. Community Appearance (CA)

Goal: Ensure Williamston is a town where citizens can expect and be responsible for a community which is clean and aesthetically pleasing.

Implementation Strategies:

- CA1. Support efforts to effectively deal with troublesome situations such as buildings left unattended in a dilapidated state.
- CA2. Continue enforcement procedures to further eradicate troublesome properties such as buildings and parking lots.
- CA3. Support efforts to improve the visual appeal of buildings and properties in commercial and residential historic districts and along main corridors.

16. Growth Management, Smart Growth, and Sustainable Development (GM)

Goal: Ensure sound land use and development practices in Williamston and designated growth areas.

Implementation Strategies:

- GM1. Utilize the comprehensive planning process as necessary, to manage and guide growth and development and to assist with the analysis of future corporate limit adjustments that may be proposed.
- GM2. Guide and support sound and attractive land use development within the Town that will result in the least possible adverse fiscal and environmental impact.

- GM3. Encourage development which is compatible with the population densities and reasonable rates of growth and available resources.
- GM4. Emphasize community planning and development concepts (“smart growth”) that help to economize the costs of roads and utilities, promote building clustering, and environmentally friendly land use.
- GM5. Encourage innovative design proposals which complement natural and manmade features.
- GM6. Encourage the preservation and protection of lands needed in the future for roads, parks, schools, and other public facilities in development plans.
- GM7. Encourage efforts to provide a better understanding of the relationship between land uses and environmental quality.
- GM8. Monitor and support or oppose, as necessary, actions and programs at the Federal, State, regional, and local levels which: guide land development; effect the capability to raise revenue for locally initiated services and facilities; and, could be facilitated by interjurisdictional contracts to provide services to growth areas.
- GM9. Identify environmental standards, including air and water quality criteria, against which infrastructure and land use plans and decisions can be evaluated.
- GM10. Encourage the provision of adequate services and facilities in residential developments by enforcing the subdivision ordinances and study amendments to the subdivision ordinance as may be necessary to ensure the provision of such services and facilities.
- GM11. Support the planned unit development concept in growth areas.
- GM12. Utilize the zoning ordinance to direct intensive land use development in areas where the efficiency of transportation systems, utility services, and community facilities will be maximized and their costs minimized.
- GM13. Discourage the development of conflicting land uses in adjacent areas that would prevent proper land development.
- GM14. Encourage continued development in areas that are already densely developed and already zoned residential.
- GM15. Encourage continuing coordination and cooperation among public and private agencies regarding development policies, programs, and projects.
- GM16. Work with individual neighborhoods to tailor neighborhood planning programs to fit the individual needs of the neighborhood and learn how to best respond to those needs.
- GM17. Consider options for providing additional land area to accommodate population and economic growth as necessary.
- GM18. Consider extending the Town’s extraterritorial (planning) jurisdiction (ETJ) limits to ensure orderly development on the northwest and north sides of Town as the NC Highway 125 Bypass project is completed.
- GM19. Support efforts to protect environmental- and recreationally-important lands.
- GM20. Support efforts to incorporate “green” building principles into new construction and renovations of existing Town facilities.
- GM21. Support efforts that encourage new private developments and major renovations to meet “green” building standards.

- GM22. Encourage new development and major renovations to earn certifications in an accepted “green” building program such as the Audubon Signature Program and the US Green Building Council’s “LEED” program.
- GM23. Incorporate sustainability principles into Town comprehensive planning, zoning, land development codes, and land use regulations.
- GM24. Support the efforts of local conservation organizations to protect ecologically-sensitive areas.
- GM25. Support efforts to have homeowners participate in Audubon International’s Treasuring Home Initiative.
- GM26. Support efforts to have local business owners participate in Audubon International’s Cooperative Sanctuary Program.

17. Redevelopment (RE)

Goal: Ensure redevelopment plans for developed areas in Williamston are consistent with the comprehensive plan.

Implementation Strategies:

- RE1. Coordinate the review of redevelopment plans by the Planning Board and Board of Commissioners for consistency with the Town’s zoning ordinance and comprehensive plan.
- RE2. Consider amendments to the zoning ordinance to address redevelopment issues such as protecting the character of areas (appearance), the natural environment, and the elimination of non-conformities where practicable.

18. Population Growth (PG)

Goal: Ensure population growth continues to sustain the viability and vitality of Williamston, and to access more of the shared revenue sources which are based on population.

Implementation Strategies:

- PG1. Consider and implement, as applicable, techniques such as the Residential Development Incentives (RDI) to help promote increased tax base and population growth.
- PG2. Consider assistance with programs aimed at stimulating residential growth.
- PG3. Support efforts to attract and retain baby boomer retirees to the community to help maintain a stable or modestly increasing Town population.

19. Town Management and Administration (TM)

Goal: Ensure the citizens of Williamston have confidence in a Town government committed to continued efficient management.

Implementation Strategies:

- TM1. Continually review Town operations.
- TM2. Involve the Town Administrator and department heads in discussions of initiatives to improve efficiency.
- TM3. Review Town policies and update when necessary.
- TM4. Continually review and scrutinize Town funding sources and uses (expenditures).
- TM5. Continue to prioritize capital needs.
- TM6. Use a professional facilitator to elicit community input as necessary.
- TM7. Support efforts and programs to ensure the Mayor and members of the Town Board of Commissioners are in compliance with State ethics requirements.
- TM8. Encourage Town officials to participate in continuing education programs as appropriate.
- TM9. Support efforts to incorporate sustainability into Town operations.
- TM10. Ensure purchasing decisions take into account the environmental impact and environmental life cycle of the products being produced.
- TM11. Ensure a high level of service to the community, being responsive to residents' needs and opinions.
- TM12. Support efforts to improve delivery of existing services.
- TM13. Support efforts to educate staff on environmental issues.
- TM14. Ensure suppliers are aware of the Town's environmentally preferable purchasing policies.
- TM15. Modify or expand services as needed in response to changing community needs.
- TM16. Ensure department heads are involved in planning for sustainability and encourage the implementation of sustainability concepts in all departments of municipal government.
- TM17. Support efforts to engage young adults in civic life to cultivate a new generation of community leaders.

C. Guide for Land Use Decision-Making

As a guide for land use decision making, the comprehensive plan should be used by the Town's elected and appointed officials and the community as a guide in making decisions about (or that affect) land use and development. It is generally accepted that the goals and implementation strategies and the future land use map are decision-making guides and that they do not have the force of law. However, in considering the roles and status of the plan, the Town must remain aware that the goals and implementation strategies and the map may be used in a "regulatory" manner in the issuance of State and Federal permits or with respect to grants.

The comprehensive plan's goals and implementation strategies have short-term and long range functions and can be used to serve public and private sector interests.

The Town staff will review requests in light of goals and implementation strategies, pointing out those that: (1) support the request; (2) are in conflict; and, (3) carry the most weight, thereby shaping the overall staff response. Planning Board members can make

individual determinations as to the consistency of the request with goals and objectives. They may consider staff recommendations, but may choose to give different weights to goals and objectives. The general public can reference goals and objectives when speaking in favor of or against a petition. The Board of Commissioners can take into account and weigh interpretations by the petitioner, the staff, the Planning Board, and residents, as well as its own interpretations and priorities in making its decision.

The comprehensive plan is also used by the private sector. Developers and/or others seeking Town review or intervention may consult the plan update to formulate a request that is consistent with the goals and implementation strategies, thereby increasing the chances of approval.

The plan also serves important long-term functions. It gives guidance to new development management tools and to major adjustments of existing tools. The plan may be used in the development of plans for major capital facilities. And finally, it may guide the development of more specific plans for projects that support implementation of the plan.

Because the comprehensive plan's parameters are wide ranging, it should be the principal guide to the Town's discussions and actions concerning land use management and development, particularly zoning ordinance amendments. Town leaders, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare. This criterion calls for consideration of a wide range of issues, including, but not limited to the potential impact of a development or a proposed ordinance amendment on:

- the natural environment – i.e., how a proposed development or development allowed by an amendment might affect air quality, water quality, flooding, erosion, important natural areas, etc.;
- important natural resources – i.e., how a proposed development or the development allowed by an amendment might threaten or enhance the continued availability and efficient use of finite natural resources;
- the transportation system – i.e., whether any additional traffic generated by a proposed development or a development allowed by an amendment can be safely and efficiently accommodated by the Town's transportation facilities;
- the provision of utilities and services – i.e., whether any additional demands for water supply, electricity, refuse collection, fire and police protection, education, health care, recreation, etc. generated by a proposed development or development allowed by an amendment can be safely and efficiently accommodated by public, community, or private utility and service systems;

- the Town economy – i.e., how a proposed development or development allowed by an amendment might affect employment opportunities and the general health of the Williamston economy;
- important historical, architectural, archeological, and cultural resources – i.e., how a proposed development or development allowed by an amendment might threaten or enhance the continued existence and integrity of resources of architectural, archeological, or cultural significance;
- neighboring development – i.e., how a proposed development or development allowed by an amendment might affect living or working conditions in neighboring areas (including whether development might deter or enhance the appropriate development or conservation of neighboring property);
- community function, character, and attractiveness – i.e., how a proposed development or development allowed by an amendment might enhance the attractiveness and functional mix of land uses needed to meet the needs of future populations and avoid adverse impacts; and,
- provision of affordable and convenient housing – i.e., how a proposed development or development allowed by an amendment might affect people’s ability to find affordable housing reasonably accessible to their place of employment.

D. Legal Authority and Existing Development Management Program

Generally, local governments have only the legal authority granted to them by the State to enact a development management program. The principle that all power is vested in the State and thus can only be exercised to the extent that it is delegated by the State is known as the “Dillon Rule.” The “Dillon Rule” applies to all North Carolina localities. Enabling legislation grants a wide range of powers to localities. However, regulations that are enacted at the local level within State enabling legislation do not automatically meet judicial acceptance. Thus, the restrictions which a locality may impose on land use, growth and development, and building practices must follow the procedural requirements of the State Constitution.

While local governments may enact a variety of programs, policies, rules, and ordinances within the limits of the “Dillon Rule”, State and Federal Constitutions, and laws, local government powers fall into one of four (4) basic groups: regulation, acquisition, taxation, and spending. Some government activities may be classified as more than one type.

Through the State, Williamston has been granted regulatory powers. The North Carolina General Statutes grant general police powers to localities allowing them to enact and enforce ordinance that may define, allow, prohibit, regulate, or abate acts, omissions, or conditions detrimental to the health, safety, and general welfare of the citizens.

North Carolina has a compulsory building code which applies throughout the State (N.C.G.S. 143-138) and municipalities may adopt codes for their areas if approved by the State as providing “adequate minimum standards” Local regulations cannot be less restrictive than the State code. Localities are empowered to create an inspection department to enforce State and local laws relating to building construction, plumbing installation, electrical systems, heating systems, building maintenance, and other matters.

Local governments can control the use of land within their jurisdiction. A local government can control the amount, timing, density, quality, and location of new development. Land use regulatory powers include the power to engage in planning, to enact and enforce zoning ordinances, floodplain ordinances, and subdivision regulations.

Local governments may acquire property, thus removing the property from the private sector and thereby eliminating or reducing the possibility of development occurring. North Carolina legislation empowers localities to acquire property for public purposes by gift, grant, devise, bequest, exchange, purchase, lease, or through eminent domain. Taxation is a power granted to local governments by North Carolina law. The power of taxation extends beyond merely the collection of revenue in that many set preferential tax rates for areas which are unsuitable for development (e.g., agricultural land, wetlands).

Local governments also have authority to levy special assessments on property owners for all or part of the costs of acquiring, constructing, reconstructing, extending, or otherwise building or improving erosion control or flood and hurricane protection works within a designated area. This can serve to increase the cost of building in such areas, thereby discouraging development.

The North Carolina State General Assembly empowers local governments to make expenditures in the public interest.

The Town’s existing development management program includes all of the ordinances, regulations, codes, policies, and directives that affect land use and development in the Town as contained or referenced in the Code of the Town of Williamston (Town Code). Coordination of the various components of the development management program can be an important part of effective implementation of the plan. Generally, unless otherwise noted, management of the development program in the Town is coordinated through the Planning Director.

The following sections discuss some of the more prominent land use and development related regulations enacted or used by the Town to achieve its vision and accomplish its goals. In some cases, adjustments or amendments that are needed to make the existing development program components more effective tools for implementing the comprehensive plan have been identified and included as action items in the Town’s action plan and schedule.

1. Zoning Ordinance

Williamston's zoning ordinance is consistent with NCGS 160A-381, the State enabling legislation. The ordinance provides for fourteen (14) zoning districts divided into residential, business, and industrial districts. There are three overlay districts (Mobile Home Overlay District, Agricultural Overlay District, and Special Highway Overlay District) and one (1) Conditional Use District.

2. Subdivision Regulations

Williamston's subdivision regulations, adopted in 1992, are consistent with NCGS 160A-371, the State enabling legislation. The subdivision regulations stipulate that the Planning Board may require the subdivision developer to dedicate open spaces for public purposes such as parks and playgrounds. In additions, storm-water runoff must be addressed in accordance with the requirement of the NC Division of Environmental Management, as well as the Town's Standard Specifications. A plan to accommodate storm water runoff is required for every major subdivision plat submitted.

3. North Carolina State Building Codes

Williamston has adopted and enforces the North Carolina State Building Codes through the Martin County Inspections Department located in downtown Williamston. The State Building Codes regulate for fire resistance, seismic activity, flooding, and (high) wind resilience. The State Building Codes are reviewed annually and may be amended as new requirements, building techniques, and materials are introduced. The State Building Codes apply primarily to new construction or buildings that undergo substantial alterations.

Building permit applicants must submit plans to the Town Planning Department which performs site plan and fire safety code compliance review. The Planning Department distributes the plans to the Public Works for water and sewer reviews and to the Police Department for review of safety issues. Plans are approved, rejected, or returned for revisions. Construction cannot begin until the plans are in compliance with the code.

4. Floodplain Damage Prevention Ordinance

Williamston participates in the National Flood Insurance Program (NFIP) and complies with related regulatory requirements. The ordinance established special flood hazard areas as those specified by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Maps (FIRM). The ordinance is administered through the Town's zoning permit review process. The ordinance also includes standards for residential and non-residential buildings and manufactured homes. Structures are required to have their lowest floor elevated no lower than two (2) feet above the base flood elevation.

5. Fire Prevention Ordinance

Enacted in February, 2005, this ordinance is effective in the Town, its extraterritorial jurisdiction, and within the Skewarkee and Williamston Fire Districts. The ordinance prescribes regulations consistent with the most current edition of the North Carolina Fire Prevention Code, and nationally recognized practices for safeguarding life and property from the hazards of fire and explosions arising from the storage, handling, and use of flammable, combustible, and hazardous substances, materials, devices, and conditions hazardous to life and property in the use or occupancy of buildings or premises.

6. Water and Sewer Use Policy

Williamston provides water service to all residents who live within the Town limits and certain areas within the Williamston Township. Williamston's sewer system service is provided only to business and residential properties that are part of the incorporated areas of the Town both contiguous and satellite. The Town Board may allow local or State governmental or institutional entities as defined in the O & I Section of the Town's Zoning Ordinance, access to the sewer service without becoming a part of the incorporated areas of Williamston.

The Town's "Water and Sewer Utility Services Policy" is on file at the Town Hall and at the Public Works Department offices. The policy document includes information related to commercial/business accounts, security deposits, billing and collections, utility rates, making payments, returned check charges, delinquent accounts and actions taken for non-payment, meter tampering, permit fees, high bills, complaints, adjustments, water line leaks, and out of Town residents.

7. Water Use Ordinance

The Town of Williamston Water Use Ordinance (Ordinance #2009-7) took effect December 16, 2009 and is on file at the Town Hall and at the Public Works Department offices.

The ordinance regulates, restricts, and limits the use of the water system now maintained and/or owned by or which may become the property of Williamston. The ordinance provides definitions and addresses application for service, connections, outside connections, operations, prohibited entry, powers and authority for inspection, interconnections, measurement of flow, water use charges and fees, deposits requirements, billing, change of occupancy, extension to mains and services, construction/reconstruction or abandonment of building service and connections, suspension of service, complaints/adjustments, protection from damages, abridgement or modification, and repealing clause.

8. Sewer Use Ordinance

The Town of Williamston Sewer Use Ordinance (SUO) became effective August 4, 2008 and was revised May, 2007. The SUO is on file at the Town Hall and at the Public Works Department offices. The ordinance sets forth uniform requirements for direct and indirect contributions into Williamston's wastewater collection and treatment system and enables the Town to comply with all applicable State and Federal laws, including the Clean Water Act (33 United States Code Sec. 1251 *et seq.* and the General Pretreatment Regulations (40 CFR, Part 403).

