

Minutes
Planning & Zoning Commission Meeting
Tuesday, May 23, 2023
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

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

Absent: Josh Mendoza

Item #1 – Invocation & Pledge of Allegiance

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

Excuse Attendance of Commissioner

Motion was made by Commissioner Hoy and seconded by Commissioner O'Neil to excuse Commissioner Mendoza from the meeting due to work obligations. **Motion carried 5-0.**

Item #3 – Approval of Agenda

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

Commissioner Hoy asked for a discussion regarding the house located at 12320 US Hwy 601 that appears to be an nuisance.

Chair Helms recommended, and Commissioners agreed, the discussion be delayed until staff can discuss the Town's options with the Town's attorney.

Item #4 – Approval of Minutes – Open Session 04-25-2023

Motion by Commissioner O'Neil and seconded by Commissioner Gallant to approve the open session 04-25-2023 minutes. **Motion carried 5-0.**

Item #5 – Public Comments

No public comments.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts stated five zoning permits for fences had been issued since the April 25, 2023 meeting in Bethel Glen.

b. Update on Projects

- **Midland Crossing** – continues to move forward
- **Fox Creek** – subdivision signage damaged due to vehicle accident
- **Forestar** – no updates - still moving forward and is for sale
- **Sewer along NC Hwy 24/27** – construction has begun – currently doing light grading for construction easement
- **Bella Pools** – renovating building

Item #7 – Zoning Map Amendment - A portion of the subject property, located at 10125 Jim

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Sossoman, Midland, NC 28107 is further identified as Cabarrus County PIN# (5555-09-0249). The property portion, approximately 0.192 acres +/- is currently zoned Town of Midland "Agriculture" (AG). The proposed zoning district is the Town of Midland "Single Family Residential" (SFR) designation. The intent of this administrative rezoning is to clean up the zoning designation boundaries between the existing districts, resulting from rezoning petition approvals over the last several years in this area.

The property lies within the area designated on the adopted Town Plan 2030 Future Land Use Map for "Neighborhood" uses and is *consistent* with the Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2, adopted October 8, 2013 and 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. This amendment is reasonable due to its location being adjacent to other single family residentially zoned property and the intent to combine it into the adjacent single family residentially zoned property. 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."

Motion by Commissioner Hoy and seconded by Commissioner O'Neil to recommend 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. This amendment is reasonable due to its location being adjacent to other single family residentially zoned property and the intent to combine it into the adjacent single family residentially zoned property. 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. **Motion carried 5-0.**

Item #8 – Other Business

Copies of the revisions approved by the Town Council to Section 10 and the Uses Tables of the MDO were provided to the Commissioners.

Item #9 – Adjournment

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

The meeting was adjourned at 6:15 PM.

Darrell Helms, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board