

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, April 9, 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
Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Frank Powers, Police Chief
Ashley Wimberly, Public Works Director
Marshall Parrish, Town Planner/Public Information Officer
Josh Perry, Code Enforcement Officer
Ken Slattum, Code Enforcement 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 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 Phillips and the following consent agenda items were approved unanimously:

Item #1

Work Session Minutes from March 11, 2019

Minutes were approved.

Item #2

Closed Session Minutes from March 11, 2019 Minutes were approved.

Item #3

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

Item #4

Closed Session Meeting Minutes from March 12, 2019
Minutes were approved.

Item #5

Town Board Retreat Special Meeting Minutes from March 19-20, 2019
Minutes were approved.

Item #6

FY18-19 Budget Amendment #13 Amendment was approved.

Item #7

Contract with Stewart Inc. to Prepare a Downtown Small Area Plan for the Town of Lillington Resolution was approved.

PUBLIC HEARINGS

Item #8 Public Hearing on the Question of Zoning Assignment at PIN: 0650-95-0895.000
Mayor McFadden opened the Public Hearing at 7:02.

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 Conditional Zoning Multi-Family Residential District will not have a negative impact on the community as it is consistent with the long-term intentions for development in the area to increase livability, walkability and a “place making” (or multi faceted) planning approach.

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 Multi-Family Residential and the goals of the Lillington transportation plan to improve options for automotive, bicycle and pedestrian access and movement.

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

REASONING: The Conditional Zoning Multi-Family Residential District would maintain or enhance the public health, safety, and general welfare due to the proposed developments consistency with the Town of Lillington Long Term Land Use Plan and Transportation Plan.

The Planning Board considered the application at their meeting on March 18, 2019 and noted

the following:

1. The property has land uses of business, agricultural and institutional (cemetery) uses.

ADJACENT ZONING DISTRICTS

North: General Business

South: General Business; Agricultural

East: General Business

West: General Business

2. The 2015 Future Land Use Map designates properties in the vicinity of this lot
“Commercial Nodes/Boulevard Commercial” and “Public Sites/Cultural Resources”.

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

Kay Pebbles 210 South 13th Street, Lillington, NC 27546

Ms. Pebbles stated her name and address for the record. Ms. Pebbles addressed the Town Board and stated her concerns with stormwater control once the apartments are built. She stated she is the secretary for the cemetery located adjacent to the property, and they were concerned that once the apartments were built, the cemetery would experience drainage issues.

Mayor McFadden addressed Ms. Pebbles and explained that this was a Public Hearing based on the rezoning of the property not the apartments that will be built on the property. Mayor McFadden explained that before a Major Site Plan was approved by the Board of Commissioners it would have to have a stormwater and erosion control plan.

Vivian Hubbard 5460 Brushy Meadows Drive, Fuquay Varina, NC 27526

Ms. Hubbard stated her name and address for the record and stated she was the owner of Tasty Freeze located adjacent to the property in question for rezoning. Ms. Hubbard explained that she was very concerned with the traffic this apartment complex would bring to this already busy street. Ms. Hubbard expressed her concerns for not only her staff, but the customers and the dangers of adding this apartment complex to this area.

Mayor McFadden addressed Ms. Hubbard and explained to her that NCDOT would have to approve the driveway permit for this property and it would be their decision on what traffic improvements would be made in this area. He explained to Ms. Hubbard that this is strictly a rezoning request and that it would be a long process before any kind of construction would take place at this location.

Davis Ray 5614 Riverdale Drive, Jamestown, NC

Mr. Ray addressed the Town Board and audience and explained he was there to represent the applicant in this case. He briefly described the proposed project and explained this was a conceptual site plan and it would have to go through the Town's process to be approved. He stated all requirements for the site would be met before moving forward. He thanked the Town Board and Mayor for their time.

As there were no other speakers, the Public Hearing was closed at 7:14.

Item #8A 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 Conditional Zoning Residential Multi-Family 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.

Item #9 Public Hearing on the Consideration of Proposed Amendment to Title V: Public Works Chapter 50 Solid Waste Ordinance

Mayor McFadden opened the Public Hearing at 7:17.

Mayor McFadden recognized Public Works Director Ashley Wimberly. Mr. Wimberly explained that during the Work Session on March 11, 2019, the Board was given the opportunity to review the proposed Solid Waste Ordinance. He briefed the Town Board on the proposed changes to the Solid Waste Ordinance.

There were no questions for the Town Board or Mr. Wimberly.

As there were no other speakers, the Public Hearing was closed at 7:19.

Item #9A Consideration of Approval of an Ordinance Amending Title V: Public Works Chapter 50 Solid Waste Ordinance

Commissioner Johnson made a motion to approve the Ordinance Amending Title V: Public Works Chapter 50 Solid Waste Ordinance. The motion was seconded by Commissioner Breeden and approved unanimously.

Item #10 Public Hearing on the Consideration of the Adoption of a Resolution Authorizing the Filing of An Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20

Mayor McFadden opened the Public Hearing at 7:20.

Mayor McFadden recognized Assistant Town Manager, Lisa Young. Mrs. Young briefed the Board that this was a Public Hearing for Consideration of a contract to purchase property at 102 E. Front Street, 108 E. Front Street, 111 E. Ivey Street, 103 & 801 E. 1st Street, Lillington, North Carolina, 27546 for \$1,500,000. Mrs. Young explained this property will be used for a public works facility, police department, and administrative offices. The town intends to finance the purchase through a loan with an anticipated 15-year term.

As there were no other speakers, the Public Hearing was closed at 7:21.

Item #10A Consideration of Approval of a Resolution Authorizing the Filing of An Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20

A motion was made by Commissioner Langdon to approve the Resolution Authorizing Filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20. The motion was seconded by Commissioner Page and unanimously approved.

ITEMS FOR CONSIDERATION

Item #11 Recommendation of FY 2019-2020 Tax Rate for the Flatwoods Rural Fire District

Mayor McFadden recognized Assistant Town Manager, Lisa Young. Mrs. Young stated 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 FY2019-2020. This tax rate is the same as the three previous fiscal years.

A motion was made by Commissioner Johnson to approve the recommendation to the Harnett County Board of Commissioners of a proposed tax rate of \$0.12 per \$100.00 of property valuation for FY2019-2020 to provide Fire Protection Services for the Flatwoods Rural Fire District. The motion was seconded by Commissioner Page and approved unanimously.

Item #12 Senior Advisory Board Appointment

Mayor McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory stated Per Section 32.65 of the Lillington Code of Ordinances; the Senior Advisory Board currently has one (1) available position. Brenda Oakley has requested an appointment to the Senior Citizens Advisory Board. There were no other applications for consideration of the appointment.

A motion was made by Commissioner Langdon to appointment Brenda Oakley to the Senior Advisory Board. The motion was seconded by Commissioner Phillips and approved unanimously.

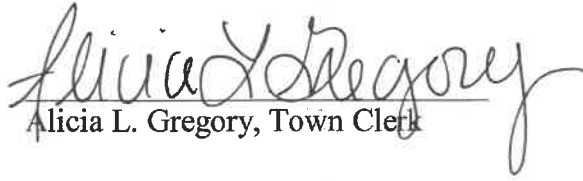
Non-Agenda Items: Mayor Glenn McFadden inquired as to whether there were any non-agenda items that should be addressed by Town Board members or staff.

There were no additional comments.

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

Lillington Board of Commissioners
April 9, 2019

Attest:


Alicia L. Gregory, Town Clerk


Glenn McFadden, Mayor

