

Minutes
Planning & Zoning Commission Meeting
Tuesday, July 26, 2022
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

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

Item #1 – Invocation & Pledge of Allegiance

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

Excuse Attendance of Commissioners

Motion was made by Commissioner Gallant and seconded by Commissioner Foundos to excuse Josh Mendoza due to work duties and Jim Hoy due to illness. **Motion carried 4-0.**

Item #3 – Approval of Agenda

Motion was made by Commissioner O'Neil seconded by Commissioner Foundos to approve the agenda with correction to Item #7 should read ZTA-2022-03 rather than ZTA-2022-02.
Motion carried 4-0.

Item #4 – Approval of Minutes – Open Session 05-24-2022

Motion by Commissioner Scott and seconded by Commissioner O'Neil to approve the open session 05-24-2022 minutes. **Motion carried 4-0.**

Item #5 – Public Comments

No public comments.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts presented the zoning permits issued since the last meeting in May.

b. Update on Projects

- Smith Industrial Park – engineer doing road inspection work; working with CSI on Huntley Brothers site plan
- Wicker Park – will not get an allocation from Concord at this time; the project will be on hold for the foreseeable future
- Thomas Bus – finished site plan; negotiated on the exterior of the building
- Midland Crossing – revised their schedules; taking care of some housekeeping; should start soon come out of the ground before too long; did have some supply chain issues
- Sewer easements – few easements still outstanding and hoping to finish up soon
- Copart – had two blowouts on the water line and had to be repaired
- Annexing a parcel off Old Camden Road and coming to the P&ZC in September after the Town Council reviews in August
- Allen Storage – requested to revise site plan to add three small buildings on the eastern side of the site
- Forestar – reviewing construction documents

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Item #7 – Zoning Text Amendment

ZTA-2022-03 (Zoning Text Amendment) – To consider proposed text amendments modifying the development standards of Article 10 Uses with Additional Standards and Special Uses, subsection 10.1-23 Kennels or Pet Grooming with Outdoor Pens or Runs, in the Midland Development Ordinance.

The Commissioners discussed the requested amendment at length, the implications the amendment would have for the entire Town and the MDO just recently amended.

Motion by Commissioner O’Neil and seconded by Commissioner Foundos to reject the proposed text amendment. **Motion carried 4-0.**

Item #8 – Zoning Map Amendment

ZMA-2022-02) Zoning Map Amendment – Properties located off Bluffton Lane, Cabarrus County PIN#’s (5564-18-4180, 5564-18-7200, 5564-18-8298, 5564-18-9108, 5564-18-8097, 5564-17-8936, 5564-27-0889, 5564-27-2916, 5564-28-1181, 5564-28-1254, 5564-28-1551, 5564-28-0532, 5564-18-9533, 5564-18-8535, 5564-18-7534)

Motion was made by Commissioner Foundos and seconded by Commissioner O’Neil to recommend Town Council designate the subject properties 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 properties all being built out as single family residences and they are adjacent to other single family residential uses. The town expects that this area will continue to develop residentially in the future. This amendment will allow the subject properties to be used in accordance with the standards of the “Single Family Residential” (SFR) Zoning District in the future. **Motion carried 4-0.**

Item #8 – Adjournment

Motion was made by Commissioner Foundos and seconded by Commissioner Gallant to adjourn the meeting. **Motion carried 4-0.**

The meeting was adjourned at 7:15 PM.

Darrell Helms, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board