

Minutes Planning & Zoning Commission
Tuesday, June 26, 2018
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Commissioners: Steve Clark, Mary Ann Evanoff, Edward Gregory, Ann Holland, Jim Hoy, Steve Smith (Alternate); Hilda Keeney, Planning and Zoning Clerk; Kassie Watts, Town Planner
Commissioners 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 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy and seconded by Commissioner Holland to approve the agenda. **Motion carried 7-0.**

Item #4 – Approval of Minutes – Open Session 04-24-2018

Motion by Commissioner Holland and seconded by Commissioner Gregory to approve open session 04-24-2018 minutes. **Motion carried 7-0.**

Item #5 – Public Comment – no comments forthcoming.

Item #6 – Planning, Zoning and Subdivision Reports

a. **Zoning Permit Review**

Ms. Watts reviewed the zoning permits issued for May and June.

b. **Update on Projects**

Banks Massey – almost finished; ribbon cutting soon but no date set

Allen’s Mini-Storage – continue to move forward; working on road; hope to be renting in September

Wyndham Forest – continues to move forward

Fox Creek – continues to move forward

Tucker Chase – status unchanged

C F Steele – Fire Marshal issued a stop work order; water line under road has not been installed and fire hydrant not placed according to approved plan

Old Bethel School – revised written maintenance plan received

Bethel Park – held Technical Review Committee (TRC) meeting; sent comments and waiting for plan to be resubmitted

Dollar General – no activity

Clutter Busters – annexed into Town; submitted site plan to finish last 3 buildings on the site; TRC meeting to be scheduled

Item #7 – Land Use Plan Amendment

a. **Haigler Property – PIN**

The Town received a letter requesting a change to the adopted Future Land Use Map affecting the property identified as PIN 55551088350. The adopted

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Future Land Use Map designates the area for “Neighborhood” and the current designation is “Single Family Residential” (SFR). North Carolina General Statutes require that municipalities adopt zoning designations consistent with an adopted land use plan.

The property lies within the area designated on the adopted Town Plan 2030 Future Land Use Map for neighborhood uses in the *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2* adopted October 8, 2013 and amended March 8, 2016, October 11, 2016 and April 11, 2017 as shown on the adopted Future Land Use Map (FLUM). The property owner is requesting an amendment to the Town Plan 2030 Future Land Use Map to change the future designation from “Neighborhood” to “Commercial”.

The Town of *Midland Development Ordinance* and the North Carolina General Statutes require the P&Z Commission to make a recommendation on both land use map and zoning map amendments. Therefore, following consideration and recommendation to Town Council of a revision to the future land use map, the applicant would then bring forth a proposed zoning map amendment to actually re-zone the property.

The Commission may vote to approve, deny, or modify the requested amendment to the *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2* adopted October 8, 2013 and amended March 8, 2016, October 11, 2016 and April 11, 2017 of the Town of Midland from “Neighborhood” to “Commercial”. The Commission may vote to approve, deny, or modify the requested amendment to the *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2* adopted October 8, 2013 and amended March 8, 2016, October 11, 2016 and April 11, 2017 of the Town of Midland from “Neighborhood” to “Commercial”.

Motion by Commissioner Holland and seconded by Commissioner Clark to recommend to Town Council amending the *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2* adopted October 8, 2013 and amended March 8, 2016, October 11, 2016 and April 11, 2017 of the Town of Midland from “Neighborhood” to “Commercial”. **Motion carried 7-0.**

Item #8 MDO Overview – Part 2 of 3 – Articles 9-16 (PowerPoint Presentation)
Ms. Watts presented a review of Articles 9-16 of the Town’s MDO.

Article 9 – Building & Lot Type Standards

- Detached House – Lots and Building Types
- Attached House – Lots and Building Types
- Multi-Family – Lot and Building Types
- Civic Building – Lot and Building Types
- Shop Front Commercial – Lot & Building Types

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- Urban Workplace – Lot and Building Types
- Highway – Lot and Building Types (Building Standards & Anti-Monotony Standards for Highway Buildings)

Article 10 – Uses with Additional Standards & Conditional Uses

- Uses with Additional Standards – These are all the uses that are permitted, but require additional requirements (additional buffers, limitations on GFA, hours of operation, etc.)
- Conditional Uses – These are all the uses that are permitted by the issuance of a CUP by the BOA. They also have additional requirements, including any requirements added by the BOA and agreed to by the applicant.

Article 11 – Landscape Requirements & Tree Protection

- Landscape Plan requirements
- Buffering requirements (including Parking lots, dumpster enclosures, etc.)
- Tree conservation requirements
- Tree credits/Tree replacements
- Tree disturbance permits
- Species selections and planting techniques
- Enforcement and penalties

Article 12 – Off Street Parking, Stacking & Loading Areas

- Landscape Plan requirements
- Buffering requirements (including Parking lots, dumpster enclosures, etc.)
- Tree conservation requirements
- Tree credits/Tree replacements
- Tree disturbance permits
- Species selections and planting techniques
- Enforcement and penalties

Article 13 – Streets

- Paving and maintenance
- Overflow Parking
- Off-street parking requirements (# of spaces)
- Exemptions/reductions/fee in lieu
- Shared and remote parking
- Loading area

Article 14 – Flexible Development Standards

- Allows the TRC to make deviations in limited instances as follows:
 - Setbacks
 - Lot area and lot dimension
 - Building coverage and frontage

Article 15 – Special Events & Temporary Structures

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- Requirements for special events and temporary structure permits
- Special events and temporary structures allowed per Table 15.1 (Christmas tree lots, farmer's markets, model homes, yard sales, etc.)

Article 16 – Subdivisions

- Definition of types of subdivisions
- Required Improvements
- Required Bonding/HOA documents
- Subdivision Standards (lot dimensions, landscaping, open space, utilities, street design, etc.)
- Utility/pedestrian easements, water supply for fire, stormwater, flood standards, etc.

Item #9 Other Discussions

Staff informed the Commissioners:

- Town will hold new business ribbon cuttings starting in July. A ribbon cutting is scheduled for C&J Automotive located at 1329 AJ Tucker Loop on Monday July 23, 2018 at 10 AM.
- For FY 2018-2019, Town Council had approved a \$25 stipend for P&Z Commission members for each meeting attended.

Item #10 – Adjournment

Motion was made by Commissioner Holland and seconded by Commissioner Gregory to adjourn the meeting. **Motion carried 7-0.**

The meeting was adjourned at 7:05 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board