

RED CROSS PLANNING AND ZONING

December 5, 2005 -7:00 pm

West Stanly Grill

The Red Cross Planning and Zoning Board meeting called to order by Chairperson Carolyn Morton. Members present – Carolyn Morton, Ray Burleson, Marion Hubbard, JD Hinson and Lou Eubanks. Members absent – Tom Staples. Guest present - Carol Rhea and Ray Quick.

Invocation – JD Hinson

Approval of minutes – Motion to approve by Ray Burleson – second by Marion Hubbard.
Carried 4/0

Approval of agenda – Motion to approve – Marion Hubbard – second – JD Hinson.
Carried 4/0

Old Business

Continue workshop on Table of Use Residential and Business Zoning and special use conditions with Carol Rhea.

New Business

None

Next meeting February 6, 2006

Move to adjourn by Lou Eubanks – second JD Hinson

Chairperson Carolyn Morton

Secretary Lou Eubanks

RED CROSS
PLANNING AND ZONING
AGENDA
DECEMBER 5, 2005

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
Continued Workshop – Residential and Business Zoning
Special use conditions

RED CROSS
PLANNING AND ZONING

AGENDA

November 7, 2005

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
 - a. Outside vendor contract
 - b. Dollar General check list
6. New Business
 - a. Re-zoning application forms
 - b. Residential check list

RED CROSS PLANNING & ZONING

NOVEMBER 7, 7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Outside vendor contract
 - Dollar General Checklist
6. New Business
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING

November 7, 2005 – 7:00 pm

West Stanly Grille

The Red Cross Planning and Zoning meeting called to order by Chairperson Carolyn Morton. Members present – Carolyn Morton, Tom Staples, Ray Burleson, and Lou Eubanks. Members absent – JD Hinson and Marion Hubbard. Guest present – Ron Crawley, Stanly County Land Use Planning Board and Ray Quick, Mayor of Red Cross.

Invocation – Ray Burleson

Approval of minutes – Motion to approve – Tom Staples – second - Ray Burleson
Carried 3/0

Approval of agenda – Motion to approve Ray Burleson – second – Tom Staples
Carried 3/0

Old Business

Outside Vendor Contract

The Planning and Zoning approved the vendor contract presented by Mayor Quick. Motion made by Lou Eubanks to send for approval, have review by town Lawyer, and post ad in local paper for applicants. Second by Tom Staples.
Motion carried 3/0

Dollar General Checklist

The Planning and Zoning Board reviewed the Town of Red Cross checklist for A Dollar General Store. The plans sent by Dale Hewitt, architect with General Dollar, meet all requirements on our forms with two minor waivers.

1. Add shrubs to camouflage the H/A units on west side of building.
2. 415.5 Aisles 4 Eliminate parking aisle dead end at front of building. Obtain permission for connecting aisle to future business.
3. Revised final plans to be submitted to Carol Rhea for review
4. Stanly County Zoning, Micheal Sandy, will receive the finalized plans and issue appropriate permits.

New Business

A Residential and Business checklist was presented by Carol Rhea to show appropriate uses in each area. This checklist will facilitate our workshops with future zonings.

Next meeting – December 5, 2005 – to continue workshop on Residential and Business Zoning Uses.

RED CROSS PLANNING & ZONING

October 3, 2005
~~NOVEMBER 7~~ 7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 Zoning Changes
6. WORKSHOP – CAROL RHEA
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING

October 3, 2005 – 7:00 pm

West Stanly Grille

The Red Cross Planning and Zoning meeting called to order by Chairperson Carolyn Morton. Members present – Tom Staples, JD Hinson, Ray Burleson, Carolyn Morton and Lou Eubanks. Absent – Marion Hubbard. Guest present - Carol Rhea, Red Cross Town Planner; Ron Crawly, Stanly County Land Use Planning Board; Mayor Ray Quick, Councilman Heath Hahn, Town Clerk Bobbie Kay Thompson, Ronnie Williams and Robert Thompson.

Invocation – Carolyn Morton

Minutes approved via unanimous vote.

OLD BUSINESS: Central Business Zone Changes

1. Major landowner of proposed CB district – 26254 – Ronald Williams, after consulting with Dan Baucom, Stanly County Tax Supervisor, agreed to rezone the entire tract of 29.13 acres to Central Business.
2. Land owner of Hinson Greenhouse, JD Hinson, agreed at an earlier meeting to rezone this portion of property 11523 - off hwy. 205 (Oak Ridge Road). Beginning at SE corner of property 26254 (Ronald Williams) continue to SE corner of property 9950 (Brian Hartsell) – forming a pie shape wedge on property 11523 (Hinson Greenhouse) approx 6.33 acres.
3. Landowner Brian Hartsell of property 9950 - 0.934 - acres is still reluctant to change zoning from RA to CB. Motion made to contact Brian Hartsell and family to try again to explain and answer any questions concerning the evaluation and uses.
4. Landowner Billy Joe Burris of property 3578 - 2.42 - acres (a triangular wedge with divided portions presently zoned RA and M1) which juts into property 26254 (Ronald Williams) is being considered for zone change to CB. Landowner is to be contacted and details discussed.

Motion made by Tom Staples to submit the four items above to town council for consideration of zoning change - second by Ray Burleson –motion carried 4/0

NEW BUSINESS

Mayor Ray Quick presented copies to each member of a CONTRACT WITH OUTSIDE VENDOR for Zoning Enforcement Officer to be considered and amended if needed and use to write our Zoning Officer contract. Motion made by Tom Staples to study and discuss contract at next meeting. Motion second by Ray Burleson. Motion carried 4/0.

WORKSHOP

Carol Rhea presented a zoning code chart with consideration to change format of our zoning regulation. The Planning and Zoning board will study the new code chart and comment at next meeting. The board was asked to be very familiar with the agricultural uses and commercial uses for the next meeting.

Specific types of business, locations and special conditions to allow such was discussed. Tabled until November meeting.

Motion to adjourn carried 4/0. Next meeting November 7. 7:00pm. West Stanly Grille.

RED CROSS PLANNING AND ZONING BOARD

September 5, 2005

7:00pm

West Stanly High School Library

AGENDA

1. Invocation
2. Approval of agenda
3. Approval of minutes
4. Old business
5. New business
 Residential Design Discussion with Carol Rhea
6. Other business
7. Adjourn

RED CROSS PLANNING & ZONING BOARD

September 5, 2005

West Stanly HS Library

The Planning and zoning board meeting was called to order by Chairperson Carolyn Barbee. Members present were Tom Staples, JD Hinson, Ray Burleson, Marion Hubbard and Lou Eubanks. Guest present were Carol Rhea, Red Cross Town Planner; Ron Crawly, Stanly County Land Use Planning Board; Mayor Ray Quick; and Red Cross Town Council members Heath Hahn, Chip Speight, and Larry Wayne Smith.

Minutes from August 23, 2005 meeting were read and approved with **unanimous** vote.

WORKSHOP:

Carol Rhea conducted a workshop to further the plans for proposed zoning and residential development. Members of council and planning board presented ideas for future business in the central business district with quality construction and aesthetic facades. Sub-division planning was discussed as to lot size, cluster housing, green space and the sub-division Point System.

Meeting adjourn by unanimous vote with next meeting October 3, 2005.

RED CROSS PLANNING & ZONING

August 23, 6:30 PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 Land Use Plan Approved
6. WORKSHOP – CAROL RHEA
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING BOARD

AUGUST 23, 2005

6:30 PM

WEST STANLY GRILL

The meeting was called to order by Vice-Chairman Tom Staples. Members present were Tom Staples, JD Hinson, Ray Burleson, Marion Hubbard and Lou Eubanks. Guest present were Carol Rhea, Red Cross Town Planner; Heath Hahn, Red Cross Councilman; Ron Crawley, Stanly County Land Use Planning Board; Ann Williams and Brian Hartsell, Red Cross citizens and owners of land for proposed Central Business zoning. Also present were Jeff Hartsell, Tessie Hartsell and Brenda Burr, family of Brian Hartsell.

Minutes from August 1, 2005 meeting were read and approved with unanimous vote.

OLD BUSINESS:

1. The future land use plan for the town of Red Cross which was presented to council August 8, 2005 was approved and accepted.
2. No Action was taken on the proposed zoning for the Central Business District.

NEW BUSINESS;

A workshop was conducted by Carol Rhea to begin plans on our proposed zoning and residential development. Questions and answers from the floor were addressed by Carol Rhea and the planning board. Ron Crawley with the Stanly County Land Use Planning Board presented many helpful and important aspects of detailed planning for subdivisions and zoning.

Meeting adjourn by unanimous vote with next meeting to be September 5, 2005.

TOWN OF RED CROSS

Zoning & Planning Board **Minutes of Meeting – August 1, 2005**

The meeting was called to order at 7:00 PM by Chairperson Carolyn Morton. In attendance were Carolyn Morton, J.D. Hinson, Rayvon Burleson, Marion Hubbard & Tom Staples. Guests present were Mayor Ray Quick & Mr. Cody Whitley.

Motion to accept minutes of previous meeting was made by Rayvon Burleson & seconded by Tom Staples, The vote to accept was unanimous.

Ms Morton presented a list of proposed zoning changes. These changes will be submitted to the Town Council at their next meeting for review/ approval.

Ms Morton advised that the next workshop will be held on Tuesday August 23, 2005 @ 6:30 PM at the West Stanly Grill. Carol Rhea will assist the board in planning *Subdivisions @ residential areas* for the town.

There being no other business to come before the Board, the meeting was adjourned at 7:30PM.

MEMORANDUM

To: Red Cross Town Council

From: Red Cross Planning and Zoning Board

Date: August 1, 2005

Re: Zoning amendments for the Town of Red Cross

The Planning and Zoning Board of Red Cross recommends the zoning amendments of the properties as listed on the agenda for the purpose of planning smart future growth for the Town of Red Cross. We purpose to have commercial growth clustered in a Central Business District with access to both Red Cross Road and Oak Ridge Road with the future Town Hall being a part of this Central Business District.

