

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, June 11, 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 with the addition of Item #14 Consideration of the Lillington Board of Commissioners Filing Fee. 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 May 13, 2019

Minutes were approved.

Item #2

Closed Session Minutes from May 13, 2019

Minutes were approved.

Item #3

Regular Session Minutes from May 14, 2019

Minutes were approved.

Item #4

Special Meeting Minutes from May 20, 2019

Minutes were approved.

Item #5

Budget Amendment #16 General Fund Year-End Adjustments

Amendment was approved.

Item #6

FY18-19 Budget Amendment #17

Amendment was approved.

Item #7

FY18-19 Budget Amendment #18

Amendment was approved.

Item #8

FY18-19 Budget Amendment #19

Amendment was approved.

Item #9

Computer Support Services Agreement with Harnett County

Agreement was approved.

PUBLIC HEARINGS

Item #10 Public Hearing on the Consideration of a Request to Rezone Property at 807 Edwards Brothers Drive from LI, Light Industrial to HI, Heavy Industrial

Mayor McFadden opened the Public Hearing at 7:02 p.m.

Mayor McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry explained Town staff has received a request to rezone property at 807 Edwards Brothers Drive from LI, Light Industrial to HI, Heavy Industrial. Mr. Perry briefed the Board of Commissioners and presented the staff report.

The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. REASONING: The requested zoning change to Heavy Industrial 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 Industrial, Major Institutional, and Townhouse / Condo Residential.

The proposal does enhance or maintain the public health, safety and general welfare. REASONING: The requested rezoning to Heavy Industrial would maintain or enhance the public health, safety, and general welfare due to area's existing Light Industrial and Heavy Industrial uses.

Planning Board Review

The Planning Board considered the application at their meeting on May 20, 2019 and noted the following:

1. The property has mixed light industrial and heavy industrial uses adjacent and nearby.

ADJACENT ZONING DISTRICTS

North: HI, Heavy Industrial

South: LI, Light Industrial

East: LI, Light Industrial

West: LI, Light Industrial

2. The 2015 Future Land Use Map designates properties in the vicinity of this lot “Industrial”; Major Institutions; “Townhouse/ Condo”.

Mr. Perry explained that the Planning Board did unanimously vote to recommend approval to the Board of Commissioners.

As there were no other speakers, the Public Hearing was closed at 7:05 p.m.

Item #10A Consideration of Approval of an Ordinance to Rezone Property at 807 Edwards Brothers Drive from LI, Light Industrial to HI, Heavy Industrial

Commissioner Page made a motion that as stated in the evaluation, the requested rezoning to HEAVY INDUSTRIAL 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, the ordinance for the rezoning request be approved. The motion was seconded by Commissioner Langdon and approved unanimously.

Item #11 Public Hearing on the Consideration of Proposed Lillington Unified Development Ordinance Map Amendment

Mayor McFadden opened the Public Hearing at 7:06 p.m.

Mayor McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry briefed the Board of Commissioners this is a request for a Map Amendment to remove parcels 0650-41-3800, 0650-42-3112, 0650-42-1259, 0650-42-3552, 0650-42-3379, 0650-42-5626 and a portion of parcel 0650-41-7690 from the Downtown Overlay District – Transitional Urban Area. The Downtown Overlay District (DOD) is established in the areas located within and abutting the Central Business zoning district and surrounding downtown area of Lillington. This district is intended to:

1. Establish development standards to compliment the central business are of downtown Lillington and adjoining zoning districts;
2. Foster compatible land use transitions between newer suburban style development and the downtown area and older parts of town;
3. Promote compatible design transitions within the DOD; and
4. Provide safe and convenient connectivity between the downtown and nearby neighborhoods for bicyclists, pedestrians and motorists.

Upon review of the Town's Future Land Use Map, existing zoning and land uses, it is recommended that these parcels be removed from the DOD with the exception of approximately 8 acres along the frontage of parcel 0650-41-7690.

Removing these areas from the DOD is consistent with the Town's Future Land Use Plan as well as the applicable goals and polices found within the Town of Lillington Land Use Plan 2015.

Planning Board Review

The Planning Board considered the application at their meeting on May 20, 2019 and noted the following:

1. The property has mixed light industrial and general business uses adjacent and nearby.

ADJACENT ZONING DISTRICTS

North: GB, General Business and O/S, Office Services

South: RS10, Residential Single Family and O/S, Office Services

East: GB, General Business

West: RS10, Residential Single Family and FRO, Facilities Recreation and Open Space

2. The 2015 Future Land Use Map designates properties in the vicinity of this lot "Industrial"; Residential; "Main Street Mixed-Use".

The Planning Board did unanimously voted to recommend Approval to the Board of Commissioners.

