

RED CROSS
PLANNING AND ZONING
AGENDA

December 4, 2006

1. Call to order ✓
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
 - Duties of Zoning Enforcement Officer
 - Riding Stables – Art.III Sect.7 – pg. 11
6. New Business *mayor speak with Carol Rhea w notes*
 - Workshop with Carol Rhea
7. Adjourn

*Next Meeting 8 Jan 5:30 Pm
at School House*

Work Shop meeting

RED CROSS
PLANNING AND ZONING

AGENDA

December 4, 2006

1. Call to order
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3. Approval of minutes
4. Approval of agenda
5. Old Business
 - Duties of Zoning Enforcement Officer
 - Riding Stables -- Art.III Sect.7 -- pg. 11
6. New Business
 - Workshop with Carol Rhea
 - Maja Ray Quick - Nurse
7. Adjourn

RED CROSS PLANNING AND ZONING

December 4, 2006

West Stanly Grill

The Red Cross planning and Zoning meeting was called to order by Chairperson Carolyn Morton. Invocation by Tom Staples. Members present – Carolyn Morton; Tom Staples, Marion Hubbard and Lou Eubanks. Members absent – Henry Miller and Richard Baucom. Guest present – Carol Rhea, Town Planner Consultant for Town of Red Cross; Cody Whitley, Zoning Officer; and Mayor Ray Quick.

Approval of Agenda – Motion to approve by Tom Staples – second – Marion Hubbard carried 3/0.

Approval of minutes – Motion to approve – Tom Staples – second Lou Eubanks carried After correction of Carol Rhea's presentation.

Old Business

Zoning officer Duties

A workshop was suggested with the Stanly County Planning and Zoning to clarify, and/or amend the inter-local agreement and to define duties and to form a standard operating procedure (SOP) between the two municipalities. It was agreed by the members to have Cody Whitley, Carol Rhea and Carolyn Morton would be involved with the writing of the SOP with the Stanly County Planning and Zoning.

Riding Stables – Saddle Clubs

Stables and Clubs to be zoned separately. Riding Stables zoned R/A P/C – Saddle Clubs zoned as private club H/B P/C and G/B P/C

New Business

Motion made by Tom Staples to send reminder notices before meetings- second by Marion Hubbard—carried 3/0

Newly appointed member Henry Miller in violation of by-laws on attendance of meetings having missed three consecutive meetings. Chip Speight will contact Mr. Miller.

Noise complaint was reported to Mayor Quick by citizen, Terry Huneycutt, of loud music from the storage warehouse area. A courtesy notice will be given to the property owner by Mayor Quick.

A workshop with the town council will be held January 8 at 5:30 pm in the West Stanly School Library. The Zoning Ordinance Amendment will be reviewed and questions answered.

Motion to adjourn by Tom Staples-second Marion Hubbard- carried 3/0

Chairperson Carolyn Morton

Secretary Lou Eubanks

RED CROSS
PLANNING AND ZONING

AGENDA

November 6, 2006

1. Call to order
2. Invocation
3. Approval of minutes - Tom Staples
4. Approval of agenda - Tom Staples
5. Old Business - Tabled
6. New Business
Workshop with Micheal Sandy }
- ~~7. Workshop - Carol Rhea~~
8. Adjourn

Stark City issues building permits - (city keeps fees)
legal agreement requires that we notify city on zoning changes
w/in 24 hours.

Permitted Use
Commer & 2d

RED CROSS PLANNING & ZONING

November 6, 2006 –7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Zoning Ordinance
 - Art. III – Sect. 7
6. New Business
 - Duties of Zoning Enforcement Officer
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING
NOVEMBER 6, 2006
West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order and invocation given by Chairperson Carolyn Morton. Members present – Carolyn Morton, Tom Staples, Richard Baucom and Lou Eubanks. Members absent – Marion Hubbard and Henry Miller. Guest present – Carol Rhea, Town Planner Consultant for Town of Red Cross, Michael Sandy, Director of Stanly County Planning and Zoning, Cody Whitley, Zoning Officer for Town of Red Cross, Chip Speight, Town Council Representative to Planning and Zoning, Ray Quick, Red Cross Mayor.

Approval of minutes motion by Tom Staples – second by Richard Baucom – carried 3/0

Approval of agenda motion by Tom Staples – second by Richard Baucom – carried 3/0

OLD BUSINESS

Zoning Ordinance – Table of Uses – Art. III – Sect. 7 – pg. 11 The purpose, uses and regulations of Riding Stables and Saddle Clubs were discussed as to the proper zoning. Carol Rhea presented data pertaining to riding stables in surrounding areas. Michael Sandy reviewed present regulations pertaining to riding stables in Stanly county. At the present, no specific regulations or inspections are required. Motion made by Lou Eubanks to table the issue for further study until our December meeting – motion second by Richard Baucom – carried 3/0.

Duties of Zoning Enforcement Officer

Cody Whitley presented questions as to his duties, some of which overlap with the Stanly County Planning and Zoning. There was also a question as to whom he was to report his findings. Michael Sandy was present to report on the duties and response abilities of the county planning and zoning. It was agreed by the board. a meeting between Cody Whitley and Michael Sandy was necessary to discuss ways to eliminate the overlapping of duties and ways each of their positions can be made more efficient. Cody will report the results of their meeting at the December meeting.

The board was requested to thoroughly review the Zoning Ordinance Amendments before our December meeting.

Motion to adjourn by Richard Baucom – second by Tom Staples – motion carried 3/0
Next meeting December 4, 2006 at 7:00 pm.

Chairperson – Carolyn Morton
Secretary – Lou Eubanks

RED CROSS
PLANNING AND ZONING

AGENDA

OCTOBER 2, 2006

1. Call to order
2. Invocation
3. Approval of minutes *approved maria / second Richard*
4. Approval of agenda *- maria*
5. Old Business
6. New Business
Workshop with Micheal Sandy *+ Maria NOV 6 7:00*
7. Workshop – Carol Rhea
8. Adjourn *motion to adj*

RED CROSS
PLANNING AND ZONING

AGENDA

OCTOBER 2, 2006

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
6. New Business
 Workshop with Micheal Sandy
7. Workshop – Carol Rhea
8. Adjourn

Now to work shop meeting

RED CROSS PLANNING AND ZONING

October 2, 2006

West Stanly Grill

The Red Cross planning and Zoning meeting was called to order by Chairperson Carolyn Morton.

Invocation by Carolyn Morton.

Members present- Carolyn Morton, Marion Hubbard, Richard Baucom,
Absent- Tom Staples and Henry Miller.

Guest present were Mayor Ray Quick, Chip Speight, Town Councilman, and Cody Whitley, Zoning Enforcement Officer.

Approval of Agenda – Motion to approve by Marion Hubbard – second by Richard Baucom-carried 4/0

Approval of minutes – Motion to approve –Richard Baucom - second by Marion Hubbard -carried 4/0

Old Business:

Workshop with Carol Rhea

The revised copies of the Zoning Ordinance Amendment reviewed and discussed

The board was in agreement to ask Micheal Sandy to attend our next meeting on November 6, 2005 to explain and discuss the duties of the Stanly County Zoning Board and Red Cross' Zoning Officer duties.

Motion to adjourn made by Richard Baucom – second by Marion Hubbard -carried 4/0

Chairperson Carolyn Morton

Secretary Lou Eubanks

Town of Red Cross

Meeting of Town Council
September 11, 2006 (19:00)

1. Open meeting:

2. Invocation:

Ray Quick

3. Recognize Dignitaries:

4. Approval of agenda:

Approve agenda as submitted or request modification and approval of modified agenda.

5. Approval of Last Months Minutes:

Council to vote on acceptance of last month's minutes as indicated by attached copies of said minutes.

6. Department Reports:

- Finance – Heath Hahn
- Fire Protection – Jerry Jordan
- Police Protection – Larry Wayne Smith
- Street Maintenance – Larry Wayne Smith
- Utilities – Heath Hahn
- Waste Collection – Jerry Jordan
- Zoning – Chip Speight

7. Planning Board Report – Carolyn Morton presenting.

8. Should the Town apply for Powell Fund money. Larry Wayne Smith presenting.

9. Discuss appointment of someone to the County Damage Assessment Team. Ray Quick presenting. Jerry Jordan

10. Discuss contracting for someone to do the work-up on the Town's grant application to the USDA. Ray Quick presenting.

If grant approved could fund up to 35% of town hall -

would roads
have to comply
our own
ordinances?

*
Check w/ Carol
on existing dirt
roads ~~being~~
paved, does curbs
& guttering come into
place - & would
we then to do all
Subdivision -

11. Approve purchase of copier. Bobbie Kay Thompson/Ray Quick presenting. Canon D880

12. Accept comments from the citizens.

13. Accept comments from the Town Council.

14. Accept motion to close the meeting.

The September meeting of the Red Cross Planning and Zoning Committee has been re-scheduled to August 28 at 7:00 pm. The meeting to be held at the West Stanly Grill in Red Cross. The Zoning Ordinance Amendment will be reviewed and critiqued before presentation to the town council in September. All committee members are requested to attend. Public is welcome.

PLEASE PUBLISH IN THE "IN AND AROUND STANLY COUNTY"
COLUMN ON AUGUST 24 and/or AUGUST 27.

Thank you.
Lou Eubanks
704-485-3928

RED CROSS
PLANNING AND ZONING

AGENDA

AUGUST 28, 2006

1. Call to order
2. Invocation
3. Approval of minutes *Maria/*
4. Approval of agenda
5. *Budget appra.* Workshop with Carol Rhea
Zoning Ordinance
6. Adjourn

Subdivis Amendment - approved to take to TC -

R

RED CROSS
PLANNING AND ZONING

AGENDA

AUGUST 28, 2006

- ✓ 1. Call to order
- ✓ 2. Invocation
- ✓ 3. Approval of minutes
4. Approval of agenda
5. Workshop with Carol Rhea
Zoning Ordinance
6. Adjourn

RED CROSS PLANNING AND ZONING

August 28, 2006 – 7:00pm

West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order by Chairperson Carolyn Morton. Invocation by Mayor Ray Quick
Members present – Carolyn Morton, Marion Hubbard, Tom Staples, Richard Baucom and Lou Eubanks. Members absent – Henry Miller. Guest present – Mayor Ray Quick, Councilman and Zoning Enforcement Officer Cody Whitley.

Approval of minutes motion Marion Hubbard – second by Richard Baucom - carried 4/0.

Approval of agenda motion Lou Eubanks – second by Marion Hubbard - carried 4/0

OLD BUSINESS

1. The Town Council has requested the Planning and Zoning Budget for 2006 – 2007 to be broken down in categories. The estimated needs for the following categories are:

Subdivision amendment -----	\$4,250.00
Zoning amendments -----	\$3,000.00
Technical Assistance -----	\$2,000.00
Workshops -----	\$2,500.00
Subtotal -----	\$11,750.00

The remainder of \$8,250.00 to be allocated for future contracts for a total of \$20,000.00. Motion made by Lou Eubanks to present the above itemized budget for the year 2006-2007 to the town council at the September council meeting. Second by Richard Baucom. Carried 4/0.

2. Land sale of RA zoned property: A Red Cross citizen questions his ability to maintain rented pasture land status quo after sale to new property owner. The board agreed the land, approximately 28 acres, was zoned RA at present and pasture land was permitted with present zoning.
3. Driveway Permit: Permit to be granted by Stanly County Planning and Zoning and North Carolina DOT after culvert under driveway repaired.
4. Questionable light trespassing of pole light and store front sign at Dollar General was reported. Zoning Officer Cody Whitley will investigate the situation.
5. Request for Public Hearing: Motion made by Tom Staples –second by Richard Baucom to ask for public hearing of a proposed ordinance to amend the subdivision ordinance of the town of Red Cross as follows;

Amendment
for Public Hearing

**A PROPOSED ORDINANCE TO AMEND
THE SUBDIVISION ORDINANCE OF THE TOWN OF RED CROSS
O-2006-##**

Preamble

Pursuant to the authority conferred by G.S. 160A-371, as amended, and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the town,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RED CROSS THAT THE SUBDIVISION ORDINANCE OF THE TOWN BE AMENDED AS FOLLOWS:

Text Amendment

SECTION 1. AMEND section 66-2., Purpose of chapter, by removing the word "and" from the end of subsection 6, adding the word "and" to the end of subsection (7) and by adding a new subsection (8) as follows:

(8) coordinate transportation networks and utilities within subdivisions.

SECTION 2. AMEND section 66-4., Compliance with chapter required, as follows:

Any person who, being the owner or the agent of the owner of any land located within the area of jurisdiction of this ordinance, subdivides land in violation of this ordinance, or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this ordinance and recorded in the office of the register of deeds of Stanly County except in strict conformity with G.S. 160A-375(b) shall be subject to civil penalties in the amount of \$500. Subsequent citations for the same violation may be issued daily if the offender does not correct the violation or pay the citation within ten days of receipt. If the offender fails to pay the civil penalty within the time allotted, the town may recover the penalties in a civil action in the nature of debt. The Town of Red Cross through the town attorney may also enjoin an illegal transfer or sale by action of injunction. All administrative actions relating to such land, including the issuance of any grading, zoning, construction, building, or occupancy permit shall be suspended until the violation is corrected and all fines are paid in full. This ordinance will not affect the sale or transfer of any land, a plat of which was recorded prior to the effective date of this ordinance. A violation of this ordinance shall not constitute a criminal offense.

Basic GS
160A-373
Amended last
ye

In order to properly enforce the provisions of the subdivision regulations as stated in this ordinance prior to the beginning of any construction, reconstruction, use, or alteration of any land, building, or structure, the appropriate permit must be obtained from the planning department. No permit will be issued unless there has been a determination made that the proposed use, building, or structure complies with the requirements of this ordinance. The town may request that all building permits for any portion of an illegal subdivision be denied.

SECTION 3. AMEND section 66-5., *Definitions*, as follows:

AMEND the definition for *SUBDIVISION* to read as follows: A "subdivision", as specified in General Statute 160A-376, shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale, or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or change in existing streets; however, the following shall not be included within this definition: [Remainder of text in this section to remain unaltered.]

DELETE the definition for sidewalks in its entirety.

SECTION 4. AMEND Section 66-44., *Phased developments*, to add a new subsection E as follows:

E. All required open space and recreation areas required for subdivision shall be met for each phase of development.

SECTION 5. REPLACE Section 66-72., *Curb and Gutter and Sidewalks*, with the following text:

The subdivider shall install standard type of curb and gutter on all streets, except that for residential subdivisions no curb and guttering or sidewalks shall be required where the minimum lot size is 2 acres in the entire subdivision. Where sidewalks are provided they shall consist of a minimum five foot wide concrete surface 4 inches thick and shall in all aspects comply with the *Americans with Disabilities Act*.

SECTION 6. Conflicts With Other Provisions.

Whenever the text of this amendment conflicts with any provision of the ordinance or Code of Ordinances not herein amended or repealed, the more stringent provision or regulation shall prevail.

SECTION 7. Effective Date.

This amendment shall become effective immediately upon adoption.

Adopted this _____ day of _____, 2006.

Ray Quick, Mayor

Carol Rhea will conduct a review workshop September 18, 2006 at 7:00 pm at the home of Lou Eubanks. All members are invited. The purpose of the workshop is to review and answer questions from our newly appointed board members or others present.

The entire board is requested to thoroughly review the Zoning Ordinance Amendments before the October meeting. This should be our final review before presentation to the Town Council at their October meeting.

Motion to adjourn by Marion Hubbard – second by Lou Eubanks
Next meeting October 2, 2006 at 7:00 pm.

Chairperson – Carolyn Morton
Secretary – Lou Eubanks

A Special Zoning Ordinance workshop was held September 18, 7:00 pm at the home of Lou Eubanks for the purpose of discussion, reviewing and answering any questions concerning our Zoning Ordinance amendments with the new Planning and Zoning members. Present for the workshop were as follows; Richard Baucom, Henry Miller, Carolyn Morton, Carol Rhea, Cody Whitley, Chip Speight and Lou Eubanks.

Carol Rhea will conduct a review workshop September 18, 2006 at 7:00 pm at the home of Lou Eubanks. All members are invited. The purpose of the workshop is to review and answer questions from our newly appointed board members or others present.

The entire board is requested to thoroughly review the Zoning Ordinance Amendments before the October meeting. This should be our final review before presentation to the Town Council at their October meeting.

Motion to adjourn by Marion Hubbard – second by Lou Eubanks
Next meeting October 2, 2006 at 7:00 pm.

Chairperson – Carolyn Morton
Secretary – Lou Eubanks

A Special Zoning Ordinance workshop was held September 18, 7:00 pm at the home of Lou Eubanks for the purpose of discussion, reviewing and answering any questions concerning our Zoning Ordinance amendments with the new Planning and Zoning members. Present for the workshop were as follows; Richard Baucom, Henry Miller, Carolyn Morton, Carol Rhea, Cody Whitley, Chip Speight and Lou Eubanks.

TOWN OF RED CROSS

PLANNING AND ZONING

August 1, 2006 - 7:00pm

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
6. New Business
Special called meeting to address minor change in Dollar General
Landscaping.
7. Comments
8. Adjourn

RED CROSS

PLANNING AND ZONING

SPECIAL CALLED MEETING

AUGUST 1, 2006 - 7:00pm

~~Wendy Staples~~ EUBANKS Res.

A special called meeting was requested by Chairperson Carolyn Morton for the purpose of discussion of a minor change in the landscaping of the Dollar General. Dollar General ask that the island on the right front of the building with shrubs be removed because of a problem with delivery trucks being unable to back to the delivery dock. A motion was made by Tom Staples to agree to omit the island and have the shrubs be placed on property line at right of driveway adjacent to East Red Cross Road. We would also request the fencing around the dumpster to be built of the same material as main building. Motion second by Lou Eubanks motion carried 4/0.

