

Town of Red Cross  
Planning and Zoning Meeting At Town Hall  
Minutes of  
Tuesday, January 2, 2024, at 6:00 PM

Present: Lionel Hahn - Chairman

Members Present: Tina Eudy – Vice Chairman, Andrew Smith- Town Council Liaison, Kristi Thompson- Secretary, Thelma Tomberlin, Wendell Copeland, Jennifer D’Amore, Heather Britt – Alternate

Planning and zoning officer: Mike Efird

Clerk: Shannon Alberta

Lionel Hahn, Chairman, called the meeting to order.

Devotion and Prayer was given by Andrew Smith.

Welcome and recognition of guests 4+

The agenda was approved for January 2, 2024. The **Motion** was made by: Jennifer D’Amore, second by Thelma Tomberlin Vote: 6 Yea, 0 Nay.

The Minutes of the last Planning and Zoning meeting of December 4, 2023 were approved, a **Motion** was made by: Thelma Tomberlin, second by Wendell Copeland; Vote: 6 Yea, 0 Nay.

There were no public comments

Old Business:

The board continued discussion of proposed changes to the subdivision ordinance. Mike Efird gave the board a handout regarding conservation subdivisions to discuss and possibly consider looking into incorporating as guidelines for the town’s ordinance. This is a way the town could set the ordinance for all subdivisions if it is chosen to be implemented. This type of subdivision would allow development, but preserve open space. With the conservation subdivision, the builder can only build the number of houses as set by the ordinance for the entire subdivision. The builder then can cluster the houses into smaller sub lots as set up in the ordinance by the town. This will allow the subdivision to have an area of open space that can be enjoyed by the homeowners in that subdivision. This allows people to have smaller lots to individually maintain, but have the benefits of open space to enjoy. The plans and use for open space would need to be determined and presented to the council for approval in the early stages. Once built this open space would be maintained by the HOA of the subdivision. Mike Efird explained that Attorney Al Benschhoff would like the board to consider and decide if a conservation subdivision is of interest before moving forward with the ordinance book writing as it would require a significant amount of edits and re-writing. The Board expressed they would like to have attorney Al Benschhoff attend the February meeting to clarify any questions they may

have. A motion was made to have attorney Al Benshoff at the February meeting by: Jennifer D'Amore, second by Wendell Copeland Vote: 6 Yea, 0 Nay.

The board also continued discussing the development of a park on town hall property. Mike Efirm updated the board that the survey for the property is complete and he is now working on rezoning the property into Simple Business. The workshop is set for January 22, 2024, at 6pm at town hall and is advertised as open to the public. The board expressed they would like a possible slide show to include an overhead view of the property, maps, and pictures of the buildings. Andrew Smith also told the board that he and Mike Efirm personally went to look at the barn on Town Hall property and he would like to see if it was possible to patch and preserve the barn at least for now and possibly restore it in the future.

New Business:

The Board discussed possible zoning district changes in regard to R8, R10, and R15. Mike Efirm expressed he thinks the board should consider removing R8 and R10, but keep R15. The board seemed to have possible interest in removing all of them but would like to further the discussion with attorney Al Benshoff at the February meeting.

Mike Efirm gave the board an update on his recent minimal housing complaint that was brought to him. Mike spoke with the Stanly County building inspectors who did an exterior inspection of their own, but they were unable to gain entry for inspection. Mike shared his findings with them as he was able to gain entry to the home. Mike was instructed to make a list of the violations, then a hearing will need to be held to present the findings to the owner. At the time of the hearing, the owner of the property will be given 60-90 days to become compliant or the property will be condemned. The public hearing will be held between Mike Efirm, The Stanly County Sheriffs, and the property owner, this will NOT be open to the public.

The board discussed the board of adjustment appointment and discussed who they would like to propose to the Town Council as members of the board. There are 5 positions on the board to be filled 1 for 1 year, 2 for 2 years, and 2 for 3 years additionally 2 alternates. The list was presented to the board to include Kristi Thompson for 1 year, Heather Britt and Wendell Copeland for 2 years, Andrew Smith and Mark Tucker for 3 years, Jennifer D'Amore and Lisa Lowder as alternates for 3 years. Some of the proposed members have not confirmed they want to be part of the board, but they will be asked and the list to be voted on at the council meeting.

There were no other comments or closing comments given by the Board.

**MOTION** to adjourn the meeting was made by: Thelma Thompson, second by Jennifer D'Amore; Vote: 6 Yea, 0 Nay

**NEXT SCHEDULED MEETING MONDAY:** Monday February 5<sup>th</sup>, 2024, at 6PM

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Shannon Alberta- Town Clerk

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Lionel Hahn - Chairman