

Minutes Planning & Zoning Commission
Tuesday, June 25, 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
Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:02 PM.

Item #3 – Approval of Agenda

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

Item #4 – Approval of Minutes – Open Session 04-23-2019 & Special Meeting 05-07-2019

Motion by Commissioner Helms and seconded by Commissioner Carter to approve open session 04-23-2019 minutes. **Motion carried 6-0.**

Motion by Commissioner Carter and seconded by Commissioner Hoy to approve special meeting 05-07-2019 minutes. **Motion carried 6-0.**

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 April meeting.

b. Update on Projects

Tucker Chase – has been appealed to NC Court of Appeals

Wyndtree – continues to move along – site plan approved – working through construction drawing approval with City of Concord – working on flood plain permit

Cedar Creek – moving along – design component about completed

Fox Creek – working on parking issues – building an overflow low between Saddlebrook and Fox Creek

Allen Mini Storage – has opened – 64 units rented – received site plan for three additional buildings

Sealand – revising their drawings

Dollar General – no further contact

Item #7 – Zoning Text Amendments

- a. ZTA-2019-04 – Zoning Text Amendment** – Consideration to add additional standards for parking in residential districts to Article 2, General Provisions, of the Midland Development Ordinance.

Motion by Commissioner Helms and seconded by Commissioner Carter to table discussion until the July meeting. **Motion carried 6-0.**

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Item #8 – Zoning Map Amendments

- a. **ZMA-2019-04 - Zoning Map Amendment** – Initial Zoning of property recently annexed. Owner: Randall Scott Morrison. Property located at 951 Sleepy Hollow Road, Midland, NC 28027 (Cabarrus County PIN# 5534-55-6234) totaling 1.07 +/- acres. The properties are currently zoned as Cabarrus County “Countryside Residential” (CR) and the proposed zoning district is Town of Midland “Single Family Residential” (SFR).

Motion by Commissioner Hoy and seconded by Commissioner Caddell to recommend to Town Council designate the subject property as Single Family Residential (SFR) 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 an existing residential use and is identified in the *Land Use and Comprehensive Master Plan* as a residential use. 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 economic base of the Town. **Motion carried 6-0.**

Item #9 – 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 7:20 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board