



Town of Archer Lodge

AGENDA

Work Session Meeting

Tuesday, January 22, 2019 @ 6:30 PM

Jeffrey D. Barnes Council Chambers

Page

1. WELCOME/CALL TO ORDER:

2. OLD BUSINESS:

3 - 25

2.a. Review and Discuss Mr. Tim Lee's Application to rezone and Current Zoning Ordinance regarding Neighborhood Business District

[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](#)

[REZONING APPLICATION \(PETITION\)](#)

[SEC. 30-97 NEIGHBORHOOD BUSINESS DISTRICT \(NB\)](#)

[SEC. 30-99 TABLE OF BUSINESS AND COMMERCIAL USES](#)

2.b. Meeting Reminders

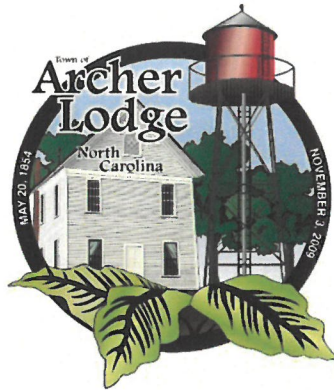
- Susan Hatchell's Public Input Meeting for Park Ideas
When: Tuesday, January 29th
Where: Archer Lodge Community Center (ALCC)
Time: Floating 5:00 p.m. - 7:00 p.m.
- Bike/Pedestrian Steering Committee Meeting
When: Thursday, January 31st
Where: Jeffrey D. Barnes Council Chambers, AL Town Hall
Time: 6:30 p.m.
- Town Council Annual Planning Session
When: Saturday, February 23rd
Where: Parkside Cafe', Pine Level, NC
Time: 8:30 a.m.

3. NEW BUSINESS:

- 26 - 28
- 3.a. Planning Board/Board of Adjustments Retroactive Re-appointments to January 1, 2019 Discussion
 - A. Terry Barnes
 - John Oglesby
 - Teresa Romano
 - 3.b. December 31, 2018 Financials & Year-to-Date Comparison (FY18 compared to FY19)
[DECEMBER 2018 - ALL FUNDS](#)
[YTD COMP 12.31.18](#)
 - 3.c. Town Hall Expansion Project and Council Chambers Considerations
 - Cameras and Security Equipment
 - Data, Voice Networking and Audio Visual
 - Network as a Service (24/7/365) - VC3
 - New Furniture and Equipment
 - Replacement Furniture

4. CLOSED SESSION:

5. ADJOURNMENT:



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.

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





AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE TOWN OF ARCHER LODGE

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 including plan consistency statement and recommendation for approval of the petition, and

WHEREAS, the applicant's petition is consistent 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, and

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 Board of Commissioners of the Town of Archer Lodge, North Carolina, 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 _____ day of _____, 2019. This ordinance shall be effective from and after its adoption.



Matt Mulhollem
Mayor

ATTEST:

Kim J. Batten
Town Clerk



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

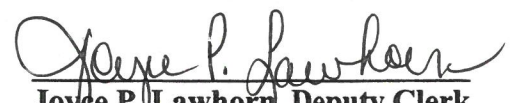
Council Members:
Clyde B. Castleberry
Mayor Pro Tem
Teresa M. Bruton
J. Mark Jackson
Hearbert A. Locklear
Mark B. Wilson

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

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 nvacclayton@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: SER-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:

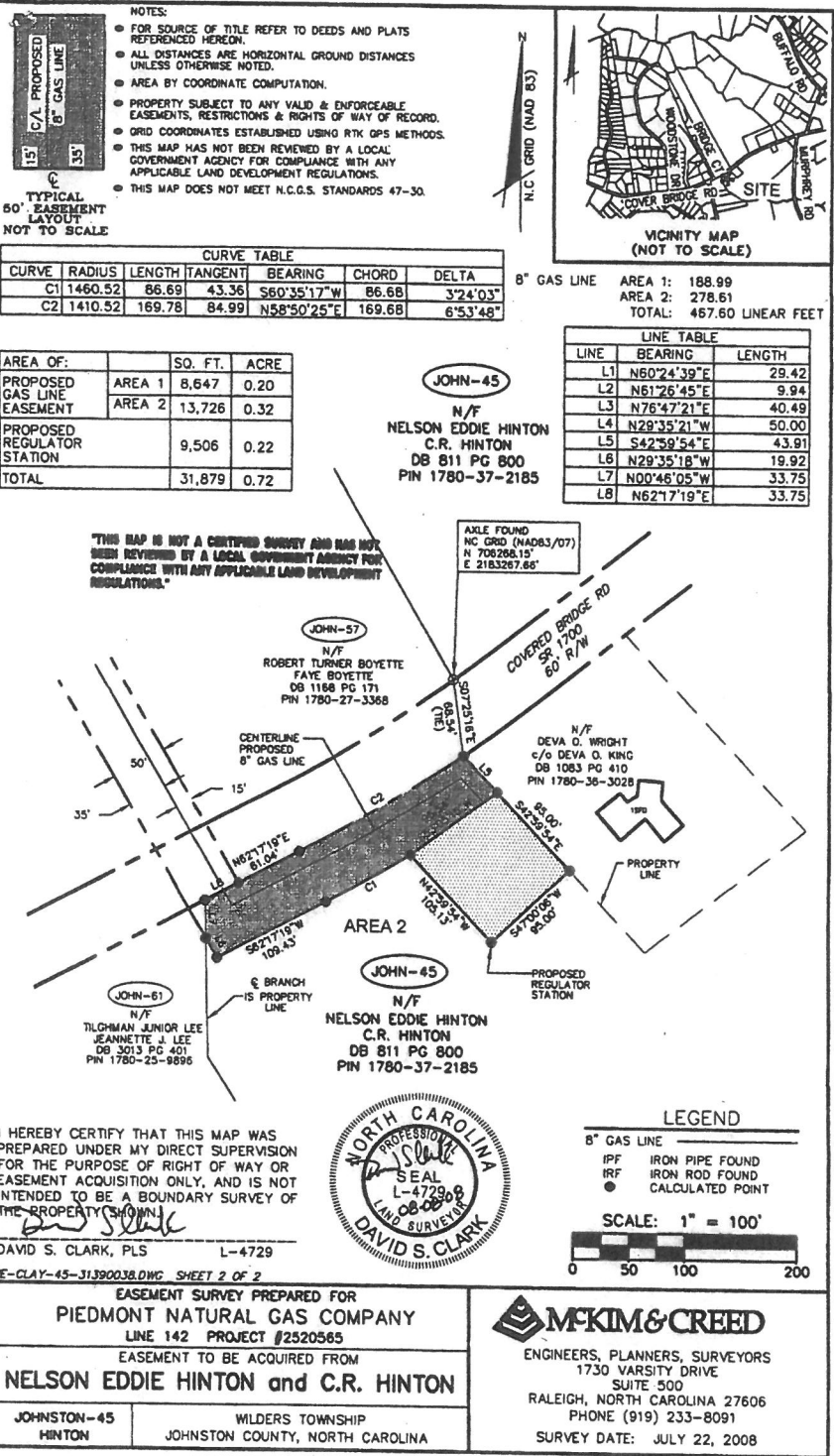
Dates Public Hearing Advertised:

Date Planning Board Meeting:

Case No. Approved: Ordinance No. Denied:

