

**Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, March 15, 2022 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 Rupert Langdon  
Commissioner Marshall Page  
Commissioner Dianne Johnson  
Commissioner Neil McPhail

Board Members Absent: Commissioner Danny Babb

Staff Present: Joseph Jeffries, Town Manager  
Lisa Young, Assistant Town Manager  
Alicia Gregory, Administrative Services Director  
Lindsey Lucas, Town Clerk/ Permitting Technician  
Rachel Hairr, Town Attorney in Tony Buzzards Absence  
Josh Perry, Planning & Inspections  
Frank Powers, Police Chief  
William Baker, Parks & Recreation  
Shane Cummings, Town Engineer

**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 the 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.

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 McPhail and the following consent agenda items were approved unanimously:

- |                |   |                        |
|----------------|---|------------------------|
| <b>Item #1</b> | <b>Work Session Minutes from February 14, 2022</b>    | Minutes were approved. |
| <b>Item #2</b> | <b>Closed Session Minutes from February 14, 2022</b>  | Minutes were approved. |
| <b>Item #3</b> | <b>Regular Session Minutes from February 15, 2022</b> | Minutes were approved. |

**Item #4**

**Special Board Retreat Session Minutes February 23, 2022**

Minutes were Approved.

**Item #5**

**FY21-22 Budget Amendment #10**

Approved.

**Item#6**

**Encroachment Agreement with CloudWyze, Inc.**

Approved

**Item #7**

**SCIF Downtown Grant Project Ordinance**

Approved

**Item #8**

**SCIF Soccer/Multipurpose Field Grant Project Ordinance**

Approved

**Item #9**

**Contract with Pyro Shows East Coast, Inc. (Fourth of July Fireworks)**

Approved

**Item #10**

**Contract to Purchase 107 E Ivey Street**

Approved

**PUBLIC HEARING**

**Item #11 Public Hearing on the Question of Annexation of the Noncontiguous Satellite Area  
PIN #: 0548-68-9957.000 Case Number ANX-22-10 (Fine Land Holdings, LLC AKA Blake  
Landing)**

Mayor Glenn McFadden opened the Public Hearing at 6:03 p.m.

Mayor Glenn McFadden recognized Lindsey Lucas, Town Clerk. Ms. Lucas 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 126.943-acres being PIN #: 0548-68-9957.000 Case Number ANX-22-10.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:04 pm.

**Item #11A Consideration of Approval of An Ordinance to Extend the Corporate Limits of the  
Town of Lillington (Fine Land Holdings, LLC AKA Blake Landing)**

A motion was made by Commissioner McPhail 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 #12 Public Hearing on the Question of Zoning Assignment for Newly Incorporated  
City Limits (Blake Landing)**

Mayor Glenn McFadden opened the Public Hearing at 6:05 p.m.

Mayor Glenn McFadden recognized Josh Perry, Planning & Inspections. Mr. Perry explained Town Staff received a zoning assignment application from FRE Investments LLC for 125.44 acres located on NC Hwy 210 S which is adjacent to the Wade Park Subdivision approved last month. The site is

currently farmland with access to Harnett County Water and Town of Lillington Sewer. The surrounding land uses are Single family residential and agricultural. Applicant is proposing a Conditional RS10 Zoning District with plans of a mixed-use single-family development with the following conditions

-The Proposed Development is to follow the standards as defined in Section 5.13 of the Town of Lillington UDO.

- Site Specific Master Plan which I have included on in your packets

The Planning Board considered the Conditional District RS10 zoning assignment at their meeting on February 21, 2022 and did unanimously vote to recommend Approval to the Board of Commissioners.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:06 pm.

**Item #12A Consideration of Approval of An Ordinance to Apply the Lillington Zoning Ordinance to the Newly Incorporated City Limits (Blake Landing)**

A motion was made by Commissioner Page as stated in the evaluation, the requested zoning assignment 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, it is recommended that this zoning assignment request be approved. The motion was seconded by Commissioner Langdon and approved unanimously.

**Item #13 Public Hearing on Consideration of Text Amendment to Article IV of the Lillington Unified Development Ordinance**

Mayor Glenn McFadden opened the Public Hearing at 6:09 p.m.

Mayor Glenn McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry stated before you are Text Amendments to Article IV of the Town of Lillington Unified Development Ordinance as it pertains to open space standard. This Text Amendment clarifies some language about the location and visibility of amenities. As well as the minimum amenities within Usable open space.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:10 pm.

**Item #13A Consideration of Approval of the Text Amendment to Article IV of the Lillington Unified Development Ordinance**

Commissioner McPhail made a motion to approve the Text Amendment to Article IV of the Lillington Unified Development Ordinance. Commissioner Page seconded the motion which passed unanimously.

**Item #14 Public Hearing on Consideration of a Rezoning Request from Office/Services, O/S to Neighborhood Mixed Use, NMX for a 1.15-Acre Tract PIN#: 0559-37-7813.000. (AKA Townhome 8<sup>th</sup> Street)**

Mayor Glenn McFadden opened the Public Hearing at 6:11 p.m.

Mayor Glenn McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry stated Town Staff received a rezoning application from Falcon Property Group for 1.15 acres on S 8<sup>th</sup> street on the South side of W Old Road. The site is currently vacant with access to TOL water and sewer. The

surrounding land uses consist of Office Space, Single Family Dwellings and Commercial. The Town of Lillington's Future Land Use Map designates this area as Main Street Mixed Use which is a category that accommodates a mixed use of predominantly commercial uses along with office and residential uses such as townhomes. The applicant is proposing to rezone this property to Neighborhood Mixed Use, NMX with intentions of building townhomes. The Planning Board considered the Rezoning to Neighborhood Mixed Use, NMX at their meeting on February 21, 2022 and did unanimously vote to recommend Approval to the Board of Commissioners.

With no additional comments, Mayor McFadden closed the Public Hearing at 6:12 pm.

**Item #14A Consideration of Approval of an Ordinance Amending the Town of Lillington Zoning Ordinance from Office/Services, O/S to Neighborhood Mixed Use, NMX for a 1.15-Acre Tract PIN#: 0559-37-7813.000. (AKA Townhome 8<sup>th</sup> Street)**

A motion was made by Commissioner Page as stated in the evaluation, the requested zoning assignment to Neighborhood Mixed Use, NMX 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 zoning assignment request be approved. The motion was seconded by Commissioner Johnson and approved unanimously.

**NEW BUSINESS**

**Item #15 Consideration of Resolution Directing the Town Clerk to Investigate a Non-Contiguous Satellite Annexation Petition Received Under General Statute §160A-58.1 from Timothy R. Johnson and Morris W. Coats AKA Auton Self-Storage**

Mayor McFadden recognized Lindsey Lucas, Town Clerk. Ms. Lucas 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 Timothy R. Johnson and Morris W. Coats. The Annexation Petition was received on March 3, 2022. The non-contiguous annexation of 18.4 acres of the property identified as PIN #: 0651-21-1672.000 located on US 401 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 Timothy R. Johnson and Morris W. Coats. The motion was seconded by Commissioner Johnson 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 18.4 acres of the property identified as PIN #: 0651-21-1672.000 located on US 401 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 #16 Consideration of Resolution Fixing Date of Public Hearing for April 12, 2022, on Question of Annexation, Pursuant to G.S. §160A-58.1 as Requested by Timothy R. Johnson & Morris W. Coats for Property Identified as PIN # 0651-21-1672.000 (Auton Self-Storage)**

Mayor McFadden recognized Lindsey Lucas, Town Clerk. Ms. Lucas stated for your Consideration is a Resolution Fixing Date of Public Hearing on Question of Annexation, Pursuant to G.S. §160A-58.1

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as Requested by Timothy R. Johnson and Morris W. Coats for Property Identified as PIN #: 0651-21-1672.000 on April 12, 2022 at 6:00 pm.

A motion was made by Commissioner Langdon to approve the Resolution Fixing Date of Public Hearing for April 12, 2022 at 6 pm, on Question of Annexation, Pursuant to G.S. §160A-58.1 as Requested by Timothy R. Johnson and Morris W. Coats for Property Identified as PIN #: 0651-21-1672.000. The motion was seconded by Commissioner Johnson and approved unanimously.

**Item #17 Recommendation of the FY2022-2023 Tax Rate for the Flatwoods Rural Fire District**  
Mayor McFadden recognized Lisa Young, Assistant Town Manager. Ms. Young explains the Town of Lillington provides Fire Protection Services to the Flatwoods Rural Fire District through a contract with Harnett County. As the contract provider, the Town is required to recommend a proposed tax rate annually to the Harnett County Board of Commissioners for consideration to adequately provide services. Town staff is recommending a tax rate of \$0.12 per \$100.00 of property valuation for FY2022-2023. This tax rate is the same as the four previous fiscal years.

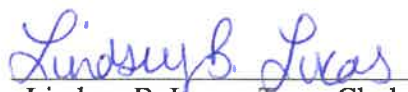
A motion was made by Commissioner Page to approve the Recommendation of the FY 2022-2023 Tax Rate for the Flatwoods Rural Fire District. The motion was seconded by Commissioner Langdon and unanimously approved.

**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 none.

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

Attest:

  
Lindsey B. Lucas, Town Clerk



  
Glenn McFadden, Mayor