

Lillington Board of Commissioners
February 9, 2021

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, February 9, 2021 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 Rupert Langdon
Commissioner Tim Stephens
Commissioner Neil McPhail
Commissioner Dianne Johnson

Staff Present: Joseph Jeffries, Town Manager
Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Frank Powers, Police Chief
William Baker, Parks & Recreation
John Bethune, Fire Chief
Tony Buzzard, Town Attorney

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

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 McPhail and approved unanimously 4-0. (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.

There were no 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 Johnson and the consent agenda items were approved unanimously 4-0:

Item #1

Work Session Minutes from January 11, 2021 Minutes were approved.

Item #2

Regular Meeting Minutes from January 12, 2021 Minutes were approved.

Item #3

Board Retreat Special Session Minutes from January 26-27, 2021
Minutes were approved.

Item #4

FY20-21 Budget Amendment #8

Amendment was approved.

Item #5

Professional Services Agreement with Hite Associates

Agreement was approved.

Item #6

Agreement Between the Town of Lillington and Sandhills Contractor, Inc. to Complete Construction of the Harnett to Front Street Waterline Extension

Agreement was approved.

PUBLIC HEARING

Commissioner Tim Stephens arrived.

**Item #7 Public Hearing on the Question of Annexation of the Noncontiguous Satellite Area
PIN#: 0661-35-9670.000 & 0661-25-6185.000 Case Number ANX-21-04**

Mayor McFadden opened the Public Hearing at 6:04 pm.

Mayor McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory stated the Town of Lillington received a petition under §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 §160A-58.2 the Town Board called a Public Hearing for the question of annexation for a 142.08-acres being PIN #0661-35-9670.000 & 0661-25-6185.000 Case Number ANX-21-04.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:05.

Item #7A Consideration of Approval of An Ordinance to Extend the Corporate Limits of the Town of Lillington

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

Item #8 Public Hearing on the Question of Zoning Assignment for Newly Incorporated City Limits

Mayor McFadden opened the public hearing at 6:06 pm.

Mayor McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry stated staff received an application for a zoning assignment for the newly annexed tracts being the 142.08 acres on NC Hwy 210N being PIN# 0661-25-6185.000 and 0661-35-9670.000. The applicant is proposing a Conditional Residential Single Family CD-RS10 zoning assignment.

Site Description: Site is currently Agricultural and wooded tracts fronting on NC Hwy 210 N and Dry Creek Road. The 142.08-acre tracts will have access to Harnett Regional Water and Town of Lillington Sewer. The surrounding land uses are Single Family Residential and Agricultural Farm land.

Proposed Zoning:

Applicant is proposing a Conditional District RS10 Zoning District with plans of Single Family Residential Development with 347 Lots and following conditions.

Conditions:

- 8,000 Sq. Ft. minimum lot size
- Asphalt Wedge Curbing
- 5' Sidewalk on one side of the street only.
- Two points of access to public roads vs the required three

Evaluation:

The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the Zoning Assignment outweigh any potential inconvenience or harm to the community.

REASONING: The requested zoning assignment to Conditional District Residential Single Family CD-RS10 will not have a negative impact on the community as it is similar in nature to existing uses within this area.

The requested zoning assignment is compatible with the existing Land Use Classification.

REASONING: The requested zoning district is not compatible with this area's land use classification due to the plan not addressing new annexations that would have then been outside of the city limits at the time of its adoption.

The proposal does enhance or maintain the public health, safety and general welfare.

REASONING: The requested Zoning Assignment to Conditional District Residential Single Family CD-RS10 would maintain or enhance the public health, safety, and general welfare due to area's existing Single Family Residential and Agricultural land uses.

Planning Board Recommendation:

The Planning Board reviewed this at their January 25th Planning Board meeting and all members present voted to recommend APPROVAL to the Lillington Board of Commissioners with one recusal.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:07 pm.

Item #8A Consideration of Approval of An Ordinance to Apply the Lillington Zoning Ordinance to the Newly Incorporated City Limits

A motion was made by Commissioner Page, that as stated in the evaluation, the requested rezoning to CONDITIONAL DISTRICT RS10 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, the ordinance for the rezoning request be APPROVED. The motion was seconded by Commissioner Langdon and approved unanimously.

Item #9 Public Hearing on Consideration of Text Amendment to Title V: Public Works, Chapter 51: Water and Sewer of the Town of Lillington Code of Ordinances

Mayor McFadden opened the public hearing at 6:08 pm.

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory presented the proposed Text Amendment to Title V: Public Works, Chapter 51: Water and Sewer of the Town of Lillington Code of Ordinances changes the terminology from capacity fee to system development fee.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:09 pm.

Item #9A Consideration of Approval of an Ordinance to Amend Title V: Public Works, Chapter 51: Water and Sewer of the Town of Lillington Code of Ordinances

A motion was made by Commissioner Johnson to approve the Text Amendment to Title V: Public Works, Chapter 51: Water and Sewer of the Town of Lillington Code of Ordinances. The motion was seconded by Commissioner Page and was approved unanimously.

NEW BUSINESS

Item #10 Consideration of a Resolution for Grant Submission Approval

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained the approval of this Resolution gives the Town Manager the authority to prepare, sign, and submit grant applications to any grant funding organization on behalf of the Board of Commissioners. As discussed, during the 2021 Board Retreat, staff has requested to apply for a grant for revitalization of Downtown. Approval of this Resolution will give the Town Manager the authority to complete the application process.

A motion was made by Commissioner McPhail to approve the Resolution for Grant Submission Approval. The motion was seconded by Commissioner Langdon and approved unanimously.

Item #11 Consideration of Resolution Directing the Town Clerk to Investigate a Non-Contiguous Satellite Annexation Petition Received Under General Statute §160A-58.1 from LaRue M. Powell

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory stated for your Consideration is a Resolution Directing the Town Clerk to Investigate a Non-Contiguous Satellite Annexation Petition Received Under General Statute §160A-58.1 from LaRue M. Powell. The Annexation Petition was received on January 27, 2021. The non-contiguous annexation of 31.838 acres of the property identified as PIN #:0662-34-1818.000 & 0662-24-9062.000 located on 4985 NC 210 N Angier & NC 210 N situated in the County of Harnett.

A motion was made by Commissioner Page to approve the Resolution Directing the Town Clerk to Investigate a Non-Contiguous Satellite Annexation Petition Received Under General Statute §160A-58.1 From Resolution Directing the Town Clerk to Investigate a Non-Contiguous Satellite Annexation Petition Received Under General Statute §160A-58.1 from LaRue M. Powell. The motion was seconded by Commissioner Langdon and approved unanimously.

For the Record:

The Town Clerk does hereby certify an investigation has been completed of the petition for the non-contiguous annexation of 31.838 acres of the property identified as PIN #:0662-34-1818.000 & 0662-24-9062.000 located on 4985 NC 210 N Angier & NC 210 N situated in the County of Harnett. The petition attached hereto and have found as a fact that said petition is signed by all

owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

Item #12 Consideration of Resolution Fixing Date of Public Hearing for March 9, 2021, on Question of Annexation, Pursuant to G.S. §160A-58.1 as Requested by LaRue M. Powell for Property Identified as PIN #: 0662-34-1818.000 & 0662-24-9062.000

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory stated for your Consideration is a Resolution Fixing Date of Public Hearing on Question of Annexation, Pursuant to G.S. §160A-58.1 as Requested by LaRue M. Powell for Property Identified as PIN #: 0662-34-1818.000 & 0662-24-9062.000 on March 9, 2021 at 6:00pm.

A motion was made by Commissioner Page to approve the Resolution Fixing Date of Public Hearing on Question of Annexation, Pursuant to G.S. §160A-58.1 as Requested by LaRue M. Powell for Property Identified as PIN #: 0662-34-1818.000 & 0662-24-9062.000. The motion was seconded by Commissioner McPhail and approved unanimously.

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.

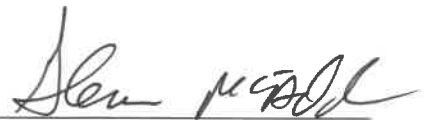
There were no additional comments.

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

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor