



Town of Archer Lodge

AGENDA

Regular Council Meeting

Monday, February 4, 2019 @ 6:30 PM

Jeffrey D. Barnes Council Chambers

Page

1. WELCOME/CALL TO ORDER:

- 1.a. Invocation
- 1.b. Pledge of Allegiance

2. APPROVAL OF AGENDA:

3. OPEN FORUM/PUBLIC COMMENTS:

(Maximum of 30 minutes allowed, 3 minutes per person)

4. RECOGNITION/PRESENTATION:

- 4.a. Christina Peterson, Partnership for Children of Johnston County, Presentation

5. CONSENT AGENDA:

3 - 10

- 5.a. Approval of Minutes:
 - 15 Nov 2018 Special Meeting Minutes
 - [Special Meeting - 15 Nov 2018 - DRAFT](#)
- 5.b. Re-Appointments for 3-Year Terms Retroactive back to January 1, 2019 for the following Board of Adjustments and Planning Board Members:
 - A. Terry Barnes
 - John Oglesby
 - Teresa Romano

6. DISCUSSION AND POSSIBLE ACTION ITEMS:

11 - 24

- 6.a. Continued Discussion and Consideration of Approving an Application filed on November 7, 2018 by Tilghman (Tim) Lee to Amend the Town of Archer Lodge Official Zoning Map by changing the SFR-1 Single-Family Residential Zoning District to NB Neighborhood Business a 2.13-acre tract (TAG# 16J03068K; PIN 178001-25-9864).
[REZONING APPLICATION \(PETITION\)](#)
[STAFF REPORT AND BACKGROUND INFORMATION](#)
[PLANNING BOARD RECOMMENDATION AND STATEMENT OF CONSISTENCY](#)
[DRAFT ORDINANCE, if approved](#)
[DRAFT DENIAL, if denied approval](#)
[CERTIFICATION OF COMMUNITY NOTIFICATION](#)
[NCDOT's EASEMENTS ON PARCELS ON COVERED BRIDGE ROAD IMPROVEMENTS V10.8.2018](#)
- 6.b. Discussion and Consideration of Appointing a Town Administrator
- 6.c. Discussion and Consideration of Approving the following Services regarding the Completion of the Town Hall Expansion Project:
- Cameras and Security Equipment Installation
 - Data & Voice Networking and Audio-Visual Migration
 - Network Support (24/7/365)
 - Other Furnishings Required in Expansion

7. TOWN ATTORNEY'S REPORT:

8. ADMINISTRATIVE CONSULTANT'S REPORT:

9. PLANNING/ZONING REPORT:

10. VETERAN'S COMMITTEE REPORT:

11. MAYOR'S REPORT:

12. COUNCIL MEMBERS' REMARKS:

(non-agenda items)

13. ADJOURNMENT:



Minutes - Special Meeting for the Purposes of:

- 1) Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC &**
- 2) Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)**

**Thursday, November 15, 2018 @ 6:30 PM
Jeffrey D. Barnes Council Chambers**

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Jackson
Council Member Locklear
Council Member Wilson

STAFF PRESENT:

C.L. Gobble, Administrative Consultant
Kim P. Batten, Finance Officer/Town Clerk
Bob Clark, Planning/Zoning Administrator

COUNCIL ABSENT:

Council Member Bruton

GUEST PRESENT:

Susan Hatchell, Landscape Architecture, PLLC
Matt Tobolski, Project Designer & Production Mgr.

1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mulhollem called the meeting to order at 6:31 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Clayton, NC and declared a quorum present. Council Member Jackson offered the invocation.

b) Pledge of Allegiance

Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

2. DISCUSSION ITEMS:

a) Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC

Ms. Hatchell provided a presentation which appears below:



Susan Hatchell
Landscape Architecture, PLLC



Park Master Plan Concepts
Archer Lodge, NC

Town of Archer Lodge Park Master Plan

Tonight we'll review:

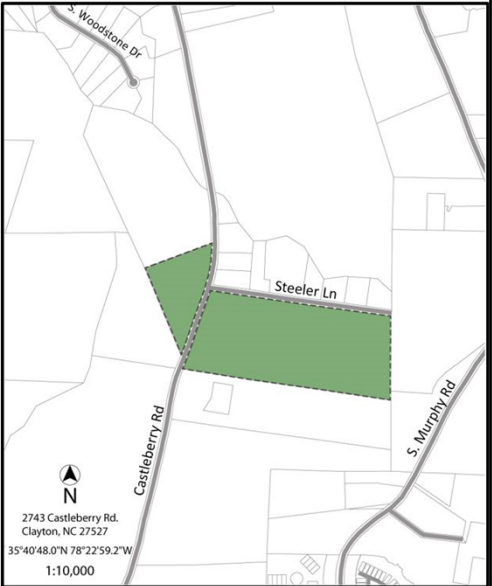
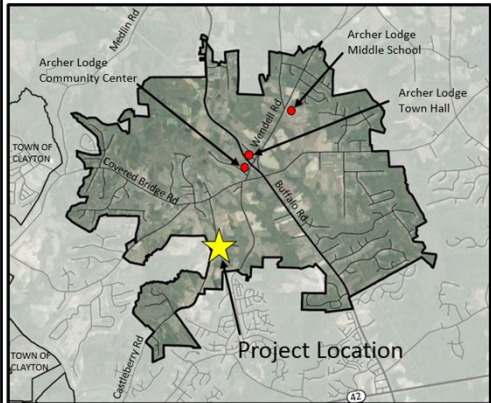
- Project Location
- Design Process
- Parks and Recreation Survey
- Existing Site
- Site Analysis & Goals
- Overall Park Program
- Preliminary Park Master Plan Concepts
- Next Steps

Susan Hatchell
Landscape Architecture, PLLC



Project Location

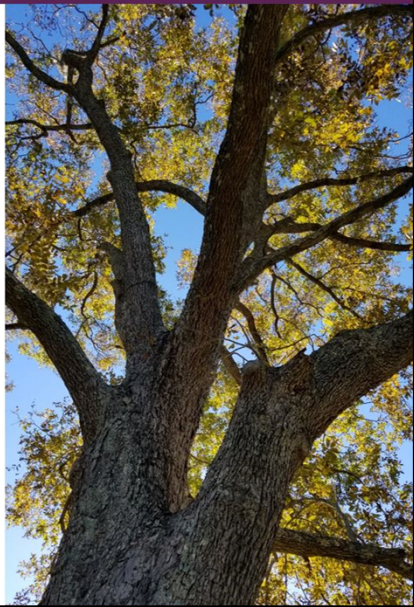
- Southwest Quadrant
- Intersection of Castleberry Rd. and Steeler Ln.



Design Process

- Recreation Survey – used the results of the 2014 survey to determine which facilities are most needed
- Analyzed the site to see if these recreational facilities are feasible
 - Maximize recreational opportunities
 - Limit amount of clearing
 - Protect natural resources
 - Preserve habitat
- Prepared a park program that lists the new facilities
- Prepared two Park Master Plan Concepts for review
- Refine concept and prepare a final Park Master Plan Document
- Prepare draft cost estimates
- Assist with PARTF grant application

Susan Hatchell
Landscape Architecture, PLLC



Parks and Recreation Survey – Top Ten Activities

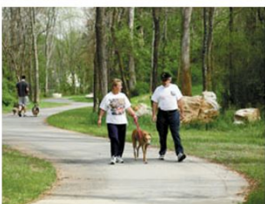
Top five active activities:

1. Fitness Trail
2. Swimming
3. Baseball
4. Basketball
5. Soccer

Top five passive activities:

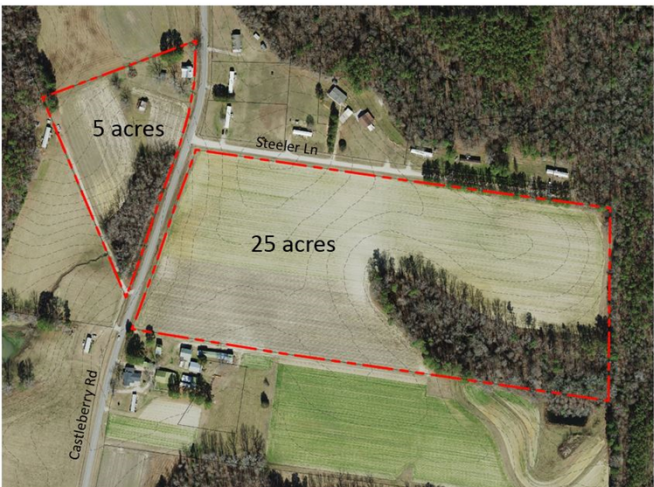
1. Walking
2. Outdoor concerts
3. Visiting historic sites
4. Wildlife observation
5. Playing on a Playground

Susan Hatchell
Landscape Architecture, PLLC



Existing Site

- 30 acres on two parcels
- Site is currently used for agriculture
- Two wooded areas preserved for drainage
- One existing farmhouse and two outbuildings
- Existing driveway at the farmhouse



Susan Hatchell
Landscape Architecture, PLLC



Existing Site



Susan Hatchell
Landscape Architecture, PLLC

Existing Site



Site Analysis and Goals

Site Analysis:

- Non-adjacent parcels
- Developable areas for recreation on both parcels
- Room for many types of active and passive recreational facilities

Goals:

- Mix of passive and athletic uses
- Facilities to appeal to a broad range of users – ages, activities, and abilities
- Meet recreational needs identified in the survey
- Design should be flexible
- Consider stewardship of the land



Site Analysis – Soils

Soil Types:

VrA: Varina loamy sand, 0% to 2% slopes.
Well drained, suitable for cropland, woodland,
urban and recreational uses

FuA: Fuquay sand, 0% to 3% slopes.
Well drained soil, suitable for cropland, woodland,
urban and recreational uses

GeB: Gilead sandy loam, 2% to 8 % slopes.
Moderately well drained soil, suitable for cropland,
woodland and most urban and recreational uses

GeD: Gilead sandy loam, 8% to 15% slopes
Moderately well drained soil, suitable for cropland,
woodland and most urban and recreational uses

UcB: Uchee loamy coarse sand, 2% to 6% slopes. Well drained suitable for cropland, woodland and most urban and recreational uses

Site soils are suitable for recreational development



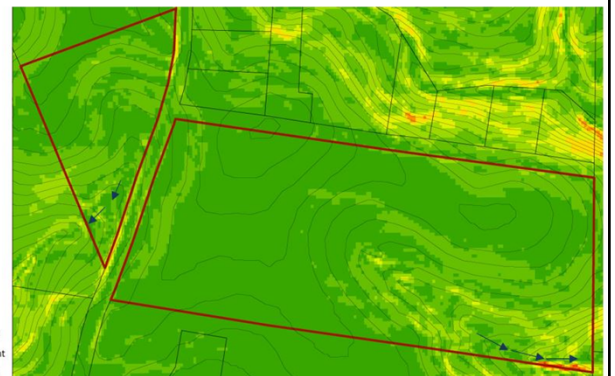
Soil Survey of Johnston County - USDA

Site Analysis – Slope and Hydrology

- Gently sloping site primarily from 2%- 4%
 - Steeper slopes occur along drainage ways
 - Small drainage areas in existing vegetation
- Slopes:

- Steeper slopes occur along drainage ways

- Small drainage areas in existing vegetation



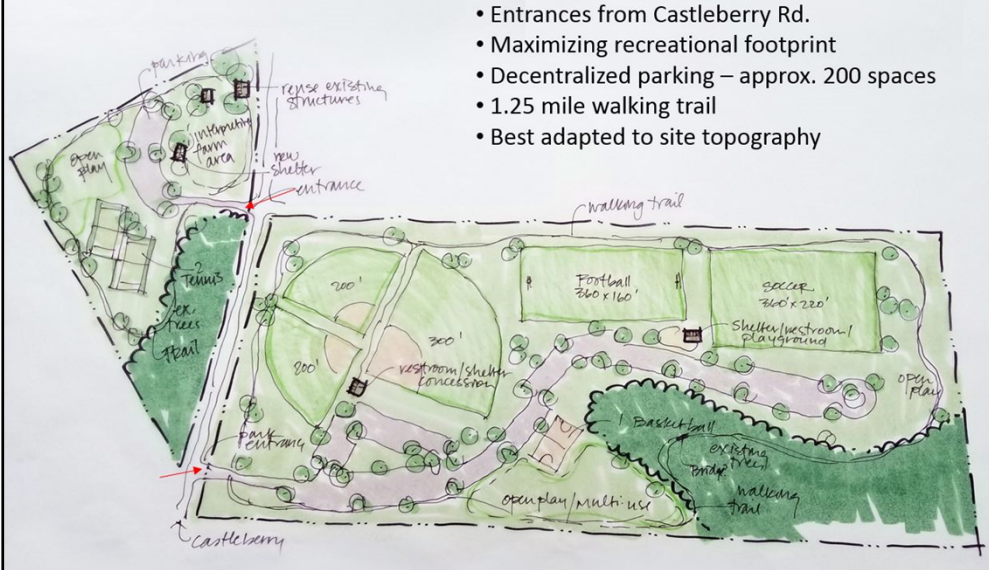
Park Program

Based on available developable areas and survey results, the following facilities are most feasible on the park site:

- Baseball Fields (300' and 200')
- Football Field (360' x 160')
- Soccer Field (360' x 220')
- Multi-purpose Field/Open Play Areas (1 – 1.75 acres)
- Tennis and Basketball Courts
- Playground
- Concession/Restroom Buildings
- Picnic Shelters and Picnic Areas
- Fitness Trail
- Parking
- Environmental Education
- Agricultural Heritage



Preliminary Master Plan – Concept A



Preliminary Master Plan – Concept B



PARTF Funding

- The Parks and Recreation Trust Fund (PARTF) provides dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public.
- Applications due May 1, 2019
- We are currently working with our regional consultant as we pursue the grant
- Grants recipients will be notified in late summer/fall



Susan Hatchell
Landscape Architecture, PLLC

Next Steps

- Finalize Overall Master Plan and Cost Estimate – Public Meeting in January 2019
- Gauge community support for the PARTF application
- Obtain input for the process
- Present final plan at Parks Board and Town Board
- Finalize and submit PARTF Application May 1, 2019

Susan Hatchell
Landscape Architecture, PLLC



Susan Hatchell
Landscape Architecture, PLLC

Comments & Discussion

Comments & Discussion followed which included items such as:

- Location of Entrances
- Process for PARTF Grant Application
- Validity of Parks & Recreation Survey from 2014
- Intended Goals
- Analysis of the site
- Programs & Facilities
- Two Conceptual Drawings
- Public Input Meeting in January 2019

Matt Tobolski, Project Designer/Production Manager, presented Aerial photos taken of the Park Land site, and gave a brief site analysis.

The following were discussed during Questions and Answers Session:

- PARTF application annual due date: May 1
- Re-purpose existing buildings for multi-use and potential historic value
- Prioritization of Park Land ideas
- Comprehensive Parks and Master Plan (January 2015) valid for approximately 10 years
- Support of Community
- Funding based on points and the geographical area and first Town park

- Land has natural drainage and not environmentally sensitive.
- Efficient and affordable lighting of fields with consideration of neighbors
- Entrance locations and turning lanes that facilitate traffic
- More sport fields and less parking on conceptual drawings
- Playgrounds near sports fields
- Location of basketball courts
- Security
- Path for pedestrians and cyclists
- Connector roads
- Access for Emergency Services
- Shelters for picnics and events

Concept A was preferred overall and Ms. Hatchell stated the property allows for many options. She will consider all input and recommendations to provide an updated concept for Town Council and for a public input meeting that needs scheduling for January. Mayor asked Ms. Batten to schedule meeting for the community to offer input. Three public presentations with different groups, such as the ALCC Community Center, Churches, Fire Department, and Scouts were suggested by Mr. Gobble. He further added that the Town will need letters of support from different groups for the PARTF Application. No further discussion.

b) Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)

Ms. Batten and Mr. Gobble handed out a DRAFT version of the CIP to the Town Council for review and input at a future meeting.

3. ADJOURNMENT:

a) Having no further business, Mayor Mulhollem asked for a motion to adjourn meeting.

Moved by: Council Member Wilson

Seconded by: Council Member Jackson

Adjourned meeting at 8:39 p.m.

CARRIED UNANIMOUSLY

Matthew B. Mulhollem, Mayor

Kim P. Batten, Town Clerk

Town of Archer Lodge

Petition for a Zoning Map Amendment

1. Applicant Contact Information

Name Owner/Applicant: Tilghman J Lee

Address: 1759 Castleberry Rd PO Box 626 Clayton

Phone Numbers: 919 417 4480 919 553-1695

Email Address: lee hvac clayton@yahoo.com

Owner's Agent:

Address:

Phone Numbers:

Email:

2. Petition Information

1. Location of subject property: Castleberry + covered Bridge Rd

2. Property size (acres): 2.13

3. Tax Parcel Number (PIN): 16J23068A

4. Current zoning classification: SFR-1 Single Family Residential

5. Current overlay district classification: NB Business TIL 12-5-18

6. Requested zoning reclassification of property: CB Community Business

7. Legal description of the property (metes and bounds, or if subdivided, lot block, subdivision plat book and page number). Attach a boundary description map, if requesting rezoning a portion of an unsubdivided tract. on file with Planning Dept

8. Brief explanation of the nature of the request, the reason the petition should be approved, and as statement of how the rezoning is consistent with Town policies and plans.

to add a needed business to the community

9. Attach a list of owners names, addresses, and parcel number of adjacent property

10. Read and sign the statement below:

***"I certify that I am the owner of the subject property and am the authorized applicant for the change in the Town of Archer Lodge Official Zoning Map."

Signature: Tilghman J Lee

Date: 11-7-18

3. For Town Use Only

Fee Paid: 375.00 11/15/18 Date Application Filed: 11-7-18 Case No.

Date Public Hearing Scheduled: Time:

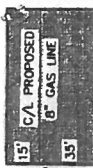
Dates Public Hearing Advertised:

Date Planning Board Meeting:

Case No. Approved: Ordinance No. Denied:

acres
1.0 J R Lane - 16503068P

acres
1.875 Tilgham & Jeanette Lee - 16503068P



- NOTES:
- FOR SOURCE OF TITLE REFER TO DEEDS AND PLATS REFERENCED HEREON.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE COMPUTATION.
 - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.
 - GRID COORDINATES ESTABLISHED USING RTK GPS METHODS.
 - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 - THIS MAP DOES NOT MEET N.C.G.S. STANDARDS 47-30.

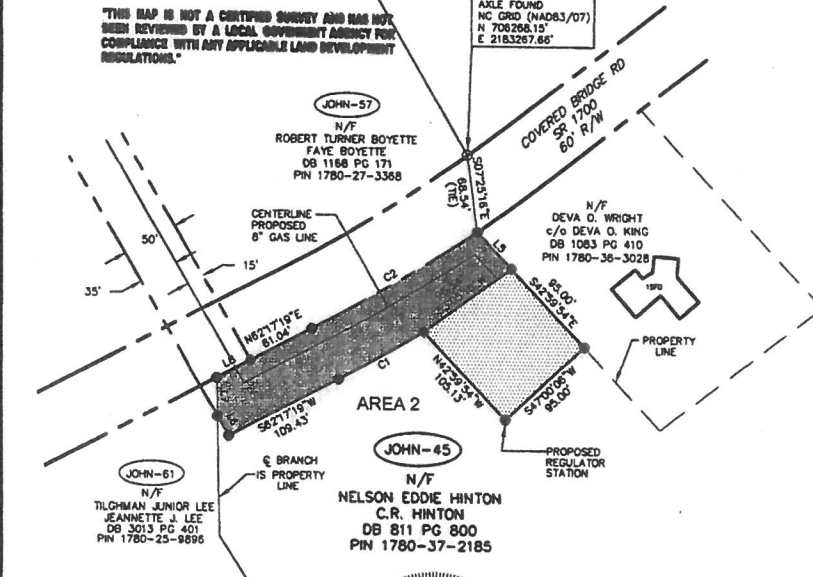
TYPICAL
60" EASEMENT
LAYOUT
NOT TO SCALE

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	1460.52	86.69	43.36	S60°35'17"W	86.68	3°24'03"
C2	1410.52	169.78	84.99	N58°50'25"E	169.68	6°53'48"

AREA OF:		SQ. FT.	ACRE
PROPOSED GAS LINE EASEMENT	AREA 1	8,647	0.20
	AREA 2	13,726	0.32
PROPOSED REGULATOR STATION		9,506	0.22
TOTAL		31,879	0.72

8" GAS LINE AREA 1: 188.99
AREA 2: 278.61
TOTAL: 467.60 LINEAR FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°24'39"E	29.42
L2	N61°26'45"E	9.94
L3	N76°47'21"E	40.49
L4	N29°35'21"W	50.00
L5	S42°59'54"E	43.91
L6	N29°35'18"W	19.92
L7	N00°46'05"W	33.75
L8	N62°17'19"E	33.75



I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION FOR THE PURPOSE OF RIGHT OF WAY OR EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN.

DAVID S. CLARK, PLS L-4729

VE-CLAY-45-31390038.DWG SHEET 2 OF 2



LEGEND

8" GAS LINE

IPF IRON PIPE FOUND

IRF IRON ROD FOUND

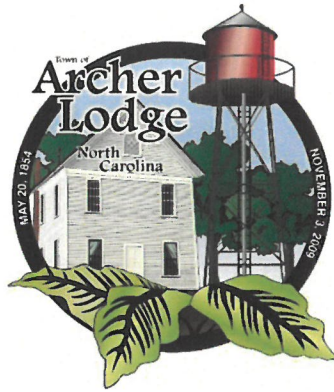
● CALCULATED POINT

SCALE: 1" = 100'

0 50 100 200

EASEMENT SURVEY PREPARED FOR
PIEDMONT NATURAL GAS COMPANY
LINE 142 PROJECT #2520585
EASEMENT TO BE ACQUIRED FROM
NELSON EDDIE HINTON and C.R. HINTON
JOHNSTON-45 HINTON WILDERS TOWNSHIP
JOHNSTON COUNTY, NORTH CAROLINA

MCKIM & CREED
ENGINEERS, PLANNERS, SURVEYORS
1730 VARSITY DRIVE
SUITE 500
RALEIGH, NORTH CAROLINA 27606
PHONE (919) 233-8091
SURVEY DATE: JULY 22, 2008



TOWN OF ARCHER LODGE
14094 Buffalo Road
Clayton, NC 27527
9190359-9727
919-359-3333 *fax*

Mayor:
Matt Mulhollem

Town Council:
Clyde Castleberry
Mayor Pro-Tem
Teresa Bruton
Mark Jackson
Mark Wilson

December 5, 2018

To: Archer Lodge Planning Board

From: Bob Clark, AICP, Planning and Zoning Administrator

Re: Staff report re ZMA-181107 Tilghman (Tim) Lee
Revised SFR-1 to NB Neighborhood Business Zoning
SE corner lot at Covered Bridge Rd. & Castleberry Rd.

In conversation today with Mr. Tilghman he has decided to modify his application to request the less intensive commercial zoning of his property offered through the Neighborhood Business District classification instead of the Community Business District. The uses of the property he has in mind are for a modest sized restaurant, a barbershop or other lower intensity business uses allowed in the NB district. He does not want to develop in a manner that will negatively impact the surrounding residential properties. He is not interested in pursuing development of the larger range of potential commercial uses such as automobile sales and repair shops, or bigger retail establishments allowed in the CB zoning district. His modified application is attached. The following information updates the previous staff report dated 11/28/18 to include information about the NB District and address some of the topics discussed at your last meeting.

Item: To consider an application filed on November 7, 2018, revised December 5, 2018, by Tilghman (Tim) Lee to amend the Town of Archer Lodge Official Zoning Map by changing the SFR-1 Single-Family Residential Zoning District to NB Neighborhood Business a 2.13-acre tract (TAG no. 16J03068K; PIN 178001-25-9864).

Owner: Tilghman J. Lee and Jeannette J. Lee
1759 Castleberry Road
P.O. Box 626
Clayton, NC 27528

Location: The 2.13-acre tract fronts the SE corner of Covered Bridge Rd. (SR 1700) and Castleberry Road (SR 1705)

Existing Use and Zoning:

Undeveloped lot in open grassed field and mixed hardwood
SFR-1 Single-Family Residential District (see Section 30-92 for a list of potential permitted uses)

Proposed Zoning:

Sec. 30-97. - Neighborhood Business District (NB).

“The Neighborhood Business District (NB) is intended to provide for the development of commercial and service centers that serve the daily commercial needs, are accessible by residents from the immediate neighborhood, and are of such a nature so as to minimize conflicts with surrounding residential areas.”

See Sec. 30-99. - Table of business and commercial uses for listings of permitted, conditional and special uses

Surrounding Land Uses and Zoning:

North – Covered Bridge Acres subdivision (primarily manufactured homes on individual lots)

SFR-3 Single-Family Residential

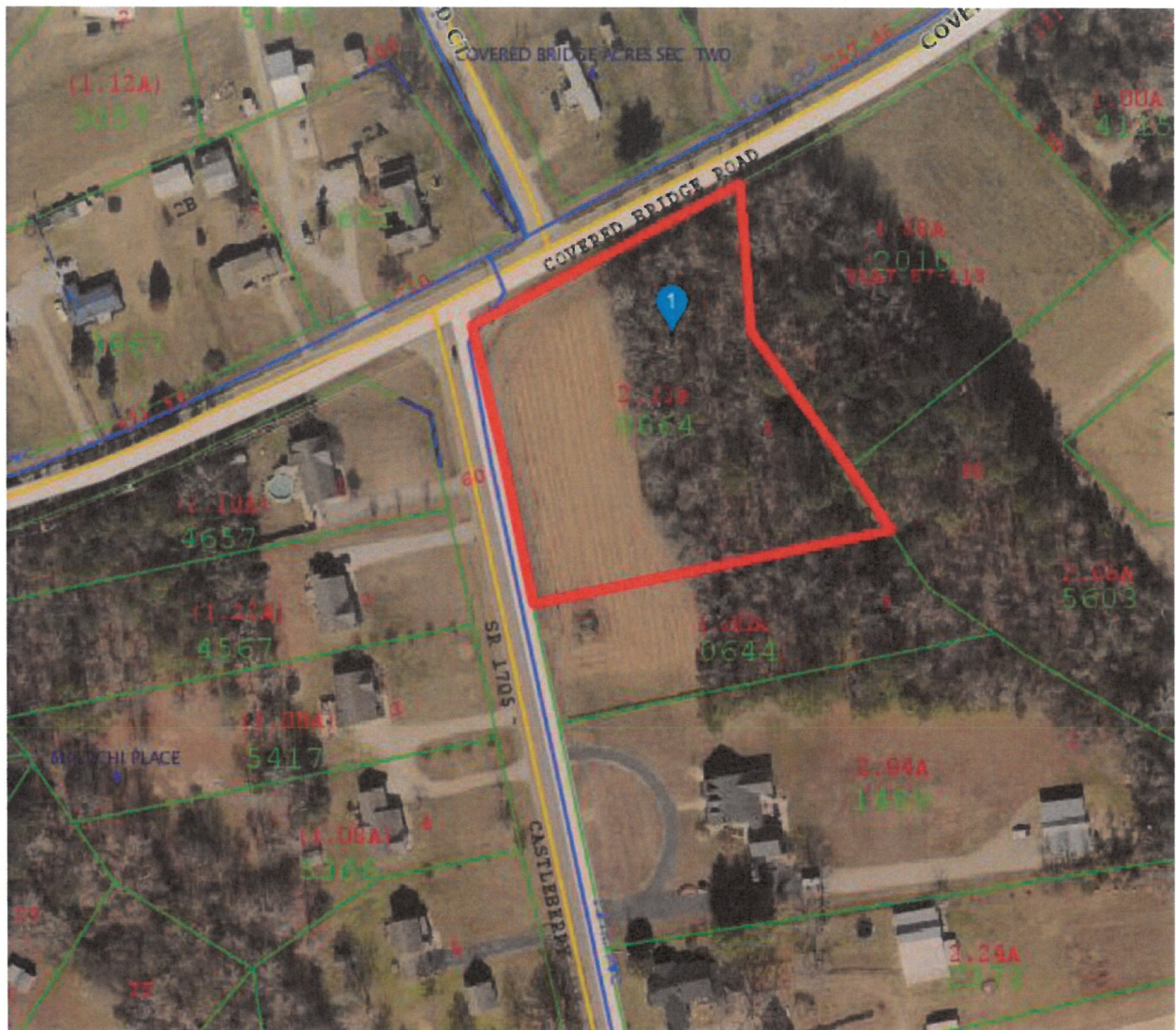
South – single-family detached homes SFR-1

East – Vacant lot (SFR-1) fronting Covered Bridge Rd. SFR-1

West – Single family detached homes SFR-1

Density and Dimensional Standards for AR and CB Districts

	Existing Zoning SFR-1 Single-Family Residential	Requested Zoning District NB Community Business
Min. Lot Size	Residential 1.5 du/ac (County water available); septic on site Non-residential: Sufficient to meet Johnston County Environmental Health required for public water/sewer (if available), adequate for structures, parking, loading & unloading	Residential 1.5 du/ac (County water available); septic on site Non-residential: Sufficient to meet Johnston County Environmental Health required for public water/sewer (if available), adequate for structures, parking, loading & unloading.
Minimum Lot Width	N/A	N/A
Front yard Setback	70 ft. (Collector or Arterial Road)	40 ft.
Interior Yard Setback	5 ft structure, 10 ft (accessory)	20 ft. (if next to residential), 10 ft (accessory)
Maximum Bldg. Height	40 ft.	40 ft.



Streams: Although the Johnston County GIS maps do not identify a blue line stream or riparian buffer on or adjacent to the tract. However, according to the subdivision plat for Tilghman Junior Lee and Wife, Jeaneatte J. Lee as recorded in Plat Book 69, Page 158, there is a fifty feet riparian buffer along the eastern property line (See Attached). An old irrigation pond is present in the woods straddling the eastern side of the property. The overlay district requirements of the Environmentally Sensitive Area District (ES) do not show presence of any intermittent streams on or adjacent to the property.

Topography: The property is gently sloped from 334 feet in elevation along Castleberry Rd. frontage to about 328 feet along the eastern most side of the lot in the ditch and pond area.

Floodplain: N/A (in X zone)

Watershed: Water Supply Water Protection District overlay WSIV: permits agriculture, silviculture, residential and non-residential development. Maximum built-upon area 24% with curb and gutter and 36% without curb and gutter roadway system.

Stormwater: Johnston County Stormwater Ordinance applies (reference Table 2.1)

Type of Development	Impervious Area Limitation	
	Inside the ESOD	Outside the ESOD
Single Family Residential	12%	15%
Other Development- Commercial, Industrial, Institutional and Multi-family	50%	60%

Single Family Residential includes all subdivisions where no more than one dwelling unit is proposed per lot. The development must be subdivided with single-family homes proposed. Recreation areas and open space associated with a single-family subdivision is also included in the total development maximum impervious area allowed.

Traffic: The NCDOT is currently in the preliminary engineering phases of proposed widening of Covered Bridge Road to a three-lane section (TIP project No. W-5704E). A copy of these (not for construction) plans was provided by Addison Gainey, P.E., the NCDOT Project Team Lead. The plans show the future road widening, turn lanes, right-of-way changes, utilities, and other details.

Traffic impact analysis (TIA) is required any residential or nonresidential development requiring a special use permit or site plan for uses generating average daily traffic counts of 1,000 vehicles per day or 100+ trips during peak hour. NCDOT has roadway and driveway access authority for this property and depending on the application for driveway permit(s) for specific uses will determine the design of access improvements to serve the property.

Comprehensive or Land Use Plan Designation: On July 11, 2011, the Town Council adopted “The Town of Archer Lodge, North Carolina Future Land Use Map”. The map depicts a general pattern of “future residential growth” for vicinity and the surrounding area. The map graphically depicts an area radiating from the middle of town for future development of “possible small commercial and mixed use”. Highlights of public consensus from the community wide survey (February 2011) show:

1. Residential – Ru/Ag with large to medium size lots
2. Encourage small main street type businesses at town center and other areas
3. Allow mixed uses – residential/offices/small scale commercial within walking distance
4. Document historic sites
5. Encourage bike/walk ways on private and public lands
6. Keep the town rural in character

2030 Archer Lodge Comprehensive Land Use Plan (adopted 03-09-15) includes these applicable goals and action items:

1. “Goal: Archer Lodge will strive to maintain a peaceful, family oriented active community.”
2. “Goal: Meet the needs of current and future businesses while maintaining “village” characteristics.”

“Action Items: Promote the type of businesses that are a “good” fit for Archer Lodge”

Meeting Schedule:

The Town Council on December 3, 2018 authorized staff to advertise a public hearing on the rezoning request for January 7, 2019.

PLANNING BOARD RECOMMENDATION

ZONING MAP AND ZONING TEXT AMENDMENT REQUESTS

File No. ZMA 20181107 Tilghman (Tim) Lee request to rezone 2.13 acres (PIN # 178001-25-9864; TAG # 16J03068K) from SFR-1 Single Family Residential Zoning District to NB Neighborhood Business

APPROVAL – this request is consistent with the objectives and policies of the following plans adopted by the Town of Archer Lodge:

With the Comprehensive Land Use Plan adopted 03-09-15

1. Goal: Archer Lodge will strive to maintain a peaceful, family oriented active community.
2. Goal: Meet the needs of current and future businesses while maintaining “village” characteristics.

Action Items: Promote the type of businesses that are a “good” fit for Archer Lodge

With the Future Land Use Map (adopted 7-11-11, readopted in the Comprehensive Land Use Plan (03-09-15) The map depicts a general pattern of “future residential growth” for vicinity and the surrounding area. The map graphically depicts an area radiating from the middle of town for future development of “possible small commercial and mixed use.” Two of the public consensus desires from the community wide survey (February 2011) support small-scale community business opportunities.

1. Encourage small main street type businesses at town center and other areas
2. Allow mixed uses – residential/offices/small scale commercial within walking distance

With the NCDOT STIP No. 5704E Covered Bridge Road widening and Castleberry Road intersection improvements are expected to improve traffic flow and operations and neighborhood businesses may be accommodated at this location.

Therefore, the Planning Board recommends approval of the request.

On a motion by Jim Purvis, second by Teresa Romano and approved unanimously.

This report reflects the recommendation of the Town of Archer Lodge Planning Board, this the 12th day of December 2018.

Attest:

 12/12/18
Bob Davis, Planning Board Chairman



**TOWN OF ARCHER LODGE
TO AMEND THE OFFICIAL ZONING MAP**

WHEREAS, on November 7, 2018, Tilghman J. Lee filed a petition for rezoning from Single-Family Residential-1 (SFR-1) to Neighborhood Business (NB) (ZMA-20181107)

WHEREAS, following due advertisement, notice to property owners, and posting signs announcing a public hearing as provided by law, the Town Council for the Town of Archer Lodge, North Carolina held said public hearing on January 7, 2019, and

WHEREAS, the Town Council having given due consideration to the matter and upon receiving the Planning Board's report and recommendation, and

WHEREAS, the rezoning request is in compliance with the objectives and policies of the Comprehensive Land Use Plan adopted 03-09-15 and Future Land Use Map adopted 7-11-11

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Town Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the plan for adopted zoning patterns, plans, and policies of the Town of Archer Lodge.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Archer Lodge, North Carolina, in order to protect the public health, welfare, and safety, the Official Zoning Map is amended reclassifying from Single-Family Residential-1 (SFR-1) to Neighborhood Business (NB) the following tract:

Beginning at a point at the northeast corner of the intersections of Castleberry Road (NCSR 1705) and Covered Bridge Road (NCSR 1700), said point being the point of beginning; thence proceeding N 64°55'04" E – 301.56' along the southern right-of-way of Covered Bridge Road (NCSR 1700) to a point; thence leaving the southern right-of-way of Covered Bridge Road (NCSR 1700) and proceeding S 01°41'24" W – 140.57' to a point; thence proceeding S 29°39'37" E – 233.54' to a point; thence proceeding S 80°45'29" W – 344.93' to a point on the eastern right-of-way of Castleberry Road (NCSR 1705), thence proceeding along the eastern right-of-way of Castleberry Road (NCSR 1705) N 09°14'31" W – 344.93' towards Covered Bridge Road (NCSR 1700) to a point, said point being the point of beginning. Being all of Lot 1 as depicted on the final plat entitled "Subdivision Plat for Tilghman Junior Lee and wife Jeanette J. Lee" dated August 17, 2006 as recorded in Plat Book 69, Page 158 of the Johnston County Register of Deeds which is hereby referenced.

DULY ADOPTED THIS, THE 4TH DAY OF FEBRUARY 2019.

TOWN OF ARCHER LODGE

ATTEST:

Matthew B. Mulhollem, Mayor

Kim P. Batten, Town Clerk

(SEAL)



MOTION FOR DENIAL BY TOWN COUNCIL

I _____ move to deny the requested rezoning, ZMA 181107 filed by Tilghman Lee to rezone 2.13 acres identified as TAG # 16J03068K from SFR-1, Single-Family Residential to NB-Neighborhood, as such a rezoning is inconsistent with the Town of Archer Lodge's land use map and comprehensive transportation plan and the Town Board's proposed action on the amendment is reasonable and in the public interest.

Second _____

Vote: _____



TOWN OF ARCHER LODGE
14094 Buffalo Road
Clayton, NC 27527
Office: 919-359-9727
Fax: 919-359-3333

Mayor:
Matthew B. Mulhollem

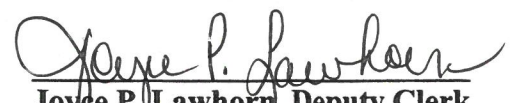
Council Members:
Clyde B. Castleberry
Mayor Pro Tem
Teresa M. Bruton
J. Mark Jackson
Hearbert A. Locklear
Mark B. Wilson

Reference: Letters mailed to the community of the Tilghman Lee Property for File No. ZMA Tilghman (Tim) Lee request to rezone 2.13 acres (PIN# 178001-25-9864; TAG# 16J0368K) from SFR-1 Single-Family Residential (SFR-1) to Neighborhood Business (NB)

I, Joyce P. Lawhorn, Town of Archer Lodge Deputy Clerk, hereby certify that I personally mailed notification letters via USPS on Wednesday, December 19, 2018 to the following in the community of the Tilghman Lee Property located at the northeast corner of the intersection of Castleberry Road (NCSR 1705) and Covered Bridge Road (NCSR 1700).

NAME	CO-OWNER	ADDRESS
Tilghman Junior Lee	Jeannette J. Lee	P.O. Box 626
Tilghman Junior Lee	Jeannette J. Lee	1759 Castleberry Rd.
Nieshia Macon	Timmy Macon	78 Miranda Ct.
James R. Lane	Shelby Lane	3176 Castleberry Rd.
Lisa Boyette Stutts	Ray M. Boyette, Jr.	6097 Covered Bridge Rd.
Ryan Prescott Tillerson	Emily Anne Tillerson	3197 Castleberry Rd.
Robert Turner Boyette	Faye Boyette	6225 Covered Bridge Rd.
Kevin Y. Green	Tonya H. Green	3175 Castleberry Rd.
Sherry Wiggins	Donna Rae Shirley	3219 Castleberry Rd.

This the 19th day of December, 2018


Joyce P. Lawhorn, Deputy Clerk
Town of Archer Lodge

