

**TOWN OF MIDWAY
PLANNING AND ZONING BOARD
MINUTES
NOVEMBER 27, 2012**

CALL TO ORDER

Planning and Zoning Board Chairman Jackie Edwards called the meeting to order.

Planning and Zoning Board members present were: Jackie Edwards, Lynn Griggs, LeeAnn Thomas, and Charles Waddell. Absent: Tom Lynge. Town Manager Ryan Ross, Planning Consultant Vagn Hansen and Town Clerk Linda A. Hunt were present.

PUBLIC COMMENT

There were none.

APPROVAL OF MINUTES

Board member Lynn Griggs advised a correction was needed in the fifth paragraph of Page 3 of the minutes reading: "... all the streets in the Town of Midway are state-owned and the state does not allow backing out onto state roads." Mr. Griggs said the restriction applies to new businesses only.

Mr. Hansen explained that all the streets in the Town of Midway are state-owned and the state does not allow new nonresidential development to have driveway access that is designed or located in a manner that would allow cars to back directly into a street.

On motion by Board member Charles Waddell, seconded by Board member LeeAnn Thomas, the Board voted unanimously to approve the minutes of the October 29, 2012 meeting as corrected.

ADOPT AGENDA

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

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

ACCESS MANAGEMENT PLAN DISCUSSION

Engineering Consultant Jonathan Guy of Kimley-Horn and Associates, Inc. outlined the format he would be using for the third public input meeting on the proposed Access Management Plan scheduled for 7:00 p.m. that evening following the Planning Board meeting. Mr. Guy said that instead of making a presentation as he has done in the past, he would simply have the maps and information on display for review and comment by the public and he would be available to answer any questions residents may have on the plan as revised.

Board member Lynn Griggs told Mr. Guy that he is not in favor of roundabouts. Mr. Guy acknowledged that the one on Midway School Road is too small.

General discussion of the proposed plan followed.

This item was for discussion only.

MIDWAY SCHOOL ROAD/OLD US 52 INTERSECTION

At their meeting on October 29, 2012, the Planning Board voted to recommend that Town Council approve and authorize an engineering study on the traffic problems on Midway School Road. To date, that recommendation has not been carried over to Council for consideration, pending additional information.

Engineering Consultant Jonathan Guy reported he had taken a look at the traffic problems on Midway School Road and intersection with Old US 52. Mr. Guy advised the Board there are numerous problems that affect that route and he said the whole situation would have to be looked at for the long-term and a corridor study be done.

Problems cited consist of, but are not limited to, the following:

- Midway Elementary School
- New middle school
- Railroad tracks
- Possible construction of a new high school
- Various speed limits and intersections
- Impact of school buses on roads
- Roundabout

Mr. Guy advised that since Midway School Road is not within the town limits, the County would have to be involved in solving the problems, possibly a partnership between the town and the County. Other entities involved with the issue would include the North Carolina Department of Transportation, Davidson County Schools, and the Winston-Salem Urban Area Metropolitan Planning Organization.

Chairman Jackie Edwards asked Mr. Guy for an estimation of the costs to correct the situation. Mr. Guy responded that it is difficult to give a good estimate at this point; however, ballpark figures are \$8,000 for the intersection and between \$25,000 and \$40,000 for a corridor study.

It was noted that although Midway School Road and the Old US 52 intersection are outside the town limits, the problems impact the Town.

Planning Consultant Vagn Hansen recommended that the Board wait until the Town's Access Management Plan is closer to being finished before pursuing the corridor study.

On motion by Board member Lynn Griggs, seconded by Board member Charles Waddell, the Board voted unanimously to recommend Town Council include funds for a corridor study for Midway School Road and Old US 52 intersection in the Town's next year's budget for 2013-2014.

PRESENTATION AND DISCUSSION - LAND USE AND DEVELOPMENT ORDINANCE

ARTICLE 12 – SIGN REGULATIONS

Planning Consultant Vagn Hansen distributed copies of the first draft of Article 12 – Sign Regulations of the Land Use and Development Ordinance to the Planning Board to read through prior to the next Planning Board meeting, at which time Mr. Hansen will provide a detailed review.

Mr. Hansen pointed out that if adopted, Article 12 would replace the Town's current sign ordinance.

This item was to provide information only.

ADOPTION OF 2013 TOWN OF MIDWAY PLANNING BOARD MEETING SCHEDULE

On motion by Board member Charles Waddell, seconded by Board member LeeAnn Thomas, the Board voted unanimously to adopt the 2013 Town of Midway Planning Board Meeting Schedule as follows:

TOWN OF MIDWAY
PLANNING AND ZONING BOARD
2013 MEETING SCHEDULE

Meetings of the Midway Planning and Zoning Board are held on the last Tuesday of each month, unless otherwise listed, at 5:00 p.m. at Town Hall, 125 Gumtree Road, in Midway, North Carolina.

Tuesday, January 29

Tuesday, February 26

Tuesday, March 26

Tuesday, April 30

Tuesday, May 28

Tuesday, June 25

Tuesday, July 30

Tuesday, August 27

Tuesday, September 24

Tuesday, October 29

Tuesday, November 26

Tuesday, December 17*

*Meeting to be held on third Tuesday of the month due to Christmas and New Year's Day holidays.

REPORTS

ZONING ADMINISTRATOR'S REPORT

There were none.

TOWN MANAGER'S REPORT

There were none.

REPORTS FROM PLANNING BOARD MEMBERS

Board member Charles Waddell noted it was his understanding that two new businesses will be opening in the shopping center owned by Mr. Zeno Marshall, a washerette and a barbecue restaurant.

NEXT PLANNING BOARD MEETING

Due to the regular December Planning Board meeting falling during the Christmas holidays and there being no business items to be taken up by the Board at that meeting, Planning Consultant Vagn Hansen and the Board members discussed cancelling the December meeting.

On motion by Board Member Charles Waddell, seconded by Board member Lynn Griggs, the Board voted unanimously to cancel the December 2012 meeting. The next Planning Board meeting will be held on Tuesday, January 29, 2013.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Jackie Edwards, Chairman