



Work Session - Minutes Monday, April 18, 2022

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Bruton
Council Member Jackson
Council Member Purvis
Council Member Wilson

STAFF PRESENT:

Mike Gordon, Town Administrator
Marcus Burrell, Town Attorney
Julie Maybee, Town Planner
Kim P. Batten, Finance Officer/Town Clerk

COUNCIL ABSENT:

GUESTS PRESENT:

Chad Meadows, CodeWright Planners, LLC

Page

1 WELCOME/CALL TO ORDER:

- a) **Mayor Mulhollem called the meeting to order at 8:17 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge, NC and declared a quorum present.**
Please note that this meeting followed the Special Meeting of a Quasi-Judicial Public Hearing on a Special Use Permit Application by Piedmont Natural Gas Co., Inc.

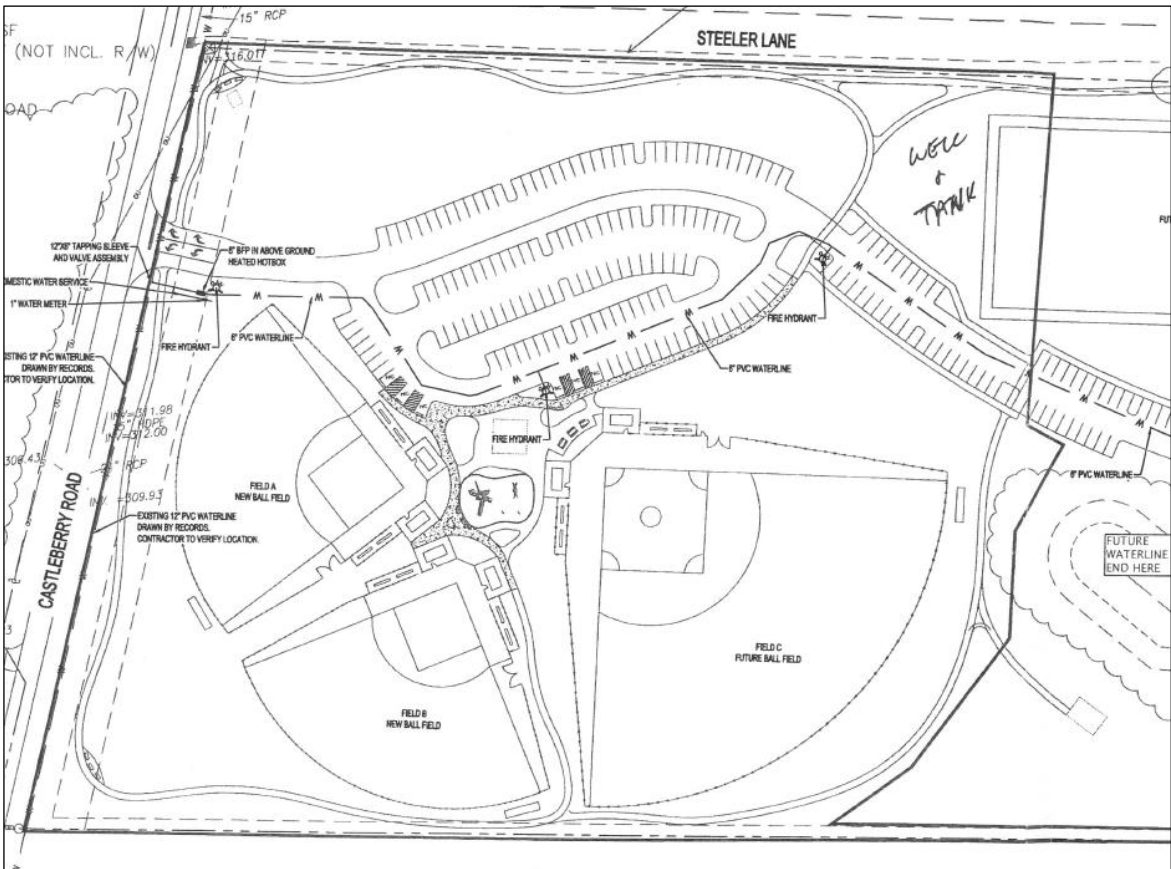
2 OLD BUSINESS:

a) Town Administrator - Update on Town Park

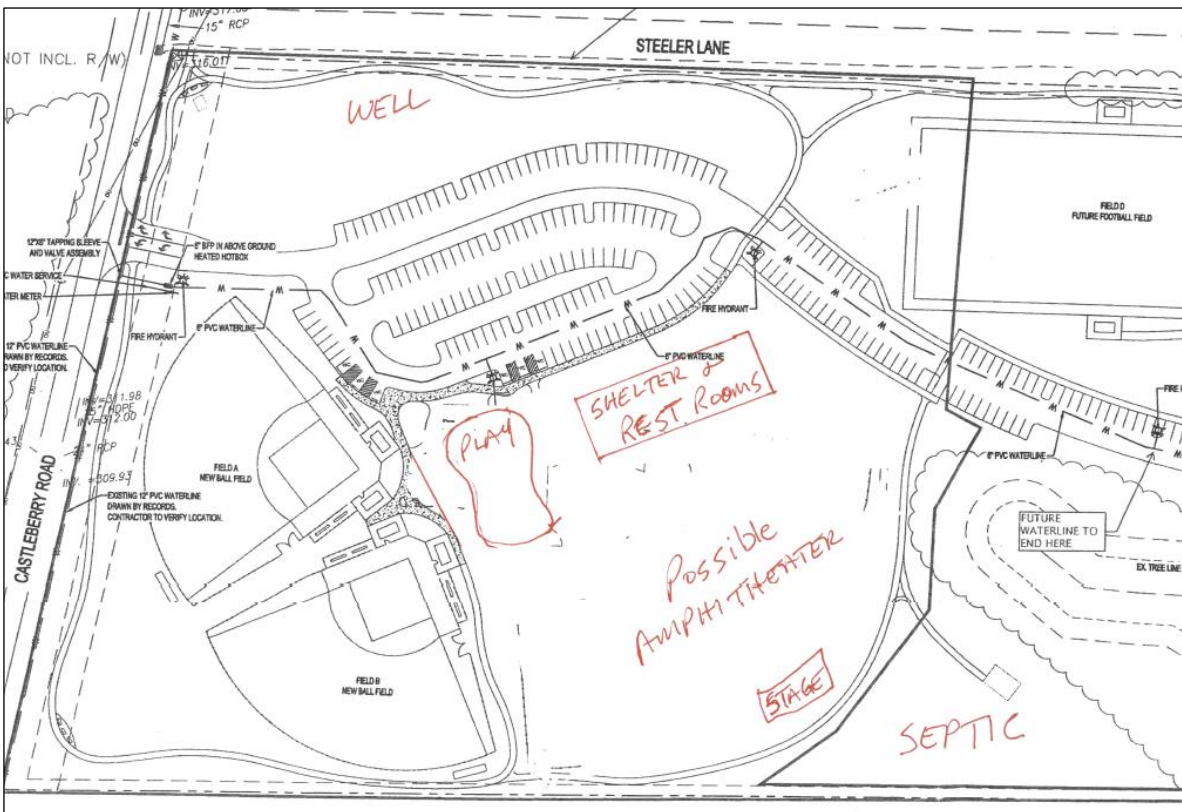
Mr. Gordon presented Council the following Town Park update:

- A few issues with the ground at the entrance of the Park, but after soil specialists assisted, those have been resolved.
- Council Members were provided with the Park Master Plan Drawing of Phase 1 and an updated drawing with proposed revisions shown in **RED**. Those drawings appear as follows:

Current Master Plan Phase 1 appears as follows:



Proposed Plan Revisions to Phase 1 appears as follows:



- Proposed plan revisions for phase 1:
 - Remove "Field C" Ball Field (wasn't in the PARTF Project) allowing the possibility of having an open space area for an amphitheater or outdoor classroom.
 - Allows more room for a shelter with two restrooms
 - Increase playground area and include a couple of pieces of equipment that is ADA compliant.
- Progress on the Park is moving forward with proposals from Susan Hatchell Landscape Architecture, PLLC for amending phase 1 of the Park Master Plan and preparing a site plan for the five-acre tract across the street regarding the farmhouse, potential maintenance building and cell tower. All proposals are contingent on funding.

- JM Daniels Construction Co. will possibly be on site for two months.
 - Grading plans are currently being tweaked for drainage and piping to hold down the costs on the baseball field package.
-

3 NEW BUSINESS:

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- a) Review the status of goals outlined in the Comprehensive Land Use Plan, discuss future goals, and Extra Territorial Planning Jurisdiction (ETJ) around the Town of Archer Lodge, NC.**

Chad Meadows led the introductory discussion of a Comprehensive Land Use Plan (CLUP) update with a PowerPoint presentation which appears after the signature page of the minutes.

He discussed the following pertaining to CLUP:

- Overview
- Purpose
- Function
- Requirements
- Observations
- Updating Land Use Plan
- Questions/Discussion

Discussion followed to update and not re-write the plan. Mr. Meadows and Ms. Maybee suggested having an informal meeting with Council to include the Archer Lodge Planning Board in May or June. Staff will plan for a future meeting. Nothing further was discussed.

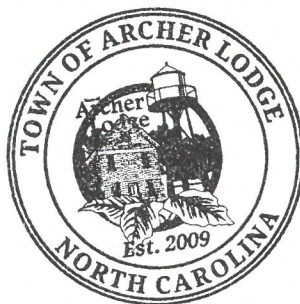
[Archer Lodge CLUP update 04.18.22](#)

4 ADJOURNMENT:

- a) Having no further business, Mayor Mulhollem adjourned meeting at 9:26 p.m.**
-


Matthew B. Mulhollem, Mayor


Kim P. Batten, Town Clerk





COMPREHENSIVE PLAN UPDATE

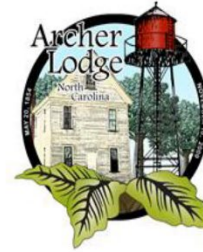
Introductory discussion

Work Session 4.18.2022

Overview

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- Comprehensive Plans, Generally
- Archer Lodge 2030 Comprehensive Land Use Plan
- Update Effort
- Next Steps



Town of Archer Lodge

North Carolina's Newest Town

Recommended to the Planning Board by the Steering Committee on 10-14-14
Recommended to the Town Council by the Planning Board on 12-17-14
Adopted by the Town Council after a public hearing on 03-09-15



2030

Comprehensive Land Use Plan

Adopted March 9, 2015

Comprehensive Plans, Generally

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Comprehensive Plans - **Purpose**

1. A document guiding the future actions of a community
2. Establishes the community's vision for its future
3. Describe the community's goals and objectives for the future
4. Identifies the actions needed to reach those future goals

Comprehensive Plans, Generally

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Comprehensive Plans - **Function**

1. Establishes continuity over differing administrations
2. Balances competing private interests
3. Protect public investment
4. Protects resources (natural, cultural, etc.)
5. Shapes the community's appearance
6. Promotes economic development
7. Provides justification for decisions

Comprehensive Plans, Generally

Comprehensive Plans - **Requirements**

NCGS Section 160D-500(a):

- *As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.*
- *A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.*

Comprehensive Plans, Generally

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Comprehensive Plans - **Requirements**

NCGS Section 160D-500(c):

- *Plans adopted under this Chapter shall be advisory in nature without independent regulatory effect.*

- *Plans adopted under this Chapter shall be considered by the planning board and governing board when considering proposed amendments to zoning regulations as required by G.S. 160D-604 and G.S. 160D-605.*

Comprehensive Plans, Generally

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Comprehensive Plans - Requirements

Contents of a land use plan and the timing of its update are left up to the discretion of the local government

But

Must be reasonable in light of the growth and development conditions occurring in the local government

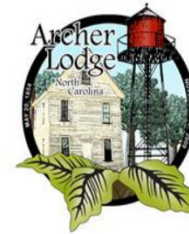
(pg. 77 indicates plan updates should take place every 5 years)

Archer Lodge Land Use Plan

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Adopted in April 2015
(7 years old)

- Includes Plan Text
in 5 chapters
- Includes Future Land Use Map
- Includes Environmental
Elements Map
- Public survey results



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Archer Lodge Land Use Plan

Plan Text

- ▣ **Chapter 1: Plan Introduction**
- ▣ **Chapter 2: Who We Are**
Population/demographics/survey results
- ▣ **Chapter 3: Where do We Want to be**
Community Vision
- ▣ **Chapter 4: Plan Elements**
Existing conditions & goals in 6 topic areas
- ▣ **Chapter 5: How do We Get There**
Action Plan, Use Categories, Monitoring

Archer Lodge Land Use Plan

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Community Survey Results (p. 36)

(completed in Sept 2013)

- ▣ Prefer rate of growth to increase slightly or stay the same
- ▣ Protect/rebuild/restore historic properties
- ▣ Like small town atmosphere and recreational events
- ▣ Want to remain a small town with residential growth, limited commercial growth, low taxes

Archer Lodge Land Use Plan

Community Vision (p.38)

“Today and into the future the Town of Archer Lodge, will be a peaceful, family oriented, active community that looks to retain our small-town, agricultural character, meeting the needs of our current and future residents and businesses.”

Archer Lodge Land Use Plan

Chapter 4: Plan Elements

1. Community Development

Goal: Strive to maintain a peaceful, family oriented active community (p. 41)

2. Workforce Development

Goal: Foster job training & business opportunities that meet the needs of the Town's citizens and businesses (p. 42)

3. Infrastructure

Goal: Offer diverse and continually improving leisure and recreational opportunities for citizens of all ages and interests, improve the quality of life of citizens, and promote healthy living and a healthy population (p. 46)

4. Economic Development

Goal: Meet the needs of current and future businesses while maintaining "village" characteristics (p. 46)

5. Environmental Resources

6. Land Uses

Archer Lodge Land Use Plan

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Chapter 5. How do we get there: The Action Plan

Goal: Archer Lodge will strive to maintain a peaceful, family oriented active community.

Objective: Archer Lodge will continue to have a small town feel and be a safe place to live		
<i>Action Items</i>	<i>Partners</i>	<i>Timeframe</i>
Inform and support with branding and advertising efforts	Town of Archer Lodge, Johnston County Tourism Authority	Short-term
Develop aesthetic non-residential building, streetscaping, landscaping, site development, parking and sign guidelines to have the desired community appearance	Town of Archer Lodge Planning Board and Town Council, Realtors, Developers	Short-term
Provide events that encourage community involvement		On-going
Objective: Encourage historic preservation, restoration and rebuilding		
<i>Action Items</i>	<i>Partners</i>	<i>Timeframe</i>
Organize a Historical Resources Committee (HRC)	Town of Archer Lodge, Archer Lodge Community Center, Johnston County Heritage Center	Short-term
Identify, inventory and recognize historically significant properties as defined by HRC and provide National Registry and land conservancy information to land owners	Town of Archer Lodge, NC Farm Bureau, J. Co. Heritage Center, NC Dept of Agriculture	Medium-term
Utilize "Preservation NC" as a historical resource partner	Town of Archer Lodge, Preservation NC	Short-term
Seek out and provide information of state and federal tax credits and incentives for rebuilding and restoring buildings	Town of Archer Lodge, Preservation NC and NC Economic Development Center	Short-term
Promote historically significant properties i.e. lighted tours of historic areas at holidays	Town of Archer Lodge	Long-term

Archer Lodge Land Use Plan

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Chapter 5: Action Plan

□ Community Development (11 actions)

Blend of items related to land use and other aspects (new aesthetic standards, HRC, conservation by design, taxes, volunteerism)

□ Workforce Development (6 actions)

Little relationship to land use

□ Infrastructure (14 actions)

(trails, recreational CIP, open space FIL, recreation plan, infrastructure statement, stormwater regs., joint use with schools)

□ Economic Development (4 actions)

(business promotion, farmer's market committee, public sewer plan)

Archer Lodge Land Use Plan

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Chapter 5: Action Plan

Land Use Categories

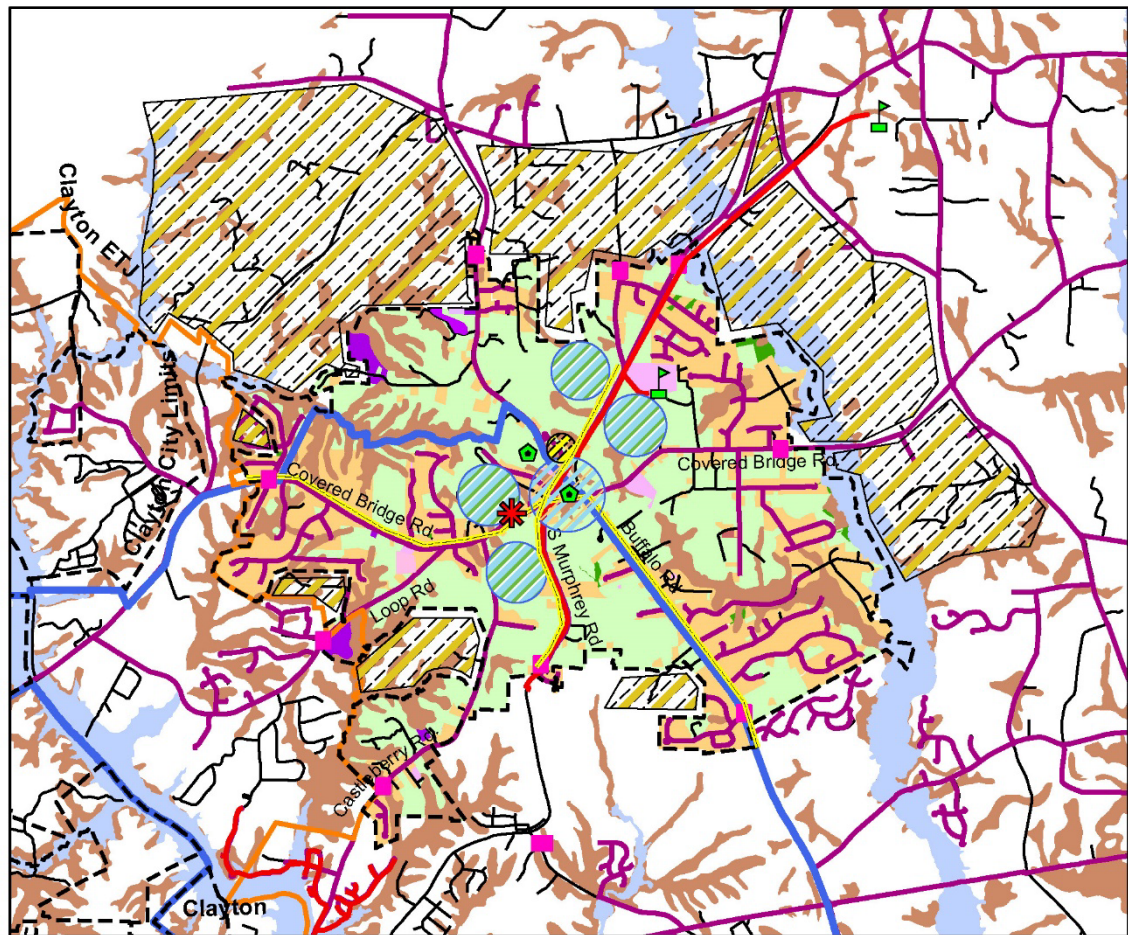
1. Agriculture
2. Open Space
3. Neighborhood Business, Community Business & Offices
4. Institutional and Public
5. Residential
 - Low to medium density, Suburban density, Mixed use
6. Gateway Corridors & Special Focus
 - Covered Bridge & Buffalo Roads

Archer Lodge FLUM

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Public Consensus From Community Wide Survey - February 2011

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



Town of Archer Lodge, North Carolina Future Land Use Map

Legend

- | | | |
|---------------------------------------|-----------------|--|
| Possible Future Growth | Residential | Waterlines |
| Possible Future Residential Growth | Commercial | Sewer |
| Possible Small Commercial & Mixed Use | Institutional | 100 Year Flood Plain |
| Governmental | Ded Open Space | Protected Water Supply Watershed |
| Future Bike/WalkWay | Undeveloped | Soil Limitations (severe wetness/perks slowly) |
| School | Historical Site | Fire Station |
| | Gateway | |

