

**Town of Eastover - Town Council Meeting  
Tuesday, April 12, 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 – April 12, 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 April 12, 2016, Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also in attendance were Mr. Matt Rooney, 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 April 12, 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 Stan Crumpler 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.

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

**IV. Public Comments:**

Ms. Shirley McLaurin, 3052 Baywood Road, representing the Eastover Dig-A-Bit Garden Club spoke to the Council concerning the grounds at the Eastover Community Center. Ms. McLaurin wanted the Council to approve specific planting/gardening changes. Ms. Shirley McLaurin gave the Council 4 pictures of the areas to which the Club wanted to upgrade. The

Council discussed giving complete control of the gardening for the Eastover Community Center grounds and Tally Woodland Park grounds to the Eastover Dig-A-Bit Garden Club.

Mayor McLaurin asked for a motion for the Garden Club to have complete control over the Eastover Community Building and Tally Woodland Park.

Council Member Benny Pearce made a motion for the Eastover Dig-A-Bit Garden Club to have complete control over the gardening for Eastover Community Center grounds and Tally Woodland Park grounds. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

#### **V. Consent Agenda:**

- 1. Consider approval of the Minutes for the March 8, 2016 Town Council Meeting.**
- 2. Consider approval of the Special Meeting Minutes for the March 9, 2016 Town Council Meeting.**
- 3. Consider approval of the February, 2016 Financial Reports**

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

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

#### **VI. Discussion Agenda:**

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

**PUBLIC HEARING: CASE NO. P16-14: REZONING OF 1.49+/- ACRES FROM C1(P) PLANNED LOCAL BUSINESS DISTRICT AND R30A RESIDENTIAL TO C(P) PLANNED COMMERCIAL/CZ CONDITIONAL ZONING DISTRICT FOR HARDWARE & GARDEN SUPPLY, REPAIR, AND/OR SERVICING & RETAILING OR SERVICING; LOCATED AT 2118 DUNN ROAD, SUBMITTED BY KENNETH AND DANA THURMAN (OWNERS) (EASTOVER)**

Mayor Charles McLaurin stated **I now open the Public Hearing**. He then asked Mr. Matt Rooney from Cumberland County Planning & Inspections Department to brief the Council on Case No. P16-14.

Mr. Matt Rooney stated this is a continuation of the site plan approval from December. He stated the front portion of the lot is already zoned a C1P. The rear portion of the lot is zoned R30. Case No. P16-14 is to have all lots zoned the same. Mr. Rooney said the Planning Board recommends the approval of the rezoning and for the site plan as submitted.

Dana Thurmond, 2118 Dunn Road, signed up to speak for Case No. P16-14. Mrs. Thurmond told the Council, Eastover Trading would be selling Steihl Line Products (i.e. trimmers and chain saws), eventually selling metal carports and Handy-Houses. She stated Eastover Trading would also be doing small engine repairs. Mrs. Thurmond said she and her husband also owned and operated Thurmond Trucking so they would also be selling rock, stone, mulch, and pine straw. Mrs. Thurmond stated Eastover Trading is basically a small garden store.

Mayor McLaurin asked for a motion to Close the Public Hearing.

A motion to **CLOSE** the Public Hearing was made by Council Member Lawrence Buffaloe. The motion was 2<sup>nd</sup> by Council Member Randy Lee. The vote was unanimous for approval.

Mayor McLaurin asked for a motion to approve/disapprove the Conditional Zoning District.

Council Member Cheryl Hudson made a motion to approve Case No. P16-14 for the C(P) **Planned Commercial/CZ Conditional Zoning District** for hardware & garden supply, repair, rental and/or servicing & retailing or servicing. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was unanimous for approval.

Mayor McLaurin asked for a motion to approve/disapprove Case No. P16-14 for Consistency and Reasonableness.

Council Member Randy Lee made a motion to approve Case No. P16-14 for **Consistency** with 2030 Growth Vision Plan, and find the rezoning request to be **Reasonable** and in the public interest as the subject property meets most of the criteria of the adopted Land Use Policies. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The vote was unanimous for approval.

