

Minutes Planning & Zoning Commission  
Tuesday, April 25, 2017  
7:00 PM Midland Town Hall  
4293-B Hwy. 24/27E  
Midland, NC 28107

**Attendance:** Chair Darrell Page; Commissioners: Ann Holland, Pam Carter (arrived 7:07 PM), Scott Burroughs, Pam Barger (arrived 7:08 PM), Steve Clark, Michael Aldridge; Hilda Keeney, Planning and Zoning Clerk; Kassie Watts, Town Planner  
**Others:** Councilmember Rich Wise

**Item #1 – Invocation & Pledge of Allegiance**

**Item #2 – Open** – Chair Page called the meeting to order at 7:02 PM.

**Item #3 – Approval of Agenda – Motion** was made by Commissioner Holland and seconded by Commissioner Clark to approve the agenda. **Motion carried 5-0.**

**Item #4 – Approval of Minutes** – Open Session 03-28-2017  
**Motion** by Commissioner Holland and seconded by Commissioner Aldridge to approve open session 03-28-2017 minutes. **Motion carried 5-0.**

**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 March meeting.
- b. **Update on Projects**
  - Jordan Dental – close to completion
  - Brentwood – installing infrastructure in first phase; working through the wetlands issue with the Army Corp of Engineers; received final platting
  - Allen Mini Storage – progressing; driveway permit from NCDOT was received; going through site plan review
  - Banks Massey – reviewed recent site plan, sent comments and expect revised plan; received driveway permit from NCDOT
  - Wyndem Forest – progressing; roads have been proof rolled; final plat will be recorded with 31 lots on first map
  - Tucker Chase – not a lot of action due to the appeal case which factors the zoning permits; BOA approving order
  - Contacts with people interested in doing projects in rail yard, Old Midland, Hwy. 24/27, Hwy. 601; calls regarding rezoning
  - Official park opening held
  - Town Council approved the Future Land Use Map

**Item #7 – Zoning Map Amendment – ZMA-2017-01 – Haigler Properties**

In 1990, when the property was in the County, Mr. Haigler petitioned the County for a rezoning of the rear (700 feet) of the property for a cell tower as Industrial and remainder of the tract remain Medium Density Residential. Town staff researched and obtained documents from the County. An error was discovered over the years where the tax maps and the GIS maps did not

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accurately reflect the rezoning request. His property has been zoned Industrial and he has been taxed as Industrial on the entire property.

**Motion** by Commissioner Barger and seconded by Commissioner Carter to recommend Town Council adopt Ordinance #04-2017 (A)(M) to designate the subject properties, approximately 19.7 acres to “Single Family Residential” (SFR) as 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 required by NCGS § 160A-383. This amendment is reasonable because the subject properties are currently developed as single family residential uses and are unlikely to develop industrially in the future. **Motion carried 7-0.**

**Item #8 – Zoning Text Amendment - “Flag Lots” Article 16.2-3-M-Items 2 and 3**

The Midland Development Ordinance (MDO) limits “Flag Lots” with certain standards. Staff recommends amending Items 2 and 3 of Article 16.2-3-M (amendments in bold and underlined):

2. The maximum flagpole length (strip connecting the bulk of the lot to the street) shall be **400** feet.
3. The total lot area shall be a minimum of **1.5** acres, unless required to be larger by the primary general use district, established by Article 8 of this Ordinance; furthermore, the area of the flagpole within the first 150 linear feet of the street (strip connecting the bulk of the lot to the street) shall not be used in calculating minimum lot area, setbacks, or other dimensional

**Motion** by Commissioner Barger and seconded by Commissioner Holland to recommend Town Council adopt Ordinance #04-2017 (B))(T) amending the Midland Development Ordinance consistent with the *Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2*, adopted October 8, 2013, and 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.**

**Item #8 – Adjournment**

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

The meeting was adjourned at 7:34 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