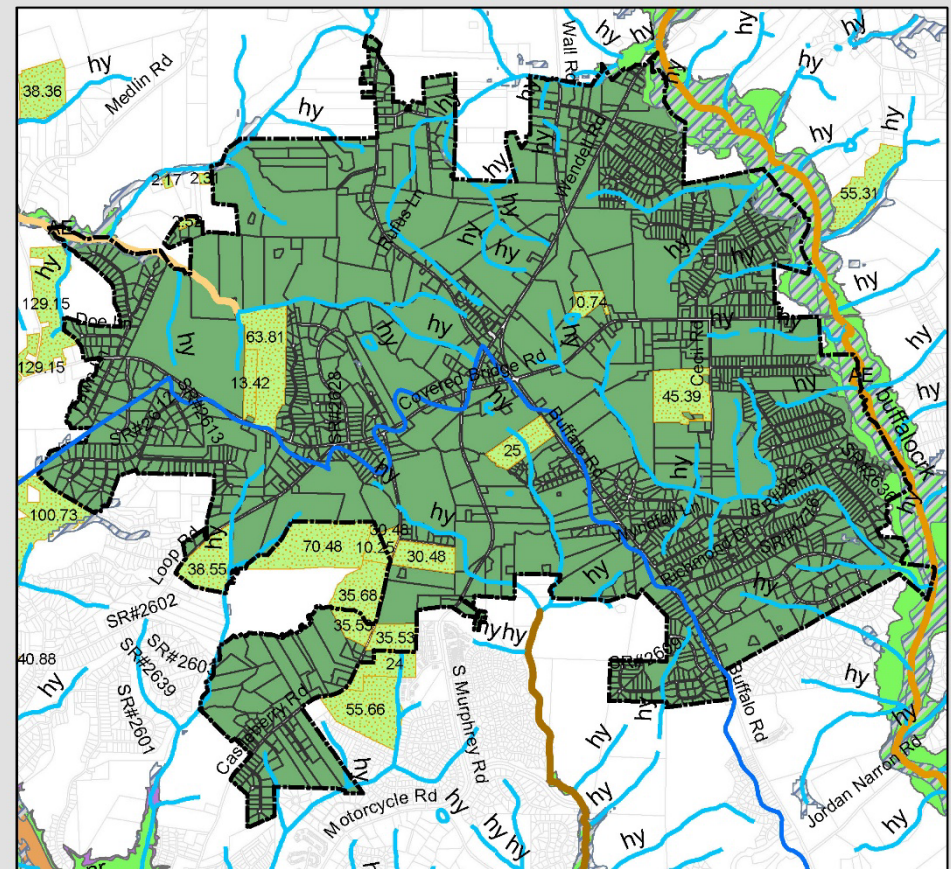


5,300

Feet

Archer Lodge Environmental Elements

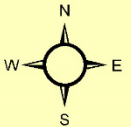
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Town of Archer Lodge, N.C. Environmental Elements Map

Legend

- Archer Lodge Town Limits
- Big Arm Creek (Perennial Stream)
- Buffalo Creek (Perennial Stream)
- Mill Creek (Perennial Stream)
- hy-Intermittent Stream
- Neuse River Watershed WS-IV
- Flood Hazard Areas - Verify Information By Town Adopted Flood Maps**
 - A - Special Flood Hazard Area Inundated by 100-Year Flood
 - AE - Special Flood Hazard Area Inundated by 100-Year Flood
 - AEFW - Floodway Area - Special Flood Hazard Area Inundated by 100-Year Flood
 - SHADED X - Areas determined to be 500-year floodplain
 - Wetlands
 - Voluntary Agricultural District- In Acres



Map data is believed to be accurate and should be verified by user.
Data received from most current GIS data from Johnston County, NC and NC One Map

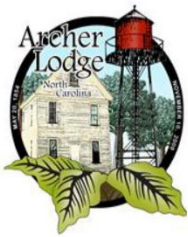
Map Prepared by Z. L. Nichols
NC Community Planning Division
Central Regional Office
6-21-2012

0 1,375 2,750 5,500 Feet

Land Use Plan Observations

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- 7 years old – update due
- Population/demographic data is from 2010
- Made some progress on plan objectives, including new UDO
- Continuing/accelerated growth rates
- Complete 540
<https://www.ncdot.gov/projects/complete-540/Pages/default.aspx>
- Clayton ETJ expansion



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Comprehensive Land Use Plan

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LAND USE PLAN UPDATE

Land Use Plan Update

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- ☐ Reasons
- ☐ Tasks
- ☐ Next Steps

Land Use Plan Update - Reasons

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- 2020 Census data is available
- Can add some details on permitting trends
- Need to update the population projections

2030 Archer Lodge Comprehensive Land Use Plan

The second projection was made utilizing the **geometric projection method**. This projection method is based on previous percentage increases in population from prior censuses. The base percentage increase for this projection was derived by adding the percentage increases or decreases together for each census between 2010 and 2013 and dividing the resulting by 4 (the number of data points). The resulting number was then used to estimate the 2020 and 2030 populations. (2.5%)

Table 2.2: Town of Archer Lodge Population Projections (2020-2030)

Year	Constant Share Projection	Geometric Projection
2011 (Actual)	4,393	4,393
2020	5,381	5,486
2030	6,726	7,023
Growth Total	2,333	2,630

Source: US Census Bureau – 2010

These estimates are merely projections, based on past trends, and vary due to dependent factors. The Constant Share Projection method is based on the growth of the County, which is expected to continue its trend of large population increases, due in part to the continual growth of the Raleigh-Durham metropolitan area. If the Town of Archer Lodge continues to retain its 2.5% average percentage of Johnston County's total population, it is probable that the Town will see a significant population increase, in excess of 2,630 people, in the next 20 years. These methods are based entirely on past trends in the Town of Archer Lodge population growth, measured in percentages and actual number of people. In reality, the actual population of the Town of Archer Lodge may vary from these projections based on numerous dependent factors such as voluntary annexation, job creation or loss, and development policy decisions.



Land Use Plan Update - Reasons

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□ Check in with Community on Vision and Mission

2030 Archer Lodge Comprehensive Land Use Plan

Chapter III: Where do we want to be?

A. Community Vision and Mission Statements

The first step in identifying what Archer Lodge would like to look like and be today and in the future is to create a community Vision Statement and Mission Statement. The Vision Statement articulates the type of community the Town is striving to become, the ideal destination. This Vision Statement builds on the community assets that were identified in the community survey and public workshop and looks to improve upon those areas that were identified as community challenges or weaknesses.

The next component is the Mission Statement. The Mission Statement defines the route required to arrive at the destination expressed in the Vision Statement. The Town's core values are expressed in both statements, creating a formula to fulfill those values.

Vision Statement

"Today and into the future the Town of Archer Lodge, will be a peaceful, family oriented, active community that looks to retain our small-town, agricultural character, meeting the needs of our current and future residents and businesses."

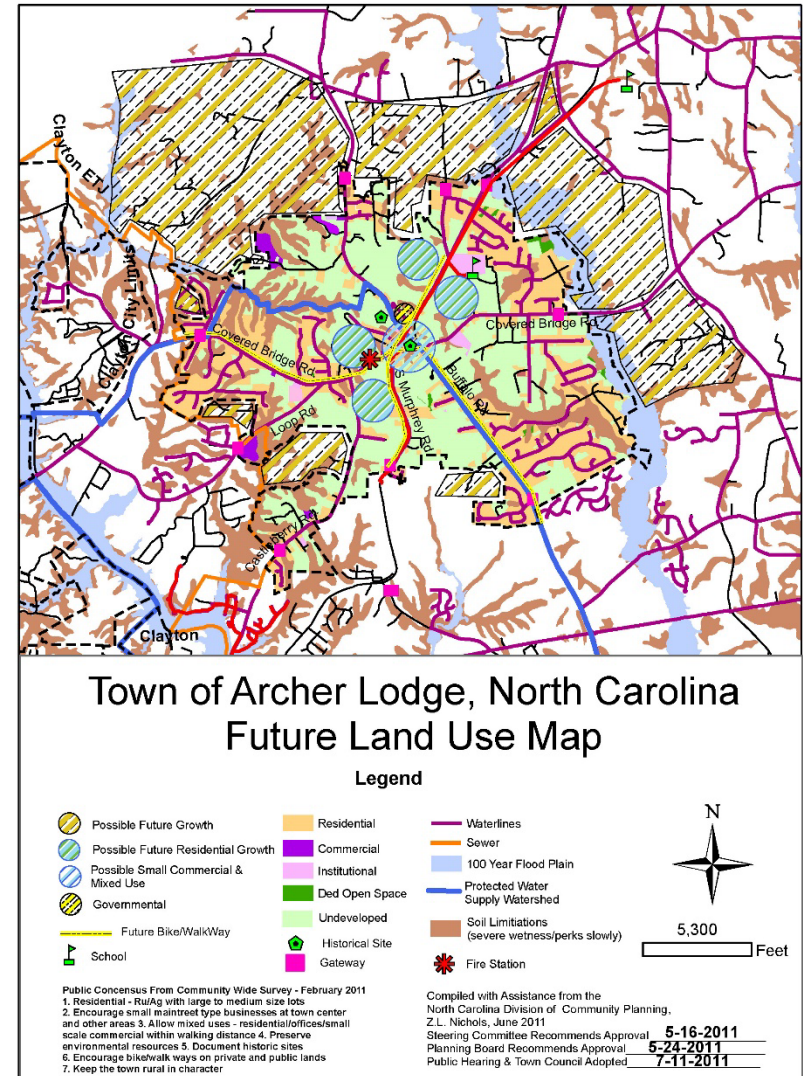
Mission Statement

"The Town of Archer Lodge is a community that honors and embraces its rich cultural heritage and past, pursues healthy living in the present and looks for opportunities of molding future growth into the town's core values. Archer Lodge is home to many natural resources and open-agricultural land. With an eye toward planning future growth the Town will protect these resources."

Land Use Plan Update - Reasons

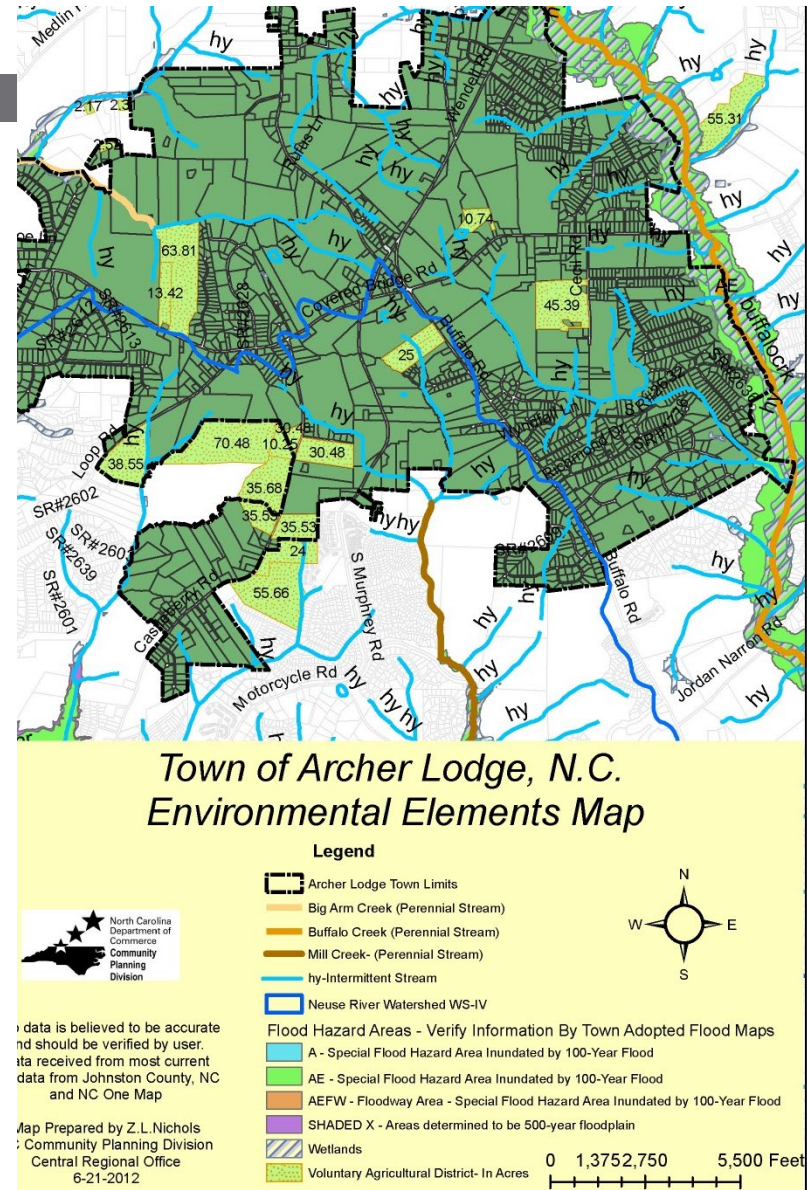
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- Ensure sufficient detail on land use classes



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Land Use Plan Update - Reasons

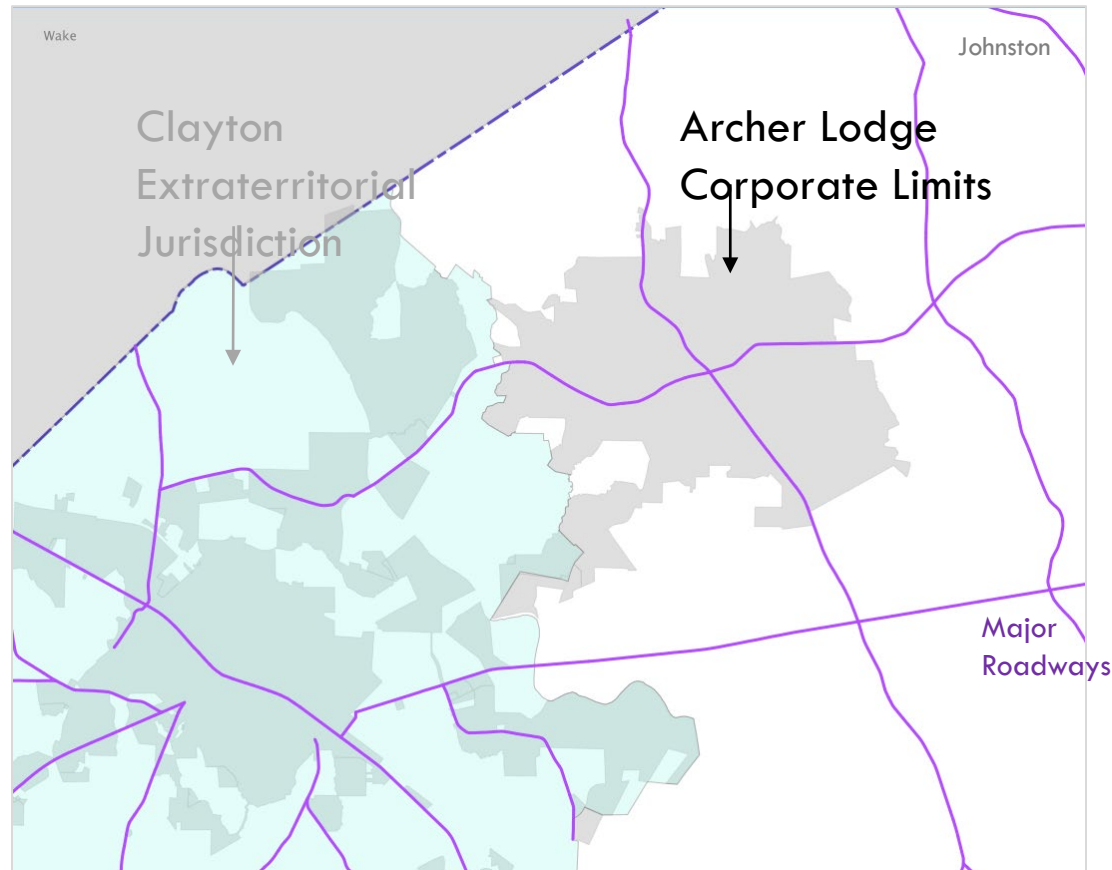
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□ Address contemporary issues

▣ Traffic

▣ Sewer

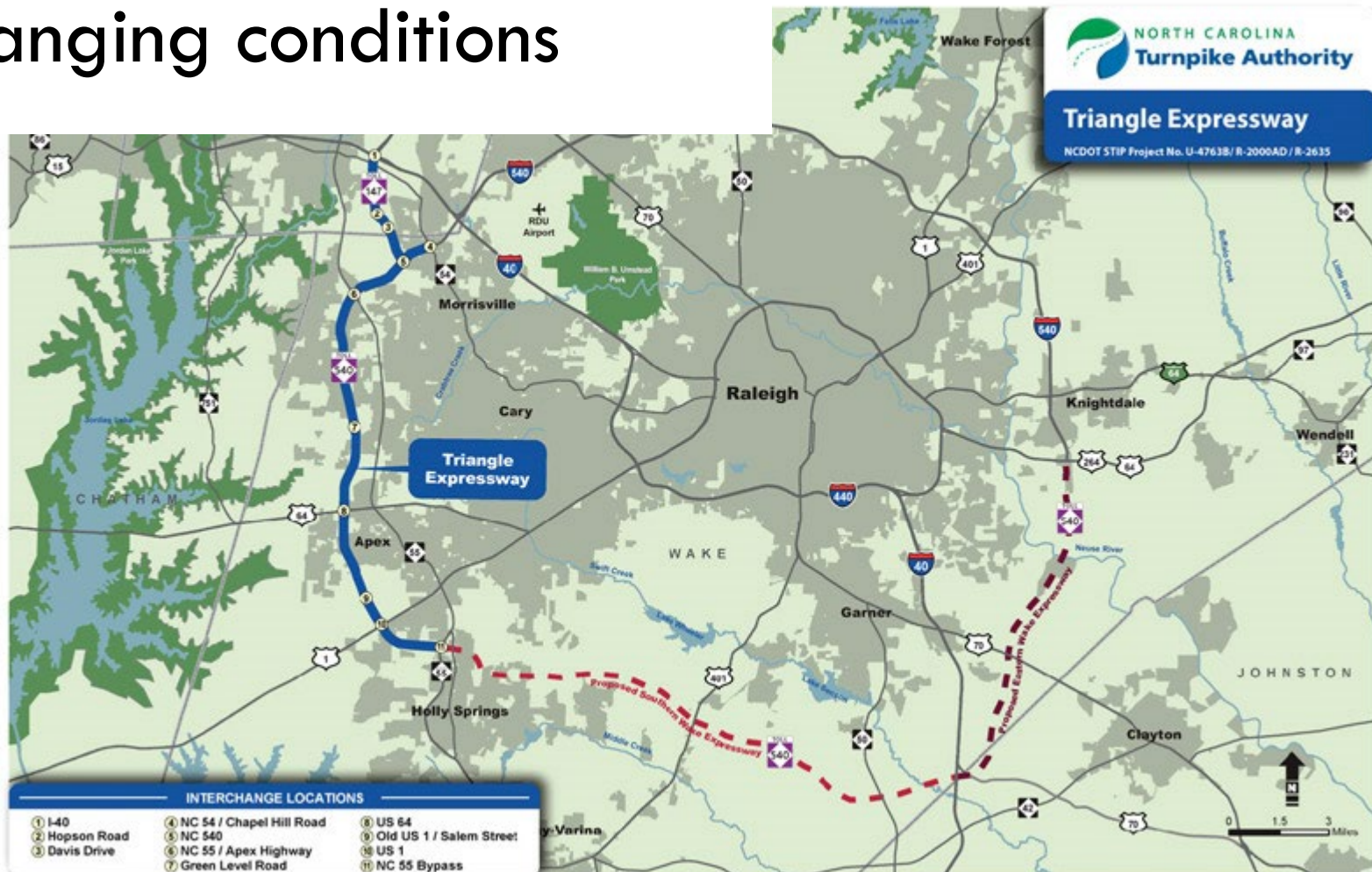
▣ Area planning



Land Use Plan Update - Reasons

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□ Changing conditions



Land Use Plan Update - Tasks

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1. **Town Council Work session**
Review and update areas of inquiry
2. **Data Update**
Population, permitting, projections
3. **Public Forum**
Vision, mission, top 3 future goals
4. **On-line Survey**
Follow up on forum input
5. **Draft Text**
6. **Adoption**

Land Use Plan Update – Next Steps

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Consider a working session to review current Land Use Plan, talk about aspects to address in the update

Would like to accomplish in May or June, if Council is willing



QUESTIONS / DISCUSSION

Comprehensive Plan Update Initiative