

RED CROSS PLANNING AND ZONING
DECEMBER 3, 2007 – 1:00pm
WEST STANLY GRILL

The Red Cross Planning and Zoning Board was called to order and invocation given by Chairperson Carolyn Faust. Members present Carolyn Faust, Dick Hatley, Lou Eubanks and Consultant Carol Rhea. Members absent: Richard Baucom, Tom Staples and Marion Hubbard.

NEW BUSINESS

RURAL CORRIDER

A list of Possible Elements for Establishment of Rural Corridor was given to each member for review with discussion at next meeting.

SUBDIVISION WORK SHOP - Review of Amendments

After a through review of amendments, a motion was made by Dick Hatley to present the Subdivision Ordinance Draft to The Town Council for approval and ask for a public hearing. Motion second by Lou Eubanks. Motion carried 4/0. Richard Baucom vote by phone.

Next P&Z meeting - January 7, 2008. Place to be announced later.

Motion to adjourn by Dick Hatley – second by Lou Eubanks.

Chairperson - Carolyn Faust

Secretary – Lou Eubanks

Possible Elements for Establishment of Rural Corridors

The following represents some actions the town may want to consider in the establishment of standards to protect rural character along certain public roadways. These are just items for discussion. There may be many other actions you could take to protect character.

1. Establish a corridor as (50, 75, 100+) feet from the right-of-way or identify it on the map as an overlay district.
2. Prohibit buildings
3. Require larger lot sizes to accommodate the increased setback. Allow setback area to count towards required open space
4. Require tree preservation (SFR-detached and duplex development are currently exempted)
5. Prohibit parking and fencing not associated with an agricultural use in the buffer
6. Prohibit outdoor storage and displays in the buffer except perhaps seasonal produce stands, Christmas tree sales, and other temporary seasonal rural uses
7. Prohibit large signs and billboards
8. Prohibit lighting except street lighting and low level security lighting
9. Require increased landscaping in buffer to screen views of subdivisions
10. Require streetyards (SFR-detached and duplex development are currently exempted)
11. Prohibit agricultural pens and enclosures within the corridor (currently says within 250 feet of the property line—may need to stipulate road right-of-way as well to make it clear, if you agree).
12. Require new subdivisions to buffer against existing active agricultural land.
13. Have some allowance for use if the area next to the road is screened by protected forest areas

RED CROSS PLANNING & ZONING

November 5, 2007 --7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Zoning request
6. New Business
 - a. Planned Unit Developments or PUD
 - b. Subdivision review
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING
NOVEMBER 5, 2007 – 7:00pm
WEST STANLY GRILL

The Red Cross Planning and Zoning board was called to order and invocation given by Chairperson Carolyn M. Faust. Members present – Carolyn Faust, Dick Hatley, Marion Hubbard, Tom Staples, Lou Eubanks and Consultant Carol Rhea. Absent – Richard Baucom.

OLD BUSINESS

Zoning request to change zoning on Tax Lot # 22395, located on the northwest corner of East Red Cross Road and Gaddis Road, owner Larry Wayne Smith, from GB to HB to allow for office and inside storage. After much discussion, the P&Z Board agreed to amend section 3-7-2 Table of Uses by adding “warehousing, excluding self storage” as a permitted use with conditions in the CB District and by adding a reference to section 4-69 in the “Additional Conditions” column of the table. --- See attachment --- Motion to present amendment to the Town Council and ask for a public hearing by Tom Staples and second by Marion Hubbard. Carried 4/0 **# 2**

Planned Unit Development or PUD

After discussion, it was agreed by the members and a motion made by Lou Eubanks that at this time there was not a need for the PUD zoning and to delay any action on the matter until the need arose. Second by Dick Hatley. Carried 4/0 **# 3**

SUBDIVISION REVIEW

Section 7. - 66-90 - Construction Point System --- see attachment

Section 8. - 66-103 - Ownership and Maintenance --- see attachment

Section 9. - 66-104 - Homeowners Association --- see attachment

Section 10. - 66-105 - Timing of Recreational Improvement --- see attachment

Section 11. - Conflicts with Other Provisions --- see attachment

Section 12. - Effective Date --- see attachment

Next meeting December 3, 2007 at 1:00pm at West Stanly Grill

Motion to adjourn by Dick Hatley – second by Lou Eubanks – carried 4/0

Chairperson Carolyn Faust

Secretary Lou Eubanks

**A PROPOSED ORDINANCE TO AMEND
THE ZONING ORDINANCE OF THE TOWN OF RED CROSS
O-2007-##**

Preamble

Pursuant to the authority conferred by G.S. 160A-385, 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 ZONING ORDINANCE OF THE TOWN BE AMENDED AS FOLLOWS:

Text Amendment

SECTION 1. AMEND section 3-7-2, *Table of Uses*, by adding “warehousing, excluding self storage” as a permitted use with conditions in the CB District and by adding a reference to section 4-69 in the “Additional Conditions” column of the table.

SECTION 2. AMEND section 4-69., *Warehousing, Self Storage*, as follows:

4-69 Warehousing, Self Storage.

