

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
January 6, 2025, at 6:00 PM

There was no meeting on Monday January 6, 2025 due to there not being a quorum.

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Tuesday, February 11, 2025, at 6:00 PM

(Postponed from Monday February 3, 2025)

Present: Jennifer D'Amore, Wendell Copeland, Kristi Thompson, Heather Britt, David Smith, Melvin Poole- alternate, Kimberly Long- Alternate
Planning and Zoning Officer: Mike Efird
Clerk: Shannon Alberta
Planning and Zoning Liason: Andrew Smith
Mayor Pro Tem: Lisa Lowder

Members Absent: Mark Tucker

Lisa Lowder, Mayor Pro-Tem, called the meeting to order.

Prayer was given by Lisa Lowder

Welcome, and recognition of guests 4+

The agenda was approved for February, 11, 2025, The **Motion to approve the agenda** was made by: Melvin Poole, second by Wendell Copeland. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of December 2, 2024 were approved, A **Motion to approve** was made by: Jennifer D'Amore, second by David Smith. Vote: 5 Aye, 0 No.

(There was no meeting on January 6, 2025)

Public Comments:

Mayor Pro Tem, Lisa Lowder, opened the floor for public comments, but none were given.

Old Business:

Mike Efird gave a brief report on Uwharrie RV, the campers have been removed, the only other request they need to finish is to remove the signs. They will remove the signs shortly and then, they will be in compliance.

Mike Efird, gave a report on the trails grant the town applied for. The state notified Mike Efird today that the town was not awarded a grant this time, but they encouraged us to apply again in March. The Town Council approved the contract with Chambers Engineering. There will be an environmental survey done on the corner property the town is looking to purchase, and a topographical study will be done on Town Hall property.

New Business:

The new members of the planning and zoning board were administered their oaths Heather Britt, David Smith, Melvin Poole, and Kimberly long were all sworn in as members/alternates.

Election of officers for the Planning and Zoning Board were then held.

The board voted on Chairman, Heather Britt Nominated Mark Tucker, Jennifer D'Amore second Mark Tucker. The board discussed some concern that Mr. Tucker was not present, he is able to decline the position if he wishes, then they would need to hold another election at the next meeting.

Melvin Poole made a **motion** to close the nominations, Wendell Copeland Second. 5 Aye, 0 No.

Vote: Yes for Mark Tucker – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D'Amore.

The board voted on Vice Chairman, David Smith nominated Heather Britt, Heather Britt Nominated Jennifer D'Amore.

Heather Britt made a **motion** to close the nominations, Jennifer D'Amore Second. 5 Aye, 0 No.

Vote: Yes for Heather Britt – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D'Amore.

The oath for Vice Chairman was administered to Heather Britt, who then took over the running of the meeting from Mayor Pro Tem Lisa Lowder.

The board voted on a secretary; Jennifer D'Amore nominated Shannon Alberta as recording secretary.

Jennifer D'Amore made a **motion** to close the nominations, Wendell Copeland Second. 5 Aye, 0 No.

Vote: Yes for Shannon Alberta – Kristi Thompson, Heather Britt, David Smith, Melvin Poole, Wendell Copeland, Jennifer D'Amore.

Mike Efird presented the board with the updated draft of the new subdivision ordinance for their review. Each member received a copy of their own to read through and mark anything they feel necessary to edit, discuss, and eventually approve a final copy. Attorney Al Benshoff is scheduled to attend the March meeting. Al will answer any questions the board has, but he requested the questions be sent ahead of time so he may prepare for those questions. The questions should be submitted by 2/21/25 so he has enough time to prepare.

Mike Efird notified the board he received a rough plan for a major commercial subdivision next to West Stanly High School. There is a formal proposal being worked on, once finished the

developer will bring it to the board. This map shows some drive through restaurants and then self-storage along the back of the property. It is already zoned for what they are planning in the draft proposal as general business.

