

Minutes Planning & Zoning Commission
Tuesday, March 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:
Alternate Commissioners Absent: Jim Hoy
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 Clark and seconded by Commissioner Carter to approve the agenda. **Motion carried 7-0.**

Item #4 – Approval of Minutes – Open Session 02-27-2018

Motion by Commissioner Carter and seconded by Commissioner Gregory to approve open session 02-27-2018 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 the February meeting.

b. Update on Projects

- **Banks Massey** – street lights and landscaping are in; façade near completion; porch built onto the front; siding and stone to be installed on bottom; once completed the back part will be developed
- **Allen’s Mini-Storage** – reached out to owners; about 75% complete with storm drainage; issues with rock, weather and fire flows and sprinklers; hope to be up and running in about six months (September)
- **Wyndham Forest** – continue to move forward
- **Fox Creek** – rescinded permits and hold on future zoning permits; plan to rectify issue with the roads; plan started last week and worse than realized; new plan with reconstruction of roads
- **Tucker Chase** – status unchanged
- **C F Steele** – continuing to make progress
- **Bethel Glen** – issued few permits last month; worked with one builder to shift property lines to revise the map to make better lots
- **Old Bethel School** – continues to be vandalized; deadline was Monday for maintenance completion; notice of completion will be issued and 30 days to submit their written maintenance plan to the Town

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- **Bethel Park** – site plan has been submitted; will be scheduling a Technical Review Committee meeting; will ask the name be changed
- **Dollar General** – still presuming site; working out comments from NCDOT and location of the building

Item #7 – Zoning Text Amendments

a. **(ZTA-2018-01) Reception Facilities (Article 10, Uses with Additional Standards and Conditional Uses)** Motion by Commissioner Holland and seconded by Commissioner Carter to recommend ZTA-2018-01 to Town Council, amending the Midland Development Ordinance 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 required by NCGS § 160A-383. This amendment is reasonable because the standards established by this amendment are consistent with goals and strategies listed within Section Six of the Town Plan 2030. **Motion carried 7-0.**

b. **(ZTA-2018-02) SFR Buffer Yard (Article 11, Landscape Requirements and Tree Protection)**

Commission Evanoff recommended another type of buffer be added – Type E with a 50 foot buffer.

Motion by Commissioner Evanoff and seconded by Commissioner Gregory to have staff add a SFR Buffer Yard Type E with a 50 foot buffer. **Motion carried 7-0.**

Motion by Commissioner Gregory and seconded by Commissioner Clark to recommend ZTA-2018-02 to Town Council with the addition of a SFR Buffer Yard Type E with a 50 foot buffer, amending the Midland Development Ordinance 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 required by NCGS § 160A-383. This amendment is reasonable because the standards established by this amendment are consistent with goals and strategies listed within Section Six of the Town Plan 2030. **Motion carried 7-0.**

c. **(ZTA-2018-04) Furniture & Fixtures (Article 8, Permitted Use Chart)** Motion by Commissioner Evanoff, seconded by Commissioner Holland to recommend to Town Council to approve ZTA-2018-04 to Town Council, amending the Midland Development Ordinance 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 required by NCGS § 160A-383. This amendment is reasonable because the

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standards established by this amendment are consistent with goals and strategies listed within Section Six of the Town Plan 2030. **Motion carried 7-0.**

Item #8 – Adjournment

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

The meeting was adjourned at 7:05 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board