

Minutes Planning & Zoning Commission  
Tuesday, February 26, 2019  
7:00 PM Midland Town Hall  
4293-B Hwy. 24/27E  
Midland, NC 28107

**Attendance:** Chair Darrell Page; Commissioners: Bob Caddell, Steve Clark, Darrell Helms, Jim Hoy, Steve Smith; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner  
**Commission Members Absent:** Pam Carter  
**Others:** Councilmember Rich Wise

**Item #1 – Invocation & Pledge of Allegiance**

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

Chair Page recessed the meeting for 20 minutes to attend the Opening Celebration of the Library in Midland.

**Item #3 – Approval of Agenda**

**Motion** was made by Commissioner Smith and seconded by Commissioner Hoy to approve the agenda. **Motion carried 6-0.**

**Item #4 – Approval of Minutes** – Open Session 01-22-2019

**Motion** by Commissioner Hoy and seconded by Commissioner Helms to approve open session 01-22-2019 minutes. **Motion carried 6-0.**

**Item #5 – Public Comment** – no comments forthcoming.

**Item #6 – Planning, Zoning & Subdivision Reports**

a. **Zoning Permit Review**

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

b. **Update on Projects**

Fox Creek – platted phases 2 and 3 and currently issuing permits

Cedar Creek – stream delineation has been done; multiple things going on with the property - right of ways for gas, power, streams, floodplain

Old Bethel School – continue to have calls regarding the status

Wyndtree – working through construction drawings with the City of Concord

Sealand Corp. – final site plan to be turned in

**Item #7 – Zoning Map Amendment**

- a. **ZMA-2019-02 - Zoning Map Amendment** – petitioners B&C Land Farming, LLC c/o David Cuthbertson - 7570 US Hwy 601 S., Concord, NC 28025 (Cabarrus County PIN# 5547-62-3315) totaling 127.23 +/- acres - currently zoned as Cabarrus County “Countryside Residential” (CR) and “Limited Industrial” (LI) and the proposed zoning district is Town of Midland “Agricultural” (AG).

**Motion** was made by Commissioner Hoy and seconded by Commissioner Helms to recommend Town Council designate the subject property as Agriculture (AG), inconsistent 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,

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2016, April 11, 2017 and July 10 and September 11, 2018 as shown on the adopted Land Use Map appearing therein which covers areas outside the city limits of the Town of Midland, but lying within the area known as the Midland Service Area, as required by NCGS § 160A-383. This amendment is reasonable because the designation to Agriculture is a significant downzoning of the property and is far less intense than what the Future Land Use Plan currently calls for. This amendment will allow the subject property to be used in accordance with the standards of the "Agriculture" (AG) Zoning District in the future. The amendment allows for the potential growth and expansion of the economic base of the Town.  
**Motion carried 6-0.**

**Item #8 – Adjournment**

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

The meeting was adjourned at 6:51 PM.

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Darrell Page, Chair, Midland Planning & Zoning Commission

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Hilda Keeney, Planning & Zoning Commission Clerk to the Board