



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, February 25, 2014
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Bay Lake Estates, Section 3 Subdivision
2. Zoning - Washington Montessori School property
3. Proposed widening of 15th Street

VI. Other Business

1. Proposed Public Pier
2. Discussion – Itinerant Merchants
3. Discussion – Solar Farms

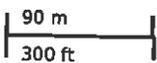
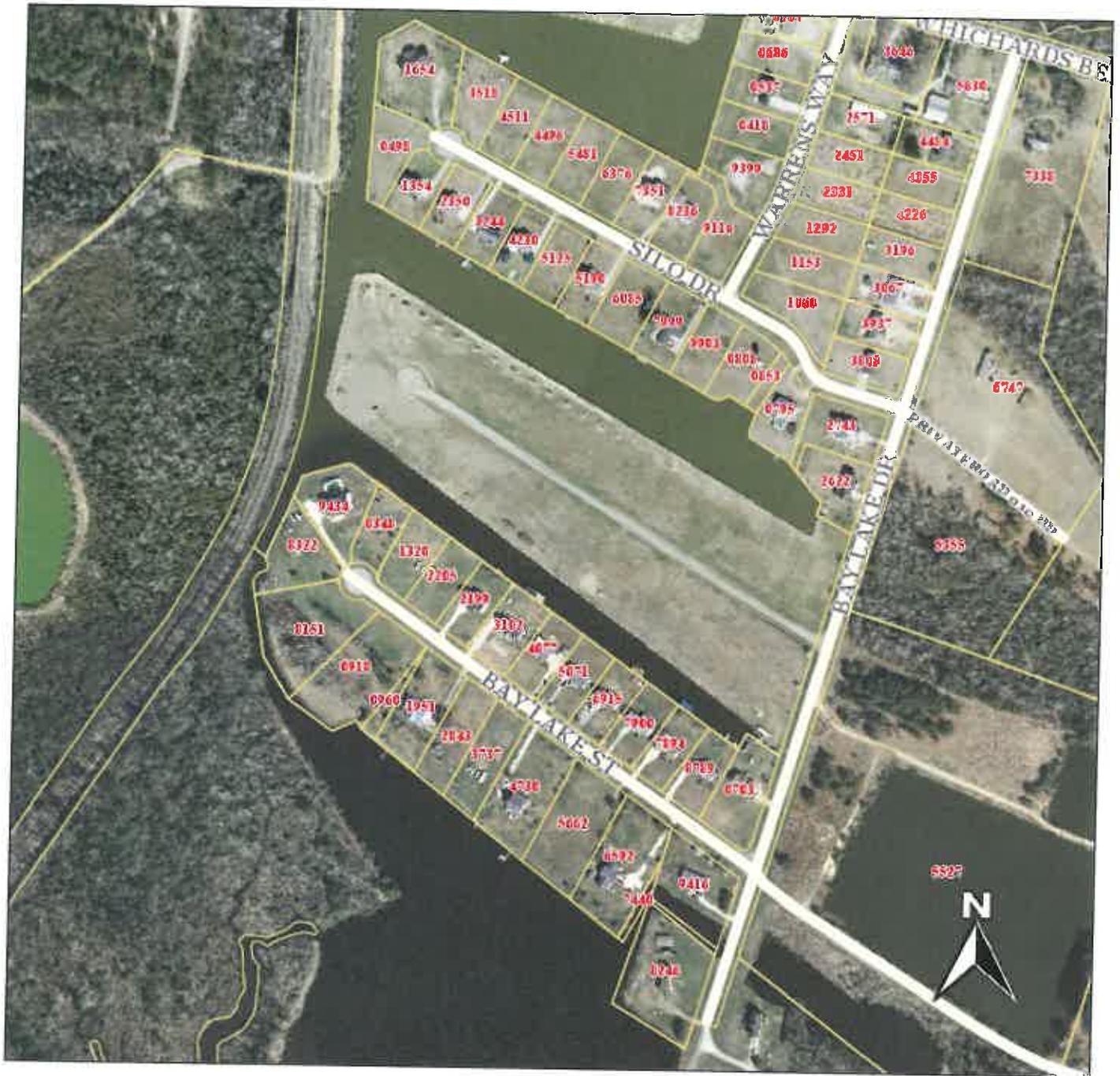
VII. Approval of minutes – October 22, 2013

VIII. Adjourn



Subdivision Plat Bay Lake Estates, Section 3

Action requested by Board:
Approval of Subdivision Plat

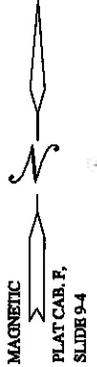
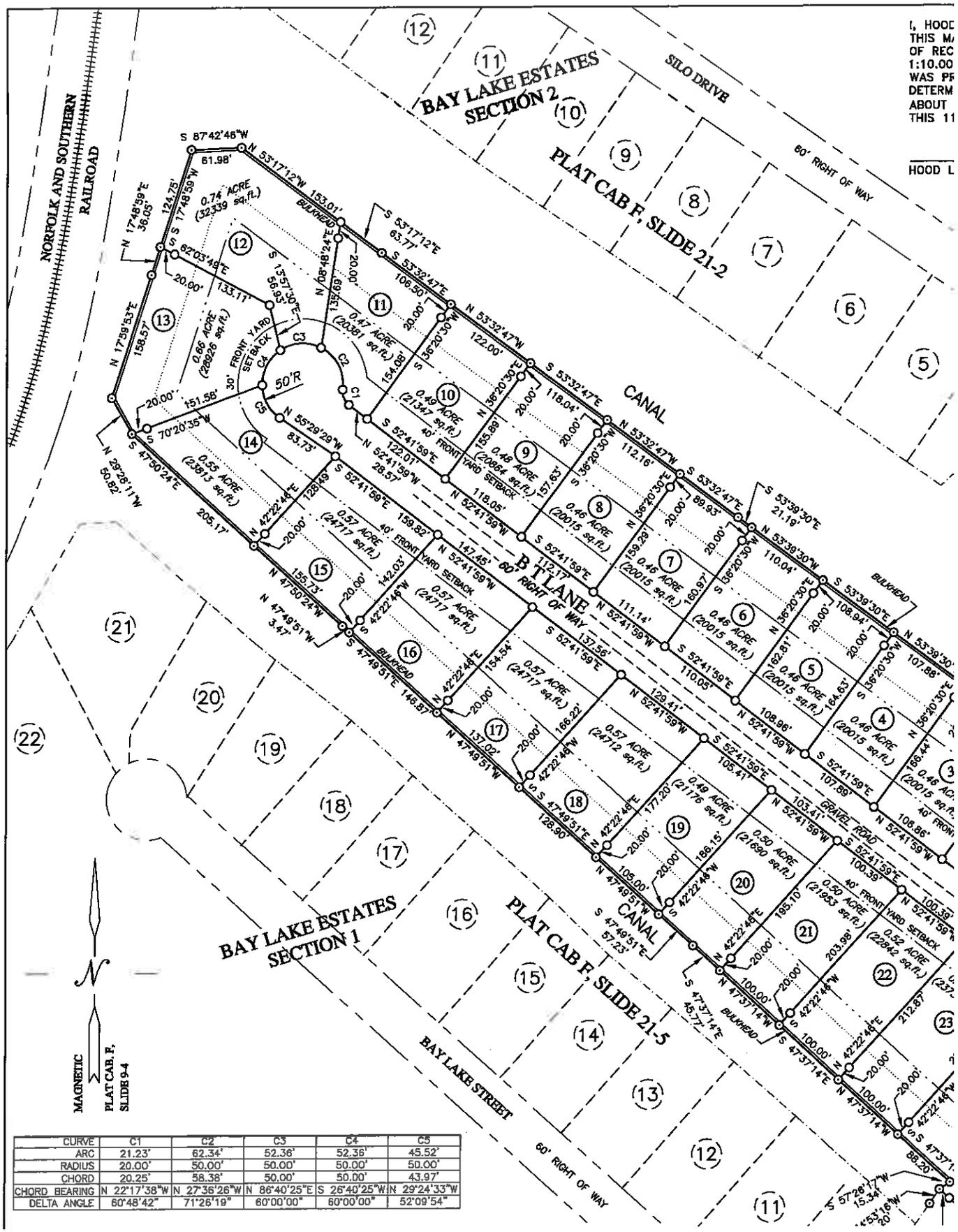


Jan/22/2014
Scale 1:4513

The materials available at this web site are for informational purposes only and do not constitute a legal document.

I, HOOD
THIS M.
OF REC
1:10.00
WAS PF
DETERM
ABOUT
THIS 11

HOOD L



CURVE	C1	C2	C3	C4	C5
ARC	21.23'	62.34'	52.36'	52.36'	45.52'
RADIUS	20.00'	50.00'	50.00'	50.00'	50.00'
CHORD	20.25'	58.38'	50.00'	50.00'	43.97'
CHORD BEARING	N 22°17'38"W	N 27°36'26"W	N 86°40'25"E	S 26°40'25"W	N 29°24'33"W
DELTA ANGLE	60°48'42"	71°26'19"	60°00'00"	60°00'00"	52°09'54"



Zoning

Recently Annexed Parcel

Washington Montessori School

Action requested by Board:
Recommendation to City Council

City of Washington
Department of Planning and Development
Zoning Request Application
Page 1: Ownership, Property and Zoning Request Information

Date: *January 14, 2014*

Fee: *N/A*

OWNERSHIP INFORMATION

Applicant Name: *City of Washington*

Address: *102 East 2nd Street Washington, NC 27889*

Phone No.: *252-975-9384*

Applicant's Legal Interest in the Property: *None*

Owner: *Washington Montessori Inc.*

Address: *2330 Old Bath Hwy Washington, NC 27889*

Phone No.:

Date Property Acquired: *2013*

Deed Reference: *1812/169*

PROPERTY INFORMATION

Tax Map: *15027988*

Parcel Number: *6605-07-7552*

Area (square feet or acres): *6.95 acres*

Current Land Use: *Vacant*

Location of Property: *Between Hwy 264 E and Old Bath Hwy*

ZONING REQUEST INFORMATION

Existing Zone: *Unzoned*

Requested Zone: *O&I*

Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

The City of Washington has recently annexed the subject property. The property is located outside the ETJ and has no zoning. Zoning the property O&I will be consistent with the adjacent property.

Continue to Page 2 of the Rezoning Request Application

City of Washington
Department of Planning and Development
Rezoning Request Application
Page 2: Property Owners Within 100 Feet

List the adjoining property owners within 100 feet of the property in question. (Note: Where the property is bound by a street, alley, stream, or similar boundary, the land owner across such a boundary shall also be considered an adjoining land owner.)

TO FIND LISTINGS OF ADJOINING PROPERTY OWNERS, FOLLOW THESE STEPS:

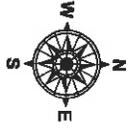
1. Locate the subject property on the map in the City Planning Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 5675-06-3291).
2. Go to the Beaufort County Land Records Office at 220 N. Market Street, show the attendant the parcel number, and ask the attendant to run off a map of the property that shows the adjacent property for at least 100 feet on all sides. The attendant can look up the owners names, parcel numbers, and addresses for the lots within 100 feet of the subject property, or show you how to find the information on the land records computer.
 Note: In the Beaufort County records, the parcel number is called the "alternate parcel number".
3. Write down the name(s) of the owners of each of the adjacent lots within 100 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to that effect.

PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 100 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR.

<u>NAME</u>	<u>PARCEL NUMBER</u>	<u>ADDRESS</u>
1. <i>See Attached</i>		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

(USE ADDITIONAL SHEET(S) IF NECESSARY)

Continue to Page 3 of the Rezoning Request Application



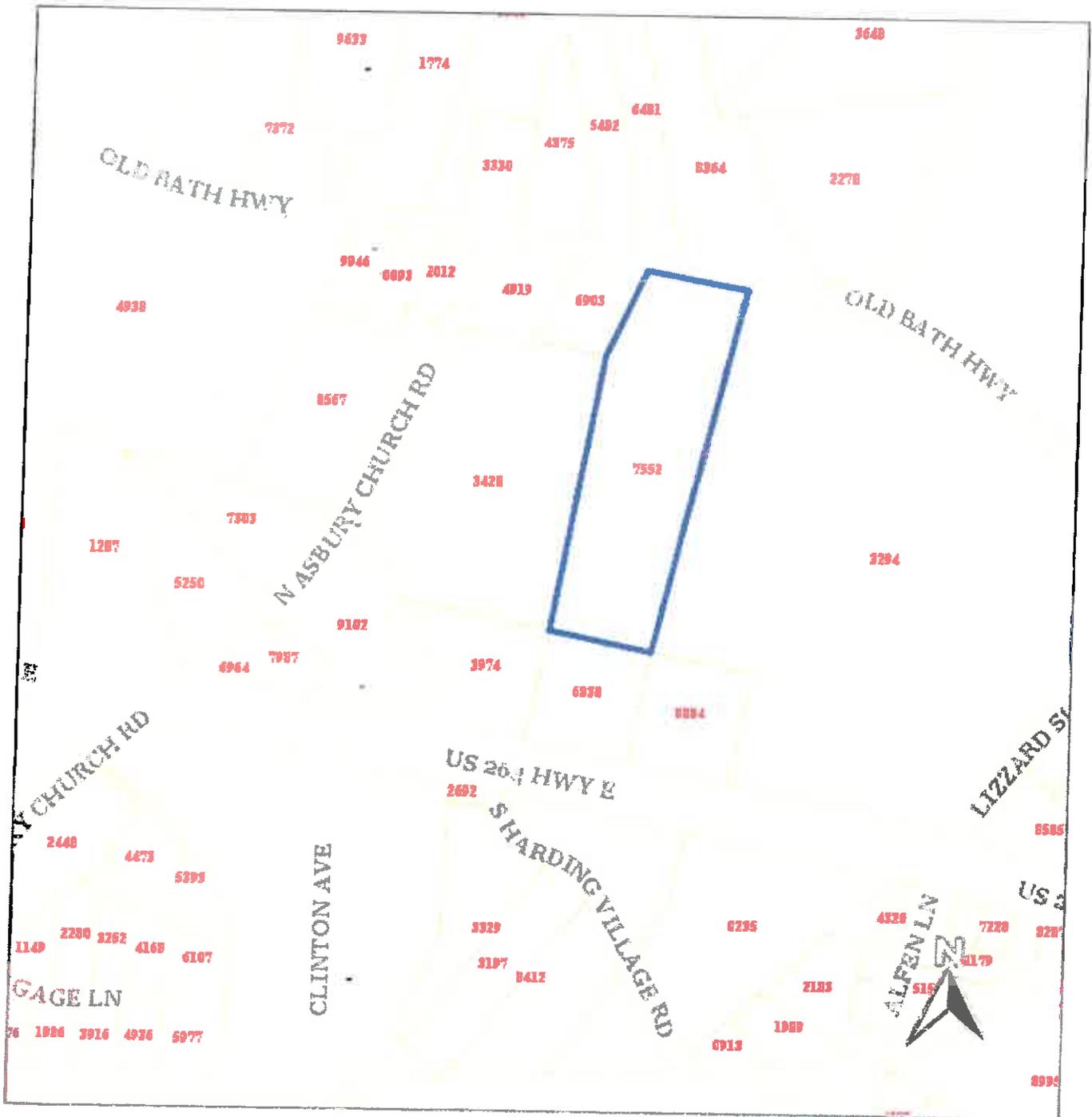
Legend	
	City Limits
	ETJ
	parcels
	AP
	B1H
	B2
	B3
	B4
	CP
	I1
	I2
	O&I
	PUD
	R15S
	R6S
	R9S
	RA20
	RHD
	RMF
	RMH
	WPark

City of Washington
Zoning Map

1 inch = 360 feet

1 Miles
0100328150.030.045

Washington Montessorri Charter School Annexation



90 m
300 ft

Dec/31/2013
Scale 1:4513

January 13, 2014

The materials available at this web site are for informational purposes only and do not constitute a legal document.

I, _____, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as filed in my office.

1/18
1/18
1/18

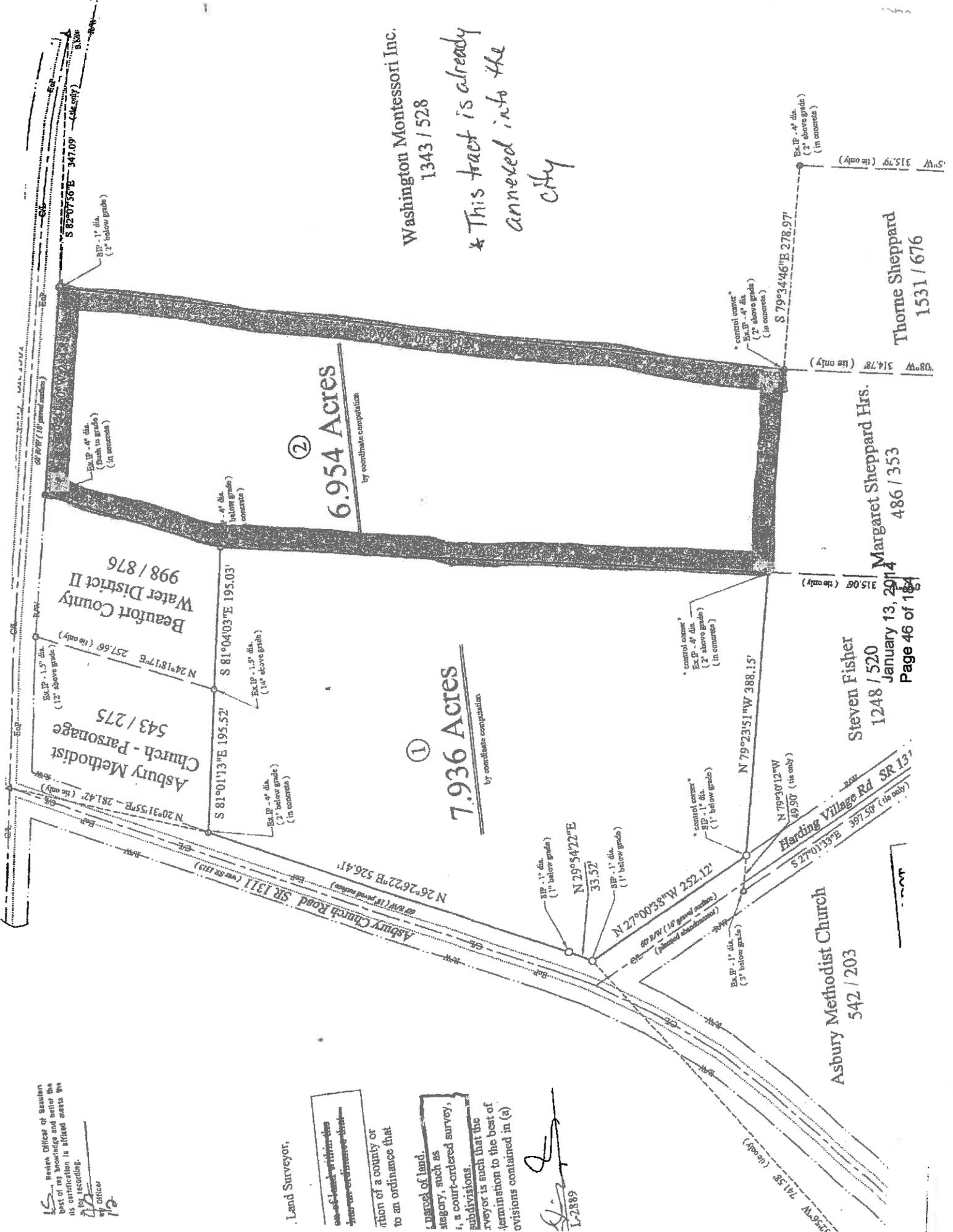
Land Surveyor,

of _____

of a county or
to an ordinance that

parcel of land,
category, such as
; a court-ordered survey,
subdivisions
everyor is such that the
determination to the best of
visions contained in (a)

[Signature]
L-2889



Washington Montessori Inc.
1343 / 528
& This tract is already
annexed into the
city

②
6.954 Acres
by coordinate computation

①
7.936 Acres
by coordinate computation

Thorne Sheppard
1531 / 676

Margaret Sheppard Hrs.
486 / 353

Steven Fisher
1248 / 520

January 13, 2014
Page 46 of 184

Harding Village Rd SR 1311

Asbury Methodist Church
542 / 203

74158 (the only)
AL9414



Proposed Widening 15th Street

Action requested by Board:
Recommendation to City Council

WIDENING 15TH STREET (SR 1306) BETWEEN US 17 AND PIERCE STREET FROM AN UNDIVIDED FOUR-LANE ROADWAY TO A DIVIDED FOUR-LANE ROADWAY WITH A CENTER MEDIAN

W-5008 (State Transportation Improvement Program Identification Number)

The project consists of widening 15th Street (SR 1306) between US 17 and Pierce Street from an undivided four-lane roadway to a divided four-lane roadway with a center median. Center left turn lanes will be provided at locations as determined during the project planning and should include left turn lanes at signalized intersections at a minimum. Additional left turn lanes may be provided if there is adequate spacing. The existing curb and gutter section is 48 feet wide from face of curb to face of curb. The proposed curb and gutter section is 64 feet wide from face of curb to face of curb and will include a berm section on the back side of the curb and gutter that can accommodate sidewalk in the future.

The most recent analysis of crashes between US 17 Business and Pierce Street was from 1/1/2008 to 12/31/2012. It showed a total of 147 crashes that would be positively affected by construction of the proposed median. Of the 147 crashes, 62 include minor to moderate injuries and the remaining 85 include property damage only. If the City chooses to proceed with the project the crash data will be updated.

The estimated cost of the project is approximately \$3.2 million.

Also included is a study conducted by the Institute for Transportation Research and Education (ITRE) regarding the economic effects of access management techniques. ITRE is a part of North Carolina State University.

Haywood Daughtry, Eastern Regional Field Operations Engineer for NCDOT
Dwayne Alligood, Division 2 Operations Engineer



Proposed Public Pier

Action requested by Board:

None

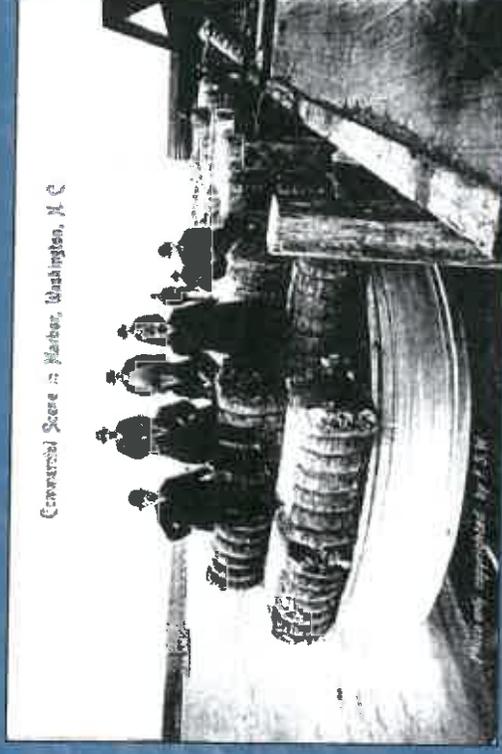
City of Washington



**Public Pier
(Peoples Pier)**

Public Pier

In the heyday of Washington's commercial waterfront, piers accomplished the efficient transfer of goods from boat to land and back again. Piers were also arrival and departure points for visitors. Boats often arrived at Fowles' Wharf at the foot of Respass Street.



Commercial Scene in Harbor, Washington, N.C.

When people glimpse a river from inland, it creates within them a wish to come closer to the water. Once they do, they like to continue out into the water - on a pier, bridge or boat - and turn to view the land from the river. The nearly universal desire for this type of experience can be met by adding some of the features to the Washington waterfront.



Public Pier

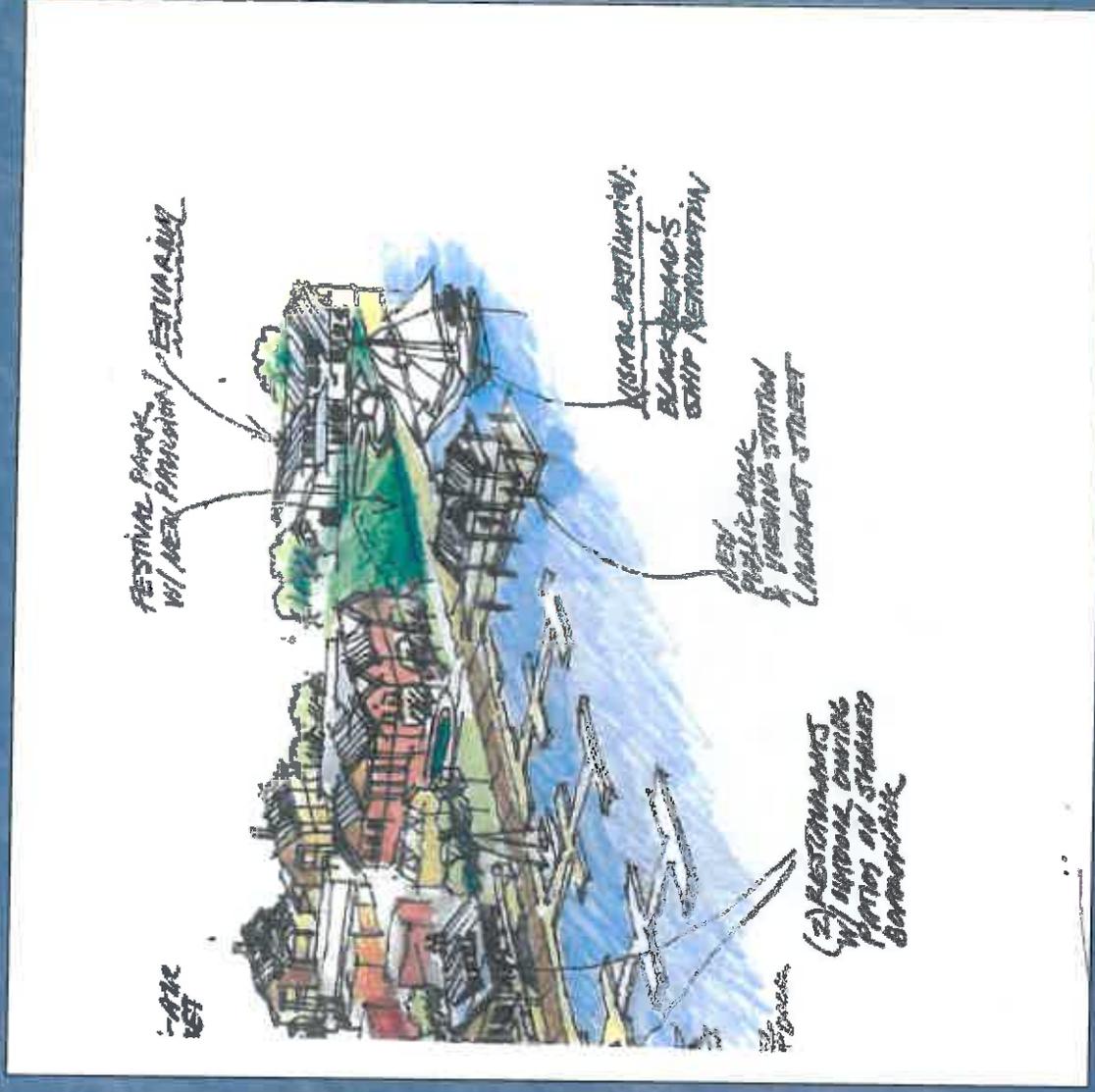
Provision of access to the water's edge is something that the City already does well. The consideration to improve these areas should be focused on places where access can be improved further, such as expanding the promenade in key locations and providing spaces where people can actually walk out onto the water.



