

**TOWN OF MIDWAY
PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT
MINUTES
JUNE 26, 2012 – 5:00 P.M.**

CALL TO ORDER

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

Instead of the normal meeting location at Town Hall, the meeting was held at the Midway Fire and Rescue Building, 228 Midway School Road to better accommodate persons attending the public information meeting on the proposed Transportation and Access Management Plan at the Fire Department immediately following the Planning and Zoning Board meeting. Proper notice was given.

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

PUBLIC COMMENT

There were none.

APPROVAL OF MINUTES

On motion by Board member Charles Waddell, seconded by Board member LeeAnn Thomas, the Board voted unanimously to approve the minutes of the May 29, 2012, Planning and Zoning Board meeting as presented.

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

REVIEW OF MINIMUM HOUSING ORDINANCE

Town Planner Vagn Hansen provided the Board with copies of the first draft of a Minimum Housing Ordinance for the Town of Midway which was first introduced at the Town Council Planning Session held on February 11, 2012 which the Planning Board had attended as well. The draft was prepared by Town Planner Vagn Hansen and Town Attorney Jim Lanik.

The purpose of the Minimum Housing Ordinance is to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by N.C.G.S. 160A-444. Pursuant to N.C.G.S. 160A-44, dwellings are determined to be unfit for human habitations due to dilapidation; defects increasing the hazards of fire, accidents, and other calamities; lack of ventilation, light and sanitary facilities; and other conditions rendering such dwellings unsafe or unsanitary, dangerous and detrimental to the health, safety and welfare of the residents of the Town of Midway.

Mr. Hansen said a minimum housing ordinance is good for renters who are having difficulties with the property owners not taking proper care of problems.

Chairman Edwards said she had some concerns about the ordinance and she asked if what the Town already has in place is not sufficient. Town Planner Vagn Hansen said the Town of Midway is the only town without a minimum housing code. Town Manager Ryan Ross pointed out that most of North Carolina counties have a code, but Davidson County does not.

Mr. Hansen commented that the symptoms on the outside of a dwelling usually indicates what's going on inside.

Board member Charles Waddell said he gets frustrated when violations are not enforced.

Board members Charles Waddell and LeeAnn Thomas said they were in favor of having such an ordinance. Chairman Edwards said she thought more time was needed to review minimum housing.

Mr. Hansen informed the Board that Council had requested that the Planning Board review the proposed Minimum Housing Ordinance before Council makes a decision.

No action. Discussion only.

REVIEW OF ARTICLE 14 – SUBDIVISION STANDARDS

Town Planner Vagn Hansen reviewed the proposed Article 14 – Subdivision Standards with the Planning Board. Mr. Hansen told the Board the Town Council had adopted a stand-alone subdivision ordinance back in 2010. Article 14 will replace that ordinance.

Mr. Hansen gave an overview of the proposed subdivision standards by sections as follows:

Section 14.1 General

- 14.1.1 Design
- 14.1.2 Reasonable Relationship
- 14.1.3 Land Suitability
- 14.1.4 Placement of Monuments
- 14.1.5 Sites for Public Use
- 14.1.6 Property Owners' Association

Section 14.2 Lot Standards

- 14.2.1 Conformance with Other Regulations
- 14.2.2 Minimum Building Area
- 14.2.3 Side Lot Line Configuration
- 14.2.4 Lot Lines and Drainage
- 14.2.5 Lots on Thoroughfares
- 14.2.6 Access Requirements

Section 14.3 Streets

- 14.3.1 Dedication of Right-of-Way
- 14.3.2 Conformance with Transportation Plan
- 14.3.3 Conformance with Adjoining Street Systems
- 14.3.4 Access to Adjoining Property
- 14.3.5 Minimum Number of Access Points to Public Street Network
- 14.3.6 Reserve Strips
- 14.3.7 Street Design Criteria
- 14.3.8 Street Intersections

- 14.3.9 Streets Crossing Natural Areas
- 14.3.10 Spacing Between Intersections
- 14.3.11 Maximum Length of Cul-de-sacs
- 14.3.12 Temporary Turnarounds
- 14.3.13 Grades at Intersections
- 14.3.14 Street Names
- 14.3.15 Street and Traffic Control Signs
- Section 14.4 Sidewalks**
 - 14.4.1 General
 - 14.4.2 Required Locations
 - 14.4.3 Exempt Locations
 - 14.4.4 Extent
 - 14.4.5 Construction Standards
- Section 14.5 Utilities**
 - 14.5.1 Provision of Water and Sewer Service
 - 14.5.2 Public Water and Sewer Construction Requirements
 - 14.5.3 Underground Utilities
 - 14.5.4 Utility Easements

Mr. Hansen advised the Board he would review the proposed subdivision ordinance in more detail at the next Planning Board meeting and answer any questions the Board may have at that time.

Discussion only.

REPORTS

ZONING ADMINISTRATOR’S REPORTS

Town Planner Vagn Hansen reported the Dollar General Store got its building permit.

TOWN ADMINISTRATOR’S REPORTS

Town Manager Ryan Ross advised the Board that sixteen (16) letters have been sent out for code violations that were reported to Town Hall.

Mr. Ross reminded the Board that the public hearing on the proposed text amendments to the Town’s Zoning Ordinance for truck stops will be held at the Town Council Special Meeting on Thursday, June 28, 2012 at Town Hall.

REPORTS FROM PLANNING BOARD MEMBERS

There were none.

ADJOURNMENT

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

Jackie Edwards, Chairman

ATTEST:

Linda A. Hunt, Town Clerk