

Minutes
Planning & Zoning Commission Meeting
Tuesday, April 25, 2023
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

Attendance: Commissioners: Chair Darrell Helms, Jennifer Gallant, Jim Hoy, Josh Mendoza, Paul O'Neil, Stephen Scott; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner; Savannah Suggs, Assistant Town Clerk

Absent: Kurt Foundos

Others Present: Town Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

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

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy seconded by Commissioner O'Neil to approve the agenda. **Motion carried 6-0.**

Item #4 – Approval of Minutes – Open Session 03-28-2023

Motion by Commissioner Hoy and seconded by Commissioner O'Neil to approve the open session 03-28-2023 minutes. **Motion carried 6-0.**

Item #5 – Public Comments

Town Councilman Wise stated there would be a Memorial Day Service at the Veterans Memorial at Rob Wallace Park at 10 AM.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts stated two zoning permits had been issued since the March 28, 2023 meeting.

b. Update on Projects

- **Midland Crossing** – received new construction drawings for Phases 2 & 3 – continue to work through the stormwater basins and ponds – hope to see houses constructed by summer
- **Forestar** – property is up for sale – have received numerous contacts regarding the property – the property is multiple parcels that are held by several LLCs
- **Sewer along NC Hwy 24/27** – construction will begin soon

Item #7 – Zoning Map Amendment (Conditional) – ZMA-2023-01 – To consider rezoning for 10125 Jim Sossoman Road. Cabarrus County portions of PIN# 5555-09-0249 PIN# 5555-08-0731 totaling approximately 8.3 acres. Existing zoning is Agriculture (AG) & Single Family Residential (SFR)

Commissioner Josh Mendoza asked to be recused from participating in discussion and action since he would be presenting on behalf of his employer.

Motion was made by Commissioner Hoy and seconded by Commissioner Scott to recuse

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Commissioner Mendoza from discussion and action. **Motion carried 5-0.**

During the staff report discussion, Mr. Mendoza asked that septic installation be included in #5 of the Proposed Conditions.

Motion by Commissioner Hoy and seconded by Commissioner O'Neil to recommend Town Council designate the subject property as SFR-CZ with the associated conceptual site plan and conditions, to be 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 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 subject property is adjacent to existing residential uses and would be in keeping with lot sizes as they currently exist in the adjacent existing Rosewood Trail Phase I subdivision to the west, and in compliance with the MDO which allows 11,600 sq. ft. lots in the SFR zoning district. This amendment will allow the subject property to be used in accordance with the standards of the Single Family Residential (SFR) zoning district in the future. The amendment allows for the potential growth and expansion of the residential housing inventory of the Town, thus providing opportunities for local jobs for the community and to include the septic installation be included in #5 of the Proposed Conditions. **Motion carried 5-0.**

Item #8 – Other Business

None.

Item #9 – Adjournment

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

The meeting was adjourned at 6:45 PM.

Darrell Helms, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board