

**Town of Eastover - Town Council Meeting
Tuesday, August 12, 2014, 7:00 p.m.
Eastover Community Center**

**☐ Mayor Charles G. McLaurin, Presiding
Council Members:**

**x☐ Lawrence J. Buffaloe, x☐ Willie S. Geddie,
x☐ Cheryl C. Hudson, x☐ Randy P. Lee,
x☐ Benny M. Pearce, and x☐ Sara E. Piland**

MINUTES OF MEETING – August 12, 2014

Presiding Mayor Pro Tem Chery C. Hudson, Council Member's Sara E. Piland, Willie S. Geddie, Randy P. Lee, Benny M. Pearce, and Lawrence J. Buffaloe were in attendance at the August 12, 2014 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Mr. Kim Nazarchyk, Town Manager, Ms. Jane Faircloth, Town Clerk, Ms. Debra Schmidt, Administrative Assistant, Mr. Neil Yarborough, Town Attorney, and Mr. Matt Rooney Cumberland County Planning & Inspections Department, were also present. Mayor Charles G. McLaurin was absent from the meeting, but provided a written waiver of notice prior to the August 12, 2014 Town Council Meeting.

I. Call to Order:

Presiding Mayor Pro Tem Hudson called the August 12, 2014 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 Geddie gave the invocation and led the attendees in the Pledge of Allegiance.

III. Approval of Agenda:

Presiding Mayor Pro Tem Hudson asked for a motion to approve, disapprove, or amend the Agenda as stated.

Council Member Piland made a motion to approve the Agenda as stated. The motion was 2nd by Council Member Lee. The vote was unanimous for approval.

IV. Public Comments:

The Presiding Mayor Pro Tem asked the Clerk if anyone had signed up for public comments. The Clerk replied yes, Mr. Danny Matthews, Eastover Fire Department had signed up to speak.

Mr. Danny Matthews, Eastover Fire Department, briefed the Council Members on the Fiscal Year 2014 Budget expenditures for the Eastover Fire Department. Mr. Matthews stated that the funding supported 75 fires, 234 medical EMS incidents, and 30 fire prevention accidents during this past year for the Town of Eastover. The Eastover Fire Department employees received 7432 hours of training

during the past fiscal year. He stated that on September 2, 2014 they will receive an IOS inspection and hope to receive a rating of 4 or 5. This will help lower insurance rates for business owners in the Town of Eastover.

V. Consent Agenda:

1. Consider approval of the Minutes for the July 8, 2014 Town Council Meeting.
2. Consider approval of the June 30, 2014 Financial Report.

Presiding Mayor Pro Tem Hudson asked for a motion to approve, disapprove, or amend the Consent Agenda as stated.

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

VI. Discussion Agenda:

Agenda Item #1

PUBLIC HEARING CASE NO. P14-33. REZONING OF .52+/- ACRE FROM R6A RESIDENTIAL TO C2(P) PLANNED SERVICE AND RETAIL/CZ CONDITIONAL ZONING DISTRICT FOR OVERFLOW COMMERCIAL PARKING LOT OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED AT 3925 DUNN ROAD; SUBMITTED BY HAROLD G. FURR ON BEHALF OF FURR PROPERTIES, LLC. (OWNER). (EASTOVER).

Mayor Pro Tem Hudson **Opened the Public Hearing.**

Mr. Matt Rooney, Cumberland County Planning and Inspections Department, briefed the Council and presented facts regarding **Public Hearing Case No. P14-33**. The request is for rezoning of .52+/- acre from R6A residential to C2(P) planned service and retail/CZ conditional zoning district for overflow commercial parking lot located at 3925 Dunn Road. The petitioner, Mr. Harold G. Furr, on behalf of Furr Properties, LLC, wants to install a gravel parking lot for the overflow parking rather than a paved street.

Presiding Mayor Pro Tem Hudson asked the Clerk if there were any speakers signed up for or against **Public Hearing Case No. P14-33**. The Clerk replied yes, Mrs. Myra Roberts had signed up to speak.

Mrs. Myra Roberts, 1726 Joncee Drive, Eastover, NC signed up to speak about **Public Hearing Case No. P14-33**. Mrs. Roberts stated that she is really not for or against the case. She voiced her concern over the gravel parking lot. She has family members that reside adjacent to the shopping center and is worried about the dangers of the grandchildren getting into the gravel. She requested that the Council postpone any decision on this case until Mr. Furr can provide a clearer representation of his intentions for commercial parking lot. She further stated that the shopping center has ample parking spaces and two vacant buildings.

Presiding Mayor Pro Tem Hudson asked if there were any further discussion by the Council or attendees.

Council Member Piland stated that Mr. Furr has always been honest and upfront with the Eastover Town Council. Council Member Piland also stated that Mr. Furr has been forth right with all previous projects and spoke with the Town Manager about his intent for this property for a parking lot only, prior to filing it with the Cumberland County Planning and Inspections Board. Council Member Piland further stated that the only thing Mr. Furr can do at this time with the property is the gravel parking lot, otherwise additional changes will have to be resubmitted to the Eastover Town Council for review and approval.

Council Member Pearce stated that the gravel parking lot would probably drain better than a paved parking lot. He stated that it will absorb that water.

Presiding Mayor Pro Tem Hudson asked for a motion to **Close the Public Hearing on Case No. P14-33.**

Council Member Piland made a motion to **Close the Public Hearing.** The motion was 2nd by Council Member Geddie. The vote was unanimous for approval.

Presiding Mayor Pro Tem Hudson asked for a motion to approve or disapprove **Public Hearing Case No. P14-33.**

Council Member Piland made to motion to follow the Planning Board's recommendation and approval of **Public Hearing Case No. P14-33** for C1P conditional zoning, incorporating and approving the staff's consistency and reasonableness statement's as written in their recommendation. The exception of **Condition #13** which originally read dried area is required to be surfaced with permanent material worded to the affect that gravel is acceptable. The motion was 2nd by Council Member Buffaloe. The vote was unanimous for approval.

Agenda Item #2

CASE NO. 14-089. CONSIDERATION OF THE CLEAR WATER IRRIGATION & NURSERY, REQUEST FOR A RURAL RESIDENTIAL SITE PLAN & GROUP DEVELOPMENT REVIEW, COUNTY ZONING ORDINANCE AND EASTOVER SUPPLEMENT & COUNTY SUBDIVISION ORDINANCE; ZONING: RR; TOTAL ACREAGE: 1.60+/-; LOCATION 3364 FLEA HILL ROAD (SR 2814) (EASTOVER).

Mr. Rooney, Cumberland County Planning and Inspections Department, briefed the Council and presented facts regarding **Case No. 14-089.** The developer is requesting approval of a nursery operation and relocation of an existing manufactured home. The nursery operation will be at the rear of the existing manufactured home. The manufactured home will be moved closer to the front of the property and continue to be a residence.

Council Member Piland asked about the signage restrictions. Mr. Rooney stated that the signage is more restrictive in a subdivision as stated under Condition #9 in the site-related conditions. The developer will have to resubmit for approval of any freestanding signs, another public hearing and resubmit for review and approval by the Eastover Town Council.

Presiding Mayor Pro Tem Hudson asked for a motion to approve or disapprove **Case No. 14-089.**

Council Member Buffaloe made a motion to approve **Case No. 14-089** as presented, as long as the owner meets the conditions mandated by the Cumberland County condition sheet. The motion was 2nd by Council Member Piland. The vote was unanimous for approval.

Agenda Item #3

Discussion Regarding Storm Water Runoff Study.

Mr. Kim Nazarchyk, Town Manager, stated that he spoke with the engineers and the project is approximately 35-45% completed. The Dunn Road corridor will be top priority. He stated that next week the engineers will be here to look over the area.

Agenda Item #4

Discussion of School Street.

Presiding Mayor Pro Tem Hudson stated that she feels like the residents on School Street need a better roadway. The Town Manager said that Highland Construction and Diamond Construction both stated that patching the road is not an option because it will not hold up to the traffic. The construction companies recommended that the Town of Eastover can do it there self with getting patch work supplies from McDonald Lumber Company, but it will not hold up. Council Member Lee said the Town should consider putting up "No Thru Truck" signs if they pave School Street.

Council Member Buffaloe made a motion to pave School Street as soon as possible, maybe at night so they do not interfere with school traffic and allow the Town Manager to proceed with the contract. The motion was 2nd by Council Member Lee. The vote was unanimous for approval.

VII. RECEIVE MAYOR'S UPDATE.

Presiding Mayor Pro Tem Hudson asked Council Member Lee to provide an update on the Talley Woodland Park gazebo. Council Member Lee stated that installation of the gazebo was completed with the exception of the electrical hook-up.

Council Member Lee made a motion to authorize Town Manager to award a contract with Sandy Ridge not to exceed \$1,500.00 to get the electrical hook-up completed on the Talley Woodland Park gazebo, and install a disconnect box with a lock for the lighting. The motion was 2nd by Council Member Piland. The vote was unanimous for approval.

VIII. RECEIVE TOWN COUNCIL UPDATE

Presiding Mayor Pro Tem Hudson asked the Town Manager for an update on the last Mayor's Coalition Meeting. The Town Manager stated that the Mayor from the City of Fayetteville did not show up, therefore the sales tax distribution was not discussed.

IX. RECEIVE TOWN MANAGERS UPDATE.

Mr. Kim Nazarchyk, Town Manager, submitted the environment scoping report to the State for review and the report to USDA last week. When USDA gets finished with their report, the Town Council will receive additional details for review and will need to decide on the contract. If the Town Council decides to go with LSV, they will need to sign the contract. Mr. Frank said it will take about six (6) to seven (7) month's to get the details together on the new Town Hall.

The Town Manager stated that the Eastover Community Building used 3,000 gallons of water during the period June 20, 2014 through July 21, 2014. The park runs off well water, so that is not the problem. The Town Manager is concerned about leakage?

Susan Talley donated a scrap book to the Town Hall reflecting the history of Eastover residents and events.

X. CONSIDER A MOTION TO ADJOURN.

Presiding Mayor Pro Tem Hudson asked for a motion to adjourn. Council Member Buffaloe made the motion to adjourn at 8:20 p.m. The motion was 2nd by Council Member Lee. The vote was unanimous for approval.

_____, **Administrative Assistant**
Debra R. Schmidt

Town of Eastover

Charles G. McLaurin, Mayor

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