Town of Red Cross

Planning and Zoning Meeting At Town Hall

Minutes of

Monday, March 4, 2024, at 6:00 PM

Present: Lionel Hahn - Chairman

Members Present: Tina Eudy – Vice Chairman , Andrew Smith- Town Council Liaison, Thelma Tomberlin, Wendell Copeland, Heather Britt – Alternate

Planning and zoning officer: Mike Efird

Clerk: Shannon Alberta

Absent: Kristi Thompson- Secretary, Jennifer D’Amore

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 March 4, 2024. The **Motion to approve the agenda** was made by: Wendell Copeland, second by Tina Eudy Vote: 5 Yea, 0 Nay.

The Minutes of the last Planning and Zoning meeting of February 5, 2024 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:

Mike Efird updated the board that he received five different formal complaints regarding a property owned by Donna Brooks. Mike Efird reviewed a file that was already previously made at the town hall regarding this property. After speaking with the property owner, it was discussed that she is unable physically to do the work needed to correct the conditions of the property. Mike Efird consulted with attorney Jim Phillips about the case, and they came up with the option/solution to have the town hire a contractor to clean up the property at the cost of the town. The town would put a lien on the property for the costs paid after a credit of previous fines issued is applied towards the cost of the cleanup. Mike Efird has reached out to three separate companies for quotes which are all similar, to clean the property and remove 3-5 tandem loads of garbage. If the town proceeded with this route the property owner would need to agree to keep up with the property to prevent this from happening again in the future. There was some discussion between board members regarding how to use a large amount of wood chips currently at the property, along with comments on how to deal with possible emotions that may be incurred as a result of the cleaning being done on the property. The board decided to send a favorable recommendation to the council for them to move forward with contracting to have the property cleaned in the manner presented by Mike Efird. A **Motion** to send a favorable recommendation was made by, Wendell Copeland, seconded by Heather Britt; Vote: 5 Yea, 0 Nay.

Mike Efird updated the board on the status of the discussion with Lori Harper in regard to grants for the town. Lori Harper agreed to $50 per hour for her services to write grants for the town. She also recommended the town apply for grants for each individual facet of the park, instead of grants for the park as a whole. There are currently discussions about grants for Trails, picnic shelters, and even larger shelters for farmers markets. To apply for a grant, the prices of the projects and items will need to be known before applying and writing the grant. Mike Efird also shared that he, Lionel Hahn, and Andrew Smith did a very rough draft of what they thought could work regarding the layout of trails and picnic shelters on a copy map of town hall property. The surveyor of the property then took the map to make a hard copy of their drafts to use for future planning and in the next workshop.

Mike Efird also shared that he followed up with attorney Al Benshoff after the discussion on subdivision ordinances at the last Planning and Zoning meeting. Al Benshoff shared a handout he thought would help the board to better understand family subdivisions since they were briefly discussed during the meeting. Mike Efird suggested it may be beneficial to have Al Benshoff attend the next meeting in April to further discuss once the board reviews the handout.

Mike Efird gave an update on the Streamside Subdivision (Formerly Forest Creek). Curbs and gutters are being poured at the current moment along with inspections being done by our town inspectors. The inspectors are ensuring the ground is packed properly so they can begin to lay asphalt which should be ready to be done in the next 30 days. Mike Efird has the final plat review from Mr. Burleson, and he replied with a five-page list of everything that will need to get done before approval. Mr. Burleson is wanting to Mini phase as previously discussed, Mike Efird asked that he be given new plans for review showing the entire plans for the mini phases. Mike Efird will need a map and description to show the entire process broken down in each mini phase from beginning to end before he approves.

New Business:

Mike Efird asked the board to discuss and set a date for another park planning workshop. The board decided to set the date for Tuesday March 26 at 6pm.

Further discussion:

Andrew Smith asked if the board could consider discussion of speed limit reductions in certain areas of the town in the future.

Andrew Smith also mentioned he would like to discuss in the future design standards of a commercial building. Mike Efird explained that Al Benshoff will be adding this into the zoning ordinance, so once it is drafted, they can discuss and finalize what he has come up with.

Andrew Smith also mentioned he would like the board to also discuss looking into zoning ordinance standards for signs of businesses.

Heather Britt also mentioned she sees some increased activity at the town property of 163 B South Oakridge Road. Andrew Smith confirmed the town is aware of the activity due to a newly signed lease between the tenant and the town.

Andrew Smith asked to amend the agenda to discuss a decrease in speed limits throughout town. A **Motion** was made by Heather Britt, seconded by Tina Eudy; 5 Yea, 0 Nay to add discussion of decreased speed limits with a favorable recommendation sent to the town council; 5 Yea, 0 Nay.

The board discussed they would like to send a favorable recommendation to the town council to vote on sending a request of a reduction in speed limits to the NCDOT. A **motion** was made by Wendell Copeland, seconded by Heather Britt; 5 yea, 0 Nay to recommend the council consider reducing the speed limit to 45MPH and adding more signage from Lakewood to 24/27 on 205.

**MOTION** to adjourn the meeting was made by: Tina Eudy, second by Thelma Tomberlin; Vote: 5 Yea, 0 Nay

NEXT SCHEDULED MEETING MONDAY: Monday April 1st, 2024, at 6PM

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Shannon Alberta- Town Clerk

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Lionel Hahn - Chairman