

**Town of Eastover - Town Council Meeting  
Tuesday, December 11, 2018 7:00 p.m.  
Eastover Community Center**

**x Mayor Charles G. McLaurin, Presiding;  
Council Members: x Cheryl C. Hudson, x J. Lawrence Buffaloe,  
x M. Stan Crumpler,  Randy P. Lee,  
x Bruce R. Sykes, and x Lee P. Hedgecoe**

**MINUTES OF MEETING – December 11, 2018**

Mayor Charles G. McLaurin, Council Members: Cheryl C. Hudson, J. Lawrence Buffaloe, Lee P. Hedgecoe, Bruce R. Sykes, and M. Stan Crumpler were in attendance at the December 11, 2018, Eastover Town Council Meeting. Council Member Randy P. Lee was absent from the meeting. A quorum was present at the Town Council Meeting. Also in attendance was Attorney Tim Smith, Mr. Aaron Barnes, Cumberland County Planning and Inspections, Mr. Kim Nazarchyk, Town Manager, and Ms. Elizabeth Bass, Town Clerk.

**I. Call to Order:**

Mayor Charles McLaurin called the December 11, 2018 Eastover Town Council meeting to order at 7:00 p.m. and welcomed all in attendance.

**II. Invocation/Pledge of Allegiance:**

Council Member Cheryl Hudson gave the Invocation and led in the Pledge of Allegiance.

**III. Approval of Agenda:**

Mayor Charles McLaurin asked for a motion to approve the Agenda as stated. Council Member Lawrence Buffaloe made a motion to approve the Agenda as stated. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was 6-0 for approval.

**IV. Public Comments:**

Mr. Herman Britt, 3054 Tom Geddie Road, Eastover, N.C., 28312, signed up to speak.

Mr. Britt invited the Council and their spouses to the Eastover Fire Department Christmas Dinner on Friday, December 14, 2018 at 7:00pm. He said there would be great food and fun.

## **V. Consent Agenda:**

- 1. Consider approval of the Minutes for the November 13, 2018 Town Council Meeting.**
- 2. Consider approval of the October, 2018 Financial Reports.**
- 3. Consider approval of Town Council Meeting Dates for 2019.**
- 4. Consider approval of Eastover's Observed Holiday Dates for 2019.**

Mayor McLaurin asked the Council if they had any questions concerning the Consent Agenda. There were none. Mayor McLaurin asked for a motion to approve/disapprove the Consent Agenda as stated.

Council Member Lawrence Buffaloe made a motion to approve the Consent Agenda as stated. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was 6-0 for approval.

## **VI. Discussion Agenda:**

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

#### **Presentation by Mr. David Maxwell from McFadyen & Sumner CPAs, PA concerning Fiscal Year 2018 Audit for the Town of Eastover.**

Mr. David Maxwell stated the Town of Eastover had a clean audit and was in sound financial condition. The Town ended FY2018 with 4.3 million in the bank which is up \$566,000 over the previous year. Mr. Maxwell stated the Town of Eastover is cash flow positive.

Mr. Maxwell shared a chart with the Town of Eastover's revenues. The revenues are where the Town of Eastover receives funding. For 2018, the total revenues are \$1.685 million up \$47,000 from 2017. Mr. Maxwell stated the Sales Tax is the Town's main source of funds with Property Tax being the 2<sup>nd</sup> most valuable.

Mr. Maxwell said the next chart shows the overall expenditures for the Town of Eastover. The total expenditures are \$1.107 million, which is up \$138,000 from 2017. The largest expenditure is Parks and Rec., the police and fire are next at \$407,000. The next highest expenditure is general government with \$357,000. The General Government expenditure is all expenditures not required to be accounted for in another department.

Mr. Maxwell stated there was a management letter in the audit that included recommendations to overcome inherent risks because of the lack of segregation of duties due to the Town of Eastover being so small. Mr. Maxwell said the Council already practices these recommendations such as being faithful in attendance at Council meetings, reviewing the interim financial review, and participating in the budget process. Mr. Maxwell said the Town of Eastover has strong internal controls, policies, and procedures. He said this was an exceptional audit.

Mayor McLaurin asked the Council if they had any questions concerning the Fiscal Year 2017 Audit. There were none.

Mayor McLaurin asked for a motion to approve/disapprove the Fiscal Year 2018 Audit. Council Member Lee Hedgecoe made a motion to approve the Fiscal Year 2018 Audit. The motion was 2<sup>nd</sup> by Council Member Stan Crumpler. The vote was 6-0 for approval.

Mr. Kim Nazarchyk stated that Ms. Jane Faircloth (Retired Town Clerk) left us in good shape. Mayor McLaurin, the Council, and Mr. David Maxwell agreed.

## **Agenda Item #2:**

### **Public Hearing:**

**Case No.: P03-41. REVOCATION OF A CONDITIONAL USE OVERLAY FOR A CHILDREN'S DEVELOPMENT, AQUATIC AND FITNESS CENTER IN A RR RURAL RESIDENTIAL DISTRICT ON 2.56+/- ACRES, LOCATED AT 2316 WILLOUGBY DRIVE, SUBMITTED BY DWANE & PATRICIA CLODFELTER (OWNERS) & MIKE ADAMS ON BEHALF OF M.A.P.S. SURVEYING INC. (AGENT). (EASTOVER 12/11/2018\*)**

#### **Mayor Charles G. McLaurin Opened the Public Hearing.**

Mr. Aaron Barnes stated this is a case of a revocation of a conditional use overlay for a children's development, aquatic and fitness center in a RR Rural Residential District on 2.56+/- acres, located at 2316 Willoughby Drive, submitted by Dwane and Patricia Clodfelter and Mike Adams on behalf of M.A.P.S. Surveying Inc. Once the revocation is approved this will subject the property to Rural Residential rules.

Mayor McLaurin asked if anyone signed up to speak for/against Case No. P03-41. No one signed up to speak for/against Case No. P03-41.

After a brief discussion by Council, Mayor McLaurin asked for a motion to close the Public Hearing. Council Member Lawrence Buffaloe made a motion to close the Public Hearing. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The vote was 6-0 for approval.

Mayor Charles McLaurin stated in Case P03-41 the Eastover Town Council recommends approval of the revocation of the Conditional Use Overlay for a children's development, aquatic and fitness center at the property owner's request and find the Eastover Land Use Plan has been examined and does not address this particular situation; further find approval of the request is reasonable and in the public interest because Conditional Use Overlays were approved prior to 2005 in order to allow land uses that were not permitted in the current zoning district in exceptional situations, later deemed as an improper use of zoning and that the approved business is no longer in operation at this location. Council Member Lawrence Buffaloe made the motion. Council Member Stan Crumpler 2<sup>nd</sup> the motion. The vote was 6-0 for approval.

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

#### **Public Hearing:**

##### **Town of Eastover Land Use Plan.**

##### **Mayor Charles McLaurin Opened the Public Hearing.**

Mr. Trey Smith stated that several meetings had been planned from December 2017 to August 2018 about the Land Use Plan. He stated the proposed plan had several recommendations in it. For example, getting the Flea Hill Draining back up and running. He recommended a partnership between Cumberland County and the Flea Hill Drainage Committee. A copy of the Land Use Plan is available at the Eastover Town Hall for all to see.

If the Land Use Plan is approved Mr. Trey Smith will have it signed by all parties involved and will have a final draft written.

After some discussion by Council, Mayor McLaurin asked for a motion to close the Public Hearing. Council Member Cheryl Hudson made a motion to close the Public Hearing. The motion was 2<sup>nd</sup> by Council Member Bruce Sykes. The vote was 6-0 for approval.

Council Member Stan Crumpler made a motion to approve the Eastover Land Use Plan. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The vote was 6-0 for approval.

#### **VII. Receive Mayor's Update:**

- Mayor McLaurin stated that he and several others have noticed an increase in traffic off of Hwy 301/Dunn Road. He stated this was because of the bridge closure.
- The Eastover Ballpark needs to be surveyed. Parks and Rec. are waiting on specific measurements for the volleyball/tennis courts and walking trail.

**VIII. Receive Town Council Update:**

- Council Member Cheryl Hudson stated she had attended the Blue Ribbon Ceremony for Eastover Central Elementary School. She stated everyone should be proud to have Eastover Central in our district. Eastover Central was 1 in 8 schools in North Carolina chosen to receive that award. The school had a wonderful celebration and she was honored to be a part of it.

**IX. Receive Town Managers Update:**

- Council Member Randy Lee has had an oxygen level decrease. The doctors have placed him on the active transplant list.

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

Mayor McLaurin asked for a motion to adjourn.

A motion to adjourn was made by Council Member Lawrence Buffaloe at 7:49 p.m. The motion was 2<sup>nd</sup> by Council Member Bruce Sykes. The vote was 6-0 for approval.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

**Attest:** \_\_\_\_\_, Town Clerk  
**Elizabeth S. Bass**