

Work Session Meeting of the Town Board of the Town of Lillington, Monday, July 12, 2021 at 8:30 a.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

Board Members Present: Mayor Glenn McFadden
Mayor Pro Tempore Marshall Page
Commissioner Danny Babb
Commissioner Rupert Langdon
Commissioner Neil McPhail

Board Members Absent: Commissioner Dianne Johnson

Staff Present: Lisa Young, Assistant Town Manager
Alicia Gregory, Management Analyst/Town Clerk
Heather Millett, Accounting Technician III
Ashley Wimberly, Public Works
John Bethune, Fire Chief

Call to Order & Welcome: Mayor Glenn McFadden called the meeting to order at 8:30 a.m.

NEW BUSINESS

Item #1 Discussion of River Tract Rezoning

Mayor Glenn McFadden recognized Chad Sary, Stewart, Inc. Mr. Sary provided context on the size and location of the River Tract Rezoning, explaining the property was a large rezoning request, located over the river and directly off of 421. Mr. Sary provided various maps for viewing by spectators and the Board of Commissioners, including an existing zoning map and an existing conditions map. Mr. Sary further explained that a portion of the property is currently in the jurisdiction of Harnett County, not the Town of Lillington, and staff members are working to gain temporary jurisdiction of that property segment until it can be annexed into the Town.

Mr. Sary went on to explain the development plan contains two distinct districts: a neighborhood district and a mixed-use district. The official rezoning request is a Neighborhood Mixed-Use Conditional District. Greenfield Communities has provided a list of several conditions they must abide by throughout the development and design process that have been proposed and approved alongside Town staff. Finally, Mr. Sary stated that this was a legislative decision – meaning the Town Board is permitted to listen to outside discussion and any interested party is able to come speak on the issue. Mr. Sary concluded by informing the Board of Commissioners that the project has been ongoing for the past 4-6 months and the Town of Lillington Planning Board has recommended approval.

Mayor Glenn McFadden asked Mr. Sary to provide additional information on the Developer's Agreement.

Mr. Sary stated that the Developer's Agreement, albeit a portion of the project, is completely separate. He informed the Board that this rezoning is to gain entitlement of the land – specifically that of which is in Harnett County jurisdiction – so when the agreement is finalized, it can be applied to the entire property. He concluded by simplifying that this rezoning would serve as the “overall approval”.

Following no additional questions for Mr. Sary, members of the Greenfield Communities team spoke more in-depth on the project at hand.

Ben Taylor, Vice President of Development for Greenfield Communities, provided context on the experience and origin of Greenfield Communities. He stated that the desire today and throughout the development process is to show that this project is cooperative to many of the great things Lillington already has going on, or has pre-existing plans for. For example, Mr. Taylor explains that portions of the project plans include a greenway, sidewalks, etc that are consistent with the Town of Lillington's Bicycle and Pedestrian Master Plan that was passed last year. Mr. Taylor highlighted that this development is an opportunity to create a center for activity that focuses on interconnectivity with community residents.

Tony Tate, TMTLA Landscape Architect and Planner, discussed the potential scope of this project founded by the fact that it is not bound by property lines, has access to the river, and to US 421. Mr. Tate emphasized the developers desire to establish interconnected pedestrian and family-friendly streets that allows for civilians to walk to the commercial properties located towards the front-center of the project. Mr. Tate also discussed the developer's plan to integrate open spaces, such as pocket parks, gathering places with benches, dog parks, etc, throughout the entire community so all residents have quick and easy access to the amenities.

Mr. Tate concluded by introducing the concept of design guidelines that Greenfield Communities will begin to develop as the project continues to advance. He explains that these design guidelines will be used to establish a theme throughout the development and design process, and to ensure unity and cohesivity throughout the design.

Jim Broemer, President of Welcor Development, discussed retail gravity and the developers desire to create an attractive commercial hub to retain consumer traffic by Lillington residents within Lillington boundaries, while beginning to attract residents from neighboring towns and cities such as Angier and Buies Creek. He emphasized the need to keep as few artificial restraints on the commercial properties as possible to attract higher end stores.

Lastly, Brendie Vega, AICP, CNU-A, planner at Withers Ravenel, explained the developer plans are consistent with the Town of Lillington's land-use plan and UDO. Ms. Vega states that dwelling units are limited to 2,900, with a maximum of 700 properties being multi-family units. Ms. Vega also explains that the current plan allots 500,000 sq ft of non-residential property, with a minimum of 50,000 sq ft of commercial property – roughly equating to the size of a traditional grocery store. Ms. Vega projects a 15 to 20 year build out process and notes that annexations will occur simultaneously with construction documents. Ms. Vega concludes by stating that within six months of the rezoning approval, the developers intend to have a complete Design Manual that aims to meet the spirit and intent of the Town of Lillington's UDO, while continuing to go above and beyond the minimum requirements.

There were no additional comments or questions.

Item #2 Resolution of Extension of Development Regulations for River Tract

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory explains that the purpose of this agenda item is to extend the Town of Lillington's Development Rights throughout the entire River Tract. Ms. Gregory states there is a portion of the River Tract that has split jurisdiction between the Town of Lillington and Harnett County. The Harnett County Board of Commissioners approved a resolution to assign exclusive planning and development regulation jurisdiction to the Town of Lillington on June 21, 2021. Ms. Gregory explains that in order to officially have exclusive planning and development regulation jurisdiction, staff is requesting approval of the Resolution of Extension of Development Regulations for River Tract. Ms. Gregory concluded by stating that these parcels are already included in the Town of Lillington's Future Land Use Map.

Mayor Glenn McFadden asked Ms. Gregory, for clarification, that a portion of this property was not in our ETJ.

Ms. Gregory affirms that yes, a portion was not in our ETJ; however, the resolution would grant jurisdiction of the entire property, including that portion of which is currently under Harnett County's jurisdiction, to the Town of Lillington.

There were no additional questions or comments.

Motion by Commissioner Langdon to Approve the Resolution from the Town of Lillington Requesting Extension of Development Rights with the County of Harnett. The motion was seconded by Commissioner McPhail and approved unanimously.

Item #3 Consideration of Resolution in Support of 25% Match RTP Grant for West Front Street

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory stated that approval of this Resolution gives Town Staff the authority to prepare, sign, and submit the grant application to the North Carolina Division of Parks and Recreation, specifically the North Carolina Trail Program. Ms. Gregory states that currently, staff is requesting to apply for a North Carolina Recreational Trails Program grant that would provide funding for recreational trails and associated facilities for the West Front Street Park. Approval of this Resolution will give staff the authority to complete the application process and certifies the Town will provide a 25% required match. Ms. Gregory concludes by stating the 25% match will be around sixty thousand, but the Board approved funding equating to roughly \$160,000 for the improvements at West Front Street Park with the FY21-22 Budget; therefore, the 25% match is already covered in the Town's budget.

There were no additional questions or comments.

Motion by Commissioner McPhail to Approve the Resolution in Support of 25% Match RTP Grant for West Front Street and Grant Submission Approval. The motion was seconded by Commissioner Page and approved unanimously.

Item #4 Consideration of Proposed Changes to the Town of Lillington's Standard Roadway Specifications

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory explained that for the Board's review is proposed changes to the Town of Lillington's Standard Roadway, Sidewalk, Curb & Gutter, & Drainage Pipe Specifications. The focus area is the roadway portion. Ms. Gregory explains that with the increasing number of developments submitted for approval, staff found it necessary to look into the Roadway Specifications. After going through the process with the first development, staff reached out to neighboring jurisdictions to determine how their street acceptance process is accomplished. Ms. Gregory discusses there were some unclear processes in the Town's specifications and the proposed changes aim to improve those processes for both the Town and the developer. Ms. Gregory concluded by stating there are now clear and concise guidelines to follow.

Commissioner Langdon asked whether these specifications would be applied to the River Tract development.

Ms. Gregory confirmed that yes, these specifications will be applied to the River Tract development; as well as, all other areas of roadway development in the future.

There were no additional questions or comments.

Motion by Commissioner McPhail to Approve the Proposed Changes to the Town of Lillington's Standard Roadway Specifications to the Lillington Board of Commissioners. The motion was seconded by Commissioner Page and approved unanimously.

Item #5 Consideration of a Resolution Honoring Marcelle Brown Jr.

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory states on May 11, 2020, the Lillington Board of Commissioners accepted the property located at 306 S 1st Street and approved to change the name of the street to Marcelle Brown Jr Way. She stated that staff is requesting approval of the Resolution that will be presented to Mr. Brown at the Street Renaming Ceremony.

