THE ERWIN BOARD OF COMMISSIONERS
AUGUST 2026 REGULAR MEETING
THURSDAY, AUGUST 6, 2026 @ 7:00 P.M.
ERWIN MUNICIPAL BUILDING BOARDROOM

AGENDA

1. **MEETING CALLED TO ORDER**
   - A. Invocation
   - B. Pledge of Allegiance

2. **AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**

3. **CONSENT**
   All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen requests discussion of an item, the item will be removed from the Consent Agenda and considered under New Business.
   - A. Regular Workshop Minutes on June 22, 2026 **(Page 2)**
   - B. Special Called Meeting Minutes on June 29, 2026 **(Page 7)**
   - C. Special Called Meeting Minutes on June 30, 2026 **(Page 10)**
   - D. Regular Meeting Minutes on July 2, 2026 **(Page 11)**
   - E. Special Called Meeting Minutes on July 21, 2026 **(Page 13)**
   - F. Regular Workshop Minutes on July 27, 2026 **(Page 14)**
   - G. Harnett County SRO MOU 2026-2027 **(Page 15)**
   - H. Planning Board Application- William Morris **(Page 22)**

4. **SPECIAL PRESENTATIONS (Page 24)**

5. **PUBLIC HEARING**
   - A. Family Care Homes Text Amendment **(Page 25)**

6. **PUBLIC COMMENT**
   Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 30 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on the subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff, and other speakers. §160A-81.1

7. **CLOSED SESSION**
   - A. Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel

8. **MANAGER'S REPORT**

9. **ATTORNEY'S REPORT**

10. **ADJOURNMENT**

IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT (910) 591-4202 AT LEAST 48 HOURS PRIOR TO THE MEETING.

ERWIN BOARD OF COMMISSIONERS

REGULAR MINUTES

AUGUST 6, 2026

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin, with Mayor Baker presiding, held its Regular Meeting in the Erwin Municipal Building Board Room on Thursday, August 6, 2026, at 7:00 P.M. in Erwin, North Carolina.

Board Members present were Mayor Randy Baker, Mayor Pro Tem Ricky Blackmon, and Commissioners David Nelson, Alvester McKoy, Billy Turnage, Charles Byrd, and Timothy Marbell.

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Police Chief Jonathan Johnson, and Recreation Director Doug Stevens were present.

Mayor Baker called the meeting to order at 7:00 PM.

Commissioner McKoy gave the Invocation.

All present recited the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Commissioner Blackmon made a motion to approve the agenda as presented and was seconded by Commissioner McKoy. **The Board voted unanimously.**

CONSENT

Commissioner Blackmon made a motion to approve **(ITEM A)** Regular Workshop Minutes on June 22, 2026 **(ITEM B)** Special Called Meeting Minutes on June 29, 2026 **(ITEM C)** Special Called Meeting Minutes on June 30, 2026 **((ITEM D)** Regular Meeting Minutes on July 2, 2026 **(ITEM E)** Special Called Meeting Minutes on July 21, 2026 **(ITEM F)** Regular Workshop Minutes on July 27 2026 **(ITEM G)** Harnett County SRO MOU 2026-2027 **(ITEM H)** Planning Board Application- William Morris, which Commissioner McKoy seconded. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 6, 2026

Subject: Harnett County SRO MOU 2026-2027

The Town of Erwin provides a School Resource Officer (SRO) at Erwin Elementary School through an agreement with Harnett County and the Harnett County Board of Education. This Memorandum of Understanding (MOU) must be renewed annually.

The attached MOU covers the period of **July 1, 2026, through June 30, 2027**, and is presented for approval.

As a reminder, the Harnett County Sheriff's Office provides the School Resource Officer at Triton High School under a separate arrangement.

Attachments:

- FY 2026-2027 SRO MOU
- 2023 SRO Program Reimbursement Agreement

Re: Renewal of School Resource Officer Program Memorandum of Understanding

Per Article VII entitled "Amendments and Modifications; Additional Policies and Procedures" of the School Resource Officer Program Memorandum of Understanding dated October 1, 2018 ("MOU"), attached hereto, the Harnett County Board of Education and **Town of Erwin** mutually agree to renew the MOU. The terms are contingent on the negotiations with the Sheriff or Police Chief that allow the school district to address performance issues with individual school resource officers actively. All other terms and conditions will remain the same for a term of 12 months, beginning July 1, 2026, and ending June 30, 2027.

SIGNATURES:

Harnett County Board of Education

Town of Erwin

6/30/26

DATE

8/6/2026

DATE

SCHOOL RESOURCE OFFICER PROGRAM
REIMBURSEMENT AGREEMENT FOR
ELEMENTARY AND PRIMARY SCHOOLS

This Reimbursement Agreement (hereinafter "Agreement") effective July 1, 2023 is made and entered into by and between the Harnett County Board of Education (hereinafter "Board"), the governing body of the Harnett County Schools (hereinafter "HCS"), the County of Harnett (hereinafter "County"), and the Town of Erwin (hereinafter referred to as the "Town").

WITNESSETH:

WHEREAS, the Board and the Town entered into a School Resource Officer Program Memorandum of Understanding (hereinafter referred to as the "MOU") effective October 1, 2018;

WHEREAS, Article V of the MOU states th the Board and governing body of the Town agree to enter into a separate contract to address the assignment of School Resource Officers (hereinafter referred to as "SRO" or collectively "SROs") to specific HCS schools and payment for SRO services during each fiscal year; and

WHEREAS, the Board and the Town entered into a School Resource Officer Program Reimbursement Agreement for Elementary and Primary Schools (hereinafter referred to as the "MOU") effective October 1, 2018; and

WHEREAS, the Board and the Town desire to update the School Resource Officer Program Reimbursement Agreement for Elementary and Primary Schools to reflect the actual costs incurred by the Town.

NOW, THEREFORE, in consideration of the promises and covenants of the parties herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Board, County, and the Town do hereby agree as follows:

Article I

SRO School Assignment

The Town shall hire and train law enforcement officers to serve as SROs pursuant to the MOU in each of the following schools within the Town's limits:

1. Erwin Elementary

Between school years and during scheduled holidays, the Town shall have the right to utilize the SROs for non-SRO purposes so long as such uses do not conflict with any of the requirements of the MOU.

