

Minutes Planning & Zoning Commission
Tuesday, October 26, 2021
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

Attendance: Commissioners: Chair Darrell Page, Bob Caddell, Pam Carter, Jennifer Gallant (arrived at 6:05), Vice Chair Darrell Helms, Jim Hoy, Josh Mendoza; Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner

Alternates: Stephen Scott, Kurt Foundos

Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:01 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy seconded by Commissioner Helms to approve the agenda. **Motion carried 5-0.**

Item #4 – Approval of Minutes – Open Session 09-28-2021

Motion by Commissioner Mendoza and seconded by Commissioner Carter to approve the open session 07-27-2021 minutes. **Motion carried 5-0.**

Item #5 – Public Comments

No public comments.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts reported one (1) zoning permit for a fence was issued since the September 28th meeting.

b. Update on Projects

- Pinnacle Crane - will be having ribbon cutting on Wednesday, November 3 at 10 AM
- Smith Industrial Park – revising their site plan
- Town has had 11 rezoning projects this year
- Working with the railroad on potential uses for their property next to Sealand
- Midland Development Ordinance given to Commissioners - adopted by Town Council on June 30, 2021 to comply with NCGS 160D
- Will be working with construction drawing reviews for Wicker Parker and Forestar

Item #7 – Zoning Map Amendment

ZMA-2021-11 (Zoning Map Amendment) - The Midland Planning and Zoning Commission will consider the initial zoning of property recently annexed by the Midland Town Council. The property is owned by Rebecca Golian, located at 11809 Flowes Store Road; Midland, NC 28107 (Cabarrus County PIN# 5535-01-5128) totaling 20+/- acres. The zoning petition is to change property recently annexed into the Town of Midland, from Cabarrus County “Countryside Residential” (CR) to Town of Midland “Agriculture” (AG).

Motion by Commissioner Mendoza and seconded by Commissioner Hoy to recommend Town

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Council designate the subject property as “Agriculture” (AG), *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 nature of the area currently operating with residential and agricultural uses along with a few low intensity businesses along this corridor. The surrounding zoning on all sides of the property is Cabarrus County “Countryside Residential” (CR), which is intended to remain rural and low density. The “Agriculture” zoning district allows selective commercial uses that are primarily agriculturally based in nature, a majority of which are either permitted based on supplemental standards, or requiring a Special Use Permit. This rezoning is reasonable due to the rural and pastoral intent for the future land use of this area, as well as the lack of existing or future sewer infrastructure planned. This amendment will allow the subject property to be used in accordance with the standards of the “Agriculture” (AG) zoning district in the future. **Motion carried 6-0.**

Item #8 – 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 7:22 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board