- (A) Self storage warehouse spaces shall be used for storage only. No space shall be leased for any other purpose.
- (B) Outside storage shall be screened and shall not be located closer than 100 feet to a residential or mixed-use zoning district or a lot containing a legal, conforming residential use.
- (C) All driveways and parking areas between and around buildings shall be paved with asphalt or concrete including parking areas for the storage of boats, recreational vehicles and similar vehicles.
- (D) Two or more principal buildings used as part of the warehouse facility shall be permitted on a single lot of record when such buildings meet the location requirements of this ordinance.
- (E) All warehousing operations in the CB, Central Business, District shall be housed completely within buildings existing prior to March 12, 2007 or in buildings which meet all commercial design standards for the CB District. Any enlargement or alteration of an existing building to accommodate a warehousing operation shall meet all current commercial design standards for the CB District. Parking, loading, and unloading shall be conducted completely within the boundaries of any parking, loading or unloading area specified for the site and shall not interfere with travel patterns on public roads, the parking lot, or any adjacent or onsite sidewalk. The onsite storage of non-passenger vehicles used in the warehouse business shall not be permitted. The warehousing of hazardous, noxious, offensive, or odorous materials including, but not limited to, explosive and inflammable materials shall be prohibited.

SECTION 3. 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 4. Effective Date.

This amendment shall become effective immediately upon adoption.

Adopted this _____ day of _____, 2007.

Ray Quick, Mayor

Attest:

Bobby Kay Thompson, Town Clerk

NOV' 2007

#2

**A PROPOSED ORDINANCE TO AMEND
THE ZONING ORDINANCE OF THE TOWN OF RED CROSS
O-2007-##**

Preamble

Pursuant to the authority conferred by G.S. 160A-385, 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 ZONING ORDINANCE OF THE TOWN BE AMENDED AS FOLLOWS:

Text Amendment

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- (D) Two or more principal buildings used as part of the warehouse facility shall be permitted on a single lot of record when such buildings meet the location requirements of this ordinance.
- (E) All warehousing operations in the CB, Central Business, District shall be housed completely within buildings existing prior to March 12, 2007 or in buildings which meet all commercial design standards for the CB District. Any enlargement or alteration of an existing building to accommodate a warehousing operation shall meet all current commercial design standards for the CB District. Parking, loading, and unloading shall be conducted completely within the boundaries of any parking, loading or unloading area specified for the site and shall not interfere with travel patterns on public roads, the parking lot, or any adjacent or onsite sidewalk. The onsite storage of non-passenger vehicles used in the warehouse business shall not be permitted. The warehousing of hazardous, noxious, offensive, or odorous materials including, but not limited to, explosive and inflammable materials shall be prohibited.

attachment

A PROPOSED ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE OF THE TOWN OF RED CROSS O-2008-##

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 66-5. *Definitions*, by making the following changes:

ADD a new definition:

38. Town Planner – the person or persons designated by the town council to carry out the administrative functions detailed within this ordinance.

DELETE the definition for “Primary and Secondary Growth Area” and renumber remaining definitions.

SECTION 2. AMEND section 66-38. *Abbreviated procedure for minor subdivisions*, as follows:

(A)(3)—Change the last word in this subsection from “section” to “ordinance.”

SECTION 3. AMEND section 66-72., *Curb and gutter and sidewalks*, as follows

Add the underlined text as shown:

The subdivider shall install standard type of curb and gutter and sidewalks 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* and the latest AASHTO or NCDOT standards for sidewalk construction.

SECTION 4. AMEND Section 66-75., *Public and private roads*, as follows:

Subsection B.6.—Change the text of the second sentence as follows:

“125% of the total cost of construction of such roads...”

Add new subsections 8, 9 and 10 as follows:

8. Cul-de-sacs shall be prohibited except where the town finds that topography or important natural features dictate otherwise.
9. Roads shall be designed to connect with existing and future roads at points acceptable to NCDOT and approved by the town.
10. New roads shall be designed to discourage cut-through traffic unless specifically designed as a major collector or arterial.

SECTION 5. AMEND Section 66-84., *Open space*, as follows:

Open space, where required, shall be limited to contain fifty (50) percent flood plain or floodway or any other normally restricted or non-buildable land area.

Where the open space is less than four (4) acres in size, and where the clustering provision is not used, the developer may ~~opt out of this option and~~ receive the points and credit for open space. ~~In turn, the developer may~~ by retaining this open space as un-developable land or combine it with one or more lots with a note on the plat that those lots cannot be divided in the future to increase density of the approved subdivision.

SECTION 6. AMEND Section 66-86., *Street construction*, as follows:

All subdivisions shall have the following pavement widths unless a greater width is required for NCDOT or ~~appropriate municipal~~ approval:

SECTION 7. AMEND Section 66-90., *Construction criteria point approval system*, as follows:

Subdivision Point System Improvement	Points
<p>Open Space <u>meeting the ownership requirements established in Section 66-103</u></p> <p>If you cluster, open space can be counted for additional open space points.</p>	<p>10-50% 20-60 (e.g. 22% open space = 32 points) <u>One point for each percent of open space (rounded down to the nearest whole number) exceeding the minimum open space requirements established by the zoning ordinance. (e.g. a 40 lot subdivision requiring a minimum of 30% open space which instead provides 40% open space would receive 10 points)</u></p>
<p>Public Water</p>	<p>30 (e.g. connected to a regulated public water system)</p>

in growth Area	45	
Public Sewer	30	(e.g. connected to a regulated public sewer system)
in growth area	45	
Street lighting	10	Minimum every <u>three hundred (300)</u> feet.
Entrance Landscaped & Sign	10	(e.g. approved signage and landscaping along all double frontage lots)
Dedicated Public Facility Site	10	(e.g. EMS, library, fire station, etc.)
Dedicated School Site	20	(e.g. approved and accepted school site)
Clustering with conservation design	35	(e.g. clustering per these regulations)
• Must pick one recreation activity		
Recreation: (pick one)		
• Active	10	(e.g. walking trails, ball fields, tennis courts, pools, play grounds, etc)
• Passive		(e.g. vistas, ecological and environmental research preserves, farming, etc.)
Tree Planting (<u>min. four (4)</u> on each lot)	10	(e.g. one <u>two (2)</u> inch caliper as measured <u>six (6)</u> inches from the ground)
<u>min two (2)-5</u> ac lot average (overall)	40-100-20	(e.g. total acreage outside of any right of way divided by the number of lots in the entire tract)
	10	Per ADA requirements on one side
<u>Sidewalks</u>		

SECTION 8. AMEND Section 66-103., *Ownership and maintenance*, as follows:

Required open space and recreation areas may be publicly or privately owned. The planning, construction, and maintenance of privately owned facilities shall adhere to the following:

- (1) **Private open space intended to count towards the open space requirements of this section shall be held and maintained by a legally constituted homeowner's association. Public open space may be held by any unit of government or private non-profit organization created for such purposes that has been approved by the town council.**
- (2) **High maintenance cost facilities such as swimming pools shall not be counted in determining compliance with the minimum open space and recreation area requirements of this section. Bridges along pedestrian and bicycle paths and similar high cost facilities shall not be permitted as an integral part of any required open space or recreational area unless the town determines that no other feasible alternative exists.**

- (3) Each phase of a phased development shall meet the minimum requirements for open space and recreational areas. All plans for such developments shall demonstrate compliance for each phase. No certificates of occupancy shall be issued until all such required facilities have been installed by the developer and approved by the town.
- (4) Prior to the conveyance of the first lot in any subdivision, all open space and recreation areas required by this ordinance to be owned and maintained by a property owners association shall be transferred free of debt to such association.

~~Ownership. Recreational facilities established on subdivision plats shall remain under the ownership and control of the developer (or his successor) or a homeowners' association or similar organization.~~

- (5) Maintenance. The person or entity identified as having the right of ownership and control over a development's recreational and open space area shall be responsible for the ~~continue~~ perpetual upkeep and proper maintenance of the same.

SECTION 9. AMEND Section 66-104., *Homeowners' association*, as follows:

- (1) When created. Provision for the establishment of the association or similar entity is shall be made before any lot in the development is sold or any building occupied.
- (2) Authority. The association or similar legal entity ~~has~~ shall have the clear legal authority to maintain and exercise control over such common areas and facilities.
- (3) Contributions. The association or similar legal entity ~~has~~ shall have the power to compel contributions from residents of the development to cover their proportionate shares of the costs associated with both maintenance and upkeep.

SECTION 10. AMEND Section 66-105., *Timing of recreational improvements*, as follows:

Because of the varying nature of subdivision developments, it is impractical to categorically set one (1) time frame with applicability to all. Consequently, the timing of recreational improvements will be established for each development by ~~the town reviewing staff~~ in consultation with the developer. Generally, ~~staff~~ the town will require recreational improvements implemented when either fifteen (15) lots total or fifty (50) %percent of the total approved lots for the subdivision have been completed, whichever occurs first. When compliance with the preceding requirement does not occur, zoning permits for the remainder of the development may be stopped. Nothing, however, should be construed as

barring a developer from immediate development of recreational facilities as an amenities/marketing strategy and such timing is encouraged.

SECTION 11. 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 12. Effective Date.

This amendment shall become effective immediately upon adoption.

Adopted this _____ day of _____, 2008.

Ray Quick, Mayor

Attest:

Bobby Kay Thompson, Town Clerk

RED CROSS PLANNING & ZONING

September 4, 2007 --7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
 - Continued review Subdivision Ordinance
6. New Business
 - a. Planned Unit Developments or PUD leaflets from county planning & zoning to P & Z members- review for November meeting
7. Comments
8. Adjourn

RED CROSS PLANNING AND ZONING
SEPTEMBER 4, 2007 – 7:00pm
WEST STANLY GRILL

The Red Cross Planning and Zoning Board was called to order and invocation given by Vice-Chairman Tom Staples. Members present-Tom Staples, Richard Baucom, Dick Hatley, Marion Hubbard, Lou Eubanks and Consultant Carol Rhea. Absent- Carolyn Faust. Guest- Mayor Ray Quick.

The purpose of the meeting was to continue to review and amend the present Subdivision Ordinance

Article I – Section 66- 2 Purpose of Chapter

Add (8) Co-ordinate transportation networks and utilities within subdivision.

Section 1. 66-5 Definitions

Town Planner – see attachment

Section 3. 66-72 Curb and Gutter and Sidewalk --- See attachment

Section 4. 66-75 Public and Private Roads --- See attachment

Section 5. 66-84 Open Spaces --- See attachment

Section 6. 66-86 Street Construction --- See attachment

New Business

Planned Unit Development or PUD

A leaflet from the Stanly County Planning and Zoning, explaining PUD, was given to each member of the Red Cross Planning and Zoning to review and be ready to

Discuss at next scheduled meeting.

3

October Meeting canceled. Next P&Z meeting November 5, 2007 at 1:00pm at the West Stanly Grill.

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

Chairman – Tom Staples

Secretary – Lou Eubanks

RED CROSS PLANNING & ZONING

August 1, 2007 --7:00PM

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

RED CROSS PLANNING AND ZONING
AUGUST 1, 2007
WEST STANLY GRILL

The Planning and Zoning Board was called to order by Vice chairman Tom Staples. Members present; Tom Staples, Marion Hubbard, Richard Baucom, Dick Hatley and Lou Eubanks. Absent Carolyn Morton Faust. Invocation given by Tom Staples.