Mike Efird provided a report on the request for a final plat for Streamside Map2 made by Joseph Burleson. The request was turned down by A.M.T. and Mike Efird because he is not far enough along. Once the final asphalt in phase 5 is done, he will be coming back to ask for a final plat. The pocket park should be installed very shortly after phase 5 is finished.

The recent laws regarding down zoning were discussed, Cody Honeycutt has sponsored a bill to allow authority for down zoning be restored in Stanly and Catawba county. If this goes through, the town will be able to go back to being able to down zone.

Mike Efird asked the board to review in detail the commercial design standards in article 5 of the ordinance and note any changes they may want to see. This should be a priority for review along with the subdivision ordinance.

The board discussed a request to change the Town of Red Cross to the Village at Red Cross. The board decided it was unfavorable and would not like to send a recommendation to the council for the change. A **motion** not to recommend was made by Melvin Poole, second David Smith 5 aye, 0 no.

The board read the proposed text change to the newly adopted animal ordinance. Melvin Poole made a **motion** to send a favorable recommendation to the council, Jennifer D'Amore second, 5 Aye, 0 no.

The board also read the amendment to the Town of Red Cross Animal ordinance Melvin Poole made a **motion** to send favorable recommendation to the Town Council, David Smith Second 5 aye, 0 no.

The next Planning and Zoning Meeting is scheduled for Monday **March 3, 2025 at 6pm.**

MOTION to adjourn the meeting was made by: Melvin Poole, second by Wendell Copeland;
Vote: 5 Yea, 0 Nay

Shannon Alberta- Town Clerk

- Chairman

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Monday, March 3, 2025, at 6:00 PM

Present: Mark Tucker Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, Kristi Thompson, David Smith, Kimberly Long- Alternate
Planning and Zoning Officer: Mike Efird
Clerk: Shannon Alberta
Planning and Zoning Liason: Andrew Smith
Members Absent: Melvin Poole- alternate

Mr. Mark Tucker was sworn in as the new Chairman.

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Chairman Mark Tucker

Welcome, and recognition of guests 4+

The agenda was approved for March 3, 2025, The **Motion to approve the agenda** was made by: Wendell Copeland, second by Jennifer D'Amore. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of February 11, 2025 were approved with a correction to the date from 2024 to 2025, A **Motion to approve** was made by: David Smith, second by Heather Britt. Vote: 5 Aye, 0 No.

Public Comments:

Chairman, Mark Tucker, opened the floor for public comments, but none were given.

Old Business:

Mike Efird notified the board that the town approved a driveway permit as per architect approval, but further investigation revealed that sight distance was an issue. The town repealed the permit, and is working with the NCDOT and architect to correct the issue.

Mike Efird notified the board that the town was contacted about the property at the corner of HWY 24/27 and 205. The property is currently zoned for what the interested buyer is wanting to do with the property. Mike Efird did mention to the prospective purchaser that there is currently no sewer available and advised to reach out to the county if that is something they would want to/need to pursue.

New Business:

Chairman Mark Tucker introduced and invited attorney Al Benshoff to present to the board. Attorney Al Benshoff presented some helpful knowledge to assist the board in better understanding their roles and other roles for the town. Attorney Al Benshoff also covered ordinances, answered questions of the board, and spoke about the latest bill passed by the senate referred to as the “downzoning bill”.

Chairman Mark Tucker opened the floor for comments by the board, Mark Tucker thanked everyone for allowing him to serve as chairman.

MOTION to adjourn the meeting was made by: Kristi Thompson, second by Jennifer D’Amore;
Vote: 5 Yea, 0 Nay

The next Planning and Zoning Meeting is scheduled for Monday **April 7, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Monday, April 7, 2025, at 6:00 PM

Present: Mark Tucker Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, Kristi Thompson, Melvin Poole- alternate, and Kimberly Long- Alternate
Planning and Zoning Officer: Mike Efird
Clerk: Shannon Alberta
Planning and Zoning Liaison: Andrew Smith
Members Absent: David Smith

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Andrew Smith

Welcome, and recognition of guests 8+

The agenda was approved for April 7, 2025 with an addition of Item number 8 regarding new legislative action. The **Motion to approve the agenda** was made by: Wendell Copeland, second by Jennifer D'Amore. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of March 3, 2025 were approved with a correction of a mis-spelling, A **Motion to approve with corrections** was made by: Heather Britt, second by Kimberly Long. Vote: 5 Aye, 0 No.