Town of Red Cross

P.O. Box 647, Oakboro, NC 28129

July 20, 2005

Dear Town of Red Cross Property Owner:

Notice is hereby given that the Town of Red Cross will, on Monday, August 8, 2005, at 7:00 PM, in the Library of West Stanly High School located at 306 East Red Cross Road, Oakboro, North Carolina, be holding a public hearing to consider the following rezoning request.

At the request of the Town of Red Cross Planning Board the Town Council of the Town of Red Cross will be holding a public hearing for the following properties to be rezoned:

ZA 05-01 Tax record number 26254 belonging to Ronald James Williams, 176 East Red Cross Road be rezoned from RA to CB.

ZA 05-02 The portion of Tax record number 9950 located on the eastern side of South Oak Ridge Road belonging to Brian Hartsell, 248 South Oak Ridge Road be rezoned from RA to CB.

ZA 05-03 Tax record number 36650 belonging to the Town of Red Cross located at the northwestern corner of the property having tax record number 11523 adjacent to the southern right of way of East Red Cross Road be rezoned from RA to CB.

ZA 05-04 Tax record number 22395 belonging to Larry W. and Larcenia S. Smith located at 113 Gaddis Road be rezoned from HB to CB.

ZA 05-05 Tax record number 11520 belonging to Hinson's Greenhouse located at the northeast corner to the intersection of North Oak Ridge Road and East Red Cross Road be rezoned from R-20 to CB.


ZA 05-06 Tax record number 11521 belonging to Hinson's Greenhouse located at the northeast corner to the intersection of North Oak Ridge Road and East Red Cross Road be rezoned from R-20 to CB.

ZA 05-07 Tax record number 11522 belonging to Hinson's Greenhouse located at the northeast corner to the intersection of North Oak Ridge Road and East Red Cross Road be rezoned from R-20 to CB.

ZA 05-08 The northeastern most corner of the property having tax record number 11523 belonging to Hinson's Greenhouse located adjacent to the southern property line of the property having tax record number 26254 and the eastern property lines of the properties having tax record numbers 12888 and 8950 be rezoned from RA to CB.

Anyone wishing to speak regarding the proposed rezoning of these properties is encouraged to attend this public hearing.

Sincerely,


Bobbie Kay Thompson
Town Clerk
Town of Red Cross

PROPOSED ZONING FOR THE TOWN OF RED CROSS



THIS MAP IS THE PROPERTY OF THE TOWN OF RED CROSS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF RED CROSS.

PROPOSED ZONING MAP FOR THE TOWN OF RED CROSS. THE TOWN OF RED CROSS ENGINEERING DEPARTMENT HAS REVIEWED THIS MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE.



LIBERTY HILL CHURCH
SOUTH MAIN



Legend	
	Roads
	Parcels
	Proposed Zoning
	C-B
	H-B
	Existing Zoning
	G-B
	C-B
	H-B
	M-1
	N-B
	R-20
	RA



JULY 14, 2008



TOWN OF RED CROSS

OPEN MEETING ZONING BOARD

~~JULY~~ 2004

June 14

Planning

AGENDA

- ✓ 1. Change of Meeting Date
- ✓ 2. Zoning Signs
- ✓ 3. Boards and Commissions Functions
- ✓ 4. Consultant for Town planning
- ✓ 5. Planning Board recommendation of new members

& name first Monday 12:30

TOWN OF RED CROSS

OPEN MEETING

PLANNING BOARD

The newly sworn in as of June 14, 2004 Red Cross Planning Board (prior Zoning Board and early Planning Committee) met July 5, 2004, 1:00 pm at the West Stanly Grill. The Planning Board was sworn in at the June 14 Town Council meeting. The meeting was called to order by temporary Chairman Ray Burleson. Invocation by Tom Staples. Members present Ray Burleson, Tom Staples, Marion Hubbard and Lou Eubanks.

APPROVAL OF AGENDA

Motion to approve by Tom Staples – second by Marion Hubbard – motion carries 3/0

APPROVAL OF MINUTES

Motion to approve by Tom Staples – second by Marion Hubbard – motion carries 3/0

PLANNING BOARD REGULAR MEETING DATE

Motion made by Tom Staples to change regular meeting date to first Monday of each month. Time of day to be decided after final members appointed by Town Council – second by Marion Hubbard – carries 3/0.

ZONING SIGNS

Cadillac Sign Company, 12354 Hwy 52, Norwood, N.C. and D J's Printing Company, 20730 US Hwy 52, Albermarle were contacted concerning the printing of Red Cross Zoning Signs. After consideration of type of sign and price comparison, the motion to award the order to Cadillac Sign Company was made by Lou Eubanks – second by Marion Hubbard - motion carries 3/0. After approval by Town Council, an order for 100 plastic/cardboard signs at \$7.00 each will be ordered.

PLANNING BOARD AND ZONING COMMISSION FUNCTION

A rough draft of the functions, duties, liabilities, and general make-up of these committees were presented by Lou Eubanks. After group discussion, the matter was tabled for further discussion at the next meeting.

CONSULTANT FOR TOWN PLANNER

The member present agreed to table until next meeting after final two board members of Board are appointed by Town Council. Final organization of all data is needed.

PLANNING BOARD RECOMMENDATIONS OF NEW MEMBERS

The motion was made by Tom Staples and second by Marion Hubbard to recommend J.D. Hinson and Lionel Hahn. Motion carries 3/0.

ELECTION OF OFFICERS

Postponed until next meeting, August 2, 2004.

MOTION TO ADJOURN

Acting Chairman Ray Burleson
Secretary Lou Eubanks

PLANNING AND ZONING WORKSHOPS

May 17 May31 June 21

Carol Rhea, Red Cross Town Planner, conducted three work sessions with the Planning and Zoning Board on May 17, May 31 and June 21, 2005 at the West Stanly Grill to discuss possible changes to the zoning map. The board was interested in reviewing commercial zoning within the town to determine where it may be expanded. There was a lot of discussion about the future of Red Cross and the development patterns that should be encouraged. Since zoning should reflect current conditions and the immediate future, it was decided that only those changes that were necessary to address such, should be included in this request. The board centered its discussion around the creation of a central business zone within the town at the Red Cross Road / Oak Ridge Road intersection. In addition, the board believes a mistake was made on the original zoning map for the town pertaining to three properties located southwest of the Oak Ridge Road / Hatley- Burriss Road intersection. These properties were /are zoned general business under county zoning. The Planning and Zoning Board recommends the Town Council call for a public hearing on the rezoning actions requested by the Zoning Map Amendment. They are as follows;

1. Ronald James Williams -176 E. Red Cross Rd. – Tax # 26254 – 29.137 acres – RA to CB
2. Town Hall Property – East Red Cross Rd.- Tax # 36650 – 0.77 acres – RA to CB
3. Brian C. Hartsell – East side of South Oak Ridge – Tax # 9950 – 0.934 acres – RA to CB
4. Hinson Greenhouse – pie shaped portion of tax # 11523 – beginning at southeast corner of tax # 26254 continue to southeast corner of tax # 9950 – approx. 6.33 acres – RA to CB
5. Hinson Greenhouse – northeast corner of Red Cross Rd / Oak Ridge Rd. –tax # – 11520 – 0.30 acres ----- Tax # 11521 – 0.26 acres ----- tax # 11522 – 0.437 acres – RA to CB
6. Larry Wayne Smith – East Red Cross Rd. – tax # 22395 – 1.511 acres – HB to CB
7. NC DOT - Southeast corner Red Cross Rd. / N. Oak Ridge – tax # 1132 - ?? acres R20 to CB
8. NC DOT – Southwest Red Cross Rd. – tax # 14629 – 0.578 acres – RA to HB

During the Planning Board's discussions about changes to the zoning map, there was a lot of discussion about the future of Red Cross and the development patterns that should be encouraged. The board decided to collect their long range thoughts and record them in a future land use map. This map, if adopted, would exist as policy but not regulation. It would serve the boards, citizens, and developers as a guide for making land use decisions. It would not affect zoning, tax value, or any rights to use the property as

currently permitted under local, state and federal laws. Future HB areas discussed for long range planning include the following properties;

NORTHWEST RED CROSS ROAD

1. Colt Enterprise - tax #16458 – presently HB – no change
2. D. Perry – tax # 33383 – presently HB – no change
3. B. Whitley – tax # 26150 – RA to HB
4. D. Whitley - tax #25829 – RA to HB
5. A. Burris – tax #27030 & 3380 – RA to HB
6. D. Whitley – tax # 25749 – RA to HB
7. J. Eudy – tax # 7456 – presently HB – no change

SOUTHWEST RED CROSS ROAD

1. L. Eubanks – tax #7332 & 7331 & 28678 & 31651 – presently HB – no change
2. NC DOT – tax # 14629 – RA to HB
3. J. Speight – tax # 26237 – RA to HB
4. B. Barbee – tax # 1118 – RA to HB
5. J. Carpenter – tax # 4021 – RA to HB
6. E. Yow – tax # 26681 – RA to HB
7. L. Yow – tax # 32138 – RA to HB
8. Kline – tax # 27557 – RA to HB
9. King – tax # 3430 – RA to HB
10. T. Little – tax # 24933 – presently HB – no change

