

Minutes Planning & Zoning Commission  
Special Meeting  
Tuesday, May 7, 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, Darrell Helms, Jim Hoy; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner  
**Commission Members Absent:** Steve Smith  
**Others:** Councilmember Rich Wise; Town Manager Doug Paris

**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 Helms and seconded by Commissioner Carter to approve the agenda. **Motion carried 6-0.**

**Item #4 – Public Comments** – no comments forthcoming.

**Item #5 – Zoning Text Amendment**

- a. **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.

Based on advice of the town attorney and additional staff deliberation after the April 23, 2019 meeting, Staff is now recommending amending the existing Article 3, Definitions, to add the following definition to the MDO:

*Family Farm Subdivision - A subdivision of an Agriculture (AG) zoned parcel, minimum 66 acres in size) solely transferred/purchased/gifted amongst direct lineal descendants (grandparent to grandchild, parent to child only) and direct lineal ascendants (grandchild to grandparent, child to parent only).*

Based on feedback from the Commission at the April 23, 2019 meeting, in addition to further research, Staff is now recommending amending the existing Article 16, Subdivisions, to add the following language to Section 16.2-17 of the MDO:

*Family Farm Subdivisions are allowed only in the Agriculture (AG) Zoning District. Applicants meeting the standards for a “Family Farm Subdivision” as defined by this ordinance may create no more than four conventional minor subdivisions out of each parent tract existing as of September 13, 2011 with lots a minimum of one acre in size accessed by a private road that meets NCDOT minimum right-of-way standards (45 feet). The travel way must be at least 12 feet wide with gravel four inches deep. In addition, the first 25 feet of the road must be 18 feet wide and paved when the private road adjoins a paved town or state road. A road maintenance agreement is required. Each lot meets any minimum area requirements for public health purposes. The AG parcels subdivided out of the parent tract under the “Family Farm Subdivision” definition may not be further subdivided. Additional divisions to the remaining parent tract*

Minutes Planning & Zoning Commission  
Special Meeting  
Tuesday, May 7, 2019  
6:00 PM Midland Town Hall  
4293-B Hwy. 24/27E  
Midland, NC 28107

*shall be deemed major subdivisions and shall be processed as such and subject to all ordinances and policies related to major subdivisions.*

*In addition, Staff is proposed additional requirements for the proposed Family Farm Subdivision.*

- 1. No public water or sewer may be extended to these lots unless it is deemed a Health Emergency. By not allowing the extension of utilities, this will discourage sprawl growth into the larger rurally zoned areas of Town.*
- 2. Private Road Maintenance agreement must be described in the deed of parcels created under the Family Farm Subdivision.*

**Motion** by Commissioner Hoy and seconded by Commissioner Caddell to recommend to Town Council amending the existing text in Article 3, Definitions and Article 16, Section 16.2-17, of the Midland Development Ordinance and to recommend approval of ZTA-2019-03, 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 6-0.**

Staff reported the Board of Adjustment training has been tentatively set for Tuesday, June 4, 2019. Location TBD

**Item #6 – Adjournment**

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

The meeting was adjourned at 6:17 PM.

---

Darrell Page, Chair, Midland Planning & Zoning Commission

---

Hilda Keeney, Planning & Zoning Commission Clerk to the Board