

**Town of Eastover - Town Council Meeting
Tuesday, May 9, 2017 7:00 p.m.
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding; Council Members: x☐ J. Lawrence Buffaloe,
x☐ M. Stan Crumpler, x☐ Cheryl C. Hudson, x☐ Randy P. Lee,
x☐ Benny M. Pearce and x☐ Lee P. Hedgecoe**

MINUTES OF MEETING – May 9, 2017

Mayor Charles G. McLaurin, Council Members: Cheryl C. Hudson, J. Lawrence Buffaloe, M. Stan Crumpler, Randy P. Lee, Lee P. Hedgecoe, and Benny M. Pearce were in attendance at the May 9, 2017, Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance were Attorney Neil Yarborough, Ms. Betty Lynd from the Cumberland County Planning & Inspections Department, Mr. Kim Nazarchyk, Town Manager, Ms. Jane Faircloth, Town Clerk, and Ms. Elizabeth Bass, Administrative Assistant.

I. Call to Order:

Mayor Charles G. McLaurin called the May 9, 2017 meeting of the Eastover Town Council to order at 7:00 p.m. and welcomed all in attendance.

II. Invocation/Pledge of Allegiance:

Mayor Charles G. McLaurin gave the Invocation and led in the Pledge of Allegiance.

III. Approval of Agenda:

Mayor McLaurin asked the Council if they had any questions concerning the Agenda. Town Manager Kim Nazarchyk asked if the Agenda could be revised. Mr. Nazarchyk asked to add Attorney/Client Privilege to the closed session. Mayor McLaurin asked for a motion to approve/disapprove the Agenda with the revision.

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

IV. Public Comments:

None.

V. Consent Agenda:

- 1. Consider approval of the Minutes for the March 14, 2017 Planning Meeting. See Exhibit A.**
- 2. Consider approval of the Minutes for the April 11, 2017 Planning Meeting. See Exhibit B.**
- 3. Consider approval of the Minutes for the April 11, 2017 Town Council Meeting. See Exhibit C.**
- 4. Consider approval of the March, 2017 Financial Reports. See Exhibit D.**

Mayor McLaurin asked the Council if they had any questions concerning the Consent Agenda. There were none. Mayor McLaurin asked for a motion to approve/disapprove the Consent Agenda as stated.

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

VI. Discussion Agenda:

Agenda Item #1:

CASE NO. P16-28. REZONING OF 2.13+/- ACRES FROM C3 HEAVY COMMERCIAL & R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR MOTOR VEHICLE REPAIR AND BODY WORK OR TO A MORE RESTRICTIVE ZONING DISTRICT LOCATED AT 2541 BALLPARK ROAD, SUBMITTED BY MICHAEL ANDREW LONGHANY (OWNER). (EASTOVER)

Mayor Charles McLaurin opened the Public Hearing.

Ms. Betty Lynd, Cumberland County Planning and Inspections Board stated this case is a rezoning case. The property owner would like to have the property zoned as C(P)/CZ for motor vehicle repair and body work. Ms. Lynd showed existing pictures of the subject's property and a proposed map of the property. The property owner wants to expand his business.

Ms. Lynd stated the Planning and Inspections Board had denied the case. The Board stated they would rezone the property to a R6. Total acreage for this lot is 2.13 acres. Ms. Lynd said the property would be serviced by Eastover Sanitary District for sewer and water.

There were people present to speak in favor of this case. The first speaker was Mr. Michael Longhany, the owner of the property. Mr. Longhany stated he has been on the current property for 11 years. He showed the Council several pictures of the area when he first acquired it, and pictures of how it looks now. He told the Council Members, Eastover was his

home and he is raising his children here as well. He said he has tried to improve the place by purchasing several shelters. Mr. Longhany stated his business has grown and he needs more room. He is not interested in making his business a junk business. Mr. Longhany stated his turnaround time for a repaired vehicle is usually within a 24-48 hour period.

Mr. Robert Drews from Napa Auto Parts also signed up to speak on behalf of Mr. Mike Longhany. Mr. Drews stated Auto Plus is an asset to the Eastover Community as they are the only auto shop in the area. Mr. Drews said Auto Plus is a Napa Dealer and as such there are stringent qualifications that must be followed. Mr. Drews stated that Mr. Longhany has qualified every year and continues to maintain his certification with Napa.

Mr. Duane Culbreth also stood up to speak in favor of the rezoning. Mr. Culbreth stated he owned land by the Auto Plus center and he was ok with Mr. Longhany expanding. Mr. Culbreth stated he would want shrubbery or some other kind of buffering surrounding the property.

After some discussion by the Council Members, Mayor McLaurin asked for a motion to approve/disapprove Case No. P16-28. Council Member Lawrence Buffaloe made a motion to approve Case No. P16-28 with conditions set by Planning and Inspections Board and with screening conditions. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

Mayor McLaurin asked for a motion to approve/disapprove Case No. P16-28 for reasonableness for a text amendment inserting specific provisions as recommended by the Joint Planning Board. The motion to approve was made by Council Member Lawrence Buffaloe and 2nd by Council Member Randy Lee. The vote was unanimous for approval.

Mayor McLaurin asked for a motion to approve/disapprove Case No. P16-28 for consistency with the adopted plan as designated in The 2030 Growth Vision Plan. The motion to approve was made by Council Member Randy Lee and 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Agenda Item #2:

CASE NO. 17-059. CONSIDERATION OF THE FREEDOM BAPTIST CHURCH; REQUEST FOR AN A1 SITE PLAN REVIEW, COUNTY ZONING ORDINANCE; ZONING: A1; TOTAL ACREAGE: 9.50 AC. +/-; LOCATION: 2115 MIDDLE ROAD (SR 1728). (EASTOVER)

Ms. Betty Lynd stated that Freedom Baptist Church is requesting approval of a new building for a fellowship hall incidental to the existing church. She said the proposed building meets the requirements of the zoning ordinance. Ms. Lynd stated the property had 170 feet of street frontage. She showed the Council the vicinity map, aerial photo, and the site plan sketch map. The site will be served by Eastover Sanitary District public water and sewer. Ms. Lynd said the Board recommended approval as stated on the site plan review.

After a brief discussion by the Council, Mayor McLaurin asked for a motion to approve/disapprove Case No. 17-059. The motion to approve Case No. 17-059 as stated in the site plan review with conditions was made by Council Member Lee Hedgecoe. The motion was 2nd by Council Member Stan Crumpler. The vote was unanimous for approval.

Agenda Item #3:

Town Manager Kim Nazarchyk and Town Attorney Neil Yarborough updated the Council on the Flea Hill Drainage District. Mr. Nazarchyk informed the Council that the Board for this District needs to be reactivated. Mr. Yarborough stated now was the time to get the District up and running again due to Hurricane Matthew's flooding still being on the community members minds.

Mr. Yarborough stated the Town should take the lead and express to the Clerk of Court the Town's substantial interest. He said 3 people were needed to head this district. Mr. Nazarchyk said there were 3 people previously on the Board and he would like to contact those 3 and see if they are interested in being on the Board now.

The Council had a brief discussion then asked Mr. Yarborough and Mr. Nazarchyk to continue to reactivate the Flea Hill Drainage District.

Agenda Item #4:

Mr. Kim Nazarchyk, Town Manager, gave the Council a brief description of the Fiscal Year 2018 Budget. Mr. Nazarchyk stated the budget is \$1,679,850, which is over \$76,725.00. That is a 4.8% increase from Fiscal Year 2017. This is caused in part by the projected Sales Tax increase and the Cumberland Community Foundation Grant.