SOUTHWEST OAK RIDGE ROAD

1. C. Huneycutt – tax # 12576 & 12578 – RA to HB
2. D. Tribble – tax # 12789 – RA to HB
3. B. Hartsell – tax # 9950 – section from RA to HB
4. V. Smith – tax # 22200 – section from RA to HB
5. D. Smith – tax # 15926 – RA to HB
6. V. Smith – tax # 30169 RA to HB
7. D. Tucker – tax # 24807 – RA to HB
8. County of Stanly – tax # 29378 – RA to HB
9. H. Williams – tax # 27441 – RA to HB
10. Vick – tax # 10677 – RA to HB
11. MRT Properties – tax # 35437 – section from RA to HB
12. J. Hill – tax # 11392 – RA to HB
13. B. Tucker – tax # 24574 – RA to HB
14. T. Huneycutt – tax # 12999 – RA to HB
15. R. Whitley – tax # 26079 – RA to HB
16. H. Hahn – tax # 9432 – RA to HB
17. C. Hatley – tax # 10467 – presently GB – no change
18. G. Hatley – tax # 21021 – presently GB – no change
19. R. Hahn – tax # 32987 – presently GB – no change
20. J. Hinson – tax # 3501 – presently GB – no change

SOUTHEAST OAK RIDGE ROAD

1. M Hinson – tax # 19872 & 11331 & 11609 & 11329 – M1 to CB
2. B. Burris – tax # 3395 – RA to CB
3. B. Burris – tax # 3578 – M1 to CB
4. N. Huneycutt – tax # 12888 & 12888 RA to CB
5. Mullis – tax # 18519 – RA to CB
6. B. Hartsell – tax # 9950 – section from RA to CB
7. Hinson Greenhouse – tax # 11523 – section from RA to CB
8. T. Smith – tax # 22199 – RA to HB
9. V. Smith – tax # 22199 & 30167 – RA to HB
10. G. Shaver – tax # 21585 – RA to HB
11. E. Greene – tax # 10419 – presently HB – no change
12. LW Smith – tax # 30174 – section from RA to HB
13. J. Smith – tax # 30173 & 29136 – section from RA to HB
14. B. Smith – tax # 22100 – RA to HB
15. G. Eury – tax # 30172 – RA to HB
16. DM Smith – tax # 22143 & 34458 – RA to HB
17. Mc Smith – tax # 22058 – section from RA to HB
18. J. Smith – tax # 22346 – RA to HB
19. S. Smith – tax # 22060 – RA to HB

gb

**CHANGES TO THE ZONING ORDINANCE
TOWN OF RED CROSS**

Date	Section #	Title	Amendment
11/08/04	408.8	Prohibited Signs	<i>Added: 16.</i>
11/08/04	408.12.2.	Free-Standing Signs	<i>Added: 3.</i>
4/11/05	408.11.1	Sign Permitted in all H-B, G-B, M-1, & M-2 Districts	<i>Deleted: Certain Off-Premise Signs are permitted per Section 408.12.3 in the M-1 and M-2 zoning districts unless prohibited otherwise.</i>
4/11/05	408.11.1. 3.	Sign Permitted in all H-B, G-B, M-1, & M-2 Districts	<i>Amend: <u>Freestanding</u>: changed from 80 to 40 square feet.</i>
4/11/05	408.11.1. 5.	Sign Permitted in all H-B, G-B, M-1, & M-2 Districts	<i>Amend: <u>Freestanding</u>: changed from 20 to 15 feet.</i>
4/11/05	408.12.3.	Off Premises Signs	<i>Deleted: Entire section.</i>
4/11/05	415	Design Standards for Commercial Uses and Structures	<i>Added: Entire section.</i>

RED CROSS PLANNING BOARD

AGENDA

MAY 2, 2005

1. Call to Order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Town Council adopted Commercial Review Draft
6. Carol Rhea approved for order of events – lines 1 and 2
7. Workshop
8. Zoning and Planning Budget approved
9. Zoning Text Amendment
10. Other Business
11. Adjourn

RED CROSS PLANNING BOARD MINUTES

May 2, 2005

The Red Cross Planning Board met May 2, 2005, 7:00pm at the West Stanly Grill. Members present were Tom Staples, Ray Burleson, J.D. Hinson, Marion Hubbard and Lou Eubanks.

Meeting called to order by Vice Chairman Tom Staples.

Invocation by Ray Burleson

Approval of minutes with one correction – Tom Staples voted no to motion to send entire order of events from Carol Rhea to Town Council. Delete the word abstain. Motion to approve after correction made by Ray Burleson – second by Marion Hubbard – motion carried 4/0

Approval of agenda made by Ray Burleson – second by J.D. Hinson – carried 4/0

Old Business

The Town Council voted to adopt the Commercial Review Draft presented by the Planning Board and Carol Rhea at the April 11, 2005 town council meeting which was preceded by a Public Hearing.

The Zoning and Planning budget of \$25,000 for continued future planning for the Town of Red Cross and \$5,000 for a Zoning Enforcement Officer was approved by the Town Council.

The Council approved Carol Rhea's order of events – lines 1 and 2 – for further future town planning.

New Business

A motion to hold two workshops, May 17 and May 24, 2005, to began further planning of town with zoning map and commercial design assistance by J.D. Hinson – second by Marion Hubbard – carried 4/0

Zoning Text Amendment

Move to Strike from the agenda until further zoning change motion made by Lou Eubanks –second by Ray Burleson – motion carried 4/0

Other Business

Tom Staples recommends the Town of Red Cross recognize West Stanly High School's high academic standards and high Grade point averages as a selling point to attract people to our area. More data is needed for future references.

Motion to adjourn by Ray Burleson –second by J.D. Hinson – carried 4/0

Next Planning Board meeting June 6, 2005

Vice Chairman Tom Staples

Secretary Lou Eubanks

RED CROSS PLANNING BOARD

AGENDA

April 4, 2005

1. Call to Order
2. Invocation
3. Approval of Minutes
4. Approval of Agenda
5. Carol Rhea
6. Zoning Enforcement Officer
7. Sign Violation
8. Zoning Violation
9. Zoning and Planning Budget
10. Adjourn

Carolyn Morton

From: Carolyn Morton [/o=SSCOOP/ou=Central/cn=Recipients/cn=Carolyn.Morton]
To: 'quickrs@stanly.cc.nc.us'
Subject: Agenda for 4/11/05 Town Council Meeting

Ray, I assume that the public hearing on commercial design will be held first on Monday night. In my absence, Lou Eubanks and Carol Rhea will be presenting overview of draft of proposed text amendment and design standards for commercial uses and structures. I will have 15 copies of draft made for distribution on Monday night.

Second, at the regular town council meeting, J. D. Hinson will be representing PB with the following recommendations:

1. Recommendation that the Town Council adopt the text amendment and commercial design as presented in public hearing.
2. Recommendation that the Town Council consider hiring a part time zoning enforcement officer on an "as needed" basis with a \$20/hour cap on wages.
3. PB would like Town Council to consider and approve a list of events/tasks as provided by Rhea Consulting for the continuing review and amendment of ordinances Town of Red Cross already has in place. Approval would allow PB to address zone mapping, zoning, and subdivision ordinances.

If you have questions, please feel free to call me at 704-485-4073 or reply to this e-mail address (carolyn.morton@sscoop.com).

Thank you,

Carolyn Morton
Chairperson of Planning Board
Town of Red Cross

- 4/4/05

6/02 Thu
~~6/07 Tue~~
6/09 Thurs

17
24

Water 2007 plan work sheet

RED CROSS

PLANNING AND ZONING

AGENDA

April 3, 2005

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
Chip Speight presents Zoning Enforcement Officer -- Cody Whitley
6. New Business
Zoning and planning
New members (2)
*- Town Council to appoint two
Positions on PB who's terms
have expired -
Rayson
J.D.*
7. Workshop with Carol Rhea
Zoning Ordinance Amendment
8. Adjourn

7. Adjourn

RED CROSS
PLANNING AND ZONING

AGENDA

April 3, 2005

1. Call to order
 2. Invocation
 3. Approval of minutes
 4. Approval of agenda
 5. Old Business
 Chip Speight presents Zoning Enforcement Officer – Cody Whitley
 6. New Business
 Zoning and planning
 New members (2)
 7. Workshop with Carol Rhea
 Zoning Ordinance Amendment
 8. Adjourn
-
7. Adjourn

RED CROSS PLANNING BOARD MINUTES

April 4, 2005

The Red Cross Planning Board met April 4, 2005, 7:00 pm at the West Stanly Grill. Member present were Carolyn Morton, Tom Staples, J.D. Hinson, Marion Hubbard, Ray Burleson and Lou Eubanks.

Meeting called to order by Chairperson Carolyn Morton

Invocation by Carolyn Morton.

Motion to approve minutes by Ray Burleson - second by Tom Staples – carried 5/0

Motion to approve agenda by Marion Hubbard – second by J.D. Hinson – carried 5/0

Carol Rhea

Members of the Planning Board discussed the issue of retaining Carol Rhea to review and critique the Zoning and Sub-division Ordinances for Red Cross. A recommended order of events with the time and cost estimates were available from Carol Rhea. They are as follows;

- 1. Zoning Map 15 hours \$1,275
- 2. Commercial design assist. 20 hours \$1,700
- 3. Zoning amendment100 hours \$8,500
- 4. Subdivision amendment.. 50 hours \$4,250
- 5. Subdivision workshop10 hours \$850

Total\$16,575

A 10-18% contingency is recommended for a total of #18,700 - \$19,550`

A motion to send the entire contract to the council for their approval was made by Ray Burleson –second by J.D. Hinson –motion carried 4/0 – with Tom Staples abstaining.

Zoning Enforcement Officer

Micheal Sandy, Stanly County Planning Director, has recommended the Town of Red Cross employ a Zoning Enforcement Officer. The office of Planning and Zoning in Stanly County does not enforce zoning violations inside the towns of Stanly County. After discussion, the board agreed to ask for an enforcement officer on an as needed basis with a salary cap of \$20.00 per hour and recommends the officer should not be a resident of Red Cross. A motion was made to this effect by Tom Staples –second by Marion Hubbard – motion carried 5/0.

Sign and Zoning Violations

The Planning Board received a letter of one sign and two zoning violations from Mayor Quick. A motion to return the violation letters to the Town Council – pending the employment of a

Zoning Officer was made by Ray Burleson --second by J.D. Hinson -- motion carried 5/0

Zoning and Planning Budget

A motion to ask Town Council to include in next year's budget a sum of \$25,000.00 for continued future planning for the Town of Red Cross and \$5,000.00 for Zoning Enforcement Officer was made by Tom Staples -- second by Marion Hubbard -- motion carried 5/0.

Motion to adjourn made by Ray Burleson --second by Marion Hubbard -- motion carried 5/0.

Next Planning Board meeting May 2, 2005.

Chairperson -- Carolyn Morton

Secretary -- Lou Eubanks

**Town of Red Cross
Commercial Design Issues Workshop
-Agenda-**

March 10, 2005

1. Overview from meeting on 2/17/05 (10 minutes)

Design goals:

1. Provide connectivity between parking areas
2. Address garbage
3. Require curbing around parking areas
4. Require significant landscaping along NC 24/27 and NC 205
5. Restrict driveway cuts along NC 24/27 and NC 205
6. Require new utilities to be placed underground
7. Require brick facades—no metal or vinyl—but stone, stucco and textured (patterned) concrete block which mimics brick, stone or stucco should be permitted on the non-public sides of buildings.
8. Require 10' wide sidewalks in the TC district
9. Buildings should front public streets and be pulled to the sidewalk in the TC district
10. It is ok to have the back sides of buildings facing 24/27 and 205 in the TC district
11. All parking should be paved
12. No building should exceed 60,000 square feet in the TC district
13. Incorporate sign standards from p. 19 of the guidelines
14. Use general lighting standards
15. Require screening of mechanical equipment
16. Service alleys should be used in the TC district
17. Provide a waiver procedure to allow flexibility
18. Other??

2. Review of final draft (60 minutes)

3. Next steps

4. Adjourn

**Town of Red Cross
Commercial Design Issues Workshop
-Agenda-**

February 17, 2005

1. Overview from last meeting (10 minutes)

Design goals:

1. Provide connectivity between parking areas
2. Address garbage
3. Require curbing around parking areas
4. Require significant landscaping along NC 24/27 and NC 205
5. Restrict driveway cuts along NC 24/27 and NC 205
6. Require new utilities to be placed underground
7. Require brick facades—no metal or vinyl—but stucco^{stone} on the sides and rear of buildings is ok.
8. Require sidewalks in the TC district
9. Provide a waiver procedure to allow flexibility
10. Other??

2. Further discussion of design issues (60 minutes)

3. Review of the waiver process (20 minutes)

4. Next meeting (5 minutes)

5. Adjourn

Lighting Standards

- To reduce light pollution and light trespass
- Pole height and adjustable light fixtures

Landscaping

- Nursery stock only – size and placement of plants – protect existing trees
- Installation and Maintenance responsibility – all action required to keep plants healthy, neat and orderly.

Street yards

- Along all arterial and collector streets – not required in Town Center
- Size and location

Landscaping – Parking Lots (12 or more spaces)

- Size – type – safety

Landscape Buffers (width) and Screens (height)

- To distinguish different land use
- Width – exceptions

Fences and Walls

- Material – design – height

WORKSHOP March 3

Waiver of Architectural and Site Design Requirements

- Purpose – to encourage creative designs and for unique conditions of property

Minor Waiver

- May be granted by Zoning Officer
- At least equal to or better than
- Not to deviate more than 10% from measurable standards
- If waiver not granted may appeal to Board of Adjustment

Major Waiver

- Authorized by Board of Adjustment
- Must be requested by owner of property or authorized agent of property owner

Order of Appeal

- Application Form - forms completed and fees paid
- Staff Review - reviewed by zoning administrator prior to Board of Adjustment
- Cooperation – developer works closely with staff and adjoining land owners
- Board of adjustment Review
- Required General Finding
- Withdrawal or amendment of special exception permit application
- Hearing
- Decision
- Effect of approval
- Subdivisions
- Amendment to approve special exception permit
- Appeals
- Revocation of special exceptions permit
- Expiration of special exceptions permit

WORKSHOP March 10 Review of final draft

WORKSHOP March 31

Open workshop of Planning Board and Town Council to review and discuss commercial draft – slides Shown and questions answered. Copies of draft was available to each member of council and mayor.

PUBLIC HEARING ^{April 11, 2005} ~~March~~ 1, 2005

RED CROSS PLANNING BOARD WORKSHOPS

The Red Cross Planning Board met with Carol Rhea of Rhea Consulting for a series of six 2 hour workshops on Commercial Design Issues for the Town of Red Cross. The workshops were held from 6:00 to 8:00 pm at the West Stanly Grill on the following dates; February 3, February 10, February 17, March 3, March 10, and March 31,2005.

