

**Special Meeting of the Town Board of the Town of Lillington, Thursday, November 18, 2021 at 8:30 a.m.**

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

Staff Present: Joseph Jefferies, Town Manager  
Lisa Young, Assistant Town Manager  
Alicia Gregory, Management Analyst  
Josh Perry, Planning & Inspections  
Shane Cummings, Town Engineer

**Call to Order:** Mayor Glenn McFadden called the meeting to order.

**Item #1 Public Hearing on Consideration of Text Amendment to Article III: Administration, Chapter 35 Finances, §35.30 Legal Authority of the Town of Lillington Code of Ordinances**  
Mayor McFadden opened the public hearing at 8:30 am.

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory stated this text amendment would give the Town of Lillington legal authority to enter into Reimbursement Agreements.

With no additional comments, Mayor McFadden closed the Public Hearing at 8:31 am.

**Item #1A Consideration of Approval of the Text Amendment to Article III: Administration, Chapter 35 Finances, §35.30 Legal Authority of the Town of Lillington Code of Ordinances**  
A motion was made by Commissioner Page to approve the Ordinance to Amend Article III Administration, Chapter 35 Finances, §35.30 Legal Authority of the Town of Lillington Code of Ordinances. This motion was seconded by Commissioner Johnson and was approved unanimously.

**Item #2 Public Hearing on the Question of Rezoning of 809.31 acres of properties located on E Cornelius Harnett Blvd being PIN #'s 0660-32-0284.000, 0660-03-9253.000, 0660-12-9649.000, 0660-21-8598.000, 0660-42-7059.000, 0660-52-9024.000 and 0660-61-9572.000 (GFC River Development)**

Mayor McFadden opened the public hearing at 8:32 am.

Mayor McFadden recognized Josh Perry, Planning & Inspections. Mr. Perry stated Town staff received a rezoning application from GFC River Development, LLC for 809.31 acres located on E Cornelius Harnett Blvd. The property is currently vacant and used for agricultural farmland. The property has access to water and sewer through Harnett Regional water. The applicant is

requesting a Conditional District Neighborhood Mixed Use with conditions and a master plan that has been presented to you in your packets. The Planning Board did review this at their July 6<sup>th</sup> Special Planning Board Meeting and did unanimously vote to recommend approval to the Lillington Board of Commissioners.

Martha Spears, 1778 E. Cornelius Harnett Blvd. Ms. Spears was concerned she was going to have to move. Mayor McFadden informed her that was not the case.

Ben Taylor, Greenfield Developers, Mr. Taylor thanked the Board and asked if anyone had questions to please let him know.

With no additional comments, Mayor McFadden closed the Public Hearing at 8:35 am.

**Item #2A Consideration and Approval of an Ordinance Amending the Town of Lillington Zoning Ordinance of properties located on E Cornelius Harnett Blvd being PIN #'s 0660-32-0284.000, 0660-03-9253.000, 0660-12-9649.000, 0660-21-8598.000, 0660-42-7059.000, 0660-52-9024.000 and 0660-61-9572.000. (GFC River Development)**

A motion was made by Commissioner Langdon, that stated in the evaluation, the requested zoning assignment to Conditional District Neighborhood Mixed Use 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 zoning assignment request be Approved. The motion was seconded by Commissioner McPhail and approved unanimously.

**Item #3 Public Hearing on Consideration of GFC River Development, LLC., Development and Infrastructure Agreement**

Mayor McFadden opened the public hearing at 8:36 am.

Mayor McFadden recognized Alicia Gregory, Management Analyst. Ms. Gregory explained the developer is planning to purchase approximately 809 acres for Mixed Use Development to be annexed by phase within the Town of Lillington. In accordance with General Statute §160A-499 the Town of Lillington will enter into a reimbursement agreement with GFC River Development, LLC for the design and construction of infrastructure that is approved and part of the Towns Capital Improvement Plan, Comprehensive Transportation Plan as well as the Towns Bike Pedestrian Plan. Also, in accordance with General Statute §160D-101-109 & 1010-1012 the Town of Lillington and the Developer desire to enter into a Development Agreement allowing the Developer in accordance with the approved master plan to proceed with said plan. A portion of this agreement, Section 8, will be recorded at the Harnett County Register of Deeds in accordance with the statutory requirements.

With no additional comments, Mayor McFadden closed the Public Hearing at 8:37 am.

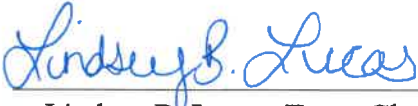
**Item #3A Consideration of Approval of GFC River Development, LLC., Development and Infrastructure Agreement**

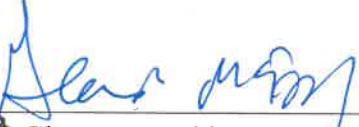
A motion was made by Commissioner Page to approve the Development and Infrastructure Agreement. The motion was seconded by Commissioner Johnson and unanimously approved.

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**Adjournment:** Motion by Commissioner Page, second by Commissioner McPhail that the meeting be adjourned. The Board was polled and the motion was unanimously approved.

Attest:

  
Lindsey B. Lucas, Town Clerk

  
Glenn McFadden, Mayor

