

**Town of Eastover  
Planning Meeting  
3:00 PM Tuesday, October 10, 2017 at the  
Eastover Community Center, 4008 School Road**

**Mayor Charles McLaurin, presiding.  
Council Members attending: Lawrence Buffaloe, Stan Crumpler,  
Cheryl Hudson, Randy Lee, and Benny Pearce.**

**Absent: Lee Hedgecoe**

**Also in attendance were Town Manager Kim Nazarchyk and Aaron Barnes from  
Cumberland County Planning.**

**MINUTES**

Mayor McLaurin called the meeting to order, and recognized Mr. Nazarchyk who gave a brief explanation on the Commercial Core Overlay (CCO) revisions, and then Mr. Barnes offered a more detailed presentation. The major changes would be:

All request within the CCO would be considered Conditional Zoning, and would come before the Council for review and decision.

All parcels would require a 75 ft road/street frontage, which will prevent flag lining of parcels.

Gross developed area would be reduced from 15,000 SF or 65% of parcel, to 15,000 SF or 45% of parcel. This would help control water runoff.

Some additional uses from C2(P) Planned Service, Retail, C(P) Planned Commercial District will be allowed as long as they comply with development standards.

Council will not be able to stop future division of some of the larger parcels within the CCO, and they realize that the CCO will continue to evolve, but they wish to stay ahead of the future

development to allow for the creation of a neat and orderly district. There was lengthy discussion on aesthetics and landscaping, but no action was suggested due to pending court cases from other municipalities. Council will consider the proposed changes over the next several days, and then schedule a public hearing for the November regular meeting.

The next item of business was the upcoming land use study to be led by the Cumberland County Planning Department. Mr. Nazarchyk informed Council that approximately 4,200 mailings will be sent to property owners within the Town's limits, plus those areas within the Town's Municipal Influence Area (MIA) regarding the public forum scheduled for Thursday, November 16, 2017 at Salem United Methodist Church beginning at 7:00PM. Residents will be given an opportunity to voice concerns and/or wishes for land use in the coming years. Interested residents will be asked to participate on a committee to help create a 10 year plan. Mr. Nazarchyk stated that Tom Lloyd, Director of Cumberland County Planning & Inspections, had asked that Council consider the area within the Town's MIA which they would possibly annex within the next ten years.

Mayor McLaurin and Mr. Nazarchyk updated the Council on the recent Sales Tax Distribution Meeting they attended on October 9, 2017. Representatives for Fayetteville did not attend, and no progress was made. Chairman Adams did say that he would have this decided before his term as Chairman ends in November. Based on County prepared numbers, the Town of Eastover would lose approximately \$422,000 annually in sales tax revenues if the distribution method goes to Ad Valorem. This is roughly 38% of our income.

Mr. Nazarchyk updated Council on the delay in work at the ballpark. Falcon and Stedman did not submit responses by the due date, so the County Commissioners will now review at their November 6<sup>th</sup> meeting. Eastover is scheduled to receive \$279,262 in projects that include:

Parking Lot Improvement	Tennis Courts	Resodding BB Field #3
Volleyball area	Clear Additional Acreage	Drainage Improve.
Entrance Improvement	Splash Pad	

On Monday, October 16<sup>th</sup>, Mr. Gibson told Mr. Nazarchyk that the Splash pad would include the shelter and additional bathrooms. A lengthy discussion followed, and frustration about delays was expressed by several Council Members. Mayor McLaurin asked how the smaller municipalities were receiving the same amount of funding as Eastover, when our population was much larger, and our programs were serving those areas. Mr. Nazarchyk stated that he had submitted four questions to the County Manager when he and the Mayor met with Ms. Cannon and Ass't County Manager, Tracy Jackson, on August 30, 2017. Those questions were:

- 1) How does the Town of Eastover's \$160,000 annual payment to Fayetteville-Cumberland Parks and Recreation fit into the P & R budget?
- 2) How are appropriations for municipalities determined?
- 3) Where does the County portion of P & R funding come from?
- 4) What oversight does the County have to insure proper use of funds?

Mr. Nazarchyk stated that he had not yet received answers, but from what he has heard, this year is a different process with more County involvement than in the past.

Mr. Nazarchyk was asked about the status of the architect design for the new town hall. Mr. Nazarchyk stated that he had talked with Walter Vick, and Mr. Vick was not interested in building the design for the Town as he was only doing consulting work and had allowed his professional insurance to expire. He stated that he was not interested in monetary compensation, only to be released of liability. He also stated that there were companies who would build a design created by others, and he would assist in finding such a firm. Mr. Nazarchyk stated that in lieu of the failed progress on sales tax distribution, he would ask Atty Neil Yarborough to draft an agreement relieving Mr. Vick of liability.

Open discussion then followed, and comments were made on the slow movement of projects (ballpark, Ballpark Rd, sales tax distribution, and constructing town hall). Mayor McLaurin stated his concern for the opioid problem in our County, and possibly our community, and some ideas were discussed on how the Town might further create awareness to this terrible cancer in our society.

Mr. Nazarchyk asked the Council about having an engineer inspect the community center for the large crack in the floor to the right of the fireplace. Agreement was reached that the first action should be to get someone to dig along the foundation to determine if tree roots were causing this issue. Mr. Nazarchyk then sought the Council's thoughts on action to improve the Middle Rd. / School Rd. intersection. It is a very bumpy transition, and Powell Bill Funding could be used to correct this problem. Council encouraged Mr. Nazarchyk to obtain further information on possible work needed and costs.

A question was then asked about how much of Ballpark Rd. would the Town control if the State agreed to abandon a portion. Mr. Nazarchyk responded that the Town would only be responsible for the portion of Ballpark Rd. running north from Glenwood to Beard Road.

With no further discussion, a motion to Adjourn was offered by Ms. Hudson with a second from Mr. Crumpler. Vote was unanimous, and the meeting adjourned at 4:35PM.

Respectfully submitted,

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C. Kim Nazarchyk, Town Manager

ATTEST:

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Charles G. McLaurin, Mayor

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Jane F. Faircloth, Town Clerk