

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, March 12, 2019 at 7:00 p.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

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

Staff Present: Joseph Jeffries, Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Frank Powers, Police Chief
Ashley Wimberly, Public Works Director
William Baker, Parks and Recreation Director
Marshall Parrish, Town Planner/Public Information Officer

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order and welcomed those in attendance at 7:00 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 members. Commissioner Johnson moved to approve the agenda as presented. The motion was seconded by Commissioner Page 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.

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 Phillips and the following consent agenda items were approved unanimously:

Item #1

Work Session Minutes from February 11, 2019

Minutes were approved.

Item #2

Closed Session Minutes from February 11, 2019

Minutes were approved.

Item #3

Regular Session Minutes from February 12, 2019 Minutes were approved.

Item #4

Special Closed Session Meeting Minutes from March 1, 2019
Minutes were approved.

Item #5

FY18-19 Budget Amendment #11 Amendment was approved.

Item #6

FY18-19 Budget Amendment #12 Amendment was approved.

Item #7

Approval of Resolution to Accept Funding for the Lillington Bicycle and Pedestrian Plan Resolution was approved.

Item #8

North Carolina Department of Transportation and Town of Lillington Bikeped Planning Project Contract was approved.

PUBLIC HEARINGS

Item #9 Public Hearing on the Question of Zoning Assignment at 102 West Ivey Street
Mayor McFadden recognized Town Planner Marshall Parrish. Ms. Parrish briefed the Town Board on the Zoning Assignment Request. She briefed the Board on the impact to the adjacent property owners and the surrounding community and that it is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.

REASONING: The requested zoning change to Central Business will not have a negative impact on the community as it is similar in nature to existing uses within this area.

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

REASONING: The requested zoning district is compatible with this area's land use classification of "Single Family Residential"; Public Sites & Cultural Uses; "Main Street Mixed Use."

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

REASONING: The requested rezoning to Central Business would maintain or enhance the public health, safety, and general welfare due to area's existing commercial and office/service uses.

The Planning Board considered the application at their meeting on February 18, 2018 and noted the following:

1. The property has mixed residential and commercial uses adjacent and nearby.

ADJACENT ZONING DISTRICTS

North: Central Business; Office/Service

South: RS10 Residential Single Family

East: Central Business

West: RS10 Residential Single Family

2. The 2015 Future Land Use Map designates properties in the vicinity of this lot “Single Family Residential”; Public Sites & Cultural Uses; “Main Street Mixed Use.”
3. The property is currently accessed via on street parking on West Ivey Street or the sidewalk in the

Ms. Parrish explained the Planning Board did unanimously vote to recommend approval of the rezoning application to the Board of Commissioners.

As there were no other speakers, the Public Hearing was closed at 7:06.

Item #9A Consideration of Approval of an Ordinance Amending the Town of Lillington Zoning Ordinance

Commissioner Breeden made a motion to approve the Ordinance Amending the Town of Lillington’s Zoning Ordinance based on the evaluation, the requested rezoning to Central Business 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, it is recommended that this rezoning request be approved. The motion was seconded by Commissioner Johnson and approved unanimously.

Item #10 Public Hearing on the Question of Zoning Assignment at East Cornelius Harnett Blvd

Mayor McFadden recognized Town Planner Marshall Parrish. Ms. Parrish briefed the Town Board on the Zoning Assignment Request. She briefed the Board on the impact to the adjacent property owners and the surrounding community and that it is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.

REASONING: The requested zoning change to General Business will not have a negative impact on the community as it is similar in nature to existing uses within this area.

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

REASONING: The requested zoning district is compatible with this area’s land use classification of Commercial Nodes/Boulevard Commercial.

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

REASONING: The requested rezoning to General Business would maintain or enhance the public health, safety, and general welfare due to area’s existing commercial uses as well as the potential site improvements that would be required for development.

Planning Board Review

The Planning Board considered the application at their meeting on February 18, 2019 and noted the following:

1. The property has mixed residential and commercial uses adjacent and nearby.

ADJACENT ZONING DISTRICTS

North: Harnett County RA30 Residential Agricultural

South: General Business

West: RS20 Residential Single Family

East: General Business

2. The 2015 Future Land Use Map designates the properties to the East and West of this property as "Commercial Nodes / Boulevard Commercial".
3. The property is accessed via an existing driveway on East Cornelius Harnett Boulevard.

Ms. Parrish explained the Planning Board did unanimously vote to recommend approval of the rezoning application to the Board of Commissioners.

An audience member whom did not state their name and address for the record asked how this would affect her property.

Mayor McFadden explained this zoning assignment would have no bearing on the zoning of her property.

As there were no other speakers, the Public Hearing was closed at 7:11.

Commissioner Johnson requested the Town Board to recuse her from voting under GS 160A-381(d), since she is the current property owner of the property to be rezoned.

There was a motion made by Commissioner Page to recuse Commissioner Johnson in accordance with GS 160A-381(d). The motion was seconded by Commissioner Phillips and approved unanimously.

Item #10A Consideration of Approval of an Ordinance Amending the Town of Lillington Zoning Ordinance

Commissioner Page made a motion to approve the Ordinance Amending the Town of Lillington's Zoning Ordinance based on the evaluation, the requested rezoning to General Business 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, it is recommended that this rezoning request be approved. The motion was seconded by Commissioner Phillips and approved unanimously.

ITEMS FOR CONSIDERATION

Item #11 Approval of an Ordinance to Amend § 131.03 and § 131.04 of the Lillington Code of Ordinances

Mayor McFadden recognized Town Manager, Joseph Jeffries. Mr. Jeffries explained this is a request to amend the Consumption of Alcoholic Beverages. Mr. Jeffries requested the ordinances to be amended in order to allow the possession, consumption and serving of alcoholic beverages at Special Events on Public Property and in the Community Center.

A motion was made by Commissioner Johnson to approve the Ordinance to amend § 131.03 and § 131.04 of the Lillington Code of Ordinances. The motion was seconded by Commissioner Breeden and carried 4-1. Opposition from Commissioner Page.

Item #12 Approval of Offer to Purchase and Contract for Property Located at 102 West Ivey Street

Mayor McFadden recognized Town Manager, Joseph Jeffries. Mr. Jeffries presented the contract to the Town Board to purchase the property located at 102 West Ivey Street. The purchase price included in the contract was \$70,000.

A motion was made by Commissioner Langdon to approve the purchase contract between the Town of Lillington and Phyllis Davis Sexton, Frances Davis Brown, James M. Brown, Vernon H. Davis and Sandra Ray Davis. Seconded by Commissioner Breeden and unanimously approved.

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.

Item #13 Closed Session to Meet per §143-318.11(a)(3)

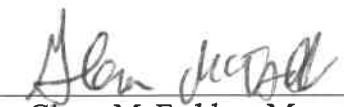
Motion by Commissioner Langdon that the Town Board go into closed session as allowed by North Carolina General Statute §143-318.11(a)(3). The motion was seconded by Commissioner Phillips and unanimously approved.

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

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

Attest:


Alicia L. Gregory, Town Clerk


Glenn McFadden, Mayor