As there were no other speaker, the Public Hearing was closed at 7:10 p.m.

Item #11A Consideration of Approval of an Ordinance Amending the Lillington Unified Development Map

Commissioner Johnson made a motion that as stated in the evaluation, the requested map amendment to remove parcels form the Downtown Overlay District- Transitional Urban Area 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, the ordinance for the map amendment request be approved. The motion was seconded by Commissioner Breeden and approved unanimously.

Item #12 Public Hearing for Consideration of Approval of Proposed Fiscal Year (FY) 2019-2020 Town of Lillington Annual Budget per §159-13.

Mayor McFadden opened the Public Hearing at 7:11 p.m.

Joseph Jeffries, Town Manager, briefed the Board on the Proposed Fiscal Year 2019-2020 Annual Budget. Mr. Jeffries went into detail with the Board describing the proposed budget which includes the Budget Ordinance, Fee Schedule, Manager's Message, and itemized budget for each fund. With the proposed budget the Town of Lillington's property tax rate will remain the same at \$0.52 and the Flatwoods rural fire district will remain at \$0.12. Mr. Jeffries highlighted the changes outside of general operations which includes a two percent cost of living

increase for all employees, an increase for employee benefits, a new firefighter position, 102 West Ivey Parking Lot, one new police car, and capital projects slanted for completion in FY2019-2020. Mr. Jeffries stated there was an increase of eight percent in water and sewer rates.

Mr. Jeffries stated there were increases to the Fee Schedule which include building and inspections, recreation fees, solid waste, water and sewer tap fees, and new meter installation fees. Mr. Jeffries explained the increase in these fees is due to the aging infrastructure and the needs for capital projects that are necessary.

Mr. Jeffries thanked all staff and the Board of Commissioners for all their hard work and support during the preparation of the budget.

The Public Hearing was closed at 7:18 p.m.

Item #12A Consideration of Approval of FY2019-2020 Budget Ordinance

A motion was made by Commissioner Phillips to approve Fiscal Year 2019-2020 Budget Ordinance. The motion was seconded by Commissioner Langdon and approved unanimously.

ITEMS FOR CONSIDERATION

Item #13 Consideration of a Resolution of the Board of Commissioners of the Town of Lillington, North Carolina, Approving an Installment Financing Contract

Mayor McFadden recognized Assistant Town Manager, Lisa Young. Mrs. Young explained that following the expiration of the town's interim financing, the town solicited bank proposals for the financing of the property located 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. The property will be used for a public works facility, police station and administrative offices. Following the submission of the solicited bank quotes, First Bank proposed the lowest finance rate for the properties. The approval of the Resolution of the Board of Commissioners of the Town of Lillington, North Carolina, Approving an Installment Financing Contract, will allow the Town of Lillington to enter into a financing contract with First Bank, for the refinancing of the properties.

A motion was made by Commissioner Langdon to approve the Resolution of the Board of Commissioners of the Town of Lillington, North Carolina, Approving an Installment Financing Contract. The motion was seconded by Commissioner Johnson and approved unanimously.

Item #14 Consideration of Approval of Elections Filing Fee for 2019

The Lillington Board of Commissioners set the filing fee for Election Year 2019 at \$25.00. The motion was made by Commissioner Phillips and seconded by Commissioner Breedon, approved unanimously.

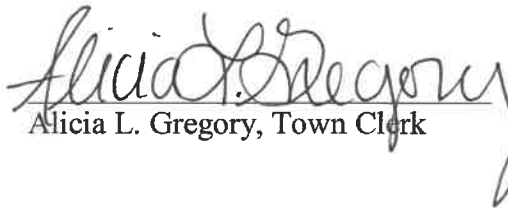
Non-Agenda Items: Mayor Glenn McFadden inquired as to whether there were any non-agenda items that should be addressed by Town Board members or staff.

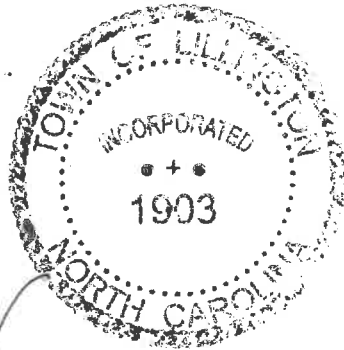
All Board Members thanked the staff for their hard work and dedication to the Town of Lillington.

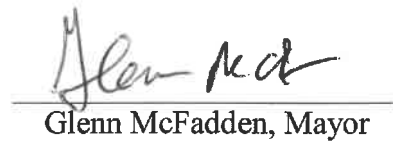
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Adjournment: The meeting was adjourned following the unanimous approval of a motion by Commissioner Langdon and a second by Commissioner Phillips.

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor