



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, MARCH 31, 2015**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
TUESDAY, MARCH 31, 2015 AT 5:00 P.M. AT TOWN HALL, 125 GUMTREE ROAD IN
MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Chairman Charles Waddell called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Jackie Edwards, Jamie Hester, James W. Smith, LeeAnn Thomas, and Carl Tuttle. Absent: None.

Town Planner Erin Burris and Town Clerk Linda A. Hunt were present.

APPROVAL OF MINUTES

On motion by Board member Jackie Edwards, seconded by Board member Jamie Hester, the Board voted unanimously to approve the January 27, 2015 minutes as presented.

ADOPT AGENDA

On motion by Board member LeeAnn Thomas, seconded by Board member Carl Tuttle, the Board voted unanimously to amend the agenda to hear **Item 8. Reports** prior to beginning review of **The Land Development Ordinance and Zoning Map Recommendation under Item 7. Other Business.**

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

REPORTS

Town Planner Erin Burris reviewed the following Planning and Zoning Report for January-February with the Board:

January-February 2015 Planning and Zoning Reports

A. ZONING PERMIT ACTIVITY

Permit #	Date	PIN	ADD. #	Street Name	Permit Description	Applicant
Z-2015-01	1/12/2015	6831-04-70-8144	11141	Old US Highway 52	Change of Use of Suite 10 – Relocation of Events Center	Zeno Marshall, Jr.
Z-2015-02	2/4/2015	6831-04-91-7604	426	Gumtree Road	Change of Use, addition- Town Hall	Town of Midway
Z-2015-03	2/4/15	6840-04-54-2564	1285	Midway	Cell tower antenna upgrade	Egan Realty Services

B. CODE ENFORCEMENT

Case Number	Date Issued	Address	Violation	Action	Status
V-2015-01	1-15-2015	10693 Old US Highway 52	Unscreened outdoor storage	Notice of Violation	Abated
V-2015-02	2-19-2015 & 3-10-2015	759 Norman Shoaf Road	Unscreened outdoor storage, more than 4 yard sales	Notice of Violation	Landlord working with tenant
V-2015-03	2-23-2015	376 Midbrook Run	Unscreened outdoor storage	Notice of Violation	No Action
V-2015-04	3-2-2015	145 Woodfield Drive	Junk vehicles	Notice of Violation	Property owner agrees to abate

OTHER BUSINESS

LAND DEVELOPMENT ORDINANCE AND ZONING MAP RECOMMENDATION

Town Planner Erin Burris reviewed the first three revised articles and a portion of Article 4 of the Land Development Ordinance and Zoning Map Recommendation (LDO) with the Board as follows:

ARTICLE 1 – GENERAL PROVISIONS

ARTICLE 2 – ADMINISTRATION

ARTICLE 3 – ZONING DISTRICTS

ARTICLE 4 – ZONING DISTRICT STANDARDS - Sections 4.1 - 4.7 (stopping at Subsection D. Signs)

In reviewing the Articles 1 - 4 with the Board, Ms. Burris brought attention to changes she had made and explained the reasons for such changes. Minor changes are not reflected in the summary listed below:

Article 1: General Provisions

1.3 Insert effective date

1.9 Insert effective dates

Article 2: Administration

2.5 B. Ordinance Administration, Subsection 2.5 Ordinance Administrator B.2 Final Approval – Check further into f) Tree Preservation and Protection Plans; g) Stormwater Management Permits and h) Floodplain Development Permits. Town may have interlocal agreement with Davidson County.

Article 3: Zoning Districts

3.3 Conditional Zoning Districts – Insert reference – Section 14.2(C) (Conditional Zoning District Classification)

3.4 Planned Unit Development District (PUD) – Insert reference – Section 14.2 (C) (Conditional Zoning District, Conditional Zoning District Classification).

3.5 Overlay Districts (C) Flood Damage Prevention Overlay District (FDPO) – To verify after further study.

Article 4: Zoning District Standards

4.3 Cluster Development – A. Minimum Open Space Preservation – To be discussed further in the review of Article 8.

It was noted that Ms. Burris had also inserted illustrations as to serve as visual aids in the LDO.

The Board will continue their review of the LDO, starting with Article 4, Section D. Sign Regulations at their next meeting on April 28, 2015.

Following adjournment of the Planning Board meeting, the Board is scheduled to have a Joint Meeting with the Midway Town Council in the Conference Room at Faith Missionary Alliance Church, 1078 Gumtree Road in Midway beginning at 6:00 p.m.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson