

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

Attendance: Chair Darrell Page; Pam Carter, Scott Burroughs, Steve Clark, Michael Aldridge; Planning and Zoning Clerk to the Board Hilda Keeney; Planning, Zoning & Subdivision Administrator, Richard Flowe

Absent: Vice Chair Ann Holland; Commissioner Pam Barger

Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:03 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Carter and seconded by Commissioner Burroughs to approve the agenda. Motion carried 5-0.

Item #4 – Approval of Minutes – Open Session 09-22-2015

Motion by Commissioner Carter and seconded by Commissioner Clark to approve open session 09-22-2015 minutes. Motion carried 5-0.

Item #5 – Public Comment - No comments were forthcoming.

Item #6 – Planning, Zoning and Subdivision Reports

a. **Zoning Permit Review**

Commissioner Aldridge was appointed by the Town Council to the P&ZC and BOA at their November 10, 2015 meeting. Commissioner Aldridge was introduced and welcomed to the Commission at this time.

Mr. Flowe summarized and answered questions regarding the zoning permits issued through November.

b. **Update on Projects**

Saddlebrook had submitted their preliminary elevations on housing product for Phase 2. Staff gave comments to the developer and Saddlebrook is in the process of incorporating the comments into their plans and will be re-submitting for preliminary approval. The preliminary approval will be for the house elevations as they have an inventory of homes pre-approved for their sales people. Staff is waiting for their official submittal.

Revision #3 to the Town Plan has been delayed. The revisions were for modifications on the land use map and industrial areas. The County was slated to consider adoption for those areas adjacent to the Town for consistency and would follow the same plan.

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Update on Saddlebrook Phase 2 - resolved a road issue with the gas line crossing the road.

Tucker Chase is submitting the final plat. The second phase of Tucker Chase will follow.

No revised date for Bethel Park announced (townhome project in Old Midland). All permits, approvals and pre-construction conferences have been completed. The developer will be removing waterlines that were installed a number of years ago. The City of Concord is requiring the lines be removed and replaced with new lines because they will not pass water quality tests.

No action seen on Wyndham Estates Phase 2.

Chair Page asked the current status of Town Hall project.

Mr. Flowe stated movement is going on but is a slow project. With the new Town Manager in place, staff will be returning to the project.

Mr. Flowe announced Town Council had suspended the sewer project for Cabarrus Acres Phase 2 at their November meeting.

Town Council approved the amendments to the MDO and Commissioners were given the replacement pages for their notebooks.

c. Trends

Various articles were given to the Commissioners:

- Charlotte Rank Third in Real Estate Markets to Watch (Charlotte Observer)
- Development Agreement Approved for Storrs Center in Mansfield, Connecticut (New Urban Network)
- Charlotte: Rise of the 18-hour city (Mecklenburg Times)
- Growth in Charlotte-area Home Prices Outpaces National Average (Charlotte Business Journal)
- Where Does Charlotte Fall on 'Best Places to Own a Home' List? (Charlotte Business Journal)

Item #7 – 2016 Meeting Schedule

Staff presented the following proposed 2016 meeting schedule for the P&ZC and the BOA:

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2016 Planning & Zoning Commission Meeting Schedule	2016 Board of Adjustment Meeting Schedule
<i>P&ZC Meeting 4th Tuesday</i>	<i>BOA Meeting 4th Tuesday</i>
1/26/2016	
	2/23/2016
3/22/2016	
4/26/2016	
5/24/2016	
	6/28/2016
7/26/2016	
8/23/2016	
9/27/2016	
	10/25/2016
11/22/2016	
12/27/2016	

Motion was made by Commissioner Carter and seconded by Commissioner Clark to adopt the 2016 P&ZC & BOA meeting schedule. **Motion carried 5-0.**

Item #8 – Adjournment

Motion was made by Commissioner Carter and seconded by Commissioner Burroughs to adjourn the meeting. **Motion carried 5-0.**

The meeting was adjourned at 7:50 PM.

Darrell Page, Chair Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board