

## Town of Red Cross, Planning & Zoning Meeting Minutes

\*\*\*Note: Day of week changed due to schedule conflicts.

Meeting Date: 01-04-2023 7 p.m.-Wednesday

Location: Red Cross Town Hall, Red Cross, NC

Members Present:

X Andrew Smith-Town Council Liaison

X Harry Williams-Chairman

X Thelma Tomberlin-Vice Chairman

X Dale Burris-Secretary

X Tina Eudy

X Lionel Hahn

Open -Alternate

(X=present, A=Absent)

Members Absent:

Guests: Michael Sandy-Town Planner

Call to Order- Harry Williams, Chairman

Announcements: Lionel Hahn has been sworn in as a new member of the P&Z board.

-Welcomed by all members.

-Dale Burris announced that he will be leaving the P&Z board after the February 2023 meeting after serving more than ten years on the board.

Review of Previous meeting Minutes: By all members present.

Motion to approve minutes: Dale

Second: Thelma

### Old Business:

NONE

### New Business:

Discussed request to approve property at 163 South Oakridge Rd for use as a small Used Car Lot with 5 display slots only.

Michael Sandy presented the request:

-Hours of operation 9am-7pm

-No outdoor lighting to be added

-5 display slots only

Property already zoned for business, site plan approval needed from P&Z Board.

After discussion and questions from board, Harry made motion to approve site plan for use requested.

Tina seconded. Vote taken-5 for approval, 0 against.

Motion to adjourn by Dale -second by Harry

Next meeting Tuesday 02/07/2023, 7 pm, Red Cross Town Hall

Minutes recorded by Dale Burris Date 01/04/2023

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## **AGENDA FOR RED CROSS, NC-- PLANNING AND ZONING BOARD**

Date: 01-04-2023 Time: 7:00 PM Wednesday

Location: Red Cross, NC Town Hall

Opening and welcome:

Name: Harry Williams Title: Chairman

Announcements:

Approval of agenda for current meeting:

Approval of Meeting Minutes from last meeting

Old Business :

New Business :

Request to approve property at 163 South Oakridge Rd for use as a small Used Car Lot with 5 display slots only.  
Request to be presented by Michael Sandy.

Adjournment:

## Town of Red Cross, Planning & Zoning Meeting Minutes

Meeting Date: 02-07-2023 7 p.m.-Tuesday

Location: Red Cross Town Hall, Red Cross, NC

Members Present:

X Andrew Smith-Town Council Liaison

X Harry Williams-Chairman

X Thelma Tomberlin-Vice Chairman

X Dale Burris-Secretary

X Tina Eudy

X Lionel Hahn

\_\_\_\_\_ Open -Alternate

(X=present, A=Absent)

Members Absent:

Guests: Michael Sandy-Town Planner

Wendell Copeland

Call to Order- Harry Williams

Review of Previous meeting Minutes: By all members present.

Motion to approve minutes: As read-no changes

Second: \_\_\_\_\_

### **Old Business:**

None

### **New Business:**

Suggestion to change text for R/A requirements to be 100,000 sq. feet instead of the current 40,000 square feet. Change was suggested by Andrew Smith. Lionel Hahn initiated suggestion to recommend this change to Town Council for final approval..

Motion to approve-made by Lionel Hahn

Second-Thelma Tomberlin

Vote taken-for approval-5 in favor-0 against

Harry Williams announced his retirement from the Red Cross, P&Z board, effective at end of this meeting. Board thanked Harry for his service to the board.

2023-2024 P&Z Board Elections: Term will run February, 23 til Feb., 24

Chairman-Thelma nominated Lionel Hahn. Tina-Seconded. Voted-4 in favor-0 against. Vote carries

Vice-Chairman-Dale nominated Tina Eudy. Lionel-Seconded. Voted-4 in favor-0 against. Vote carries

Secretary-Tina nominated Thelma Tomberlin. Lionel-Seconded. Voted-4 in favor-0 against. Vote carries

Board of Adjustments officer election-postponed. TBD

Motion to adjourn by Harry -second by Dale

Next meeting Tuesday March 07, 2023, 7 pm, Red Cross Town Hall

Minutes recorded by Dale Burris Date 02/07/2023

## Town of Red Cross, Planning & Zoning Meeting Minutes

Meeting Date: 02-07-2023 7 p.m.-Tuesday

Location: Red Cross Town Hall, Red Cross, NC

Members Present:

X Andrew Smith-Town Council Liaison

X Harry Williams-Chairman

X Thelma Tomberlin-Vice Chairman

X Dale Burris-Secretary

X Tina Eudy

X Lionel Hahn

\_\_\_\_\_ Open -Alternate

(X=present, A=Absent)

Members Absent:

Guests: Michael Sandy-Town Planner

Wendell Copeland

Call to Order- Harry Williams

Review of Previous meeting Minutes: By all members present.

Motion to approve minutes: As read-no changes

Second: \_\_\_\_\_

### Old Business:

None

### New Business:

Suggestion to change text for R/A requirements to be 100,000 sq. feet instead of the current 40,000 square feet. Change was suggested by Andrew Smith. Lionel Hahn initiated suggestion to recommend this change to Town Council for final approval.

Motion to approve-made by Lionel Hahn

Second-Thelma Tomberlin

Vote taken-for approval-5 in favor-0 against

Harry Williams announced his retirement from the Red Cross, P&Z board, effective at end of this meeting. Board thanked Harry for his service to the board.

2023-2024 P&Z Board Elections: Term will run February, 23 til Feb., 24

Chairman-Thelma nominated Lionel Hahn. Tina-Seconded. Voted-4 in favor-0 against. Vote carries

Vice-Chairman-Dale nominated Tina Eudy. Lionel-Seconded. Voted-4 in favor-0 against. Vote carries

Secretary-Tina nominated Thelma Tomberlin. Lionel-Seconded. Voted-4 in favor-0 against. Vote carries

Board of Adjustments officer election-postponed. TBD

Motion to adjourn by Harry -second by Dale

Next meeting Tuesday March 07, 2023, 7 pm, Red Cross Town Hall

Minutes recorded by Dale Burris Date 02/07/2023

## AGENDA FOR RED CROSS, NC-- PLANNING AND ZONING BOARD

Date: 02-07-2023

Time: 7:00 PM Tuesday

Location: Red Cross, NC Town Hall

Opening and welcome:

Name: Harry Williams

Title: Chairman

Announcements:

Approval of agenda for current meeting:

Approval of Meeting Minutes from last meeting

Old Business :

New Business :

-Discuss request to change R/A zoning to require at least 2 or 2.5 acres to be zoned R/A.

-2023 election of P&Z board officers for the February 2023-2024 year.

Adjournment:

## Town of Red Cross, Planning & Zoning Meeting Minutes

Meeting Date: March 7, 2023 (Tuesday) - 7 pm.

Location: Red Cross Town Hall, Red Cross, NC

Members Present:

Andrew Smith – Town Council Liaison

Lionel Hahn – Chairman

Tina Eudy – Vice-Chairman

Thelma Tomberlin, Secretary

\_\_\_\_\_ (member)

\_\_\_\_\_ (member)

\_\_\_\_\_ (alternate)

(X – present; A- absent) Members Absent: none

Guests: Michael Sandy, Town Planner; Rick Love; Scott Bullard; Andrew Mullis \_\_\_\_\_

Call to order: Lionel Hahn, Chairman

Review of previous meeting minutes

Motion to approve minutes as read, no changes

### OLD BUSINESS:

Speed a factor on Jacob Road; upon request, from NCDOT, we will approve

22-acre subdivision, will discuss with attorney as needed. Motion: Thelma Tomberlin,  
Second: Tina Eudy

50-acre Pfeiffer University property rezoning discussion

New candidates for P & Z Board – Kristi Thompson, Wendell Copeland, Jenn DAmore,  
alternate

### NEW BUSINESS:

22-acre Subdivision – cancellation

Board of Adjustment members

Deerfield property (Lot #125)

Town property – S. Oak Ridge Rd. (former Burris property)

**Motion to adjourn: Tina Eudy      Second by: Thelma Tomberlin**

**Next meeting – Tuesday, April 4, 2023 · 7 p.m.      Red Cross Town Hall**

**Minutes recorded by: Thelma Tomberlin      Date: March 7, 2023**

**Town of Red Cross, Planning & Zoning Meeting Minutes**

Meeting Date: March 7, 2023 (Tuesday) - 7 pm.

Location: Red Cross Town Hall, Red Cross, NC

Members Present:

Andrew Smith – Town Council Liaison

Lionel Hahn – Chairman

Tina Eudy – Vice-Chairman

Thelma Tomberlin, Secretary

\_\_\_\_\_ (member)

\_\_\_\_\_ (member)

\_\_\_\_\_ (alternate)

(X – present; A- absent) Members Absent: none

Guests: Michael Sandy, Town Planner; Rick Love; Scott Bullard; Andrew Mullis \_\_\_\_\_

Call to order: Lionel Hahn, Chairman

Review of previous meeting minutes

Motion to approve minutes as read, no changes

**OLD BUSINESS:**

Speed a factor on Jacob Road; upon request, from NCDOT, we will approve

22-acre subdivision, will discuss with attorney as needed. Motion: Thelma Tomberlin,  
Second: Tina Eudy

50-acre Pfeiffer University property rezoning discussion

New candidates for P & Z Board – Kristi Thompson, Wendell Copeland, Jenn DAmore,  
alternate

**NEW BUSINESS:**

22-acre Subdivision – cancellation

Board of Adjustment members

Deerfield property (Lot #125)

Town property – S. Oak Ridge Rd. (former Burris property)

