

**Town of Eastover - Town Council Meeting
Tuesday, September 8, 2026, 7:00 p.m.
Eastover Community Center**

**x☐ Mayor Charles G. McLaurin, Presiding.
Council Members: x☐ Bruce R. Sykes, x☐ E. Wayne Beard, x☐ Kimberly F. McPhail,
x☐ Frederick A. Williams, x☐ M. Stan Crumpler, and x☐ Lisa Sessoms-Lewis**

MINUTES OF MEETING – September 8, 2026

Mayor Charles G. McLaurin, Council Members: Kimberly McPhail, Frederick A. Williams, M. Stan Crumpler, Lisa Sessoms-Lewis, Bruce R. Sykes, and E. Wayne Beard attended the September 8, 2026, Eastover Town Council Meeting. A quorum was present at the Town Council Meeting. Also, in attendance were Mr. Ronald Autry, Town Administrator, Mr. Donald Hudson, Town Attorney, and Ms. Elizabeth Bass, Town Clerk.

I. CALL TO ORDER:

Mayor Charles G. McLaurin called the meeting to order.

Mayor Charles G. McLaurin called the September 8, 2026, Eastover Town Council meeting to order at 7:00 p.m. and welcomed all in attendance.

II. INVOCATION/PLEDGE OF ALLEGIANCE:

Council Member Fred Williams gave the Invocation and Pledge of Allegiance.

III. APPROVAL OF AGENDA:

A motion to approve the agenda was made by Council Member Stan Crumpler and seconded by Council Member Bruce Sykes. The motion was unanimously approved.

IV. PUBLIC COMMENTS:

Members of the public may address the Town Council on items not listed on the printed agenda. Please state your name and address and observe the three (3) minute time limit. The total comment period will be 15 minutes or less. Citizens should sign up with the Clerk to speak prior to the start of the meeting.

There were no members of the public who signed up to speak.

V. CONSENT AGENDA:

- 1. Consider approval of the Town Council Meeting Minutes for August 11, 2026.**
- 2. Consider approval of the July 2026 Financial Reports.**

Mayor Charles G. McLaurin asked the Council if they had any questions concerning the Consent Agenda. There were none. Council Member Lisa Sessoms-Lewis made a motion to approve the Consent Agenda as stated. The motion was seconded by Council Member Stan Crumpler. The motion carried unanimously.

VI. DISCUSSION AGENDA:

Agenda Item #1:

Cumberland County Community Development: Program Year (PY) 2026-2027 Annual Action Plan (AAP) & Consolidated Annual Performance and Evaluation Report (CAPER).

A representative from Cumberland County Community Development provided an update regarding the County's Community Development programs, including Community Development Block Grant (CDBG) and HOME Investment Partnership funding.

The Council was advised that the County's five-year Consolidated Plan covers 2024–2029 and that the annual report serves as a measure of progress toward the goals established in the annual action plan.

For the program year, County CDBG funds provided services to approximately 4,562 individuals through public services, assisted 546 individuals with homeless prevention, provided PATH outreach services to 362 individuals, assisted 899 individuals through housing programs, completed fifteen rehabilitation projects, and completed one demolition/clearance project.

Eastover had one rehabilitation project during the program year. The project was a minor rehabilitation totaling \$27,650. The County representative emphasized the importance of making residents aware of available programs and stated that additional outreach efforts in Eastover are planned, including community events, mailings, and direct outreach.

The Council discussed how residents may access the programs. County staff indicated that the Town and County can coordinate through the Town Clerk and Council to provide information to residents. Priority is given to older residents, particularly those age 65 and older and individuals on fixed incomes.

The Council was also reminded that Eastover participates in the County's Urban County designation and entitlement program.

No further action was taken.

Agenda Item #2:

PUBLIC HEARING: CASE NO. ZON-26-0043: Rezoning request from R6A Res. Dist. to C(P) Planned Com. Dist. or a more restrictive zoning dist.; 3.40 +/- ac; west of Ballpark Rd and approximately 325 ft. south of Glenwood Ln; Michael Adams (Agent/Applicant); Michael A. Longhany (Owner).

Mayor McLaurin opened the public hearing for rezoning case ZON-26-0043. No individuals had signed up to speak for or against the request.

Mr. Timothy Doersam, Planner III with Cumberland County Planning and Inspections, presented the request.

The property, located in the central portion of Eastover, is approximately 3.4 acres and is owned by Michael Longhany. Michael Adams is identified as the surveyor/agent. The request was to rezone the property from R6A Residential District to CP Planned Commercial District. The proposed use was a mini warehouse/self-storage facility with the option for outdoor storage of motor vehicles.

The surrounding area includes residential, manufactured homes, commercial uses, and an industrial parcel. The property is predominantly wooded. Water and sewer utility lines are located along Ball Park Road.

Planning staff advised that the request was not consistent with the Eastover Area Land Use Plan, which calls for suburban-density residential development at the location. The Joint Planning Board, however, recommended approval by a vote of 9-0, while Planning staff recommended denial.

Council discussion noted that the existing business had been in the area before the current land use plan was adopted and that there had been no opposition presented at the Joint Planning Board meeting.

The public hearing was closed following a motion made by Council Member Bruce Sykes and seconded by Council Member Kim McPhail. The motion was unanimously approved.

Council Member Stan Crumpler made a motion to approve the rezoning request from R6A Residential District to C(P) Planned Commercial District and find that: While the request is not consistent with the Eastover Area Land Use Plan, which calls for "Suburban Density Residential" at this location, and find that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Council Member Bruce Sykes seconded the motion. The motion was unanimously approved.

Agenda Item #3:

PUBLIC HEARING: CASE NO. ZON-26-0044: Rezoning request from C(P) Planned Com. Dist. to A1 Ag. Dist. or a more restrictive zoning dist.; 15.92 +/- ac; E. of Dunn Rd, 925 ft N. of I-295, and W. of I-95; Timothy Evans (Agent/Applicant); Hettie O Taylor Heirs (Owners).

Mayor McLaurin opened the public hearing for rezoning case ZON-26-0044.

Mr. Timothy Doersam, Planner III with Cumberland County Planning and Inspections, presented the request. The property is located along the northern boundary of the Town of Eastover and was confirmed to be entirely within the Town limits.

The property is approximately 15.92 acres and is owned by Hetty Taylor Heirs, approximately sixteen heirs. Timothy Evans is the agent and obtained notarized signatures from the heirs.

The request was to rezone the property from CP Planned Commercial District to A1 Agricultural District, with the intent of allowing single-family residential development.

The surrounding area is predominantly wooded and agricultural, with sparse residential development. The property is located near Dunn Road and is in proximity to I-95 and NC Highway 295. Water and sewer lines are located near the property.

Planning staff stated that the proposed A1 zoning was consistent with the adopted Eastover Area Land Use Plan, which calls for rural-density residential development in the area. The Joint Planning Board recommended approval by a vote of 9-0, and Planning staff also recommended approval.

Mr. Timothy Evans addressed the Council and explained that the property had previously been considered for commercial development but was not suitable for a large warehouse because portions of the property were wet. He stated that the property was under contract and that the proposed development would consist of two stick-built homes, with limited clearing and minimal visibility from Dunn Road.

The public hearing was closed following a motion made by Council Member Stan Crumpler and seconded by Council Member Kim McPhail. The motion was unanimously approved.

Council Member Stan Crumpler made a motion to approve the rezoning request from C(P) Planned Commercial District to A1 Agricultural District and find that: The request is consistent with the Eastover Area Land Use Plan, which calls for "Rural Density Residential" at this location and also find that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Council Member Bruce Sykes seconded the motion. The motion was unanimously approved.

Agenda Item #4:

Resolution 2026-02 calling for Public Hearing on Data Centers

The Council discussed a resolution calling for a public hearing regarding a proposed data center.

Town Attorney, Mr. Donald Hudson, advised that the Council needed to vote on the public hearing date of October 13, 2026.

A motion was made by Council Member Lisa Sessoms-Lewis to approve the Public Hearing to be held on October 13, 2026, Eastover Town Council meeting. Stan Crumpler seconded the motion. The motion carried unanimously.

Agenda Item #5:

ABC Storage Violations

Town Administrator, Mr. Ronald Autry reported on continuing violations involving ABC storage.

The Council discussed activity on the rear portion of the property, including the placement of a large concrete slab and installation of numerous small storage structures. The Council expressed concern that the property owner had not responded to previous efforts to address the matter.

