

**Town of Eastover - Town Council Meeting
Tuesday, January 3, 2012, 7:00 p.m.
Eastover Community Center**

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

MINUTES OF MEETING – January 3, 2012

Mayor Charles G. McLaurin, Council Members, Cheryl Hudson, Willie Geddie, Lawrence Buffaloe, Donald Hudson, and Benny Pearce were in attendance at the January 3, 2012 Eastover Town Council Meeting. Council Member Sara Piland was absent from the meeting; however she submitted to the Town Clerk a Written Waiver of Notice, prior to the meeting. A quorum was present at the Town Council Meeting. Also in attendance was Attorney Neil Yarborough and Attorney Elizabeth Gilluly, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth, Town Clerk.

I. Call to Order:

Mayor Charles McLaurin called the January 3, 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 Pierce gave the invocation and led in the Pledge of Allegiance.

III. Approval of Agenda:

Council Member Cheryl Hudson made a motion to approve the agenda as so stated. The motion was 2nd by Council Member Donald Hudson. The motion was approved unanimously.

IV. Public Comments:

Mr. D. P. Singla, 4545 Bent Grass Drive, Fayetteville, NC 28312 signed up to speak to the Town Council. Mr. Singla stated that he owns the property where the Eastover Day Care Center was located at 3353 Dunn Road, Eastover, NC. He would like to purchase the adjoining property and build something the Town would want, perhaps a strip mall in the area, or a contracted Post Office. He would like to apply to have the property rezoned C(P). He would like to build what the Town wants. Mayor McLaurin stated that the Town Manager would be happy to talk with him about this at a scheduled date. Mr. Singla agreed to do so.

V. Consent Agenda:

1. Consider approval of the December 6, 2011 Town Council Minutes.
2. Consider approval of the December 6, 2011 Closed Session Minutes.
3. Consider approval of the December 20, 2011 Special Town Council Meeting.
4. Consider approval of the November 30, 2011 Financial Report.
5. Consider approval of the Budget Adjustment.
6. Consider approval of Resolution for Meeting Dates.
7. Consider approval of Holiday Schedule for 2012.

Council Member Benny Pearce made a motion to approve the Consent Agenda as stated. The motion was 2nd by Council Member Lawrence Buffaloe. The motion was approved unanimously.

VI. Discussion Agenda:

Agenda Item #1:

Briefing by Mr. Morgan Johnson, Chairman Eastover Sanitary District.

Mr. Morgan Johnson updated the Council on the Phase II Water Project and administrative information. He stated that they have submitted their application to the LGC for approval and are getting together several more documents they requested. Mr. Johnson stated that they will be having over 3,000 mailings per month so a contracted Post Office sounds great. Mr. Johnson stated that ESD had received a proposal from Dunn to reduce the rate from 5% to 4% on the loan and could possibly reduce it even lower to 3.5 %. The Dunn water line project bid opening was on Dec 20, with the low bid being \$2.0 Mil. That would be a savings of over a half million dollars to ESD. He stated that they go to the LGC on January 10, 2012 for approval.

Mr. Johnson stated that he had responded to **Case No. 12-002** Zero Lot Line Subdivision Plan proposed Subdivision, and strongly disagrees with it, and recommends that it not be approved. The Land Use Plan calls for the lots to be "one" acre, not "one-half" acre lots. The state law says if there is a land use plan in existence, there must be a compelling reason to not follow it. The County Commissioners have upheld the Land Use Plan in the past. ESD would expect the Planning Board and the Commissioners to continue to do so. Mr. Johnson stated as a reminder, if a parcel of land is divided into three or more lots, the developer/owner must install a water distribution system, at their cost, to county and ESD standards, and connect to the ESD distribution system. Mr. Johnson requested the Council Board review and comment on this Case No.12-002.

Agenda Item #2:

Case No. 11-135. Consideration of Lee's Auto Sales of Fayetteville, NC., Request for a C(P) Site Plan Review, County Zoning Ordinance: Zoning: C(P); Total Acreage: 0.90 +/-; Location 3388, 3392 & 3396 Dunn Road. (Eastover)

Mr. Matt Rooney briefed the Council on Case No 11-135. He stated that the developer is requesting approval of a motor vehicle sales office within the existing strip shopping center. The sales office will be located in a portion of existing building and will use ten of the existing off-street parking spaces for the display of the motor for sale. After accounting for the loss of ten off-street parking spaces for use as display, the minimum ordinance standards for off-street parking are compiled with- 30 spaces required, 39 provided. He stated the property has 200.00' feet of road frontage along U.S. HWY 301 (Dunn Road) and 200.00' of road frontage along the S I-95 off ramp. This property will be served by the Eastover Sanitary District for the water and sewer. He stated that the site plan and condition sheet are attached for your approval. Mr. Rooney stated that the Planning Board stated that it meets the conditions.

Mayor McLaurin asked if there were any discussions, if not he asked for a motion to approve. Council Member Cheryl Hudson made a motion to approve with the conditions as stated. Council Member Lawrence Buffaloe 2nd the motion. The motion was approved unanimously.

VII. Receive Mayors Update:

Mayor McLaurin stated that he is concerned about all the junk cars in yards and beside roads. He stated that some houses look like garages in yards. Mr. Nazarchyk stated that he could call the Nuisance and Abatement Office of the Cumberland County Sheriff's Office for help to have these areas cleaned up.

Mayor McLaurin stated that the Council needs to meet with the homeowners on School Street to discuss getting an easement for three of the resident's property. The Attorney is still doing the title search for School Street.

Mayor McLaurin stated that Eastover is hosting the Mayor's Coalition Quarterly Meeting. The meeting will be held on Friday, February 3, 2012 at the Eastover Community Center, 4008 School Street. Mayor McLaurin asked the Council for a motion to host the Mayor's Coalition Meeting and pay for the event. Council Member Cheryl Hudson made a motion to approve hosting the event at the Town's expense. The motion was 2nd by Council Member Donald Hudson. The motion was approved unanimously.

Mayor McLaurin stated that the Council should establish a Zoning Committee.

Mayor McLaurin stated that the "Flea Drop" on New Year's Eve was very nice; but we did not have as many people as last year.

XI. Receive Council Members Updates:

Council Member Cheryl Hudson stated that she had spoken with House of Representative Rick Glazier and he had stated that he could help us with the League of Municipalities.

X. Receive Town Managers Update:

Mr. Nazarchyk stated that the reelected officials must take the Ethics Training again. The training will be on line and you have until the end of the year to take the training.

Mr. Nazarchyk stated that the Closing transaction on the purchased property is completed.

Mr. Nazarchyk stated that he would like the Council to meet on the 13th or 20th of March 2012 to discuss the new budget for Fiscal Year 2013 (July 1, 2012- June 30, 2013).

Mr. Nazarchyk stated that the Christmas wreaths will come down on Wednesday, January 4, 2012.

Mr. Nazarchyk stated that the new server will be installed next week. Training on the new Financial Management System (FMS) will begin after that date.

XI. Consider a Motion to Adjourn.

Council Member Benny Pearce made a motion to adjourn the meeting at 7:35 p.m. The motion was 2nd by Mayor Charles McLaurin. The motion was approved unanimously.

Town of Eastover

Charles G. McLaurin, Mayor

Attest: _____, Town Clerk
Jane F. Faircloth