

Minutes Planning & Zoning Commission
Tuesday, January 26, 2021
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

Attendance: Chair Darrell Page; Commissioners: Bob Caddell, Pam Carter, Darrell Helms, Josh Mendoza, Steve Clark; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner

Alternates: Jennifer Gallant, Stephen Scott

Absent: Jim Hoy

Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:04 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Mendoza and seconded by Commissioner Caddell to approve the agenda with the addition of adding Item 3a. **Motion carried 7-0.**

Item #3a – Excuse Commissioner’s Attendance

Motion was made by Commissioner Mendoza and seconded by Commissioner Helms to excuse Commissioner Jim Hoy from the meeting for medical issues. **Motion carried 7-0.**

Chairman Page reminded the Commissioners of the attendance requirements. MDO Article 4.2.2(C) states, “*Any member who attends less than 75% of the regular and special meetings held by the Planning and Zoning Commission during any one year period or who misses three or more meetings in a row may be removed from the Commission.*” The Commissioner should contact staff prior to the meeting to request an excuse by the Commission.

Alternate Commissioner Gallant was eligible to serve in Commissioner Hoy’s absence.

Item #4 – Approval of Minutes – Open Session 11-24-2020

Motion by Commissioner Helms and seconded by Commissioner Mendoza to approve open session 10-27-2020 minutes. **Motion carried 7-0.**

Item #5 – Election of Officers - **Motion by Commissioner Helms and seconded by Commissioner Carter to nominate Darrell Page as Chair. **Motion carried 7-0.****

Motion by Commissioner Helms and seconded by Commissioner Carter to close all nominations for Chair. **Motion carried 7-0.**

Motion by Commissioner Carter and seconded by Commissioner Mendoza to nominate Commissioner Helms as Vice Chair. **Motion carried 7-0.**

Motion by Commissioner Caddell and seconded by Commissioner Mendoza to close all nominations and elect Commissioner Helms as Vice Chair. **Motion carried 7-0.**

Item #6 – Public Comments

No public comments.

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Item #7 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts reviewed the zoning permits since the November 24th meeting.

b. Update on Projects

Pinnacle Crane – continues to move forward

Copart – waiver for demolition has been submitted; septic situation has not been resolved and must be installed before construction; turn lane has not been started and have a limitation of the vehicles that can be pulled in and out

Cedar Creek – continue to review construction drawings

Fox Creek – mostly finished – working on schedule to turn their roads over to Town and need to work on road signage

Shea Homes Project – Shea has been sold to Empire – Pulte may take over the entitlements

Smith Douglas Homes – continues looking a property south of the park on Bethel School Road – sketch has been received – staff has concerns with access and lot sizes

Property at the county line – still moving forward

True Homes – planning to annex acreage near the speedway – designate as AG until plans for development are submitted

Item #8 – Noise Ordinance Modification

Noise Ordinance #2005-44 Modification

Ms. Watts presented a draft noise ordinance for discussion purposes. Commissioners discussed and made suggestions on the various areas and topics in the draft. The Commissioners requested staff to consider incorporating their discussion ideas and topics into a revised draft to be presented at the next P&ZC meeting.

Item #9 – Adjournment

Motion was made by Commissioner Helms and seconded by Commissioner Clark to adjourn the meeting. **Motion carried 7-0.**

The meeting was adjourned at 8 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board