Town Attorney, Mr. Donald Hudson advised that Code Enforcement should inspect and document the violations and issue appropriate correspondence to the property owner. If the violations are not corrected, legal action may be pursued.

The Council agreed that the property owner should be given an opportunity to correct the violations. Code Enforcement was directed to begin the process and provide the Council with a timeline and documentation at the next Council meeting.

VII. RECEIVE MAYOR'S UPDATE:

- Discussed plans for new flagpoles at the shelter/park area. The proposed installation includes larger flagpoles and consideration of displaying the United States flag and North Carolina flag.
- Discussed obtaining pricing and coordinating the installation with planned concrete work. Additional concrete may be needed to provide adequate support for the poles, particularly because of the location and wind exposure.
- Discussed purchasing a large American flag for use during special events and storing it in the new building when not in use.

- Discussed placing a plaque in the new building, recognizing the individuals who helped establish the park in 1971. The Council expressed support for moving forward with the project.
- Deliberated the continuing lack of resolution regarding Parks and Recreation matters and noted that discussions with County representatives were still ongoing.
- Expressed concern about the future of the summer baseball and softball programs, including the lack of opportunities for teams to participate in tournaments beyond the County championship. It discussed the possibility that Eastover could eventually assume responsibility for summer baseball and softball operations if an agreement can be reached.
- Considered improvements to the concession stand and the possibility of obtaining funding or reimbursement associated with Parks and Recreation.
- Discussed hosting a future quarterly Mayors' Coalition meeting in Eastover. The Council discussed holding the meeting at the park/new building on the first Friday in May, in conjunction with the beginning of the Town's concert series. Hosting the meeting at the park would provide an opportunity to highlight improvements to the facility and the community.
- Might need to purchase one or more golf carts rather than continuing to rent them for concerts and other events. An eight-passenger golf cart was discussed as a potential option, particularly to provide additional seating and accessibility for individuals who may have difficulty walking or using smaller seating arrangements. No vote was taken. The matter will be researched further.

VIII. RECEIVE TOWN COUNCIL UPDATE:

- The Council recognized a local resident who volunteered to pressure-wash graffiti from the underpass at Business 95 and Dunn Road. The volunteer used his own equipment and removed most of the graffiti as a contribution to the community.
- Fall Festival is on October 17, 2026, from 10a.m. to 4p.m. at the Eastover Ballpark. There are forty-two vendors/food trucks signed up to attend.
- Cumberland County Chairman, Mr. Kirk deViere is progressing with negotiations with Parks and Rec.
- The Council received an update regarding a candidate forum being organized by the Eastover Community Watch. The forum is scheduled for the following Monday. Thirteen candidates had RSVP'd at the time of the meeting. Plans include candidate introductions, opening statements, audience questions organized by category, rebuttals when appropriate, and closing statements.

The organizers planned to use assigned seating and provide at least thirteen seats for participating candidates. The event was planned to include food for approximately fifty people, a meet-and-greet period, a raffle, and 50/50 drawings.

The Council discussed financial support for the event. A motion was made to donate \$300.00 to Eastover Community Watch by Council Member Stan Crumpler. The motion was seconded by Council Member Lisa Sessoms-Lewis. The motion was unanimously approved.

IX. RECEIVE TOWN ADMINISTRATOR'S UPDATE:

- Updated the Council on flooring options for the new building, including durability, cleaning, appearance, and slip resistance.
- Informed the Council on using different flooring materials in different portions of the building, with one type in the main/front area and another type in the bathrooms, kitchenette, storage room, and rear portion of the building. Luxury vinyl plank (LVP) flooring was discussed, including a product approximately 2.5 millimeters thick with a 20-mil wear layer. The Council indicated that durability and appearance should be considered when selecting the flooring.
- The contractor currently under contract will purchase and install the selected flooring material.

X. CONSIDER A MOTION TO ADJOURN:

Mayor McLaurin asked for a motion to adjourn. A motion to adjourn was made by Council Member Bruce Sykes. The motion was seconded by Council Member Stan Crumpler. The vote was unanimous for approval.

Town of Eastover

Charles G McLaurin, Mayor

Attest: _____
Elizabeth S. Bass, Town Clerk