

Minutes Planning & Zoning Commission  
Tuesday, July 27, 2021  
6:00 PM Midland Town Hall  
4293-B Hwy. 24/27E, Midland, NC 28107

**Attendance:** Commissioners: Chair Darrell Page, Bob Caddell, Pam Carter, Vice Chair Darrell Helms, Jim Hoy, Josh Mendoza; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner

**Alternates:** Stephen Scott, Kurt Foundos

**Absent:** Commissioner Jennifer Gallant

**Others:** Councilmember Rich Wise

**Item #1 – Invocation & Pledge of Allegiance** – Alternate Commissioner Foundos sang the national anthem.

**Item #2 – Open** – Chair Page called the meeting to order at 6:04 PM.

**Item #3 – Approval of Agenda**

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

**Item #4 – Approval of Minutes – Open Session 06-22-2021**

**Motion** by Commissioner Helms and seconded by Commissioner Carter to approve the open session 06-22-2021 minutes. **Motion carried 6-0.**

**Excuse Attendance of Commissioner**

**Motion** was made by Commissioner Mendoza and seconded by Commissioner Hoy to excuse Commissioner Gallant from the meeting. **Motion carried 6-0.**

Alternate Commissioner Scott seated as voting Commissioner.

**Item #5 – Public Comments**

No public comments.

**Item #6 – Planning, Zoning & Subdivision Reports**

a. **Zoning Permit Review**

Ms. Watts reviewed the zoning permits since the June 22<sup>nd</sup> meeting.

b. **Update on Projects**

**Pinnacle Crane** – issued certificate of compliance – site inspection completed

**Wicker Park** – conditional zoning will be modified due to additional property being purchased

**Forestar Development (Albemarle Road site)** – submitted preliminary plat – another neighborhood meeting to be held – then hold a TRC meeting – traffic study has been received

**Midland Crossing (former Cedar Creek)** – construction beginning

**Sealand Contractors Corp.** – issues with fire department resolved – site visit coming up – landscaping may come later in the Fall season or a bond for landscaping possibly be issued

Working with the City of Concord and WSACC in the past, Midland was granted two (2) staff seats to the WSACC Sewer Allocation Committee.

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**Item #7 – Zoning Map Amendment**

ZMA-2021-06 - Zoning Map Amendment – Miles and Carol Little, properties located at 3000, 3080, & 3110 NC Hwy 24/27; approximately (3.09 +/- acres) portions of Cabarrus County PIN#'s (5544-59-2089, 5544-58-5978, 5544-58-7979)

**Motion** by Commissioner Mendoza and seconded by Commissioner Carter to recommend Town Council designate the subject property as “NC Hwy 24/27 Commercial” (C 24/27), *inconsistent 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 the portions of the properties on the northern side of the stream that cuts across the property, front on NC Hwy 24/27 and are currently zoned C 24/27. It is unknown why the rear remaining portions of these three tracts were not also zoned C 24/27, however, if the property is to develop commercially, the zoning needs to be consistent across the entirety of all three tracts of land. The existing zoning to the east as well as the properties located across the street are currently zoned C 24/27 and are currently developed with commercial uses, therefore staff considers this to be an extension of the existing commercial zoning in this area. This rezoning is reasonable due to the property location along a major thoroughfare where a waterline is located and where sewer infrastructure is expected to be located at some point in the future. The town expects this corridor to develop with commercial uses. This amendment will allow the subject properties to be used in accordance with the standards of the “NC Hwy 24/27 Commercial” (C 24/27) Zoning District in the future. **Motion carried 6-0.**

**Item #8 – Adjournment**

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

The meeting was adjourned at 6:33 PM.

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Darrell Page, Chair, Midland Planning & Zoning Commission

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Hilda Keeney, Planning & Zoning Commission Clerk to the Board