Mr. Nazarchyk stated Cumberland County had a property revaluation. The Town of Eastover went up 1.7%, generating an additional \$8,497.00. The tax rate remains at \$0.205 per \$100 of value. To be revenue neutral, the tax rate would need to be decrease by 35/1000 cent, from \$0.205 to \$0.2015.

Mr. Nazarchyk said the Fiscal Year 2018 Budget includes maintaining or improving the current level of services for Fire, Police, Parks & Rec., Street Lights, Zoning, and Street Maintenance. Priorities will be Safety (Fire & Police), Parks & Rec, Storm Water Runoff (Flea Hill Drainage District), and saving funds for the new Town Hall construction.

Mr. Nazarchyk stated the Ad Valorem Tax revenues are based on 99% collection on \$311,970,270 of assessed value (personal, real, and public service properties). Local Option Sales Taxes and N.C. Franchise Tax will be our major sources of revenue.

Mr. Nazarchyk said the budget includes a 2.5% pay increase for the Administrative Assistant and two part-time employees, and 10.7% appropriated to Fund Balance. The budget is balanced as required by state law.

Mr. Nazarchyk said the Capital Reserve Budget includes only interest income. Last year the Council amended an earlier resolution increasing the maximum amount from \$900K to &1,000M. The current balance is \$1,001,000.

Mayor McLaurin asked for a motion to approve/disapprove setting the date for a Public Hearing on June 13, 2017, for the Town of Eastover's Budget for FY2018.

Council Member Stan Crumpler made a motion to approve setting the date for a Public Hearing on June 13, 2017, for the Town of Eastover's Budget for FY2018. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

VII. Receive Mayor's Update:

Mayor McLaurin stated he would like to have community involvement for the celebration of the Town of Eastover's 10 Year Anniversary. Mayor McLaurin stated he would like the Eastover Fire Department, Eastover Ballpark Association, the Eastover Civic Club, area churches, etc. to participate in a celebration on July 26, 2017 from 6-9 p.m. He is interested in having a picnic and all activities to be free.

VIII. Receive Town Council Update:

Council Member Randy Lee, Council Member Cheryl Hudson, and Town Manger Kim Nazarchyk visited Plainview Signs and Graphics to get a quote on 23 banners size 30 x 60, 23 pole bracket kits, and installation of brackets and kits. The banners will have the Town's Seal and incorporation date on them. The total was \$4,380.58. The banners should be up from Memorial Day through the end of July.

Council Member Cheryl Hudson made a motion for the Town of Eastover to purchase the banners, pole bracket kits, and have Carl at Plainview Signs and Graphics to install. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

XI. Receive Town Managers Update:

Mr. Nazarchyk stated the Appearance Awards are now accepting nominations. He said last year Council Member Randy Lee won an award. Mr. Nazarchyk said the Town of Eastover needs nominations. If there are any questions Mr. Nazarchyk said one could contact Ms. Charlotte Dawson at 910-391-1238.

Mr. Nazarchyk said he and the Mayor would be attending the Law Enforcement Memorial on Thursday May 11, 2017 at 8:00am.

X. CLOSED SESSION:

DISCUSSION OF PERSONNEL MATTERS AND ATTORNEY/CLIENT PRIVILEGE IN ACCORDANCE WITH NCGS 143-318-11(a)(6)

A motion to go into closed session was made by Council Member Benny Pearce. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

No action was taken in the Closed Session.

Mayor McLaurin asked for a motion to return to regular session. A motion was made to come out of closed session by Council Member Cheryl Hudson. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

A motion to approve a 2.5% pay increase for the Town Clerk and the Town Manager was made by Council Member Stan Crumpler. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

X. Consider a Motion to Adjourn:

Mayor McLaurin asked for a motion to adjourn.

A motion to adjourn was made by Council Member Lawrence Buffaloe at 9:00 p.m. The motion was 2nd by Council Member Cheryl Hudson. The vote was unanimous for approval.

_____, **Administrative Assistant**
Elizabeth S. Bass

Town of Eastover

Charles G. McLaurin, Mayor

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