**Motion to adjourn: Tina Eudy    Second by: Thelma Tomberlin**

**Next meeting – Tuesday, April 4, 2023    7 p.m.    Red Cross Town Hall**

**Minutes recorded by: Thelma Tomberlin    Date: March 7, 2023**

**Town of Red Cross  
Planning & Zoning  
Meeting Minutes from May 2nd, 2023**

Roll Call :        Andrew Smith / Town Council Liaison  
                      Lionel Hahn / Chairman  
                      Tina Eudy / Vice Chairman  
                      Thelma Tomberlin  
                      Kristi Thompson / Secretary  
                      Wendall Copeland

Total members preset: 7    Absent: 0

Call to order: Lionel Hahn

Approval of Agenda: Motion to Approve Thelma Tomberlin, seconded by Tina Eudy

Approval of previous meeting minutes: Motion to Approve Tina Eudy, seconded by Thelma Tomberlin

No public comments.

Review of old business: 1) Speed limit change from 55 to 45 on Jacob Road has been reviewed and signed for NCDOT to change; 2) Cancellation of 22 acre subdivision at Jacob/Ridgecrest Road; 3) Favorable recommendation sent to Town Council for zone change from business to RA on town property located on South Oakridge Road

New Business:

- 1) Interim Zoning Officer, Mike Efird
- 2) Recording Secretary, Kristi Thompson replacing Thelma Tomberlin
- 3) Request zoning compliance & building permit from Stanly County for accessory dwelling unit (ADU) for Jason & Patricia Hedge residence located at 380 W Red Cross Road
- 4) Swimming pool permit requested by Mark McGrath & Katherine Arcoleo residence located at 81 W Red Cross Road  
Waiting for county to make sure permits are done correctly
- 5) Request from Mark Thompson to remove existing double wide trailer and replace with a modular home at 1237 Pless Mill Road, Richard Efird will be the new owner.



- 6) Update on property located at 125 Deerfield Lane.  
Motion made by Tina Eudy, seconded by Wendall Copeland for Mr. Efir to prepare a letter for the property owner
- 7) Two new recycle carts delivered, 382 Bethel Church Road and 497 W Red Cross Road
- 8) Twenty-five new recycle carts received, Wendell Copeland installed axles and wheels

No closing comments.

Motion to adjourn Thelma Tomberlin, seconded by Tina Eudy

Next scheduled meeting: Tuesday June 6th @ 7:00pm

  
Kristi Thompson, Secretary

  
Lionel Hahn, Chairman

**Town of Red Cross  
Planning & Zoning  
Meeting Minutes from June 6th, 2023**

Roll Call :        Andrew Smith / Town Council Liaison  
                      Lionel Hahn / Chairman  
                      Tina Eudy / Vice Chairman  
                      Thelma Tomberlin  
                      Kristi Thompson / Secretary  
                      Wendall Copeland  
                      Jennifer D'Amore / Alternate

Total members preset: 7    Absent: 0

Call to order: Lionel Hahn

Invocation by Lionel Hahn

Approval of agenda: motion to approve Thelma Tomberlin, seconded by Tina Eudy, all in favor

No public comments.

Review of old business: 1) Interim Zoning Officer, Mike Efird; 2) Recording secretary, Kristi Thompson, replacing Thelma Tomberlin; 3) Building permit from Stanly County for accessory dwelling for Jason & Patricia Hedge at 380 W Red Cross Road; 4) Swimming pool permit requested by Mark McGrath & Katherine Arcoleo at 81 W Red Cross Road; 5) Request by Mark Thompson to remove existing double wide trailer at 1237 Pless Mill Road, to be replaced with a modular owned by Richard Efird; 6) Update on Deerfield Lane property; 7) Twenty five new recycle carts received and assembled by Wendall Copeland, two delivered to residences

New Business:

- 1) Report on Forest Creek – Phase 5  
Town Council to further discuss at 06/12 meeting
- 2) Report on applications for swimming pools and permits issued  
Chase Watson and Chip Speight
- 3) Richard Efird property located at 1237 Pless Mill Road.  
Currently waiting on plans for the modular and septic / sewer, no zoning at this time.

4) Uwharrie Camper


Fire Marshall states that there must be paved access for a fire truck on the property, he will contact the property owner. NCDOT has also stated that the fence that is currently under construction is inside the utility right of way, they will also be reaching out to the property owner.

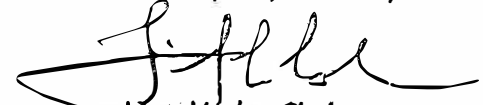
No closing comments.