There were no additional questions or comments.

Motion by Commissioner Langdon to Approve the Resolution Honoring Marcelle Brown Jr. The motion was seconded by Commissioner Page and approved unanimously.

Item #6 Call Special Meeting for July 29, 2021 at 8:30 a.m. at the Lillington Town Hall

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory states the purpose of this agenda item is to call a special meeting for July 29, 2021 at 8:30 a.m. at the Lillington Town Hall to hold a Public Hearing and discuss the Developer's Agreement with Greenfield Communities.

There were no additional questions or comments.

Motion by Commissioner Babb to Call a Special Meeting for July 29, 2021, at 8:30 a.m. to hold a Public Hearing and discuss the Developer's Agreement with Greenfield Communities. The motion was seconded by Commissioner Page and approved unanimously.

Item #7 Consideration of River Park Reservation for Annual Guns Down, Family Up Event

Mayor Glenn McFadden recognized Alicia Gregory, Management Analyst/Town Clerk. Ms. Gregory states that on June 19, 2021, Tiffany Campbell held the first annual gun violence awareness and gun safety community event, entitled *Guns Down, Family Up*, in the Harnett County Courthouse parking lot. Ms. Gregory explains that Ms. Campbell would like to host this event annually in Harnett County, on the first Saturday in June of every year. This item is to discuss consideration of allowing Ms. Campbell to annually reserve the River Park on the first Saturday in June every year, commencing June 4, 2022, to host the *Guns Down, Family Up* event.

Mayor Glenn McFadden raised concerns with perpetually reserving the park on the first Saturday in June every year for forever. He stated that he was comfortable with permitting use of the park for June 4, 2022, but asked that the reservation request be reviewed annually.

Commissioner Langdon agreed with Mayor Glenn McFadden and stated that a blanket approval for every year to come is too generalized. He concurred that approval for June 4, 2022 was acceptable, but requested annual review of the reservation request as well.

With no additional questions or comments, Commissioner Langdon motioned to Approve the Request for the River Park Reservation for June 4, 2022 only, with annual requests taking place every subsequent year. The motion was seconded by Commissioner Page and approved unanimously.

Item #8 Consideration and Approval of FY21-22 Budget Amendment #1

Mayor Glenn McFadden recognized Lisa Young, Assistant Town Manager. Ms. Young stated the purpose of this agenda item is to approve a budget amendment to purchase the 2021 Ram 2500 Regular Cab 4x4 Truck. Ms. Young explains the item was approved for purchase in March 2021, but because of delays in shipping the truck is set to arrive next week. Ms. Young states the budget amendment was approved in FY20-21, but since the arrival is FY21-22, the budget amendment has to be reapproved.

There were no additional questions or comments.

Motion by Commissioner McPhail to Approve FY21-22 Budget Amendment #1. The motion was seconded by Commissioner Babb and approved unanimously.

Item #9 Administrative Reports

Monthly Public Works Activities Report – Mayor Glenn McFadden recognized Ashley Wimberly, Public Works Director. Mr. Wimberly presented the monthly report, highlighting the completed amphitheater at the River Park and the successful Fourth of July Celebration. Mr. Wimberly reviewed ongoing projects, completed projects, and answered various questions from Town Board members.

Monthly Financial Report – Mayor Glenn McFadden recognized Lisa Young, Assistant Town Manager. Ms. Young reviewed the monthly summaries for the Town’s revenues, expenditures, and year-to-date fund balances in the General Fund, Water/Sewer Fund, and the Powell Bill Fund for the month of July.

Item #10 Discussion of Regular Meeting Agenda for July 13, 2021

Mayor Glenn McFadden reviewed the Agenda for the July 13, 2021, Regular Meeting.


Item #11 Closed Session to Meet per §143-318.11(a)(4) §143-318.11(a)(5), & §143-318.11(a)(6)

Motion by Commissioner Langdon that the Town Board go into closed session as allowed by North Carolina General Statute §143-318.11(a)(4), §143-318.11(a)(5) & §143-318.11(a)(6). The motion was seconded by Commissioner Page and unanimously approved.


A motion was made by Commissioner McPhail to come out of Closed Session. The motion was seconded by Commissioner Page and unanimously approved.

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

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor