

Eastover Town Council
Special Meeting
4:00 p.m. Tuesday, August 19, 2008

The Eastover Town Council met in Special Session at 4:00 p.m. on Tuesday, August 19, 2008 at the Eastover Town Hall, 3863 Dunn Road, Eastover, NC. The purpose was to discuss the following agenda items:

- a. Consider authorizing the purchase of accounting software.
- b. Consider increasing the work hours of the Town Clerk.
- c. Discuss Community Forum registration process.
- d. Discuss the NCLM Centennial Conference to be held on October 12-14, 2008 in Charlotte, North Carolina.
- e. Land Use Planning.
- f. Consider purchasing office furniture for the Town Hall.

Persons attending were, Mayor Charles McLaurin, Council Members Cheryl Hudson, Benny Pearce, and Sara Piland. A quorum was present at the Town Council Meeting. Also in attendance was the Eastover Land Use Planner, Mr. Matt Rooney from the Cumberland County Planning & Inspections Department. Absentee Council Members were Mr. Lawrence Buffaloe, Mr. Willie Geddie, and Mr. Donald Hudson.

Mayor Charles McLaurin called the meeting to order at 4:00 p.m. on August 19, 2008.

Item a:

Council Member Cheryl Hudson gave a briefing concerning the Southern Software Program in consideration for purchase. The software can be purchased with the payroll module and without the payroll module. With the payroll option the cost is \$15,000. greater. The company offers telephone and modem support. The Southern Software company will come down and determine if we have enough memory on our computer. If not, we may need to purchase new computers.

Council Member Sara Piland stated that if we could purchase the payroll portion separately at a later date it would save some monies, if not it would be more cost effective to purchase all now.

Council Member Sara Piland asked Council Member Cheryl Hudson if we could get a sample contract and have Attorney John Jackson review, and have at our September 2, 2008 Town Council Meeting. Council Member Cheryl Hudson will get a sample contract from Southern Software and get it to Attorney John Jackson for review.

Council Member Sara Piland made a motion to authorize Attorney John Jackson to review a contract with Southern Software and have at the September 2, 2008 meeting. The motion was 2nd by Council Member Benny Pearce. The motion was unanimously approved.

Item b:

The Town Council discussed increasing the hours of work for the Town Clerk. Council Member Sara Piland stated that she had discussed this with the Town Clerk. Per Council Member Sara Piland the Town Clerk agreed to additionally work on Friday's from 8:00 a.m. to 2:00 p.m., and to attend the Special Meetings the Town Council has each month.

Council Member Sara Piland made a motion to approve the additional hours. The motion was 2nd by Council Member Benny Pearce. The motion was unanimously approved.

Item c.

The Town Council discussed the Community Forum on Land Use Planning to be held on Thursday, September 18, 2008 at the Eastover Community Center from 7:00 p.m. to 8:30 p.m. Council Member Sara Piland stated that residents can sign up to attend on the Eastover website, at the Eastover Town Hall, or by the U.S. mail. Churches will be sent letters asking them to announce the Community Forum for residents to participate in helping to plan the Town of Eastover's future. The registration deadline is September 11, 2008. Residents can still come to the Forum, but it would help if we knew how many people to expect at the Community Forum. We will put flyers out at various locations to help notify the public.

Item d.

The Mayor discussed the NCLM Centennial Conference to be held October 12-14, 2008 in the Charlotte Convention Center. Mayor McLaurin stated that he would like for at least two Council Members to attend, if not more. Council Members Sara Piland and Cheryl Hudson stated they could not attend. Council Member Benny Pearce stated that he could attend, but would prefer that someone else go to the Conference. Council Members Donald Hudson, Willie Geddie and Lawrence Buffaloe have not responded to the email concerning the conference. Council Member Sara Piland stated that the Town Clerk could go as there is a Clerk's session at the conference. Mayor McLaurin stated he would go but did not want to go alone. It would be in our best interest to register early to get a good room. This is pending responses from all Council Members.

Item e:

Land Use Planning:

Case No. P08-02-E: Consideration of a Special Use Permit to allow a Day Care Facility in an O&I(P) Planned Office and Institutional District on 2.19 +/- Acres located at 3135 Dunn Road, Submitted by Craig S. Wheeler, owned by Gregory and Laurie D. Barnes. (Eastover)

Mr. Matt Rooney of the Cumberland County Planning & Inspections Department briefed the Town Council on Case No P08-02-E. Mr. Rooney stated that this is a Cumberland County Board of Adjustment case and he sees no problem in getting approval of the Special Use Permit.

Case No. P08-37: Rezoning of 0.34 +/- acres from C(P) Planned Commercial to C1(P) Planned Local Business or to a more restrictive Zoning District, Located at 3849 Dunn Road, submitted and owned by Philip N. & Joni L. Smith. (Eastover)

Mr. Matt Rooney gave a briefing on Case No P08-37 to the Town Council. Mr. Rooney stated that C(P) Planned Commercial District is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping areas. Site plans assure traffic and the harmonious and beneficial relations between the commercial area and

contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

The C1(P) Planned Local Business District is designated to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement. Mr. Rooney stated that the Cumberland County Staff recommends denial of C1(P).

The bottom line is that C(P) is more intensely commercial and alcohol sales, nightclub, etc. could be put on the site. The C1(P) is more restrictive. There could be no sale of manufactured homes on the property, buffer zone still exists, and the building size needs to honor the set back. Mr. Rooney stated that once it goes commercial, no residential. Council Member Sara Piland stated that the C1(P) would be better as it is more restrictive, and the other Council Members were in agreement.

Case No. P08-38: Rezoning of 0.92 +/- acres from O&I(P) Planned Office and Institutional to C(P) Planned Commercial or to a more restrictive zoning district, located on the West side of Dunn road, between Church Street and School Street, submitted by Chuck Furr, owned by Eastover Development Partners, LLC. (Eastover)

Mr. Matt Rooney stated that the O&I(P) Planned Office and Institutional District is designed primarily for agencies and offices rendering services in the professional, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited businesses and residential areas. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

Mr. Rooney stated that the C(P) Planned Commercial District is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

Mr. Rooney stated that the Cumberland County Staff recommends approval from O&I(P) to C(P). Mr. Rooney stated that Mr. Chuck Furr asked if the Town Council would approve C(P) with restrictions, and have conditional overlay. Otherwise, we could have some establishments we do not want.

Item f:

The Town Council discussed the purchase of office furniture for the Town Hall. Council Member Sara Piland suggested that we purchase two L-shaped computer desk, one each for the Town Clerk and the Town Manager when hired. She also suggested that we purchase other items of furniture if needed (i.e. chairs, etc).

Council Member Cheryl Hudson made a motion to look into purchasing the furniture. The motion was 2nd by Council Member Sara Piland. The vote passed unanimously.

Item g:

Mr. Matt Rooney asked the Mayor and Eastover Town Council to attend the Growth Vision Plan Summit to be held on Tuesday, September 30, 2008 at the AIT Building at the Cumberland County Coliseum. Mr. Rooney stated that the Town Council would receive its own presentation.

Adjourn:

Mayor McLaurin asked for a motion to adjourn at 4:55 p.m.. The motion to adjourn was made by Council Member Benny Pearce. The motion was 2nd by Council Member Cheryl Hudson. The motion passed unanimously.

Charles G. McLaurin
Mayor

Jane F. Faircloth
Town Clerk