

Minutes
Planning & Zoning Commission Meeting
Tuesday, September 27, 2022
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, Josh Mendoza, Paul O'Neil, Stephen Scott; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner; Savannah Suggs, Assistant Town Clerk

Item #1 – Invocation & Pledge of Allegiance

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

Item #3 – Approval of Agenda

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

Item #4 – Approval of Minutes – Open Session 07-26-2022

Motion by Commissioner Foundos and seconded by Commissioner Scott to approve the open session 07-26-2022 minutes. Motion carried 6-0.

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 July.

The Midland Logistics Park will be holding a grand opening at their new facility at 375 NC Hwy 24/27W on Tuesday, October 11, 2022 at 11 AM and all P&Z Commissioners are invited.

b. Update on Projects

- **Smith Industrial Park** – will need to re-proof roll and get the stone set up; received their waterline permit from the City of Concord and encroachment agreement from NCDOT
- **Thomas Bus** – no discussions; have all their approvals
- **Midland Crossing** – should have final plat soon
- **Copart** – final part of turn lane paved; final overlay is scheduled and striping should be completed Friday
- **Allen's Mini Storage** – back-filled and replaced some sidewalk areas; will be releasing two permits for two more small buildings
- **Forestar** – continue to review construction drawings

Item #7 – Zoning Map Amendment – ZMA-2022-03 - Allen & Regina Smith, property is located at 13801 Old Camden Road, approximately (2.48+/- acres) Cabarrus County PIN# 5534-10-2921

Motion by Commissioner Mendoza and seconded by Commissioner Hoy to recommend Town Council designate the subject property as “Single Family Residential” (SFR), *consistent* with the

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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 properties on all sides, as well as an adjacent property owned by Allen and Regina Smith that is already located within the town and zoned single family residential. 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 6-0.**

Item #8 – Adjournment

Motion was made by Commissioner Foundos and seconded by Commissioner Mendoza to recess the meeting until Thursday, October 6, 2022 at 5:30 PM at Town Hall to conduct a training session from the School of Government. **Motion carried 6-0.**

The meeting was recessed at 6:30 PM.

Darrell Helms, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board