

**Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, May 14, 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  
Marshall Parrish, Town Planner/Public Information Officer  
Josh Perry, 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 Phillips 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 Johnson moved that the consent agenda items be approved as submitted to the Board. The motion was seconded by Commissioner Langdon and the following consent agenda items were approved unanimously:

**Item #1**

**Work Session Minutes from April 8, 2019**

Minutes were approved.

**Item #2**

**Closed Session Minutes from April 8, 2019**

Minutes were approved.

**Item #3**

**Regular Session Minutes from April 9, 2019**

Minutes were approved.

**Item #4**

**FY18-19 Budget Amendment #14**

Amendment was approved.

**Item #5**

**FY18-19 Budget Amendment #15**

Amendment was approved.

**Item #6**

**Municipal Agreement with Harnett County for Fire Prevention Code Enforcement**

Agreement was approved.

**Item #7**

**FY18-19 Audit Contract with Cherry Bekaert, LLP.**

Contract was approved.

**QUASI JUDICIAL PUBLIC HEARINGS**

**Item #8 Public Hearing on the Consideration of a Major Site Plan application for the Property Located at 307 West Cornelius Harnett Boulevard**

Mayor McFadden asked that all speakers wishing to be heard must at this time be sworn in.

Town Clerk, Alicia Gregory, administered the Oath to Marshall Parrish, Town Planner, and Bentley Ruggles, Applicant Representative.

Mayor McFadden opened the Public Hearing.

Mayor McFadden recognized Town Planner Marshall Parrish. Ms. Parrish explained Town staff has received a Major Site Plan Application from Harnett County Government for the development of a new government services building located on the existing county government campus at 307 West Cornelius Harnett Boulevard. She went through the staff report in detail with the Board of Commissioners.

- 1. The Major Site Plan Review process shall apply to all residential developments which include 3 units or more and to all development applications which require a Transportation Impact Analysis (TIA) according to UDO Section 5.14.**  
The proposed building is 66,840 square feet. A Standard TIA is required for this development because the square footage of the proposed building is between 50,000 and 350,000 square feet. Harnett County submitted a Transportation Impact Analysis which has been forwarded to NCDOT for review and comments.
- 2. The Technical Review Committee shall review the plan to ensure that it is complete and in compliance with the Town of Lillington Unified Development Ordinance.**  
The Lillington Technical Review Committee (TRC) met to review and discuss the plan on March 4, 2019. Present were staff from Lillington (Town Manager, engineering, planning and utilities), Harnett County (facilities, planning, inspections and utilities) and the applicants engineering firm Dewberry Engineers. Comments from various members of the TRC have been assembled, transmitted to the engineer and responded to accordingly.

**3. The Administrator shall prepare a report and recommendation on the application for Planning Board review and recommendation.**

Technical and staff review is complete. All review comments and questions have been fully addressed. All required components for submittal of the Major Site Plan Application have been provided. The applicant's findings of fact have been reviewed and are aligned with the Town of Lillington Long Term Land Use Plan and Unified Development Ordinance, and demonstrate compliance in the areas of infrastructure and impact on the use or development of adjacent properties. The Planning Board unanimously recommended approval of the Major Site Plan at their meeting on April 15, 2019.

**4. Findings of Fact and Proposed Conditions Statement by applicant:**

- **The proposed major site plan conforms to the Town of Lillington zoning map and land use plan in that the site lies within an area designated as a site for "major institutions" on the future land use plan. There is no proposed change from the current land use and the existing land use is permitted in the O/S zoning district.**
- **This development meets and will meet all applicable provisions of the UDO. The site plan meets the setback requirements, parking, dimensional standards, and will meet the requirements for stormwater management.**
- **Our traffic impact analysis recommends some offsite improvements to help ameliorate impacts from this development. The county has provided a letter stating its intent on these off-site improvements and the associated time line. Water service is provided by the County to the site and sewer service is provided by the town. In preliminary meetings with the Town, the County has been assured of the sewer service.**
- **It is not anticipated that this development will impact the use or development of adjacent properties. The proposed use conforms to the O/S zoning district. The destination value of the public building will contribute the desirability and stability of the surrounding properties.**

Ms. Parrish presented to the Board of Commissioners the requested conditions from the applicant Harnett County.

1. Construct Site Access Option 2, intersecting with McKinney Parkway across from Alexander Drive, with one ingress and one egress lane;
2. Install stop signs (R1-1), stop lines, and all way plaques (R1-3P) on each approach to the intersection of McKinney Parkway at Alexander Drive/Site Access Option 2;
3. Install stop ahead signs (W3-1) on the approaches of McKinney Parkway at Alexander Drive/Site Access Option 2; and
4. Extend the existing eastbound exclusive left-turn lane on McKinney Parkway at US 401 (W. Cornelius Harnett Boulevard) to 100 feet of full-width storage and appropriate taper.

The County agrees to complete the above conditions within two years of the issuance of the certificate of occupancy for the Harnett County Government Services Building by the Town of Lillington.

Commissioner Page inquired about the conditions requested and had concerns about issuing a certificate of occupancy without the road improvements completed.

Bentley Ruggles addressed the Lillington Board of Commissioners. Mr. Ruggles stated the request for the two years was to give the County the opportunity to get the funding for the off-site improvements.

Commissioner Page explained he had a problem with this.

Mayor McFadden explained that he had a meeting with Steve Ward the Capital Projects Manager and that the funding for the off-site improvements had already been allocated.

Commissioner Page stressed that he was very concerned with opening a new facility and not having the roads in adequate conditions to handle the traffic flow the new facility would bring.

Mr. Ruggles explained that they needed the two years to coordinate with North Carolina Department of Transportation and secure the financing for the off-site improvements.

Mayor McFadden stated, that although it is not official evidence, the funding for the off-site improvements had been preliminarily approved.

Commissioner Langdon stated he did not understand why it would take two years to do these off-site improvements.

Mr. Ruggles stated the only reason for the request of the two years was to secure the financing for the off-site improvements.

As there were no other speakers, the Public Hearing was closed at 7:18 p.m.

**Item #8A Consideration of Approval of a Major Site Plan Application for the Property Located at 307 West Cornelius Harnett Boulevard**

Commissioner Phillips made a motion to approve the Major Site Plan Application for the Property Located at 307 West Cornelius Harnett Boulevard. The motion was seconded by Commissioner Langdon.

Mayor McFadden asked if there was any discussion.

Commissioner Page requested that a stipulation be placed on the approval. Commissioner Page requested that a letter from the County be submitted that the off-site improvements would be made before the two year timeframe requested.

Town Attorney, Tony Buzzard, requested clarification of the requested amendment to the motion.

Commissioner Page explained he would like the approval to be contingent on Harnett County providing a letter that the off-site improvements would be in place at the time of the Certificate of Occupancy.

Mr. Jeffries explained that the Major Site Plan could be approved without the conditions requested by the applicant.

Mr. Ruggles explained the road would be completed within two years of receiving the certificate of occupancy. That the project would have to be started because the road would have to be complete before the two year timeframe expires.

Tony Buzzard, Town Attorney, explained that the Board was concerned that the road improvements would not be made and for two years the Town would receive the complaints about the road improvements not being completed.

Commissioner Langdon withdrew his second. And the action expired without the motion of a second.

Commissioner Langdon also stated that he didn't understand why such a small amount of road improvements would have a bearing on the completion of a project of this magnitude.

Commissioner Page made a motion to approve the Major Site Plan Application for the Property Located at 307 West Cornelius Harnett Boulevard without the approval of the condition of the two year extended timeframe to complete, but approving the four conditions. The motion was seconded by Commissioner Langdon and unanimously approved.

#### **ITEMS FOR CONSIDERATION**

##### **Item #9 Lillington Chamber Board Appointment**

Mayor McFadden explained that the Lillington Chamber of Commerce requested the appointment of a town official to serve on the Chamber Board of Directors. Mayor McFadden recommended the appointment of Town Manager, Joseph Jeffries, to serve on the Lillington Chamber of Commerce Board of Directors.

A motion was made by Commissioner Johnson to appointment Town Manager, Joseph Jeffries, to serve on the Lillington Chamber of Commerce Board of Directors. The motion was seconded by Commissioner Phillips and approved unanimously.

##### **Item #10 Right-of-Way Encroachment Agreement between Piedmont Natural Gas and the Town of Lillington**

Mayor McFadden recognized Town Manager, Joseph Jeffries. Mr. Jeffries briefed the Board that Piedmont Natural Gas is requesting an encroachment agreement on the Public right-of-way designated as McKinney Parkway, from NC Highway 210 to US highway 401 for the construction and/or erection of an 8" MDPE Gas Main.

Commissioner Page asked if this would interfere with any of the Town of Lillington utilities.

Mr. Jeffries stated he was not aware of any interference with the current utilities underground.

Lillington Board of Commissioners  
May 14, 2019

A motion was made by Commissioner Page to approve the Right-of-Way Encroachment Agreement between Piedmont Natural Gas and the Town of Lillington. The motion was seconded by Commissioner Phillips and approved unanimously.

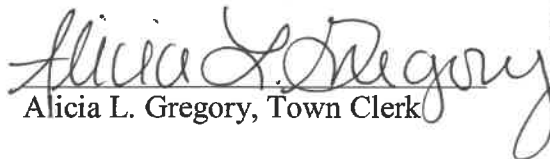
**Non-Agenda Items:** Mayor Glenn McFadden inquired as to whether there were any non-agenda items that should be addressed by Town Board members or staff.

Town Manager, Joseph Jeffries, stated he had one item he would like to discuss with the Board of Commissioners. He proposed to select a date that all Board Members could be there for the Grand Opening since several Board Members were unable to attend the Summer Bash Concert on June 1<sup>st</sup>. He suggested doing an official ribbon cutting.

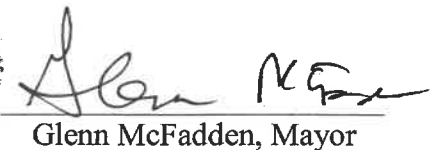
The Board selected May 30, 2019, at 12 p.m., to have the official ribbon cutting for the Town of Lillington River Park.

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

Attest:

  
Alicia L. Gregory, Town Clerk



  
Glenn McFadden, Mayor