Meeting adjourn.

Chairperson Carolyn Morton
Secretary Lou Eubanks

Sept. Meeting to be held August 28, 2006
due to labor day holiday - Lou

RED CROSS
PLANNING AND ZONING

AGENDA

JULY 17, 2006

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Workshop with Carol Rhea
Zoning Ordinance
6. Adjourn

RED CROSS PLANNING AND ZONING

JULY 17, 2006

West Stanly Grill

The Red Cross planning and Zoning meeting was called to order by Chairperson Carolyn Morton.

Invocation by Carolyn Morton.

Members present- Carolyn Morton, Tom Staples, Marion Hubbard, Richard Baucom, Lou Eubanks and newly appointed board member, Henry Miller.

Guest present were Mayor Ray Quick and Town Clerk, Bobbie Kay Thompson.

Approval of Agenda – Motion to approve by Tom Staples – second by Lou Eubanks- carried 5/0

Approval of minutes – Motion to approve –Tom Staples – second by Marion Hubbard - carried 5/0

Henry Miller, newly appointed board member, was sworn in by Mayor Ray Quick and notarized by Town Clerk Bobbie Kay Thompson. The entire board welcomes Mr. Miller.

Workshop with Carol Rhea

Revised copies of the Zoning Ordinance Amendments were given to the members and reviewed. Motion made by Lou Eubanks to permit Childcare Institutions in zones HB and GB in addition to the zones RA and NB. Motion second by Marion Hubbard.

Motion carried 5/0.

Handouts of statutory changes to the sub-division were given to each member to be added to the Sub-Division Ordinance.

The regular September meeting date was re-scheduled to August 28, 2006 at 7:00pm at the West Stanly Grill. The change of date will avoid Labor Day holiday.

Motion to adjourn made by Richard Baucom – second by Marion Hubbard -carried 5/0

Chairperson Carolyn Morton

Secretary Lou Eubanks

RED CROSS
PLANNING AND ZONING

AGENDA

JUNE 5, 2006

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
 - New Board Members
 - Henry Miller
 - Richard Baucom
6. Workshop with Carol Rhea
 - Zoning Ordinance
7. Adjourn

RED CROSS PLANNING AND ZONING

June 5, 2006

West Stanly Grill

The Red Cross planning and Zoning meeting was called to order by Chairperson Carolyn Morton. Invocation by Lou Eubanks

Members present- Carolyn Morton, Tom Staples, Marion Hubbard , Lou Eubanks and newly appointed board member, Richard Baucom.

Absent - in-coming new board member Henry Miller.

Approval of Agenda – Motion to approve – Lou Eubanks – second – Tom Staples - carried 4/0

Approval of minutes – Motion to approve – Marion Hubbard – second – Tom Staples – carried 4/0

Richard Baucom, newly appointed board member, was sworn in by Mayor Ray Quick and notarized by Town Clerk

Bobbie Kay Thompson. Welcome by the entire board.

Work shop: Carol Rhea presented the final draft of the Zoning Ordinance Amendment to the board for review. After a few minor corrections, the Zoning Board members approved the zoning ordinance but were encouraged to proof read the ordinance again before the next meeting.

Motion to adjourn made by Tom Staples – second by Marion Hubbard **carried 5/0**
The next meeting will be July 17, 2006 at 7:00 pm in the West Stanly Grill.

Chairman Carolyn Morton

Secretary Lou Eubanks

RED CROSS

PLANNING AND ZONING

AGENDA

May 1, 2006

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
 Zoning Enforcement Officer – Cody Whitley
6. New Business
 Zoning and Planning
 New Board members nominees
 Blane Tucker
 Henry Miller
7. Workshop with Carol Rhea
 Zoning Ordinance
8. Adjourn

7. Adjourn

RED CROSS PLANNING & ZONING

May 1, 2006 --7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Zoning Officer
 - P & Z new members
6. New Business
 - Planning & Zoning Expenditure
7. Workshop with Carol Rhea -- APRIL 3, 2006
8. Comments
9. Adjourn

RED CROSS PLANNING AND ZONING

May 1, 2006, 6:30pm

West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order and invocation given by Chairperson Carolyn Morton.

Members present – Carolyn Morton, Marion Hubbard, Ray Burleson, Lou Eubanks and JD Hinson present. Tom Staples - absent.

Approval of minutes – Motion to approve – Ray Burleson – second Marion Hubbard

Approval of agenda – Motion to approve – Marion Hubbard – second JD Hinson

Old Business – Update

The Red Cross Planning and Zoning Board recommended and the Town Council voted to employ Cody Whitley as the Enforcement Officer at the May 8 Council Meeting.

The Town Council appointed Mr. Henry Miller and Richard Baucom as the new Planning and Zoning members – Welcome to the board. They will be replacing Ray Burleson and JD Hinson whose terms had expired.

New Business

Councilman Chip Speight asked the board to help determine the amount of revenue to set aside for planning and zoning expenditures in next year's budget. The board will ask for \$35,000.00.

Work shop with Carol Rhea

General Requirements – Dimensional Requirements

The square footage requirements per home site were discussed and compared to Stanly County's requirements. Motion made by Ray Burleson to amend requirements for R/40 districts to be 40,000 square feet for all dwellings, and in R/20 districts to require all dwellings (homes) to be 20,000 square feet. Motion second by Marion Hubbard. 4/0

Clustering with Green Space

Clustering with green space in major sub-divisions was discussed. The members were generally in agreement but thought more detail planning was advised before final approval.

Motion to adjourn by Marion Hubbard – second JD Hinson – carried 4/0

Chairperson Carolyn Morton
Secretary Lou Eubanks

amended

RED CROSS PLANNING AND ZONING

May 1, 2006, 6:30 pm

West Stanly Grill

The Red Cross Planning and Zoning Board meeting was called to order and invocation given by Chairperson Carolyn Morton.

Members present- Carolyn Morton, Marion Hubbard, Ray Burleson, JD Hinson and Lou Eubanks. Members absent – Tom Staples.

Motion to approve minutes by Ray Burleson – second by Marion Hubbard – carried 4/0

Motion to approve agenda by Marion Hubbard – second JD Hinson – carried 4/0

Old Business – Update

The Red Cross Planning and Zoning Board recommended and the Town Council voted to employ Cody Whitley as the Enforcement Officer at the May 8 council meeting.

The Town Council appointed Mr. Henry Miller and Mr. Richard Baucom as the new planning and zoning members – Welcome to the board. They will be replacing Ray Burleson and JD Hinson whose terms had expired and declined reappointment.

New Business

Councilman Chip Speight asked the board to help determine the amount of revenue to set aside for planning and zoning expenditures in next years budget. The board will ask for \$35,000.00.

Workshop with Carol Rhea

General Requirements – Dimensional Requirements

The lot square footage requirements per home site were discussed and compared to Stanly county's requirements. Motion made by Ray Burleson to amend requirements for R/40 districts to be 40,000 square feet for all lot size and in R/20 districts to require all lot size to be 20,000 square feet. Motion second by Marion Hubbard. Carried 4/0.

Clustering with Green Space

Clustering with green space in major sub-divisions was discussed. The members were generally in agreement but thought more detail planning was advised before final approval.

Motion to adjourn by Marion Hubbard – second JD Hinson.

Next meeting June 5, 2006

Chairperson - Carolyn Morton

Secretary - Lou Eubanks

RED CROSS PLANNING AND ZONING

May 1, 2006, 6:30 pm

West Stanly Grill

The Red Cross Planning and Zoning Board meeting was called to order and invocation given by Chairperson Carolyn Morton.

Members present- Carolyn Morton, Marion Hubbard, Ray Burlison, JD Hinson and Lou Eubanks. Members absent – Tom Staples.

Motion to approve minutes by Ray Burlison – second by Marion Hubbard – carried 4/0

Motion to approve agenda by Marion Hubbard – second JD Hinson – carried 4/0

Old Business – Update

The Red Cross Planning and Zoning Board recommended and the Town Council voted to employ Cody Whitley as the Enforcement Officer at the May 8 council meeting.

The Town Council appointed Mr. Henry Miller and Mr. Richard Baucom as the new planning and zoning members – Welcome to the board. They will be replacing Ray Burlison and JD Hinson whose terms had expired and declined reappointment.

New Business

Councilman Chip Speight asked the board to help determine the amount of revenue to set aside for planning and zoning expenditures in next years budget. The board will ask for \$35,000.00.

Workshop with Carol Rhea

General Requirements – Dimensional Requirements

The lot square footage requirements per home site were discussed and compared to Stanly county's requirements. Motion made by Ray Burlison to amend requirements for R/40 districts to be 40,000 square feet for all ~~lots~~ ^{LOT SIZE} and in R/20 districts to require all ~~buildings (homes)~~ to be 20,000 square feet. Motion second by Marion Hubbard. Carried 4/0. ^{LOT SIZE}

Clustering with Green Space

Clustering with green space in major sub-divisions was discussed. The members were generally in agreement but thought more detail planning was advised before final approval.

