

Minutes Planning & Zoning Commission
Tuesday, November 24, 2020
6:00 PM Midland Town Hall
4293-B Hwy. 24/27E, Midland, NC 28107

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

Alternate: Jennifer Gallant

Absent: Pam Carter, Steve Clark, Darrell Helms

Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:02 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Hoy and seconded by Commissioner Mendoza to approve the agenda. **Motion carried 4-0.**

Item #4 – Approval of Minutes – Open Session 10-27-2020

Motion by Commissioner Mendoza and seconded by Commissioner Caddell to approve open session 10-27-2020 minutes. **Motion carried 4-0.**

Item #5 – Public Comments

Johnson Morrison - 13751 Cabarrus Station Rd

Lived in Midland 63 years. Was given several acres from relatives and would like to give continue the tradition and give his daughter some land to build a home. His property is zoned Agriculture (AG) and which limits a residential structure to a minimum of five (5) acres. He discussed his concern with the Planning Director and was feeling better about the situation. Amending the zoning map to Single Family Residential (SFR) would aid his concern.

Item #6 – Planning, Zoning & Subdivision Reports

a. Zoning Permit Review

Ms. Watts reviewed the zoning permits since the October 27th meeting.

b. Update on Projects

Pinnacle Crane – continues to move forward

Copart – issued permit for demolition of buildings

Wyntree – almost finished

Cedar Creek – construction drawings received and comments have been sent

back – hope to break ground early next year – first house on ground by late Fall –

KB Homes developing

Fox Creek – repairs on sidewalks and posting additional signage needed

Shea Homes Project – discussing the re-design of the amenities center with a

pool – expecting preliminary plat and construction drawings

Bethel Glen – continues to be appealed – no additional information

Smith Homes Project – preliminary discussions

Property at the county line – project apparently full steam ahead – 1,300 units on 800 acres – discussed annexation and expect application for annexation –

annexation process should start in January and come to the P&ZC in March –
Tractor Supply – adding a garden center

Item #7 – Zoning Map Amendment

- a. ZMA-2020-06 - Zoning Map Amendment – David Stophel - 3331 NC Hwy 24/27 E (PIN 5544-69-9614) – currently zoned Single Family Residential (SFR) – proposed NC 24/27 Commercial (C 24/27)

Motion by Commissioner Hoy and seconded by Commissioner Gallent to recommend Town Council designate the subject property as NC 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 because the subject property is adjacent to existing commercial properties and is located on a major thoroughfare where public water is available and public sewer will potentially be available in the future. This amendment will allow the subject property to be used in accordance with the standards of the “NC 24/27 Commercial District” (C 24/27) Zoning District in the future. The amendment allows for the potential growth and expansion of the economic base of the Town. **Motion carried 3-1 – Commissioner Mendoza opposed.**

- b. ZMA-2020-07 - Zoning Map Amendment – Johnson R Morrison II & Lita B Morrison - 13751 Cabarrus Station Rd (PIN 5534-51-21084 & 5534-41-8322) – currently zoned Agriculture (AG) – proposed NC 24/27 Single Family Residential (SFR)

Motion by Commissioner Mendoza and seconded by Commissioner Caddell 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 because the subject properties are adjacent to other residential zoned properties. 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. The amendment allows for the potential growth and expansion of the residential inventory of the Town. **Motion carried 4-0.**

Item #8 – Noise Ordinance Modification

Noise Ordinance #2005-44 Modification

Motion by Commissioner Mendoza and seconded by Commissioner Hoy to table until next meeting and tie with the nuisance ordinance. **Motion carried 4-0.**

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Motion by Commissioner Hoy and seconded by Commissioner Mendoza to cancel the P&ZC meeting for December. **Motion carried 4-0.**

Item #9 – Adjournment

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

The meeting was adjourned at 7:28 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board