

Minutes Planning & Zoning Commission
Tuesday, February 27, 2018
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

Attendance: Chair Darrell Page; Commissioners: Pam Carter, Steve Clark, Mary Ann Evanoff, Edward Gregory, Ann Holland, Danny Lee Page; Hilda Keeney, Planning and Zoning Clerk; Kassie Watts, Town Planner
Alternate Commissioners: Jim Hoy
Alternate Commissioners Absent: Michael Aldridge
Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 7:05 PM.

Item #3 – Approval of Agenda

Motion was made by Commissioner Page and seconded by Commissioner Holland to approve the agenda. **Motion carried 7-0.**

Item #4 – Approval of Minutes – Open Session 01-23-2018

Motion by Commissioner Evanoff and seconded by Commissioner Clark to approve open session 01-23-2018 minutes. **Motion carried 7-0.**

Item #5 – Public Comment – no comments forthcoming.

Item #6 – Planning, Zoning and Subdivision Reports

a. Zoning Permit Review

Ms. Watts reviewed the zoning permits issued since January meeting. Fox Creek permits rescinded until roads properly repaired.

b. Update on Projects

- **Banks Massey** – street lights, landscaping, finishing facade of roof
- **Allen’s Mini-Storage** – fire marshal said need to sprinkle buildings – nothing happening for past couple of months – reach out to the Allen’s
- **Wyndham Forest** – still issuing permits
- **Fox Creek** – rescinded permits because of roads
- **Tucker Chase** – no change – waiting for response from Judge – Judge upheld Board’s decision
- **C F Steele** – moving along
- **Bethel Glen** – issuing permits – revised property lines on Brickwood Circle
- **Old Bethel School** – settlement agreement – Mr. Haak notice of compliance \$5,000 fine – Mr. Whiting did most of items not all \$10,000 fine -
- **Bethel Park** – turned in site plan – will be renamed
- **Dollar General** – beside/behind Speedway

Item #7 – Zoning Map Amendment

(ZMA-2018-03) Initial Zoning – Catawba Lands Conservancy – 28.351 acres recently

Minutes Planning & Zoning Commission
Tuesday, February 27, 2018
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

annexed into the Town to be zoning to AG – Agriculture

Motion by Commissioner Page and seconded by Commissioner Holland to recommend Town Council designate the subject property as Agriculture (AG) to be consistent with the *Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2*, adopted October 8, 2013 and subsequently amended March 8, 2016, October 11, 2016 and April 11, 2017 as shown on the adopted Land Use Map appearing therein which covers areas outside the city limits of the Town of Midland, but lying within the area known as the Midland Service Area, as required by NCGS § 160A-383. This amendment is reasonable because the subject property will be incorporated into the Carolina Thread Trail and is located adjacent to other agriculturally zoned properties. This amendment allows the subject property to be used in accordance with the standards of the “Agriculture” (AG) Zoning District in the future. **Motion carried 7-0.**

Item #8 – Zoning Text Amendments

- a. (ZTA-2018-01) Reception Facilities (Article 10, Uses with Additional Standards and Conditional Uses)
Ms. Watts reviewed recommendations – Darrell bathroom for 300 people – site plan approval – portable toilets? – permanent facilities – Mary Ann events have bingo, etc. potential events listed on permit
- b. (ZTA-2018-02) SFR Buffer Yard (Article 11, Landscape Requirements and Tree Protection)
- c. (ZTA-2018-03) Animal Welfare Ordinance
Motion by Commissioner Holland seconded by Commissioner Carter to recommend to TC to adopt ZTA-2018-03.

Change meeting time – Holland – Page – from 7 to 6 PM for the remainder of 2018

Item #9 – Adjournment

Motion was made by Commissioner Holland and seconded by Commissioner Carter to adjourn the meeting. **Motion carried 7-0.**

The meeting was adjourned at 8:30 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board