acres
1.0 J R Lane - 16503068P

acres
1.875 Tilgham & Jeanette Lee - 16503068P



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

- (a) *Intent.* 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.
- (b) (1) *Permitted uses.* See section 30-99 for a table of permitted uses as a principal use in the neighborhood business district.
- (2) *Additional specifications.*
 - a. Accessory buildings or structures are permitted, provided such buildings or structures shall be not less than ten feet from any interior property line, located in the rear or side yard, not exceed 50 percent of the square footage of the principle structure and meet the street setback requirements of subsection (e) of this section. The board of adjustment shall decide on a case by case basis exception to the maximum square footage of any accessory buildings. Class A, B manufactured homes and C mobile homes will not be permitted to be used for storage (commercial or noncommercial storage). Temporary storage containers or PODs shall be allowed for a 30-day period, with the possibility of a 30-day extension by the zoning administrator for hardship cases and no more than twice during a calendar year.
 - b. Open storage for longer than three days shall be prohibited as a principal and/or accessory use. Open storage behind an opaque fence shall be permitted. The board of adjustments shall decide on a case by case basis exception to the open storage restrictions.
- (c) *Conditional uses.* For the neighborhood business district, the following conditional uses are established pursuant to G.S. 160A-381. Conditional uses listed may be established only after issuance and recordation of a conditional use permit in accordance with the procedures and conditions specified in section 30-90.
 - (1) Solar farms. See section 30-100(d).
- (d) *Special uses.* For the neighborhood business districts, the following special uses are established, pursuant to G.S. 160A-381. Special uses listed may be established only after issuance and recordation of a special use permit in accordance with the procedures and conditions specified in section 30-90.
 - (1) Wireless telecommunication receiving/transmitting tower and facilities. See section 30-100.
 - (2) Kennel.

- (e) *Minimum building setback requirements.* The minimum building setback requirements for the neighborhood business district shall be as follows:
- (1) From any arterial or collector street right-of-way: 40 feet.
 - (2) From any local street right-of-way: 30 feet.
 - (3) From an interior lot line adjacent to commercial or industrial zoning: ten feet.
 - (4) From any interior lot line adjacent to residential zoning: 20 feet.
 - (5) From any access easement: 15 feet.
 - (6) Promote parking areas to be located on the building site so as not to be visible from adjoining streets. In the event building setbacks need to be reduced to accommodate such a parking area concept, allow the zoning administrator to make such decision.
 - (7) The setback requirement applies to all accessory structures, including gasoline pumps, underground storage tanks, canopies and other similar structures.
- (f) *Maximum building height requirement.* The maximum height of a building in the community business district shall be 40 feet.

(Ord. of 11-14-2013, § 14-81)

Sec. 30-99. - Table of business and commercial uses.

	Business/Commercial /Industrial Uses	Neighborhood Business (NB)	Community Business (CB)	Office and Institutional (OI)
1	Automobile car wash		Permitted, limited to ≤ 4 bays or ≤ 2,500 sf detail service	
2	Automotive part sales		Permitted, limited to ≤ 6,500 sf	
3	Automotive repair —mechanical/paint/body		Permitted, limited to ≤ 2,000 sf, no more than 8 vehicles stored outside overnight behind an opaque fence from all visible directions	
4	Automotive service/gas stations (i.e., Jiffy Lube, Midas, etc.)		Permitted, limited to ≤ 2,000 sf, no more than 8 vehicles stored overnight	

5	Bakery—establishments manufacturing food products		Permitted	
6	Bakery—retail	Permitted, limited to ≤ 3,500 sf	Permitted, limited to ≤ 4,000 sf	
7	Bank		Permitted, limited to ≤ 4,000 sf	Permitted
8	Barber/beauty shop to include nail salon	Permitted, limited to ≤ 500 sf	Permitted, limited to ≤ 2,000 sf	Permitted
9	Bed and breakfast	Permitted	Permitted	Permitted
10	Reserved			
11	Business—convenience store	Permitted, limited to ≤ 3,500 sf and ≤ 6 fuel pumps	Permitted, limited to ≤ 5,000 sf and ≤ 12 fuel pumps	
12	Business—office	Permitted, limited to ≤ 3,500 sf	Permitted, limited to ≤ 12,500 sf	Permitted
13	Business—retail	Permitted, limited to ≤ 3,500 sf	Permitted, limited to ≤ 10,000 sf	