Public Pier

During the City's Waterfront Visualization and Reinvestment Strategy, completed in 2009, community visioning workshops were held. As part of these work sessions key comments and ideas were expressed:

1. Expand opportunities for boaters, provide basic services (restrooms, showers)
2. Maximize opportunities for green space & provide a park.
3. Explore the creation of a hotel along the waterfront.
4. Provide for a municipal pier for public access.



Public Pier

The Project proposes to take advantage of the City's waterfront by creating a new pier at the foot of Market Street and Harding Square to extend the public space and celebrate Washington's relationship to the Pamlico River.



Public Pier



Public Pier

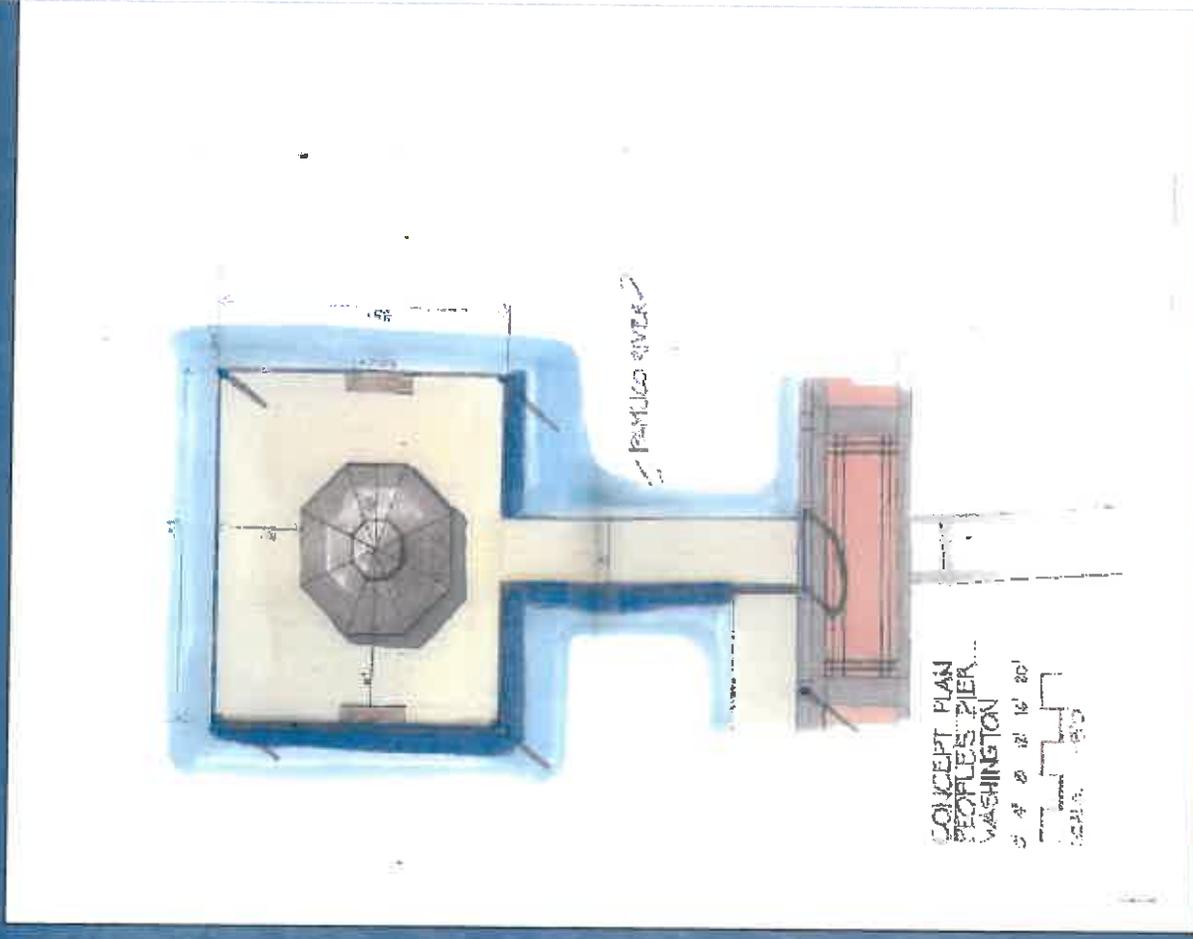
The new pier will create a signature public space that invites pedestrians from the promenade to walk out over the river and experience the Pamlico in a more satisfying way. Views would be considerably improved by a pier that extends beyond the current pier head line so that visitors would have uninterrupted views of the Washington shoreline.



Public Pier

The plan shows a new pier extending from a line with Harding Square. (60'-70') It has a T platform, which has been indicated as a more practical design. The platform is designed to be 42' x 35' (1470 sq. ft.).

The walkway is approximately 35' long and 8' wide. The pier will contain railings to match the promenade.



Public Pier

The platform will contain a gazebo or cabana style building in order to provide shade during the summer months and to provide a place for the public to gather. The shelter will be approximately 20' x 20' (400 sq. ft.) with plans for it to match the structures at Festival Park.

The location will provide a centrally located facility along the promenade close to parking, the downtown area, and historic neighborhoods.



Public Pier

Phases of Feasibility of a pier

1. City Council knowledge and approval.
2. The Assessment of Permit Issues and Requirements.
3. The Assessment of Geotechnical and Site Conditions.
4. Public input and development of conceptual designs, culminating in a public presentation of a proposed pier concept.
5. Probable cost and funding for constructing the pier depicted in the final concept.



Public Pier

DCM is pleased to notify local governments in the 20-county coastal area that the Division of Coastal Management (DCM) has an estimated \$950,000 in grant monies available for awards in April 2014.

The 2014 Fast Track Cycle Application Package and the 2014 Fast Track Cycle Application Form are attached.

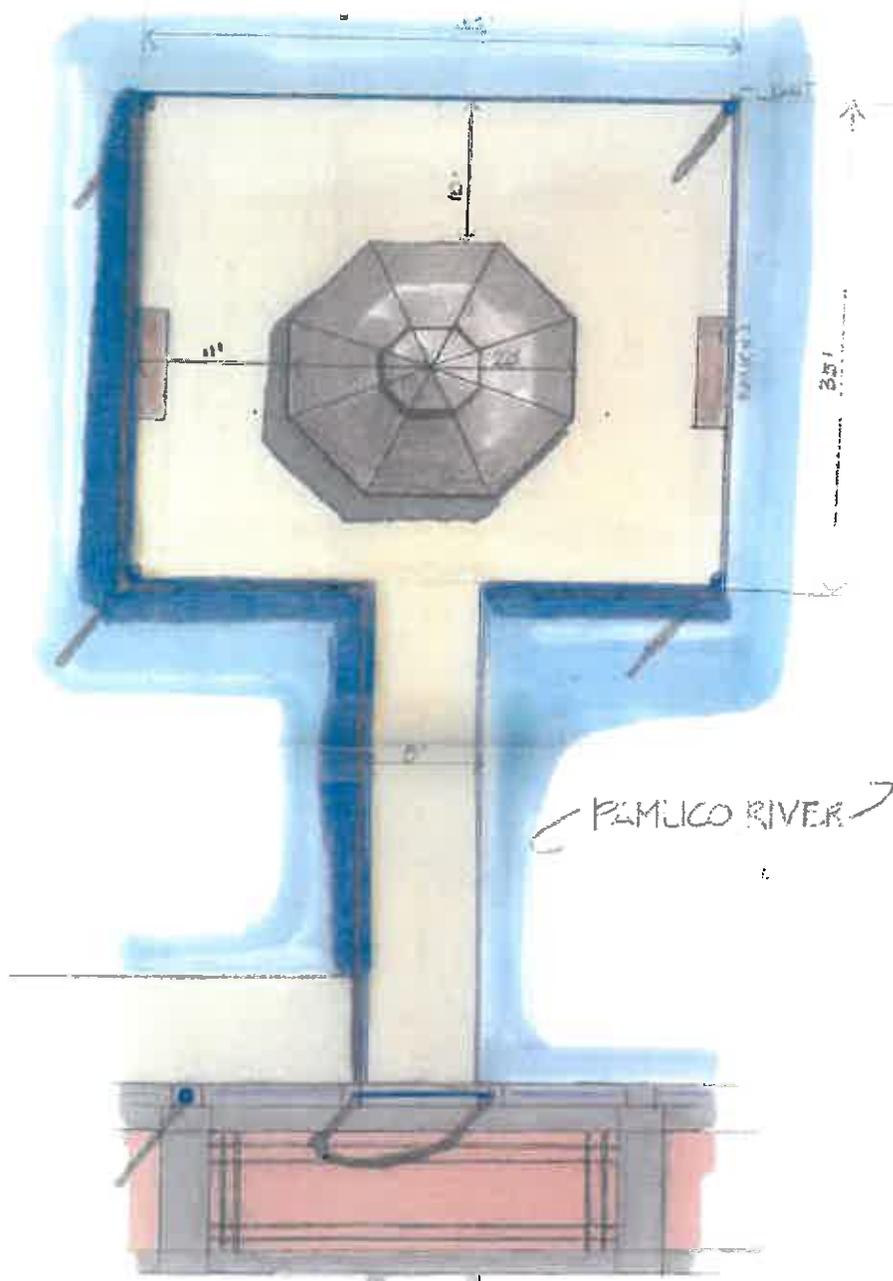
The 2014 Fast Track Cycle will have a single application step. Local governments interested in receiving financial assistance must complete and submit 2 printed copies of the attached Application form with attachments and graphics and 1 cd or USB drive with digital files. Your local DCM District Planner must receive applications before **5:00 pm on Friday, February 28, 2014**.

This is a Fast Track application process separate from our regular annual pre- and final application process. We will be sending out notices of the pre-application process for our regular Public Beach and Waterfront Access Grant round in February 2014.

Public Pier

Application Budget Total:

1. DCM Grant Assistance Requested	\$ 120,000	
2. Local Contribution	\$ 30,000	75%/25%
Local Cash	\$ 15,000	
Local In-Kind	\$ 15,000	
Local Cash (Grant Assistance):	\$	Funding Source:
Local Cash (Grant Assistance):	\$	Funding Source:
TOTAL PROJECT COST	\$ 150,000	



CONCEPT PLAN
 PEOPLE'S PIER
 WASHINGTON

0 4' 8' 12' 16' 20'



SCALE: 1" = 3'0"



Discussion Itinerant Merchants

Action requested by Board:
None

ARTICLE V. TRANSIENT MERCHANTS, ITINERANT MERCHANTS AND VENDORS*

Sec. 16-139. License required.

It shall be unlawful for a transient merchant, itinerant merchant or itinerant vendor, as defined in section 16-140, to engage in such business within the city without first obtaining a license in compliance with the provisions of this article.

(Code 1993, § 8-190; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-140. Definitions.

(a) The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Transient merchant or itinerant vendor means any person, firm or corporation, whether as owner, agent, consignee or employee, whether a resident of the city or not, who engages in a temporary business of selling and delivering goods, wares and merchandise within the city, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad boxcar, or boat, public room in hotels, lodgings, apartments, shops, or any street, alley, or other place within the city, for the exhibition and sale of such goods, wares and merchandise, either privately or at public auction provided that such definition shall not be construed to include:

- (1) Any person selling at a flea market taxed under state law.
- (2) Any auctioneer licensed and acting under the provisions of G.S. ch. 85B.
- (3) Any person who, while occupying such temporary location, does not sell from stock, but exhibits samples only for the purpose of securing orders for future delivery only.
- (4) Any person selling at the farmer's market sponsored by the county or the city.
- (5) Any person who otherwise meets the definitions of this section but who is part of a group of ten (10) or more merchants selling at the invitation of the shopping area or trade show, and where such sales activities do not last longer than seven (7) days.
- (6) Any person selling Christmas trees and holiday decorations.
- (7) Licensed automobile dealers selling new automobiles.

*State law reference—Regulation of solicitation campaigns, flea markets, and itinerant merchants, G.S. 160A-178.

(b) No person so engaged shall be relieved from complying with the provisions of this article merely by reason of associating temporarily with any local dealer, trader, merchant or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer.

(Code 1993, § 8-191; Ord. No. 93-12, § 1, 9-13-1993; Ord. No. 94-15, § 1, 7-11-1994)

Sec. 16-141. Application.

Applicants for licenses shall file a written sworn application, signed by the applicant, if an individual, by all partners if a partnership, and by the president if a corporation, with the City Clerk, showing:

- (a) The name of the person having the management or supervision of applicant's business during the time that it is proposed that it will be carried on in the city; the local address of such person while engaged in such business; the permanent address or address of such person; the capacity in which such person will act (that is, whether as proprietor, agent or otherwise); the name and address of the person for whose account the business will be carried on, if any; and if a corporation, under the laws of what state the corporation is incorporated;
- (b) Proof of a state sales tax reporting number issued by the state department of revenue;
- (c) The place in the city where the applicant proposed to conduct business; the length of time during which it is proposed that the business shall be conducted; proof of permission from the owner or lessee of the property to be used allowing the applicant to conduct business at the proposed location; and a zoning compliance permit from the planning department of the city stating that the proposed sales activity is a permitted use in the proposed location;
- (d) The place, other than the permanent place of business of the applicant, where the applicant was conducting business within the last six (6) months;
- (e) A statement of the nature, character and quality of the goods, wares or merchandise to be sold or offered for sale by the applicant; the invoice value and quality of such goods, wares and merchandise, whether the same are proposed to be sold from stock in possession or from stock in possession and by sample, at auction, by direct sale and by taking orders for future delivery; where the goods or property proposed to be sold are manufactured or produced; and where such goods or products are located at the time the application is filed;
- (f) The brief statement of the nature and character of the advertising done or proposed to be done in order to attract customers, and copies of all advertising whether by handbills, circular, newspaper advertising, or otherwise, shall be attached to the application;
- (g) Whether or not the person having the management or supervision of the applicant's business has been convicted of a crime or the violation of any municipal ordinance, the nature of such offense and the punishment assessed thereof;

- (h) Credentials from the person for which the applicant proposes to do business, authorizing the applicant to act as such representative; and
 - (i) Such other reasonable information as to the identity of character of the person having the management or supervision of applicant's business, as the City Clerk may deem proper to fulfill the purpose of this article in the protection of the public good.
- (Code 1993, § 8-192; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-142. Investigation and issuance of license.

Upon receipt of the application, the Finance Department shall forward it to the Police Department for investigation. The Chief of Police shall complete the investigation within twenty-one (21) days. If, as a result of such investigation, the applicant's character and business responsibility are found to be unsatisfactory, the application shall be denied. If, as a result of the investigation, the applicant's character and business reputation appear to be satisfactory, the Finance Department shall so certify in writing, and a license shall be issued by the Finance Department. The Finance Department shall keep a full record of all licenses issued. Such license shall contain the number of the license, the date it is issued, the nature of the business authorized to be carried on, the amount of the license fee paid, the expiration date of the license, the place where the business may be carried on under the license, and the names of the persons authorized to carry on the business.

(Code 1993, § 8-193; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-143. Bond.

Before any license shall be issued under the provisions of section 16-142 for engaging in a transient business as defined in section 16-140, an applicant shall file with the Finance Department a bond running to the city, in the sum of one thousand dollars (\$1,000.00), executed by the applicant as a principal, or a surety upon which service of process may be made in the state; the bond to be approved by the office of the City Attorney, conditioned that the applicant shall comply fully with all provisions of the ordinances of the city, and the statutes of the state, regulating and concerning the sale of goods, wares and merchandise, and will pay all judgments rendered against the applicant for any violation of such ordinances and statutes, together with all judgments and costs that may be recovered against him by any person for damages arising out of any misrepresentation or deceptive practices on any person transacting such business with the applicant, whether the misrepresentations or deceptions were made or practices by the owners or by their servants, agents, or employees, either at the time of making the sale or through any advertisement of any character whatsoever, printed or calculated with reference to the goods, wares and merchandise sold or any part thereof. Action on the bond may be brought in the name to the use of the aggrieved person. The bond required by this section shall be posted and remain in effect for a period of one (1) year from the date a license is issued, and one (1) year from the date of any renewal of any license issued under this article. Such bond must be approved by the office of the City Attorney, both as to form, and as to the responsibility of the surety.

(Code 1993, § 8-194; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-144. Service of process.

Before any license may be issued for engaging in business as an itinerant merchant, the applicant shall file with the Finance Department an instrument appointing a person located in the county to be the agent of the applicant for service of process with respect to any matters connected with or arising out of the business transacted under the license given and the bond required by this article. The Finance Director may be named as the agent for the service of process by the applicant.

(Code 1993, § 8-195; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-145. Exhibition of license.

The license issued under this article shall be posted conspicuously in the place of business named therein. In the event that the applicant desires to do business in more than one (1) place within the city, separate licenses may be issued for each place of business, and shall be posted conspicuously in each place of business.

(Code 1993, § 8-196; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-146. Display area.

Any itinerant merchant conducting business shall have a display area with a tent not less than ten (10) feet by ten (10) feet. No items are to be displayed on automobiles, trucks, tractors or the ground.

(Code 1993, § 8-197; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-147. Fees.

(a) Before issuing a license under this article, the Finance Department shall collect an administrative processing fee at an amount set by the City Council. This fee is to cover the administrative costs of processing the application required by this article and shall not be considered a tax, nor shall it relieve the applicant of paying any other state or local taxes required by law.

(b) The Finance Department shall collect an administrative processing fee for each renewal issued under section 16-152 at an amount set by the City Council.

(c) Notwithstanding subsection (a) of this section, any person selling edible farm produce, such as fruits and vegetables, shall pay an annual application fee, in an amount as established from time to time, per location, in addition to a fee for a peddlers license, as set out in G.S. 105-53.

(Code 1993, § 8-198; Ord. No. 93-12, § 1, 9-13-1993; Ord. No. 94-18, § 1, 9-12-1994)

Sec. 16-148. License not transferable.

No license issued under this article shall be transferable.

(Code 1993, § 8-199; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-149. Duty of police to enforce.

It shall be the duty of the police officers of the city to enforce the provisions of this article. (Code 1993, § 8-200)

Sec. 16-150. Revocation of license.

(a) Any license issued pursuant to this article may be revoked by the Finance Department after notice and hearing, for any of the following causes:

- (1) Any fraud, misrepresentation or false statement contained in the application for license;
- (2) Any fraud, misrepresentation or false statement made in connection with the selling of goods, wares or merchandise;
- (3) Any violation of this article;
- (4) Conviction of the licensee of any felony or of a misdemeanor involving moral turpitude; or
- (5) Conducting the business licensed under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

(b) Notice of hearing for revocation of a license shall be given in writing, setting forth specifically the grounds of the complaint and the time and place of the hearing. Such notice shall be mailed postage prepaid to the licensee, at his last known address, at least five (5) days prior to the date set for hearing.

(Code 1993, § 8-201; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-151. Appeal.

Any person aggrieved by a decision of the Finance Department to deny an application for a license or to remove a license may appeal to the City Council. Such appeal shall be taken by filing with the Council within fourteen (14) days after notice of the decision by the Finance Department has been mailed to such person's last known address, a written statement setting forth the grounds for the appeal. The Council shall set the time and place for a hearing on such appeal and notice of such hearing shall be given to such persons in the same manner as provided in section 16-150 for notice of hearing for revocation. The order of this Council on such appeal shall be final.

(Code 1993, § 8-202; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-152. Expiration and renewal of license.

(a) All licenses issued under the provisions of this article shall expire ninety (90) days after the date of issuance unless an earlier date is stated on the license.

(b) Any license issued under the provisions of this article may be renewed any number of times upon the following conditions:

- (1) The applicant makes a written application for renewal stating that the person managing the business is the same as those listed in the original application, that the place where the applicant proposes to conduct business have not changed, and a statement explaining any material change in circumstances from the information given in the original application.
- (2) The applicant must show to the satisfaction of the office of the City Attorney that the bond covering the applicant's business will be valid for at least one (1) year from the date of any license renewal.
- (3) The Finance Department be satisfied that there is not cause for revocation under section 16-150.

(Code 1993, § 8-203; Ord. No. 93-12, § 1, 9-13-1993)

Sec. 16-153. Penalty.

(a) Any violation of this article shall subject the offender to a civil penalty in the amount of two hundred fifty dollars (\$250.00). Violators shall be issued a written citation which must be paid within seventy-two (72) hours.

(b) Each day's continuing violation shall be a separate and distinct offense.

(c) Notwithstanding subsection (a) of this section, provisions of this article may be enforced through equitable remedies issued by a court of competent jurisdiction.

(d) In addition to or in lieu of remedies authorized in subsections (a) and (c) of this section, violations of this article may be prosecuted as a misdemeanor in accordance with G.S. 160A-175. Conviction of a misdemeanor prosecution under this article shall subject the offender to a fine of fifty dollars (\$50.00).

(Code 1993, § 8-204; Ord. No. 93-12, § 1, 9-13-1993)





Minutes
October 22, 2013

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, October 22, 2013
7:00 PM

Members Present

Jane Alligood Steve Moler
Dote Moate John Tate
Dan McNeil

Members Absent

Marie Barber

Other Present

Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Annexation Petition – Washington Montessori School

Glen Moore came forward and presented the petition and request to the Board. He explained that the School property on the map, on the corner of Old Bath Hwy, is already a satellite annexation itself. He stated that the proposed property, in blue on the map adjacent to the current school property, is owned by the Montessori School and they plan on extending the School onto this property. This is the reason for the annexation request. Mr. Moore stated that staff needed a recommendation to present to the City Council at their next month's meeting.

John Tate asked how the annexation would affect the City. Dan McNeil stated that it would bring in tax revenues. Jane Alligood pointed out that the current school property is already annexed into the City and they already have water and sewer out to the location. Steve Moler stated that not every annexation is a good thing for the City. He stated that enough though there is already water and sewer, the City will still have to provide additional services to the property if it is annexed and will cost the City somewhere down the line. Mr. Moler asked if anyone had run the numbers to see if the tax dollars would cover the increase cost to the City if the property was annexed. The Board discussed this issue further. Mr. Moore explained that by the time this request goes to the City Council all of the departments will review it and make sure they can adequately provide the services. Jane Alligood stated that this is a public school which means they would not pay any taxes. John Tate stated that since the neighboring property is already annexed it shouldn't add any additional cost to the City if the property is annexed.

Dote Moate stated that she felt the request should be reviewed by all the City departments before the annexation is even considered by the Board. She stated that they should be able to see the department's comments and concerns before they make their decision. Jane Alligood stated that they usually do not receive those comments for annexation, only for subdivisions and site plans. Mr. Moore explained the state required process for annexation to the board. He stated that they may need to revise that process, but it may add an extra month in the approval process. Mr. Tate again stressed the fact that the property next door to the proposed property is already annexed and is already a school. He stated that the two properties will be merged. The Board discussed the request further.

John Tate made a motion to accept the annexation request from the Washington Montessori School. His motion was seconded by Jane Alligood. All voted in favor and the motion carried.

2. Annexation Petition – West Park Motors

Jane Alligood asked if there was already water and sewer available to this property. Mr. Moore stated that there is already water and sewer that runs to the area. He explained that this property should have already been annexed due to the fact that it is surrounded by property that has been annexed into the City. Jane Alligood stated that they would pay City taxes. Mr. Moore stated that the petitioner wants to put a car lot on the property, which will come later in a site plan. Mr. Moore stated that if the property is annexed into the City, a benefit is that they will be required to pave the parking lot. He explained that he did make the owner aware of this and he is fine with paving. Mr. Moore stated that this annexation would be consistent with the surrounding area.

John Tate made a motion to accept the annexation request from West Park Motors. Jane Alligood seconded the motion. All voted in favor and the motion carried.

VI. Other Business

None

VII. Approval of minutes – September 24, 2013

John Tate made a motion to approve the September minutes. His motion was seconded by Dan McNeil. All voted in favor and the motion carried.

Mr. Moore updated the Board on the UDO, the sign issue, and the magazine boxes downtown. He then updated the Board on the status of some of the businesses coming to town and some new projects.

VIII. Adjourn

There being no other business the meeting was adjourned.