

**Town of Eastover - Town Council Meeting  
Tuesday, March 8, 2016 7:00 p.m.  
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding Council Members: x☐ J. Lawrence Buffaloe,  
x☐ M. Stan Crumpler, x☐ Cheryl C. Hudson, x☐ Randy P. Lee,  
x☐ Benny M. Pearce, and x☐ Lee P. Hedgecoe**

**MINUTES OF MEETING – March 8, 2016**

Mayor Charles G. McLaurin, Council Members: Cheryl C. Hudson, J. Lawrence Buffaloe, M. Stan Crumpler, Benny M. Pearce, Lee P. Hedgecoe, and Randy P. Lee were in attendance at the March 8, 2016, Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance were Mr. Ed Byrne and Ms. Betty Lynd, Cumberland County Planning & Inspections Department, Attorney Neil Yarborough, Mr. Kim Nazarchyk, Town Manager, Ms. Jane Faircloth, Town Clerk, and Ms. Elizabeth Bass, Administrative Assistant.

**I. Call to Order:**

Mayor Charles G. McLaurin called the March 8, 2016 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 Randy Lee gave the invocation and led in the Pledge of Allegiance.

**III. Recognition**

Mayor McLaurin welcomed Eastover Central Elementary School Principal: Mr. Ashley Porter, Choir Director: Ms. Donna Jo Mangus, and the Eastover Central Elementary All County Chorus. Mr. Porter stated Eastover Central Elementary has great things happening this year. The school placed 1<sup>st</sup> in the district among 52 elementary schools with the Beginning of Grade ELA Test. Eastover Central Students also won Battle of Books for their cluster. This win causes them to be able to participate in the District Competition for Battle of the Books. Eastover Central is 1 of 23 nationally recognized schools for a site visit from the University of Connecticut. Mr. Porter stated he personally appreciated all the support the Town of Eastover has given and continues to give the school.

Mr. Porter also stated Eastover Central is a School of Performing Arts and therefor Mr. Porter wanted to let the Council and audience hear their All County Chorus perform. Ms. Donna Jo Mangus presented 5 of 6 members of the All County Chorus. Six students were selected to participate in the All County Chorus. The students sang two songs; "How Can I Keep from Singing" and "In Anchor Bay". Mayor McLaurin and the Council stated their performance was exceptional and thanked them for coming and performing for the Council.

**IV. Approval of Agenda:**

Council Member Cheryl Hudson made a motion to approve the agenda. The motion was 2<sup>nd</sup> by Council Member Benny Pearce. The vote was unanimous for approval.

**V. Public Comments:**

None.

**VI. Consent Agenda:**

1. Consider approval of the Minutes for the February 9, 2016 Town Council Meeting.
2. Consider approval of the January, 2016 Financial Reports.

Council Member Cheryl Hudson made a motion to approve the Consent Agenda as presented. The motion was 2<sup>nd</sup> by Council Member Randy Lee. The vote was unanimous for approval.

**VII. Discussion Agenda:**

**Agenda Item #1:**

**PUBLIC HEARING: CASE NO. P16-09 REVISION AND AMENDMENT TO THE EASTOVER COMMERCIAL CORE OVERLAY DISTRICT (CCO), SECTION 801 OF THE TOWN OF EASTOVER SUPPLEMENT TO THE COUNTY ZONING ORDINANCE, SPECIFICALLY SUB-SECTION D. DEVELOPMENT STANDARDS. (EASTOVER 03-08-16\*)**

Mayor Charles McLaurin stated **I now open the Public Hearing**. He then asked Mr. Ed Byrne from Cumberland County Planning & Inspections Department to brief the Council on Case No. P16-09. Mr. Byrne stated two motions will be made. The first motion is The Joint Planning Board recommends the council approve Case No P16-09 for a text amendment inserting specific provisions.

The second motion states a recommendation of approval of the text amendment in Case No. P16-09 is consistent with the adopted comprehensive plan designated as the 2030 Growth Vision Plan. The board also recommends the Council find that the approval of the text amendment in Case No. P16-09 is reasonable because it was intended to prevent imposing unfair regulations for the potential development of properties.

Council Member Cheryl Hudson made a motion to **close** the Public Hearing for Case No. P16-09. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Council Member Lawrence Buffaloe made a motion to approve Case No. P16-09 for reasonableness. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The vote was unanimous for approval.

Council Member Cheryl Hudson made a motion to approve the text amendment in Case No. P16-09 for consistency. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

**Agenda Item #2:**

**CASE NO. 99-117 CONSIDERATION OF THE ITZ ALL ABOUT YOU & SANCO CONSTRUCTION & TRUCKING BUILDING ADDITION; REQUEST FOR C(P) (CCOD) SITE PLAN APPROVAL, COUNTY ZONING ORDINANCE AND EASTOVER SUPPLEMENTAL AMENDMENTS; ZONING: C(P) & WITHIN THE COMMERCIAL CORE OVERLAY DISTRICT (CCOD); TOTAL ACREAGE: 2.40 +/-; LOCATION: 3465 MURPHY (SR 1832). (EASTOVER)**

Mr. Ed Byrne briefed the Council on Case No. 99-117. Mr. Byrne stated the developer has proposed to add additional retail space and a storage area along the eastern side of the existing building. The site meets the design standards that the proposed addition affects. No changes will be made to the existing signage, but the owner would be required to get approval, in the future, if they plan to change the signage.

