



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, APRIL 28, 2015**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
TUESDAY, APRIL 28, 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, James W. Smith, LeeAnn Thomas, and Carl Tuttle. Absent: Jamie Hester

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 Carl Tuttle, the Board voted unanimously to approve the March 31, 2015 minutes as presented.

ADOPT AGENDA

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

ELECTION OF OFFICERS

NOMINATION TO ELECT CHAIRPERSON

Planning Board member Carl Tuttle nominated Charles Waddell to serve as Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

There being no further nominations, the nominations for Chairperson was closed.

On motion by Planning Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to elect Charles Waddell as Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

NOMINATION TO ELECT VICE-CHAIRPERSON

Planning Board member James Smith nominated LeeAnn Thomas to serve as Vice-Chairperson.

There being no further nominations, the nominations for Vice-Chairperson was closed.

On motion by Planning Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to elect LeeAnn Thomas as Vice-Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

LAND DEVELOPMENT ORDINANCE AND ZONING MAP DRAFT

Town Planner Erin Burris handed out copies of Articles 5-8 of the Land Development Ordinance and Zoning Map draft to the Board for continued review. Ms. Burris explained the section on signs under Article 4: Zoning District Standards needed additional work and would be ready for the Board to review at the May Board meeting.

The following Articles of the proposed Land Development Ordinance were reviewed as follows:

Article 5 – Use Regulations

The purpose of this Article is to establish the uses which are allowed within the zoning districts set forth in Article 3 of the Ordinance.

Under Table 5-1 Table of Permitted Uses – Residential, Ms. Burris requested the Board’s input on the regulations on Residential Uses, Manufactured Homes Class A, asking if the Board wanted to restrict those dwellings be double-wide rather than single-wide. After discussion, it was the consensus of the Board to allow single-wide manufactured homes.

Under the same table, Table 5-1 – Commercial Use, Ms. Burris questioned whether to take out Electronic Gaming Operation, stating that the Town does not have to permit that use. It was the consensus of the Board to leave it in.

Under Section 5.8 Temporary Uses, Ms. Burris noted that manufactured homes need to be added under the table.

Article 6 – General Use Standards

- 6.1 Fences and Walls
- 6.2 Screening
- 6.3 Outdoor Storage
- 6.4 Outdoor Display of Merchandise
- 6.5 Outdoor Lighting
- 6.6 Driveway Standards
- 6.7 Sight Distance
- 6.8 Solid Waste Facilities

Article 7 – Landscaping and Buffering Standards

The purpose of the landscaping and buffer requirements is to provide standards that will protect the health, safety and general welfare of the public, enhance property values, improve the appearance of the community, and preserve and enhance the natural environment. Planting yard regulations are established to minimize potential conflicts between abutting developments, enhance the appearance of buildings and parking lots, and create a unified and attractive streetscape. These requirements will be applied to all new development, redevelopment and building expansion projects, including streetscaping of new and existing rights-of-ways.

Article 8 – Tree Preservation and Protection

The purpose of this Article is to provide incentives for developers to preserve and protect existing mature trees in conjunction with new development.

Ms. Burris reviewed the proposed Town of Midway zoning map with the Board, noting that she wants to check out the sites that are zoned Light Industrial (LI) to make certain they fall under that category. She will report her findings to the Board at its next regular meeting on May 26th.

This item was for review and discussion only.

REPORTS

PLANNING AND ZONING

March-April 2015 Planning and Zoning Report

A. ZONING PERMIT ACTIVITY

Permit #	Date	PIN	ADD. #	Street Name	Permit Description	Applicant
Z-2015-04	4/21/2015	6831-04-25-4118	207	North Wind Drive	New single-family residential home	Steven Langley

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 evicting 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	Partially abated
V-2015-05	3-31-2015	11241 Old US Highway 52	Dilapidated fence	Notice of Violation	Abated
V-2015-06	4-21-2015	201 Paint Horse Trail	Unpermitted carport over property line	Notice of Violation	No Action
		Baxter Road	Multiple violations on multiple properties	Properties inspected, Letters to be written	

PLANNING BOARD

There were none.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson