Town of Red Cross

Planning and Zoning Meeting At Town Hall

Minutes of

Tuesday, February 11, 2025, at 6:00 PM

(Postponed from Monday February 3, 2025 due to illness)

Present: Jennifer D’Amore, Wendell Copeland, Kristi Thompson, Heather Britt, David Smith, Melvin Poole- alternate, Kimberly Long- Alternate

Planning and Zoning Officer: Mike Efird

Clerk: Shannon Alberta

Planning and Zoning Liason: Andrew Smith

Mayor Pro Tem: Lisa Lowder

Members Absent: Mark Tucker

Lisa Lowder, Mayor Pro-Tem, called the meeting to order.

Prayer was given by Lisa Lowder

Welcome, and recognition of guests 4+

The agenda was approved for February, 11, 2025, The **Motion to approve the agenda** was made by: Melvin Poole, second by Wendell Copeland. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of December 2, 2024 were approved, A **Motion to approve** was made by: Jennifer D’Amore, second by David Smith. Vote: 5 Aye, 0 No.

(There was no meeting on January 6, 2025)

Public Comments:

Mayor Pro Tem, Lisa Lowder, opened the floor for public comments, but none were given.

Old Business:

Mike Efird gave a brief report on Uwharrie RV, the campers have been removed, the only other request they need to finish is to remove the signs. They will remove the signs shortly and then, they will be in compliance.

Mike Efird, gave a report on the trails grant the town applied for. The state notified Mike Efird today that the town was not awarded a grant this time, but they encouraged us to apply again in March. The Town Council approved the contract with Chambers Engineering. There will be an environmental survey done on the corner property the town is looking to purchase, and a topographical study will be done on Town Hall property.

New Business:

The new members of the planning and zoning board were administered their oaths Heather Britt, David Smith, Melvin Poole, and Kimberly long were all sworn in as members/alternates.

Election of officers for the Planning and Zoning Board were then held.

The board voted on Chairman, Heather Britt Nominated Mark Tucker, Jennifer D’Amore second Mark Tucker. The board discussed some concern that Mr. Tucker was not present, he is able to decline the position if he wishes, then they would need to hold another election at the next meeting.

Melvin Poole made a **motion** to close the nominations, Wendell Copeland Second. 5 Aye, 0 No.

Vote: Yes for Mark Tucker – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D’Amore.

The board voted on Vice Chairman, David Smith nominated Heather Britt, Heather Britt Nominated Jennifer D’Amore.

Heather Britt made a **motion** to close the nominations, Jennifer D’Amore Second. 5 Aye, 0 No.

Vote: Yes for Heather Britt – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D’Amore.

The oath for Vice Chairman was administered to Heather Britt, who then took over the running of the meeting from Mayor Pro Tem Lisa Lowder.

The board voted on a secretary; Jennifer D’Amore nominated Shannon Alberta as recording secretary.

Jennifer D’Amore made a **motion** to close the nominations, Wendell Copeland Second. 5 Aye, 0 No.

Vote: Yes for Shannon Alberta – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D’Amore.

Mike Efird presented the board with the updated draft of the new subdivision ordinance for their review. Each member received a copy of their own to read through and mark anything they feel necessary to edit, discuss, and eventually approve a final copy. Attorney Al Benshoff is scheduled to attend the March meeting. Al will answer any questions the board has, but he requested the questions be sent ahead of time so he may prepare for those questions. The questions should be submitted by 2/21/25 so he has enough time to prepare.

Mike Efird notified the board he received a rough plan for a major commercial subdivision next to West Stanly High School. There is a formal proposal being worked on, once finished the developer will bring it to the board. This map shows some drive through restaurants and then self-storage along the back of the property. It is already zoned for what they are planning in the draft proposal as general business.

Mike Efird provided a report on the request for a final plat for Streamside Map2 made by Joseph Burleson. The request was turned down by A.M.T. and Mike Efird because he is not far enough along. Once the final asphalt in phase 5 is done, he will be coming back to ask for a final plat. The pocket park should be installed very shortly after phase 5 is finished.

The recent laws regarding down zoning were discussed, Cody Honeycutt has sponsored a bill to allow authority for down zoning be restored in Stanly and Catawba county. If this goes through, the town will be able to go back to being able to down zone.

Mike Efird asked the board to review in detail the commercial design standards in article 5 of the ordinance and note any changes they may want to see. This should be a priority for review along with the subdivision ordinance.

The board discussed a request to change the Town of Red Cross to the Village at Red Cross. The board decided it was unfavorable and would not like to send a recommendation to the council for the change. A **motion** not to recommend was made by Melvin Poole, second David Smith 5 aye, 0 no.

The board read the proposed text change to the newly adopted animal ordinance. Melvin Poole made a **motion** to send a favorable recommendation to the council, Jennifer D’Amore second, 5 Aye, 0 no.

The board also read the amendment to the Town of Red Cross Animal ordinance Melvin Poole made a **motion** to send favorable recommendation to the Town Council, David Smith Second 5 aye, 0 no.

The next Planning and Zoning Meeting is scheduled for Monday **March 3, 2025 at 6pm**.

**MOTION** to adjourn the meeting was made by: Melvin Poole, second by Wendell Copeland; Vote: 5 Yea, 0 Nay

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Shannon Alberta- Town Clerk

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Mark Tucker - Chairman