

Minutes Planning & Zoning Commission  
Tuesday, June 23, 2015 recessed from Tuesday, May 26, 2015  
7:30 PM Midland Town Hall  
4293-B Hwy. 24/27E  
Midland, NC 28107

**Open** – Chair Page called the recessed meeting to order at 7:37 PM.

**Continuation Attendance:** Chair Darrell Page; Vice Chair Ann Holland; Commissioners Pam Barger, Pam Carter, Mary Little, Tommy Honbarrier; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator, Richard Flowe

Mr. Flowe reminded the Commission was reconvened from the May 26, 2015 meeting to continue discussion of Item #8 and (Article 2 and 8 regarding passage of SB 25) and Item #9a Saddlebrook construction plans.

Saddlebrook construction plans have been withdrawn by the developer to address a number of design issues and will be resubmitting at some point in the future. No further action is required at this time.

**Item #8 – Zoning Text Amendment**

Article 2 of the MDO changes:

- predominately garage related
- typo on page 7 citation to Article 10 should have been citation to Article 9
- fences and walls
- eliminated references to facade to describing the primary front plane of the conditioned space of a residential structure
- minimum requirements for off street parking - least two parking spaces off the public right-of-way
- 2.19-4a adding term for landscape plantings; arrange of permanent structural elements at unit to provide side view screening
- 2.19-4e removed words and modified
- 2.19-8 tied to Building Envelope to meet setbacks
- 2.19-10 change to relate to the Town's Street, Traffic and Parking Ordinance
- Article 8 changes mirror Article 2 changes relating to setbacks and parking spaces, etc.
- cannot interpret definition of "family" (i.e. single-family, multi-family, duplex) and regulate number of rooms and what they are used for

**Motion** by Commissioner Barger and seconded by Commissioner Carter to recommend the proposed draft amendments driven largely by passage of SB 25 to Article 2 and Article 8. **Motion carried 6-0.**

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

The meeting was adjourned at 8:14 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