

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, January 14, 2020 at 6:00 p.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

Board Members Present: Mayor Glenn McFadden
Mayor Pro Tempore Marshall Page
Commissioner Dianne Johnson
Commissioner Judy Breeden
Commissioner Marshall Page
Commissioner Rupert Langdon
Commissioner Tim Stephens

Staff Present: Joseph Jeffries, Town Manager
Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Frank Powers, Police Chief
Josh Perry, Planning & Inspections

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order and welcomed those in attendance at 6:00 pm.

Pledge of Allegiance: Mayor Glenn McFadden led the Pledge of Allegiance to the flag of the United States of America.

Invocation: Commissioner Page held the invocation.

Agenda Consideration: Mayor Glenn McFadden presented the agenda for consideration by Town Board. Commissioner Page moved to approve the agenda as presented. The motion was seconded by Commissioner Johnson and approved unanimously. (Minute Book Notation: Agenda is on file at Lillington Town Hall).

Public Comment: Mayor Glenn McFadden inquired as to whether anyone wished to address the Town Board.

Katie Smith PO Box 129 Lillington, NC, 27546. Mayor McFadden recognized Mrs. Smith and she began to express her concerns on the Harnett County School Redistricting. She felt that the Harnett County School Board was splitting the Lillington Community in half by the division of the Cape Fear River. And pleaded that the Lillington Board of Commissioner please get involved with this process to add input from the Community as she did not want to see the Community separated. She also spoke about locations of new middle schools, as Lillington is one of the potential locations.

There were no other speakers signed up for public comment.

Consent Agenda: Commissioner Langdon moved that the consent agenda items be approved as submitted to the Board. The motion was seconded by Commissioner Breeden and the following consent agenda items were approved unanimously:

Item #1

Work Session Minutes from December 9, 2019 Minutes were approved.

Item #2

Regular Meeting Minutes from December 10, 2019 Minutes were approved.

Item #3

FY19-20 Budget Amendment #6 Amendment was approved.

PUBLIC HEARING

Item #4 Public Hearing on the Question of Annexation of the Non-Contiguous Satellite Area PIN#: 0651-77-1507.000 Case Number ANX-20-01

Mayor McFadden opened the Public Hearing at 6:06 p.m.

Mayor McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory explained the Town of Lillington received a petition under General Statue 160A-58.1 for satellite annexation. The Town Board by Resolution directed the Town Clerk to investigate the sufficiency of the petition. In accordance with General Statue 160A-58.2 the Town Board called a Public Hearing for the question of annexation for 46 acres being Pin#: 0651-77-1507.000.

Ronnie Kemp of 244 Chesley Lane, Lillington, NC. Ms. Kemp asked if there were any plans to annex the property adjacent to the satellite annexation. Mayor McFadden stated that the Town would only annex property that submitted a petition for voluntary annexation. Ms. Kemp next asked about internet service and stated she had concerns about the amount of connections this new development would have to the current Century Link connection. Mayor McFadden stated that the Town is not responsible for those kinds of utilities and could not base decisions upon internet service. Ms. Kemp then asked where the water and sewer would access the property. Mayor McFadden stated this property would be served by Harnett County Regional Water.

Brian Formosa of 354 Chesley Lane, Lillington, NC. Mr. Formosa asked if there would be a meeting with Harnett County and wanted to know more about the annexation process. Mr. Jeffries explained that annexing into the Town of Lillington would provide the home owners with improved services. He also stated the Town of Lillington has no Fire Tax which would also benefit the future homeowners as well.

As there were no other speakers, the Public Hearing was closed at 6:13 p.m.

Item #4A Consideration of Approval of An Ordinance to Extend the Corporate Limits of the Town of Lillington

Commissioner Page made a motion to approve the Ordinance to Extend the Corporate Limits of the Town of Lillington. The motion was seconded by Commissioner Johnson and approved unanimously.

Item #5 Public Hearing on the Question of Zoning Assignment for Newly Incorporated City Limits

Mayor McFadden opened the Public Hearing at 6:14 p.m.

Mayor McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry explained that the Site is currently a Residential/Agriculture tract fronting Matthews Road. The 46 acre tract of land has access to Harnett County water and sewer and is surrounded by Single Family Residential and Agricultural Farm land.

Mr. Perry then briefed the Board on Conditional Districts.

Conditional Districts:

- Conditional Districts are districts with conditions voluntarily added only in response to a petition by the owner of all the property to be included in such district. In accordance with NCGS 160A-382, specific conditions applicable to these districts may be proposed by the applicant or Town but only those conditions mutually approved by the Town and the applicant may be incorporated into the Conditional District zoning.
- Conditional Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Because Conditional District developments are constructed in a comprehensive manner, they may establish their own building, street, block, and lot pattern which may be unique from other surrounding blocks or neighborhoods. Conditional Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.
- In addition to modification of specific district provisions (except use), the various provisions detailed in this Article may be varied if specifically requested by the petitioner as part of a Conditional District application with exception to the following:

Article	Title	Exception to Modification
2	Zoning and District Provisions	Uses permitted may not be added unless the use proposed is not currently defined or contemplated by the Code. Permitted uses may be removed from the petition.
6	Subdivisions & Infrastructure	May substitute dedication of public open space for payment-in-lieu per Board of Commissioners approval. Except in areas identified on the Land Use Plan map as public greenways and linear parks. Amount required may not be reduced.

- Upon the approval of the petition for a Conditional District, the subject property shall be identified on the Official Zoning Map by the appropriate district designation. A parallel

conditional zoning designation shall be identified with the underlying general district letters "CD" (example CD-RS10).

Proposed conditions:

Applicant is proposing a Conditional RS20 Zoning District with plans of 59 lot single family residential development with the following conditions:

- Single Family Swellings and Customary Accessory Uses
- Minimum Lot Size = 15,000 sqft.
- Front Setback = 20'
- Side Setback =8'
- Side Corner Setback =20'
- Rear Setback =25'
- Minimum Lot Frontage = 70'
- Site Specific Development Plan as Submitted by the Applicant (Attached)

Mr. Perry stated that the Planning Board considered the Conditional RS20 zoning assignment at their meeting on December 16, 2019 and did unanimously vote to recommend Approval to the Board of Commissioners.

The Board of Commissioners had no additional questions for Mr. Perry.

As there were no other speakers, the Public Hearing was closed at 6:17 p.m.

Item#5A Consideration of Approval of an Ordinance to Apply the Lillington Zoning Ordinance to the Newly Incorporated City Limits

Commissioner Page stated in the evaluation, the requested zoning assignment to Conditional RS20 is compatible with Town of Lillington regulatory documents and would not have an unreasonable impact on the surrounding community based on the uses in this area as well as the Town's Land Use Plan designation for this area. Therefore, a motion is made that this zoning assignment request be approved. The motion was seconded by Commissioner Langdon and approved unanimously.

Item #6 Public Hearing on Establishing a Stop Sign at the Intersection of South 8th Street and West Ivey

Mayor McFadden opened the Public Hearing at 6:14 p.m.

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained that at the request of the residents of Lillington, the Town Board is considering the installation of additional stop signage at South 8th and West Ivey Streets. The additional traffic controls are necessary because of the installation of the new parking lot. The request has been reviewed and discussed at the Work Session on December 9, 2019. Staff has researched the request and determined that the request will not have an adverse impact on the area's traffic pattern. The Town Board directed staff to call a public hearing on January 14, 2020 to consider the request.

Janice Arnold of 164 Riverside Hills Drive, Lillington, NC. Ms. Arnold stated she owned property at this location and sees individuals driving the wrong way on this road and she highly recommended the installation of the stop sign.

Item #6A Consideration of Approval of An Ordinance Establishing a Stop Sign at the Intersection of South 8th Street and West Ivey

A motion was made by Commissioner Johnson to approve the Ordinance Establishing a Stop Sign at the Intersection of South 8th Street and West Ivey. The motion was seconded by Commissioner Breeden and approved unanimously.

ITEMS FOR CONSIDERATION

Item #7 Presentation of FY2018-2019 Audit

The Fiscal Year 2018-2019 Audit was presented by April Adams from Cherry Bekaert CPAs & Advisors. Ms. Adams wanted to go through a couple brief remarks.

She reminded the board of the role of the external auditor. She explained that the Town was audited based on two sets of auditing standards general auditing standards and government auditing standards.

After performing these standards, the auditing firm must provide an opinion. One on the financial statements themselves and one commonly known as the yellow book opinion, the opinion on internal controls over financial reporting as well as compliance with the laws and regulations required by General Statute.

The auditor issued clean opinions for both, also known as unmodified.

She also stated the Town had a 29 percent fund balance, which is much higher than required.

She mentioned that in the water sewer fund there was no long term debt, but that the fund balance had decreased based on the unforeseen circumstances of Hurricane Florence and the increase in the waste water bills because of the inflow and infiltration.

Ms. Adams thanked Mrs. Young and staff for her cooperation during the process to ensure it was an efficient audit.

Item #8 Consideration of Approval of an Encroachment Agreement Between MCNC and the Town of Lillington

Mayor McFadden recognized Josh Perry, Planning & Inspections. Mr. Perry briefed the Board that MCNC is proposing to directional bore conduit equipped with fiber optic cable and place hand holes within Town of Lillington right of way. Mr. Perry explained that there was a set of permit drawings for the project including a location map and traffic control plan attached. Mr. Perry recommended the approval of the Encroachment Agreement between MCNC and the Town of Lillington. The Agreement had been reviewed by the Town Attorney Tony Buzzard.

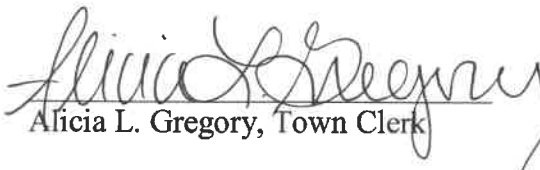
A motion was made by Commissioner Page to approve the Encroachment Agreement Between MCNC and the Town of Lillington. The motion was seconded by Commissioner Johnson and approved unanimously.

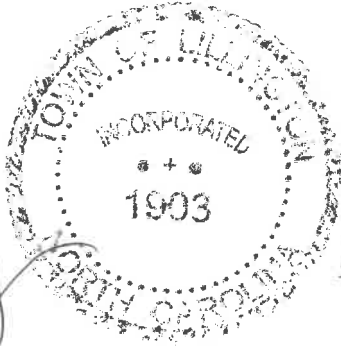
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Non-Agenda Items: Mayor Glenn McFadden inquired as to whether there were any non-agenda items that should be addressed by Town Board members or staff.

Adjournment: The meeting was adjourned following the unanimous approval of a motion by Commissioner Johnson and a second by Commissioner Langdon.

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor