

Minutes Planning & Zoning Commission
Tuesday, February 25, 2020
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Commissioners: Bob Caddell (arrived at 6:03 PM), Steve Clark, Ann Holland, Jim Hoy; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner

Absent: Darrell Helms, Pam Carter

Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:01 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy and seconded by Commissioner Holland to approve the agenda. **Motion carried 4-0.**

Item #4 – Approval of Minutes – Open Session 01-28-2020

Motion by Commissioner Hoy and seconded by Commissioner Holland to approve open session 01-28-2020 minutes. **Motion carried 4-0.**

Commissioner Caddell arrived at 6:03 PM.

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

Motion by Commissioner Hoy and seconded by Commissioner Holland to nominate Steve Clark as Vice Chair. **Motion carried 5-0.**

Motion by Commissioner Holland and seconded by Commissioner Hoy to close all nominations and elect Darrell Page as Chair and Steve Clark as Vice Chair. **Motion carried 5-0.**

Item #6 – Public Comments – no comments forthcoming.

Item #7 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts reviewed the zoning permits issued since the January meeting.

b. Update on Projects

Cedar Creek – asked for update to see where they are on the construction drawings but have not heard back

Fox Creek – finishing out; barricades to stay in place until project is completed; putting in the street trees

Copart – have started moving cars in without having zoning permit or zoning site approvals

Sealand – moving along; engineer working with them on the road

Tucker Chase – no further updates with the death of Mr. Grimmer; Town attorney investigating the options for the Town

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Item #8 – Zoning Text Amendments

- a. **ZTA-2020-01 - Zoning Text Amendment – “Article 2, General Provisions, Section 2.13-1, Accessory Uses and Structures”**

The Town Council sent back to the P&ZC their recommendation from January 28, 2020 meeting for additional consideration and discussion.

Motion by Commissioner Hoy and seconded by Commissioner Holland to recommend to Town Council amending existing text in Article 2, General Provisions, Section 2.13-1, Accessory Uses and Structures, of the Midland Development Ordinance and to recommend approval of Ordinance #ZTA-2020-01, as presented, to add the following language as 2.13-1 (A) “Detached accessory structures may be built in the side or rear yard but such accessory structures shall not occupy more than thirty (30%) percent of the side or rear yard combined, must be located behind the front plane of the principle structure, and shall not be closer than five feet to any side or rear lot line.” to amend the Midland Development Ordinance consistent with the Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2, adopted October 8, 2013, and subsequently amended March 8 and October 11, 2016, April 11, 2017 and July 10, and September 11, 2018 as required by NCGS § 160A-383. This amendment is reasonable because the standards established by this amendment are consistent with goals and strategies listed within Section Six of the Town Plan 2030.

Motion carried 5-0.

Item #9 – Adjournment

Motion was made by Commissioner Holland and seconded by Commissioner Caddell to adjourn the meeting. **Motion carried 5-0.**

The meeting was adjourned at 6:25 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board