

**Town of Eastover - Town Council Meeting  
Tuesday, February 1, 2011, 7:00 p.m.  
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding Council Members: x☐ Lawrence Buffaloe,  
☐ Willie Geddie, x☐ Cheryl Hudson, x☐ Donald Hudson, x☐ Benny Pearce,  
and x☐ Sara Piland**

**MINUTES OF MEETING – February 1, 2011**

Mayor Charles G. McLaurin, Council Members, Sara Piland, Donald Hudson, Lawrence Buffaloe, Cheryl Hudson, and Benny Pearce were in attendance at the February 1, 2011 Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Council Member Willie Geddie was absent from the meeting; however he submitted a Written Waiver of Notice prior to the meeting. Also in attendance was, Mr. John Jackson, Town Attorney, Mr. Kim Nazarchyk, Town Manager, Mr. Matt Rooney, Cumberland County Planning & Inspections Department, and Ms. Jane Faircloth, Town Clerk.

**I. Call to Order:**

Mayor Charles McLaurin called the February 1, 2011 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 Cheryl Hudson gave the invocation and led the attendees in The Pledge of Allegiance.

**III. Approval of Agenda:**

Council Member Sara Piland made a motion to approve the Agenda as stated. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

**IV. Public Comments:**

None.

**V. Consent Agenda:**

1. Consider approval of the January 4, 2011 Town Council Minutes.
2. Consider approval of the December 31, 2010 Financial Report.

Council Member Lawrence Buffaloe made a motion to approve the Consent Agenda as stated. The motion was 2<sup>nd</sup> by Council Member Cheryl Hudson. The motion was approved unanimously.

## **VI. Discussion Agenda:**

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

#### **Briefing by Mr. Morgan Johnson, Chairman Eastover Sanitary District.**

Mr. Johnson updated the Council on the current water and sewer projects. He stated that the water project on Murphy, Rock Hill, Air Ranch, etc. will be completed in late March as snow has delayed some of the work. He stated however it will be April-June before we get water as they must sanitize the lines and test the water prior to use by its customers. He stated that the customers will have to pay a Facility Installation Fee of \$540.00 to PWC, and must be connected within 6 months. After the 6 month period, the fee is an additional \$1,300.00 a total of \$1,840.00. He stated that the \$125.00 was for an application fee. This is because PWC cancelled the original contract and is insisting customers pay the Facility Installation Fee. Mr. Johnson stated that there was a clause in the agreement that either party could cancel the agreement within two years, and PWC has exercised that option. The contract expires March 2012.

Mr. Johnson stated that the Eastover Sanitary District is planning to open its own office and eventually have 6 to 9 employees. Mr. Johnson also stated that Mr. Kevin Lindsay and Mr. Adam Rigsby were laid off from Hobbs and Upchurch along with 16 other personnel. Mr. Lindsay has gone to work at Fort Bragg, and Adam Rigsby is back working 3 days for the Sanitary District and two days for Hobbs & Upchurch. Mr. Johnson stated that Mr. Tim Carpenter is the new Chief Engineer for the water & sewer projects, and has 20 years experience in utility design and construction.

### **Agenda Item #2:**

#### **Briefing by Ms. Mandy Scarborough, Marketing Manager from LIFE St. Joseph of the Pines.**

Ms. Mandy Scarborough, Marketing Manager for LIFE St. Joseph of the Pines briefed the Council on its services. Ms. Scarborough stated that Programs of All-inclusive Care for the Elderly (PACE) is a Medicare program for older adults and people over age 55 living with disabilities. This program provides community-based care and services to people who otherwise need nursing home level of care. PACE was created as a way to provide you, your family, caregivers, and professional health care provider's flexibility to meet your health care needs and to help you continue living in the community.

Ms Scarborough stated an interdisciplinary team of professionals will give you the coordinated care you need. These professionals are also experts in working with older people. They will work together with you and your family (if appropriate) to develop your most effective plan of care.

Ms. Scarborough stated that PACE provides all the care and services covered by Medicare and Medicaid, as authorized by the interdisciplinary team, as well as additional medically-necessary care and services not covered by Medicare and Medicaid. PACE provides coverage for prescription drugs, doctor care, transportation, home care, check-ups, hospital visits, and even nursing home stays whenever necessary. With PACE, your ability to pay will never keep you from getting the care you need.

For more information about PACE do the following:

Visit [www.npaonline.org](http://www.npaonline.org) on the web. This website is sponsored by the National PACE Association.

Visit [www.medicare.gov/Nursing/Alternatives/PACE.asp](http://www.medicare.gov/Nursing/Alternatives/PACE.asp) on the web.

Call 1-800-MEDICARE (1-800-633-4227). TTY users should call 1 877-486-2048.

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

**SUNDIVISION REVIEW: Case NO. 11-004. Consideration of the Margaret W. Kimbel, Heirs Property, Request for a Subdivision Review and an exception from connection to public sewer. County Subdivision Ordinance, Section 2306 Utilities, Sub-Section A.1.C, Exception to public water and sewer extension/connection; Zoning: RR &A1; total Acreage: 8.26 +/-; Location: 1828 Middle Road. (Eastover)**

Mr. Matt Rooney briefed the Council concerning Subdivision Review Case No. 11-004. Mr. Rooney stated that this is the Margaret W. Kimbel, Heirs property located at 1828 and 1830 Middle Road. Mr. Rooney stated that the owner/developer be aware that every deed created for a lot being served by an on-site sewer system must contain the following disclosure when filed with the County Register of Deeds:

“Public sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department.”

Mr. Rooney stated that this condition applies only if the sewer connection exception is approved by the Eastover Town Council. This plan was approved January 20, 2011 with a recommendation of approval by the Cumberland County Planning & Inspections Staff. Attorney Jackson stated that the conditions are not grandfathered.

