

Minutes Planning & Zoning Commission  
Tuesday, October 25, 2016  
7:00 PM Midland Town Hall  
4293-B Hwy. 24/27E  
Midland, NC 28107

**Attendance:** Chair Darrell Page; Commissioners: Ann Holland, Scott Burroughs, Steve Clark, Pam Barger, Pam Carter, Michael Aldridge (arrived at 7:39); Hilda Keeney, Planning and Zoning Clerk; Kassie Watts, Town Planner  
**Others Present:** Councilman 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 Carter seconded by Commissioner Burroughs to approve the agenda as written. **Motion carried 7-0.**

**Item #4 – Approval of Minutes** – Open Session 09-27-2016  
Motion by Commissioner Holland and seconded by Commissioner Carter to approve open session 09-27-2016 minutes. **Motion carried 7-0.**

**Item #5 – Public Comment** – no comments forthcoming.

**Item #6 – Land Use Plan Recommendations – Article 9 – Building & Lot Type Standards**  
Ms. Watts recapped the discussion of the August and September meetings of the goals and recommendations of the existing Land Use Plan and the Land Use Map as it relates to the NC Hwy. 24/27 corridor; whether the Town feels the current Land Use Plan is the vision and the way the Town wishes to proceed with development; modify the Plan to create a more commercial corridor; or continue to consider amending the Plan on a case by case basis.

Staff presented two options for the Commission to consider recommending to Town Council:

1. Moving towards the creation of a commercial corridor along NC Hwy. 24/27 and consideration of potential text amendments to strengthen the standards for building and lot design within the C-24/27 zoning district.
2. To consider each request to amend the Future Land Use Map presented to the Commission on a case by case basis.

Should the Commission choose to recommend Option 1, the Planning Department has drafted potential Zoning Text Amendments to Article 9, Building and Lot Type Standards of the Town of Midland Development Ordinance (MDO). The purpose of the text amendments is to strengthen various sections of Article 9 that relate to the design standards affecting the C-24/27 zoning district and to update policy related to the ongoing growth and goals of the Town.

There are two building and lot types permitted in the C-24/27 zoning district:

1. Civic Building Lot and Building Type (9.5)
2. Highway Lot Type and Building Type (9.8)

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While existing language in the MDO regarding development of these building and lot types is a good foundation, certain language is vague and could be open for interpretation. In an effort to prevent staff from having to interpret standards the Town deems appropriate for said developments, staff recommends the draft text amendments be incorporated into the MDO. For example, the word “should” is used frequently and could be interpreted as an option to a developer, rather than a requirement. The building material options have also been tightened up to require primarily brick, stone, wood, or other masonry materials as the primary construction materials to be used.

Staff believes these amendments will strengthen the Town’s ability to require quality development incorporating quality building materials. These design standards will determine how the Town will “look” as growth pressure increases, while also creating a “Sense of Place” that exhibits the Town’s brand and individuality. A detailed presentation will be presented on these items during the Town Council Meeting should the Planning and Zoning Commission opt to make a recommendation.

The Commission could make a motion to recommend approval, denial, or approval with revisions on:

Option 1: Should the Commission vote to recommend Option 1, staff requests the Commission include a recommendation on the draft text amendments to Article 9, Building and Lot Type Standards of the Midland Development Ordinance for the December 13, 2016 regular Town Council meeting and authorize staff to advertise.

or

Option 2: Consider amendments to the Future Land Use Map in the Town Plan 2030 Land Use & Comprehensive Master Plan Revision 2 on a case by case basis as requests are received.

Commissioner Burroughs – asked for clarification on what staff is looking for.

Ms. Watts – the Commission has two options. Step back and look at the Land Use Plan from a larger viewpoint which would entail additional meetings, and possible public meetings, but would be a process the Town would undertake should the P&ZC choose to recommend looking at the Land Use Plan in more detail. Also, need to make a recommendation on the text amendments to Town Council regardless of which option is chosen.

Chair Page – asked to clarify creating a commercial corridor along NC Hwy. 24/27. Will both sides from Town limit to Town limit be commercial?

Ms. Watts – look at entire corridor.

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Chair Page – looking from the citizen’s point of view, there are still residential houses along the corridor and would not want to put undue burden (i.e., higher taxes) on those locations if there are actual residential houses in those locations.

Ms. Watts – the Town will not be re-zoning anyone’s property, this is just for the future Land Use Map.

Commission Burroughs – if still on a case by case basis, is there a timeframe to get a property re-zoned to commercial.

Ms. Watts – currently a request for commercial zoning for property not designated as commercial (something other than residential or agricultural) and Land Use Plan does not show as commercial, they first must come before the P&ZC and request a Land Use Map amendment. The P&ZC recommendation goes before Town Council. It could take one or two months, depending where the meeting dates fall. Re-zoning requires Town Council to hold public hearing and could take three to four months.

Chair Page – make change on Land Use Plan would make the Commission’s job a little easier.

Commissioner Barger – ramifications of the Town’s infrastructure along the proposed corridor and NCDOT’s position as far as are we going to end up with a lot of super street turns, right turn only out, etc., if we changed to a corridor. Has that been approached or is that something that would occur after? Her concern would the Town ending up with more congestion if the Town expands the corridor and the reluctance NCDOT has shown in the past for putting in more stoplights or insisting on right turn out when all the traffic goes left. Where the Town is situated that is a real concern and the infrastructure the Town does not have and if we change it how are we going to get the people who are wanting to be commercial in the property to buy into helping us and/or providing. Those were her concerns with turning it into a complete corridor of commercial and she did not want to get stuck with a situation where NCDOT punishes us as a Town.

Ms. Watts – creating a commercial corridor does not mean the Town has to have the entire corridor commercial. In regards to the infrastructure, the way the water and sewer system is set up either the Town or the developer has to make the infrastructure improvements. A commercial project that wishes to develop along the corridor they are going to be responsible for a certain amount of the infrastructure for extending it to their property. NCDOT has regulations regarding access and does not think there are any plans to do a superstreet along the section. Because NCDOT owns the road, they are the authority on how the driveways are accessed.

Commissioner Barger – did not know how that interfaced and could see the Town having difficulty with traffic flow but specifically for citizens of the Town ending up with something we can’t get around well. We need commercial to make the Town grow and make it a place where more people are going to come, it’s that balance that happens. The idea of expanding the

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corridor or expanding and utilizing the nodes created in the original plan, it is quite sound.

Commissioner Clark – all for growth. He does not want to see another Hwy. 74. Disappointed at last meeting when NCDOT did not put in a new turning lane into Saddlebrook. In the mornings, it is 60-65 MPH and watch the waves coming from Locust and the same thing in the afternoon.

Ms. Watts – not sure why NCDOT did not require Saddlebrook to have a decelerate lane. The Town can work with NCDOT to see what their perimeters are and if we can require it. It would depend upon the use and how much traffic would be generated, would determine whether or not those improvements would need to be made on NC Hwy. 24/27 (i.e., buy right-of-way to create a turn lane, etc.). The Town has a very good relationship with NCDOT and does not foresee any negativity coming from NCDOT.

Commissioner Barger – how does this tie into the proposed amendments of the building lot type.

Ms. Watts – each zoning designation has a list of allowed building types. C-24/27 has two building types - civic and highway.

Commissioner Barger – a plan could be presented that could reflect both (civic and highway) if it were a larger development.

Ms. Watts – looked at the two building types available in the zoning district and looked at tightening the verbiage. The proposed amendments were individually reviewed with the Commissioners.

Commissioner Barger – if a southwestern food business came to the area, they should be allowed to have some stucco on their building and not say they can't have stucco because southwestern is their identity. Along this portion of the highway, would like stucco and/or concrete base stucco be allowed as an option.

**Motion** by Commissioner Barger and seconded by Commissioner Holland to recommend to Town Council the acceptance of Option 1 to create a commercial corridor along NC Hwy. 24/27 and the potential text amendments to strengthen the standards for building and lot design for the C-24/27 zoning district with the change for the stucco in the highway design to 25% of front façade. **Motion carried 7-0.**

#### **Item #7 – Planning, Zoning and Subdivision Reports**

##### **a. Zoning Permit Review**

Ms. Watts summarized and answered questions regarding the zoning permits issued since the September P&ZC meeting.

##### **b. Update on Projects**

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- Jordan Dental – moving along
- Saddlebrook Phase 2 – moving along
- Banks Massey – not heard from recently
- Alan Storage Center – not heard from recently
- Wyndham Forest – grading, getting ready to start infrastructure and plat lots
- two annexation requests – C. F. Steel off Old Camden Road and Purser property located adjacent to multi-modal – on schedule
- McManus Meadows – re-paving project is on schedule

**Item #9 – Adjournment**

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

The meeting was adjourned at 8:47 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