Motion to adjourn Tina Eudy, seconded by Kristi Thompson, all in favor

Next scheduled meeting: Thursday, July 6<sup>th</sup> 2023 @ 7:00pm

11

  
Kristi Thompson, Secretary

  
Lionel Hahn, Chairman

## Meeting Minutes

### Town of Red Cross

### Planning & Zoning Board Meeting

June 6<sup>th</sup> 2023 @ 7:00PM

Roll Call: Andrew Smith / Town Council Liason ✓  
Lionel Hahn / Chairman ✓  
Tina Eudy / Vice Chairman ✓  
Thelma Tomberlin ✓  
Kristi Thompson / Secretary ✓  
Wendell Copeland ✓  
Jennifer D'Amore / Alternate ✓

Total Members Present 7 Absent 0

Recognition of guest:

Call to order: Lionel Hahn, Chairman

Approval of agenda: Motion to approve TT Second TE

Approval of previous meeting minutes: Motion to approve TE Second TT

Public comments:

#### Old Business:

1. Interim Zoning Officer, Mike Efird
2. Recording Secretary, Kristi Thompson, replacing Thelma Tomberlin
3. Request zoning compliance & building permit from Stanly County for accessory dwelling unit for Jason & Patricia Hedge residence located at 380 West Red Cross Road – to be discussed at Town Council meeting on May 8<sup>th</sup> @7:00pm
4. Swimming pool permit requested by Mark McGrath & Katherine Arcoleo residence located at 81 West Red Cross Road.

5. Request from Mark Thompson to remove existing double-wide trailer and replace with a modular home at 1237 Pless Mill Road , Richard Efird will be the new owner – waiting for plans on the modular & septic/sewer.
6. Update on property located at 125 Deerfield Lane.
7. Two new recycle carts delivered at 382 Bethel Church Road and 497 West Red Cross Road
8. Twenty five new recycle carts received, Wendell Copeland installed axles and wheels.

New Business:

1. Report of Forest Creek – Phase 5
2. Report on applications for swimming pools and permits issued.
3. Richard Efird property on Pless Mill Road.

Closing Comments: Board Members

Motion to adjourn: \_\_\_ Second \_\_\_

Next Scheduled Meeting: July 11th @ 7:00pm

Minutes recorded by: W. W. W. Date: 06-14-23

S/  
Chairman

**Town of Red Cross  
Planning & Zoning  
Meeting Minutes from July 6th, 2023**

Roll Call :        Andrew Smith / Town Council Liaison  
                      Lionel Hahn / Chairman  
                      Tina Eudy / Vice Chairman  
                      Thelma Tomberlin  
                      Kristi Thompson / Secretary  
                      Wendall Copeland  
                      Jennifer D'Amore

Total members present: 3    Absent: 4 (Tina Eudy, Thelma Tomberlin, Kristi Thompson, Wendall Copeland)

Call to order: Lionel Hahn

No public comments.

Review of old business: 1) Report on Forest Creek – Phase 5; 2) Report on application for swimming pools and permits issued; 3) Report on Richard Efird property on Pless Mill Road

New Business:

- 1) Addition of new council member Jennifer D'Amore  
    Moving Jennifer from alternate to a sitting board member.
- 2) RA Zoning lot size change from R-40 to R-100 – Mike Efird
- 3) Major sub-division moratorium – Mike Efird  
    Discussion to put a moratorium on any subdivision within the Town of Red Cross that would have more than 3 home
- 4) Re-zoning Town of Red Cross properties located at 163A South Oak Ridge Road and 163B South Oak Ridge Road

No closing comments.

Next scheduled meeting: Monday, August 7<sup>th</sup> 2023 @ 7:00pm



Kristi Thompson, Secretary



Lionel Hahn, Chairman

**Town of Red Cross  
Planning & Zoning  
Meeting Minutes from August 7, 2023**

Roll Call : Andrew Smith / Town Council Liason

Lionel Hahn / Chairman ✓

Tina Eudy / Vice Chairman ✓

✓ Thelma Tomberlin

✓ Kristi Thompson / Secretary

✓ Wendall Copeland

✓ Jennifer D'Amore

*Heather Alex*

Total members present: 7 Absent: 0

Call to order: Lionel Hahn

Invocation by Andrew Smith

Approval of agenda: motion to approve Tina Eudy, seconded by Thelma Tomberlin, all in favor

No public comments.

Review of old business: 1) addition of new council member Jennifer D'Amore and 2) rezoning & combining of properties located at 163A and 163B South Oakridge Road

**New Business:**

1) Updating current Red Cross Zoning Ordinance.

Discussion of zoning officer Mike Eford working with an attorney to rewrite a Zoning Ordinance for the Town of Red Cross, this could go hand in hand with a moratorium. Motion made by Wendall Copeland, seconded by Tina Eudy, to send a favorable recommendation to the Town Council, to move forward with rewriting the Zoning Ordinance and putting a moratorium on all major subdivisions in place until the Zoning Ordinance is completed, all in favor.

2) Report on Office Building in Red Cross.

Aaron Burriss had expressed interested in purchasing property within the Town to build office space, his plans were changed due to being unable to access county sewer. Discussion of lack of sewer availability for the Town of Red Cross.

3) Report on Mike Hinson property on Westway Drive.



Mr. Hinson requested zoning compliance for an accessory building on his property, upon discussion with zoning officer Mike Efird, his property falls into the category of a bona fide farm and has no zoning requirements.

4) Adoption of Fence Ordinance.

Sample of fence compliance from the Town of Oakboro was handed out for review by board members. This will be discussed further at the September meeting.

5) Discussion of Donna Brooks property located on Deerfield Lane.

There is currently no ordinance in place to deal with the cleanup needed at this property, writing of a new zoning ordinance can include specifics to deal with circumstances such as this.

6) Approved Zoning Compliance Permit for Rodney Huneycutt on Peachtree Drive  
Construction of accessory building on the property.

7) Discuss development of an ordinance to deal with items like high grass, accumulation of junk and debris, etc.

Discussion around possible specifics such as; high grass, junk cars, animals and civil penalties to be included in ordinance. Motion made by Jennifer D'Amore, seconded by Wendall Copeland, to send a favorable recommendation to Town Council, to move forward with a property maintenance ordinance, all in favor.

No closing comments.

Motion to adjourn Tina Eudy, seconded by Wendall Copeland, all in favor

Next scheduled meeting: Tuesday, September 5<sup>th</sup> @7:00

 8/6/23  
Kristi Thompson, Secretary

Lionel Hahn, Chairman

# PLANNING & ZONING BOARD MEETING MINUTES

LOCATION: RED CROSS TOWN HALL RED CROSS, NC

DATE

9-5-23

TIME 7:00 PM

MEMBERS PRESENT:

- LIONEL HAHN-CHAIRMAN
- TINA EUDY-VICE CHAIRMAN
- THELMA THOMBERLIN
- KRISTI THOMPSONS-SECRETARY
- WENDELL COPELAND
- JENNIFER D'AMORE
- HEATHER BRITT-ALTERNATE
- ANDREW SMITH-TOWN COUNCIL LIASON

TOTAL MEMBERS PRESENT 6 ABSENT 2

RECOGNITION OF GUEST:

CALL TO ORDER: TINA EUDY, VICE CHAIRMAN

REVIEW OF PREVIOUS MEETING MINUTES BY ALL MEMBERS PRESENT

MOTION TO APPROVE T.THOMBERLIN SECOND W. COPELAND

PUBLIC COMMENTS

**OLD BUSINESS**

1. Zoning officer Mike Efird, and attorney Jim Phillips, are working with Stanly County to combine Town properties located at 163A and 163B South OakRidge Road
2. All board members received updated UDO text amendments

**NEW BUSINESS**

1. At the Town Board meeting held on August 29<sup>th</sup> the board, in a 3/2 vote, approved to move forward with the development agreement with Joseph Burleson. A map and preliminary plat check list was included with the agenda. NCDOT will be doing a traffic analysis to determine what will need to be done to handle the increase in the population from this development.
2. Jennifer D'Amore requested adding a discussion about the Stanly County land usage plan. Discussion surrounded reaching out to citizens in the areas surrounding Red Cross about volunteer annexation to protect their properties from future developments under the county guidelines. Specifics to be discussed further at the next meeting.

MOTION TO APPROVE: J. D'Amore SECOND: W. Copeland

CLOSING COMMENTS: BOARD MEMBERS

MOTION TO ADJOURN: J. D'Amore SECOND: W. Copeland

NEXT SCHEDULED MEETING MONDAY: October 2<sup>nd</sup>

MINUTES RECORDED BY: KThompson Date: 09/05/2023

Town of Red Cross  
Planning and Zoning Meeting At Town Hall  
Minutes of  
Monday, October 02, 2023, at 7:00 PM

Present: Lionel Hahn - Chairman

Members: Andrew Smith- Town Council Liaison, Kristi Thompson- Secretary, Thelma Tomberlin, Wendell Copeland, Jennifer D'Amore

Planning and zoning officer: Mike Efird

Clerk: Shannon Alberta

Not Present: Tina Eudy – Vice Chairman, Heather Britt – Alternate

Lionel Hahn, Chairman, called the meeting to order.

Devotion and Prayer was given.

Welcome and recognition of guests

The agenda was approved for October 2, 2023 **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 September 5, 2023, were approved **Motion** was made by: Thelma Tomberlin, second by Wendell Copeland; Vote: 6 Yea, 0 Nay

Old Business:

Mike Efird gave an update on the Forest Creek Subdivision. Mike Efird met with Chip Speight; he will be the AMT inspector for this project. They met last Thursday, September 28th, and walked the property making a list of questions, Chip will provide periodic reports with pictures as things progress. Mike Efird stated these reports and pictures will be VERY important, and required before payment is submitted to AMT for services.

The next step is the Town of Oakboro is beginning to install/inspect piping for sewer and water. Even though this is not the responsibility of the Town of Red Cross we will try to monitor this as closely as possible.

Joseph Burleson has spoken with Mr. Efird about wanting to mini-phase phase 5 of the development agreement. Mike Efird spoke with Al Benshoff, one of the attorneys working with the town, and confirmed this is not allowed under the current agreement. Mike Efird then relayed that information to Joseph Burleson.

New Business:

The Board discussed Rezoning Town Property on S. Oakridge Road. Mike Efird explained he was able to combine the parcels into one without the need for a survey to keep costs as low as possible. The property is still split zoned though, so the town will need a survey to rezone the lot. South Point Surveying will be providing an estimate to present to council to vote and approve. Once approved by council a community meeting will need to be held here at Town Hall for the adjoining property owners. He is looking to have it around early November, to explain to them the rezoning of the property. Mike Efird will hold the meeting to simply answer and record all questions made during the meeting. Anyone from the board and town will be able to attend as citizens, but not as board members. Mr. Efird suggested board members to come up with ideas for the property, possibly a park. If the board considers a park the town may be able to obtain grants to go towards that type of project. The town could possibly use Powell Bill money to pave any roads needed for the park and possibly trails/walkways, but nothing else.

Mike Efird also discussed the annexation of Richard Karp property located on Smith Grove Road. The request for annexation was brought to the board in 2020, and the council approved it after a public hearing was held. There was no paperwork to be found for the annexation of the property. It was never recorded locally, with the secretary of state, or with the Stanly County GIS. The owners of the property have been receiving city "taxpayer" services of waste management and recycling since 2020, but have not been paying taxes to the town. Mike Efird spoke with Mr. Karp to notify him of this, and called the county to confirm only county taxes have been getting paid. Mike Efird explained there will be no back taxes requested to be paid, but we will begin the process from the beginning to ensure all paperwork is done and it is legal. All paperwork will be done now, at no expense to the property owner, to make legal and begin receiving tax money from the property owner.

The board discussed a Fence Ordinance, Mike Efird Suggested adding a 2-foot setback requirement to the ordinance. Currently, there is no agreement in place after the first sale of a home here in the town of Red Cross. The 2-foot setback would allow homeowners room to maintain their fencing without having the enter onto a neighbor's property. It should also be handled that there will be an inspection the day the installers arrive to make sure the 2-foot setback is accurate. Andrew Smith brought up also working on more specific ordinances for farms. Mike Efird also then mentioned the board will also need to create an animal ordinance, especially with the new building happening in town. The Board will need to revisit all of these topics at a later date.

Mike Efird discussed that he is working on updating the zoning fee schedule. The current one does not apply and the fees are extremely low and don't seem up to date. Advertising is very expensive which is needed with some of the zoning. Mike Efird will be working on the schedule, and once finished he will present it to the board, and then council. He is hoping to get it done by December, as he is thinking the need for this won't be until the new year.

Mike Efird also presented the new forms edited by the new Clerk Shannon Alberta. They are also now posted on the website for easier access. These forms have all of the steps needed to obtain a permit for the citizens so they are aware of the ENTIRE process so they better understand all they need to accomplish for their needs.

Mike Efird asked the board to read the entire subdivision ordinance. Mike and Al Benshoff are hoping to meet at the end of the month to re-design the ordinance, and he would like the board's thoughts on the redesigned version. Once it is all set with the Board's help it will be brought to the council for adoption.

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

**MOTION** to adjourn the meeting was made by: Kristi Thompson , second by Wendell Copeland; Vote: 6 Yea, 0 Nay

NEXT SCHEDULED MEETING MONDAY: November 6<sup>th</sup>- 7:00pm

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Shannon Alberta- Town Clerk

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Lionel Hahn - Chairman

Town of Red Cross  
Planning and Zoning Meeting At Town Hall  
Minutes of  
Monday, November 6, 2023, at 7:00 PM

Present: Lionel Hahn - Chairman

Members: 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 0

The agenda was approved for November, 6, 2023 With the **addition of item number 5** for Andrew Smith to present a draft letter to send to citizens for possible annexation into the town. The **Motion** was made by: Tina Eudy, second by Thelma Tomberlin Vote: 6 Yea, 0 Nay.

The Minutes of the last Planning and Zoning meeting of October 2, 2023 were approved, a **Motion** was made by: Jennifer D’Amore, second by Wendell Copeland; Vote: 6 Yea, 0 Nay.

Old Business:

Mike Efird gave a report on the updating of the Zoning fee schedule. He stated he is about half way through, and will send it to the board once completed.

Mike Efird asked the board to send him their opinions on the Subdivision Ordinance, so he can take them into consideration as he is currently working on it with attorney Al Benshoff. Once it is completed, he will present it to the board, then bring it forward to the council. He would like to work on this over the next four months. Chairman Lionel Hahn suggested an email thread be started with all the board members, Mike Efird, and copy Shannon Alberta to document and keep track of the conversations regarding this matter.

New Business:

Mike Efird met with Joseph Burleson and the head of Tru homes last Monday and was presented with the proposed final plat. Mr. Burleson was hoping to have the streets done by mid-December, but now it is looking more like early January. Mr. Burleson asked Mike Efird to look at the final maps and give him a list of what he needs for approval of the final plat. Mike Efird will need to bring forward to council that Mr. Burleson and Tru homes are asking to build a model home and also, they are looking to change the name from Forest Creek to possibly

Creekside. To get the final plat approved Mr. Burleson will need to bond and give financial surety for anything that is not completed. Mr. Burleson will need to give a list of everything that is needed to get completed including the costs of these items for bonds. This will then be given to the town, who can request the bonds be for up to 125% of what he submits for inflation purposes. These cost estimates will also need to be looked over by our town engineers to make sure they are accurate. No lots will be sold until the final plat is approved. The final plat will be an administrative decision, it will be a letter to the town from Mike Efird stating that what is needed and wanted is all accounted for to complete the subdivision in the future. It will need to be signed and recorded within 30 days, but once Mike Efird gets everything done, he will show it to the planning board before moving forward. Mike Efird also stated that Mr. Burleson requested to be able to Mini phase. Mike Efird did some more research on the pros and Cons of this request. He spoke with NCDEQ, the organization that approves sites, and they recommended it be done in phases. They stated this is recommended to prevent the entire site to be exposed to land erosion if it is all opened up and taking a while to be finished. Mike is going to recommend it be done in larger phases estimating to be about 25-50 lots at a time, instead of the 10 originally requested. Mr. Burleson will need to complete everything in that first group/phase or bond it for completion before moving forward. The bond will be good for one year and need to be renewed yearly until completed.

Mike Efird discussed the annexation history on the Town of Red Cross. While going through the records Mike found many that were voted on by the town and approved, but never properly filed so the town has not been receiving taxes for these properties. Per the Secretary of state there were 4 annexations done in the town since 2008. We are finding many annexations that were voted on but never recorded. We are working with our town attorney to correct this and move forward. Mike Efird also stated that in 2009 the town entered an interlocal agreement with Stanly County to do the zoning, it was supposed to be for enforcement for 1 year. Mike Efird found they were doing it until about 3 months ago. Mike Efird requested they send all of the zoning reports they approved so we have record of it.

The board discussed and voted on approving the text change for the fence ordinance including the recommended 2-foot setback.

A **Motion** to approve was made by Thelma Tomberlin and second by Tina Eudy 6 yea, 0 nay.

Andrew Smith presented to the board the request of Phil Love to extend his contract with the town to mow the fields from 1 year to 3 years. Mr. Love puts a lot of work and money into fertilization of the fields, so he would feel better with the investment if he had what was available to farm for longer. The council is looking to vote on this at their next meeting, so Andrew Smith wanted to notify the board about this as well since there was discussion of parks and trails in the future. The board agreed they would like the contract to state he can mow the fields, but the town has the right to use some of the land when needed for future uses. He can mow the land that is left, but the town at any time can use any land they want.

There was a **Motion** to approve the extended contract with the contingency being added that the amount of land can change at any time was made by Wendell Copeland, Second by Jennifer D'Amore 6 yea, 0 Nay.



Andrew Smith presented rough version of a letter he drafted, for the town to send potential citizens for annexation into the town. This would have to be revised and approved by the town attorney and council, but he wanted to get the board's opinion on the draft if there was anything they recommended be added or edited.

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

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

NEXT SCHEDULED MEETING MONDAY: December 4th- 7:00pm

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Shannon Alberta- Town Clerk

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Lionel Hahn - Chairman

Town of Red Cross  
Planning and Zoning Meeting At Town Hall  
Minutes of  
Monday, December 4, 2023, at 7:00 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 Thelma Tomberlin.

Welcome and recognition of guests 0

The agenda was approved for December 4, 2023, With the **addition of new business item number 3** for Andrew Smith to discuss a possible new grant opportunity for a park. The **Motion** was made by: Wendell Copeland, second by Thelma Tomberlin Vote: 6 Yea, 0 Nay.

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

There were no public comments

Old Business:

Mike Efird presented a copy of a new fee schedule and the current/old fee schedule to the board as the old one is very outdated/not current. The previous fees were not high enough to even cover the costs of the town in most cases. The new fee schedule he came up with is still lower than most towns. This will need to be presented to the council for adoption and a public hearing be held as well. The board approved the schedule to be presented to the council Motion was made by Tina Eudy, second by Wendell Copeland; Vote: 6 yea, 0 Nay.

