

**Town of Eastover - Town Council Meeting
Tuesday, November 6, 2012, 7:00 p.m.
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding Council Members: x☐ Lawrence Buffaloe,
☐ Willie Geddie, x☐ Cheryl Hudson, x☐ Donald Hudson, x☐ Benny Pearce,
and ☐ Sara Piland**

MINUTES OF MEETING – November 6, 2012

Mayor Charles G. McLaurin, Council Members, Lawrence Buffaloe, Cheryl Hudson and Benny Pearce were in attendance at the November 6, 2012, Eastover Town Council Meeting. A quorum was present. Also in attendance were Attorney John Jackson, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth Town Clerk. Council Members Willie Geddie and Sara Piland was absent, but had previously submitted the Written Waiver of Notice Form.

I. Call to Order:

Mayor Charles McLaurin called the November 6, 2012 meeting of the Eastover Town Council to Order at 7:00 p.m., and welcomed all in attendance.

II. Invocation / Pledge of Allegiance:

Council Member Benny Pearce asked all in attendance to have a moment of silence, and then led in the Pledge of Allegiance.

III. Approval of Agenda:

Council Member Lawrence Buffaloe made a motion to approve the Agenda as stated. The motion was 2nd by Cheryl Hudson. The vote was unanimous for approval.

IV. Public Comments:

There were no public comments.

V. Consent Agenda:

1. Consider approval of the October 2, 2012 Minutes.
4. Consider approval of the September 30, 2012 Financial Report.

Council Member Cheryl Hudson made a motion to approve the Consent Agenda as presented. The motion was 2nd by Council Member Donald Hudson. The vote was unanimous for approval.

VI. Discussion Agenda:

Agenda Item #1:

Briefing by Mr. Morgan Johnson, Chairman Eastover Sanitary District (ESD).

Mr. Johnson gave the Council an update on the water system from Dunn. He stated that they are about ready to turn on the Dunn water. He said they are waiting on the power company to turn the power on this Friday. He stated that he had no further updates unless anyone had any questions.

Agenda Item #2:

PUBLIC HEARING – CASE NO. P12-73:

ADOPTION AND ESTABLISHMENT OF ARTICLE III ZONING DISTRICT CLASSIFICATIONS AND ARTICLE IV PERMITTED, CONDITIONAL AND SPECIAL USES APPLICABLE TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER BY CREATING ZONING ORDINANCE STANDARDS TO BE IMPLEMENTED WITHIN THE TOWN AS A SUPPLEMENT TO THE COUNTY ZONING ORDINANCE PROVISIONS UNTIL SUCH TIME THAT THE TOWN ADOPTS A COMPLETE EASTOVER ZONING ORDINANCE. (EASTOVER)

Mayor McLaurin **Opened the Public Hearing.**

Mayor McLaurin turned the Case P12-73 over to Mr. Matt Rooney for briefing.

Mr. Rooney informed the Council that the Planning and Inspections Staff recommends approval of the proposed text amendments establishing Articles III and IV, which create the zoning districts and establish the permitted, conditional and special uses (including the use matrix) for the Town of Eastover Zoning Ordinance, based on the following:

1. A town committee, working with the staff, created the use matrix while working on the recently adopted Eastover Commercial Core Overlay district;
2. The proposed amendments are a part of an ongoing process with the ultimate goal being the establishment of the Eastover Zoning Ordinance;
3. The provisions as proposed are relatively consistent with the county's provisions which will prevent nonconformities when properties are annexed.

Mr. Rooney stated that the Town Manager has reviewed the proposed text amendments. Mr. Rooney stated that everything is complete on the Core Area, and the intent is to have the Town of Eastover's Ordinance not Cumberland County's.

Speakers For: None.

Speakers Against: None.

Rebuttals: None.

Mayor McLaurin asked if there were any further discussion by the Council or attendee's.

Mayor McLaurin asked for a motion to **CLOSE the Public Hearing on Case No. P12-73.**

Council Member Cheryl Hudson made a motion to **CLOSE** the Public Hearing. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Council Member Cheryl Hudson made a motion to **approve Case No. P12-73.** The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Agenda Item #3:

CASE NO. 12-128: CONSIDERATION OF THE JANICE NORRIS PROPERTY, REQUEST FOR A GROUP DEVELOPMENT REVIEW, COUNTY ZONING ORDINANCE; ZONING: RR; TOTAL ACREAGE: 16/47 +/-; LOCATION: 2751 BEARD ROAD (SR1722). (EASTOVER)

Mr. Matt Rooney briefed the Council on Case No. 12-128. He stated that the developer is requesting approval to place a second dwelling. The property has 38.11' feet of road frontage along SR 1722 (Beard Road) and 161.85' feet of road frontage along SR 1721 (Coleman Road). The water will be provided by the Eastover Sanitary District and the septic system must be approved by the Cumberland County Health Department. He stated that conditions of approval, group development sketch plan, aerial photo and vicinity map is provided for your review. Mr. Rooney stated that the entrance to the new dwelling will be on Coleman Road.

A motion to approve Case No. 12-128 with conditions as stated by Cumberland County was made by Council Member Benny Pearce. A 2nd to the motion was made by Council Member Donald Hudson. The vote was unanimous for approval.

Agenda Item #4:

Consider approval of Ordinance establishing supplements to the Cumberland County Zoning Ordinance.

Mr. Kim Nazarchyk stated that N.C. General Statue 160A-381 authorizes municipalities to adopt zoning regulations applicable to properties within the municipal limits. He stated that the Town of Eastover has adopted the Cumberland County Zoning Ordinance as the regulatory zoning provisions to be enforced for all properties located within the town. This ordinance is specific to the newly created Commercial Core Overlay District, and combines the zoning criteria of Case P12-72, which was approved by the Council at the October 2, 2012 meeting, and Case P12-73

which was approved earlier tonight.

Council Member Donald Hudson made a motion to approve Ordinance No. 201-03. A 2nd to the motion was made by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Agenda Item #5:

Consider ESD/PWC water backstand.

Mr. Nazarchyk stated that he had been trying to obtain definite cost figures on this interconnect valve since August of last year, but only received them today. The cost (\$67,365 x 2) will greatly exceed the original estimates, and the maintenance fee will be about \$4,300 per year. These amounts were not budgeted for this year. Mr. Nazarchyk stated that he recommends that the Town no longer be involved in this matter.

Council Member Benny Perce made a motion for the Town to be no longer involved with the PWC water Interconnect. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

Agenda Item #6:

Discuss easement on School Street.

Mr. Nazarchyk updated the Council on the reason for the needed easements. School Street is not built on the legal description originally set aside, and for the Town to legally gain possession, we must obtain easements from the five property owners. Three of the properties are owned by members of the same family, and they have decided not to provide the easements. One property owner has continually delayed an answer, and the fifth has agreed. Our options are either condemn the portions needed for the easements, or wait and hopefully the owners will reconsider.

The Council decided to defer the School Street issue until later.

Agenda Item #7:

Discuss replacement of lights in the Community Center.

Mr. Nazarchyk stated that the current lights have mercury bulbs in the ballast, and bulbs will no longer be produced after June 2013. He stated that he had requested bids from three companies, and that B&M Electric, owned by Mr. Bill Roberts was the lowest bidder at \$1,872. Mr. Nazarchyk recommended that the Council go with B&M Electric.

Council Member Cheryl Hudson made a motion to approve the contract with B&M Electric at a cost of \$1,182.00. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

Agenda Item #8:

Consider purchase of Talley Woodland Park property.

Mr. Nazarchyk informed the Council that the School Board had agreed to sell the park property at a cost of \$6,000. However, this first must go before the Cumberland County Commissioners for approval.

Council Member Donald Hudson made a motion for the Town of Eastover to purchase the Talley Woodland Park property at a cost of \$6,000. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

VII. RECEIVE MAYOR'S UPDATE.

Mayor McLaurin stated that he is going to meet with school officials at the Talley Woodland Park concerning a fence to be installed at the top of the hill into the school grounds.

Mayor McLaurin stated that the stones around the Pink Garden were donated by Mrs. Ruth Rich.

Mayor McLaurin stated that the Eastover Civic Club is working on preparation for the New Year's Eve Flea Drop.

VIII. RECEIVE TOWN COUNCIL UPDATE.

None.

IX. RECEIVE TOWN MANAGER'S UPDATE.

Mr. Nazarchyk stated that he had been contacted by a company in California about the Towns Flea Drop. He stated that they were gathering information concerning unusual New Years Eve traditions. Mr. Nazarchyk asked if anyone had a video of our Flea Drop. Council Member Lawrence Buffaloe stated that we did not want a "YouTube" about the Flea Drop. Mayor McLaurin stated that Mr. Dexter had a video of the event.

X. CONSIDER A MOTION TO ADJOURN.

A motion to adjourn was made by Council Member Benny Pearce at 7:32 p.m. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Town of Eastover

Charles G. McLaurin, Mayor

Attest: _____, **Town Clerk**
Jane F. Faircloth