

**Town of Eastover - Town Council Meeting  
Tuesday, February 7, 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 x☐ Sara Piland**

**MINUTES OF MEETING – February 7, 2012**

Mayor Charles G. McLaurin, Council Members, Cheryl Hudson, Willie Geddie, Lawrence Buffaloe, Donald Hudson, Sara Piland, and Benny Pearce were in attendance at the February 7, 2012 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance was Attorney John Jackson, Mr. Matt Rooney Cumberland County Inspections Department, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth, Town Clerk.

**I. Call to Order:**

Mayor Charles McLaurin called the February 7, 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 Cheryl Hudson gave the invocation and led in the Pledge of Allegiance.

**III. Approval of Agenda:**

Council Member Lawrence Buffaloe made a motion to approve the agenda as so stated. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The motion was approved unanimously.

**IV. Public Comments:**

None.

**V. Consent Agenda:**

1. Consider approval of the January 3, 2011 Town Council Minutes.
2. Consider approval of the November 30, 2011 Financial Report.

Council Member Cheryl Hudson made a motion to approve the Consent Agenda as

stated. The motion was 2<sup>nd</sup> by Council Member Willie Geddie. The motion was approved unanimously.

## **VI. Discussion Agenda:**

### **Agenda Item #1:**

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

Mr. Morgan Johnson updated the Council on ESD administrative information. He stated that the Dunn water line pipe is stored on site and contract awarded. The City of Dunn has the financing in place and has lowered its interest rate to ESD to 4% from 5%. This is a big savings for the ESD. Mr. Johnson stated that hundreds of people have already hooked up and more to hook up each day. The pressure is 60 pounds or better. A 60 to 65 lb pressure is normally what a household would have. Most of the people hooking up to the water system have a pressure value installed. He stated that the water tower is the correct height. Eastover's water tower is the highest water tower in Cumberland County (190 feet). It is more than 30 feet taller than any other tank in Cumberland County.

### **Agenda Item #2:**

#### **Discuss vision for Town Hall property.**

Council Member Sara Piland stated that she would like to see our Town Hall on the new property across from the Community Center one day. We had previously selected architect Mr. Walter Vick when we were considering using the Community Center property to build the Town Hall. Mr. Nazarchyk stated that we would have to go out for request for bids again.

### **Agenda Item #3:**

#### **Case No. 12-002. Consideration of Wallace Baggett Sr., Heirs Property, Request for a Zero Lot Line Subdivision Review, County Subdivision Ordinance: Zoning: RR; Total Acreage: 4.18 +/-; Location: 2751 James Dail Road (SR 1828). (Eastover)**

Mr. Matt Rooney briefed the Council on Case No 12-002. He stated that the developer is requesting a five lot zero line subdivision and the creation of a Class "B" private street (crush & run) which will serve the five proposed lots and three existing lots. The existing lots 3B, 3C & 3D will also take their access from the proposed private street. The existing Lot 3E at the northeast intersection of the private street will continue to take its access from SR 1828 (James Dail Road) and will not be counted as one of the lots served by the private street. A Class "B" street allows for a maximum of eight lots to take access from the private street. He stated that the property has 320.00' feet of road frontage along SR 1828 (James Dail Road). The developer is required to extend and connect to the Eastover Sanitary District public water and the lots will have individual private septic systems. Mr. Rooney stated that RR, and Zero Lot Line lots are a reduction of lot size and the lots are 3 times greater than 1 acre. This proposal exceeds what the Land Use states, these lots are 8/10 of an acre.

Mr. Morgan Johnson, 1610 Beard Road, Eastover, NC signed up to speak against Case No 12-002. Mr. Johnson's concerns was condition #3, #18, and #25 on the condition sheet. Mr. Matt Rooney informed Mr. Johnson that the developer is required to extend and connect to the Eastover Sanitary District public water and the lots will have individual private septic systems. He stated the developer must install fire hydrants within 500 feet of each house. Mr. Rooney stated that connection to public water is required; the Eastover Sanitary District must approve water plans to application for any permits. A copy of the Eastover Sanitary District's approval must be provided to Code Enforcement at the time of application for building/zoning permits. Also prior to submission for final plat approval, fire hydrants must be installed along the proposed street; hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot. He stated that if there are existing fire hydrants within the 500 foot minimum distance to each of the proposed lots, the surveyor can provide the hydrants locations to Land Use Codes.

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

#### **Agenda Item #4:**

**Case No. 12-013: Consideration of McLaurin Family Property, Request for a Subdivision Review, County Subdivision Ordinance; Zoning: R6A, RR & C(P); Total Acreage:11:23 +/-; Location: 2189 & 2199 Middle Road (SR 1728); 3217, 3251, 3261 & 3265 Markett Drive; 3833 & 3855 Dunn Road (US HWY 301). (Eastover)**

Mr. Matt Rooney briefed the Council on Case No. 12-013. He stated that the developer is requesting approval of a four lot subdivision and the creation of a Class "C" private street which will serve three lots (Lots 2, 3 & 4) of the four proposed lots. Lots 1, 5, 6 & 7 will be served by the existing driveway access off of SR 1726 (Middle Road) and US Hwy 301 (Dunn Road). He stated that there will also be a recombination of three existing platted lots into two lots (Lots 6 & 7). A Class "C" private street allows for a maximum of four lots to take access from the private street. The property has 330.00' feet of road frontage along SR 1726 (Middle Road) and 440.00' feet of road frontage along US Hwy 201 (Dunn Road). The water and sewer will be provided by the Eastover Sanitary District. ESD must approve water sewer creating streets to access.

Mayor McLaurin asked if there were any further discussion, if no he requested a motion to approve or disapprove Case No. 12-013. Council Member Cheryl Hudson Made a motion to approve with the conditions stated on the condition sheet. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The motion was approved unanimously.

**Agenda Item #5:**

**Discussion on Zoning Codes. (R20 vs R40)**

Mr. Matt Rooney explained to the Council the difference between R20 and R40 Zoning. He stated that R20 Zoning allows for 2 units per acre and allows for manufactured homes. For example 100 acres of land could be 200 verses 100 units. The R40 Zoning allows for 1 unit per acre and homes must be stick built.

Mr. Rooney stated that options the developer has you go into the Zero Lot Line, allowed the smaller straight zoning, and we have no authority. The Developer could dedicate open space, 800 feet for each lot. However; he can pay fee and have no green space. He stated that we technically have very few R40 Zonings.

Mr. Rooney talked about Density Development and trying to strike a balance.

1. Local jurisdiction gets out of this is open space not getting dedicated.
2. Clean Cutting.
3. Specific Requirements – 40% dedicated to open space.
4. Homeowners responsibility- 60 % for lots/housing.

Mr. Rooney stated that the Council could trade density for extra open spaces as the Town wants to keep its rural character.

Council Member Lawrence Buffaloe requested that an Ordinance Planning & Zoning Committee be formed. He requested that Council Members Sara Piland, Cheryl Hudson, and Benny Pearce be the Committee to meet with Mr. Tom Lloyd on February 20, 2012.

**VII. Receive Mayors Update:**

Mayor McLaurin stated that he is hearing from the Department of Transportation that I95 is to be made into 8 lanes between Wade, Godwin and Eastover by 2019, with toll booths. He said that Dunn Road would be four-lanes with dividers in the center by 2030. This would have a major impact on the three Towns.

Mayor McLaurin stated that he would like to go with several of the Council Members and Mr. Nazarchyk to Godwin to see the metal shelters that they have at their park. He would like to see several put at the Eastover Community Center grounds. He stated that we could buy in bulk and it would be less expensive.

**XI. Receive Council Members Updates:**

Attorney John Jackson thanked everyone for their many prayers, cards and words of encouragement during his illness. He stated that he is very grateful. He stated that he is taking Chemotherapy & radiation, and so far he is doing well. Everyone was very happy to see him present at the Town Council Meeting and wished him well.

**X. Receive Town Managers Update:**

Mr Nazarchyk stated that two residents at the Eastridge Subdivision have complained about a light out at the entrance to the subdivision. He stated that he had called Mr. Gene Williford, the developer of Eastridge, and he stated that he is turning the streets over to the Department of Transportation. Mr. Nazarchyk requested that the Town install a street light at the entrance to this subdivision to allow lighting for the children awaiting school buses during the short days of winter. The Council requested that the Town Manager have a light installed at this intersection.

Mr. Nazarchyk stated that he has had the Fire Department, City Inspections, Cumberland County Sheriff's Office, and Social Services have all been to the Eastover Inn for various reasons. The Town is trying to get the owner to improve this property. Mr. Nazarchyk stated that he is on top of it.

**XI. Consider a Motion to Adjourn.**

Council Member Benny Pearce made a motion to adjourn the meeting at 8:35 p.m. The motion was Council Member Cheryl Hudson. The motion was approved unanimously.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

**Attest:** \_\_\_\_\_, Town Clerk  
**Jane F. Faircloth**