The board discussed changes to the existing subdivision ordinance. Planning and Zoning officer Mike Efird spoke with attorney Al Benshoff in regards to the existing subdivision Ordinance. Attorney Al Benshoff expressed to Mike he would like important highlights that he and the board would like to cover before beginning. Mike Efird came up with his highlights, first, he would like to see an Environmental Impact study added. This can be a study that can be required for developers to perform. The study will show the impacts of the development to the surrounding areas. This is a very expensive report, so Mike recommends this be for the larger subdivisions for over 50 houses. Mike Efird discussed second on his list, under exempt subdivisions, there was a restriction just added regarding probate wills. This states that if

someone in their will wants to divide their property, it will be exempt from going through subdivision requirements. This is a new statute and there are no restrictions on the sizes of the divisions. Mike Efirm feels this should be looked into further with a discussion including attorney Jim Phillips and considered for adopting. The third item Mike Efirm discussed was section 40 in the book about final plat requirements. It discusses how you have to prepare a deed or map for recording. In July 2023 Stanly County Register of deeds began accepting E filing, now the register of deeds will not keep the copy like they used to. They take your map, make a copy, and give it back. This allows them to accept different types/sizes of maps, so this section needs updating to reflect these new changes. Mike Efirm then spoke about section 75 about public and private roads. Mike feels this needs to be edited, but wants to wait until the town decides whether or not to adopt engineering standards. This would need to mirror those standards if adopted, so this would be best to wait until the standards are adopted so this will not need to be changed twice in a short term. Mike Efirm also brought up section 76, he wants it to be edited to be more clear. He wants it to state, "A traffic impact analysis (T.I.A.) shall be provided for ALL subdivisions with more than 25 lots. The T.I.A. must be reviewed and approved by the NCDOT BEFORE the approval of the preliminary plat." Andrew Smith expressed he wants the environmental impact study to be required for any major subdivision 4 or more. Mike Efirm recommended it be higher as it is a very expensive study, so financially it would not benefit/deter someone from building subdivisions of smaller lots. This can continue to be discussed at the next meeting as this will take some time to have written up, then re-presented to the board, then once agreed upon it will need to be presented and voted on by the council.

The board discussed the development of the park on Town property. Wendell Copeland expressed he wants the park to move forward. He would like to see picnic tables, and the ponds cleared/cleaned. Andrew Smith stated he would like to see it reflect the agriculture and farming history of the town. He would like a rustic-type theme when designing aspects of the park. Andrew Smith also said he would like to see possible restoration of the large barn located on the town property. Alternate Heather Britt also recommended using it for a farmers market or even a rental venue. Mike Efirm is working on speaking with some architects in Charlotte for ideas on a park. To start it would be best to work with a landscape architect first to look at the area to plan out the usage of each area/location. Then once there are ideas drawn up, it would need to be taken to the council for approval. Mike also mentioned there are many grants to possibly be used through Stanly County, Duke Power, and Part F. Kristi Thompson also mentioned a person who works with the Chamber and is very knowledgeable in grants, and may be able to help the town. Jennifer D'Amore also brought up that there would be a need for someone to maintain a park either a part-time employee or contract maintenance. Alternate Heather Britt also recommended possibly partnering with the F.F.A. to discuss allowing them to use the land for planting, or even allow them to bring their animals for grazing and show prep. Andrew Smith requested a workshop to be held, the board decided on hosting it on Monday January 22, 2024 at 6pm.

Mike Efirm requested the board consider changing regular meeting time for all future Planning and Zoning meetings from 7 PM to 6 PM. A **Motion** was made to change the time to 6 PM by, Kristi Thompson, second by Wendell Copeland; Vote: 6 Yea, 0 Nay.

Mike Efirm reported on the contract with Phil Love to mow the town fields. The new contract is written, but on a short hold until hopefully Monday, December 11 council meeting.

Mr. Love needed to obtain a new liability insurance policy, as the current one we were given does not cover him for the cutting of the hay here on town property. When he can furnish us a proof of liability insurance that covers him, the contract will be signed.

Mike Efird reported on the survey for the town property that is now completed. Mike Efird is waiting for the maps and written survey with legal description for the deed. Mike Efird is hoping to get everything done and presented to the town council at the next meeting to move forward with the re-zoning of the town property.

New Business:

Mike Efird notified the board he received a request from Victor Dermid owner of the property at 439 S. Oakridge Road to build a shop on his property. Mike Efird explained he doesn't see a reason to decline, so he will work with Mr. Dermid to move forward with the zoning compliance permit.

Mike Efird asked the planning and zoning board to work on organizing a board of adjustment. He expressed we should make this a priority as there is a lot of training that he would like the board to go through. If a variance is requested, a quasi-judicial hearing is needed, this hearing is similar to a regular court hearing with procedures and evidential decisions.

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

**MOTION** to adjourn the meeting was made by: Kristi Thompson, second by Wendell Copeland; Vote: 6 Yea, 0 Nay

NEXT SCHEDULED MEETING MONDAY: January 2nd- 6:00pm

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Shannon Alberta- Town Clerk

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Lionel Hahn - Chairman