

Minutes Planning & Zoning Commission
Tuesday, September 22, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Vice Chair Ann Holland (left at 7:55 PM); Commissioners Pam Barger, Pam Carter, Scott Burroughs, Steve Clark; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator, Richard Flowe

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:10 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Carter and seconded by Commissioner Barger to approve the agenda with addition to Item 5 – staff announcements and introduction of new commission members. **Motion carried 6-0.**

Item #4 – Approval of Minutes – Open Session 08-25-2015

Motion by Vice Chair Holland and seconded by Commissioner Carter to approve open session 08-25-2015 minutes. **Motion carried 6-0.**

Item #5 – Public Comment - No comments were forthcoming.

- a. **Staff Announcement** – Mr. Flowe reported Commissioner Little had submitted her resignation from the P&ZC.
- b. **Introduction of New Commission Members** – Scott Burroughs and Steve Clark were introduced to the Commissioners. They had been recently appointed by the Town Council to fulfill the two (2) vacancies.

Item #6 – Planning, Zoning and Subdivision Reports

- a. **Zoning Permit Review**
Mr. Flowe summarized and answered questions regarding the permits issued since the August meeting.
- b. **Town Updates**
 - Rob Wallace Park
 - project is moving forward
 - site plan for first phase was approved (entrance road and parking lot) and currently being revised by county – part inside town limits and remaining will be brought into the town limits later before constructed and will be under Town standards and jurisdiction
 - Cabarrus Acres
 - Phase 2 - neighborhood drop-in held earlier in the day
 - Phase 1 - is finishing up – final connections being made by plumbers
 - Historic Old Midland – close to finishing up sewer project - interest in the area of the project has increased
 - Project Burgundy – economic development project – Midland still in the running - another site within the State and another site out of State – do not know details

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- Gas Line - PSNC installing gas line on NC Hwy. 24/27 ending near the Wilco Hess station
- c. **Trends & Analysis**
Distributed an article from the Mecklenburg Times regarding the rise of home sales in the Charlotte region

7:55 PM – Chair Page excused Vice Chair Holland at this time.

Item #7 – Review Amendment of MDO Article 17 & 3 (signs)

Commissioners recommended revising the wording in Article 17.6-N (on page 5): *signs attached to licensed roadworthy vehicles, provided the vehicles are maintained and not parked in such a manner as to create the effect of additional signage.*

Motion by Commissioner Carter and seconded by Commissioner Barger to recommend Town Council adopt the proposed amendments to the MDO Articles 3 and 17 with the re-wording of Article 17.6-N (on page 5). **Motion carried 5-0.**

Item #8 – Review Amendment of MDO Article 16 (performance guarantees)

Motion by Commissioner Barger and seconded by Commissioner Carter to recommend Town Council adopt the proposed amendments to the MDO Article 16. **Motion carried 5-0.**

Item #9 – Review Amendment of MDO Article 5 (protest petitions)

Motion by Commissioner Carter and seconded by Commissioner Barger to recommend Town Council adopt the proposed amendments to the MDO Article 5. **Motion carried 5-0.**

Item #9 – Adjournment

Motion was made by Commissioner Carter and seconded by Commissioner Burroughs to adjourn the meeting. **Motion carried 6-0.**

The meeting was adjourned at 8:24 PM.

Darrell Page, Chair Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board