



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, OCTOBER 28, 2014**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
TUESDAY, OCTOBER 28, 2014 AT 5:00 P.M. AT TOWN HALL, 125 GUMTREE ROAD IN
MIDWAY, NORTH CAROLINA**

The September 30, 2014 Planning Board meeting was cancelled and proper notice was given of the cancellation.

CALL TO ORDER

Chairperson Charles Waddell called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Jackie Edwards, Jamie Hester (arrived at 5:10 p.m.), Carl Tuttle, and James W. Smith. Absent: LeeAnn Thomas.

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

APPROVAL OF MINUTES

On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the minutes as presented.

ADOPT AGENDA

The following item was added to the agenda under **VII. OTHER BUSINESS: Item 2. Report On Public Meeting to Discuss Plans for Town Property Held on Thursday, September 25, 2014.**

On motion by Board member Jackie Edwards, seconded by Board member James Smith, the Board voted unanimously to adopt the agenda as amended.

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

LAND DEVELOPMENT ORDINANCE AND ZONING MAP RECOMMENDATION

Town Planner Erin Burriss distributed full and complete copies of the Land Development Ordinance (LDO) along with the associated zoning map to the Planning Board and requested the Planning Board to make a recommendation for approval of the LDO and Zoning Map to the Town Council.

Ms. Burris noted that the Table of Contents would be added prior to presentation to Town Council.

Discussion followed and some of the members of the Planning Board expressed their concerns about recommending approval of the LDO to Town Council at this point:

- This is the first time the Board has seen the LDO as a whole.
- Previously, the Board has only reviewed the LDO in sections.
- The development and review of the LDO began well over a year ago by then Town Planner Vagn Hansen. Since that time, Benchmark assigned Andy Goodall as Midway’s Town Planner who had the responsibility of preparing the other sections and he also made some revisions to the prior sections. And most recently, Benchmark assigned Erin Burris as Town Planner who has finalized the LDO and prepared the zoning map.
- Two Planning Board members (James W. Smith and Carl Tuttle) were just recently appointed and have not had sufficient time to review all the sections.

It was the consensus of the members of the Planning Board to delay action on the Land Development Ordinance and Zoning Map until the Board has adequate time to review the complete LDO document and have the opportunity to ask any questions they may have.

Under other discussion, a member of the Board reported there has been some talk in the community about the possibility that someone converting a barn into a banquet and event facility, raising the question if that is permissible under the LDO use regulations. Mr. Burris responded that would fall under Section 5.6 Table of Permitted Uses, Table 1, Commercial Use Group on page 5-3. Since there is nothing included in that group for banquet and event facilities, it could be added as follows if the Board so chooses:

Commercial Use Group

USE	AG	CR	TR	UR	MF	OI	NB	GB	LI
Banquet and Event Facilities	S					P	S	P	

On motion by Board member Jackie Edwards, seconded by Board member Carl Tuttle, the Board voted unanimously to add Banquet and Event Facilities under Commercial Use Group as recommended by Town Planner Erin Burris as indicated above.

REPORT ON PUBLIC MEETING TO DISCUSS PLANS FOR TOWN PROPERTY HELD ON THURSDAY, SEPTEMBER 25, 2014

Town Planner Erin Burris gave an update on the input received from Town residents at the public meeting held on September 25, 2014 to discuss the plans for park facilities on the Town property located on Gumtree Road in Midway.

Comments from Planning Board members on the plans were:

- ❖ Carl Tuttle stated he thought the property was a bad location for a park.
- ❖ Charles Waddell said there needs to be a road cut through the property.

For information and discussion only.

REPORTS

PLANNING AND ZONING REPORT FOR AUGUST AND SEPTEMBER

Town Planner Erin Burris reviewed the Planning and Zoning report for August and September 2014 as follows:

A. ZONING PERMIT ACTIVITY

Permit #	Date	PIN	Add.	Street	Description	Applicant
Z-2014-19	8/12/2014	6832-01-26-8900		North Wind Drive	New home and detached garage	Darren Binkley

B. CODE ENFORCEMENT

Case Number	Address	Violation	Action
V-2014-09	1847 Hickory Tree Road	Continuous retail sales	Letter sent 8-19-14
V-2014-10	324 Dublin Drive	Illegal business	Letter sent 8-19-14
V-2014-08	10155 Old US Highway 52	Illegal residence	2 nd letter sent 9-4-14

Other violations brought to the attention of Ms. Burris by Planning Board members were:

- ❖ Corner of North Wind Drive and Hickory Tree Road – Possible ongoing yard sales
- ❖ Tractor/trailer in field on Hickory Tree Road – This has been an ongoing problem

PLANNING BOARD

Board member Jackie Edwards commented she was looking forward to working with new Town Planner Erin Burris.

ADJOURNMENT

On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting.

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson