

**TOWN OF MIDWAY
PLANNING AND ZONING BOARD
MINUTES
JULY 31, 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, LeeAnn Thomas, and Charles Waddell. Absent: Lynn Griggs. Planning consultant Vagn Hansen and Town Clerk Linda A. Hunt 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 June 26, 2012 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

SECOND REVIEW OF MINIMUM HOUSING ORDINANCE

At the June 26, 2012 Planning Board member, Planning Consultant Vagn Hansen distributed copies of a draft of a proposed minimum housing ordinance for review and input from the Planning Board as requested by Town Council. After a brief review, the Planning Board said they needed additional time to review the draft ordinance before making a recommendation to Town Council.

Chairman Edwards asked Board members Waddell and Thomas for their comments on the ordinance. Board member Thomas said she recently attended a meeting in her community and she brought up the possibility of the Town of Midway adopting a minimum housing ordinance. Ms. Thomas said she received negative feedback on the ordinance from the community.

Board member Charles Waddell questioned whose responsibility it would be to enforce the ordinance and if additional staff would be needed.

Chairman Edwards questioned the need for a minimum housing code if what the Town already has in place is strictly enforced. Ms. Edwards said she has some concerns with the proposed ordinance, one being how it would be handled by the current and future Councils.

Planning Consultant Vagn Hansen said small organizations such as the Town of Midway may often run into obstacles with trying to enforce a minimum housing ordinance. Mr. Hansen said he had mixed feelings about possible interactions. He commented that oftentimes more regulations mean more problems.

On motion by Board member LeeAnn Thomas, seconded by Board member Charles Waddell, the Board voted unanimously to inform Council that the Planning and Zoning Board has reservations about implementing a minimum housing code at the current time.

REVIEW OF ARTICLE 15 – WATER SUPPLY WATERSHED PROTECTION

Planning Consultant Vagn Hansen told the Board that the purpose of regulations in Article 15 are to establish standards for the use and development of land within areas which have been identified by the NC Department of Environment and Natural Resources as environmentally sensitive due to their proximity to public drinking water supply sources. The regulations contained in this Article shall apply to all lands within the Watershed Protection Overlay District as shown on the Official Zoning Map. An approved Watershed Protection Permit shall be required prior to the commencement of any land development activity with a regulated watershed. Mr. Hansen then reviewed the development regulations with the Board. Mr. Hansen pointed out that this would apply to areas on the east side of the railroad tracks on Old Highway 52.

This item was for review only.

REPORTS

ZONING ADMINISTRATOR’S REPORT

Planning Consultant Vagn Hansen reported he had issued three zoning permits and a sign permit for the new Dollar General store. Mr. Hansen also noted the water line problem at Dollar General has been resolved.

Mr. Hansen said the new owner of the Midway Commons Shopping Center has been having some work done on the parking lot and has made some improvements to the appearance of the shopping center.

TOWN MANAGER’S REPORT

There were none.

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

Linda A. Hunt, Town Clerk