

**Town of Eastover - Town Council Meeting**  
**Tuesday, July 14, 2015 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 x☐ Sara E. Piland**

**MINUTES OF MEETING – July 14, 2015**

Mayor Charles G. McLaurin, Council Members Willie Geddie, Sara Piland, Cheryl Hudson, Benny Pearce, Randy Lee and Lawrence Buffaloe were in attendance at the July 14, 2015, Eastover Town Council Meeting. Also in attendance were Attorney Neil Yarborough, Mr. Matt Rooney Cumberland County Planning & Inspections Department, Mr. Kim Nazarchyk Town Manager, and Ms. Jane Faircloth Town Clerk/Finance Officer. A quorum was present.

**I. Call to Order:**

Mayor Charles McLaurin called the July 14, 2015 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 Sara Piland gave the invocation and led in the Pledge of Allegiance.

**III. Approval of Agenda:**

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

Council Member Sara Piland 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:**

None.

**V. Consent Agenda:**

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 so stated. The motion was 2<sup>nd</sup> by Council Member Willie Geddie. The vote was unanimous for approval.

**VI. Discussion Agenda:**

**Agenda Item #1:**

**SITE PLAN REVIEW- Case No. P15-24**  
**Revision to the Site Plan only.**

**P-15-24: REZONING 6.97 +/- ACRES FROM C(P) PLANNED COMMERCIAL AND A1 AGRICULTURE TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING FOR A HOTEL, RESTAURANT AND CONVENIENCE RETAIL WITH GASOLINE SALES OR TO A MORE RESTRICTIVE ZONING DISTRICT; LOCATED ON THE NORTHWEST SIDE OF SR 1863 (PEMBROKE LANE), WEST OF SR 1828 (JANES DAIL ROAD); SUBMITTED BY ANTHONY PEREZ ON BEHALF OF MID-STATE PETROLEUM, INC., NIVRAV MODI AND MICHAEL W. COLLIER (OWNERS) AND P. SINGH SANDHU. (EASTOVER)**

Mr. Matt Rooney briefed the Council on the revisions to the original Case P15-24 which was approved at the June 9, 2015 Eastover Town Council Meeting with conditions. He stated that the owners are making only minor changes to this Case. He said the hotel rooms have been increased from 80 to 96 rooms. Loading spaces have been added and the canopy gasoline pump layout has changed, but the number of proposed gasoline pumps remains the same. Mr. Rooney stated that actual parking spaces increased from 136 to 173 spaces. Mr. Rooney stated that in the event the Council approves the attached revised plan, staff will update the conditions of approval to reflect the same. Your consideration of this revision is not before you as a public hearing, but the original applicant, property owner(s) and the engineer have been notified of this meeting.

Mayor McLaurin asked for discussion from Council. There was none. Mayor McLaurin asked for a motion to approve or disapprove the revisions for Case No. P15-24.

Council Member Benny Pearce made a motion to approve the revisions to Case No. P15-24. The motion was 2<sup>nd</sup> by Council Member Sara Piland. The vote was unanimous for approval

**Agenda Item #2:**

**PUBLIC HEARING-** Close Old Raleigh Road.

Mayor McLaurin **Opened** the Public Hearing.

Attorney Chuck Brittain stated that the property owners Andy Smith & wife do not have a legal description as of this date. He stated that he wished to have the Public Hearing continued to a date more certain, perhaps in time for the August meeting. Attorney stated that he requested a continuance of the Public Hearing.

Mayor McLaurin requested a motion for a continuance of the Public Hearing on the Old Raleigh Road Closure.

Council Member Sara Piland made a motion to **continue** the Public Hearing until a date more certain. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

**Agenda Item #3:**

**Consider CPA Contract for Quarterly and Year End Reporting.**

Mr. Kim Nazarchyk briefed the Council on the CPA Contract for quarterly and year end reporting. McFadyen & Sumner has agreed to process our quarterly payroll tax payments and filings; prepare quarterly federal and state payroll tax return as required; and prepare forms W-2 and file them electronically. Mr. Nazarchyk stated that they estimate their quarterly fees for first three months (3) calendar quarters and \$125.00 per quarter and their year–end fee will be \$175.00 per year.

Mayor McLaurin stated that Council Member Cheryl Hudson has been doing the tax returns and W2's & Form 1099 for the Town, since we became a Town. She has never received any pay for these services. Mayor McLaurin said we thank her and commend her. The Council thanked Council Member Hudson for her services.

Mayor McLaurin asked for a motion to approve or disapprove the CPA Contract with McFadyen & Sumner.

Council Member Lawrence Buffaloe made a motion to approve the Contract with McFadyen & Sumner CPAs PA for quarterly & year end reporting. The motion was 2<sup>nd</sup> by Council Member Sara Piland. The vote was unanimous for approval.

**Agenda Item #4:**

**Consider hourly Contract with Lamm Engineering for Canal Study.**

Mr. Nazarchyk stated that Lamm Engineering has completed a Storm Water Study for the entire Town of Eastover, and is now studying the downtown corridor for the Town. This information is just for your information. He said that Lamm Engineering could do a 2<sup>nd</sup> study and determine who controls the canals. He stated that in the past the Corp of Engineers did the drudging and pruning of the canals.

Mr. Nazarchyk stated that Cumberland County is not sure that the Flea Hill Drainage is a viable district. Two former members of the Flea Hill Drainage District were Mr. Vance Melvin and Mr. Tracy Gardner.

Mr. Nazarchyk stated that no action will be taken on this issue by the Council at this time.

**VII. RECEIVE MAYOR’S UPDATE.**

Mayor McLaurin stated that on Tuesday, July 21, 2015 a Special Town Council Meeting will be held at 3:00 p.m. at the Eastover Community Building.

Mayor McLaurin stated that the Council will discuss road signs during the Closed Session tonight.

**VIII. RECEIVE TOWN COUNCIL UPDATE.**

Council Member Willie Geddie stated that he still has not seen any “Welcome to Eastover” signs installed. Mr. Nazarchyk replied they will be installed very soon. He said that he is trying to get permission from the owners to install two of the signs.

**IX. RECEIVE TOWN MANAGER’S UPDATE.**

Mr. Nazarchyk stated that the Town of Eastover is sponsoring the “Mayor’s Coalition Breakfast” on August 7, 2015 at the Eastover Community Center at 8:00 a.m. He said that everyone on the Council and staff are invited. He said the Main Street Grill will cater the food for the event.

**X. CLOSED SESSION: Attorney Client Privilege**

Mayor McLaurin asked for a motion to go into Closed Session.

Council Member Lawrence Buffaloe made a motion to **go into Closed Session**. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The vote was unanimous for approval.

No action was taken in the Closed Session.

Council Member Lawrence Buffaloe made a motion to **come out of Closed Session and return to Regular Session**. The motion was 2<sup>nd</sup> by Benny Pearce. The vote was unanimous for approval.

Council Member Benny Pearce made a motion to approve the policy recommended by Attorney Yarborough regarding signs. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson.

#### **XI. CONSIDER A MOTION TO ADJOURN.**

Mayor McLaurin asked for a motion to adjourn.

Council Member Cheryl Hudson made a motion to adjourn at 7:55 p.m. The motion was 2<sup>nd</sup> by Council Member Benny Pearce. The vote was unanimous for approval.

**Town of Eastover**

ERROR: syntaxerror  
OFFENDING COMMAND: --nostringval--

STACK: