

Work Session Meeting of the Town Board of the Town of Lillington, Monday, March 9, 2020 at 8:30 a.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

Board Members Present: Mayor Glenn McFadden
Commissioner Dianne M. Johnson
Commissioner Rupert Langdon
Commissioner Judy Breeden
Commissioner Tim Stephens

Board Members Absent: Mayor Pro Tempore Marshall Page (Prior Notice)

Staff Present: Joseph Jeffries, Town Manager
Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Ashley Wimberly, Public Works Director
William Baker, Parks & Recreation Director

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order at 8:30 am.

NEW BUSINESS

Item #1 Presentation of the Downtown Lillington Master Plan

Chad Sary from Stewart Engineering presented the Downtown Lillington Master Plan to the Lillington Board of Commissioners. He went through the Master Plan in its entirety.

Official action of approval will take place at the March 10, 2020 Regular Board Meeting.

The Lillington Downtown Master Plan is available to the public through the Town of Lillington website and upon request.

Item #2 Review Modifications to the Planned Unit Development Masterplan for Falls of the Cape

Mr. Jeffries briefed the Board of Commissioners on the requested revised Falls of the Cape Master Plan. He explained the Master Plan was originally approved in 2009 and was approved as a Planned Unit Development. Since approval there has been changes to regulations and the adoption of the Unified Development Ordinance. When the development process began, multiple environmental issues surfaced. Mr. Jeffries reviewed the changes listed below:

EVALUATION:

Changes include

- The Single-family count of 165 lots stayed the same but the multi-family was reduced from 165 to 145 units.
- Modify Phase Lines

- **PHASE ONE**
 - Removed Multi-Family
 - Removed Single Family along river
 - Not allowed to build structures in the Floodway.

- **PHASE TWO**
 - Removed trail through open space due to steep terrain.
 - Removed stream crossing at Street H.

- **PHASE THREE**
 - Shifted Street E and removed lots
 - Not allowed to build in the Floodway
 - Created Open Space along Street E
 - Moved Street A to now connect to Street J.

- **PHASE FOUR**
 - Remove stream crossing to make Street I a dead end. This creates a cul-de-sac at Street M in Phase Six.

- **PHASE SEVEN**
 - Modified layout of Multi-Family at now main through street.

Mr. Jeffries then reviewed the Planning Board Recommendation:

PLANNING BOARD RECOMMENDATION:

Planning Board reviewed the changes at their February 17th, 2020 meeting and identified three areas of concern.

1. When will Street L be constructed?
 - They are concerned with Phases 4-7 using Street J as primary point of ingress and egress. They removed the crossing of Street A, which was serving as a collector street for the development and another point of ingress and egress for Phase 4-7.
2. Need to remove debris and restore slopes?
 - They are concerned about the steep slopes and no stabilization in Phase 5. They recommend the developer restore to a 3:1 slope and stabilize. Safety concerns arise regarding the existing community pool.
3. When will recreational facilities be developed?
 - A large portion of the development is complete, amenities should be installed soon.

Developer Bod Stafford was given the opportunity to address the Board. Mr. Stafford stated that in 2009 to 2014 the residential subdivision business was stagnant. But since then there has been a continuing upraise in residential building. Mr. Stafford said that those phases listed in the Planned Unit Development are at best guesstimates. Mr. Stafford said he was approached by an assisted living facility with interest of being placed in the Planned Unit Development. Mr.

Stafford said he has been working with the Town closely to revise the Planned Unit Development Master Plan that is their best guesstimate.

Condition of approval: Recommendation from staff is for slopes to be restored and debris removed prior to recording Phase 3 to address concern number two.

There were no objections from the Board of Commissioners for Mr. Stafford.

Item #3 Consideration of Hosting the Cape Fear 24-Hour Endurance Run at the Lillington Park

Town Manager Joseph Jeffries stated Lisa McFadden has requested to use the Lillington Park to host the Second Annual Cape Fear 24 Hour Endurance Run. The run is schedule for October 17-18, 2020.

A motion was made by Commissioner Johnson to approve the usage of the Lillington Recreation Park for the Second Annual Cape Fear 24 Hour Endurance Run hosted by Lisa McFadden. The motion was seconded by Commissioner Langdon and approved unanimously.

Item #4 Consideration and Approval of Town of Lillington Electronic Signs Policy

Town Manager Joseph Jeffries presented the Proposed Town of Lillington Electronic Signs Policy. He explained that following the installation of the new Led sign several request have come in for advertising on the new sign. Mr. Jeffries briefed the Board on the proposed Lillington Electronic Signs Policy and explained the new policy would only allow events that promote the Town of Lillington. He stated that if a request comes along that is questionable he will bring it to the Board for review.

A motion was made by Commissioner Langdon to approve the Town of Lillington Electronic Signs Policy. The motion was seconded by Commissioner Breeden and approved unanimously.

Item #5 Board Retreat Update

Town Manager Joseph Jeffries briefed the Board about the 2020 Town of Lillington Board of Commissioners Planning Retreat, scheduled for March 19th and 20th at the Southern Pines Historic Train Station located at 235 N W Broad Street, Southern Pines, NC. The first day of the retreat, March 19, 2020, the Board will review with Town Manager Joseph Jeffries the Goals from the 2019 Board of Commissioners Retreat. On March 20, 2020, Chad Sary will be joining the Board to assist in facilitating the discussion and direction the Board wishes to pursue in the upcoming years. Mr. Sary will assist the Board and Staff in reviewing previous year goals and objectives. This will conclude the 2020 Town of Lillington Board of Commissioners Planning Retreat.

Item #6 Administrative Reports

Monthly Public Works Monthly Activities Report - Mayor Glenn McFadden recognized Public Works Director, Ashley Wimberly. Mr. Wimberly presented the February 2020 monthly report. He reviewed all projects with the Town Board. The monthly report was provided to Town Board members for informational purposes.

Monthly Financial Report – Mayor Glenn McFadden recognized Lisa Young, Assistant Town Manager. Mrs. Young reviewed the financial summaries for the Town’s revenues, expenditures, and year-to-date fund balances in the General Fund, Water/Sewer Fund and the Powell Bill Fund for the month of February 2020. The financial report was provided to Town Board Members for informational purposes. (Minute Book notation: Financial reports are on file at Town Hall).

Town Manager’s Report – Mayor Glenn McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries reviewed current and on-going town projects, provided a briefing on upcoming projects and responded to various questions from Town Board members.

Item #7 Discussion of Regular Meeting Agenda for March 10, 2020.

Town Manager, Mr. Joseph Jeffries, reviewed the Agenda for the March 10, 2020, Regular Meeting.

There was no other discussion on this item.

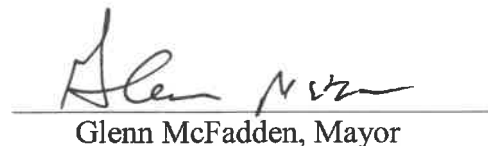
Item #8 Closed Session to Meet per §143-318.11(a)(5)

Motion by Commissioner Langdon that the Town Board go into closed session as allowed by North Carolina General Statute §143-318.11(a)(5). The motion was seconded by Commissioner Johnson and unanimously approved.

The Town Board members came out of closed session following the unanimous approval of a motion by Commissioner Johnson and second by Commissioner Breedon.

Adjournment: Commissioner Langdon moved that the meeting be adjourned. The motion was seconded by Commissioner Johnson and unanimously approved.


Alicia L. Gregory, Town Clerk


Glenn McFadden, Mayor