Motion to adjourn by Marion Hubbard – second JD Hinson.

Next meeting June 5, 2006

Chairperson - Carolyn Morton

Secretary - Lou Eubanks

TOWN OF RED CROSS

PLANNING AND ZONING

April 3, 2006 - 5:00pm

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 Appointment for P&Z members
6. New Business
 Workshop with Carol Rhea
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING

April 3, 2006, 5:00pm

West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order and invocation given by Chairperson Carolyn Morton.

Members present – Carolyn Morton, Tom Staples, Marion Hubbard, Ray Burleson and Lou Eubanks. JD Hinson – absent.

Approval of minutes – Motion to approve – Tom Staples - second – Ray Burleson

Approval of agenda – Motion to approve – Lou Eubanks – second – Tom Staples

Old Business

Appointment of new Planning and Zoning members

Members of the board with two year terms are due for re-appointment or appointment of new members to the board. A motion for the present board to relinquish the nomination of the members to the Town Council was made by Ray Burleson – second by Tom Staples – motion carried – 4/0

WORKSHOP with CAROL RHEA

ARTICLE VII: General Provisions: Discussion of the following – Clustering and lot size – public lands vs private lands – general upkeep of private and public land – minor and major sub-divisions.

ARTICLE VI: Landscaping, Buffering and Open Space Requirements: Discussion of the following – Protection for existing trees – Open space – Buffering to preserve adjoining farm land and pastures – “the last one in provides the buffering”

ARTICLE IX: Administration: Discussion of the following – Powers and Duties of the staff and board – General enforcement provisions.

Adjourn – motion by Ray Burleson – second by Marion Hubbard.

Chairperson – Carolyn Morton

Secretary – Lou Eubanks

RED CROSS
PLANNING AND ZONING
AGENDA

March 6, 2006, 6:30 pm

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business

+Dollar General Update

* Zoning Enforcement Officer

- Contract - to be presented @ Town Council on 3/13/06

- Resumes

6. New Business
7. Workshop on Zoning Ordinance Amendment with Carol Rhea
8. Adjourn

RED CROSS
PLANNING AND ZONING
AGENDA

March 6, 2006, 6:30 pm

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business

Dollar General Update

Zoning Enforcement Officer

Contract
Resumes

6. New Business
7. Workshop on Zoning Ordinance Amendment with Carol Rhea
8. Adjourn

RED CROSS PLANNING AND ZONING

March 6, 2006, 6:30 pm

West Stanly Grill

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

Approval of minutes – Motion to approve – Tom Staples - second – Marion Hubbard.

Approval of agenda – Motion to approve – Lou Eubanks – second – Tom Staples

Old Business

Dollar General

The interruption in construction of the Dollar General is due to a delay driveway permit from the NC Dept. of Transportation. The needed permit should be issued soon.

Contracts

The Contract with Outside Vendor and Job Description for our Zoning Officer has been approved by the Town Attorney, Josh Morton. A motion was made by Tom Staples to present the articles to the Town Council for final approval - second by Lou Eubanks. Motion carried 4/0

Resumes

Chip Speight presented three resumes from applicants for Zoning Officer. After reviews by the board, a vote was taken and Cody Whitley was chosen as the choice for Zoning Enforcement Officer. Tom Staples made a motion to recommend Cody Whitley to the Town Council. Second by JD Hinson. Motion carried 4/0

Interview

The Zoning Board agreed for final interview to be conducted by Chip Speight and Carolyn Morton and determine salary base, IRS mileage, and sign contract with Cody Whitley , after council approval.

New Business

None

Adjourn – motion by Tom Staples – second – Lou Eubanks

RED CROSS

PLANNING AND ZONING

AGENDA

February 6, 2006

1. Call to order - Tom Staples (C)
Chip
2. Invocation
3. Approval of minutes - Rayms approved / Seconder
4. Approval of agenda -
5. Old Business
 - Review of Residential and Business Zoning Draft with Carol Rhea
 - Review of detail description of Uses
6. New Business
 - Contract for outside Vendor - Voted to submit as
an addendum.
7. Adjourn

RED CROSS
PLANNING AND ZONING

AGENDA

February 6, 2006

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old Business
 - Review of Residential and Business Zoning Draft with Carol Rhea
 - Review of detail description of Uses
6. New Business

7. Adjourn

RED CROSS PLANNING AND ZONING

February 6, 2006, 6:30 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, Lou Eubanks, and Marion Hubbard. Absent – JD Hinson. Guest present – Ray Quick, Mayor of Red Cross, Chip Speight, Planning and Zoning Town Council representative and Carol Rhea, Town Planner Consultant for the Town of Red Cross.