The ordinance addresses general provisions, general sewer use requirements, fees, wastewater discharge permit application and issuance, reporting requirements, compliance monitoring, confidential information, enforcement, annual publication of significant noncompliance, affirmative defenses to discharge violations, severability, and conflicts.

9. Water and Sewer Construction Specifications

The Town has developed a set of construction specifications the development community must adhere to when constructing/installing water and sewer facilities that will connect to the Town's systems. The specifications are on file at the Town Hall and at the Public Works Department offices.

E. Additional Development Management Tools

Tools that will be used to implement the plan, in addition to those already included in the existing development management program, are grouped into ten categories. These are: new ordinances and ordinance amendments, capital improvements plan (CIP), land acquisition, boundary adjustment, area(s) housing plan(s), downtown, corridor, gateway(s), and specific area(s) plan(s), update and amendment of the comprehensive plan, interagency cooperation, utility master planning, hazard mitigation planning, and development assistance initiatives. The following sections describe their use by Williamston.

1. New Ordinances and Ordinance Amendments

The police powers granted to the Town by the State allow it to impose reasonable regulations with respect to land use and development, among other things. In particular, the Town should review and potentially amend its zoning ordinance to promote development sustainability and encourage smart growth principles.

2. Capital Improvements Plan (CIP)

A capital improvement plan (CIP) is a document that presents a timetable by which a town indicates the timing and level of services and utilities it intends to provide over a specific time period, normally a number of years. A CIP can be used as a growth management technique. By planning for, and thus tentatively committing to a timetable to provide capital to extend or provide services and utilities, the Town can control its growth to some extent, especially in surrounding areas which depend on the Town for such services and utilities. Thus, a CIP that is coordinated with the utility extension policies can control the location, timing, cost, and extent of growth.

Williamston developed a capital improvements plan (CIP) in 2009-2010. This CIP will be instrumental in implementing the Town's goals with respect to infrastructure and the provision of public facilities and services. The Town should continue to update its capital improvements plan. The capital improvements plan (and subsequent updates) should be posted on the Town's web site (townofwilliamston.com) and used as a marketing tool as the Town entertains economic and industrial development prospects.

3. Land Acquisition

Williamston may take steps to acquire privately held parcels of land within its borders to ensure a public benefit, promote the general health, safety, and welfare of residents, and further the implementation of the comprehensive plan. At the time of this writing, Williamston plans to acquire the Royster Clark and Windsor Fuels properties in conjunction with the River landing project.

4. Boundary Adjustment

Williamston may take steps to adjust its boundaries through annexation as prescribed by North Carolina law to ensure a public benefit, promote the general health, safety, and welfare of residents, and further the implementation of the comprehensive plan.

5. Area(s) Housing Plan(s)

Williamston may update its detailed study of housing conditions for specific areas (or for the entire Town). The update should include a needs and opportunities assessment to determine the types of housing needed in various parts of Town to meet current and projected needs, alleviate substandard housing conditions, and prepare to accommodate growth and associated housing related pressures brought on by growth.

The development of housing plans should involve a great deal of citizen participation, particularly from effected neighborhoods, the real estate community, and people in a position to know the difficulties individuals are having or may have in securing affordable, suitable, and adequate housing.

6. Downtown, Corridor, Gateway(s), and Specific Area(s) Plan(s)

Williamston may undertake the development of corridor and/or area specific plans to address identified needs along its main corridors and/or in areas of the Town that are experiencing growth, or may experience or be impacted by growth. These planning activities would be more of a strategic planning exercise, as opposed to the general nature of the comprehensive plan, leading to parcel specific recommendations concerning land use and development, design features and guidelines, and ordinance changes. The Town may consider corridor plans for some of its more heavily traveled streets and roads and streets and roads serving as gateways into Town.

7. Update and Amendment of the Comprehensive Plan

Good governance requires localities to develop and periodically review, and perhaps update and amend, comprehensive plans. The North Carolina General Statutes speaks to the relationship between comprehensive plans and zoning. Williamston should next review and update/amend its comprehensive plan in 2016. However, the Town has a history of using its comprehensive plan as a land use and capital improvements planning guidance document. It uses the plan as it considers zoning changes and development requests. Thus, Williamston should update and amend its comprehensive plan more frequently. The Town should review its plan annually or as the need arises. Planning is not an exact science, and plans serve only as guides. If the circumstances that existed during plan development change, or begin to change, the Town should continue to be proactive with respect to review, analysis, and amendment of its comprehensive plan.

8. Interagency Cooperation

Williamston should continue to be proactive and assume the lead to foster interagency cooperation to further its goals. One example is the Town's proactive stance with respect to State and regional agencies charged with economic and industrial development. Williamston should continue to work closely with such agencies to attract economic and industrial development; thereby furthering Town goals with respect to a stable economic base and the development of industrial parks and sites near the Town that will use Town-supplied utilities.

Williamston should encourage the continuity of website content (as well as printed information that may be disseminated) between Williamston, Martin County, and agencies or organizations serving the area (or disseminating information about the area) such as the industrial development agencies and the Chamber of Commerce. The Town should also consider the comprehensive plans of other governmental entities if available, as well as studies and reports concerning industrial and economic development by State agencies when making decisions concerning land use and utility issues, and encourage other governmental entities to recognize and consider Williamston's comprehensive plan when considering land use and utility issues that may impact the Town.

Other opportunities to foster interagency cooperation are found with the North Carolina Department of Transportation. The Town should also take the lead in fostering cooperation with and between itself and Martin County, as well the other town within the County. In addition, the Town should continue to work with public agencies charged with providing services, facilities, and utilities to enhance the quality of life for Town residents.

The citizens of Williamston rely on a variety of public and semi-public agencies and programs for community facilities and services. The Town should take the lead in gathering, cataloging, developing, or assisting with the development of policies concerning the provision of government facilities and services.

