



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
THURSDAY, JANUARY 30, 2014**

MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON THURSDAY, JANUARY 30, 2014, AT 5:00 P.M. AT THE MIDWAY FIRE AND RESCUE BUILDING, 228 MIDWAY SCHOOL ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Due to inclement weather, the January 28, 2014, the regular Planning & Zoning Board meeting was postponed to Thursday, January 30, 2014. Proper notice of the postponement was given.

Chairperson Charles Waddell called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Jackie Edwards, Jamie Hester, and LeeAnn Thomas. Absent: Lynn Griggs.

Town Manager Ryan Ross, Town Planner Andy Goodall, Town Clerk Linda A. Hunt were present.

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 November 26, 2013 meeting as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

2013 PLANNING AND ZONING YEAR IN REVIEW

Town Planner Andy Goodall presented a list of Planning & Zoning highlights for the Town of Midway in 2013 as follows:

**ZONING PERMIT ACTIVITY
2013 Zoning Permits Issued**

Type	Address
New Residence	360 Baxter Drive
Change of Use	11142 Old US 52 (#2)

Change of Use	189 Hickory Tree Road (#100)
New DW Mobile Home	675 Hebron Church Road
Accessory Structure	10675 Old US 52
New Residence	430 Willow Ridge Lane
Accessory Structure	10675 Old US 52
Addition	186 Laurel Court
Parking Lot Expansion	1077 Gumtree Road
Sign	11141 Old US 52 (#2)
Handicap Ramp	136 Ralph Craver Road
Addition	170 Golden Acorn Court
Accessory Structure	217 Christine Court
Interior Upfit	245 Christine Court
Accessory Structure	127 Woodtree Lane
Home Occupation	355 Midbrook Run
Change of Use	2194 Gumtree Road
Co-location (Cell Tower)	1285 Midway School Road
Interior Upfit	106 Hickory Tree Road
SW Mobile Home	252 Hebron Lane
Accessory Structure	252 Hebron Lane
Accessory Structure	280 Holton Drive
Temporary Change of Use	11191 Old US 52
Change of Use	11141 Old US 52 (#9)
New Residence	510 Willow Ridge Lane
Change of Use	12847 Old US 52
Waiver – Tower Upfit	171 Rosemary Drive
Waiver – TWC Generator Install	823 Midway School Road
Waiver – Power Meter	2252 Norman Shoaf Road
Waiver – Sign Cabinet Replace	11464 Old US 52
Waiver – Town Center Roof Replace	11141 Old US 52

PLANNING CASES

- ✚ **Zoning Text Amendment** (*Pawnbroker/Pawnshops*) – On June 3, 2013 Town Council approved Amendments to the *Zoning Ordinance* that permits pawnbrokers/pawnshops in the CS zoning district with special requirements. The Planning & Zoning Board reviewed the request on April 30, 2013 and voted (3-1) to recommend approval of the request.
- ✚ **Minor Subdivision** – On May 6, 2013 Town Council approved a one (1) lot minor subdivision plat along Norman Shoaf Road for Nathaniel and Ruby Hines. The Planning & Zoning Board reviewed the request on April 30, 2013 and voted (4-0) to recommend approval of the request.
- ✚ **Minor Subdivision** – On June 3, 2013, Town Council approved a second one (1) lot minor subdivision plat along Norman Shoaf Road for Nathaniel and Ruby Hines. The Planning & Zoning Board reviewed the requested on May 28, 2013 and voted (4-0) to recommend approval of the request.
- ✚ **Special Use** (*Minton Motors*) – On November 26, 2013, the Planning & Zoning Board voted (4-0) to approve the Site Plan & Landscaping Plan for Minton Motors with the condition that the plans be amended to reflect Staff's comments. The property is located at 11191 Old US Highway 52.

PLANNING PROJECTS

- ✚ **Planning Board Rules of Procedure** – On February 26, 2013, the Planning & Zoning Board adopted their first set of Rules of Procedure for the Planning Board.
- ✚ **Board of Adjustment Rules of Procedure** – On July 30, 2013, the Planning & Zoning Board adopted their first set of Rules of Procedure for the Board of Adjustment.
- ✚ **Town of Midway Community Transportation Evaluation (Transportation and Access Management Plan)** – On May 6 2013 Town Council approved the plan drafted by Kimley-Horn and

Associates. The Planning & Zoning Board reviewed the plan at both their February and March meetings, but did not take any formal action.

- ✚ **Town of Midway Town Hall & Park Plan** – In November, Benchmark Staff held a public forum to gather information about the future use and development of the town land on Gumtree Road. The information gathered supplemented the data gathered in an earlier questionnaire that had been mailed to all residents of the Town. Benchmark Staff presented a summary of the results and a sketch plan of the property to the Town Council at their January 2014 meeting. Work will continue into 2014 to complete the long range plan.

**CODE ENFORCEMENT
2013 Code Enforcement Log**

Type	Address	Status
Junk, Solid Waste (Dumpster)	902 Country Lane	Abated
Wall Sign w/o permit	11141 Old US 52 (#2)	Abated
Junk, Solid Waste (Collapsed Shed, Garbage)	376 Midbrook Run	Abated, New Case Open
Junk, Solid Waste (Garbage in Drive)	160 Dogwood Lane	Abated
Illegal Landfill (Leisure Time)	155 Leisure Time Lane	Working with DENR on clean-up
Junk, Solid Waste, Continual Yard Sale	770 Hickory Tree Road	Abated
Illegal Residence (Commercial Building)	10155 Old US 52	Open
Continual Yard Sale	1847 Hickory Tree Road	Abated
Junk, Solid Waste	376 Midbrook Run	Open

For information only.

Mr. Goodall reported that thus far in January, he has issued three permits for the following: (1) community center, (2) gym, and (3) used car lot. Currently, there is an outstanding violation of the Town’s sign ordinance which staff hopes to have resolved quickly.

REPORTS

PLANNING BOARD

The following items were briefly discussed under Planning Board Reports:

- ❑ Question whether the new development under construction on Old US 52 is within the Town limits. Town Planner Andy Goodall responded that it is not.
- ❑ Tractor-trailer truck that appears to have been abandoned has been sitting on a vacant overgrown lot on Hickory Tree Road for quite some time. Although it sits back off the road, it can be seen from the road. Mr. Goodall advised the owners of the property where the truck sits have been mailed letters notifying them they are in violation of the Town’s ordinance; however, to date, the Town has not received any response from the owners.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson