

Minutes Planning & Zoning Commission
Tuesday, July 31, 2018
7:00 PM Midland Town Hall
4293-B Hwy. 24/27E
Midland, NC 28107

DRAFT

Attendance: Chair Darrell Page; Commissioners: Steve Clark, Mary Ann Evanoff, Edward Gregory, Ann Holland, Jim Hoy; Steve Smith (Alternate); Hilda Keeney, Planning & Zoning Clerk; Kassie Watts, Town Planner
Absent Commissioners: Pam Carter
Alternate Commissioners: Darrell Helms
Others: Councilmember Rich Wise

Item #1 – Invocation & Pledge of Allegiance

Item #2 – Open – Chair Page called the meeting to order at 6:03 PM.

Item #3 – Approval of Agenda

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

Item #4 – Approval of Minutes – Open Session 06-26-2018

Motion by Commissioner Evanoff and seconded by Commissioner Gregory to approve open session 06-26-2018 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 for July.

b. Update on Projects

Allen’s Mini-Storage – steel for the first buildings going up – six (6) buildings total; road on western side of first building

Wyndham Forest – continues to move forward

Fox Creek – continues to move forward

Tucker Chase – status unchanged

C F Steele – Fire Marshal issued a stop work order until water line is constructed

Old Bethel School – revised maintenance plan received and already in violation; issued notice of non-compliance on 19th; no security video cameras installed; proceeding with enforcement measures as they become available

Bethel Park – spoken with the developer and start clearing underbrush; work on survey but need to identify the new FEMA flood plain; will resubmit site plan; address comments from Technical Review Committee (TRC)

Dollar General – no activity

Clutter Busters – held two TRC meetings; have comments from NCDOT and Fire Marshal; will give the comments to the developer to address and apply for zoning permit to start the project

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Item #7 – Zoning Text Amendment – ZTA-2018-05 – SFR Buffer Yard Addition, Article 11, Landscape Requirements and Tree Protection

Carlton Burton (engineer) & Ken Lingerfelt (developer) seeking an amendment to Article 11 of the MDO.

Motion by Commissioner Holland and seconded by Commissioner Smith to recommend to Town Council to modify the buffer table to allow for a minimized buffer on SFR lots within 20% incremental differential in size to 15 foot berm, minimum three (3) feet in height and planted with ½ of the plantings of the Type E buffer. **Motion carried 7-0.**

Motion by Commissioner Smith and seconded by Commissioner Holland to recommend to Town Council to modify Article 11.6-1(A)1 to add in lieu of the opaque wall or fence, the construction of a 15 foot berm, minimum three (3) feet in height and planted with ½ the plantings of the Type E buffer would be permitted. **Motion carried 7-0.**

Item # 8 – MDO Overview – Part 3 of 3 – Articles 17-23 (PowerPoint Presentation)

Motion by Commissioner Holland and seconded by Commissioner Gregory to postpone the overview of the MDO Articles 17-23 until the August meeting. **Motion carried 7-0.**

Item #9 – Adjournment

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

The meeting was adjourned at 8:27 PM.

Darrell Page, Chair, Midland Planning & Zoning Commission

Hilda Keeney, Planning & Zoning Commission Clerk to the Board