Council Member Cheryl Hudson made a motion to approve Case No. 99-117. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was unanimous for approval.

**Agenda Item #3:**

**CASE NO. 15-124 CONSIDERATION OF THE EASTOVER TOWN HALL; REQUEST FOR C(P) SITE PLAN APPROVAL, COUNTY ZONING ORDINANCE AND EASTOVER SUPPLEMENTAL AMENDMENTS; ZONING: C(P) & W/IN THE COMMERCIAL CORE OVERLAY DISTRICT (CCOD); TOTAL ACREAGE: 2.36 +/-; LOCATION: 2160 MIDDLE ROAD (SR 1728). (EASTOVER)**

Mr. Ed Byrne briefed the Council on Case No. 15-124. Mr. Byrne stated the Town of Eastover is asking for approval of the proposed Town Hall building on the subject property. The site is located within the Commercial Core Overlay District and subject to the requirements of this district. The proposed site plan layout generally complies with the minimum requirements for the Commercial Core Overlay District. Mr. Byrne also stated the sign for the town hall measures at 4'6" and the lettering will be 11" in height. It will be built with brick. The sign will be located along the Middle Road entrance.

A motion to approve Case No. 15-124 was made by Council Member Lee Hedgecoe. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

Council Member Cheryl Hudson made a motion to approve the location and design of the sign per the site review conditions. The motion was 2<sup>nd</sup> by Randy Lee. The vote was unanimous for approval.

**Agenda Item #4:**

**Discussion of Storm Water Study and Ordinance**

Town Manager, Mr. Kim Nazarchyk briefed the Council on the Storm Water Study and Ordinance. Mr. Nazarchyk stated that a meeting was held approximately one month ago on the Storm Water Study, at that meeting the Town Attorney Neil Yarborough wanted to review the Study.

Attorney Yarborough informed the Council that the City of Fayetteville has an ordinance, but Cumberland County does not. The proposed storm water ordinance for Eastover has the basics, and Council should review and determine the level of standards they wished to adopt. It is better to begin with the least restrictive, and work up. Mr. Yarborough also encouraged the Council to begin thinking about implementing a storm water drainage system, one that could be added to as the Town experienced future development. He advocated a capital improvement plan for identifying design, and sources of funding. After a short discussion, Council took no action, but will discuss at the Planning Workshop on Wednesday.

### **VIII. Receive Mayors Update:**

Mayor Charles McLaurin stated the Town of Eastover now has approval for the new town limit signs to be placed at the north and south ends of Eastover. Town Manager Kim Nazarchyk stated the signs would be discussed at the Wednesday Planning Workshop.

Mayor McLaurin asked the Town Manager, Kim Nazarchyk about the new road to the Eastover Ballpark. Mr. Nazarchyk stated he had the surveys and appraisals ready. He also had a good idea of what the cost would be for the new road. He stated he is waiting to hear from a landowner to see if they are willing to sell.

### **IX. Receive Town Council Update:**

Council Member Cheryl Hudson gave a brief update about the community foundation grant. Council Member Hudson stated she had 4 out of 5 members selected for the committee. She had asked one member from each community program; Eastover Civic Club, Eastover Community Watch, Dig a Bit Garden Club, Eastover Town Council, and Eastover Ballpark Association. Council Member Cheryl Hudson was waiting to hear from someone from the Eastover Ballpark Association. She stated there would be a community forum in a couple of weeks. The Committee for the Grant Program will notify everyone as to when and where the forum will be held. Council Member Hudson stated a purpose for the grant had to be decided by March 31, 2016.

### **X. Receive Town Managers Update:**

Mr. Kim Nazarchyk stated he had checked into the road situation at the intersection of Baywood Road and Murphy Road. Currently there is a four-way stop sign at the location. Mr. Nazarchyk said he contacted Division of Transportation (DOT) and they stated they would put a roundabout in that location. Several Council Members were concerned with this because farming equipment, school buses, and young drivers would be using this roundabout. The Council also had concerns of how much property would be taken from adjacent property owners once this is effective. Mr. Nazarchyk said all concerns would be placed in the Resolution that Attorney Neil Yarborough will prepare for the Town of Eastover to send to Division of Transportation.

A motion to have the Resolution prepared, with all concerns worded legally, by Attorney Neil Yarborough was made by Council Member Randy Lee. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The vote was unanimous for approval.

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

A motion to adjourn was made by Council Member Lawrence Buffaloe at 8:05 p.m. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was unanimous for approval.

\_\_\_\_\_, **Administrative Assistant**  
**Elizabeth S Bass**

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

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