

Minutes Planning & Zoning Commission
Tuesday, May 26, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Vice Chair Ann Holland; Commissioners Pam Barger, Pam Carter (arrived at 7:15 PM), Tommy Honbarrier; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator, Richard Flowe; Assistant Planning, Zoning & Subdivision Administrator Jason Earliwine

Commissioners Absent: Mary Little

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:04 PM.

Item #3 – Approval of Agenda

Mr. Flowe requested adding Trends as Item 6(b).

Motion was made by Commissioner Holland and seconded by Commissioner Barger to approve the agenda with the addition of Item 6(b) Trends. **Motion carried 4-0.**

Item #4 – Approval of Minutes – Open Session 04-28-2015

Motion by Commissioner Holland and seconded by Commissioner Honbarrier to approve open session 04-28-2015 minutes. **Motion carried 4-0.**

Item #5 – Public Comment

Mike and Daniel Hallman stated they were attending to respond to questions or comments the Commissioners may have regarding the Hallman/Watson re-zoning request.

Item #6 – Planning, Zoning and Subdivision Reports

a. **Zoning Permit Review**

Mr. Earliwine summarized and answered questions regarding the permits issued since the April 2015 meeting.

b. **Trends**

Mr. Flowe referred to:

- Charlotte Observer article reporting the official population of Charlotte at the end of 2013 was 810,000 people. This is a rapid growth and a tremendous amount of change to the area.
- AARP article pointing to the desires of the generations and the millennial generation being all the buzz and how they are taking over the world. In 2015, one of the baby boomers will die and on that day the millennial generation will succeed the baby boomers in population in the USA.

Item #7 – Zoning Map Amendment – Hallman/Watson

The Future Land Use Map of the *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2 adopted October 8, 2013* designates the subject property both “Agriculture” and “Neighborhood”. The corresponding zoning classifications are the “Agricultural” (AG) zoning classification currently applicable to the subject property and “Single Family Residential” (SFR). The owner requested a

Minutes Planning & Zoning Commission
Tuesday, May 26, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

change to the “Single Family Residential (SFR) zoning classification.

Motion was made by Commissioner Honbarrier and seconded by Commissioner Carter to recommend to Town Council approving the re- zoning (zoning map amendment) classification of the property from “Agricultural” (AG) to “Single Family Residential” (SFR). **Motion carried 5-0.**

Item #8 – Zoning Text Amendment – Article 2 & 8

Mr. Flowe reviewed the proposed edits and legislative changes relating to Senate Bill 25 and House Bill 36 to the Midland Development Ordinance and Use Tables. The Senate has recommended the bill and the House has it in committee and chances are likely the bill will pass. The bill basically eliminates a municipality’s authority to regulate architectural design or standards in a standard district (i.e. single family residential district). It does not change the municipality’s ability to regulate a voluntary district (i.e. T&D).

Motion was made by Vice Chair Holland and seconded by Commissioner Barger recess the P&ZC meeting to attend the TRC meeting. **Motion carried 5-0.**

The P&ZC recessed at 8:04 PM.

Item #9 – Recess to Attend Technical Review Committee

The TRC meet to discuss Saddlebrook – Construction Plans; Wyndham Estates Phase 2 – New Plan (Preliminary Plat) and Tucker Chase – Revised Plan (Preliminary Plat)

TRC Members Present: Darrell Page, Ann Holland, Pam Barger, Pam Carter, Tommy Honbarrier and TRC Chair Richard Flowe

TRC Chair Flowe called the meeting to order at 8:11 PM.

- a. Saddlebrook – Construction Plans
Mr. Flowe reported the plans have not indicated any further detail than the preliminary plat. The Staff comment list is very lengthy and have not completed the staff review. Major concerns are recreation and parks and stormwater facilities.
- b. Wyndham Estates Phase 2 – New Plan (Preliminary Plat)
Eliminated the cul-de-sac; lot lines do not extend into the stream buffer; removed a couple of lots; common open space but no amenities shown at this time; dropped back to 30 lots and abandoning the second entrance.
- c. Tucker Chase – Revised Plan (Preliminary Plat)
Revealed currently approved plans and their proposed changes. Highlight of proposed changes: from 160 lots to enable 163 lots; common open space slight change to move pool site; change street alignment; change orientation of lots.

The TRC suggested keeping the pool site as originally proposed; agreed with change in street alignment.

Minutes Planning & Zoning Commission
Tuesday, May 26, 2015
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

The TRC meeting adjourned at 9:07 PM.

Item #10 – Reconvene – Planning & Zoning Commission Meeting

The Planning & Zoning Commission meeting reconvened at 9:08 PM.

Item #11 – Adjournment

Motion was made by Commissioner Honbarrier and seconded by Commissioner Carter to recess the meeting until June 23, 2015 at 7:30 PM at Town Hall for the purpose of Items #8 and 9a.

Motion carried 5-0.

The meeting was recessed at 9:15 PM

Darrell Page, Chair Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board