



**TOWN OF MIDWAY  
PLANNING & ZONING BOARD MINUTES  
TUESDAY, OCTOBER 29, 2013**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON  
OCTOBER 29, 2013 AT 5:00 P.M. AT THE MIDWAY FIRE AND RESCUE BUILDING, 228  
MIDWAY SCHOOL ROAD, MIDWAY, NORTH CAROLINA**

**CALL TO ORDER**

Chairperson Charles Waddell called the meeting to order.

Planning & Zoning Board members present were: Jackie Edwards, LeeAnn Thomas, Lynn Griggs, Keith Leonard and alternate member Jamie Hester.

Town Manager Ryan Ross and Town Planner Andy Goodall were present. Town Clerk Linda A. Hunt was absent.

**APPROVAL OF MINUTES**

On motion by Board member Jackie Edwards, seconded by Board member LeeAnn Thomas the Board voted unanimously to approve the minutes of the July 30, 2013 meeting as presented.

**ADOPT AGENDA**

On motion by Board member LeeAnn Thomas, seconded by Board member Keith Leonard, the Board voted unanimously to adopt the agenda as presented.

**PUBLIC COMMENT PERIOD**

There were none.

**PLANNING BOARD CASES**

There were none.

**OTHER BUSINESS**

**DISCUSSION ABOUT RECENT HOUSING COMPLAINTS**

Town Manager Ryan Ross stated the Town has received numerous complaints from residents regarding the poor condition of housing and safety issues associated therewith. The Planning Board was provided recent photographs of the specific locations of major concerns.

- Country Lane (Miller property)
- 376 Midbrook Run (Rush property)
- Bobby Willard Road (trailer and outbuilding)
- Lori Lane (back porch and front steps)

Mr. Ross said although the complaints received are valid, structural problems such as these cannot be addressed unless or until the Town adopts an ordinance that specifically deals with these types of

situations. The Planning Board and Town Council have previously rejected a minimum housing ordinance. Mr. Ross told the Board he just wanted to make them aware of the problems so they could be prepared should they be approached by anyone questioning the situations.

Following a brief discussion, Planning Board member Jackie Edwards asked who is supposed to be taking complaints – Benchmark or the Town Manager. Town Planner Andy Goodall said complaints should be referred to Benchmark. Ms. Edwards stated she would like to receive copies of the letters that are mailed to residents who are in violation of the Town’s code of ordinances. She also asked if the Planning Board could be provided with a report listing the complaints received, when received, action taken, and when, or if, the violations are corrected.

Town Manager Ryan Ross advised the Board that many of the complaints received are anonymous or the caller does not wish to be identified as the person who made the complaint. Once the complaint is received, staff checks out the complaint, and then takes whatever action is needed.

For information and discussion only.

### **DISCUSSION ABOUT UPCOMING PUBLIC FORUM FOR TOWN PROPERTY**

Town Planner Andy Goodall reminded the Board of the public forum to be held on Thursday, November 7, 2013, beginning at 6:00 p.m. in the meeting room at the Fire and Rescue Building located at 228 Midway School Road. The purpose of the forum is to expand on the survey that was recently sent out to Midway citizens and to receive the public’s input on a long-term plan for the Town’s property on Gumtree Road. Visual aids will be available at the meeting to give the public some ideas and possibilities for development of the property. One such aid will be a poster illustrating what could be done in a park setting. Mr. Goodall said Benchmark would then take the information received from the surveys and the comments from the public meeting and come up with areas to focus on. Benchmark hopes to have a draft of the proposed plan ready for the January 6, 2014 Town Council meeting.

For information only.

### **REPORTS**

#### **ZONING ADMINISTRATOR’S REPORT**

Town Planner Andy Goodall reported that no permits have been issued since the last report. He has been dealing mostly with complaints and yard sales.

#### **TOWN MANAGER’S REPORT**

There were none.

#### **REPORTS FROM PLANNING BOARD MEMBERS**

Planning Board Chairman Charles Waddell said he would like to see the speed limits reduced in Midway, citing some recent accidents that have happened on Old Highway 52. He said it is a dangerous situation.

Town Manager Ryan Ross stated that the roads in Midway are owned by the NC Department of Transportation and the speed limits are controlled by NCDOT. The Town can request a speed limit change; however, certain criteria has to be met for NCDOT to change the speed limits. Mr. Ross cited instances when the Town had requested reductions in the speed limits in certain areas, noting that some met NCDOT’s criteria and some did not. .

Alternate Board member Jamie Hester expressed her concern about the speed limits changing two or three times within a short distance on a single road.

**ADJOURNMENT**

On motion by Board member Jackie Edwards, seconded by Board member LeeAnn Thomas, the Board voted unanimously to adjourn the meeting.

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Charles Waddell, Chairperson

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Linda A. Hunt, Town Clerk