Old Business:

Mike Efird asked the board to continue to review the draft subdivision ordinance, he would like to get it to where it can be adopted in the near future. It can always be amended as the town sees fit.

Mike Efird gave an update on the zoning violation and relocation of an accessory building. He spoke with the owner who is still in violation, but plans to move the building very shortly.

New Business:

Mike Efird gave reports on some possible requests for new subdivisions he received recently at the Russ Davis Property, Mark Lambert, Everett Lambert, and Pfeiffer College property. The Pfeiffer property is the one that seems to be going through with their sale at the current time, everything else is preliminary.

Mike Efird also shared that the trails grants are out again, and the town will look into re-applying for those grants.

The Final Plat for Phase 1 Map 2 is ready to move forward, the technical review committee will meet to approve the final plat.

Mike Efird reported that he received a request from the NCDOT for the town to adopt a resolution to reduce the speed limit to 45MPH between the subdivision and 205 on Hilltop Road and Hatley Burris Road. Jennifer D' Amore made a motion to send a recommendation to the council to reduce the speed limit, Wendell Copeland Second. Vote: 5 Aye, 0 No.

Jennifer D'Amore made a motion to send a favorable recommendation to the board to approve phase 1 map 2, Heather Britt second. Vote: 5 Aye, 0 No.

Mike Efird gave a brief update on the surety bonds for the subdivision. They have been renewed and approved by attorney Al Benshoff.

Mike Efird shared that once our attorney gets the contract with Chambers signed and approved, we should be expecting the final park design. Members of the board expressed they would like to request some changes be made to the most recent design the town has, Mike Efird confirmed changes can still be made.

The town will need to purchase no parking anytime signs for the new subdivision once the streets are adopted. The homeowners are not allowed to park on the street once the building is completed, this has been an issue on the Oakboro side.

Mike Efird read a memo the town received by the North Carolina League of Municipalities. There are bills being passed that can possibly be quite detrimental to how the town handles zoning in the future. The council will need to adopt a resolution to send to the senate stating they do not approve of these bills being passed.

Chairman Mark Tucker opened the meeting for comments from the citizens, there were none.

Chairman Mark Tucker opened the meeting for comments from the board, Chairman Mark Tucker thanked everyone in attendance.

MOTION to adjourn the meeting was made by: Kristi Thompson, second by Kimberly Long; Vote: 5 Yea, 0 Nay

The next Planning and Zoning Meeting is scheduled for Monday **May 5, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Monday, May 5, 2025, at 6:00 PM

Present: Mark Tucker Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, David Smith, Melvin Poole- alternate, and Kimberly Long- Alternate
Planning and Zoning Officer: Mike Efird
Members Absent: Kristi Thompson, Shannon Alberta, and Andrew Smith

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Chairman Mark Tucker

Welcome, and recognition of guests

The agenda was approved for May 5, 2025 with an amendment to move number 2 in old business to number 2 in new business. The **Motion to approve the agenda with the amendment** was made by: Heather Britt, second by Wendell Copeland and Jennifer D'Amore. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of April 7, 2025 were approved, A **Motion to approve** was made by: Heather Britt, second by Jennifer D'Amore. Vote: 5 Aye, 0 No.

Old Business:

Mike Efird discussed the second violation of Mary Ward. She was given her first notice of violation back in November and the building has still not been moved. Mike Efird will be sending a second notice of violation to hopefully this will help her get the violation corrected.

Mike Efird gave an update on the streamside subdivision. The pocket park equipment has been installed, and the only item still needed is the fence to be installed. The final plat for Map 1 phase 2 has been approved and they are beginning to build on that street. The gravel is down on the third street and asphalt should be poured soon.

