

Minutes Planning & Zoning Commission – Via Conference Call Due to Covid-19  
Tuesday, April 28, 2020  
6:00 PM Midland Town Hall  
4293-B Hwy. 24/27E, Midland, NC 28107

**Attendance:** Chair Darrell Page; Commissioners: Bob Caddell, Steve Clark, Darrell Helms, Ann Holland, Jim Hoy; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner

**Alternates:** Josh Mendoza, Jennifer Gallant

**Absent:** Pam Carter

**Others:** Councilmember Rich Wise

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

**Item #2 – Open** – Chair Page called the meeting to order at 6:10 PM.

**Item #3 – Approval of Agenda**

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

**Item #4 – Approval of Minutes – Open Session 02-25-2020**

Motion by Commissioner Helms and seconded by Commissioner Caddell to approve open session 02-25-2020 minutes. **Motion carried 5-0.**

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

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

a. **Zoning Permit Review**

Due to Covid-19, the zoning permits report was not presented.

b. **Update on Projects**

Pinnacle Crane – potential site in the industrial center

Wyntree – continue to issue permits

Fox Creek – almost built out

**Item #7 – Zoning Map Amendments**

a. **ZTA-2020-01 - Zoning Map Amendment – Starnes Commercial Properties, LLC & William Dale Smith, Jr.**

The Town Council voted to approve this annexation request on March 10, 2020.

A Town of Midland zoning designation must now be applied to the property. The

subject property, located at 12400 Old Camden Road, Midland, NC 28107

(Cabarrus County PIN# 5534-07-0234) is approximately 51.1 acres in size and is

currently zoned Cabarrus County “Office Institutional” (OI). The proposed

zoning district is the Town of Midland “Industrial” (IND) designation.

**Motion** by Commissioner Hoy and seconded by Commissioner Holland to recommend to Town Council to designate the subject properties as Industrial District (IND), 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, 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

reasonable because the subject properties are adjacent to an existing industrially zoned properties and will allow for the expansion of a developing industrial corridor within the Town. This amendment will allow the subject property to be used in accordance with the standards of the “Industrial District” (IND) Zoning District in the future. The amendment allows for the potential growth and expansion of the economic base of the Town. **Motion carried 5-0.**

**b. ZMA-2020-02 - Zoning Map Amendment – Tina P. Black**

The Town Council voted to approve this annexation request on March 10, 2020. A Town of Midland zoning designation must now be applied to the property. The subject property, located at 1000 NC Hwy 24/27 East, Midland, NC 28107 (Cabarrus County PIN# 5534-57-2990) is approximately 75.997 acres in size and is currently zoned Cabarrus County “Limited Commercial – Special Use” (LC-SU) and Countryside Residential” (CR). The proposed zoning district is the Town of Midland “Single Family Residential” (SFR) designation.

**Motion** by Commissioner Holland and seconded by Commissioner Caddell to recommend to Town Council designate the subject property as “Single Family Residential” (SFR), 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. The amendment is reasonable because the subject property is adjacent to other residentially zoned properties. This amendment will allow the subject property to be used in accordance with the standards of the “Single Family Residential” district in the future. The amendment allows for the potential growth and expansion of the economic base of the Town. **Motion carried 5-0.**

**Item #8 – Adjournment**

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

The meeting was adjourned at 6:30 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