9. Utility Master Planning

The Town has tremendous assets in its water and waste water systems. The Town, as required by the State, annually submits a Local Water Supply System plan. From these efforts and the work of engineering consultants, the Town administrative staff has a good handle on the needs of these systems, as well as what manner of improvements would be necessary to serve new users that may come to the area.

With the number and magnitude of utility related issues facing the Town (including State-mandated water withdrawal limits, the identification and development of an alternative water source, and the correction of infiltration/inflow problems), the Town should commission a utility system master plan tying together the numerous planning and study efforts that have occurred to date and charting a course for the next 20 to 30 years.

10. Hazard Mitigation Planning

In 2004, the Town commissioned the preparation of the Town of Williamston Hazard Mitigation Plan to provide a tool with which to protect the health, safety, and economic security of the residents from natural hazards. Developing the plan also satisfied the requirements of the Disaster Mitigation Act of 2000 (DMA2K) and North Carolina Senate Bill 300. Typically, hazard mitigation planning identifies and analyses hazards, vulnerabilities, and capabilities and outlines the Town's mitigation goals, policies, objectives, and strategies.

Since the Town developed its first (stand-alone) hazard mitigation plan, hazard mitigation planning has taken a regional approach. Williamston is now included in a regional plan developed in conjunction with Martin, Washington, and Tyrrell counties and their municipalities. The plan is on file at the Town Hall.

11. Development Assistance Initiatives

In addition to the continuation of its normal local government management, regulation, and administrative functions, programs, and services, Williamston has undertaken or participates in a number of development assistance initiatives which should be continued, and expanded as applicable during the planning period. These include: Employee Homeownership Program (EHP); Residential Development Incentive (RDI) Program; Facade Improvement Grant Program; Economic Development Incentive Program; and, State (Article 3J) Tax Credits.

F. Action Plan

The action plan, EXHIBIT XI-A which follows, can be a useful tool for the Town's elected and appointed leaders, and the general public to gauge the implementation status of the comprehensive plan. The action plan includes specific projects or tasks (action items) Williamston will undertake during the planning period which are necessary to achieve its stated goals. These action items stem from, and further define the strategies the Town will utilize to implement its goals.

As a guide and planning tool, the action plan should be reviewed annually to determine if revisions are necessary. Local governments face many challenges, particularly in times of State and National economic uncertainty. Local governments are impacted as State and Federal budgetary constraints act to decrease the support towns may normally count on.

Although circumstances may occur that cause the Town to reassess and revise its priorities, the action plan provides a framework for scheduling effort, personnel, and resources to implement the comprehensive plan. In addition, normal, daily routine departmental actions, though not listed, will continue and are also necessary to implement the plan. Many of these are reflected in the implementation strategies listed above.

**EXHIBIT XI-A
WILLIAMSTON, NORTH CAROLINA
ACTION PLAN**

1. Residential Development (RD) Action Items:

Continue the Employee Homeownership Program (EHP) to encourage employees to invest in the community while helping reduce the number of vacant housing units in the Town.

Continue the Residential Development Incentive (RDI) Program to encourage private investment to improve the Town's housing stock.

Continue to enforce the zoning ordinance, as amended.

Study amendments to the zoning ordinance with respect to lots widths and setback requirements and the allowance of administrative review options.

Seek Community Development Block Grant (CDBG) funding for projects as necessary.

Study ordinance amendments to require property owners to improve and maintain the general appearance of residential properties and require maintenance of residential (and commercial) properties that are owned or controlled by absentee owners.

2. Commercial Development (CD) Action Items:

Continue to enforce the zoning ordinance, as amended.

Develop commercial building and development design guidelines and standards.

Continue the building facade improvement grant program to encourage private investment to improve commercial buildings.

Study amendments to the zoning ordinance with the goal of promoting economic development.

Continue forums involving Martin County and Williamston political leadership to discuss economic development issues.

Continue developing a commercial strategic economic development plan.

Identify additional methods for financing development such as grants and capital reserves.

Continue to develop a local farmer's market.

Develop a farmland preservation program.

Formally request NC State University to conduct an economic study of the Roanoke River's tourism generating potential.

Continue to develop the boardwalk along the Roanoke River near Moratoc Park.

Seek funding to add additional camping platforms along the Roanoke River.

Provide incentives for new businesses locating downtown.

Utilize, as necessary, the information resources available through the partnership between Audubon International and the American Ecotourism Alliance.

Inform, as necessary, State senators and representatives concerning the financial needs of the Senator Bob Martin Eastern Agricultural Center.

3. Industrial Development (ID) Action Items:

Continue to enforce the zoning ordinance.

Continue to work with the Northeast Partnership and State Department of Commerce to attract industrial development to the area.

Participate in regional economic planning activities to attract industrial development of the area.

Expand membership in the Committee of 100 and Committee of 1,000.

Continue to offer, in partnership with the Economic Development Corporation, economic incentives for new businesses.

4. Arts, Culture, Historic/Heritage Preservation (AC) Action Items:

Study regulations to require that redevelopment efforts be consistent with the historic preservation policies contained in this comprehensive plan.

Develop and adopt a historic district zoning overlay.

Seek funding sources for historic preservation projects.

Develop a Historic Preservation Commission.

Write articles about, and conduct tours of, historic sites

Continue to seek funding for a permanent multi-use facility for the Martin County Arts Council.

5. Downtown Revitalization, Enhancement, and Marketing (DR) Action Items:

Study revisions to current incentives relative to development and redevelopment of downtown and consider adoption of new incentives as a part of the study effort.

Seek grant funding for projects as necessary.

Study historic overlay zoning district regulations and/or development design guidelines applying to core downtown areas to enhance interest in private investment and redevelopment in some unused or under used downtown properties and, as guidelines are discussed and developed, encourage all parties interested in developing or redeveloping downtown, to recognize and contribute to the downtown's appeal.

6. Transportation System (TS) Action Items:

Complete the (on-going) development of a comprehensive pedestrian plan to include elements to provide new sidewalks, connections between existing sidewalks, and general improvements to existing sidewalks at various places in Town and seek grant funding to complete the plan's recommendations.

Seek assistance from the North Carolina Department of Transportation to update the Williamston Thoroughfare Plan.

Seek grant monies and technical assistance from the North Carolina Department of Transportation for road improvements, industrial access projects, downtown enhancement, bicycle and pedestrian corridors, and implementation of the projects recommended in the Williamston Thoroughfare Plan.

Develop and implement guidelines to encourage improvements to the quality and appearance of local taxi services.

Develop a street improvement master plan

Seek technical and financial assistance to make Williamston a pedestrian friendly community.

Develop a curb and gutter plan that is consistent with Sustainable Community initiatives.

Subsidize the cost of discounts for monthly/yearly passes on the public transportation system.

Work with the appropriate agencies to monitor the use of public transportation and to determine if additional public transportation routes are needed to service under-served areas of the community.

Develop incentives such as preferred parking spaces at various locations to promote car pooling and arriving in hybrid or alternative fuel vehicles.

Use grant funds (if available) to incorporate permeable pavement when resurfacing Town parking lots.

Improve safe and accessible routes for pedestrians and cyclists.

7. Parks and Recreation and Public Open Spaces (PR) Action Items:

Complete River Landing Phase II.

Purchase and install exercise equipment, playground equipment, and site amenities for parks and recreation facilities as necessary.

Complete building construction projects and building and facility upgrades as necessary.

Purchase maintenance vehicles and equipment as necessary.

Prepare a green trails plan.

Seek State and Federal grants to provide recreational facilities to Williamston residents.

Complete the (on-going) update of the parks and recreational facilities master plan.

Incorporate “green” principles (which include water and energy conservation, minimization of noise and light pollution, protection of wildlife habitat and wetlands protection, and the use of bio-retention areas to filter run off-water) into the design, construction, and maintenance of any new recreational facilities that may be developed during the planning period.

Create an ecological demonstration site and develop a nature trail at the new recreational facility.

Recycle at the new recreational facility.

Develop a program to inform the public of the environmental principles incorporated into recreation programs and facilities.

Install signage explaining the purpose of bio-retention areas and promoting “green” principles at parks and recreation sites and facilities.

Enroll all parks and recreation facilities in the Audubon Cooperative Sanctuary Program and work to have each facility earn certification.

Include a theme of ecological responsiveness in recreation department promotional materials and activities.

Map existing trail system, including the Rail Trail and any designated bike lanes.

Institute a recruitment program to disadvantage facilities.

Develop a program to inform the public of the health benefits of a healthy lifestyle and expand programs to include natural activities.

8. Natural Features and Environmental Protection (NF) Action Items:

Study amendments to the zoning ordinance with respect to erosion and sedimentation control.

Develop a public education program about the Town’s sustainability practices utilizing the Town’s website and by contributing quarterly articles for local newspapers.

Install signage promoting environmental awareness along the Rail Trail, at public parks, and at municipal buildings and facilities.

Develop a recognition program for local people and organizations practicing good environmental stewardship.

Meet with the Board of Martin County Public Schools to encourage an environmental component in the curriculum and to encourage environmental projects in school buildings and on school grounds to be documented and possibly recognized through the Audubon Partners for the Environment program.

Conduct workshops for developers, contractors, real estate professionals, and other stakeholders to disseminate information concerning environmental issues such as storm water management and “green” building practices.

Develop and coordinate a regular speaker series for the public concerning environmental and sustainability issues.

Collaborate as necessary, with environmental organizations to achieve regional conservation objectives.

Commission a study to identify drainage and storm water problems in Williamston.

Require permeable pavement, when possible, for all new construction.

Remove pavement, when possible, as Town projects are undertaken.

Use bio-retention ponds and other natural features to control and filter storm water runoff and resulting pollution for Town projects.

Adopt a code prohibiting up-lighting on new development and specifying appropriate factors for new lighting.

Offer incentives to retrofit existing structures with properly oriented lighting fixtures.

Conduct periodic surveys of residents concerning environmental concerns.

Monitor and publicize the results of efforts to mitigate pollution.

Map Federally listed contaminated sites using the EPA's "Enviromapper" program to compare the areas found with population concentrations.

Study the use of wind and solar sources to power Town buildings and facilities.

9. Water and Sewer Systems (WS) Action Items:

Purchase radio read equipment.

Purchase maintenance vehicles and equipment as necessary.

Complete water supply and water system improvement projects and water transmission main projects as identified.

Complete water system fire flow improvements as identified.

Update record water and sewer mapping.

Complete Roberson Estates street and utility improvements.

Complete infiltration/inflow rehabilitation projects as necessary.

Develop and update as necessary electronic mapping of the Town's water and sewer systems.

Develop and submit annual updates of the Williamston Local Water Supply Plan (LWSP) to the North Carolina Division of Water Resources.

Develop a water and sewer master plan.

Implement applicable recommendations in the water supply study commissioned by the Martin County Regional Water and Sewer Authority by the Wooten Company and others to identify alternative water source solutions.

Expand the Town's water conserving low-flow faucet retrofit incentive program.

Install low-flow faucets in Town-owned buildings.

Install half-flush toilets and waterless urinals in Town-owned buildings.

Develop and disseminate to the public information on water supply/system planning and water conservation techniques.

10. Community Facilities and Services (CF) Action Items:

Complete building construction projects and building and facility upgrades as necessary.

Purchase maintenance vehicles and equipment as necessary.