A subdivision workshop was conducted by Carol Rhea of Rhea Consulting. The purpose of the subdivision ordinance is to establish standards for land division for sale or usage, promote orderly and safe growth and provide proper land records for every subdivision. The board felt the ordinance should be critiqued and made to specifically apply to Red Cross -having been adopted from the Stanly County Subdivision with only minor change.
Categories:

Minor Subdivision – 3 or less lots
Major Subdivision – more than 3 lots

Permits:

No permits to be issued without sketch plat prior to the preliminary plat – which must be approved by the planning board, town council and TRC (Technical Review Committee).

Surety Performance Bonds

In lieu of requiring the completion, installation and dedication of all improvements and prior to final plat approval, the developer and town enter into an agreement the developer will complete all required improvements. The bond or cash equivalent will be equal to 125 percent of the uncompleted project. Research cost of uncompleted project should be explored so as to be sure the amount will cover the cost of completion.

The duration of the financial agreement shall be of a reasonable period, but not to exceed one year. The agreement may be extended with the consent of the town.

Default: The town shall retain securities and complete the improvements. All funds not spent shall be returned to developer.

Phased Development

- Master Plan of entire proposed division and phases of development to be submitted to planning board.
- Each phase of development preceded by submission and approval of preliminary plat.
- A final plat must be submitted and approved as each phase is completed.
- All required open space and recreational areas required for subdivision shall be met for each phase of development.
- Renewal of master plan not necessary unless density increases are proposed.

Regular meeting August 6, 2007 - canceled.

Next Workshop -- September 4, 2007

Vice Chairman Tom Staples
Secretary Lou Eubanks

A **Planned Unit Development**, or **PUD**, is both a type of building development as well as a regulatory process. A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

Contents

- 1 History
- 2 What is a PUD?
- 3 Mixtures of Land Uses
- 4 Design Principles
 - 4.1 Houses and Placement of Houses
 - 4.2 Streets
 - 4.3 Sidewalks and Pedestrian Ways
 - 4.4 Combining Design Features
- 5 See Also
- 6 References

History

The origins of PUDs in the new American communities can be traced to British movements during the 1950's. The developments in Britain's new communities dealt with the locations of industrial elements and how they were publicly dictated before building ever began in order to uphold an economic base. However, in America, privately controlled communities often had to attract industry after the residential sectors had been built and occupied.

The newest forms of the Planned Unit Development in America were found shortly after World War II in the Levittowns and Park Forest as whole communities within the limits and orbits of large metropolitan centers. The first zoning evidence of PUD was created by Prince Georges County, Maryland in 1949. It "permit[ed] the development of a large tract of land as a complete neighborhood unit, having a range of dwelling types, the necessary local shopping facilities and off-street parking areas, parks, playgrounds, school sites, and other community facilities," (Burchell 43). Alexandria, Virginia, in 1952, as an amendment to its city code, provided for a "Community Unit Plan" with the intent to provide for planned community facilities and open space development with new residential building. Finally, one of the first modern uses of the actual term Planned Unit Development appeared in San Francisco's ordinance in 1962.

What is a PUD?

Planned Unit Development is a means of land regulation which promotes large scale, unified land development by means of mid-range, realistic programs in chase of physically-curable, social and economic deficiencies in land and cityscapes. Where appropriate, this development control promotes:

- A mixture of both land uses and dwelling types with at least one of the nonresidential land uses being regional in nature
- The clustering of residential land uses providing public and common open space
- Increased administrative discretion to a local professional planning staff while setting aside present land use regulations and rigid plat approval processes
- The enhancement of the bargaining process between the developer and government municipalities which in turn strengthens the municipality's site plan review and control over development for

potentially increased profits due to land efficiency, multiple land uses, and increased residential densities.

Frequently, PUDs take on a variety of forms ranging from small cluster of houses combined with open spaces to new and developing towns with thousands of residents and various land uses. However, the definition of a PUD does not take into consideration these types of developments unless they fit into a category of size ranging from 100 acres to 2,500 acres.

Mixtures of Land Uses

In PUDs, the zoning of districts becomes very different from what was standard under the Standard Zoning Enabling Act. Historically, the districts were very narrow in type and large in area. Within PUDs, zoning becomes much more integrated with multiple land uses and districts being placed on adjacent land parcels.

Residential properties in PUDs are by far the most numerous and occupy the largest land areas. PUDs tend to incorporate single-family residential uses within close proximity to two-family units and multiple-family dwellings to form a larger diversified neighborhood concept. Schools, churches, retirement homes, hospitals, and recreation facilities begin to find their way into residential districts. Residential districts also tend to use the best land in the community and the most favorable sites are protected from commercial and industrial uses.

Grouping shopping districts by service area is a first step in returning to the neighborhood concept. Land is reserved for regional, community, and local shopping clusters with some specific restrictions based on market experience and on what types of business intend to locate at each development. Local shopping districts with sufficient provisions for off-street parking, height restrictions, and traffic control are not frequently found surrounded by residential areas.

Industrial standards now help to reduce the journey for employees to work. Nowadays, there tends to be environmental and performance regulations that cut back on the amount of nuisance to surrounding areas adjacent to industrial districts. With sufficient setbacks, off-street parking, and height regulations, industrial locations adjacent to residential zones are usually looked to as an overall community goal. PUDs do not normally have large numbers of industrial districts, but if so, they tend to be geared more towards light industry.

Design Principles

Houses and Placement of Houses

Houses in PUDs often include access to a large shared open space surrounding the house as well as a smaller private yard. These large protected open spaces are created by the layout of the buildings and are intended for use by all residents of the developments. Different housing types (single-family, two-family, multiple-family) are often mixed rather than separated as is done in conventional development

Streets

Street patterns are one of the most important elements in establishing the neighborhood character of a residential community. Most non-PUD development focuses on obtaining maximum frontage for lot sizes and maximum flow of traffic on all streets. However, in order to dispel the monotony of the typical grid plan street pattern, PUDs often employ a hierarchy of street types based on usage. Local streets

serve only residences and have a low traffic volume, while collector streets connect local streets to arterials, which are the major routes of travel throughout a PUD.

Sidewalks and Pedestrian Ways

Sidewalks and pedestrian ways of PUDs supplement and complement street systems in establishing the character of the neighborhood. Sidewalks are located on at least one side of every street to enable the walkability of the developments. Circulation systems are provided to link residential groupings, open space areas, schools, and local shopping areas.

Combining Design Features

It is in the ability to design each of these components simultaneously that makes PUDs unique and effective. Each of the elements work together to enhance the whole. This a major advantage over traditional zoning practices that force lots to be planned in accordance with broad rules that may allow for some incompatibility.

RED CROSS
PLANNING AND ZONING

AGENDA

July 5, 2007

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Zoning request
6. Mission Statement
7. Subdivision Ordinance Review

RED CROSS PLANNING AND ZONING
July 5, 2007 – 7:00pm
Eubanks Residence

The Red Cross Planning and Zoning Board meeting was called to order by Chairperson Carolyn Morton . Members present: Carolyn Morton, Marion Hubbard, Tom Staples, Dick Hatley, Richard Baucom , Lou Eubanks and Planning and Zoning Consultant Carol Rhea. Guest present: Mayor Ray Quick. Invocation given by Mayor Ray Quick.

A motion was made to approve agenda by Richard Baucom – second Dicky Hatley- Carried 5/0

A motion was made to approve minutes by Dicky Hatley – second by – Tom Staples - Carried 5/0

OLD BUSINESS

Zoning Request from Joe and Angela Abbatiello for two acres on highway 24/27 to be rezoned from R/A to H/B. All forms and fees are in order and the rezoning change meets the long-range zoning goals of Red Cross Purposed Future Plans. Motion to be present to town council at their meeting June 11, 2007 with recommendation to approve by Richard Baucom - second by Tom Staples – Carried 5/0

(Red Cross Town Council approved zoning request June 11, 2007)

Zoning Request from Bryan and Jessica Turner for rezoning Colt Country Mini Warehouses, located on highway 24/27, from H/B to G/B was presented to town council but further study into meeting long-range zoning goals were in question. The matter was tabled by town council for additional study.

Zoning Request from Larry Wayne Smith for one acre on highway 24/27 to be rezoned from C/B to G/B. Motion to tabled until next meeting by Richard Baucom – second Tom Staples – Motion carried 5/0

Budget for 2007 – 2008 : The following budget was presented to town council June 11,2007 for approval.

Subdivision-----	4,250.00
Zoning-----	3,000.00
Technical Assistance-----	6,750.00
Workshops-----	3,000.00
Miscellaneous-----	3,000.00

(Red Cross Town Council approved budget for 2007 -2008 at June 11,2007 meeting.

Mission Statement: The Town Council did not approve of “Without any unreasonable increases in the local tax burden”. Motion to delete this phrase was made by Lou Eubanks and second by Tom Staples. Motion carried 5/0. The Mission Statement is as follows:

To anticipate and plan for growth in a manner that protects and enhances the existing quality of life for area residents by avoiding incompatible land uses but encourage economic development. Protect the past but plan for the future.

Subdivision Ordinance

Motion was made by Tom Staples to ask town council impose a 180 day moratorium on all major subdivision construction – second Richard Baucom – carried 5/0

Contract with Rhea Consulting

Motion was made by Lou Eubanks to present to town council the contract agreement with Rhea Consulting for professional services of Carol Rhea with the planning and zoning board – second by Marion Hubbard – carried 5/0.

SUBDIVISION WORKSHOP

Workshop with Carol Rhea scheduled for Wednesday, August 1, 2007 at 7:00pm
West Stanly Grill

Next P & Z meeting – Monday August 6, 2007 - 7:00pm – Lou Eubanks home

Motion to adjourn by Tom Staples – second by Marion Hubbard – carried 5/0

Chairperson Carolyn Morton

Secretary Lou Eubanks

RED CROSS

PLANNING AND ZONING

AGENDA

June 4, 2007

1. Call to order
2. Invocation
3. Approval of minutes
4. Approval of agenda
5. Old business
 - a - Mission Statement
 - b - Livestock acreage
 - c - Commercial Stables
 - d - Zoning Office*
6. New Business
 - a - Itemized Budget for 2007 - 2008
 - b - Citizens Zoning Request
 - c - Accessory Building Request
 - d - Subdivision Ordinance Review
7. Adjourn

RED CROSS PLANNING AND ZONING
JUNE 4, 2007 – 7:00pm
West Stanly Grill

The Red Cross Planning and Zoning Board meeting was called to order by Vice-Chairman, Tom Staples. Members present; Carolyn Morton, Marion Hubbard, Tom Staples, Dick Hatley and Lou Eubanks. Absent- Richard Baucom. Guest present: Mayor Ray Quick, and Councilman Chip Speight. Invocation given by Mayor Ray Quick.

A motion was made to approve agenda by Dick Hatley – second by Lou Eubanks.
Carried 4/0

A motion was made to approve minutes by Dicky Hatley – second by Marion Hubbard.
Carried 4/0

OLD BUSINESS

Mission Statement: To anticipate and plan for growth in a manner that protects and enhances the existing quality of life for area residents by avoiding incompatible land uses and without any unreasonable increases in the local tax burden but encourage economic development. Protect the past but plan for the future. A motion to accept the above mission statement made by Marion Hubbard – second by Dicky Hatley. Carried 4/0

Livestock Acreage: Ratio for R/A Zones : Motion made by Lou Eubanks to have no ratio on acreage to livestock in R/A zones, instead rely on good pasture management to determine the number of livestock -second by Dicky Hatley. Carried - 4/0.
Regarding other zones, animal control measures will be dealt with after studies of ways to regulate and control numbers of animal (both large and small) on smaller plots of land.

Commercial Stables: Table of Uses

Motion made to delete (1) Riding Stables from table of uses and (2) combine Saddle Clubs with Private Clubs. Motion carried 4/0

Zoning enforcement officer: No Applications for Zoning Officer: Permission to be requested from town council to advertise job opening through professional means with Michael Sandy.

NEW BUSINESS

BUDGET FOR 2007 – 2008 : The following budget will be presented and requested from the town council at the next council meeting, June 11,2007.

Subdivision-----	4,250.00
Zoning-----	3,000.00
Technical Assistance---	6,750.00
Workshops-----	3,000.00
Miscellaneous-----	3,000.00

ZONING REQUEST

Bryan and Jessica Turner, owners of Colt Country Warehouses, request zoning amendment for 2.4 acres from H/B to G/B for the purpose of being in full zoning compliance. Forms and fees have been completed and are in order. Motion made by Lou Eubanks to present and recommend to Town Council the zoning change be approved. Motion second by Dicky Hatley. Motion carried 4/0.

HARRY Williams, owner of Bright Beginnings Day Care, request zoning amendment for one acre from R/A to H/B. Forms and fees have been completed and are in order. Motion made by Marion Hubbard to present and recommend to Town Council the zoning change be approved. Motion second by Lou Eubanks. Motion carried 4/0.

PERMIT REQUEST

Tom Curry, 420 Peach Tree Road, [1.4 acreage] request permission to transport single-wide house trailer to property for the purpose of personal self-storage. No permit needed, permission granted.

Next P / Z MEETING — THURSDAY, July 5, 2007, 7:00PM Lou Eubanks home

Motion to adjourn-Lou Eubanks—second —Dicky Hatley —carried 4/0

Chairperson Carolyn M. Faust

Secretary Lou Eubanks

RED CROSS

PLANNING AND ZONING

AGENDA

May 7, 2007

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old business
None
6. New Business
Citizens Zoning Question
Review Sub-Division Ordinance
7. Adjourn

RED CROSS PLANNING AND ZONING
May 7, 2007 – 7:00pm
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, Tom Staples, Richard Baucom, Dick Hatley and Lou Eubanks. Guest present: Mayor Ray Quick, Councilman Heath Hahn, and Council Chip Speight.

A motion was made to approve agenda by Dick Hatley – second by Lou Eubanks.
Carried 5/0

A motion was made to approve minutes (after correction of web site to lower case letters – redcrossnc.com) by Tom Staples – second by Marion Hubbard. Carried 5/0

OLD BUSINESS

Mission Statement

Motion to table mission statement until next meeting (June 4, 2007) by Lou Eubanks -
Motion second by Tom Staples. Carried 5/0

Review Subdivision

A motion was made to table review of subdivision ordinance until our next meeting in June by Tom Staples – second by Richard Baucom. Carried 5/0

Enforcement Matters

Dollar General's garbage gate remains open. Chip Speight has talked with Dollar General and Waste Management. A phone call or written request from the manager of Dollar General requesting the gates be closed after each garbage pick-up will take care of the issue. Chip will follow up on this issue.

NEW BUSINESS

Heath Hahn, citizen and landowner in Red Cross, presented a surveyor's preliminary plat showing two plats (1+ acres and 2+ acres) which he plans to gift to family members. It was determined the two lots met the requirements for a minor subdivision (Subdivision Ordinance Sect 66-5 and 66-38), therefore no permits were needed from the planning board. The board gave its approval of the plat and Chairperson Carolyn Morton initialed and dated the face of the plat.

A potential buyer of twelve acres of land (zoned R/A) in Red Cross questions if horses are permissible. Livestock is permitted in R/A districts. At present, no ratio for animals to acreage is listed. Good management of grass, pastures and common sense would help determine the number of animals. Farm structures are addressed in Zoning Ordinance Article IV Sect.4.4 - Agriculture, Bona fide farms - item B – “Structures intended for animals are to be 250 feet from property line.. This shall not include pastures, riding rings or similar areas used for animals in such small numbers they do not present problems in relationship to noise, odor or storm water runoff.”

Carol Rhea Contract – 2006 – 2007

Ray Quick presented a suggestion to consider retaining Carol Rhea not only as a consultant to the Planning and Zoning Board to review and up date the Red Cross Subdivision Ordinance, but also, as a monthly consultant at regular planning and zoning meetings for one year. Motion made by Lou Eubanks to contract with Carol Rhea to attend monthly meetings of the planning and zoning board as a consultant for one year. Motion was second by Richard Baucom. After discussion, the motion carried 5/0. This request will be presented to the town council at their May meeting

Enforcement Officer:

A letter of resignation for Enforcement Officer Cody Whitley was presented by Chairperson Carolyn Morton. Reasons for resignation were extended over-night travel time and increased work load at regular employment. A replacement will be requested at the next council meeting.

Next regular P&Z meeting – June 4, 2007 - 7:00pm – West Stanly Grill

Motion to adjourn by Tom Staples – second by Richard Baucom - motion carried 5/0.

Chairperson Carolyn Morton

Secretary Lou Eubanks

RED CROSS
PLANNING AND ZONING

AGENDA

APRIL 2, 2007

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old business
 Highway Overlay District
6. New Business
 Web Page
 - Mission Statement - Tabled until May 2007
7. Adjourn

1. Storm Drains
2. Sidewalks
3. Open Space - needs
 to be usable

Zoning
Lot Lines

TC ordinance for establishing the PB

What process is county using for TRC + review
plots in RC.

RED CROSS PLANNING & ZONING

April 2, 2007 --7:00PM

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old Business
Hwy Overlay District
6. New Business
New Web Site
Mission Statement
6. Comments
7. Adjourn

RED CROSS PLANNING AND ZONING

April 2, 2007
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, Richard Baucom, Dicky Hatley and Lou Eubanks. Tom Staples was absent.

Motion to approve agenda – Dicky Hatley - second – Marion Hubbard. Carried 4/0

Motion to approve minutes- Richard Baucom - second- Marion Hubbard. Carried 4/0

OLD BUSINESS

Highway Overlay District was briefly discussed. It was determined this would not apply to areas inside the town limits.

NEW BUSINESS

Mayor Ray Quick is developing a web site for the town of Red Cross and is asking for a mission statement from the Planning and Zoning Board, pictures of the board members and minutes from the last twelve meetings. The web site address will be ~~Red Cross NC.com~~ and is presently available. ~~Red~~

~~cross nc.com~~
cross nc.com

Our next meeting will be May 7, 2007 at 7:00pm to be held at the West Stanly Grill. Carol Rhea will not be present but request all members review and be familiar with the sub-division ordinance. This ordinance will be discussed at length with possible suggestions for changes.

Motion to adjourn – Marion Hubbard - second- Richard Baucom. Carried 4/0

Chairman Carolyn Morton

Secretary Lou Eubanks

Town of Red Cross
Public Hearing-Proposed Zoning Ordinance Changes
March 12, 2007, 7 PM

1. Open Meeting:

2. Invocation:

Chip Speight

3. Recognize Dignitaries:

Carol Rhea-Rhea Consulting, Inc.

4. Request by Planning Board for Proposed Zoning Ordinance Changes-Carolyn Morton presenting.

5. Comments from the public

6. Comments from the Council.

7. Call for vote

8. Close the Public Hearing.

**Town of Red Cross
Meeting of the Town Council
March 12, 2007, 7 PM**

1. Open Meeting:

2. Invocation: Was before the Public Hearing meeting.

3. Recognize Dignitaries:

4. Approval of Agenda:

5. Approval of Last Months Minutes:

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

6. Department Reports:

- .Finance-Heath Hahn
- .Fire Department-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. Discuss the discharging of firearms inside the city limits-Ray Quick presenting.

9. Discuss amending Mr. Sam Turner's 2005-2006 contract because of date submitted to State-Heath Hahn presenting.

10. Report on the Highway Overlay District on the new highway 24-27-Larry Wayne Smith and Chip Speight presenting. *Tabled*

11. Report on inquiring of purchasing sewer capacity from the Town of Oakboro-Larry Wayne Smith presenting. *Larry made motion to w/draw previous motion to purchase sewer @ 3.05*

12. Review of Town's Web Site- Ray Quick presenting.

www.RedCrossNC.com

13. Discuss the proposed contract with Mr. Sam Turner for the Financial Audit Fiscal 2006-2007 at a cost of \$1,700.00. -Heath Hahn presenting. *Tabled*

14. Accept comments from the public.

15. Accept comments from the Town Council

16. Accept motion to close the meeting.

RED CROSS
PLANNING AND ZONING

AGENDA

MARCH 5, 2007

1. Call to order
2. Invocation
3. Approval of agenda
4. Approval of minutes
5. Old business
 Public Hearing
6. New Business
 Highway Corridor Overlay Districts
 P R & R Quick
7. Adjourn

Red Cross Planning and Zoning

March 6, 2007

West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order by Vice-Chairman Tom Staples. Invocation by Lou Eubanks. Members present; Tom Staples, Marion Hubbard, Richard Baucom, Richard Hatley and Lou Eubanks. Absent- Carolyn Morton. Guest present; Mayor Ray Quick, ~~Chip Speight and Cody Whitley.~~

Approval of agenda-motion by Richard Baucom-second Marion Hubbard.

Approval of minutes-motion by Richard Baucom-second by Marion Hubbard.

OLD BUSINESS

All board members were encouraged to review the Proposed Zoning Ordinance Changes prior to the public hearing on March 12, 2007.

NEW BUSINESS

Marion Hubbard has agreed to serve a second term of four years on the Planning and Zoning Board. The recommendation will be presented at the April town council meeting.

Tom Staples has agreed to serve another term ~~(possibly only one year) with the remaining term being filled by new appointed member.~~ This recommendation will be presented at the April Town Council meeting.

Highway Corridor Overlay Districts

The purpose is to preserve and promote movement of traffic along highways NC 24/27, NC 49, NC 73 and US 52. The Stanly County Land Use Plan 2002 is requesting the adoption of the Overlay Zoning Districts that would apply additional development standards to regulate building design and construction, site layout, landscaping, signage and traffic patterns. There were questions concerning the following;

Section 2.1 Location and Applicability

District would include all parcels adjacent and within 1000 feet from edge of NCDOT right of way from beginning to end of each highway overlay district.

Section 2.8 Access Management and Parking Areas

Questions on driveway permits and access spacing distance.

After discussion, the Planning and Zoning Board felt we needed more in-depth information before opinions can be voiced.

Gun Control

A request from a concerned citizen about some regulations of the discharging of fire arms in Red Cross. After discussions, the board agreed some regulations were needed – possibly ½ hour before sunrise to ½ hour after sunset – Monday thru Saturday to be allowed. There would be no discharging of firearms on Sunday. This information ~~will~~ **WILL** presented to Town Council at March meeting.

Mayor Ray Quick presented information on a 30 acre tract of land in the Red Cross district in which the contractor wants to build homes on 1/3 acre lots. Water is available – no sewage available. No permits have been issued or requested – No action taken by Planning and Zoning.

Next meeting April 2, 2007.

Motion to adjourn by Richard Hatley – second by Lou Eubanks

Vice chairman – Tom Staples
Secretary – Lou Eubanks

PUBLIC HEARING
West Stanly High School Library
March 12, 2007

Proposed Zoning Ordinance Changes

Carol Rhea and the Planning and Zoning Board proposed zoning ordinance changes to the Town Council and to the citizens of Red Cross.

MODIFICATIONS IN TABLE OF USES

Commercial Uses

1. Combine Country Clubs with Private Clubs
Permit with conditions in HB, CB, and GB
2. Permit Gun Shops in HB, CB, and GB
3. Shooting Ranges permitted with SUP

Motion made to adopt ordinance with above modifications. Motion carried 3/1.

Red Cross Planning and Zoning

March 6, 2007

West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order by Vice-Chairman Tom Staples. Invocation by Lou Eubanks. Members present; Tom Staples, Marion Hubbard, Richard Baucom, Richard Hatley and Lou Eubanks. Absent- Carolyn Morton. Guest present; Mayor Ray Quick, Chip Speight and Cody Whitley.

Approval of agenda-motion by Richard Baucom-second Marion Hubbard.

Approval of minutes-motion by Richard Baucom-second by Marion Hubbard.

OLD BUSINESS

All board members were encouraged to review the Proposed Zoning Ordinance Changes prior to the public hearing on March 12,2007.

NEW BUSINESS

Marion Hubbard has agreed to serve a second term of four years on the Planning and Zoning Board. The recommendation will be presented at the April town council meeting. Tom Staples has agreed to serve another term (possibly only one year) with the remaining term being filled by new appointed member. This recommendation will be presented at the April Town Council meeting.

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The purpose is to preserve and promote movement of traffic along highways NC 24/27, NC 49, NC 73 and US 52. The Stanly County Land Use Plan 2002 is requesting the adoption of the Overlay Zoning Districts that would apply additional development standards to regulate building design and construction, site layout, landscaping, signage and traffic patterns. There were questions concerning the following;

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Next meeting April 2, 2007.

Motion to adjourn by Richard Hatley – second by Lou Eubanks

Vice chairman – Tom Staples

Secretary – Lou Eubanks

PUBLIC HEARING
West Stanly High School Library
March 12, 2007

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2. Permit Gun Shops in HB, CB, and GB
3. Shooting Ranges permitted with SUP

Motion made to adopt ordinance with above modifications. Motion carried 3/1.

Amended
Copy

Red Cross Planning and Zoning

March 8, 2007 5
West Stanly Grill

The Red Cross Planning and Zoning meeting was called to order by Vice-Chairman Tom Staples. Invocation by Lou Eubanks. Members present; Tom Staples, Marion Hubbard, Richard Baucom, Richard Hatley and Lou Eubanks. Absent- Carolyn Morton. Guest present; Mayor Ray Quick.

Approval of agenda-motion by Richard Baucom-second Marion Hubbard.

Approval of minutes-motion by Richard Baucom-second by Marion Hubbard.

OLD BUSINESS

All board members were encouraged to review the Proposed Zoning Ordinance Changes prior to the public hearing on March 12, 2007.

NEW BUSINESS

Marion Hubbard has agreed to serve a second term of four years on the Planning and Zoning Board. The recommendation will be presented at the April town council meeting. Tom Staples has agreed to serve another term. This recommendation will be presented at the April Town Council meeting.

Highway Corridor Overlay Districts

The purpose is to preserve and promote movement of traffic along highways NC 24/27, NC 49, NC 73 and US 52. The Stanly County Land Use Plan 2002 is requesting the adoption of the Overlay Zoning Districts that would apply additional development standards to regulate building design and construction, site layout, landscaping, signage and traffic patterns. There were questions concerning the following;

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PLANNING & ZONING -- TOWN COUNCIL WORKSHOP

PROPOSED ZONING ORDINANCE CHANGES

January 8, 2007 @ 5:30 pm

WEST STANLY SCHOOL LIBRARY

The Red Cross Planning and Zoning Board and the Red Cross Town Council met for a joint workshop to review the Proposed Zoning Ordinance Changes. Planning and Zoning members present: Carolyn Morton, Tom Staples, Marion Hubbard, Richard Baucom, Dick Hatley and Lou Eubanks. Each council member was given a combined copy of the Proposed Zoning Ordinance Changes, plus an ordinance comparison chart. Carol Rhea, Red Cross Town Planner, reviewed the proposed ordinance and answered questions from the council. Carolyn Morton requested the council set a date for a Public Hearing for the proposed ordinance and the ordinance be adopted by the Town of Red Cross. After discussion by the council, a motion was made and second to table the ordinance until the February meeting -- giving council members time to review.

Workshop was completed. Meeting adjourn.

Red Cross Town Council meeting followed at 7:00pm.

PLANNING AND ZONING - February 5 - Meeting canceled due to no new business and Town Council reviewing Proposed Zoning Ordinance changes.

February 12, 2007 - Red Cross Town Council in regular session voted to hold public hearing on March 12, 2007 at 7:00 pm at the West Stanly School Library for the Proposed Zoning Ordinance changes.

Red Cross Planning and Zoning next meeting March 5, 2007 7:00pm West Stanly Grill.