



Regular Council - Minutes
Monday, May 6, 2024

COUNCIL PRESENT:

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

STAFF PRESENT:

Bryan Chadwick, Town Administrator
Marcus Burrell, Town Attorney
Jason Kress, Town Planner
Kim P. Batten, Assistant Administrator/Finance Officer
Chris Allen, Parks & Recreation Director
Jenny Martin, Human Resources Officer/Town Clerk

COUNCIL ABSENT:

None
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MEDIA PRESENT:

None

1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mullholem called the meeting to order at 6:30 p.m. in the Jeffrey D. Banned Council Chambers located at 14094 Buffalo Road, Archer Lodge and declared a quorum present. Council Member Jackson offered the invocation.

b) Pledge of Allegiance

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

2. APPROVAL OF AGENDA:

a) No changes or additions.

Moved by: Council Member Wilson
Seconded by: Council Member Purvis
Approved the Agenda

CARRIED UNANIMOUSLY

3. OPEN FORUM/PUBLIC COMMENTS:

a) No public comments.

4. PLANNING/ZONING REPORT:

a) Introduction of New Town Planner ~ Mr. Jason Kress

Town Administrator, Bryan Chadwick, introduced Jason Kress as the new Town Planner. Mr. Chadwick welcomed Jason to the team. Ms. Jenny Martin

and Mr. Chadwick expressed their gratitude to Brandon for his help acclimating Jason to his new position.

b) Planning/Zoning Update

Brandon Emory, Interim Town Planner, gave a quick report letting all in attendance know that planning and zoning is going well. He expressed his gratitude for the opportunity to work with the Town and to assist with getting Mr. Kress acclimated to his new position.

c) Code Enforcement Monthly Report

Mr. Rodney Barbour gave an overview of the code enforcement April monthly report.

5. VIRTUAL PRESENTATION:

a) Audit Presentation for Fiscal Year Ending June 30, 2023 ~ Mr. Dale Place of May & Place, PA

Mr. Dale Place explained the Audit for Fiscal Year Ending June 30, 2023. He expressed that the Town is doing an amazing job. Mayor Mulhollem thanked the Staff and Mr. Place for putting the audit together.

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b) 2024 Comprehensive Land Use Plan Update ~ Chad Meadows

Chad Meadows explained survey results with a power point presentation attached below. He expressed his gratitude for the Council to allow him to present remotely. Discussion followed. Mr. Meadows explained potential additions that increase the walk-ability and commercial (retail/services) aspects of the Town. He explained that adding the recreational aspects of the Town is moving in the right direction. Discussion followed - regarding sewer and storm water, the potential need for an ETJ, resolving issues with traffic and control of congestion, and the idea of a Town Center and the limitations and benefits of something like that for the Town.

[Archer Lodge Comp Plan Survey Report 5-6-24](#)

6. PUBLIC HEARINGS, DISCUSSION AND POSSIBLE ACTION ITEMS:

a) PUBLIC HEARING - Special Use Permit Application for PID 178002-78-6179 for Approval of a Radio Cell Tower

Mayor Mulhollem presented that there may have been a conflict of interest due to his relation to the owner of the property. This has been disclosed to Town Administrator and Town Attorney. It was agreed upon that Attorney Marcus Burrell is to preside over the hearing.

1. Town Attorney - Swore in Witnesses, including staff, who intend to Present Evidence

- Attorney Burrell sworn in all applicable parties present.

2.If applicant was represented by anyone other than a licensed attorney, the applicant shall request the consent of the Town Council

- Attorney Burrell asked if the Applicant had any representation other than a licensed attorney. There was none.

3. Attorney Burrell asked the Town Council Members to disclose the following for the specific purpose of this application:

- Any site visits.
- Ex parte communications.
- Specialize knowledge they have relevant to the case.
- Fixed opinion that is not susceptible to change based on what they learn.
- Conflict of Interest.
- Financial interest; and

- **Any other information relevant to determining whether a conflict of interest**
- **Town Council to vote on recusal of member if any conflict exists.**
- **Note: The applicant or other affected persons may present any objections regarding a member's participation.**
 - **The following items were disclosed:**
 - Council Member Bruton had requested the address from Bryan Chadwick, Town Administrator, and in turn looked up the address on GIS to see the property. Council did not find this to be an issue.

4. Attorney Burrell Opened the Quasi-Judicial Public Hearing.

5. Brandon Emory presented the Staff Report as follows: (Transcribed)

Brandon Emory: So, what we've got is an issue here in a town where a lot of people's cell phones do not work well. So what that means is we have cell providers who want to provide cellular service and for that and with that comes cell towers. The proposed location does not have a physical address but it is directly next to 7217 Covered Bridge Road and directly across from 7152 Covered Bridge Road. The zoning district for this is AR which is Agriculture Residential but directly across the street from where it will be or where it's being proposed is a CB Commercial Business. There is also a tract of land that is an easement for a utility driveway going through. Proceeding this, it did not per our UDO it did not have to go in front of Planning Board but we did go through the proper process of providing notice of public hearing. It was sent to anyone in the effected area of pretty much 100 feet of where it would be, attached to or across the street. All of those individuals were notified. I did receive one inquiry via email, it was just simply asking what was the specific location of it so I know if it was going to effect me. I sent them a response and did not receive any additional responses from them. In the application what we've got is our application identifies the six questions and what I want to do is provide you kind of the information that was provided to me through that application. And then they have provided a very well put together packet. I believe they will present the same information to you but if there is anything that is not covered I can go though afterwards if we need to. The first thing that is listed is that it will not materially endanger the public health, safety. What they have provided in the application is that the requested facility is strategically placed on avoided property that will allow for Verizon Wireless to provide central coverage for the surrounding area. Public safety and health of the area will be enhanced as the proposed facility will provide effective access to 911 first responders, fire, police, and EMS. The second is that it complies with standards, conditions, and specifications of UDO. Part 5, user regulations aren't specific on the standards. The proposed facility is going to comply with all standards, conditions, and specifications of the UDO. They've attached in detail I'm sure they are going to go through each of those and the plans as well. The third is will not substantially injure the value of abutting land as well and it's special use as a public necessity. They stated, the proposed facility will not injure the value of the abutting land and many people deem the Verizon Wireless structure to be a public necessity. They included an impact study as well and I am sure they will cover that. If they don't I should have it in this packet. Will be in harmony with the area in which it is located. With a careful placement on a six acre property the proposed facility will be in harmony with the area and certainly with the area effected with wireless infrastructure. This is generally in line with the town municipality policy guidance. The proposed facility is in general the forming of the town's policy guidance with its location on the property and provisions of the central part of the services and surrounding area. Seeks the town's approval for the ability to provide adequate public facilities which would be fire, rescue, and utilities. Proposed facility does not require any public facilities other than fire and law. So that was what was included in the packet. We also have a signature page from the property owner supporting this application on their behalf. Just a couple things in the packet that we've got. I've got three of these incase there is anything that we don't have that you need to see. The first thing that they have which kind of came up a lot, this is from the Federal Aviation

Administration. Determination of no hazard to air navigation. This is assuming they fall under these specific conditions that they have outlined. If they do not follow those that wouldn't. But, at this time based on the plans that were presented the determination is no hazard to air navigation. So meaning, planes and aircraft flying over, its not too tall to interfere with anything. They provided a statement to the effect that being in course with their UDO that TowerCom and its successors and assigns by this declaring itself, its successors, and assigns of being financially responsible to assure the proposed communications tower will be dismantled and removed within 30 days following 180 days of succession of use. So, once it's stopped using a lot of time a lot issues that you run into with special use permits and projects is that they will sometimes only exist for a certain amount of time and the issue or concern is what's gonna happen 30 years, 40 years, 50 years from now if they're not working or not in business or something. What they're doing is they're assuring that it will be dismantled once it's not in operation for 180 days and dismantled within 30 days of that. That's what that is for and that's what is current for what our ordinance requires. They also have a second form included which I'm sure they'll have as a false replication letter. The proposed metropole construction will be 195 feet according to this with it falling it would fall within a radius of 125 feet. It's not designed to collapse, but its got stronger supports at the bottom which would make it more difficult to break. So if a large storm were to come by you wouldn't have to worry about 200 feet falling of tower it would be collapsing in on itself for a radius of 125 feet. They also included a study done through Verizon basically showing where they want to be at, where they want to provide service at and this location is pretty much right in the center of where that desired service area is for them. The tower I believe will support three carriers. The only one listed in the application is Verizon. But that should include everything that I've got at this particular moment. If you have any questions on specifics I would love to address those and if you need me to come back up anytime I'm willing to do that as well.

Council Member Wilson: I have a question with regards to the FAA.

Brandon Emory: Yes.

Council Member Wilson: Was that decision made locally by FAA navigational people or was that made long distance.

Brandon Emory: So I'm sure that the applicant would be able to provide some additional detail. The letterhead on here was the Federal Aviation Administration South West Regional Office Construction Evaluation Group out of Fort Worth Texas. That is what is listed on this particular page as a letterhead.

Council Member Wilson: Alright and you said that the height tower was what? 195 feet?

Brandon Emory: Yes

Council Member Wilson: And that has no impact regarding approach procedures to the airport?

Brandon Emory: No, it was determined that this would have no hazards in navigation. They would take all that into effect and into account and again it's based on what the applicant has presented mocks of the tower as it is not has been erected and you can't physically look at it and measure. But based ff what was presented to them as long then as nothing changed from that then the determination of no hazard clear navigation was made. It is the determination that doesn't expire until 5/16/25 and again if nothing changes and again, I feel like they will comply with this condition of no hazard. But if they change anything from what they presented then its void and they will have to get it reevaluated. But based off of what they provided, their plans, and everything else there is no hazard to air navigation.

Council Member Wilson: So it won't change anything to the approach procedures to the airport?

Brandon Emory: No sir it will not.

Council Member Wilson: Okay.

It's high enough to be effective for cell service but low enough to not impact anything that's in the air.

Council Member Bruton: Brandon you mentioned that notices were sent out about what's happening. Was there a balloon flown at that 195 foot so that people can actually see what it's going to look like? I know in the past when

a tower has been proposed they actually had actually flown a balloon at that say 195 foot.

Brandon Emory: No I'm not aware of a balloon that was flown there. I will say that in regard to the previous tower discussion. This one is not as much in the middle of the town as what that one was. So, this one you know there was nothing that I was aware of. It's not something that's outlined in our UDOs. So, you know, I'm sure that if we requested it, I'm sure they would comply. But as of right now there's really nothing on that written.

Council Member Bruton: Alright, I guess my other question is you said the removal 180 days after non use. Will that include any hazardous material? I know when we were talking about possibly putting a tower at the park there was some conversation about batteries and things under ground that could possibly leak hazardous material.

Brandon Emory: I would prefer that question to the applicant as they can provide more details. But what that would mean based off what I have read and the UDO requires is that the ground would be returned back to as close to it's original status it was prior to the tower being erected. So they would have to remove everything.

Mayor Pro Tem Castleberry: From the sounds of what you said to me it appears that it complies with pretty much all of our restrictions.

Brandon Emory: Yes, with everything that I have looked at on there it appears to comply with that. They included a copy of the UDO regulations with their packet. It was very detailed. It was very easy to read and understand. I've got three of them here if any of you would like to take a look at it. But, it appears to be in compliance with the UDO. They went through, I've been in discussion with Mr. Yates for quite a while. So this is not something that they have come into lightly. This is I think something they've been working on for a year or more on to ensure it fit complied with the criteria. They originally reached out to me and we spoke when we were till in the middle of heavy discussions for the previous cell tower. So, you know, I informed him about that. We talked about that and have been in constant contact since then. They have been very thorough to ensure that it fit that requirement.

Council Member Wilson: The question I had raised on the FAA it was not to mentioned to question as to the effect of the tower on navigational equipment but rather the effect of the height of the tower penetrating a terminal list of approach procedures.

Brandon Emory: So there's no impact on anything of air navigation. So planes will not have to change their route. They will not have to change their direction. They will not have to change their approach. It will not effect anything instrumentally for that according to the FAA.

Council Member Wilson: Okay

6. All parties represented by attorneys, the applicant, followed by any opposing party, may present a brief opening statement. (Transcribed)

Marcus Burrell: Any other questions for Brandon at this time? Alright, thank you sir. I'd like to call upon the applicant to give a brief opening and then call it.

Bryant Longest: Mr. Chairmen and members of the council. For the record, my name is Bryant Longest. I am a North Carolina Licensed Attorney. I practice law in Burlington, North Carolina. Our firm is Holt, Longest, Wall, Blaetz and Mosely. We are here because this is a quasi-judicial hearing. To be canny, you're not going to hear a whole lot from me tonight. I've already proven my plot tonight. I think we got everything here for you to consider and if a vote of approval for this tower is signed tonight my main job at this point in time is to introduce to you Jonathan Yates an attorney from Charleston, South Carolina. I've known Jonathan for a number of years. Some of us who have been involved in cellphone matters for a long period of time have known Jonathan as a guru of cellphone towers. He has literally done hundreds of applications in North Carolina, South Carolina, Georgia and I would like to introduce to you Jonathan, my friend and expert in this field.

Jonathan Yates: Thank you so much Bryant and thank you everyone on council for their time. Thank you town attorney and Attorney Longest here. While I'm thanking people, I asked him one hundred and one stupid questions and he never laughed at me and I know you have a new town

planner, congratulations. I also want to thank the people sitting right here, thank you! The purpose of tonight is to bring in infrastructure. When we bring in infrastructure we often think of the cost associated with it. Certain infrastructures are expensive. Sewer, water very expensive. The great thing about wireless is the carrier is paying for it all. The carrier is paying for the infrastructure and that is what we're doing tonight. So the height is 195 feet for the tower and it is designed for Verizon but its also designed for three others at the application level. Since we have made the application, TMobile has said they "Yeah, we want to be on it". So we have designed for Verizon with three others and that's all it takes for us to be able to say that. It's very important that we build for the network where the network requires, but we want to be able to work with the town. So that's why we're building on this property on Covered Bridge Road and it's a piece of property that has been in this family for almost one hundred years. This came from his mother's family. His father farmed it years ago to grow tobacco. Then in the 1960s CBL ran one heck of a transmission line through it that obviously connects to what they call Archer Lodge Substation. And that's another huge thing for us we don't always get to do. We want to merge infrastructure with infrastructure. The property already has a power infrastructure and we want to add the wireless infrastructure. You saw that packet. You go through and you have a very controlled ordinance and a very good ordinance. A couple things. Mr. Wilson, you asked about the FAA. The tower had to be reviewed by the FAA it was reviewed by individual officers on this side of the country and they make the final determination if there's any hazard at all. When they make that determination, they're saying "If you build it as you said you would build it, it will have no impact on air navigation." They also made another important finding. They say at that height and that location as I understand we are about 7 miles north of Raleigh East. So we have a distance from Raleigh East and with that distance it will not have to have lights. 2 to 3 year criteria. Our goal here we want to bring infrastructure but we want to bring it in the most nicest way possible. The site and the property work perfectly for Verizon. It works perfectly now with TMobile. But again we have to account for what it is. We have a six acre property we were able to choose all the set area very easily due to the size of the property. We were able to merge brilliantly with another infrastructure provider. If we are allowed to do it this is what we're looking for, just to scan our book, we have North Carolina not just a regular survey but John Ponnok of Asheville, he determined that there was no threat considering the height. If we are allowed to do it, it takes. Well let me introduce you to some people. We have my good friend George Davis and Ron from the tower company. George is the boss and Ron does all the work. *laughter* If we are allowed to do this, Ron's crew can get the tower up in about 60 days. That timeframe includes pouring the foundation in, letting that set, and power itself installing. After that point Verizon will come out there for probably less than a month. The equipment is all run remotely for the most part. Occasionally a tech will come out for an hour or so to check on the equipment so we are not going to be creating any additional traffic on Covered Bridge Road. In terms of the FAA's determination on the height of the tower there will be no lights, no vibrations, no noise, no fumes, we're clear. What we're looking at is our phones. When you ask my son, its his lifeline. The stupidest thing that I did a few years back, and I have done a lot of stupid things, was getting him an iPad. I don't know what he was doing on it all the time. At all times in his right hand is the iPad or phone. But for other folks its more than just a play thing, it's how you connect to the internet, it's how you get in touch with folks, it becomes a lifeline and its significantly important. In my home county, Charleston County, I apologize as I don't have the statistics for Johnston County. In my home county, 84% of all calls going to 911 dispatch come from a wireless device. Doesn't that make since? When you're in trouble versus having to go borrow a phone and look for a landline. You pull the phone off your hip. My son, when he starts driving which hopefully will be soon he gets in trouble, he can call me. He can call me. So that is why this infrastructure is important. And again this infrastructure is paid for by the carriers. Which is Verizon and TMobile and the other two that may or may not get on sometime in the future. I think the most important to get across tonight is that we have met all your ordinances and we will be able to merge infrastructure with infrastructure with the substation across the street and if we are allowed to do this, it will

be an advantage to the citizens of Archer Lodge. Was that very long speech for a very long night. What I would like to do at this point is see if there are any questions that we may answer for you.

Council Member Bruton: How close is the tower to the transmission line?

Jonathan Yates: It is 125 feet.

Council Member Bruton: Okay, so if there's fall it's not going to be an issue?

Jonathan Yates: No

Jonathan Yates: We have here an engineer a professional engineer on this. What we had professionally engineer to design the tower to the TIA-223 standard for this county which is up to 117 mph winds. He also designed it with the 125 foot fall radius. The power line is 125 feet away so that's why we had that designed into it and again when we talk about a tower fall this is when you're designing for a 500 year length for the tower to do what it is designed to do. This tower is going to be made out of a model pole and what it is designed to do in a heavy wind it is not designed to detach and bend over. Figuratively, if you were to bend straw and I can't bend it back up, it's just going to flex over. That was our design taking into account your Duke Energy Progress power line to ensure we have a certified fall zone on this.

Council Member Wilson: What is the property codes on this?

Brandon Emory: AR. Agricultural Residential.

Council Member Wilson: And that's the historic use of this?

Jonathan Yates: The historic use, Ray's daddy farmed it for tobacco and then the power line came in. Ray and Sue live right next door. Earlier we gave an approximate address, that's their house that they moved into in 1984. And right now Ray lets a neighbor hunt some game in the field there. So basically if you'd drive out there today on the map, you'll see the power line and then across the street the archer lodge substation.

Council Member Bruton: You mentioned liking to combine infrastructures. Did y'all consider attaching it to that H-frame transmission line? That is already built.

Jonathan Yates: We needed the height. What we're trying to do here, what Verizon is trying to do is connect the two closest towers both from about three miles away. We've got a tower about 2.93 miles to the southwest and 3.2 miles to the northeast you have another tower so we needed more elevation than that provided. In addition, we provide additional space at this location. We have Verizon on top and different members like T-Mobile still have space available for both AT&T and Dish if they wish to join. So we needed more height for the network to make the most connection.

Attorney Burrell: Any other questions for the applicant?

Council Member Wilson: I have a question for you. Being that the property is AR is this or is it not one of its permitted uses?

Attorney Burrell: It is permitted with the special use permit. So it is not permitted as of right. If it was a flat out permitted use they could have gone and built it without us ever knowing it. Um because of the nature of what it is the special use permit is required and that's why were here tonight. So it's sort of a permitted use. So it's permitted as long as you allow it.

Brandon Emory: Can I add to that?

Attorney Burrell: Absolutely.

Brandon Emory: Just to clarify on that, we don't have any zoning district where this is a permitted use. Anything that this use can be done is by special use permit only. It wouldn't matter which zoning district it is, it requires a special use permit.

Bryant Longest: If I may before you close the public hearing if you are about to do that I would like for the record to show and reflect that one of the books have been prepared we present as part of the record for this quasi judicial hearing. I thank you for your attention to this. To answer your question I am not familiar with every zoning ordinance in North Carolina but in the municipality that we are in there is a Cellphone Tower is a special use with special ordinances applicable to that.

Council Member Bruton: Do y'all happen to have a site plan?

Unknown: Is that 125 foot minimum from the powerlines? Is that correct?

Council Member Bruton: *inaudible*

Attorney Burrell: There was a question Mr. Yates, regarding the kind of a buffer distance between the 125 breaking point and the 125 feet to the power line.

Jonathan Yates: To their easement line.

Attorney Burrell: Okay.

Jonathan Yates: Yeah, let me clarify. Yes, to their easement. We kept it 125 feet to the CP&L easement.

Bryant Longest: Mr. Chairman if I'm not mistaken I believe that for that right of way is the maximum amount that you would see that.

Attorney Burrell: Yes, and we will accept the book into the record with your application. Is there anything else from the applicant?

Unknown: He had a question.

George Davis: Is it alright if I press this button?

Attorney Burrell: Absolutely, and if you'll please let the board know what the question is.

George Davis: George Davis from TowerCom NC Hwy 55 in Durham, North Carolina. The general body has asked a question about the fall zone relative to the power line easement. As we all know the DOT and powerline easements and the facilities are usually located in the center. In this case the power line goes down the middle of that easement. When the sites near power line easements and other utility uses, gas lines, etc. as long as you are not encroaching on that easement then you have a proper buffer to whatever that use is. In this case the concern was if we are 125 feet to that easement which is what it is, not the actual power line, that if it were to fall there would be no buffer. But there is, because the power line runs down the middle of that easement. You probably have 30ish feet which I'm guessing.

Council Member Wilson: Will the tower be lighted?

George Davis: So again to your earlier question the authority on towers that are vertical is the FAA at the federal level. They trump pretty much everything else. You don't have a local airport authority or any districts we have to deal with here. If there were we would have. But even then the FAA is the ultimate authority on that and the FAA determined that at this height, which most towers that are below 200 feet are not lit, and this one is not lit. So we will not be putting any lighting on the tower which will keep it in harmony with the surrounding residential uses. So there won't be any blinking light on top and at the same time it's perfectly safe to air navigation. There is no low flying aircraft or anything that's doing things lawfully within the FAA navigation that will be effected by the tower. The tower will not change anything.

Unknown: You may mention that the whole easement is not being used but what's to say that? They've got the right to use the whole easement.

George Davis: Again, the separation from our use to any use for that matter is determined to the edge of the easement not to the actual line. We have many sites and we've done that for a reason as well as people in our space have built many towers you know near. We even have sites that are actually in subdivisions. So, from a power companies perspective they have no concerns about it. Again we have sites that are in substations, in different utility providers all over the country up against utility lines. There's certain jurisdictions obviously this isn't one of them where if you're located within a certain distance of an existing utility line or transmission tower it's basically a permitted use. So in a lot of jurisdictions if we did what we did here where we carefully selected best what Mr. Yates said, a like with like type placement that we would get an exemption because we had put in the perfect location trying to blend the infrastructure there.

Bryant Longest: And the other thing to mention is Verizon asked to design it to latest standard to TIA-222H standard so we are very much over design. The event that could have any effect on this tower. We shouldn't see anything in that area. It would have to be such a horrific event to take this down.

Council Member Bruton: Will batteries be stored underground? I'm getting back to my question I asked Brandon about any sort of hazardous material.

Bryant Longest: Anything like that would be removed at conclusion and if there is something there is always a battery back up and they are constantly monitored but will not be stored underground. And in conclusion to your earlier question not only in a green beautiful town, in 30-40 years when this

tower is no longer needed unless there is something I don't know maybe injected into our brain it will be fully removed and that is not only the tower but again as Brandon said restored with everything around it.

laughter

Council Member Bruton: He's not gonna let you talk.

7. Persons opposed to granting the application shall present arguments and evidence against.

Attorney Burrell: Alright, anything further from the applicant? Any questions? Is there anyone to speak for the opposition. Come forward to the microphone and identify yourself, name and address for the record please.

James Matterment: Good Evening, my name is James Matterment and I live on Covered Bridge Road. The tower is going to above my home. We had a couple concerns. First is health concerns, kind of depends on what kinds of fence you're on and which articles you want to read but there is an article saying that if you live within 2,000 feet of a tower you've got an increased risk of cancer exposure. Another concern is if you've got any property feeding into it and right there along we do its going to be an eye sore in the community. A lot of times they try to hide these towers and put some kind of range on them. Another concern is the height of the tower and the location the location is in kind of like a low bottom area. If height is a concern why couldn't it just be put up on a hill somewhere.

Council Wilson: Do you know of any medically documented information that says within so many feet of the tower it can cause cancer?

James Matterment: This has been seen and said over and over again since 2008.

Council Member Bruton: Would you feel better if they did somehow disguise it? I mean I think some people like those fake trees and some don't. My guess I mean is that an option that could be considered?

Attorney Burrell: We can put certain restrictions through the special use design.

James Matterment: That's all I wanted to say.

8. Attorney - To close the Public Hearing unless the hearing has been continued to the next regularly scheduled quasi-judicial hearing or to a publicly stated date, time, and location.

Attorney Burrell: Are there any other questions for Mr. Matterment? Alright. Thank you sir. Is there anyone else that wishes to speak? Alright. Is there any reason before we close this public hearing that it should be continued to a future date for decision? Hearing none, do I have a motion to close the public hearing?

Council Member Wilson: So Moved.

Attorney Burrell: I have a motion. Do I have a second?

Council Member Jackson: Second.

Attorney Burrell: I have a motion and I have a second. All in favor of closing the public hearing? Alright we are out of public hearing.

Attorney Burrell Closed the Quasi-Judicial Public Hearing.

9. Attorney Burrell called for a vote of each of the findings of fact/conclusions for a special use permit.

1. **All applicable specific conditions pertaining to the proposed use have been or will be satisfied.**
2. **Access roads or entrance and exit drives are to or will be sufficient in size and properly located to ensure automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire or other emergency.**
3. **Off street parking, loading, refuse, and other service areas are located so as to be safe convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties in the general neighborhood.**
4. **Utilities, schools, fire, police, and other necessary public and private facilities and services will be adequate to handle the proposed use.**
5. **The location and arrangement of the use on the site, screening, buffering, landscaping, pedestrian ways, and**

bicycle facilities harmonize with adjoining properties and the general area and minimize adverse impact.

6. **The type, size, and intensity, of the proposed use, including such considerations as the hours of operations, and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood.**

Moved by Council Member Wilson
Seconded by Jackson

Motion to Open Public Hearing

CARRIED UNANIMOUSLY

Moved by Council Member Wilson
Seconded by Council Member Jackson

Motion to Close Public Hearing

CARRIED UNANIMOUSLY

Moved by Council Member Jackson
Seconded by Council Member Wilson

Motion to Adopt Applicant's Finding of Fact as Your Own

CARRIED UNANIMOUSLY

Moved by Council Member Wilson
Seconded by Mayor Pro Tem Castleberry

Approved Findings of Fact "A" as presented

CARRIED UNANIMOUSLY

Moved by Council Member Wilson
Seconded by Council Member Jackson

Approved Findings of Fact "B" as presented

CARRIED UNANIMOUSLY

Moved by Council Member Jackson
Seconded by Council Member Purvis

Approved Findings of Fact "C" as presented

CARRIED UNANIMOUSLY

Moved by Mayor Pro Tem Castleberry
Seconded by Council Member Purvis

Approved Findings of Fact "D" as presented

CARRIED UNANIMOUSLY

Moved by Council Member Wilson
Seconded by Council Member Jackson

Approved Findings of Fact "E" as presented

CARRIED UNANIMOUSLY

Moved by Council Member Jackson
Seconded by Mayor Pro Tem Castleberry

Approved Findings of Fact "F" as presented

CARRIED UNANIMOUSLY

Moved by Council Member Purvis
Seconded by Council Member Jackson

Motion to Approve Special Use Permit

CARRIED UNANIMOUSLY

Moved by Council member Jackson
Seconded by Council Member Purvis

Motion to Approve Site Plan

CARRIED UNANIMOUSLY

42 - 43

b) Discussion and Possible Action of Amending the Grant Project Ordinance for the American Rescue Plan Act (ARPA) Funds

Ms. Kim Batten explained that the Town elected to use the funding for revenue replacement payments. She shared numbers with the council to show that there were monies freed up to use towards some expenses associated with the park. It was recommended to the Town to amend the

Town's ordinance to show what the funds have been used for in the past two years. Ms. Batten's recommendation is to pass it as amended.

The signed Ordinance#2024-05-1 is attached below.

Moved by Council Member Purvis

Seconded by Mayor Pro Tem Castleberry

Motion to approve AL2024-05-1 Grant Project Ordinance Amending the GPO AL2021-09-1 American Rescue Plan Act ARPA Funds

CARRIED UNANIMOUSLY

[Ordinance# AL2024-05-1 Signed](#)

c) Discussion and Possible Action of Updating the Memorandum of Understanding Between the Town of Archer Lodge and Johnston County Little League

Mr. Bryan Chadwick shared that it has been approximately a year since the Town has had a MOU with the Community Center and Johnston County Little League. Since there has been some things that have transpired, he recommends that there be a new MOU created between the Town and Johnston County Little League (JCLL). According to the current MOU, the Town is to schedule the games and the practices, but it appears as JCLL has been trying to do that. There are other topics that need to be addressed in the MOU as well. Discussion followed. No action needed at this time. It was agreed to speak with JCLL to see if an agreement can be made.

d) Discussion and Possible Action of Approving Contract with HR Management Solutions

Mr. Bryan Chadwick explained that due to things that have transpired in the past few months, there has been discussion of new hires and new policies that has caused the Town to get behind on minutes. Council Member Bruton made a statement discussing her frustration with the agendas being sent to Council late. She explained that there should be a deadline for Council to receive the agenda by the Tuesday before the scheduled meeting. Ms. Kim Batten explained the difficulties that the employees face at Town Hall to get the agendas and the minutes completed. She explained that due to Staff being stretched thin, there is a limit to what can be done with the resources that they have currently. Due to these issues, the Staff presented to Council the idea of contracting someone to complete the minutes in order for the Town to be caught up to date. Discussion followed. It was agreed to discuss this at the June Regular Council Meeting on June 3, 2024.

7. TOWN ATTORNEY'S REPORT:

a) Town Attorney Marcus Burrell had nothing to report.

8. TOWN ADMINISTRATOR'S REPORT:

a) Mr. Chadwick shared that there will be a visit from the water sewer regionalization group. He let the Council know that if they had any questions, to let him or Staff know. CAMPO will be at the Smithfield Public Library on May 23rd to discuss their safety action plan. He will inform any the Council of any further meetings that CAMPO will schedule in the coming months.

9. HUMAN RESOURCES OFFICER/TOWN CLERK'S REPORT:

a) Ms. Martin mentioned to Council that there are some topics that needed to be discussed in anticipation of the budget that have yet to be decided on.

These topics include retention of Staff, service reward programs, and retiree health insurance. She shared that she does need help on the clerk side of things to get tasks completed. She shared with Council that she has two new hires, Marcus Cameron and Jason Kress. Currently, she is working on looking for a part-time employee for the Parks and Recreation Department. Discussion followed regarding restructuring the office staff. She announced that open enrollment time has begun for employees. Ms. Martin shared her ideas for revamping comp time.

10. PARK AND RECREATION DIRECTOR’S REPORT:

- a) Mr. Allen shared his excitement for the promotion of Mr. Marcus Cameron from part-time Athletic Aide to full-time Parks Maintenance Specialist. He shared that Mr. Cameron has over 15 years of experience and is happy to have him on as a full-time employee with the Town. Mr. Allen applied for several grants over the last week including one for training and the equipment for Archery. He added that this as an additional sport that can be offered by the Parks and Recreation Department. Two other grants were applied for at the quantity of \$10,000 each.
-

11. MAYOR’S REPORT:

- a) **Mayor Mulhollem welcomed Jason Kress, the new Town Planner, to the Town.**
-

12. COUNCIL MEMBERS’ REMARKS:

- a) **Council Member Wilson joked that his chauffer, his wife, is in attendance to the meeting and that she is getting paid by the hour.**
 - b) **Council Member Jackson mentioned that he will be leaving on a trip to Texas the following Tuesday and would like to see if there is a time to look at the budget between this meeting and his trip or after the 20th of June. He said that he would greatly appreciate it.**
 - c) **Council Member Purvis had nothing to report.**
 - d) **Mayor Pro Tem Castleberry had nothing to report**
 - e) **Council Member Bruton mentioned that CAMPO is scheduled to approve the Southeast Area Study next week and has requested all members to provide a resolution endorsing the Southeast Area Study. Discussion followed.**
-

13. ADJOURNMENT:

- a) **Having no further business, Mayor Mulhollem called for a motion to adjourn.**
Moved by Council Member Wilson
Seconded by Council Member Jackson
Meeting adjourned at 10:41 p.m.

CARRIED UNANIMOUSLY



Matthew B. Mulhollem, Mayor



Jenny Martin, Town Clerk





ARCHER LODGE

Land Use Plan Update

Citizen Survey Report 5-6-24 to Town Council

PLEASE FILL OUT YOUR ARCHER LODGE CITIZEN SURVEY!!!



Growth is coming to Archer Lodge!
Help us update Archer Lodge's
Land Use Plan to guide the Town's
future.



<https://www.surveymonkey.com/r/LandUseArcherLodge>

Thank you for your participation!



Town of
Archer Lodge
Land Use Plan Update
Survey

THANK YOU FOR TAKING THE LAND USE PLAN UPDATE SURVEY!

The Town of Archer Lodge, like most towns in North Carolina, maintains a Land Use Plan to help guide decisions about growth and development. The Town adopted its current Land Use Plan 5 years ago, and a lot has happened since then. Even more change is on the horizon as the last two sections of the NC 540 Outer Loop will open in the next few years. The recent growth in Archer Lodge and the anticipated growth in coming years make it important for the Town to review and update its Land Use Plan for the future.

The Town's current Land Use Plan
can be reviewed at:

<https://tinyurl.com/ArcherLodgePlan>

This survey includes a series of questions for Town residents and business owners to guide the work of updating the Land Use Plan. Your input will help the Town craft policies that preserve and enhance Archer Lodge and plan for the future. This is not a scientific survey - it will not measure and calculate your desires. Instead, we've designed this to be more of a friendly check-in to help us understand what is or is not important to folks who live and work in Archer Lodge.

Some of the questions have boxes to select, others are more open-ended with a place for you to write your answers. We have provided space at the end of each question for additional thoughts or other suggestions. You can complete this survey online or via paper copy (available at Town Hall). Online responses may be submitted at: <https://www.surveymonkey.com/r/LandUseArcherLodge>

Please respond to this survey by Friday, March 29, 2024.

**Thank you so much for sharing your thoughts about Archer Lodge's future
and its Land Use Plan!**



ARCHER LODGE LAND USE PLAN UPDATE

Public Forum 1 / Survey Results Summary Report 4.25.24

Archer Lodge Land Use Plan Update Survey Results Summary

The overwhelming response from those who completed the survey was that Archer Lodge should preserve its small-town identity and tight-knit community. The responses identified traffic as the major concern and an indication that the Town needs to respond to development pressure.

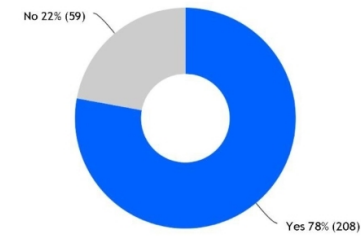
In general, residents were more accepting of increased costs and fees for developers to help mitigate and control the impacts of new development. Increased taxes were by far the least favored mechanism to mitigate the impacts of growth.

SECTION 1: GENERAL QUESTIONS

Questions 1-9 are the general questions that can be applied to the broad direction of the Town. The answers to these questions reveal what people like about Archer Lodge and generally how they would advise Town leaders to approach issues.

Q1 Do you live in the Town of Archer Lodge?

Answered: 267 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	78%	208
No	22%	59
TOTAL		267



QUESTION 2

- **Q1. Do you live in Archer Lodge?**

Yes	208
No	59
	267

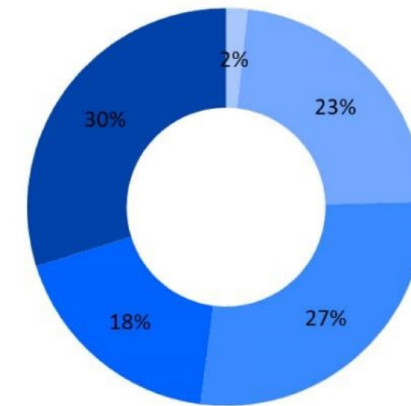
- **Q2. How Long?**

Splits at the 10-year mark

Slight majority (52%) in town for less than 10 years

Archer Lodge Land Use Plan Update Survey

Q2 If yes to question 1, how long have you lived in the Town?



■ Less than a year ■ 1-5 years ■ 6-10 years ■ 10-20 years ■ Over 20

Less than a year	2%	3
1-5 years	23%	39
6-10 years	27%	47
10-20 years	18%	31
Over 20 years	30%	51
TOTAL		171

QUESTION 3

- **Small-town**
- **Rural/suburban**
- **Peace & Quiet**
- **Lots of Farmland**
- **No giant neighborhoods or shopping centers**

Q3 What do you like best about Archer Lodge?

Answered: 159 Skipped: 109

The summary of the 159 comments received is provided below using the exact responses of 11 comments:

RESPONSES

It's a true sense of community. The Community Center is truly that, it gets good use. - Fourth Monday of the month - dinners - Every other Tuesday - Seniors and Lunch - Scouts - Voting, etc.

The peace and quiet, the farmland, no over development, family farms.

Small somewhat affordable, safe community. Archer lodge is as busy as it EVER needs to be.

I like the small-town community aspect of living here. People are not afraid to get to know one another.

It's where I grew up. It's home to me. I love the events AL does for holidays involving parades and events at the ball field that keep traditions alive

We loved the small-town vibe but that has been destroyed recently by the growth and no infrastructure.

Small town with privately owned businesses.

The land ethic of the town seems to be structured well. It is a pleasant rural / suburban area with beautiful land features and authentic small-business farming.

Small-town feel. Open land. Friendly people! The new park is beautiful! Can't wait to see what it becomes!

It's small and quiet, and there are no giant HOA neighborhoods or shopping centers. I love the fields and the little historic gas stations. I love our parades and family events.

Moved to Archer Lodge in Feb 2022, reminded me a lot of my hometown in western PA, not super busy and lots of farm land, small historical places that make the town unique.

QUESTION 4

- **Residential growth**
- **Traffic**
- **Lack of shopping/ restaurants**
- **Walkability**

Q4 What do you dislike the most about Archer Lodge? (Please list your thoughts in the comment box)

Answered: 158 Skipped: 110

The summary of the 158 comments received is provided below using the exact responses of 14 comments.

RESPONSES

Rapid growth in surrounding area, especially too much dense residential development and commercial development in nearby Flowers Plantation and Riverwood, that has increased traffic. Also, since incorporation, taxes have increased significantly without any additional services provided to residents.

No Main Street or small local street

Traffic on Covered Bridge Road and South Murphy. The intersection of the two roads makes it impossible to turn left during many times of the day.

Traffic

Inconvenient of having to travel outside of town to just get a meal out. Wish there was a country cafe in town limits.

The rapid development of housing is crippling our small town. We do not have the infrastructure to support it. I miss the small town feel and sense of community that came with it.

Heavy growth in the area in such a short time has caused congested roads. Traffic circles are needed to keep traffic following instead of building up on main side roads.

The traffic and the lack of traffic control. Lights, 4 way, roundabout, etc.

Traffic congestion No police presence. No consideration of land development or infrastructure.

We need more facilities/fields for kids to participate in various youth sports that are managed well.

Walkability - the new sidewalk between town hall and ALCC is great, but I'd love to see more sidewalks and potentially a trail connecting the new park to the trail in Flowers Plantation

Lack of adequate traffic control. Castleberry, Loop, South Murphy etc. Getting out of our neighborhood is a nightmare (archers pointe) . We continue to build homes without adding infrastructure!

Does not have many local shops or restaurants. Generally have to travel to Clayton to get restaurants and most are fast food chains, would really like to see more local shops and local restaurants.

How fast it has grown in population without the infrastructure to support all of the cars

QUESTION 5

- More retail and services
- Stop new residential development
- Add transportation infrastructure
- Add recreational opportunities

Q5 What would you change about Archer Lodge? (Please list your thoughts in the comment box)

Answered: 148 Skipped: 120

The summary of the 148 comments received is provided below using the exact responses of 12 comments:

I would like to see a 5 to 10 store strip mall in one location with restaurant(s), pharmacy, doctors or dentist office, etc.

I would hope that the Town planners would not lose sight of the original vision of why we incorporated. That was to preserve the countryside of A.L. and to keep it "as is" as best that we could. I feel that this has been done for the most part; however, with talk of business a district, apartments, etc., I wonder if we are losing sight of what I signed on for.

Added turn lanes to keep traffic moving

Expand infrastructure, update the community center.

Stop constant new housing developments Turn signal and right turn only lane at S Murphy/Covered Bridge Turn signal and right turn only lane at covered bridge/buffalo rd by Barnes store

Stop allowing the growth in the country area that is causing so many traffic problems.

I'd try to secure some land and add a few shops near the community center. It needs more of a "Main Street" feel.

Expand and have all the new growth pay their fair share

More pedestrian friendly between the general store and the community center.

Additional community activities along with better traffic planning

Great addition with the park, would be great to see basketball courts, tennis courts, pickle ball. Great start to something worth investing in.

I would love to see more local stores and restaurants added and less chain stores

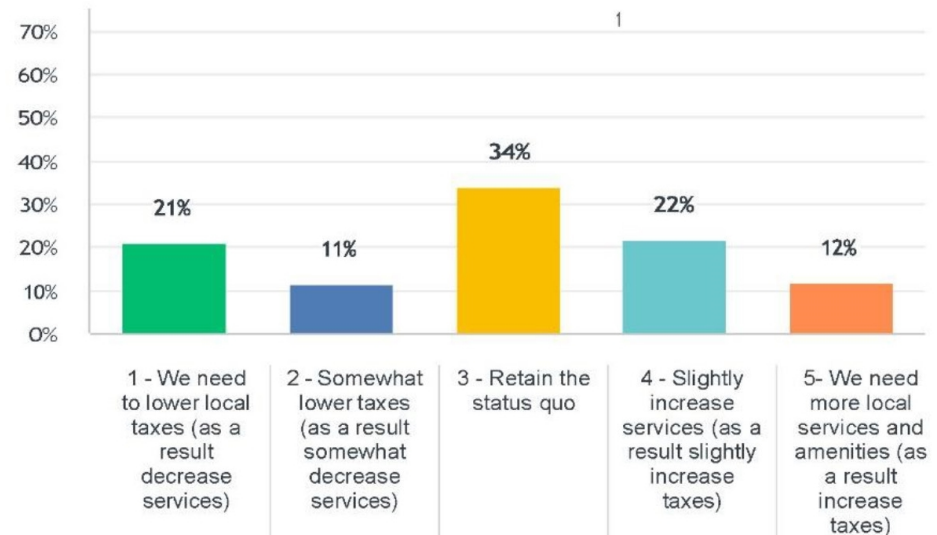
QUESTION 6

- **Maintain Status Quo – 34%**
(note: status quo will require tax increases over time)
- **Increase Services/ Amenities – 34%**
- **Decrease Services/ Amenities – 32%**

Q6 If you were advising Town leaders about opportunities for new Town services (such as bike lanes, trails, and other public amenities) which would have a direct effect on local taxes - would you advise them to lower local taxes (and decrease services), retain the status quo, or promote more local services (and increase taxes)?

ANSWER CHOICES	RESPONSES	
1 - We need to lower local taxes (as a result decrease services)	21%	35
2 - Somewhat lower taxes (as a result somewhat decrease services)	11%	19
3 - Retain the status quo	34%	57
4 - Slightly increase services (as a result slightly increase taxes)	22%	36
5- We need more local services and amenities (as a result increase taxes)	12%	20
TOTAL		167

Answered: 167 Skipped: 101



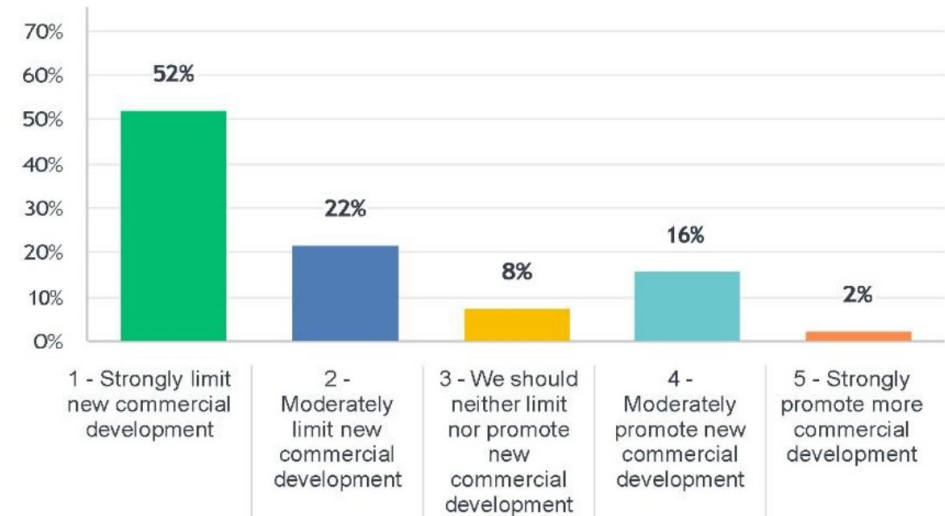
QUESTION 7

- **Limit new commercial development – 74%**
- **Promote new commercial development – 18%**

Q7 If you were advising Town leaders how to consider opportunities for new commercial development in Archer Lodge - would you advise them to limit new commercial development, retain the status quo, or promote more commercial development for Archer Lodge?

Answered: 169 Skipped: 99

ANSWER CHOICES	RESPONSES	
1 - Strongly limit new commercial development	52%	88
2 - Moderately limit new commercial development	22%	37
3 - We should neither limit nor promote new commercial development	8%	13
4 - Moderately promote new commercial development	16%	27
5 - Strongly promote more commercial development	2%	4
TOTAL		169



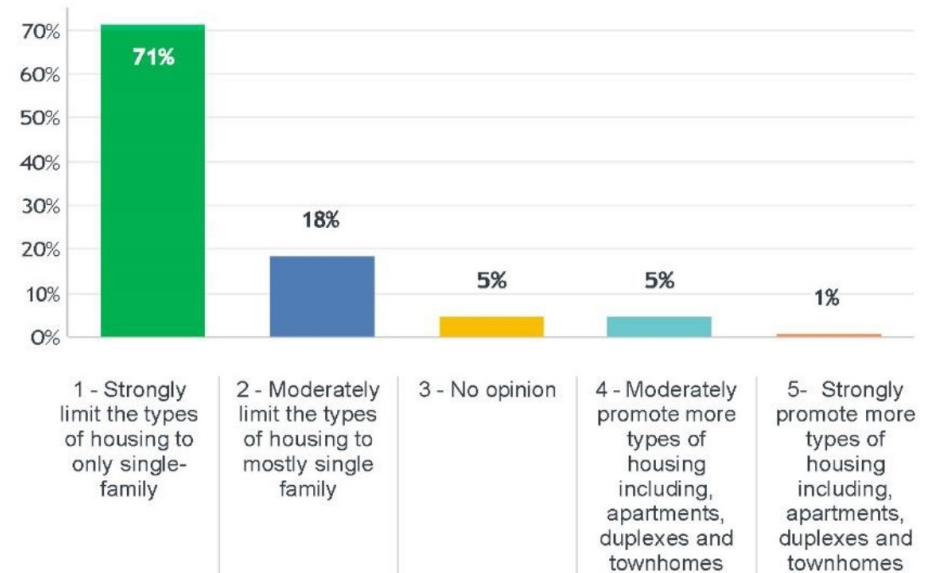
QUESTION 8

- **Limit new residential to single-family detached – 89%**
- **Promote more dense forms of residential – 6%**

Q8 In general, do you think that the Town should limit the types of housing that can be built in Archer Lodge, or should the Town promote more housing types?

Answered: 168 Skipped: 100

ANSWER CHOICES	RESPONSES	
1 - Strongly limit the types of housing to only single-family	71%	120
2 - Moderately limit the types of housing to mostly single family	18%	31
3 - No opinion	5%	8
4 - Moderately promote more types of housing including, apartments, duplexes and townhomes	5%	8
5- Strongly promote more types of housing including, apartments, duplexes and townhomes	1%	1
TOTAL		168



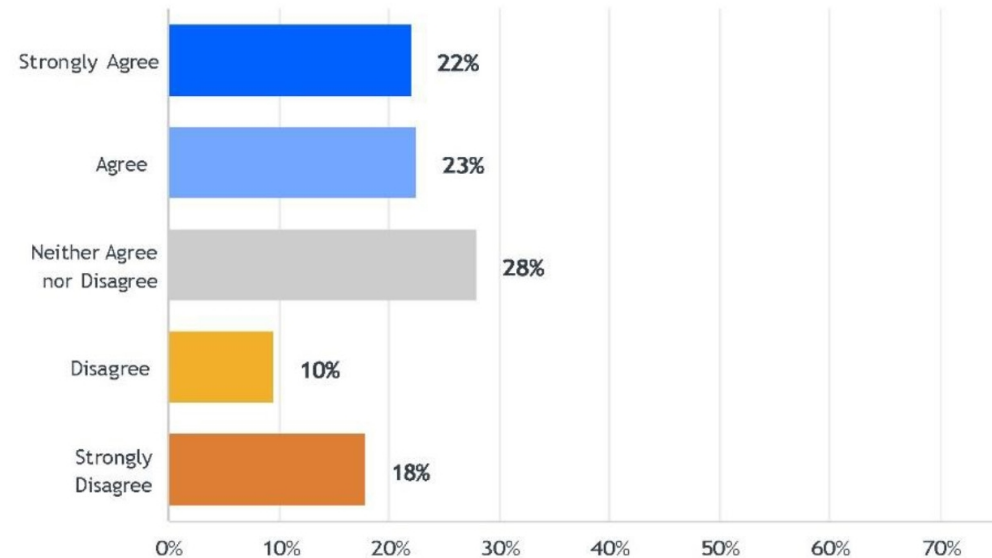
QUESTION 9

- **Support for village center – 45%**
- **Indifferent – 28%**
- **Do not support village center – 28%**

Q9 To what extent do you agree with the following statement: It is important for the Town of Archer Lodge to have a village center.

Answered: 168 Skipped: 100

ANSWER CHOICES	RESPONSES	
Strongly Agree	22%	37
Agree	23%	38
Neither Agree nor Disagree	28%	47
Disagree	10%	16
Strongly Disagree	18%	30
TOTAL		168



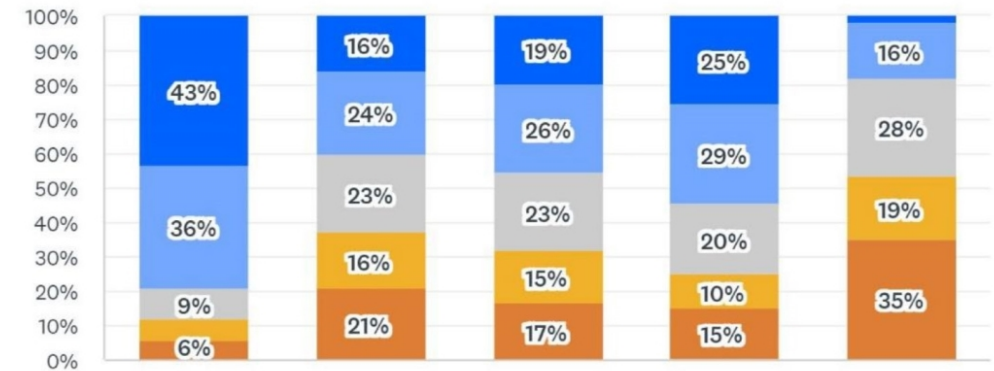
QUESTION 10

- **Traffic congestion is a problem – 79%**
- **Need more sidewalks/bike lanes – 40% (evenly split)**
- **Need more trails & greenways – 45%**
- **Raise costs for new development – 54%**
- **Do not raise taxes – 54%**

Q10 To what extent do you agree/disagree with the following statements:

Answered: 167 Skipped: 101

	STRONGLY DISAGREE	DISAGREE	NEITHER AGREE NOR DISAGREE	AGREE	STRONGLY AGREE	TOTAL
Traffic congestion is a problem in Archer Lodge	6% 10	6% 10	9% 15	36% 60	43% 72	167
Archer Lodge needs more sidewalks and bike lanes	21% 35	16% 27	23% 38	24% 40	16% 26	166
Archer Lodge needs more trails and greenways	17% 28	15% 25	23% 28	26% 43	19% 32	166
The town should increase costs for new development to maintain more control over streets, sidewalks, and bike lanes	15% 25	10% 17	20% 34	29% 48	25% 42	166
The town should increase taxes for residents to maintain more control over streets, sidewalks, and bike lanes	35% 59	19% 31	28% 47	16% 27	2% 3	167



Traffic congestion is a problem in Archer Lodge

Archer Lodge needs more sidewalks and bike lanes

Archer Lodge needs more trails and greenways

The town should increase costs for new development to maintain more control over streets, sidewalks, and bike lanes

The town should increase taxes for residents to maintain more control over streets, sidewalks, and bike lanes

Strongly Disagree Disagree Neither Agree nor Disagree Agree Strongly Agree

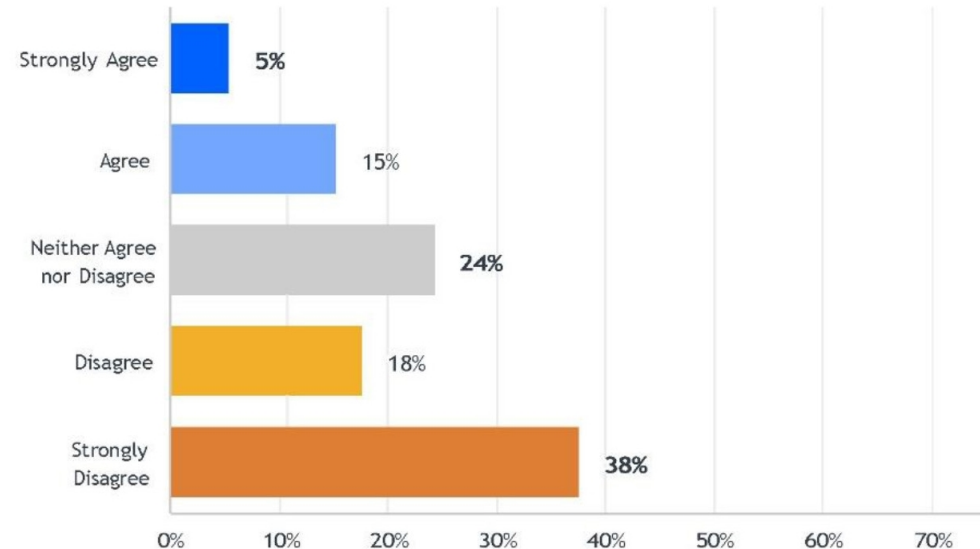
QUESTION 11

- **Do not support public sewer expansion – 56%**
- **Support public sewer expansion – 20%**

Q11 To what extent do you agree with the following statement: The Town of Archer Lodge should seek to expand public sewer for wastewater treatment in the Town. (Select your answer from the options below)

Answered: 165 Skipped: 103

ANSWER CHOICES	RESPONSES	
Strongly Agree	5%	9
Agree	15%	25
Neither Agree nor Disagree	24%	40
Disagree	18%	29
Strongly Disagree	38%	62
TOTAL		165



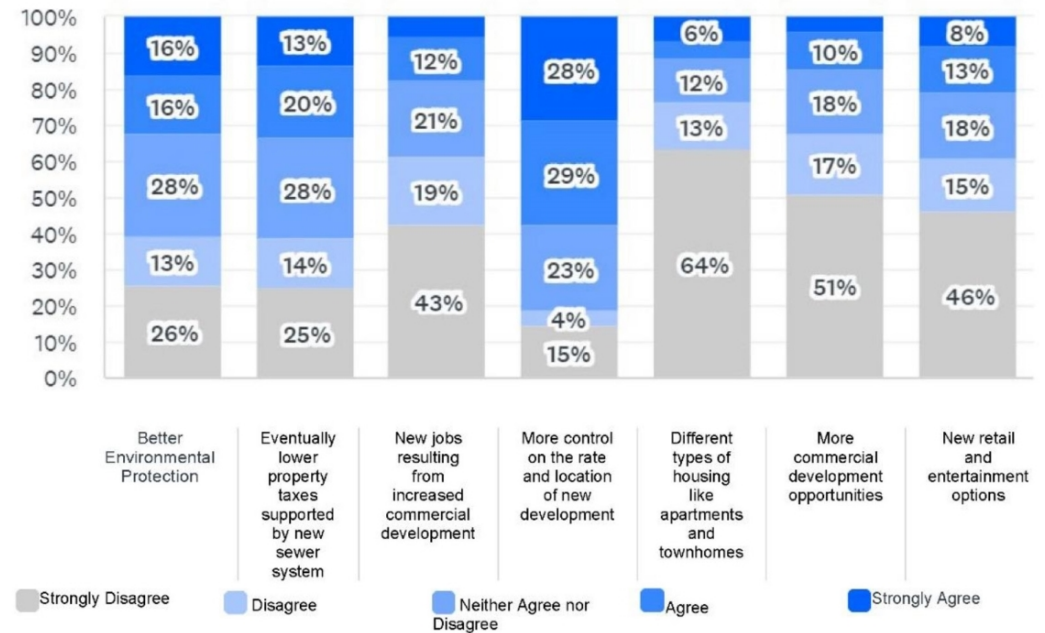
QUESTION 12

- Not important to have sewer for residential – 77%
- Not important to have sewer for commercial – 68%
- Not important to have sewer for retail/entertainment – 61%

Q12 Below is a list of potential benefits associated with providing public sanitary sewer services to residents of Archer Lodge. How important is it to you that the Town provides these benefits through a public sewer system for wastewater treatment?

Answered: 160 Skipped: 108

	1 – NO IMPORTANCE	2 – LITTLE IMPORTANCE	3 – SOME IMPORTANCE	4 – MODERATE IMPORTANCE	5 – EXTREME IMPORTANCE	TOTAL
Better Environmental Protection	26% 41	13% 21	28% 45	16% 26	16% 25	158
Eventually lower property taxes supported by new sewer system	25% 39	14% 21	28% 44	20% 31	13% 20	155
New jobs resulting from increased commercial development	43% 67	19% 30	21% 33	12% 19	5% 8	157
More control on the rate and location of new development	15% 23	4% 7	23% 37	29% 46	28% 45	158
Different types of housing like apartments and townhomes	64% 100	13% 21	12% 19	4% 7	6% 10	157
More commercial development opportunities	51% 80	17% 27	18% 28	10% 16	4% 6	157
New retail and entertainment options	46% 73	15% 23	18% 29	13% 20	8% 12	157



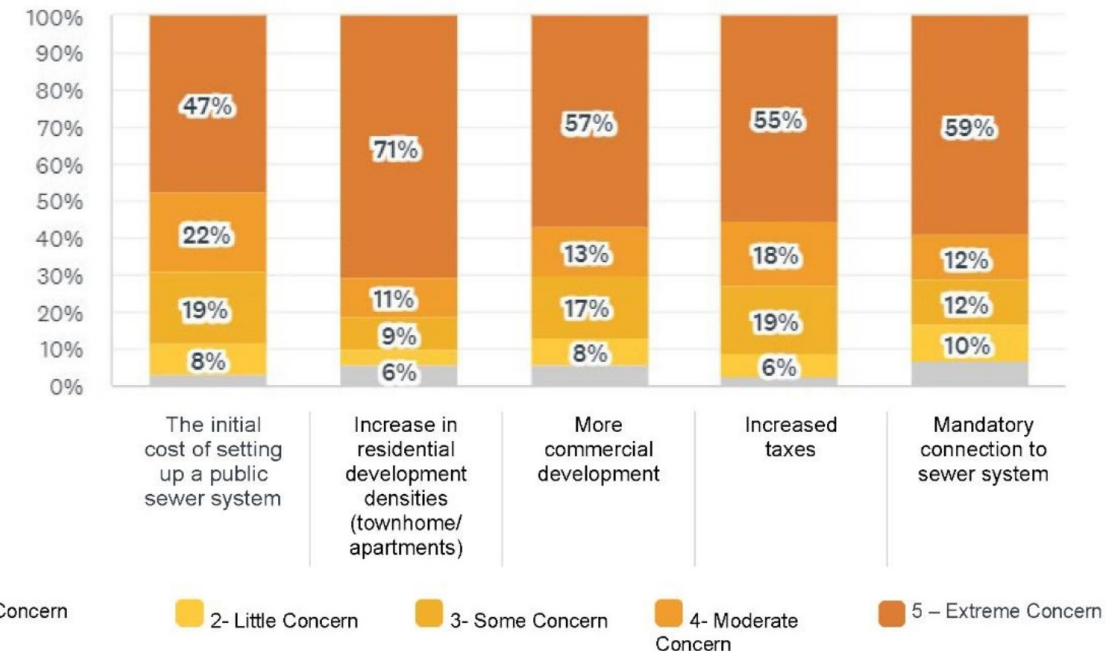
QUESTION 13

- **Very concerned about sewer resulting in new residential development – 71%**
- **Very concerned about rules requiring mandatory sewer connection – 59%**
- **Very concerned about sewer resulting in new commercial development – 57%**

Q13 Below is a list of potential concerns associated with providing public sanitary sewer services to residents of Archer Lodge. How concerned are you with the following impacts of a public sewer system for wastewater treatment?

Answered: 160 Skipped: 108

	1- NO CONCERN	2- LITTLE CONCERN	3- SOME CONCERN	4- MODERATE CONCERN	5- EXTREME CONCERN	TOTAL
Initial cost of setting up a public sewer system	3% 5	8% 13	19% 31	22% 35	47% 75	159
Increase in residential development densities (townhome/apartments)	6% 9	4% 7	9% 14	11% 17	71% 113	160
More commercial development	6% 9	8% 12	17% 27	13% 21	57% 91	160
Increased taxes	3% 4	6% 10	19% 30	18% 28	55% 88	160
Mandatory connection to sewer system	7% 11	10% 16	12% 19	12% 19	59% 94	159



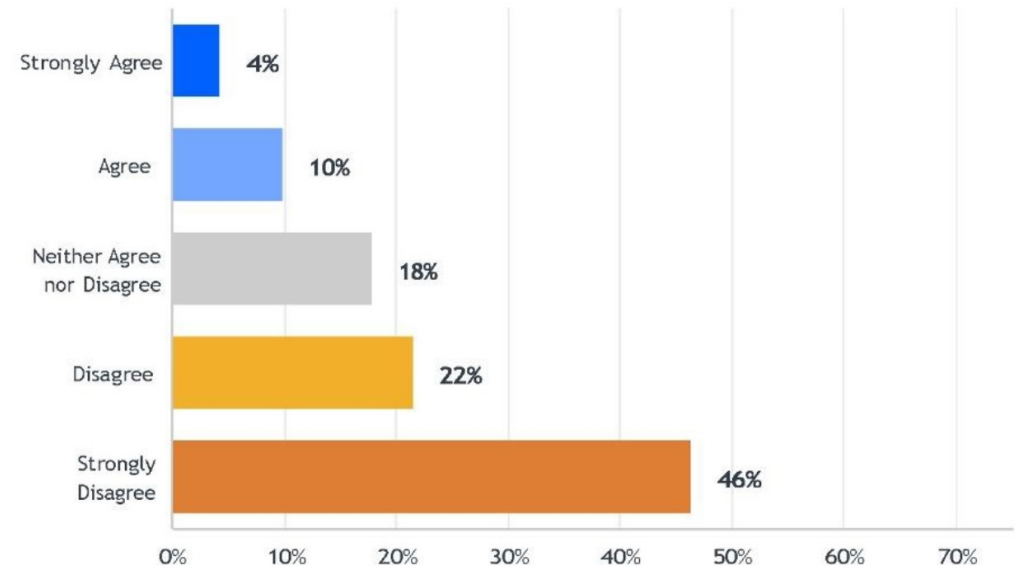
QUESTION 14

- **Disagree – 66%**
- **Agree – 14%**

Q14 To what extent do you agree with the following statement: The Town should encourage more commercial development.

Answered: 162 Skipped: 106

ANSWER CHOICES	RESPONSES	
Strongly Agree	4%	7
Agree	10%	16
Neither Agree nor Disagree	18%	29
Disagree	22%	35
Strongly Disagree	46%	75
TOTAL		162

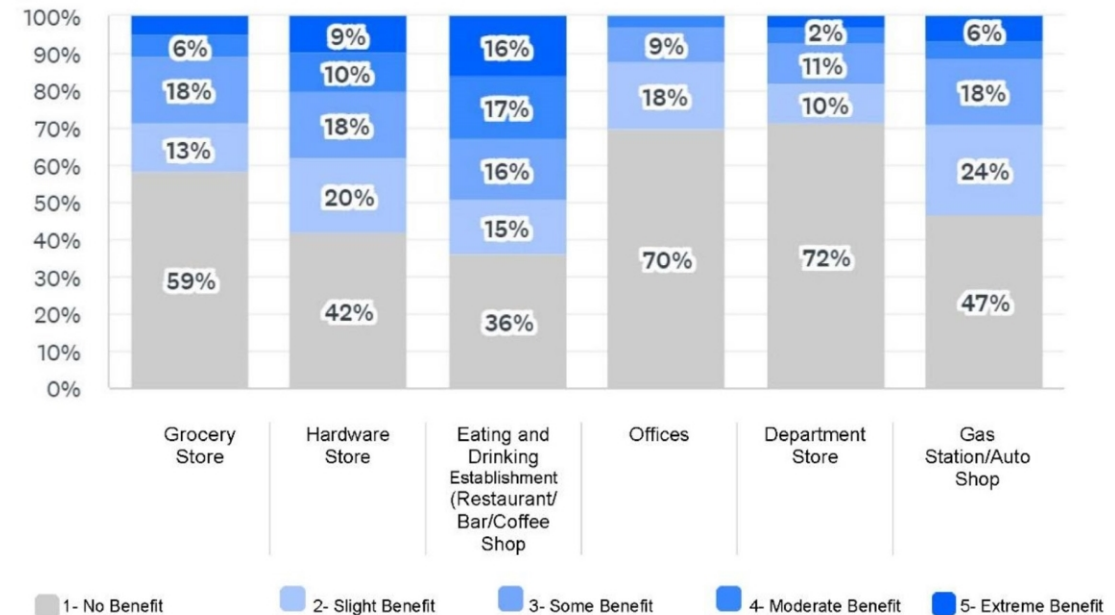


QUESTION 15

- **No benefit from department store, offices, or grocery store**
- **Moderate/extreme benefit from eating and drinking establishment – 33%**

Q15 To what extent, if any, do you think that the following forms of commercial development would be beneficial for the Town? (Select a number between 1 and 5; 1 indicating no benefit, and 5 indicating the most benefit)

	1- NO BENEFIT	2- SLIGHT BENEFIT	3- SOME BENEFIT	4- MODERATE BENEFIT	5- EXTREME BENEFIT	TOTAL
Grocery Store	59% 95	13% 21	18% 29	6% 9	5% 8	162
Hardware Store	42% 68	20% 33	18% 29	10% 17	9% 15	162
Eating and Drinking Establishment (Restaurant/Bar/Coffee Shop)	36% 59	15% 24	16% 29	17% 27	16% 26	162
Offices	70% 112	18% 29	9% 15	3% 4	0% 0	160
Department Store	72% 116	10% 17	11% 18	4% 7	2% 4	162
Gas Station/Auto Shop	47% 75	24% 39	18% 29	5% 8	6% 10	161



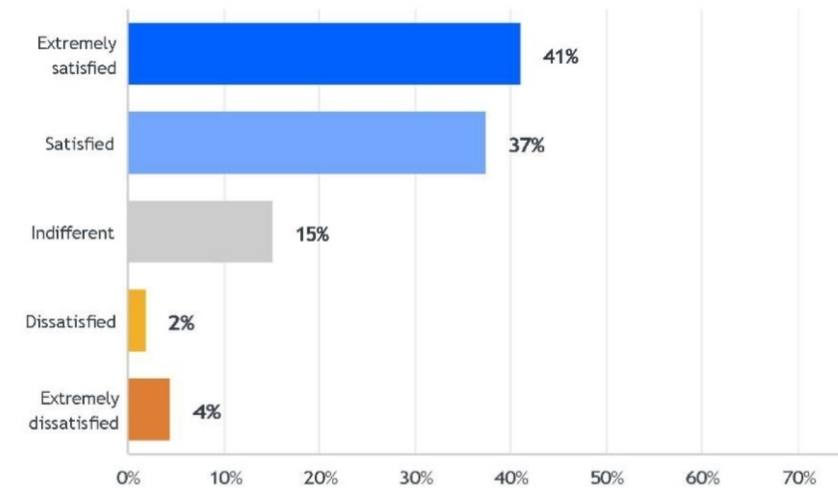
QUESTION 16

- **Satisfied – 78%**
- **Dissatisfied – 6%**

Q16 How satisfied are you with the types of housing available in the Town?

Answered: 158 Skipped: 110

ANSWER CHOICES	RESPONSES	
Extremely satisfied	41%	65
Satisfied	37%	59
Indifferent	15%	24
Dissatisfied	2%	3
Extremely dissatisfied	4%	7
TOTAL		158



Below is a summary of additional comments received that we have provided by sharing these 5 sample comments below.

OTHER COMMENTS? (LIMIT: 100 CHARACTERS)

Limit apartments and townhomes

Cookie Cutter Homes

Would like to see a small duplex or condo development.

We don't need apartments or townhomes. Leave it the way it is.

it's too expensive now

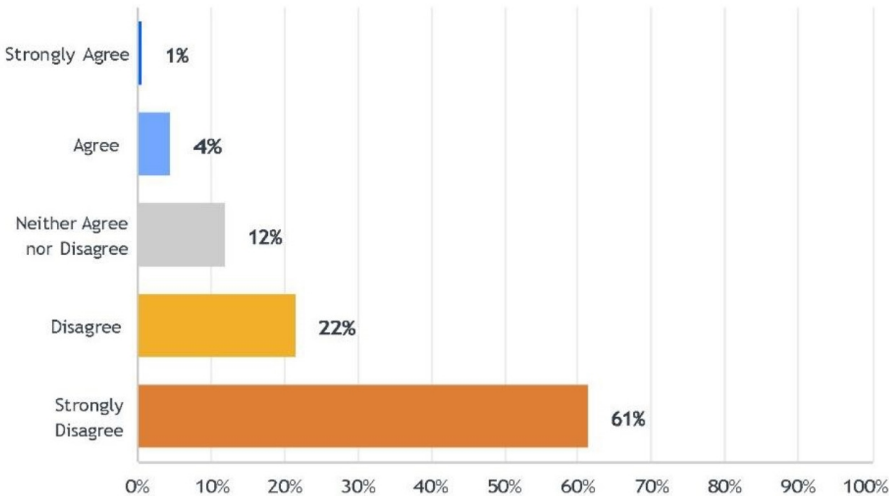
QUESTION 17

- Disagree – 83%
- Agree – 5%

Q17 To what extent do you agree with the following statement: The Town should allow for more multifamily housing options.

Answered: 158 Skipped: 110

ANSWER CHOICES	RESPONSES	
Strongly Agree	1%	1
Agree	4%	7
Neither Agree nor Disagree	12%	19
Disagree	22%	34
Strongly Disagree	61%	97
TOTAL		168



Below is a summary of the additional comments received that we have provided by sharing these 5 sample comments below.

OTHER COMMENTS? (LIMIT: 100 CHARACTERS)

- There has recently been a big increase already...please evaluate non owner occupancy
- NO APARTMENTS OR TOWNHOMES
- There is a rental community in Riverwood & others available in Flowers. While multifamily housing supports diversity, it strains infrastructure. Our schools are at capacity & it's nearly impossible to turn onto Covered Bridge during the AM/PM commute.
- We are too crowded
- The reality is that multi family housing (mainly apartments) comes with increased crime and the decline of a peaceful community.

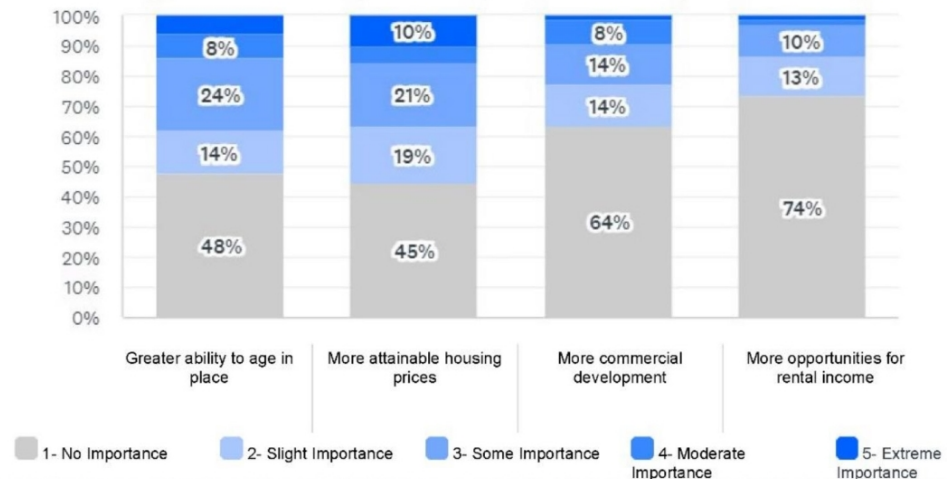
QUESTION 18

- **Rental income not important (74%)**
- **More commercial development not important (64%)**
- **Ability to age in place not important (48%)**
- **Lower housing prices not important (45%)**

Q18 If the Town were to allow more types of housing, there are several potential benefits for Town residents. How important is it to you that the Town provides these benefits by increasing housing choices?

Answered: 155 Skipped: 113

	1 - NO IMPORTANCE	2 - SLIGHT IMPORTANCE	3 - SOME IMPORTANCE	4 - MODERATE IMPORTANCE	5 - EXTREME IMPORTANCE	TOTAL
Greater ability to age in place	48% 74	14% 22	24% 37	8% 12	6% 9	154
More attainable housing prices	45% 68	19% 29	21% 32	5% 8	10% 15	152
More commercial development	64% 98	14% 21	14% 21	8% 12	1% 2	154
More opportunity for rental income	74% 113	13% 20	10% 18	1% 2	1% 2	153



Below is a summary of additional comments received that we have provided by sharing these 5 sample comments below.

OTHER COMMENTS? (LIMIT: 100 CHARACTERS)

Rentals and new homes are outrageously priced. Single family homes only. We do not want Archer Lodge to become Flowers Plantation. The first questions should be addressing infrastructure and schools. Ie. Stoplights on some of our major roads to avoid more fatal accidents like the one at Castleberry and 42 recently.

Pride in ownership is lost. Combine that with absent landlords and we have a recipe for issues. Home prices can also be affected.

No more rental properties

No benefit to apartments and low income housing unless you are the person that owns the land on which that low income housing is being built.

Don't need more rental properties, the ones in our development aren't even owned by local people. Ridiculous!

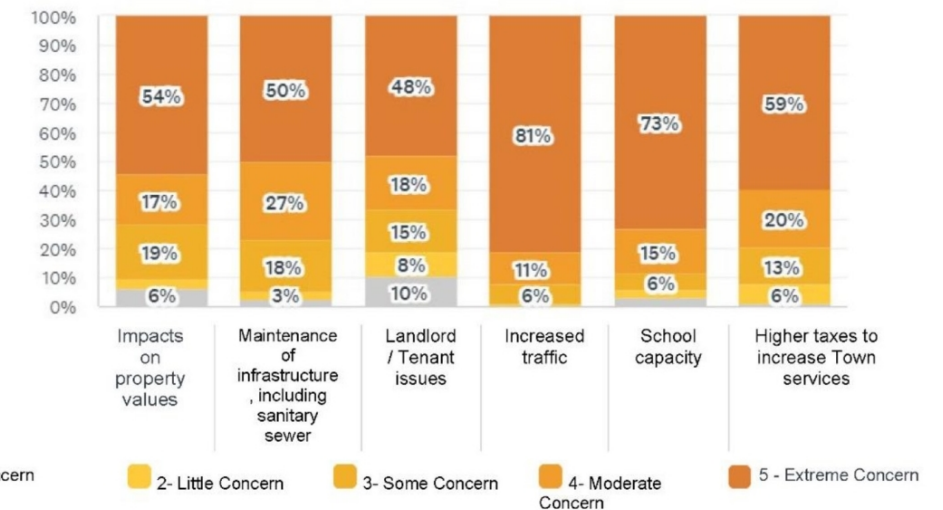
QUESTION 19

- **Increased traffic – 81%**
- **Reduced school capacity - 73%**
- **Higher taxes – 59%**
- **Perceived negative impacts on property values – 54%**

Q19 If the Town were to allow more types of housing, how concerned are you with the potential impacts of increasing housing choices?

Answered: 155 Skipped: 113

	1- NO CONCERN	2- LITTLE CONCERN	3- SOME CONCERN	4- MODERATE CONCERN	5- EXTREME CONCERN	TOTAL
Impacts on property values	6% 10	3% 5	19% 29	17% 27	54% 84	155
Maintenance of infrastructure, including sanitary sewer	3% 4	3% 4	18% 28	27% 41	50% 77	154
Landlord/Tenant issues	10% 16	8% 13	15% 23	18% 28	48% 74	154
Increased traffic	0% 0	1% 2	6% 10	11% 17	81% 126	155
School capacity	3% 5	3% 4	6% 9	15% 23	73% 113	154
Higher taxes to increase Town services	1% 2	6% 10	13% 20	20% 31	59% 92	155



Below is a summary of additional comments received that we have provided by sharing these 5 sample comments below.

OTHER COMMENTS? (LIMIT: 100 CHARACTERS)

The more people you put (pack) into an area is going to affect everyone, keep it as it is

Stop building and stop raising taxes

Our schools are capped already, traffic is congested and our roads need maintenance due to the heavy traffic.

There are 100s of apartments and townhomes going in at the "Waterfront" District and even more already built towards Clayton and in Flowers. For those interested in the area and looking for these options, they are available in the same general vicinity.

WE DON'T WANT APPARTMENTS!!!!

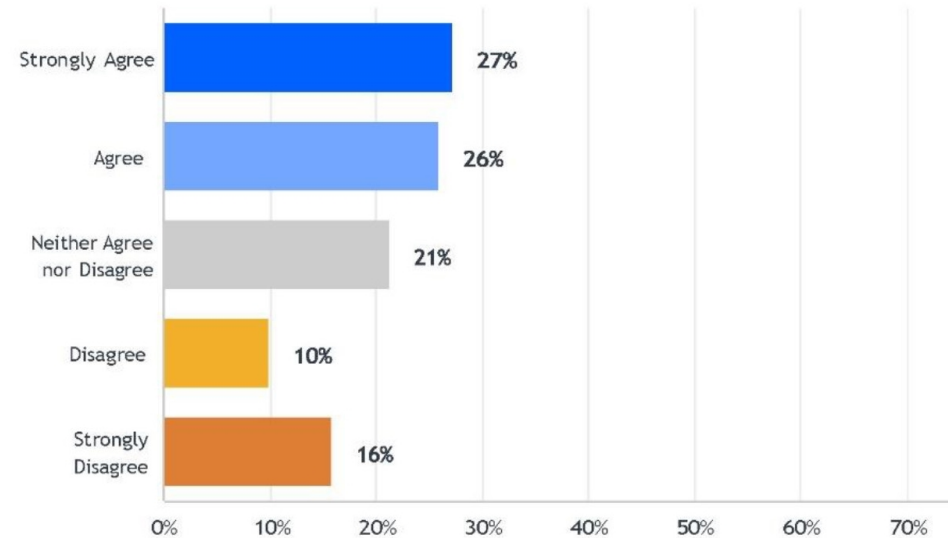
QUESTION 20

- **Agree – 53%**
- **Disagree – 26%**

Q20 To what extent do you agree with the following statement: The Town of Archer Lodge should include the area outside of the Town's current corporate limits within the Town's planning jurisdiction to manage how it can be developed in the future.

Answered: 151 Skipped: 117

ANSWER CHOICES	RESPONSES	
Strongly Agree	27%	41
Agree	26%	39
Neither Agree nor Disagree	21%	32
Disagree	10%	15
Strongly Disagree	16%	24
TOTAL		151



QUESTION 21

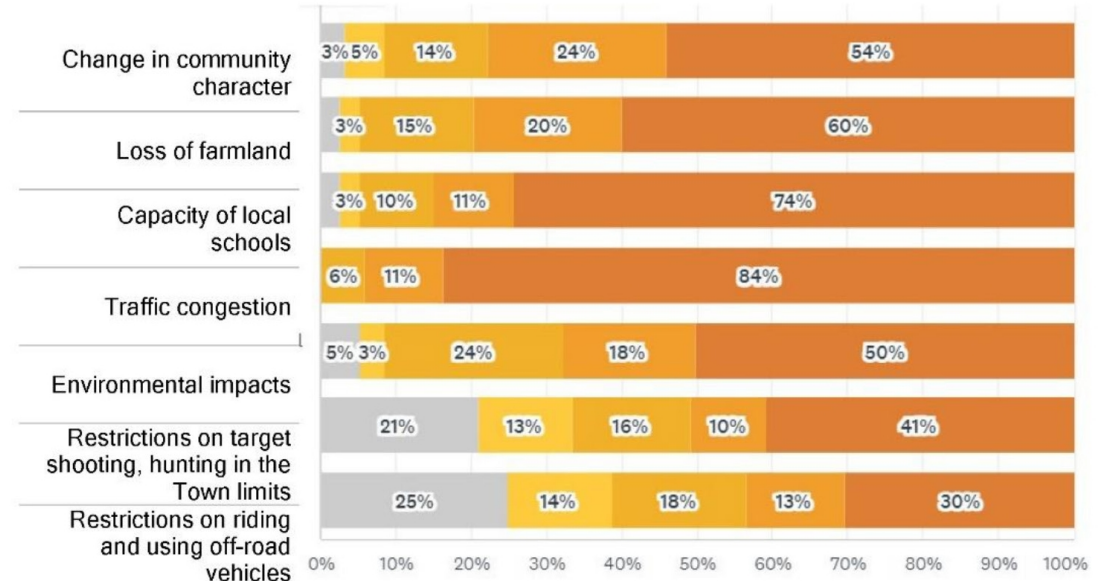
Concerns about more growth:

- **Traffic congestion - 84%**
- **Negative impacts on school capacity - 74%**
- **Loss of farmland - 60%**
- **Change community character – 54%**

Q21 Please indicate your level of concern for each of the potential impacts of growth below. (Select a number between 1 and 5; 1 indicating no concern, and 5 indicating the most concern)

Answered: 152 Skipped: 116

	1- NO CONCERN	2- LITTLE CONCERN	3- SOME CONCERN	4- MODERATE CONCERN	5- EXTREME CONCERN	TOTAL
Change in community character	3% 5	5% 8	14% 21	24% 36	54% 82	152
Loss of farmland	3% 4	3% 4	15% 23	20% 30	60% 91	152
Capacity of local schools	3% 4	3% 4	10% 15	11% 16	74% 112	151
Traffic congestion	0% 0	0% 0	6% 9	11% 16	84% 127	152
Environmental impacts	5% 8	3% 5	24% 36	18% 27	50% 76	152
Restrictions on target shooting, and hunting in the Town limits	21% 32	13% 19	16% 24	10% 15	41% 62	152
Restrictions on riding and using off-road vehicles	25% 38	14% 21	18% 27	13% 20	30% 46	152



QUESTION 22

Q22 We wanted to provide an opportunity for you to let us know if we missed anything in our consideration of Archer Lodge's future. Do you have any additional comments or thoughts about how the Town should grow?

Answered: 59 Skipped: 209

We received 59 comments and we've summarized these by sharing 9 comments below:

RESPONSES

Thank you for doing this and asking for our input.

Everywhere in this state, there are small communities being ruined by unnecessary growth. I hope this towns officials; listen to the community.

Archer Lodge is one of the few remaining areas that is supporting farming. This is an important resource that must be cherished and protected.

Need for increased public schools, traffic control, and green space.

Archer lodge is a fantastic area where families can still enjoy some of the perks of a rural upbringing. If further development if permitted, the town would risk becoming just like every other overpopulated place. Just look at all the condos in areas like Knightdale and what's happening in flowers... that would change the culture of this community entirely, and not for the better.

Some growth is necessary but slow growth is critical.

Please do not bring in big commercial stores or apartments! Keep the small-town character! Limit commercial development

concern is that people are allowed to fire guns in very close proximity to residential homes and community parks. We are gun owners, however there should be laws to precent firing guns so close to homes and parks. Perhaps town can have community firing range instead for those that enjoy shooting.

Before any new development should be considered, BUILD MORE SCHOOLS! The ones we have are overcrowded. Take care of what is here already instead of what could be.

THINGS TO REMEMBER...

These numbers should not be used to infer the entire community's sentiment

- Response rates were low
- Respondents were self-selected
- This is not a random sample



ADDRESS TRAFFIC CONGESTION

LIMIT NEW COMMERCIAL
DEVELOPMENT

LIMIT NEW RESIDENTIAL TO
SINGLE-FAMILY DETACHED

KEEP TAXES LOW

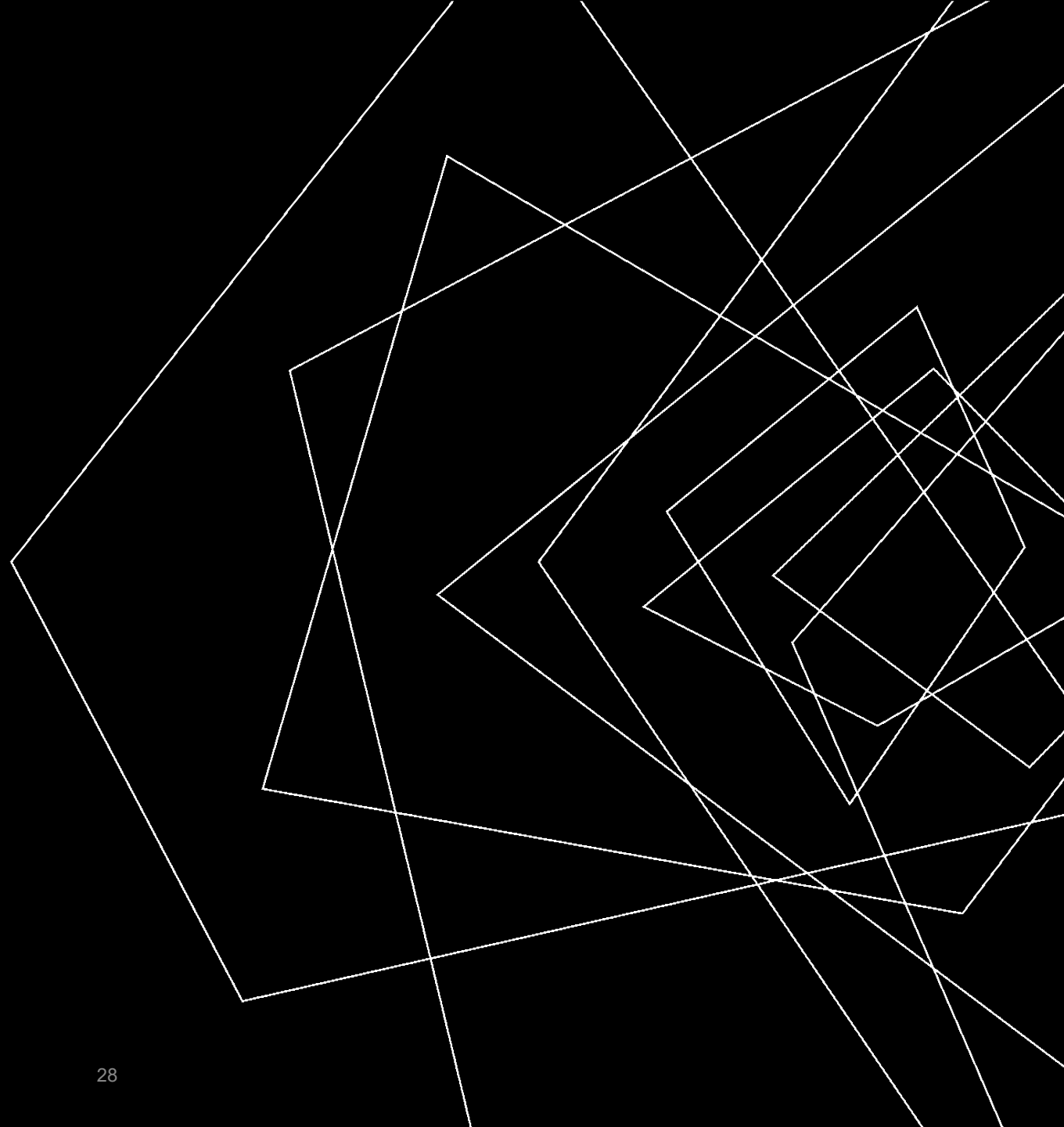
DO NOT PURSUE PUBLIC SEWER

SUPPORT FOR ETJ EXTENSION

NEXT STEPS:

SURVEY REPORT AS
PART 2 OF PLAN

PUBLIC FORUM 2 –
COMMUNITY VISION,
PLAN GOAL
DISCUSSION



**TOWN OF ARCHER LODGE
GRANT PROJECT ORDINANCE AMENDING THE
GRANT PROJECT ORDINANCE# AL2021-09-1 FOR THE
AMERICAN RESCUE PLAN ACT FUNDS**

BE IT ORDAINED by the Town Council of the Town of Archer Lodge, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby amended as set forth below:

- Section 1. This ordinance established a budget for the grant project to be funded by the American Rescue Plan Act of 2021 (ARPA). The Town of Archer Lodge received grant funds totaling \$1,050,426.75 which were provided in two disbursements. The first disbursement in the amount of \$525,213.38 was received on August 13, 2021 and the second disbursement in the amount of \$525,213.37 was received on August 5, 2022.
- Section 2. These funds could have been used for any of the following categories of expenditures in accordance with the American Rescue Plan Act of 2021, and to the extent authorized by North Carolina state law.
1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
 2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
 3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
 4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
 5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.
- Section 3. The Town elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARPA funds for the provision of government services.
- Section 4. The Town of Archer Lodge has until December 31, 2024 to use or encumber these funds and if encumbered, the Town has until December 31, 2026 to finish any associated work on the grant project.

Section 5. The following amounts are appropriated for the project and authorized for expenditure:

Internal Project Code	Project Description	Expenditure Category (EC)	Cost Object	Appropriation of ARP/CSLFRF Funds
001	General administration services for period of March 3, 2021 through March 31, 2024	6.1	Salaries	\$ 635,289.27
			Benefits	\$ 52,928.00
002	Economic and physical development services for period of March 3, 2021 through March 31, 2024	6.1	Contracts	\$ 362,209.48
TOTAL				\$1,050,426.75

Section 6. The following revenues were available to complete the project:

ARPA Funds	\$	<u>1,050,426.75</u>
Total	\$	<u>1,050,426.75</u>

Section 7. The Finance Officer maintained within the ARPA Grant Project Fund specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements and any state regulations that may apply.

Section 8. The Council ratified the acceptance of ARPA funds on August 13, 2021 and the actions of the Finance Officer with regards to said funds.

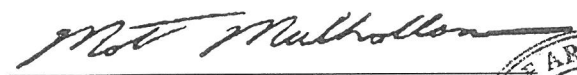
Section 9. The Finance Officer was directed to report on the financial status of the project as needed by Council.

Section 10. Copies of the Amended Grant Project Ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Town Clerk.

Section 11. This grant project ordinance expires on December 31, 2026, or when all the ARPA funds have been expended by the Town, whichever occurs first.

DULY ADOPTED THIS, THE 6TH DAY OF MAY 2024.

TOWN OF ARCHER LODGE


Matthew B. Mulhollem, Mayor

(SEAL)



ATTEST:


Jenny Martin, Town Clerk