## **Agenda Item #2:**

### **REVISION TO THE SITE PLAN ONLY:**

**CASE NO. P15-24. REZONING 6.97+/- ACRES FROM C(P) PLANNED COMMERCIAL AND A1 AGRICULTURAL 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 (JAMES DAIL ROAD); SUBMITTED BY ANTHONY PEREZ ON BEHALF OF MID-STATE PETROLEUM, INC., NIRAV MODI AND MICHAEL W. COLLIER (OWNERS) AND P. SINGH SANDHU. (EASTOVER)**

Mr. Matt Rooney informed the Council this site plan was a revised site plan submitted only to remove restaurant as a stand-alone building. The owners would like to make the store a little larger, leave the hotel as it is, and add the restaurant to the store. Mr. Rooney stated the Council could make a motion to approve/disapprove the revised site plan as submitted.

Mayor McLaurin asked for a motion to approve/disapprove the revised site plan.

Council Member Lawrence Buffaloe made a motion to approve Case No. P15-24 as submitted. The motion was 2<sup>nd</sup> by Council Member Lee Hedgecoe. The vote was unanimous for approval.

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

#### **DISCUSSION ON THE YARD MAINTENANCE CONTRACT.**

Mr. Kim Nazarchyk presented the Council with 3 contracts for landscaping maintenance at the Eastover Community Center. The first was from Twisted Oaks, the current landscaping maintenance provider, with a bid of \$3,586.00. The second bid was from Odom's Lawn Care & Maintenance, with a bid of \$4,000.00. The third was from Larry Ellis with a bid of \$4,000.00. After a brief discussion by the Council, Twisted Oaks was selected.

Mayor McLaurin asked for a motion to approve/disapprove the Yard Maintenance Contract.

A motion to approve Twisted Oaks for the yard maintenance contract was made by Council Member Cheryl Hudson. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was unanimous for approval.

### **VII. Receive Mayors Update:**

Mayor Charles McLaurin stated the Eastover Ballpark Association was doing a good job on the landscaping for the ballpark. Mayor McLaurin stated he would like to give the Eastover Ballpark Association financial help. After a brief discussion the Council decided to have the Eastover Ballpark Association give a report on their finances and a report on how much is needed to continue with the upgrades to the ballpark.

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

Council Member Benny Pearce recognized The City View for having an article in it by Bill McFayden. The article discussed Eastover. Council Member Pearce highly recommended everyone read it.

Council Member Cheryl Hudson stated her, Council Member Randy Lee, and Eastover Civic Club Vice President Tom Melvin have been going to Hero's Homecoming meetings. Council Member Hudson stated the Civic Club is interested in having a "Heritage and Hero's Day". The Civic Club is looking to hold this event in October of 2016.

The Council asked Town Manager, Kim Nazarchyk about the Eastover Neighborhood Watch meeting that was held on Monday, April 11, 2016. Mr. Nazarchyk stated there were approximately 35 people in attendance. Sherriff Moose Butler and Attorney Ronnie Mitchell

gave the presentation. It was a good meeting. The Community Watch decided not to have meetings in July and August of 2016.

**IX. Receive Town Managers Update:**

Mr. Kim Nazarchyk asked the council for formal approval of a contract with surveyor George Lott for the 25 foot strip of Bullock Property. The cost of the survey would be \$750.00. Mr. Nazarchyk also asked for formal approval of a contract with Grannis Appraisal and Realty. The cost of the appraisal would also be \$750.00. After a brief discussion the Council decided to approve both requests.

Mayor McLaurin asked for a motion to approve/disapprove both contracts.

A motion to approve both contracts was made by Council Member Lawrence Buffaloe. The motion was 2<sup>nd</sup> by Council Member Benny Pearce. The vote was unanimous for approval.

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

Mayor McLaurin asked for a motion to adjourn.

A motion to adjourn was made by Council Member Cheryl Hudson at 7:25 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**