Complete Skewarkee drainage watershed improvements as necessary.

Seek Community Development Block Grant (CDBG) funding for projects as necessary.

Update the Regional Hazard Mitigation Plan developed with Martin, Washington, and Tyrrell counties as necessary.

Update user fee information relating to fee-for-service rescue operations and study and implement as appropriate fee for service plans to pay for emergency medical services.

Consider developing and adopting a formal fire apparatus replacement policy.

Commission a space needs study concerning the Williamston Fire and Rescue Department's current and future requirements.

Reprioritize neighborhoods for active Community Policing.

Install street lights as necessary in areas which have been annexed.

Utilize and update and improve the Town's website and use newsletters to disseminate information to residents and visitors concerning Town services, schedules, and related issues and encourage the continuity of website content (as well as printed information that may be disseminated) between Williamston, Martin County, and agencies or organizations serving the area or disseminating information about the area.

Meet with Employment Security Commission staff and education providers as necessary concerning workforce needs.

Host an annual symposium for students and parents about local job opportunities.

Lobby the appropriate agency(s) to conduct a study of Williamston residents' access to healthcare and identify barriers and existing problems.

Build or buy an aquatic pool for senior exercise activities.

Lobby the appropriate agency(s) to study major health issues in the community to identify major concerns that should be addressed.

Develop and disseminate to the public information regarding waste reduction techniques.

Hire a full time crime prevention officer.

Study average response times for fire, EMS, and law enforcement and implement recommendations for improvement as applicable.

Establish and support crime prevention strategies such as Neighborhood Watch, anti-gang task forces, and "Broken Window" policies as applicable.

Conduct annual training on the Town's Disaster Plan.

11. Extraterritorial (Planning) Jurisdiction (EJ) Action Items:

Continue to enforce the zoning ordinance, as amended in the extraterritorial (planning) jurisdiction area.

Consider annexation(s) of area(s) in the extraterritorial (planning) jurisdiction to increase the Town's population; to serve areas in need of utilities and services as appropriate; to provide additional land area to accommodate projected population growth; and, to provide additional land area to accommodate economic growth.

Extend the Town's extraterritorial (planning) jurisdiction (ETJ) to include a two (2) mile area limit on the north side of Town to concur with the construction of the Highway 125 Bypass.

12. Intergovernmental Relations and Regionalism (IR) Action Items:

Develop strategies to promote inter-agency and inter-governmental cooperation to improve interaction and communication between, but not limited to, the Williamston Town Board, Williamston Planning Board, the Martin County Board Commissioners, the Martin County School Board with respect to public facilities and services.

Conduct regular meetings involving the boards of commissioners and key staff members of Williamston and Martin County to promote cooperation.

Meet with the Martin County Board of Commissioners semi-annually for a non-agenda dinner meeting.

13. Citizen Participation (CP) Action Items:

Establish standard procedures by which the Town citizens or groups can meet with government officials and resolve differences of opinions.

Continue to plan and conduct Town Day for the public.

Develop and promote opportunities for volunteerism such as trash clean-up days, community flower planting days, mentoring, tutoring, or food kitchen/homeless shelters.

Sponsor a leadership school for high school students.

Develop a program to celebrate community achievement and values.

14. Housing (HO) Action Items:

Seek grant funding for projects as necessary.

Develop a series of housing strategies aimed at providing options for middle-to-low income families regarding housing.

Provide a home ownership course.

Study, and implement as practicable, rent to own programs.

Continue the (housing) down payment assistance program to encourage and foster home ownership.

Study, and implement as practicable, methods to assist first time home buyers in their efforts to obtain low interest loans.

Update the housing study using CENSUS 2010 information and make comparisons with CENSUS 2000 figures to measure successes.

Create public-private partnerships to foster home ownership.

Seek local, State, and Federal money to assist first time homebuyers.

Develop programs to educate the public about housing assistance programs.

Create programs to encourage home ownership.

Develop standards for new multi-family developments to ensure that such developments are in harmony with existing, surrounding development.

15. Community Appearance (CA) Action Items:

Seek Community Development Block Grant (CDBG) funding for projects as necessary.

Continue using a mission oriented appearance commission with the Zoning Administrator as facilitator.

16. Growth Management, Smart Growth, and Sustainable Development (GM) Action Items:

Upgrade geographic information system hardware and software.

Seek Community Development Block Grant (CDBG) funding for projects as necessary.

Study amendments to the zoning ordinance with respect to lot widths and setback requirements, erosion and sedimentation control, and the allowance of administrative review options.

Establish level of service standards and criteria for infrastructure systems.

Develop location, density, and intensity criteria for new and existing development and redevelopment, including public facilities and infrastructure, so that they can better avoid or withstand natural hazards.

Develop and implement a compatibility review checklist to use in determining if a development or project is consistent with the comprehensive plan.

Develop and implement zoning regulations to allow for and regulate artisan and craftsman activities in areas appropriate for such uses.

Extend the Town's extraterritorial (planning) jurisdiction (ETJ) limits on the north and northwest sides of Town as the NC Highway 125 Bypass project is completed.

Work with the U.S. Fish and Wildlife Service and NC Forest Service to identify and target priority conservation areas for permanent protection utilizing techniques such as direct acquisition, conservation easements, and transfer of development rights.

Publish articles in newspapers with local circulation on caring for environmentally sensitive areas.

Develop and disseminate information to the public as to the effect of continuous inundation of the Roanoke River wetlands.

Study, and adopt as necessary, revisions to the Williamston Town Code to make it consistent with smart growth principles.

Submit the Town comprehensive plan update for approval by Audubon International and earn the Audubon Planning Award (signifying completion of Stage II of the Audubon Sustainable Communities Program).

Enforce, and amend as necessary, land use ordinances to steer development and land uses in such a way as to protect priority conservation areas and to foster compact residential development focused around the downtown and transportation nodes.

17. Redevelopment (RE) Action Items:

Study amendments to the zoning ordinance to address redevelopment issues such as protecting the character and appearance of areas where redevelopment is proposed, promoting sustainability, protecting the natural environment, and eliminating non-conformities where practicable.

Seek Community Development Block Grant (CDBG) funding for projects as necessary.

18. Population Growth (PG) Action Items:

Work with the Chamber of Commerce to develop a population recruitment program and to incorporate recruitment strategies into economic development promotional efforts.

Work with appropriate agencies to expand services and opportunities to attract young married couples with children to the Town.

19. Town Management and Administration (TM) Action Items:

Prepare pay plan classifications and updated job descriptions plan.

Complete building and facility upgrades as necessary

Update, as necessary, the capital improvements plan (CIP).

Adopt a vehicle replacement policy.

Develop a personnel contingency plan.

Conduct an annual retreat to review and update long-range plans and discuss existing and emerging trends and issues.

Develop a long-range plan for the cemetery relative to usage, benefits, and perpetual care.

Conduct an annual review of the Town's accomplishments, document the implementation of objectives, strategies, policies, and practices, and measure sustainability indicators, comparing them to established targets and timelines.

Publicize the environmental practices implemented by the Town, documenting the Town's "green" projects.

Provide training regarding sustainability to Town employees in their respective areas of service.

Pursue private and public funding to expand the delivery of services.

Regularly review and evaluate the implementations of long range plans and communicate the progress made to the community.

Workshops and Meetings

February 6, 2012

Williamston Town Board of Commissioners meeting
Adopted Williamston, North Carolina 2009-2010 Comprehensive Plan Update

November 7, 2011

Williamston Town Board of Commissioners meeting
Public hearing on draft Williamston, North Carolina 2009-2010 Comprehensive Plan Update

October 17, 2011

Williamston Town Board of Commissioners meeting
Presentation of draft Williamston, North Carolina 2009-2010 Comprehensive Plan Update

April 7, 2011

Staff work session
Review draft chapters

March 10, 2011

Staff work session
Review draft chapters

February 28, 2011

Williamston Planning Board meeting
Review draft chapters

February 28, 2011

Staff work session
Review draft chapters

January 28, 2011

Staff work session
Review draft chapters

January 14, 2011

Staff work session
Review draft chapters

November 5, 2010

Staff work session
Data gathering and review draft chapters

September 2, 2010
Staff work session
Data gathering and review draft chapters

June 4, 2010
Staff work session
Data gathering and review draft chapters

March 11, 2010
Meeting with Don Christopher (former Town Administrator)
Data gathering relative to water and sewer planning

February 15, 2010
Staff work session
Data gathering

February 16, 2010
North Carolina Department of Transportation, Raleigh, NC
Data gathering, TIP planning

January 12, 2010
Staff work session
Data gathering and review draft chapters

November 16, 2009
Staff work session
Data gathering and review draft chapters

November 5, 2009
Public Input Session – Martin Memorial Library
Public input and discussion of issues and concerns

October 14, 2009
Staff work session
Review draft chapters

September 9, 2009
Staff work session
Data gathering and review draft chapters

August 21, 2009
Staff work session
Data gathering and review draft chapters

July 27, 2009

Williamston Planning Board meeting
Review draft chapters

June 30, 2009

Meeting with Earl Newsome, Williamston Planning Board
Interview and data gathering

June 30, 2009

Tour of Fantis Foods

June 24, 2009

Staff work session
Review draft chapters

May 26, 2009

Williamston Rotary Club meeting
Presentation concerning Williamston Comprehensive Plan Update process

May 5, 2009

Meeting with Wayne Fox, Williamston Planning Board
Interview and data gathering

May 5, 2009

Meeting with Al Chesson, Williamston Town Board of Commissioners
Interview and data gathering

May 5, 2009

Meeting with Sandra Jones, Williamston Planning Board
Interview and data gathering

May 5, 2009

Meeting with Tommy Harris, Williamston Planning Board
Interview and data gathering

May 5, 2009

Meeting with Kerry Spivey, Utilities Director
Interview and data gathering

May 5, 2009

Meeting with Steve Smith Police Chief
Interview and data gathering

May 5, 2009

Meeting with Brenda Turner, Williamston Town Board of Commissioners
Interview and data gathering

May 5, 2009

Meeting with Carroll Jones, Williamston Planning Board
Interview and data gathering

May 5, 2009

Meeting with Herman Daniels, Williamston Town Board of Commissioners
Interview and data gathering

May 5, 2009

Meeting with Dan Diehl, Williamston Planning Board
Interview and data gathering

May 5, 2009

Meeting with Earl Newsome, Williamston Planning Board
Interview and data gathering

May 4, 2009

Williamston Town Board of Commissioners meeting
Discussion of issues relative to the Williamston Comprehensive Plan Update

May 4, 2009

Meeting with Allen Overby, Parks and Recreation Director
Interview and data gathering

May 4, 2009

Meeting with John Faulk, Williamston Town Board of Commissioners
Interview and data gathering

May 4, 2009

Meeting with James Peele, Williamston Fire Chief
Interview and data gathering

May 4, 2009

Meeting with Mayor Tommy Roberson
Interview and data gathering

May 4, 2009

Meeting with Evelyn Harris, Williamston Planning Board
Interview and data gathering

April 27, 2009

Williamston Planning Board
Presentation concerning Williamston Comprehensive Plan Update process

April 17, 2009

North Carolina American Planning Association Section 5 Meeting
Presentation concerning Williamston Comprehensive Plan Update process

March 17, 2009

Staff work session

Data gathering and project scheduling

Sources Consulted

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