

Regular Board Meeting of the Town Board of the Town of Lillington, Tuesday, August 13, 2019 at 6:00 p.m. at the Lillington Town Hall (102 E. Front Street), Lillington, North Carolina.

Board Members Present: Mayor Glenn McFadden
Commissioner Dianne Johnson
Commissioner Judy Breeden
Commissioner Marshall Page

Absent Members: Commissioner Paul Phillips (Prior Notice)
Mayor Pro Tempore Rupert Langdon (Prior Notice)

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. 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.

Tom Woerner with the Daily Record Newspaper. Mr. Woerner explained this would be his last meeting covering the Town Board Meeting for the Town of Lillington. He wanted to publicly thank the Board for their support over the years.

Mayor McFadden thanked Mr. Woerner for everything he has done and appreciated his support for the town through the local paper.

There were no speakers signed up for public comment.

Consent Agenda: Commissioner Page moved that the consent agenda items be approved as submitted to the Board. The motion was seconded by Commissioner Breeden and the following consent agenda items were approved unanimously:

Item #1

Work Session Minutes from July 8, 2019

Minutes were approved.

Item #2

Regular Session Minutes from July 9, 2019

Minutes were approved.

Item #3

FY18-19 Budget Amendment #22

Amendment was approved.

Item #4

FY19-20 Budget Amendment #1

Amendment was approved.

PUBLIC HEARINGS

Item #5 Public Hearing on the Consideration of a Rezoning Application for the Property Located at 101 Brookfield Ave. within the Corporate Limits of Lillington, North Carolina, being PIN #0650-99-7862.000

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

Mayor McFadden recognized Josh Perry, Planning and Inspections. Mr. Perry explained Town staff has received a Rezoning Application submitted by Mr. George Womble to rezone the property at 101 Brookfield Ave. being PIN# 0650-99-7862.000, from O/S, Office/ Services to RMF, Residential Multi-family.

He explained the existing and surrounding zoning districts as follows:

Consists of O/S, Office/ Services, GB, General Business. The surrounding Harnett County zoning districts consist of RA-30, Residential Agriculture District and O&I, Office and Institutional District.

O/S – OFFICE & SERVICE DISTRICT

The O/S District is designed to accommodate offices, services and certain institutional uses. These districts may serve as transitional zones between high intensity and low intensity land uses. The regulations of this district are intended to:

- A. Encourage land uses that buffer residential districts from intensive nonresidential uses and arterial streets;
- B. Provide aesthetic controls and dimensional requirements to ensure compatible office and service development with surrounding residential uses;
- C. Allow for single-family dwellings in business corridors to be used for business or residential purposes; and
- D. Prohibit drive-through and drive in uses, outside storage and outside display operations.

GB – GENERAL BUSINESS DISTRICT

The GB District is designed to accommodate highway-oriented retail, commercial service uses and in some cases light manufacturing. The major objectives of this district are to:

- A. To encourage the construction of and the continued use of the land for commercial and service uses, particularly those which have a larger land area requirement;
- B. To provide for the orderly expansion of such uses within this district, as designated on the zoning map;

- C. To discourage the continuance of existing non-conforming uses that would not be permitted as uses under the provision of this district;
- D. Discourage small Lot development on major highways;
- E. Encourage vehicular access from service drives and other local commercial streets rather than directly from arterial streets; and
- F. Provide a location for major shopping facilities and land uses requiring large outdoor spaces.

Evaluation

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 Residential Multi-family, Major Institutional, Townhouse / Condo Residential, and Medical (Commercial) .

The proposal does enhance or maintain the public health, safety and general welfare. REASONING: The requested rezoning to Residential Multi-family would maintain or enhance the public health, safety, and general welfare due to area's existing multi-family apartments. Josh Perry, Planning and Inspections, stated the Planning Board considered the Conditional Use Application at their meeting on June 20, 2019 and did unanimously vote to recommend Approval to the Board of Commissioners.

Planning Board Review

The Planning Board considered the application at their meeting on July 15, 2019 and noted the following:

1. The property has mixed Office/ Services, Residential Agriculture District, General Business, and Office and Institutional district uses adjacent and nearby.

ADJACENT ZONING DISTRICTS

North: RA-30, Residential Agriculture District (Harnett County)

South: GB, General Business

East: O/S, Office/ Services

West: O&I, Office and Institutional District

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

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 6:07 p.m.

Item #5A Consideration of Approval of an Ordinance to Rezone Property at 101 Brookfield Ave from O/S, Office Services to RMF, Residential Multi-Family

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

ITEMS FOR CONSIDERATION

Item #6 Consideration of Approval of a Resolution for the North Carolina Governor's Highway Safety Program

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries explained the Town of Lillington received the Governor's Highway Safety Grant in 2017 for an additional Police Officer for traffic enforcement. This is the third year of the grant and the cost at this time is 50/50. The approval of the Resolution will continue Lillington's participation in the grant for the upcoming year. This is the final year the town will receive funding from the North Carolina Governor's Highway Safety Program to fund this position.

A motion was made by Commissioner Johnson to approve the Resolution for the North Carolina Governor's Highway Safety Program. The motion was seconded by Commissioner Breeden and approved unanimously.

Item #7 Consideration of Approval of a Resolution of Appreciation for the Service of Mr. Frank Lewis, Chairman of the Planning Board, Town of Lillington

Commissioner Page made a motion to approve the Resolution of Appreciation for the Service of Mr. Frank Lewis, Chairman of the Planning Board, Town of Lillington. The motion was seconded by Commissioner Johnson and approved unanimously.

Mayor McFadden thanked Mr. Frank Lewis for all his dedication and support to the Town of Lillington and read aloud the Resolution. He stated that Mr. Lewis has been an influential leader in the community for years through his service to the Town of Lillington.

Mr. Frank Lewis thanked the Board for giving him the opportunities to be a leader in the community. Mr. Lewis stated he felt it was a good time to go because of the expert support the Planning Board now has within the leadership of the town.

Item #8 Consideration of Approval of a Resolution Authorizing for Asset Inventory and Assessment Grant

Mayor McFadden recognized Joseph Jeffries, Town Manager. He briefed the Board that the Asset Inventory and Assessment grants were created in Session Law 2015-241 in the changes made to NCGS 159G, to broaden the use of grant funds to encourage water and wastewater utilities to become more viable and more proactive in the management and financing of their systems. The grants are limited to \$150,000 from the Wastewater Reserve or the Drinking Water Reserve, over a period of three years, to the same local government unit or nonprofit water

corporation. The Affordability Criteria do not limit the grant percentage or the eligibility for these grants. A match is required based on how Local Government Unit indicators of percent population change, poverty rate, median household income (MHI), percent unemployment, and property valuation per capita compare with the state benchmarks. The Town of Lillington's match is ten percent of approved grant funding. North Carolina Environmental Quality allows this match to be in-kind. Approval of this Resolution allows the Town of Lillington to apply for the grant.

A motion was made by Commissioner Johnson to approve the Resolution Authorizing for Asset Inventory and Assessment Grant. The motion was seconded by Commissioner Page and approved unanimously.

Item #9 Consideration of Approval of a Resolution Declaring Surplus Property and the Disposal of Said Item

Mayor McFadden recognized Joseph Jeffries, Town Manager. Mr. Jeffries presented the resolution for declaring surplus property and the disposal of a Pierce Fire Truck. The Pierce Fire Truck has already been replaced and is no longer needed.

A motion was made by Commissioner Page to approve the Resolution Declaring Surplus Property and the Disposal of Said Item. The motion was seconded by Commissioner Breeden 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.

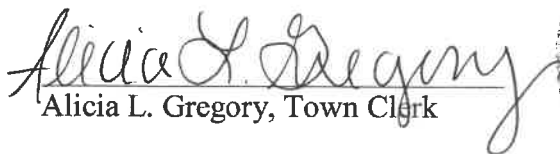
Commissioner Johnson thanked Mr. Frank Lewis for his dedication to the Planning Board.

Commissioner Breeden thanked both Mr. Frank Lewis and Mr. Tom Woerner for their dedication and support.

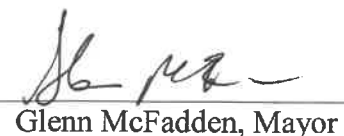
Mayor McFadden thanked Mr. Neil McPhail for his continued support to the Botanical Trail and expressed that he had no idea how much that support meant not only to the community but specifically the children of this community.

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

Attest:


Alicia L. Gregory, Town Clerk




Glenn McFadden, Mayor