Article II

Compensation for SRO Services

The County, as part of the Current Expense Funding made to the Board every fiscal year, shall include eleven-twelfths (11/12) of the yearly allocation, identified below, to be used by the Board to compensate for law enforcement officers performing SRO services during the months that school is in session.

The compensation to be paid by County to the Town for reimbursement of the SRO services described in the MOU and for non-SRO purposes during scheduled holidays and between school years shall be set at $74,249.00 per fiscal year, which shall be paid over twelve (12) equal monthly installments over the course of the fiscal year in accordance with Article III. The annual compensation paid by the County shall increase by three percent (3%) at the beginning of each subsequent fiscal year. If the total amount of funds expended on the SROs for the then-current term of the MOU exceeds the allocated amount for the current fiscal year, the Town shall be solely responsible for the excess expenditures of the SRO's services, unless the agreed upon in writing by the County.

At the conclusion of the academic year, the County will invoice the Board for all expenses incurred for SRO activities.

Article III

Invoices for SRO Services

In order to request payment, the Town shall submit monthly invoices to the Harnett County Sheriff's Office (hereinafter referred to as "HCSO") describing the applicable charges, including identification of personnel who performed the services, the date the services were performed, the school at which the SRO performed the services, and reimbursable expenses, if any. If the invoice contains expenditures for non-SRO purposes during a scheduled holiday, the invoice shall identify the type of services performed by the SROs. Prior to submission of invoices to the Board, the HCSO shall verify them for accuracy within five business days of receipt. Once verified, County shall process and pay invoices within 30 days of receipt.

Article IV

Term and Termination of Agreement

The term of this Agreement shall begin on July 1, 2023 and end on June 30, 2026 (the "Initial Term"), unless terminated earlier as herein provided. At the expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year terms upon the renewal of the MOU, unless any of the parties provide at least 30 days' written notice of its intent to terminate prior to the expiration of the then-current term.

This Agreement may be terminated by any party, with or without cause, upon 90 days' written notice to the other parties. However, this Agreement shall automatically terminate without notice upon the termination of the MOU. If at any time this Agreement is terminated during the Initial Term or any subsequent term of the MOU, the parties shall negotiate and execute a new agreement that is compliant with Article V or any amendment thereof prior to the termination date of this Agreement, unless any amendment of the MOU no longer requires such an agreement.

Article V

Notice

Any notice, consent, or other communication in connection with this Agreement shall be in writing and may be delivered in person, by mail, or by facsimile transmission (provided sender confirms notice by written copy). If hand-delivered, the notice shall be effective upon delivery. If by facsimile copy, the notice shall be effective when sent. If served by mail, the notice shall be effective three business days after being deposited in the United States Postal Service by certified mail, return receipt requested, addressed appropriately to the address set forth below:

To Board:

Harnett County Schools
Attention: Superintendent
1008 South 11th Street
Lillington, North Carolina 27546

To County

Brent Trout
County Manager
Post Office Box 759
Lillington, North Carolina 27546

With copy to:

Christopher Appel
Senior County Staff Attorney
Post Office Box 238
Lillington, North Carolina 27546

To Town

Snow Bowden
Town Manager
100 W F Street
Erwin, NC 28339

Article VI

Miscellaneous Provisions

1. Relationship of Parties. The parties to this Agreement shall be independent contractors, and nothing herein shall be construed as creating a partnership or joint venture; nor shall any employee of the parties be construed as employees, agents, or principals of any other party to this Agreement. Each party agrees to assume the liability for its own acts or omissions, or the acts or omissions of their employees or agents, during the term of this Agreement, to the extent permitted under law.

2. Governing Law; Venue. This Agreement shall be governed by the laws of the State of North Carolina. The venue for initiation of any such action shall be Harnett County, North Carolina Superior Court.

3. Amendments and Modifications; Additional Policies and Procedures. This Agreement may be modified or amended by mutual consent of the parties as long as the amendment is executed in the same fashion as this Agreement.

4. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter of this Agreement.

5. Severability. In the event that any provision of this Agreement shall be invalid, illegal, or otherwise unenforceable, the validity, legality, and enforceability of the remaining provisions shall in no way be affected or impaired thereby.

6. No Third Party Benefits. There are no third-party beneficiaries to this Agreement. Nothing in this Agreement shall create or give to third parties any claim or right of action against the parties.

7. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together constitute one and the same instrument.

8. E-Verify: All parties shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," and will provide documentation reasonably requested by any party to this Agreement demonstrating such compliance.

IN WITNESS WHEREOF, the parties hereto caused the Agreement to be executed on their behalves.

HARNETT COUNTY BOARD OF EDUCATION

Chair

ATTEST:

COUNTY OF HARNETT

William Morris, Chairman
Harnett County Board of Commissioners

ATTEST:

Melissa Capps, Clerk

TOWN OF ERWIN

Randy L. Baker
Mayor

ATTEST:

Lauren Evans, Town Clerk

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 6, 2026

Subject: Planning Board Application- William Morris

The Town of Erwin has received an application from Bill Morris for appointment to the Erwin Planning Board. The Town currently has a vacant Out-of-Town Alternate Planning Board position, which Mr. Morris is eligible to fill.

The Town Board is requested to consider appointing Bill Morris to serve as the Out-of-Town Alternate member of the Erwin Planning Board to fill the current vacancy.

Attachments:

- Bill Morris Planning Board member application

APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA

The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name: William Harold Morris Date of Application: 4/11/2026

Home Address: 129 Bumpas Creek Access Dunn, NC 28334
Street Address Town Zip Code

Home Phone: _____ Business/Other Phone: 919-237-8657
FAX Number: _____ Email Address: _____

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth 8/5/65 Do you reside within the Town Limits of Erwin: Yes: ___ No: ✓
Occupation: Retired Length of residence in Erwin: 15 Years 6 Months

Have you ever pled guilty to or been found guilty or any criminal offense or been convicted of any offense other than a minor traffic violation? Yes____ No✓

If yes, please explain _____

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards.
To serve the public

Please indicate your preference by the number (first choice being "1")

Planning Board 1 Recreation _____

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.

MINUTES CONTINUED FROM AUGUST 6, 2026

SPECIAL PRESENTATIONS

Park Maintenance Supervisor David Johnson was recognized as the Employee of the Quarter 2 of 2026. Mayor Baker presented him with a plaque and a glass award to display at work or at home.

Annie Pearl Elliott of 727 N 16th Street was recognized as the August 2026 Citizen of the Month. Commissioner McKoy presented her with a Proclamation Plaque.

The Proclamation is part of these minutes as an attachment.

RECESS FOR REFRESHMENTS

Commissioner Blackmon made a motion to take a 10-minute recess at 7:13 PM, and was seconded by Commissioner Nelson. **The Board voted unanimously.**

RECONVENED

The Board reconvened at 7:23 PM

PUBLIC HEARING

Family Care Homes Text Amendment

Commissioner Byrd made a motion to open the Public Hearing and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Town Manager Snow Bowden stated this was a proposed text amendment to our Code of Ordinances involving Family Care Homes. The Planning Board did recommend these proposed changes for approval. The updates were word for word what the general statute required.

Mayor Baker asked if the Board had any questions for Town Staff.

No questions were asked.

Mayor Baker asked if anyone was present to comment on the proposed text amendment.

No one came forward.

Commissioner Blackmon made a motion to close the Public Hearing and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Statement of Consistency for Family Care Homes Text Amendment and was seconded by Commissioner Byrd. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve Ordinance of The Town of Erwin, North Carolina, Amending Chapter 36- Zoning, Article II: Definitions and Article V: Residential (R-

TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

PROCLAMATION RECOGNIZING ANNIE PEARL ELLIOTT FOR CITIZEN OF THE MONTH

2026-2027---001

WHEREAS, the Town of Erwin Mayor and Board of Commissioners realize that the Town of Erwin's greatest asset is viewed as the citizens who contribute tirelessly and unselfishly of themselves to aid in the well-being of the residents within the community. These citizens display characteristics and qualities in an individual that strive to make a real difference in the lives of children, adults, and the elderly without desire for recognition, remuneration, or personal gain; and

WHEREAS, Ms. Annie Pearl Elliott of 727 N 16th Street was born in Bunnlevel, NC, to Neil Roger and Lucille Elliot; and

WHEREAS, Ms. Elliott has been blessed with two children, Berlivia Parks and Rhonda Parks Charlot, and 2 grandchildren, Dorien and Jaden Charlot; and

WHEREAS, Ms. Elliott is a lifelong resident of Erwin. She graduated from Erwin High School in 1970 and went on to attend Fayetteville State University, graduating in 2003. She worked in the Erwin Mill for 21 years before retiring from the Harnett County School System. She also faithfully serves as a Trustee at Mount Pisgah Church; and

NOW THEREFORE BE IT RESOLVED that the Town of Erwin Mayor and Board of Commissioners give recognition and appreciation to Ms. Annie Pearl Elliott for her valuable contributions to the quality of life in our community and proudly acknowledge Ms. Annie Pearl Elliott as the August 2026 Citizen of the Month.

Duly Adopted, this the 6th day of August 2026.

ATTEST:

Randy Baker
Mayor

Lauren Evans, NCCMC
Town Clerk

MINUTES CONTINUED FROM AUGUST 6, 2026

15) ORD 2026-2027: 001 and was seconded by Commissioner Byrd. **The Board voted unanimously.**

PUBLIC COMMENT

Emily Tew of 600 Old Farm Road came forward and provided the Board with documents she prepared. She stated that she added notes to the prior Board meeting minutes to complete her public comment. She expressed her concern and questioned the legality of Bill Morris applying to be on the Erwin Planning Board while he currently holds a seat on the Harnett County Board of Commissioners. She asked the Board to ride by and see the pile of wood being placed on the road by her neighbor. She stated there was a truck full of wood. She also asked the Board to look over the documents she provided regarding the process of unannexing a property because she and her father were illegally annexed.

The handouts are part of these minutes as an attachment.

Randy Elliott of 719 N 16th Street came forward and expressed the need for a middle yellow line on Price Street for the safety of everyone.

Mayor Baker stated that municipal streets did not have lines. Only NCDOT streets.

Mr. Elliott stated he would hate for someone to lose their life because it costs the Town too much to put a line on Price Street.

Annie Elliott of 727 N 16th Street came forward. She stated she had lived in Erwin all of her life. She stated the Town needed to do something regarding the blockade on K Street. She asked the Board to consider widening W N Street; it was causing issues when school buses come down the road. Lastly, she expressed her concern about the vegetation in the ditch at Porter Park, and it needed to be cleaned out.

CLOSED SESSION

Commissioner Byrd made a motion to go into Closed Session Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel at 7:34 PM and was seconded by Commissioner Nelson. **The Board voted unanimously.**

RECONVENED

Commissioner Byrd made a motion to go back to regular session at 7:54 PM and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: August 6, 2026

Subject: Family Care Home Text Amendment

The proposed amendment would update the definition of a "Family Care Home" to align with the requirements of the North Carolina General Statutes. It would also add Family Care Homes as a permitted use within the R-15 Zoning District, as required by state law.

These amendments are intended to bring the Town's ordinance into compliance with the North Carolina General Statutes. Although the current ordinance does not fully reflect these statutory requirements, the Town is legally obligated to administer and enforce state law. Adopting the proposed text amendment will ensure consistency between the Town Code and state regulations, improve clarity for property owners and staff, and support the effective administration and enforcement of the ordinance.

As a reminder, the Planning Board did recommend this proposed text amendment for approval.

Attachments:

- Proposed Text Amendment
- Planning Board Minutes
- Planning Board Statement-of-Consistency
- N.C. General Statue 160D-907
- N.C. General Statue 122C-3(11)b
- Proposed Statement-of-Consistency
- Proposed Text Amendment Ordinance

REQUEST FOR CONSIDERATION

The Town Staff of Erwin wishes to amend Chapter 36, Article 2 of the Code of Ordinances entitled "Definitions" as well as Chapter 36, Article 5, Sec. 36-115 entitled "R-15 Permitted Uses" to provide an updated definition of family-care homes as well as include them as a permitted use within the R-15 zoning district as required by North Carolina General Statutes.

Proposed definition of family-care homes within Chapter 36, Article 2:

Family care home means a facility for not less than two and no more than six children, adolescents, or adults who are mentally, visually or physically handicapped. This does not include persons with a mental illness who are dangerous to others as defined within NCGS 122C-3(11)b. Adult care is provided as well as a program of services and protective supervision in a home setting. No family care home shall be allowed to locate within a one-half-mile radius of an existing family care home.

(1) A family care home shall be deemed as a residential use of property for zoning purposes and shall be permissible uses in all residential zoning districts. A family care home does not require a special use permit. If there is another family care home located within a ~~one and half~~ one-half-mile radius of an existing family care home the town ~~can~~ shall prohibit any other family care homes in that area.

Proposed addition to R-15 permitted uses within Chapter 36, Article 5, Sec. 36-115:

- Family care home

Statement of Consistency

The proposed text amendment to add the definition of "Family Care Homes" to the Erwin Code of Ordinances, Chapter 36, Article 2, entitled "Definitions", as well as the amendment to Chapter 36, Article 5, Sec 36-115, entitled "R-15 Permitted Uses" allowing Family Care Homes as a permitted use within R-15 zoning district would bring the Town of Erwin's Code of Ordinance in line with the requirements of the North Carolina General Statutes.

Therefore, it is recommended that this text amendment **be approved**.

§ 160D-907. Family care homes.

(a) The General Assembly finds it is the public policy of this State to provide persons with disabilities with the opportunity to live in a normal residential environment.

(b) As used in this section, the following definitions apply:

(1) Family care home. - A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.

(2) Person with disabilities. - A person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)b.

(c) A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts. No local government shall require that a family care home, its owner, or operator obtain, because of the use, a special use permit or variance from any such zoning regulation; however, a local government may prohibit a family care home from being located within a one-half mile radius of an existing family care home.

(d) A family care home is deemed a residential use of property for the purposes of determining charges or assessments imposed by local governments or businesses for water, sewer, power, telephone service, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 9(k).)

(10a) County program. - A mental health, developmental disabilities, and substance abuse services program established, operated, and governed by a county pursuant to G.S. 122C-115.1.

(11) Dangerous to self or others.

a. Dangerous to self. - Within the relevant past, the individual has done any of the following:

1. The individual has acted in such a way as to show all of the following:

I. The individual would be unable, without care, supervision, and the continued assistance of others not otherwise available, to exercise self-control, judgment, and discretion in the conduct of the individual's daily responsibilities and social relations, or to satisfy the individual's need for nourishment, personal or medical care, shelter, or self-protection and safety.

II. There is a reasonable probability of the individual's suffering serious physical debilitation within the near future unless adequate treatment is given pursuant to this Chapter. A showing of behavior that is grossly irrational, of actions that the individual is unable to control, of behavior that is grossly inappropriate to the situation, or of other evidence of severely impaired insight and judgment shall create a prima facie inference that the individual is unable to care for himself or herself.

2. The individual has attempted suicide or threatened suicide and that there is a reasonable probability of suicide unless adequate treatment is given pursuant to this Chapter.

3. The individual has mutilated himself or herself or has attempted to mutilate himself or herself and that there is a reasonable probability of serious self-mutilation unless adequate treatment is given pursuant to this Chapter.

Previous episodes of dangerousness to self, when applicable, may be considered when determining reasonable probability of physical debilitation, suicide, or self-mutilation.

b. Dangerous to others. - Within the relevant past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that this conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Clear, cogent, and convincing evidence that an individual has committed a homicide in the relevant past is prima facie evidence of dangerousness to others.

Scott Brown stated that he would have to speak to the developer regarding annexation, he was unsure of the answer at this time.

Chairperson Nicholas Skatell asked if there was anyone else to speak on the subdivision.

Mr. Wayne Tyndall of 380 NC 82, which is located across from the subdivision, asked questions regarding the number of bedrooms per home, as well as how many parking spaces the homes would have.

Mr. Brown stated that he was unaware, since his client is not the builder, but rather the developer. They would be responsible for creating the lots within the zoning classification and then sell the lots to be built upon.

Mr. Wayne Tyndall asked where the entrance of the subdivision would be, and if there has been any thought of the side of the road they would be turning from.

Mr. Brown stated that they would be following all NCDOT requirements.

Dr. Mary Margaret Tripp Hether, and Mr. Mark Tripp, both of Benjamin Tripp Lane, asked what the stormwater and drainage plan would be for this development. They expressed concern with water coming in from another local development and want to ensure adequate planning to mitigate flooding.

Town Planner Dylan Eure stated that a development of this size would require approval from North Carolina Department of Environmental Quality, depending on the impervious surfaces and ground types.

Chairperson Nicholas Skatell asked if there was anyone else present to speak on this major subdivision. No one came forward.

Board Member Howard Godwin made a motion to approve the Matthew Property Preliminary Major Subdivision, which was seconded by Kathryn Moore. **The Board voted unanimously.**

Family Care Homes

Town Planner Dylan Eure informed the Board that this is a proposed text amendment to Chapter 36, Article 2 of the Code of Ordinances, entitled "Definitions", as well as Chapter 36, Article 5, Sec 36-115 entitled "R-15 Permitted Uses" to provide an updated definition of family-care homes as well as include them as a permitted use within R-15 zoning district, as required by North Carolina General Statute.

Board Member Grace Watts asked if there were any plans to add any new family care homes to Erwin at this time.

Town Planner Dylan Eure stated that there is not, this amendment just brings our Code of Ordinances in line with the General Statutes.

Vice Chairman Jim Hartman asked if this would change the Good Hope mental hospital zoning?

Town Planner Dylan Eure stated that this would only affect those classified as Family Care Homes, which would allow 2-6 residents, so this would not apply to the hospital.

Vice Chairperson Jim Hartman made a motion to approve this text amendment, which was seconded by Kathryn Moore. **The Board voted unanimously.**

Chairperson Nicholas Skatell asked the Board to read the Statement of Consistency.

Board Member Marsha Woodard read the following Statement of Consistency:

"The proposed text amendment to add the definition of "Family Care Homes" to the Erwin Code of Ordinances, Chapter 36, Article 2, entitled "Definitions", as well as the amendment to Chapter 36, Article 5, Sec 36-115, entitled "R-15 Permitted Uses" allowing Family Care Homes as a permitted use within R-15 zoning district would bring the Town of Erwin's Code of Ordinance in line with the requirements of the North Carolina General Statutes.

Therefore, it is recommended that this amendment be **approved."**

Board member Howard Godwin made a motion in the affirmative, which was seconded by Kathryn Moore. **The Board voted unanimously.**

ADJOURNMENT

Board Member Howard Godwin made a motion to adjourn the meeting at 7:33 P.M. and was seconded by Kathryn Moore. **Motion unanimously approved.**

Minutes recorded and typed by
Katelan Blount, Deputy Town Clerk

Nicholas Skatell
Chairperson

Katelan Blount
Deputy Town Clerk

Statement of Consistency

Family Care Homes Text Amendment

The proposed text amendment to add the definition of "Family Care Homes" to the Erwin Code of Ordinances, Chapter 36, Article 2, entitled "Definitions", as well as the amendment to Chapter 36, Article 5, Sec 36-115, entitled "R-15 Permitted Uses" allowing Family Care Homes as a permitted use within R-15 zoning district would bring the Town of Erwin's Code of Ordinance in line with the requirements of the North Carolina General Statutes.

Therefore, it is recommended that this text amendment **be approved**.

Nicholas Skatell
Chairperson

Katelan Blount
Deputy Town Clerk

§ 160D-907. Family care homes.

(a) The General Assembly finds it is the public policy of this State to provide persons with disabilities with the opportunity to live in a normal residential environment.

(b) As used in this section, the following definitions apply:

(1) Family care home. – A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.

(2) Person with disabilities. – A person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)b.

(c) A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts. No local government shall require that a family care home, its owner, or operator obtain, because of the use, a special use permit or variance from any such zoning regulation; however, a local government may prohibit a family care home from being located within a one-half mile radius of an existing family care home.

(d) A family care home is deemed a residential use of property for the purposes of determining charges or assessments imposed by local governments or businesses for water, sewer, power, telephone service, cable television, garbage and trash collection, repairs or improvements to roads, streets, and sidewalks, and other services, utilities, and improvements. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 9(k).)

changed because an individual is temporarily out of his or her county in a facility or otherwise.

(10a) County program. – A mental health, developmental disabilities, and substance abuse services program established, operated, and governed by a county pursuant to G.S. 122C-115.1.

(11) Dangerous to self or others.

a. Dangerous to self. – Within the relevant past, the individual has done any of the following:

1. The individual has acted in such a way as to show all of the following:

I. The individual would be unable, without care, supervision, and the continued assistance of others not otherwise available, to exercise self-control, judgment, and discretion in the conduct of the individual's daily responsibilities and social relations, or to satisfy the individual's need for nourishment, personal or medical care, shelter, or self-protection and safety.

II. There is a reasonable probability of the individual's suffering serious physical debilitation within the near future unless adequate treatment is given pursuant to this Chapter. A showing of behavior that is grossly irrational, of actions that the individual is unable to control, of behavior that is grossly inappropriate to the situation, or of other evidence of severely impaired insight and judgment shall create a prima facie inference that the individual is unable to care for himself or herself.

2. The individual has attempted suicide or threatened suicide and that there is a reasonable probability of suicide unless adequate treatment is given pursuant to this Chapter.

3. The individual has mutilated himself or herself or has attempted to mutilate himself or herself and that there is a reasonable probability of serious self-mutilation unless adequate treatment is given pursuant to this Chapter.

Previous episodes of dangerousness to self, when applicable, may be considered when determining reasonable probability of physical debilitation, suicide, or self-mutilation.

b. Dangerous to others. – Within the relevant past, the individual has inflicted or attempted to inflict or threatened to inflict serious bodily harm on another, or has acted in such a way as to create a substantial risk of serious bodily harm to another, or has engaged in extreme destruction of property; and that there is a reasonable probability that this conduct will be repeated. Previous episodes of dangerousness to others, when applicable, may be considered when determining reasonable probability of future dangerous conduct. Clear, cogent, and convincing evidence that an individual has committed a homicide in the relevant past is prima facie evidence of dangerousness to others.

(11a) Day/night service. – A service provided on a regular basis, in a structured environment that is offered to the same individual for a period of three or more hours within a 24-hour period.

NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Commissioners will conduct a Public Hearing on the following item pursuant to NC General Statute 160D-406, on Thursday, August 6, 2026, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339. Questions can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

- Text amendment to Chapter 36- Zoning, Article II: Definitions and Article V: Residential (R-15) of the Town of Erwin Code of Ordinances to provide an updated definition of family-care homes as well as include them as a permitted use within the R-15 zoning district as required by North Carolina General Statutes.

This case is available for review at the Erwin Town Hall. All persons desiring to be heard either for or against the proposed item set forth above are requested to be present at the above-mentioned time and place.
7/17,24/2026

Statement of Consistency
Family Care Homes Text Amendment

The proposed text amendment to add the definition of "Family Care Homes" to the Erwin Code of Ordinances, Chapter 36, Article 2, entitled "Definitions", as well as the amendment to Chapter 36, Article 5, Sec 36-115, entitled "R-15 Permitted Uses" allowing Family Care Homes as a permitted use within R-15 zoning district would bring the Town of Erwin's Code of Ordinance in line with the requirements of the North Carolina General Statutes.

Therefore, it is recommended that this text amendment **be approved**.

Randy Baker
Mayor

Lauren Evans, NCCMC
Town Clerk

TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

ORDINANCE OF THE TOWN OF ERWIN, NORTH CAROLINA AMENDING CHAPTER 36- ZONING, ARTICLE II: DEFINITIONS AND ARTICLE V: RESIDENTIAL (R-15)
ORD 2026-2027: 001

WHEREAS, the current language of Article II: Definitions and Article V: Residential (R-15) reads:

ARTICLE II. - DEFINITIONS

Sec. 36-34. - Definitions.
Family care home means a facility for not less than two and no more than six children, adolescents, or adults who are mentally, visually or physically handicapped. Adult care is provided as well as a program of services and protective supervision in a home setting. No family care home shall be allowed to locate within a one-half mile radius of an existing family care home.

(1) A family care home shall be deemed as a residential use of property for zoning purposes and shall be permissible uses in all residential zoning districts. A family care home does not require a special use permit. If there is another family care home located within a one and half mile radius of an existing family care home the town can prohibit any other family care homes in that area.

ARTICLE V. - RESIDENTIAL (R-15)

Sec. 36-115. - Permitted uses and structures.
The following are permitted uses and structures:

(1) Single-family dwellings.
(2) Municipal facilities.

WHEREAS, the Town of Erwin wishes to amend the current language of the same in order to better reflect the desired development within the Town's Planning Jurisdiction; and

WHEREAS, the Town of Erwin wishes to amend the current language of the same to read:

ARTICLE II. - DEFINITIONS

Sec. 36-34. - Definitions.
Family care home means a facility for not less than two and no more than six children, adolescents, or adults who are mentally, visually or physically handicapped. This does not include persons with a mental illness who are dangerous to others as defined within NCGS 122C-3(11)b. Adult care is provided as well as a program of services and protective supervision in a home setting. No family care home shall be allowed to locate within a one-half mile radius of an existing family care home.

(1) A family care home shall be deemed as a residential use of property for zoning purposes and shall be permissible uses in all residential zoning districts. A family care home does not require a special use permit. If there is another family care home located within a ~~one and half~~ one-half-mile radius of an existing family care home the town ~~can~~ shall prohibit any other family care homes in that area.

ARTICLE V. - RESIDENTIAL (R-15)

Sec. 36-115. - Permitted uses and structures.
The following are permitted uses and structures:

(1) Single-family dwellings.
(2) Municipal facilities.
(3) Family care home.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Erwin, North Carolina that the current language as herein found with respect to Article II: Definitions and Article V: Residential (R-15) of the Town Code is stricken where indicated by strikethrough lines and includes such language as herein indicated by red print.

Adopted this 6th day of August 2026.

ATTEST:

Randy Baker
Mayor

Lauren Evans NCCMC
Town Clerk

TOWN OF ERWIN
BOARD OF COMMISSIONERS
REGULAR MEETING
THURSDAY, AUGUST 6, 2026, AT 7 PM

PUBLIC COMMENT- ***Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 30 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board.*** *Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff and other speakers.* §160A-81.1

	Name	Address	Subject
1.	Emily Law		Planning Applicat
2.	"	"	
3.	Randy Elliott		Price St
4.	Annie Elliott		Widening West N St.
5.	"	"	Clearing Porter Park Creek
6.			
7.			
8.			
9.			
10.			
11.			
12.			

All were ready for a short meeting because of long holiday weekend.

MINUTES CONTINUED FROM JULY 2, 2026

PUBLIC COMMENT

Emily Tew of 600 Old Farm Road came forward and stated she met a little boy that she hoped would be sitting on the Town Board one day. She also wanted to inform the Board that she confronted her neighbor the other day regarding her neighbor bringing tree trimmings from his business and placing them on the side of the road to have the Town pick up. She encouraged the Board to watch the video on YouTube made by residents in Riverside regarding the flood problems in Erwin. She lastly commended the Erwin Police Department on a job well done.

My Statement that one of my comments at a meeting was to send out notices to new and old residents and tax payers of things like animal control yard waste to because I kept hearing from some they don't think there's laws.

MANAGER'S REPORT

Town Manager Snow Bowden provided the Board with a detailed report at their seats. He stated that if they had any questions, they should give him a call.

The Manager's Report is part of these minutes as an attachment.

ATTORNEY'S REPORT

Town Attorney Tim Morris was not present.

ADJOURNMENT

Commissioner Byrd made a motion to adjourn at 7:27 P.M. and was seconded by Commissioner McKoy. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

This could have prevented me having to confront neighbor.

Randy Baker
Mayor

Lauren Evans, NCCMC
Town Clerk

Failed to report that Commissioner Marbel stated when I asked to tell them about young man, that They (Board) had already, "allowed me 20 minutes."

Emily was COPY called in by Commissioner over photo

(no subject)

1 message

laserlady132 <laserlady132@gmail.com> Sun, Aug 2, 2026 at 7:19 PM

Draft

Snow Bowden's Request for Consideration of Morris Application
The agenda item includes a noted statement that the applicant cannot be on another board. I question why this item was advanced for Board consideration without first confirming legality and eligibility. As Town Manager, Mr. Bowden is responsible for ensuring items are properly vetted. Proceeding without resolution wastes Commissioner and Mayor time and raises transparency concerns. I request the Board defer action until a clear legal opinion is obtained and all related records are made public.

https://wv

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: July 27, 2026

Subject: Planning Board Application - William Morris

The Town of Erwin has received an application from Bill Morris for appointment to the Town Planning Board. The Town Consent Agreement Grants Town Alternate Planning Board positions which M. Morris is eligible to fill.

The Town Board is requested to consider appointing Bill Morris to serve as the Out of Town Alternate member of the Town Planning Board to fill the current vacancy.

Attachments

- Bill Morris Planning Board member application

APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA

The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in appointing for a Board for the Town of Erwin.

[Quoted text hidden]

ou.
:14
84
https://wv

APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA

The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name William Harold Morris Date of Application: 6 11 2026

Home Address: 129 Bumpas Creek Access Dunn, NC 28334
Street Address Zip Code

Home Phone: Business Office Phone: 919-237-8652
FAX Number: Email Address:

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth: 8 5 65 Do you reside within the Town Limits of Erwin: Yes No ✓
Occupation: Retired Length of residence in Erwin: 15 Years ✓ Months

Have you ever pled guilty to or been found guilty of any criminal Plea or been convicted of any offense other than a minor traffic violation? Yes No ✓

If yes, please explain:

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards:
To serve the public

Please indicate your preference by the number (first choice being "1")

Planning Board 1 Recreation

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Steve Bowman, Town Manager

5/4/20 26

N.C. General Assembly

See pages attached

HOUSE BILL 199:
Authorize Municipal Deannexation.

Homework printed 7-30-2026.

Assignment Read NC Bill 199

2025-2026 General Assembly

Committee:
Introduced by: Reps. Carson Smith, Budd, Pyrtle, Logan
Analysis of: Third Edition

Date: July 2, 2026
Prepared by: Ike McRee
Karyl Smith
Staff Attorneys

OVERVIEW: House Bill 199 would create a process for municipalities and property owners to initiate the deannexation of property from municipal corporate limits.

CURRENT LAW: Under Section 1 of Article VII of the North Carolina Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable." Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes which governs municipal annexations. In addition, the General Assembly may annex property by local act. However, the General Assembly has not enacted a method for municipalities to deannex property. Only the General Assembly may deannex property.

BILL ANALYSIS: House Bill 199 would amend Chapter 160A of the General Statutes to create a new Article 4B that would provide a process for municipalities and property owners to initiate deannexation of property from the corporate limits of a municipality. Each Part is described as follows:

Part 1. Purpose.

Part 1 would state the purpose of Article 4B as the establishment of a uniform procedure for the contraction of municipal boundaries in a transparent, fiscally responsible, locally accountable, and fair manner. The purpose would also establish that the deannexation process would be a legislative function of a municipality.

Part 2. Deannexations Initiated by Municipalities.

Part 2 would provide for a municipality initiated deannexation of area from the corporate limits and require the following:

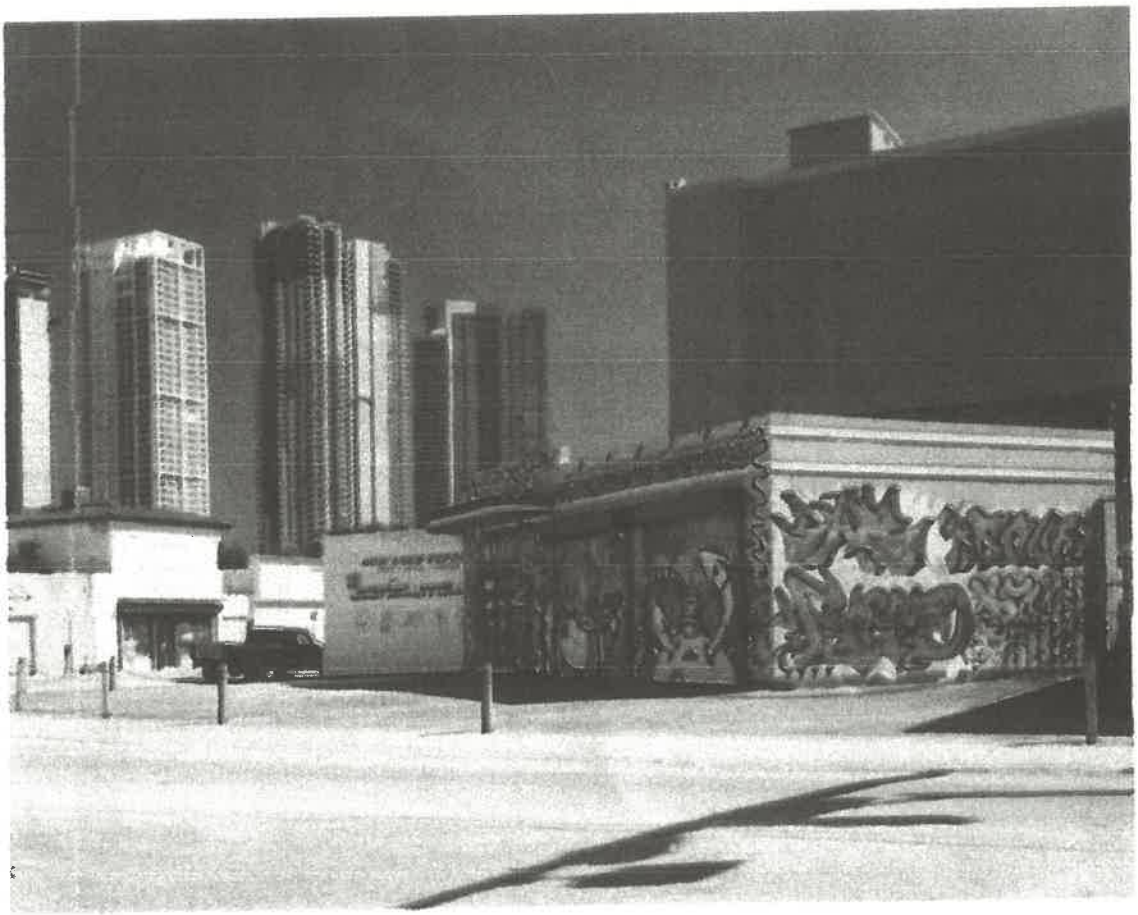
- A report prepared by the municipality that includes (i) a map of the area to be deannexed, (ii) a statement showing how the proposed deannexation will affect the municipality's finances and services, and (iii) a plan for continuation, transfer, or discontinuation of services to the area proposed for deannexation.
- Adoption of a resolution by the municipal governing board that it intends to deannex some or all of the area described in the report and setting a public hearing on the question of deannexation.
- Issuance of a notice of hearing before adoption of a deannexation ordinance that is published at least once not less than one week before the date of the hearing and mailed at least four weeks before the hearing to owners of property and registered voters in the area proposed for deannexation.

Gentrification Explained: Key Causes and Pros & Cons

By ELVIS PICARDO Updated July 17, 2026

Reviewed by ANDY SMITH

Fact checked by KIRSTEN ROHRS SCHMITT



Gentrification is a modern example of de facto segregation.
Credit: Boogich / Getty Images

DEFINITION:

Gentrification is an urban development process where increasing investments and renovations in a neighborhood elevate property values, often resulting in

SKIP TO CONTENT

KEY TAKEAWAYS

- Gentrification involves the transformation of urban neighborhoods from lower to higher value, often resulting in the displacement of existing residents.
- Key drivers of gentrification include rapid job growth, tight housing markets, urban amenities, traffic challenges, and specific public policies.
- While gentrification can enhance neighborhood safety and infrastructure, it often displaces original residents and erases cultural diversity.
- The phenomenon is controversial, partly due to its history of discriminating against vulnerable groups like racial minorities and low-income families.
- Some studies indicate that gentrification might not always harm the original inhabitants, as many remain and benefit from improved neighborhood conditions.

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ASK

What Is Gentrification?

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also leads to the displacement of long-time residents. As such, gentrification presents both opportunities and challenges for local communities, raising complex social and economic issues.

The Historical and Social Context of Gentrification

Gentrification is derived from the word "gentry," which historically referred to people of an elevated social status. In the United Kingdom, the term "landed gentry" originally described landowners who could live off of the rental income from their properties.

In its current context, gentrification was first popularized by the British sociologist Ruth Glass in 1964, when she used the term to describe the influx of middle-class people into London's working-class neighborhoods, displacing the former residents of those localities.[1]

Numerous cities around the world experience the phenomenon of gentrification, which can have a direct impact on housing market dynamics. In most major cities, some neighborhoods that were previously less than desirable have morphed into vibrant districts with plush condominiums and offices, new coffee shops and

Key Social Challenges and Benefits of Gentrification

Gentrification is a complex social issue with both benefits and drawbacks. Young families enjoy buying affordable homes in safe areas with good infrastructure and various amenities. Local municipalities and governments also benefit from collecting higher taxes on rising property values and increased economic activity.

However, the neighborhood's original inhabitants—also families, as well as singles of various ages—are often displaced by rising rents and a higher cost of living from the very community that they helped build.

The Controversy and Impact of Gentrification on Communities

Gentrification is controversial because it often involves discrimination against racial minorities, women, the poor, and older adults.

Even as it may bring about a reversal in the decline of a city, displacement caused by gentrification can force prior residents into poorer and relatively unsafe areas, with limited access to affordable housing, healthy food choices, and social networks. In turn, this can trigger increased stress levels and decreased mental health.

such as shorter life expectancies and increased rates of cancer, diabetes, and cardiovascular disease.[2]

Displacement often leads to the exclusion of the original residents, particularly people of color, and a lack of government support—for low-income housing assistance, for example—as well as weakened social and community ties.[2]

FAST FACT

A 2019 study by the National Community Reinvestment Coalition found that between 2000 and 2013, seven of the biggest U.S. cities—New York City, Los Angeles, Washington, D.C., Philadelphia, Baltimore, San Diego, and Chicago—accounted for nearly half of the country's gentrification.[3]

Factors Driving Gentrification in Urban Areas

A study by the Brookings Institution highlights factors that contribute to gentrification.[4]

1. **Rapid job growth** in both a city's downtown core and along its periphery can foster gentrification.

example, constrained housing supply was a feature of the San Francisco Bay Area, and relative home affordability was an issue in Washington, D.C.

3. **Preference for city amenities** can play a factor because certain demographic groups have traditionally preferred to live in urban neighborhoods because of attractions like cultural venues, a plethora of appealing restaurants and shops, vibrant street life, and population diversity. The presence of such features can help city planners to identify which neighborhoods would tend to gentrify.
4. **Increased traffic congestion** can contribute because as metropolitan populations rise and infrastructure ages, the resultant increase in traffic congestion and commute times, along with the consequent decline in quality of life, can contribute to gentrification.
5. **Targeted public-sector policies** play a role because many cities pursue revitalization policies—including tax incentives, public housing plans, and local economic development tools—that offer incentives for middle- and high-income families to move into distressed communities, or for original residents to upgrade their homes.

FAST FACT

organizations that own land on behalf of a community, promoting housing affordability and sustainable development and mitigating historical inequities in homeownership and wealth-building.

Re-Examining Common Misconceptions About Gentrification

Some research challenges certain long-held views about the negative effects of gentrification. In a July 2019 paper, researchers at the Federal Reserve Bank of Philadelphia and the U.S. Census Bureau found that gentrification can create some important benefits for original residents, and few observable harms.[5]

- The study found no evidence that original residents who moved out—including the most disadvantaged residents—relocated to observably worse neighborhoods or experienced negative changes in employment, income, or commuting distance.
- Many adult original residents stayed in their gentrifying neighborhoods and benefited from declining exposure to poverty and rising home values. Children also benefited from increased economic opportunity; some were more apt to attend and complete college.

gentrification.

Why Is Gentrification a Problem?

Gentrification can be seen as a problem because it negatively impacts a community's history, residents, culture, and social capital. It is a housing, economic, and health issue that displaces a group of people through urban renewal programs, typically benefiting higher-income people, as they move into affordable neighborhoods and alter that neighborhood's dynamics.[2]

What Are the Disadvantages of Gentrification?

The disadvantages of gentrification include the loss of small businesses, the displacement of long-term residents, the loss of affordable housing, increases in the cost of living, cultural erasure, and the loss of diversity.

Who Is to Blame for Gentrification?

The blame for gentrification can be attributed to private investment, public policy, and public investment. Without controlling these factors for the benefit of all, gentrification can take place.

The Bottom Line

Gentrification, a complex urban development process, transforms neighborhoods and poses significant economic

tight housing markets, and targeted public policies.

Addressing these issues requires thoughtful management by local governments to balance urban renewal with affordable housing initiatives. Community land trusts, for instance, can help sustain housing affordability and support diverse communities. Effective management enables cities to harness the benefits while minimizing adverse impacts on existing residents.

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MINUTES CONTINUED FROM AUGUST 6, 2026

MANAGER'S REPORT

Town Manager Snow Bowden provided the Board with a detailed report at their seats. He stated that if they had any questions, they should give him a call.

The Manager's Report is part of these minutes as an attachment.

ATTORNEY'S REPORT

Town Attorney Tim Morris thanked the Board for allowing him to be the Town Attorney. He also commended the Town on a job well done at the 4th of July Event.

ADJOURNMENT

Commissioner Byrd made a motion to adjourn at 7:55 P.M. and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Randy Baker

Mayor

Lauren Evans, NCCMC

Town Clerk