

Minutes Planning & Zoning Commission
Tuesday, April 23, 2019
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

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

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:06 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy and seconded by Commissioner Caudle to approve the agenda. **Motion carried 5-0.**

Item #4 – Approval of Minutes – Open Session 03-26-2019

Motion by Commissioner Carter and seconded by Commissioner Hoy to approve open session 03-26-2019 minutes. **Motion carried 5-0.**

Item #5 – Public Comments – no comments forthcoming.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

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

b. Update on Projects

Fox Creek – final plat for Phase 4 has been submitted but waiting for the amenities plan; threat of towing has been very effective for parking issues; some have created parking on handicap ramps at the corners of sidewalks; a few continue to park vehicle with overhangs; enforcement has been through Fox Creek and not the Town; one resident cited for parking in yard; encouraged to add parking pads

Cedar Creek – submitted preliminary plan and held CRT meeting; expect elevations to be submitted; looking at multiple builders

Old Bethel School – maintenance agreement is up and the property owners have done a good job maintaining the property by keeping the property mowed, etc.; received a lot of calls from potential interested parties

Wyndtree – waterlines and sewer lines being retested; engineer meet with property owners about storm drainage

Sealand Corp. – piping the stream; working through a buffer before the site plan is submitted for review

Allen Mini Storage – paved and getting ready to open

Dollar General – talks continue; looking at a site across street

Clutter Busters – continue to work on the buildings

Mama's Kitchen – plans to be open within the next couple of months

Item #7 – Zoning Text Amendments

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- a. **ZTA-2019-02 – Zoning Text Amendment** – Consideration to add “Automobile Dealers, Motor Vehicle Sales (new and used), Motorcycle Sales and Recreational Vehicle Sales” as permitted uses to *Table 8.1 Table of Uses* in *Article 8, Zoning Districts*, of the Midland Development Ordinance.

Staff recommended amending the existing Article 8, Table 8.1 Table of Uses to add the following uses “permitted by right” to the Industrial District. “Automobile Dealers, Motor Vehicle Sales (new and used), and Motorcycle Sales”.

Motion by Commissioner Hoy and seconded by Commissioner Clark to recommend to Town Council amending the existing text in Article 8, Table 8.1 Table of Uses, of the Midland Development Ordinance and to recommend approval of **ZTA-2019-02**, as presented, to Town Council, amending 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.**

- b. **ZTA-2019-03 – Zoning Text Amendment** – Consideration to add “Family Subdivisions” to *Article 3, Definitions*, to be permitted in the Agriculture (AG) zoning district in *Article 16, Subdivisions*, of the Midland Development Ordinance.

Staff recommends amending the existing Article 3, Definitions, to add the following definition to the MDO:

Family Subdivision - A division of land solely among direct lineal descendants (grandparent to grandchild, parent to child only) and direct lineal ascendants (grandchild to grandparent, child to parent only).

Staff recommended amending the existing Article 16, Subdivisions, to add the following language to Section 16.2-17 of the MDO:

Family Subdivisions are allowed only in the AG Zoning District. Applicants meeting the standards for a minor subdivision as defined by this ordinance may create no more than one conventional minor subdivision out of each parent tract existing as of September 13, 2011 with lots one acre in size, provided that each lot meets any minimum area requirements for public health purposes. The property may be further divided. However, any additional divisions shall be deemed major subdivisions and shall be processed as such and subject to all ordinances and policies related to major subdivisions.

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Motion by Commissioner Clark and seconded by Commissioner Carter to table further discussion and action and to seek guidance from the Town's legal counsel. **Motion carried 5-0.**

Item #9 – Adjournment

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

The meeting was adjourned at 6:57 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board