Invocation – Ray Burleson

Approval of minutes – Motion to approve – Tom Staples – second - Ray Burleson
Carried 4/0

Approval of agenda – Motion to approve Ray Burleson – second – Marion Hubbard
Carried 4/0

Old Business

Zoning Enforcement Officer

The Planning and Zoning Board approved the contract and job description.
Motion was made by Lou Eubanks to send for approval by Josh Morton, Town Attorney. Chip Speight will post ad in local papers and trade sites for applicants.
Second by Tom Staples. Motion carried 4/0

Zoning Ordinance Amendment Workshop with Carol Rhea

The Residential and Business Zoning descriptions and special issues were discussed and suggestions for amendments were made.
A draft of Zoning Ordinance Amendments was given to each member to study and present comments at the next meeting.

New Business - None

Motion to adjourn by Ray Burleson – second by Marion Hubbard – carried 4/0

Chairperson Carolyn Morton

Secretary Lou Eubanks

Amendment
for Public Hearing

**A PROPOSED ORDINANCE TO AMEND
THE SUBDIVISION ORDINANCE OF THE TOWN OF RED CROSS
O-2006-##**

Preamble

Pursuant to the authority conferred by G.S. 160A-371, as amended, and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the town,

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RED CROSS THAT
THE SUBDIVISION ORDINANCE OF THE TOWN BE AMENDED AS FOLLOWS:**

Text Amendment

SECTION 1. AMEND section 66-2., *Purpose of chapter*, by removing the word "and" from the end of subsection 6, adding the word "and" to the end of subsection (7) and by adding a new subsection (8) as follows:

- (8) coordinate transportation networks and utilities within subdivisions.

SECTION 2. AMEND section 66-4., *Compliance with chapter required*, as follows:

Any person who, being the owner or the agent of the owner of any land located within the area of jurisdiction of this ordinance, subdivides land in violation of this ordinance, or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under this ordinance and recorded in the office of the register of deeds of Stanly County except in strict conformity with G.S. 160A-375(b) shall be subject to civil penalties in the amount of \$500. Subsequent citations for the same violation may be issued daily if the offender does not correct the violation or pay the citation within ten days of receipt. If the offender fails to pay the civil penalty within the time allotted, the town may recover the penalties in a civil action in the nature of debt. The Town of Red Cross through the town attorney may also enjoin an illegal transfer or sale by action of injunction. All administrative actions relating to such land, including the issuance of any grading, zoning, construction, building, or occupancy permit shall be suspended until the violation is corrected and all fines are paid in full. This ordinance will not affect the sale or transfer of any land, a plat of which was recorded prior to the effective date of this ordinance. A violation of this ordinance shall not constitute a criminal offense.

In order to properly enforce the provisions of the subdivision regulations as stated in this ordinance prior to the beginning of any construction, reconstruction, use, or alteration of any land, building, or structure, the appropriate permit must be obtained from the planning department. No permit will be issued unless there has been a determination made that the proposed use, building, or structure complies with the requirements of this ordinance. The town may request that all building permits for any portion of an illegal subdivision be denied.

SECTION 3. AMEND section 66-5., *Definitions*, as follows:

AMEND the definition for *SUBDIVISION* to read as follows: A "subdivision", as specified in General Statute 160A-376, shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale, or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or change in existing streets; however, the following shall not be included within this definition: [Remainder of text in this section to remain unaltered.]

DELETE the definition for sidewalks in its entirety.

SECTION 4. AMEND Section 66-44., *Phased developments*, to add a new subsection E as follows:

E. All required open space and recreation areas required for subdivision shall be met for each phase of development.

SECTION 5. REPLACE Section 66-72., *Curb and Gutter and Sidewalks*, with the following text:

The subdivider shall install standard type of curb and gutter on all streets, except that for residential subdivisions no curb and guttering or sidewalks shall be required where the minimum lot size is 2 acres in the entire subdivision. Where sidewalks are provided they shall consist of a minimum five foot wide concrete surface 4 inches thick and shall in all aspects comply with the *Americans with Disabilities Act*.

SECTION 6. Conflicts With Other Provisions.

Whenever the text of this amendment conflicts with any provision of the ordinance or Code of Ordinances not herein amended or repealed, the more stringent provision or regulation shall prevail.

SECTION 7. Effective Date.

This amendment shall become effective immediately upon adoption.

Adopted this _____ day of _____, 2006.

Ray Quick, Mayor