Council Member Sara Piland made a motion to approve Case No. 11-004 to include the Staff recommendations and conditions from the Cumberland County Planning & Inspections Department. The motion was 2<sup>nd</sup> by Council Member Lawrence Buffaloe. The motion was approved unanimously.

### **Agenda Item #4:**

**PUBLIC HEARING: P10-52: Rezoning of 1.62 +/- Acres from R6A Residential to C1(P) Planned Local Business or to a more restrictive Zoning District; Located at 3870 and 3876 Dunn Road and East of US HWY 301 (Dunn Road), North of SR 1831 Baywood Road); Submitted by Cynthia Lee Whetzel, Johnnie L. and Linda M. Sanderson and Cheryl C. Hudson for Culbreth Investments, LLC (Owners). (Eastover)**

Mayor McLaurin made a motion to **Open** the Public Hearing.

Council Member Cheryl Hudson asked to recues herself from any discussion and decision on the Public Hearing, as she is a part of Case No. P10-52. Council Member Sara Piland made a motion to recues Council Member Cheryl Hudson from Case No. P10-52. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

Mayor McLaurin asked Mr. Matt Rooney to brief the Town Council on Case No. P10-52.

Mr. Rooney stated that Council Member Piland shared some information with the Board, that staff did not have available to them; it is a work in progress. The Town of Eastover is currently looking at a commercial district and we are in a process to get the community involved and get that district information out in the next couple of months. She stated that it is important for the Board to know that these pieces of property are within that commercial district and would anticipate that the Town Council of Eastover would look favorably on the C1(P) designation, simply because they are working towards a commercial district and would support the petitioners request for zoning of C1(P). Mr. Rooney stated that the Board voted unanimously to recommend approval of the C1(P) Planned Local Business District.

There was one person present to speak in favor.

Ms. Linda Sanderson signed up; however did not intend to speak, she just wanted to be available if any questions needed to be answered.

The Town Council had no questions of Case No. P10-52.

Mayor McLaurin asked for a motion to **Close** the Public Hearing. Council Member Donald Hudson made a motion to close the Public Hearing. The motion was 2<sup>nd</sup> by Council Member Sara Piland. The motion was approved unanimously.

Mayor McLaurin asked for a motion to approve or disapprove Case No. P10-52. Council Member Donald Hudson made a motion to approve Case No. P10-52 changing the zoning from R6A Residential to C1(P) Planned Local Business. The motion was 2<sup>nd</sup> by Council Member Sara Piland. The motion was approved unanimously.

#### **Agenda Item #5:**

##### **Discussion of Zoning Ordinance for the Town of Eastover.**

Mr. Kim Nazarchyk stated that 200 letters had been sent out to the public for notification of the Public Forum to be held on Tuesday, February 8, 2011 at 7:00 p.m. at Salem Methodist Church dining hall. He stated that the core business district will be from Rock Hill Road to Beard Road.

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

Mayor McLaurin stated that he did not know if the Civic Club was going to purchase a sound system for use at Heritage Day and New Year's Eve, and possibly donate it to the Town. He stated it would be discussed at the Civic Club meeting.

Mayor McLaurin stated that he wanted Woodland Park to be named "Talley Woodland Park".

Mayor McLaurin stated that the Council needs to be thinking about whom their nominee for the Rick Glazier Award will be, and the award will be presented on Heritage Day.

Mayor McLaurin asked for discussion on Christmas decorations, banners, etc. Council Member Sara Piland stated that the Civic Club had set aside \$4,000 to purchase banners and hardware to hang on the poles, and donate to the Town. Mr. Nazarchyk stated that the Town has already budgeted for the electricity to be added to the poles. He stated that we have not budgeted for the brackets in this year's budget. Council Member Sara Piland stated that she wants to move on this now.

Mayor McLaurin stated that there will be a Heritage Day meeting on February 10 at 7:00 p.m. at the Eastover Community Center.

Mayor McLaurin stated that the "New Year's Eve Flea Drop" has been turned over to the Civic Club.

Mayor McLaurin stated that the fencing at the Ball Park has been completed.

Mayor McLaurin and Council Member Sara Piland both stated that they would like to see more activities for adults at the Eastover Central Recreation Center. Mayor McLaurin stated that the walking trail needs to be promoted so more people will use it.

#### **VIII. Receive Council Members Updates:**

None.

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

Mr. Nazarchyk stated that the company that the tree trimming contract was awarded, Workers Compensation is not finalized, should be complete by Wednesday.

Mr. Nazarchyk stated that Council Member Willie Geddie fell and hurt his arm.

Mr. Nazarchyk stated that UNC School of Design has received the packet he sent to them, and they are going to prepare an estimate cost for doing a Site Plan for the Community Center property.

Mr. Nazarchyk stated that the Council had previously discussed replacing both heat pumps at the Community Center. He said that he had called several companies getting prices and there are some good buys right now. The Council would need to decide if they want heat pump, gas pack or all gas. Mr. Nazarchyk stated that we would have to go the bid process to purchase.

Mr. Nazarchyk stated that the following dates are available for a Planning Session:

- (1) Tuesday, March 15, 2011 at 2:00 p.m. to 4:00 p.m
- (2) Thursday, March 17, 2011 at 2:00 p.m. to 4:00 p.m
- (3) Tuesday, March 29, 2011 at 2:00 p.m. to 4:00 p.m

**X. Consider a motion to adjourn.**

Mayor Charles McLaurin asked for a motion to adjourn. Council Member Benny Pearce a motion to adjourn the meeting at 8:30 p.m. The motion was 2<sup>nd</sup> by Council Member Donald Hudson. The motion was approved unanimously.

**Town of Eastover**

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**Charles G. McLaurin, Mayor**

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