Mike Efird spoke with Chambers Engineering and they are moving forward with starting the final design. The town is looking to set a date with Chambers to discuss the design and create a priority list to share with the citizens of the plans for the phase 1 map. The town also had a second appraisal done on the new property and it should be completed soon.

Mike Efird gave a report on the resolution the town board approved to reduce the speed limit on Hatley Burreis Road. Mike Efird delivered the signed resolution to the NCDOT and the signs should be changed very shortly.

New Business:

Mike Efird asked the board for a recommendation to rezone the newly purchased property at 114 East Red Cross Road. The property is currently M1 and it should be rezoned to Central Business to match the rest of the town owned property. David Smith made a **motion to rezone the property from M1 to central Business**, Wendell Copeland second; Vote: 5 Aye, 0 No.

Mike Efird also notified the board that he will be sending a 1st notice of violation for 235 S. Oakridge Road having an accessory building in violation.

Chairman Mark Tucker opened the meeting for comments from the citizens, there were none.

Chairman Mark Tucker opened the meeting for comments from the board no further comments.

A MOTION to adjourn the meeting was made by: Jennifer D'Amore, second by Heather Britt;
Vote: 5 Yea, 0 Nay

The next Planning and Zoning Meeting is scheduled for Monday **June 2, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Monday, June 2, 2025, at 6:00 PM

Present: Mark Tucker -Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, and Kimberly Long- Alternate

Secretary: Shannon Alberta

Liasson: Andrew Smith

Members Absent: Kristi Thompson, David Smith, Melvin Poole- alternate, and Mike Efird-
Planning and Zoning Officer

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Heather Britt

Welcome, and recognition of guests

The agenda was approved for June 2, 2025 with an amendment add Item #3 under old business to discuss 125 Deerfield Lane, add Item #4 under old business update on Hatley Burris Road Speed limit, and Item #3 in New Business to discuss zoning violations at 111 Eastway Drive. The **Motion to approve the agenda with the additions** was made by: Heather Britt, second by Jennifer D'Amore. Vote: 4 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of May 5, 2025 were approved, A **Motion to approve** was made by: Heather Britt, second by Wendell Copeland. Vote: 4 Aye, 0 No.

Old Business:

Shannon Alberta notified the board that the Streamside Subdivision Phase 1 Map 3 is coming closer to preparing for a final plat review. Mike Efird is hoping to have all of the information by the meeting in July.

Shannon Alberta notified the board about the property at 114 Deerfield Lane. There have been complaints about the upkeep of the property. The owner is in a nursing home and unable to care for the property. The only family we know of is his nephew, whom is deployed in the Navy currently. Mike Efird asked the board for their recommendations on how they would like him to proceed. The board discussed trying to get the word out from citizens to local organizations who can help such as churches. In the meantime, the town should send a notice to the property in hopes someone is getting or forwarding mail.

Shannon Alberta shared an update on 125 Deerfield Lane owned by Donna Brooks. The property is becoming over grown and over run by trash again. Mike Efird asked the board how they would like him to proceed. The board discussed their concerns with this being an ongoing issue. The board asked that Mike Efird proceed with the proper legal steps to remedy the issue, whether that be fines or condemning the property.

Chairman Mark Tucker gave an update on the speed limit change on Hatley Burris Road. The speed limit has been changed, but he feels there isn't enough signage. The board discussed possibly having the Sheriff's put out a temporary speed sign. Shannon Alberta did also note that

the Stanly County Sheriffs have been told to monitor that area as there have been some complaints. Chairman Mark Tucker did confirm he has seen more police presence recently.

New Business:

The board reviewed the Statement of Consistency and Reasonableness for rezoning of the Town Property. Mike Efird requested the planning board to send a favorable recommendation to the Town Council. Wendell Copeland made a **Motion** to send a favorable recommendation to the Town Council, Heather Britt second; 4 Aye, 0 No.