14	Cemetery accessory to place of worship	Permitted		Permitted	Permitted
15	Civic/fraternal/social clubs & organizations	Permitted		Permitted	Permitted
16	Dance studio/gymnastics	Permitted, limited to $\leq 3,500$ sf		Permitted	Permitted
17	Day care facility—adult			Permitted, limited to the care of ≤ 12 adults	Permitted
18	Day care facility—child	Permitted, limited to $\leq 2,500$ sf		Permitted, limited to $\leq 5,000$ sf	Permitted
19	Day care, home—child	Permitted, limited to 5 children		Permitted, limited to 5 children	
20	Electronic gaming operation			Special use	
21	Farmers market not considered flea market	Permitted		Permitted	Permitted
<u>22</u>	Feed and seed sales			Permitted, limited to $\leq 6,500$ sf	
23	Government use facility	Permitted		Permitted	Permitted

24	Group care facility			Permitted, limited to the care of ≤ 12 persons
25	Heating and air conditioning shop		Permitted	
<u>26</u>	Home occupation accessory to dwelling	Permitted	Permitted	Permitted
<u>27</u>	Hospital			Permitted
28	Kennel	Special use	Special use	
<u>29</u>	Landscaping/nursery stock sales		Permitted	
30	Libraries/museums/art galleries		Permitted	Permitted
31	Medical clinic		Permitted, limited to $\leq 12,500$ sf	Permitted
32	Mini-storage		Permitted	
33	Nursing home		Permitted, limited to the care of ≤ 18 persons	Permitted

34	Parcel post shipping/receiving	Permitted, limited to ≤ 2,000 sf		Permitted, limited to ≤ 5,000 sf	Permitted
35	Pharmacies			Permitted, limited to ≤ 6,500 sf	Permitted
36	Physical fitness center	Permitted, limited to ≤ 6,000 sf		Permitted, limited to ≤ 12,500 sf	Permitted
37	Place of worship	Permitted		Permitted	Permitted
38	Printing/reproduction /publishing			Permitted, limited to ≤ 5,000 sf	Permitted
39	Public/private utility facilities			Special use	Special use
40	Public/private utility stations	Permitted		Permitted	Permitted
41	Recreation—indoor			Permitted, limited to ≤ 12,500 sf	
42	Recreation—outdoor	Permitted		Permitted	
43	Restaurant	Permitted		Permitted	Permitted

44	Retail center	Permitted, limited to ≤ 3,500 sf	Permitted, limited to ≤ 10,000 sf	
45	Riding stables	Permitted	Permitted	
46	School—Montessori and other educational	Permitted, limited to ≤ 2,250 sf	Permitted, limited to ≤ 8,000 sf	Permitted
47	School—public/private (K-12), university	Permitted	Permitted	Permitted
48	Sexually-oriented adult business		Special Use	
49	Spa—day		Permitted, limited to ≤ 12,500 sf	Permitted
50	Single family or modular dwelling	Permitted	Permitted	Permitted
51	Spa—medical		Permitted, limited to ≤ 12,500 sf	Permitted
52	Sporting goods	Permitted, limited to ≤ 3,500 sf	Permitted, limited to ≤ 6,500 sf	
53	Tanning salon	Permitted, limited to ≤ 1,500 sf	Permitted, limited to ≤ 3,000 sf	Permitted

54	Thrift store— apparel/household	Permitted, limited to ≤ 3,500 sf		Permitted, limited to ≤ 6,500 sf	
55	Tire sales—non- distributing			Permitted, limited to ≤ 6,500 sf	
56	Vendor sales— temporary	Permitted		Permitted	Permitted
57	Veterinary clinic			Permitted, limited to ≤ 12,000 sf special use with kennel	
58	Wireless telecommunication receiving/transmitting tower and facilities	Special use		Special use	Special use



(Ord. of 11-14-2013, § 14-90)



TOWN OF ARCHER LODGE FINANCIAL SUMMARY REPORT FOR MONTH ENDING DECEMBER 31, 2018

GENERAL FUND 10				
<i>REVENUES</i>	ADMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
AD-VALOREM TAXES	654,600.00	281,217.09	471,488.29	72.03%
SALES TAXES	164,010.00	15,266.99	62,597.87	38.17%
FRANCHISE TAXES	155,000.00	42,481.56	42,481.56	27.41%
ALCOHOL BEV TAXES/JO CO ABC DIST	45,000.00	0.00	6,507.37	14.46%
PERMITS AND FEES	3,100.00	0.00	1,600.00	51.61%
FEE IN LIEU OF RECREATION	20,000.00	0.00	0.00	0.00%
PEG CHANNEL SUPPORT	52,000.00	13,513.52	13,513.52	25.99%
MISCELLANEOUS REVENUES	50.00	0.02	15.02	30.04%
INVESTMENT EARNINGS	12,000.00	2,254.80	11,113.39	92.61%
PARK LAND GRANTS-NCDNCR	100,000.00	0.00	100,000.00	100.00%
TRANSFER IN FROM CAP RES FUND	25,000.00	0.00	0.00	0.00%
TRANSFER IN FROM PARK RES FUND	202,049.00	0.00	202,049.00	100.00%
FUND BALANCE APPROPRIATION	46,250.00	0.00	0.00	0.00%
TOTALS	1,479,059.00	354,733.98	911,366.02	61.62%
<i>EXPENDITURES</i>	AMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	37,320.00	3,295.51	19,963.63	53.49%
ADMINISTRATION	253,830.00	16,094.49	106,852.14	42.10%
JO CO TAX COLLECTION FEES	18,000.00	7,076.13	12,053.69	66.96%
LEGAL	15,000.00	907.50	4,785.00	31.90%
PROPERTY TAXES	100.00	0.00	0.00	0.00%
PUBLIC BUILDINGS	74,040.00	3,048.36	29,332.90	39.62%
PEG MEDIA PARTNERS	52,000.00	13,513.52	13,513.52	25.99%
PUBLIC SAFETY	290,500.00	112,509.28	185,014.59	63.69%
TRANSPORTATION-PUBLIC WORKS	66,500.00	853.23	12,490.39	18.78%
PLANNING & ZONING	98,905.00	6,792.90	44,089.94	44.58%
CULTURAL & RECREATION	291,250.00	0.00	241,250.00	82.83%
DEBT SERVICES	45,614.00	0.00	5,122.40	11.23%
TRANSFER TO CAP RESERVE	25,000.00	0.00	25,000.00	100.00%
TRANSFER TO PARK RESERVE	211,000.00	37,392.83	162,021.18	76.79%
TRANSFER TO TOWN HALL EXPANSION	0.00	0.00	2,587.80	#DIV/0!
TOTALS	1,479,059.00	201,483.75	864,077.18	58.42%
Y-T-D GENERAL FUND INCREASE (DECREASE)		153,250.23	47,288.84	

CAPITAL RESERVE FUND 30				
<i>REVENUES</i>	AMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
INVESTMENT EARNINGS	5,000.00	827.19	4,364.42	87.29%
TRANSFER FROM GEN FUND 10	25,000.00	0.00	25,000.00	100.00%
FUND BALANCE APPROPRIATED	0.00	0.00	0.00	#DIV/0!
TOTALS	30,000.00	827.19	29,364.42	97.88%

<i>EXPENDITURES</i>	AMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
TRANSFER TO GEN FUND 10	30,000.00	0.00	0.00	0.00%
TOTALS	30,000.00	0.00	0.00	0.00%
Y-T-D CAP RESERVE FUND INCREASE (DECREASE)		827.19	29,364.42	

PARK RESERVE FUND 31				
<i>REVENUES</i>	AMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
INVESTMENT EARNINGS	2,500.00	419.55	1,551.60	62.06%
TRANSFER FROM GEN FUND 10	211,000.00	37,392.83	162,021.18	76.79%
FUND BALANCE APPROPRIATED	202,049.00	0.00	0.00	0.00%
TOTALS	415,549.00	37,812.38	163,572.78	39.36%
<i>EXPENDITURES</i>	AMENDED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
RECREATION DEVELOPMENT	213,500.00	0.00	0.00	0.00%
TRANSFER TO GEN FUND 10	202,049.00	0.00	202,049.00	100.00%
TOTALS	415,549.00	0.00	202,049.00	48.62%
Y-T-D PARK RESERVE FUND INCREASE (DECREASE)		37,812.38	(38,476.22)	

TOWN HALL EXPANSION PROJECT FUND 40				
<i>REVENUES</i>	BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
PROCEEDS OF INSTALLMENT LOAN	405,000.00	61,166.33	191,919.58	47.39%
TRANSFER FROM GEN FUND 10	45,000.00	0.00	2,587.80	5.75%
TOTALS	450,000.00	61,166.33	194,507.38	43.22%

<i>EXPENDITURES</i>	BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
CONTRACTED SERVICES	420,000.00	61,166.33	194,136.58	46.22%
SMALL EQUIPMENT & FURNISHINGS	30,000.00	0.00	370.80	1.24%
TRANSFER TO GEN FUND 10	0.00	0.00	0.00	#DIV/0!
TOTALS	450,000.00	61,166.33	194,507.38	43.22%
Y-T-D EXPAN PROJECT FUND INCREASE(DECREASE)		0.00	0.00	



Kim P. Batten

FINANCE OFFICER



TOWN OF ARCHER LODGE FINANCIAL SUMMARY REPORT FISCAL YEAR COMPARISON FOR PERIOD ENDING DECEMBER 31ST

GENERAL FUND				
REVENUES		Dec-18	Dec-17	DIFFERENCE
	AD-VALOREM TAXES	471,488.29	420,652.85	50,835.44
	SALES TAXES	62,597.87	55,357.30	7,240.57
	FRANCHISE TAXES	42,481.56	40,734.82	1,746.74
	ALCOHOL BEV TAXES/JO CO ABC DIST	6,507.37	7,591.93	(1,084.56)
	PERMITS AND FEES	1,600.00	1,320.00	280.00
	FEE IN LIEU OF RECREATION	0.00	0.00	0.00
	PEG CHANNEL SUPPORT	13,513.52	13,513.52	0.00
	MISCELLANEOUS REVENUES	15.02	9.99	5.03
	INVESTMENT EARNINGS	11,113.39	4,431.45	6,681.94
	PARK LAND GRANTS-NCDNCR	100,000.00	0.00	100,000.00
	TRANSFER IN FROM CAPITAL RESERVE	0.00	0.00	0.00
	TRANSFER IN FROM PARK RESERVE	202,049.00	0.00	202,049.00
	FUND BALANCE APPROPRIATION	0.00	0.00	0.00
		911,366.02	543,611.86	367,754.16
EXPENDITURES		Dec-18	Dec-17	DIFFERENCE
	GOVERNING BODY	19,963.63	20,382.97	(419.34)
	ADMINISTRATION	106,852.14	96,167.78	10,684.36
	JO CO TAX COLLECTION FEES	12,053.69	10,778.59	1,275.10
	LEGAL	4,785.00	5,032.50	(247.50)
	PROPERTY TAXES	0.00	95.90	(95.90)
	PUBLIC BUILDINGS	29,332.90	25,775.40	3,557.50
	PEG MEDIA PARTNERS	13,513.52	13,513.51	0.01
	PUBLIC SAFETY	185,014.59	142,786.25	42,228.34
	TRANSPORTATION-PUBLIC WORKS	12,490.39	8,027.60	4,462.79
	PLANNING & ZONING	44,089.94	42,721.65	1,368.29
	CULTURAL & RECREATION	241,250.00	25,000.00	216,250.00
	DEBT SERVICES	5,122.40	0.00	5,122.40
	TRANSFER TO CAP RESERVE	25,000.00	25,000.00	0.00
	TRANSFER TO PARK RESERVE	162,021.18	60,468.03	101,553.15
	TRANSFER TO TOWN HALL EXPANS	2,587.80	0.00	2,587.80
		864,077.18	475,750.18	388,327.00
Y-T-D INCREASE (DECREASE)		47,288.84	67,861.68	(20,572.84)

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