

Town of Eastover - Town Council Meeting
Tuesday, November 4, 2014 7:00 p.m.
Eastover Community Center
x☐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 ☐Sara E. Piland

MINUTES OF MEETING – November 4, 2014

Mayor Charles G. McLaurin, Council Members Willie Geddie, Cheryl Hudson, Randy Lee, Lawrence Buffaloe, and Benny Pearce were in attendance at the October 14, 2014, Eastover Town Council Meeting. Council Member Sara Piland was absent from the meeting, but did submit a Written Waiver of Notice to the Clerk prior to the meeting. A quorum was present. Also in attendance were Attorney Timothy Smith, Mr. Matt Rooney from the Cumberland County Planning & Inspections Department, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth Town Clerk/Finance Officer.

I. Call to Order:

Mayor Charles McLaurin called the November 4, 2014 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 McLaurin 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 stated. The motion was 2nd by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

IV. Public Comments:

No public speakers.

V. Consent Agenda:

Mayor McLaurin asked for a motion to approve/disapprove the Agenda as stated.

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

VI. Discussion Agenda:

Agenda Item #1:

1. PUBLIC HEARING CASE NO. P14-54.

P14-54. REVISIONS AND AMENDMENTS TO THE COUNTY ZONING ORDINANCE, APPLICABLE ONLY TO PROPERTIES WITHIN THE CORPORATE LIMITS OF THE TOWN OF EASTOVER, BY CREATING ARTICLE I, ENTITLED ADMINISTRATIVE PROVISIONS, CONTAINING SECTIONS 101 THROUGH 110; AMENDING ARTICLE II INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS, SECTION 203. DEFINITIONS OF SPECIFIC TERMS AND WORDS, BY INSERTING IN ALPHABETICAL ORDER THE TERMS: *RATITE; POULTRY FARM, LARGE SCALE; AND SWINE FARM, LARGE SCALE* WITH EACH TERMS ACCOMPANYING DEFINITION; AND AMENDING ARTICLE IV PERMITTED, CONDITIONAL, AND SPECIAL USES, SECTION 403. USE MATRIX, BY INSERTING *POULTRY FARM, LARGE SCALE AND SWINE FARM, LARGE SCALE* AS A PERMITTED USE IN THE A1 ZONING DISTRICT; AND INSERTING A FOOTNOTE NUMBER 8 AFTER THE LAND USE *AGRICULTURAL OR RURAL FARM USE* CLARIFYING THAT THE LAND USE *AGRICULTURAL OR RURAL FARM USE* IS NOT INCLUSIVE OF LAND USES SPECIFICALLY LISTED ELSEWHERE IN THE USE MATRIX. (EASTOVER)

Mayor McLaurin stated that he now OPENS the Public Hearing on Case No. P14-54.

Mr. Matt Rooney briefed the Council on Case No. P14-54. Mr. Rooney stated that revisions and amendments to the County Zoning Ordinance, applicable only to properties within the corporate limits of the Town of Eastover, by creating Article I, entitled Administrative Provisions, containing Sections 101 through 110; amending Article II Interpretations, Calculations, and Definitions, Section 203.

Mr. Rooney stated that definitions of Specific terms and words, by inserting in alphabetical order the terms: *ratite; poultry farm, large scale; and swine farm, large scale* with each terms accompanying definition; and amending Article IV permitted, Conditional, and Special Uses, Section 403.

Mr. Rooney stated that the Use Matrix, by inserting *Poultry Farm, Large Scale and Swine Farm, Large Scale* as permitted use in the A1 zoning district; and inserting a footnote number 8 after the land use *Agricultural or Rural Farm Use* clarifying that the land use *Agricultural or Rural Farm Use* is not inclusive of land uses specifically listed elsewhere in the Use Matrix.

There were no speakers for or against Case No P14-54.

There was no discussion by Council on Case No. P14-54.

Mayor McLaurin asked for a motion to CLOSE the Public Hearing

Council Member Cheryl Hudson asked for a motion to CLOSE the Public Hearing on Case No. P14-54. The motion was 2nd by Council Member Benny Pearce. The vote was unanimous for approval.

Mayor McLaurin asked for a motion for approval on reasonableness on Case No. P14-54.

Council Member Cheryl Hudson made a motion to approve the Cumberland County Joint Planning Boards recommendation for approval of Case No. P14-54 for a text amendment defining ratite and large scale poultry and swine farms, and delineating the aforementioned from other agricultural or farm uses within the Town of Eastover. She also stated that the proposed ordinance provisions are designed to allow agricultural uses while protecting the rural character of the Town of Eastover. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

Mayor McLaurin asked for a motion on consistency with the 2030 Growth Vision Plan.

Council Member Cheryl Hudson made a motion that Case No P14-54 is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan by meeting the Agricultural Objectives, specifically: promote the preservation of farmland areas; and also is consistent with the Eastover Detailed Land Use Plan because the overall goal as regarding to farming is to protect and preserve natural resources, the environment, and the rural character; enhance and protect farming and the agricultural industry; and enhance and protect the quality of life of rural residents. The motion was 2nd by Council Member Randy Lee. The vote was unanimous for approval.

Agenda Item #2:

2. SUBDIVISION REVIEW – CASE NO. 14-122

CONSIDERATION OF THE EASTOVER NORTH II, REQUEST FOR A SUBDIVISION REVIEW, COUNTY SUBDIVISION ORDINANCE; ZONING: RR; TOTAL ACREAGE: 10.49; LOCATION: 3495 BEARD ROAD (SR 1722). (EASTOVER)

Mr. Matt Rooney briefed the Council on Case No.14-122. He stated that the developer is requesting approval of a 19 lot residential subdivision. The subdivision will connect to the previously approved density development subdivision that was approved on December 3, 2013. The expansion of this development will be a regular subdivision and will not be approved as part of the density development approval. He stated that the proposed lots will meet the minimum 20,000 meeting the RR rural residential zoning district. Mr. Rooney stated the subject property has 430.00' feet +/- of road frontage along SR 1722 (Beard Road). Mr. Rooney stated that this must be considered two subdivisions and that the RR Zoning will remain the same on the 2nd subdivision. The new subdivision will have an entrance on Beard Road and the previous subdivision will also have an entrance on HWY 301. The main street in both subdivisions will run from HWY 301 to Beard Road. This is an improvement for the development.

Mr. Gene Williford and Mr. David Averitte, Engineer signed up to speak.

Mr. Averitte stated that they are going to build the streets to the Department of Transportation standards, and have DOT Engineer certify the streets are built to DOT standards. After the streets meet DOT standards will then be dedicated to the Town of Eastover.

Mr. Averitte stated that they are going to have one Home Owners Association for the already approved subdivision and the proposed subdivision, which they consider one subdivision called Eastover North II.

Mr. Williford stated that there will be a 2000 sq. Foot sign in the new area and it will read "Eastover North II" at the Beard Road and Dunn Road entrances.

Mr. Williford informed the Council that he must put in cluster mailboxes. He stated that they will be put in front of the cemetery off the road. He is going to put parking spaces for any burials that are to be held at the cemetery. Mr. Rooney stated that this became law this April for cluster mailboxes. Council Member Buffalo asked how much space will be between the cemetery and the mailboxes. Mr. Rooney stated that the U.S. Postal Service has to say where the cluster mailboxes will be placed.

Mr. Averitte and Mr. Williford stated that they have enough green space in the 1st subdivision to cover the 2nd subdivision; and/or pay submit a check or cash in the amount of \$3,029.36 (\$159.44) per lot/19 lots) payable to Cumberland County. This condition is in accordance with Section 2308, Parks, Recreation and Open space, County Subdivision and Development Ordinance which requires every residential dwelling unit to provide a portion of land, in certain instances, or pay a fee in lieu of dedication for the purposes of providing park, recreation and open space areas. (Park District Eastover)

Mr. Rooney stated that this would have to be verified by the County Planning & Inspections Department.

Council Member Cheryl Hudson asked Mr. Rooney if this is considered two subdivisions. He stated yes, as the 1st subdivision has already been approved. Council Member Hudson asked if the 1st Subdivision could be amended to include the 2nd Subdivision. Mr. Rooney stated that it would have to go through the Quasi-Judicial Hearing or a waiver. Mayor McLaurin told Mr. Williford to just pay the \$3000 dollars and get it over with.

The Council decided to table this action, and have a Special town Council Meeting within two weeks on this case. Mayor McLaurin asked for a motion to Table Case No. 14-122 until a later date to be determined.

Council Member Cheryl Hudson made a motion to Table Subdivision Review Case No. 14-122 until the Town Manager gets with the Town Attorney for his opinion on this case, and hold a Special Town Council Meeting within two weeks. Council Member Lawrence Buffaloe 2nd the motion to Table Case No 14-122. The vote was unanimous for approval.

Agenda Item #3:

3. Presentation by Ms. Linda McAllister from the “Up & Coming” Magazine.

Ms. Linda McAllister from the “Up and Coming Magazine” briefed the Council on the benefits of advertising in the Pocket Guide Community Directory. She stated that the Town of Eastover did advertise in the 2013 Pocket Guide, Volume 13. She stated that a 3x5 size (1Page) in the Events Section would cost \$1,500; however she is authorized to offer the Town of Eastover a single page for \$1,200 per page. She also stated that the entire surrounding Town’s in Cumberland County advertise in this booklet. She said these booklets would be placed in the Visitors Center in Fayetteville for newcomers in the area to see what is available in Cumberland County. Ms. McAllister stated that these booklets go to print on December 15, 2014.

The Council decided to think on this, and make a decision about advertising in the booklet, at the Dec 9, 2014 Town Council Meeting.

VII. RECEIVE MAYOR’S UPDATE.

Mayor McLaurin stated that the Mayor’s Coalition Breakfast will be held Friday, November 7, 2014 in Falcon. Attending will be the Mayor, Mr. Nazarchyk, Council Member Sara Piland and Council Member Randy Lee. All the other Towns were represented at the meeting, with the exception of the City of Fayetteville.

Mayor McLaurin stated that we need a load of topsoil for the 100 Azaleas presented to the Eastover “Dig-A Bit Garden Club”. They will be planted in Talley Woodland Park and around the Community Center.

VIII. RECEIVE TOWN COUNCIL UPDATE.

Council Member Cheryl Hudson stated that she had been approached by a citizen and asked if the Cumberland County Container Site on Hummingbird Road could be paved. This is out of the Eastover Town limits. They all agreed that this probably will not happen, as to pave one would cause the County to have to pave them all.

IX. RECEIVE TOWN MANAGER’S UPDATE.

Mr. Nazarchyk stated that the contract with Diamond Construction to pave School Street has been signed. The street will be paved on November 11, 2014, as school is out that day.

Mr. Nazarchyk stated that Sandy Ridge Electric will put the Towns Christmas wreaths up again this year, at no charge to the Town of Eastover on December 2, 2014.

Mr. Nazarchyk stated that one extra Deputy will start patrolling Eastover on December 1, 2014 from 9:00 a.m. to 6:00 p.m. The regular Deputy will be on duty from 8:00 a.m. to 5:00 p.m.