Shannon Alberta informed the board that Mike Efird received a call from the owner at 150 Deerfield Lane requesting to divide her property and possibly install a double wide mobile home. Mike Efird does not believe this is possible with the amount of land she has because she has a home, a horse, and then looking to install a double wide. Mike Efird told her if she is interested to get a survey done and he would take a look at it. At this time this is very preliminary, Mike Efird just wanted the board to be aware of the request.

Shannon Alberta told the board that Mike Efird was just made aware of some possible zoning violations at 111 Eastway Drive. There is an accessory building that is not in compliance, and also possibly has a person residing in that building. There have also been complaints to the board members that there are also rodents affecting the neighbors from that property. The board advised Mike Efird to proceed with sending a notice of any violation(s) he can address according to our ordinances.

Chairman Mark Tucker opened the meeting for comments from the citizens, there were none.

Chairman Mark Tucker opened the meeting for comments from the board, The board did express the need for a high grass, junk car, and trash ordinance the next meeting. Heather Britt also mentioned the board should look into developing a historic District.

A MOTION to adjourn the meeting was made by: Kimberly Long, second by Wendell Copeland; Vote: 4 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for Monday **July 7, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

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

Present: Mark Tucker -Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, David Smith, Melvin Poole- alternate and Kimberly Long- Alternate
Mike Efird- Planning and Zoning Officer
Secretary: Shannon Alberta
Liasson: Andrew Smith
Members Absent: Kristi Thompson, Wendell Copeland

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Mayor Lionel Hahn

Welcome, and recognition of guests

The agenda was approved for July 7, 2025. The **Motion to approve the agenda** was made by: Jennifer D'Amore, second by Kimberly Long. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of June 2, 2025 were approved, A **Motion to approve** was made by: Heather Britt, second by David Smith. Vote: 5 Aye, 0 No.

Old Business:

Mike Efird shared an update on the complaint for 111 Eastway Drive. The building in the front of the property was approved by zoning about 28 years ago. Mike Efird confirmed it was approved due to the fact that it had a separate electric service ran to the building. The owner of the property did state that no one is living in the building, they just use the building to play video games and "hang out". The building being there for almost 28 years is grandfathered in.

Mike Efird discussed the Donna Brooks property, the grass is very high and the trash seems to be accumulating again. Mike Efird did speak to Ms. Brooks with the heat and her health she cannot do much herself to remedy the issue currently. Without ordinances the town is unable to enforce these issues individually and the only option would be to refer to minimal housing standards which is a last resort option.

Mike Efird reported that the sign at 722 S. Oakridge Road for the TAB properties RV park is not in compliance. Mike Efird spoke with the property owner who shared they are having some personnel issues but as soon as they can they will address the sign, also paving required by the NCDOT, and a fire hydrant that needs to be installed.

Mike Efird reported on the former RV storage lot owned by Majuca properties. Mike Efird sent a formal violation letter to the owner to notify him that he has 18 days to remove the sign at the property. This is the second letter sent to the owner by Mike; the first notice was a personal letter.

Mike Efird shared that he spoke with the owner of JSK storage who informed Mike that the sign design is being worked on currently and the owner will obtain a permit within 30 days.

New Business:

Mike Efird presented the board with a list of topics usually seen in a code of ordinances. Mike Efird asked the board to look over the list and choose the items they feel the town should include in our ordinance book. Once the board chooses the items they would like to include, Mike Efird will work on a draft for the board to review.

Mike Efird reported that he received a request for an exempt subdivision at 231 East Red Cross road owned by Ray Quick. The owner would like to divide into 10 acre lots, the property is currently highway business therefore it is nonconforming. The owner would like to re zone it to RA, but if he does that it must meet the zoning ordinances.

Mike Efird shared that he received a request for a major subdivision on Running Creek Church Road. He received a total of 4 requests a horse farm, major subdivision with 2 acre lots, small houses with less than 4,000 sq foot. The potential buyer didn't realize that sewer was not available the property is about 14 acres.

Chairman Mark Tucker opened the meeting for comments from the citizens, there were none.

Chairman Mark Tucker opened the meeting for comments from the board, the board shared that they need to be very careful when creating these ordinances, they will need to try to remember balance when making decisions about how people live their lives differently. The board will need to protect the town and do what's best for the town and also play by the rules.

A MOTION to adjourn the meeting was made by: Melvin Poole, second by David Smith; Vote: 5 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for Monday **August 4, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting At Town Hall
Minutes of
Monday, August 4, 2025 at 6:00 PM

Present: Mark Tucker -Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Kristi Thompson, Wendell Copeland, David Smith, Melvin Poole- alternate and Kimberly Long-Alternate
Mike Efird- Planning and Zoning Officer
Secretary: Shannon Alberta
Liasson: Andrew Smith

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Heather Britt

Welcome, and recognition of guests

The agenda was approved for August 4, 2025. The **Motion to approve the agenda** was made by: Heather Britt, second by David Smtih. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of July 7, 2025 were approved, A **Motion to approve** was made by: Jennifer D'Amore, second by Heather Britt. Vote: 5 Aye, 0 No.

Old Business:

Mike Efird provided a report on the Donna Brooks property which was cleaned up over the last few weeks. Wendell Copeland shared that he and his wife have worked hard to clean the trash and keep the property mowed down. They will try to work with Ms. Brooks as long as they feel they can. Mike Efird and members of the board expressed their gratitude for all they have done to help.

Mike Efird gave a report of the exempt subdivision for former mayor Ray Quick. The subdivision has been approved and recorded. Mr. Quick will be looking to move forward with rezoning the property in the near future.

Mike Efird opened the discussion about town ordinances amongst the board. Jennifer D'Amore shared that she had done some research on other town ordinances, which she discovered they all seem to be very similar to one another. There was discussion that the ordinances need to include grass and vegetation, trash, debris, business regulations, nuisances, light pollution, traffic codes, skateboards, golf carts, parking regulations, and yard sales. There was also discussion that peddlers, events, parades, and food trucks will need to be touched on in the future once the park is done.

New Business:

Mike Efird shared that he spoke with the individual who purchased the Pfeiffer property next to West Stanly High School. They are still looking into moving forward with a storage facility and possibly some restaurants to serve the community. They are trying to look into water with the county, but we cannot guarantee they will have the capacity. The owners will need to follow the most recent town regulations when building/planning this project.

Mike Efird reported that the Streamside subdivision is moving along very fast. He encouraged the board to take a look at the progress if/when they have time, as a lot of progress has taken place. They are working on finishing phase 4, and phases 5 and 6 are beginning. The no parking anytime signs have been ordered and will be installed once the construction is finished on each street. The Sheriff's office will be patrolling to ensure compliance with the parking restrictions.

Chairman Mark Tucker opened the floor for public comments, no one signed up to speak. Mayor Lionel Hahn expressed his gratitude for the Copeland's hard work to help Ms. Brooks.

Chairman Mark Tucker opened the floor for board comments, Mark Tucker thanked everyone for coming to the meeting and supporting our town.

A MOTION to adjourn the meeting was made by: Wendell Copeland, second by David Smith; Vote: 5 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for **TUESDAY September 2, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting at Town Hall
Minutes of
Monday, September 8, 2025 at 6:00 PM

Present: Mark Tucker -Chairman, Jennifer D'Amore, Kristi Thompson, Wendell Copeland, David Smith, Melvin Poole- alternate and Kimberly Long- Alternate
Mike Efird- Planning and Zoning Officer
Secretary: Shannon Alberta
Liasson: Andrew Smith
Absent: Heather Britt- Vice Chairman

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Mark Tucker

Welcome, and recognition of guests

The agenda was approved for September 8, 2025 with an addition of item #2 under new business to discuss the property located at 113 Gaddis Road. The **Motion to approve the agenda with the addition** was made by: Wendell Copeland, second by Kristi Thompson. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of August 4, 2025 were approved, A **Motion to approve** was made by: Melvin Poole, second by David Smith. Vote: 5 Aye, 0 No.

Old Business:

Mike Efird shared that he has received another complaint about the property at 111 Eastway Drive. A complaint was reported to Mayor Lionel Hahn that there was a person sleeping in the accessory building at the property. Mayor Lionel Hahn shared that he will try to speak with the owner of the property to rectify the situation. Mike Efird also advised he will look into this complaint further.

Mike Efird presented the board with the Final plat phase 1 map 3 for the Streamside Subdivision. All of the requirements have been met for approval, and the town will be able to sign off on approval once Oakboro approves the water and sewer. A **motion** to send a favorable recommendation for approval to the technical review committee was made by Wendell Copeland, second by Jennifer D'Amore. Vote: 4 Aye (Wendell Copeland, Jennifer D'Amore, Melvin Poole, and Kristi Thompson), 1 No (David Smith).

Mike Efird reported that he met with the owners of the Pfeiffer property, the developer, Chambers Engineering, and Stanly County last week to discuss possible sewer options. The County re-stated that there is no capacity available, even after the future planned sewer expansion. A majority of the new sewer capacity from the expansion project is reserved to go to Locust for their new subdivisions being built. The builders for the property did ask that the Town of Red Cross petition for sewer, but there is no capacity available to petition for. The builders at the current time will need to make their plans using septic tanks. Chambers Engineering explained the sewer line from Stony Run to the stop light would need to be upgraded to a 6-inch line at their cost if they were to get sewer. It is currently looking like they will need to make their plans using septic.

New Business:

Mike Efird spoke with attorney Al Benshoff regarding the need for a town ordinance. Mike Efird gave the board a chapter of a recent up to date and legal ordinance for the board to review. At the next meeting the board will discuss and edit the chapter to apply to the town, then move on to another chapter until there is a final draft to be sent to the council for review and adoption.

Mike Efird is working on possibly rezoning or split zoning the property located at 113 Gaddis Road. There is a dog groomer looking to move into the building as soon as possible, but there is no specific dog grooming listed in our zoning permissions. The building is currently zoned highway business which allows salons and barber shops, veterinary offices, and canine boarding kennels. Mike Efird asked if it was ok to allow the grooming since it seems to be covered under salons/barbershops and he will work on making a text change in the next two months to include more specifically grooming businesses. A **motion** to approve the business be permitted under beauty salons/barber shops was made by Jennifer D'Amore, second by Wendell Copeland. 5 Aye, 0 No.

Chairman Mark Tucker opened the floor for public comment; there were none.

Chairman Mark Tucker opened the floor for comments by the board; there were none.

A **motion** to adjourn the meeting was made by: Melvin Poole; Vote: 5 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for Monday **October 6, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting at Town Hall
Minutes of
Monday, October 6, 2025 at 6:00 PM

Present: Mark Tucker -Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, and Kimberly Long- Alternate
Mike Efird- Planning and Zoning Officer
Secretary: Shannon Alberta
Liasson: Andrew Smith
Absent: Kristi Thompson, David Smith, and Melvin Poole- alternate

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Heather Britt

Welcome, and recognition of guests

The agenda was approved for October 6, 2025 with an addition of item #2 under old business to discuss the property located at 111 East Way Drive. The **Motion to approve the agenda with the addition** was made by: Heather Britt, second by Wendell Copeland. Vote: 4 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of September 8, 2025 were approved, A **Motion to approve** was made by: Wendell Copeland, second by Jennifer D'Amore. Vote: 4 Aye, 0 No.

Old Business:

The board discussed chapter 50 of the proposed example ordinance provided for review last month. The board discussed removing the section discussing disposal of dead animals. The board also discussed that the collection schedule, bulk collection, and hazardous waste be edited to reflect what we are currently offering as a town.

The board discussed briefly, the complaint about 111 Eastway Drive; Mike Efird has sent a letter to the owner and is awaiting a response.

New Business:

Mike Efird shared that the owner located at 190 South Oak Ridge Road, owned by JSK storage, is requesting to look into putting in an accessory building display. The board will need to consider access types to the display, and temporary office regulations. It will be a metal lean to type building used for sales. Mike Efird asked the board to begin thinking about how they would like it zoned, if they would want a temporary use permit. This permit is good for a year, but can be renewed if needed.

Mike Efird reported there is a possibility that the property at 113 Gaddis Road will need to be split zoned depending on what types of vendors wish to do business at the location. The owner is still waiting for contracts possibly for a dog grooming business and a fire arm manufacturer which would require rezoning for part of the property to become M1.

Mike Efird shared that True Homes has requested a reduction in sidewalk bonds, but the engineers with A.M.T. advised not to reduce the bonds at the current time. Once the town is asked to accept the streets as their own; A.M.T. will perform a final inspection then, the town can accept the streets by resolution.

Chairman Mark Tucker opened the floor for public comment; there were none.

Chairman Mark Tucker opened the floor for comments by the board; there were none.

A motion to adjourn the meeting was made by: Heather Britt; 2nd by Kimberly Long Vote: 4 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for Monday **November 3, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting at Town Hall
Minutes of
Monday, November 3, 2025 at 6:00 PM

Present: Mark Tucker -Chairman, Heather Britt- Vice Chairman, Jennifer D'Amore, Wendell Copeland, Kristi Thompson, David Smith, Melvin Poole- alternate and Kimberly Long-Alternate

Mike Efird- Planning and Zoning Officer

Secretary: Shannon Alberta

Liasson: Andrew Smith

Absent: Liasson: Andrew Smith

Chairman, Mark Tucker, called the meeting to order.

Prayer was given by Mark Tucker

Welcome, and recognition of guests

The agenda was approved for November 3, 2025. The **motion to approve the agenda** was made by: David Smith, second by Heather Britt. Vote: 5 Aye, 0 No.

The Minutes of the last Planning and Zoning meeting of October 6, 2025 were approved. A **Motion to approve the minutes** was made by: Wendell Copeland, second by Jennifer D'Amore. Vote: 5 Aye, 0 No.

Old Business:

The board discussed the latest chapters of the proposed example ordinance provided for review last month. The board discussed removing the section discussing golf cars and slow-moving vehicles. The board also discussed unregistered vehicles, junk cars, and parking regulations.

Mike Efird reported that he received 5 official complaints regarding the property at 111 Eastway Drive. Mike Efird then performed an on-site inspection which revealed someone is living in the accessory building. Mike Efird shared his findings with Stanly County who will perform their own inspections and determine their violations of code. The next steps will be civil penalties or a court order; more information should come in the next week.

New Business:

Mike Efird shared that he has no updates this month on the JSK storage building display center.

Mike Efird reported that the previous discussion about possible split zoning of the property located at 113 Gaddis Road, is going to remain all single zoned highway business.

Mike Efird gave an update on the Streamside Subdivision; it is moving very quickly. The second street is almost built out and the third will begin very soon. In the near future the town can expect to see the infrastructure acceptance for the first street. Some issues with the overflow parking area may arise as well over the next few months. There is a power pole and line going through the middle of where the overflow parking was to go according to the map. The overflow parking is a must, so this will need to be resolved by Joseph Burleson.

Chairman Mark Tucker opened the floor for public comments; there were none.

Chairman Mark Tucker opened the floor for comments by the board; there were none.

A motion to adjourn the meeting was made by: Heather Britt; 2nd by Jennifer D'Amore Vote: 5 Aye, 0 No.

The next Planning and Zoning Meeting is scheduled for Monday **December 1, 2025 at 6pm**

Shannon Alberta- Town Clerk

Mark Tucker - Chairman

Town of Red Cross
Planning and Zoning Meeting at Town Hall
Minutes of
Monday, December 1, 2025 at 6:00 PM

There was no meeting
held this day, next
meeting will be January
5, 2026

Shannon Alberta- Town Clerk

Mark Tucker - Chairman