WORKSHOP – February 3, 2005

The group defined our commercial designs to be as follows; to design a business district that is serviceable, attractive and safe; to design a plan that is both practicable and doable; to protect property values and quality of life for our citizens.

Limitations of plans must be able to co-ordinate and co-operate with the town administration as well as the county officials. We must know what the community will support and have the knowledge and ability to interpret and answer questions from the citizens.

Uses and Special Conditions of Business

- Uses by right and uses with conditions
- Location, time and hours of use
- Lighting – landscape – sidewalks

Central (Town Center) and General Business

- what is allowable in each
- size of buildings in each

WORKSHOP – February 10

Design Standards for Buildings

Goal – to promote the appropriate use of arcades, awnings and canopies in placement and materials.

Building height and square footage in the town center

Building presentation and exterior material

- Material for fronts of business
- Materials for non-public sides and back
- Colors of materials and paint

Facades, Windows and Roofs

- Building fronts
- Windows – doors – display windows
- Size and scale of design

Design Standards for Lots

- Size and Configuration
- Access – shared driveways

Parking – Loading – Unloading

- Location – connectivity – paving – parking lot aisles – spaces – loading and unloading
- Availability

WORKSHOP February 17

Service and Equipment

- Mechanical
- Utility lines and equipment

Trash – Garbage – Recycling

TOWN OF RED CROSS

PLANNING AND ZONING

January 3, 2005 - 7:00pm

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - a. Zoning request and permits
 - b. planning board term limits
 - c. Town Planner-Consultant
6. Comments
7. Adjourn

RED CROSS PLANNING BOARD MINUTES
January 3, 2005

The Red Cross Planning Board met January 3, 2005, 7:00 pm at the West Stanly Grill. Members present were Carolyn Morton, Ray Burleson, Tom Staples, JD Hinson and Lou Eubanks. Marion Hubbard was absent due to hospitalization.

Meeting called to order by Chairperson Carolyn Morton

Invocation by Ray Burleson

Motion to approve minutes by Ray Burleson - second by Tom Staples - motion carried 4/0

Motion to approve agenda by Tom Staples - second by Ray Burleson - motion carried 4/0

Mayor Ray Quick presented a copy of a Text amendment from Badin, NC. The amendment concerned Section 601 RA Residential Agriculture and Section 603 R 20 Single-Family Residential District, Special Uses. A motion was made by Tom Staples to table this business until the next meeting in February. The board will compare these amendments to our present ruling in the Red Cross Zoning Ordinance. Motion was second by Ray Burleson. Motion carried 4/0

ZONING REQUEST AND PERMITS: Mayor Quick requested the planning board consider the option of letting the Stanly County Planning and Zoning Office research all request for zone changes in Red Cross and collect all fees. The Stanly County Planning and Zoning would then send the packet with all information, along with their recommendation to the Red Cross Planning Board. Letters to adjacent land owners, public notification via newspaper and zoning signs would still be the responsibility of Red Cross. It would then be presented to the Town Council for final approval. Motion made by Tom Staples to accept this offer with the option to rescind in the future if so desired - second by Ray Burleson - carried 4/0. This proposal will be presented to the Town Council at the next meeting held January 10.

PLANNING BOARD TERM LIMITS

Term limits for the present (first) planning board shall be for two, three, and four year first term limits. A second term of four years shall be allowed with approval of the Planning Board and Town Council. Thereafter, no more than two terms (eight years) to be served consecutively. Any new members for the Planning Board may be nominated by the Planning Board or Town Council with the final approval and appointment by the Town Council. Term limits for the present board shall begin when the board was sworn in office, February 2, 2004. JD Hinson is replacing Jerry Jordon on the board and whose first term will end February, 2006. Carolyn Morton will replace CJ Barbee and whose first term will end February 2008. Motion was made by Lou Eubanks to include the term limits in the Red Cross Planning Board RULES OF PROCEDURE. Second by Ray Burleson - motion carried 4/0.

TOWN PLANNER

The planning Board was very impressed with the enthusiasm, knowledge and skill of Carol Rhea and would like to be able to retain her to help with the future planning of Red Cross. At the December 13, 2004 Town Council meeting, a question about the absence of Liability Insurance for the town planner was brought to the attention of the council and planning board by Mayor Quick. Josh Morton, the County of Stanly attorney, stated all sub-contractors with the county were required to have liability insurance, but the Town of Red Cross was not bound by this requirement. Diane Juffras with the Institute of Government was consulted about this matter. She stated she was not aware of a need for mal-practice insurance for a consultant as a town planner. Ms. Rhea was contacted and is willing to sign a waiver for liability claims against the Town of Red Cross for any personal or accidental injury that might occur during the term of her contract. A motion was made to present the latest data on Carol Rhea and the waiver to the Town Council at the January 10, 2005 meeting by Lou Eubanks - second by JD Hinson - carried 4/0

Motion to adjourn by Ray Burleson - second by Tom Staples - carried 4/0

Chairperson Carolyn Morton

Secretary Lou Eubanks