

Minutes Planning & Zoning Commission
Tuesday, January 27, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Commissioners; Vice Chair Ann Holland, Mary Little, Brian Rieland, Jairan Heitz, Pam Carter; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator Richard Flowe
Commissioners Absent: Tommy Honbarrier

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:03 PM.

Item #3 – Approval of Agenda

Motion was made by Vice Chair Holland and seconded by Commissioner Little to approve the agenda with an additional of **Item 4A** to introduce a new staff member. **Motion carried 6-0.**

Item #4 – Approval of Minutes – Open Session 11-25-2014

Motion by Commissioner Little and seconded by Vice Chair Holland to approve open session 11-25-2014 minutes. **Motion carried 6-0.**

Item 4A – Introduction of Jason Earliwine – Mr. Flowe introduced Jason Earliwine who will be serving as the Assistant Planning, Zoning & Subdivision Administrator. Mr. Earliwine gave a review of his background.

Item #5 – Public Comment – No comments forth coming.

Item #6 – Planning, Zoning and Subdivision Reports

a. **Zoning Permit Review**

Mr. Flowe summarized and answered questions regarding the permits issued since the November 2014 meeting.

b. **Growth Trends**

1. **Building Permits on the Rise; Year-to-Date Value Best since 2008**
2. **Florida Passes New York to Become the Nation's Third Most Populous State, Census Bureau Reports**
3. **No Surprise! NC Among Top 3 Moving Destinations in US**

Mr. Flowe discussed articles he had recently read regarding trends in the housing market.

Item #7 – Initial Zoning District Recommendation - Biggers 49 Acre Voluntary Annexation

The Commission took a five (5) minute recess at 7:45 PM to make copies of the Initial Zoning Classification memorandum for the Commissioners.

The Commission returned from recess at 7:50 PM.

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Motion was made by Vice Chair Holland and seconded by Commissioner Heitz to recommend to Town Council the zoning classification of the property be zoned Agriculture (AG) which would be consistent with the Town's Land Use Plan. **Motion carried 6-0.**

Item #8 – Draft Zoning Text Amendment – Fence Permits

Motion was made by Commissioner Carter and seconded by Vice Chair Holland to recommend to Town Council amending the Midland Development Ordinance to add "fences and" to Article 2.13-(A) and to read:

"A zoning permit issued by the Planning, Zoning and Subdivision Administrator shall be required for all fences and walls. The process for obtaining a zoning permit is set forth in Article 7 of this Ordinance." and there not be a charge for a zoning permit for a fence.

Motion carried 6-0.

Item #9 – Animal Welfare Ordinance – Review Draft for rules affecting pets

Motion was made by Vice Chair Holland and seconded by Commissioner Rieland to table action until the March 24, 2015 P&ZC meeting. **Motion carried 6-0.**

Item #10 – Adjournment

Motion was made by Vice Chair Holland and seconded by Commissioner Heitz to adjourn the meeting. **Motion carried 6-0.**

The meeting was adjourned at 8:50 PM.

Darrell Page, Chair Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board