



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, AUGUST 30, 2016**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
AUGUST 30, 2016 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY,
NORTH CAROLINA**

CALL TO ORDER

Chairman Charles Waddell called the meeting to order.

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

Town Planner Kassie Watts, Interim Town Manager Gary Looper, Town Clerk Linda Hunt, and Administrative Assistant Tammy Robertson were present.

APPROVAL OF MINUTES

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to approve the June 28, 2016 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

SUB-2016-03 -ROBERTS PLAT-MINOR SUBDIVISION

Town Planner Kassie Watts reported that Brian Roberts has requested the subdivision of .918 acres out of a larger 2.37+/- acre tract for the property located on Clay Drive, identified by Davidson County Parcel Number 6830-02-67-7449.

The property is zoned RS (Low Intensity Residential District). The minimum lot size in the RS zoning district is 30,000 square feet. Where a public water supply and sanitary sewage are available, the Ordinance allows for a minimum 15,000 square feet. Lot setbacks are as follows:

Front 30'
Side 10'
Side Street 15'
Rear 20'

Staff has reviewed the plat and the newly created lot meet all the minimum requirements of the Town of Midway Subdivision and Zoning Ordinances. Pending revision of the plat to meet the following requirement of the Subdivision Ordinance, staff recommends approval:

1. Add Zoning Designation (RS)
2. Add PIN#
3. Add Minor Subdivision to Title Block
4. Show setbacks in table form and on lots: Front 30', Side 10', Side Street 15', Rear 20'.

On motion by Board member Jamie Hester, seconded by Board member LeeAnn Thomas, the Board voted unanimously to recommend approval of the Roberts Subdivision Plat, with the following conditions:

1. Add Zoning Designation (RS)
2. Add PIN#
3. Add Minor Subdivision to Title Block
4. Show setbacks in table form and on lots: Front 30', Side IO', Side Street 15', Rear 20'
5. The 60' foot proposed general access and utility easement (beyond the area publicly maintained on Clay Drive) must be recorded with map.
6. A road maintenance agreement shall be recorded to address maintenance of the newly recorded access.

OTHER BUSINESS

There were none.

REPORTS

**ZONING AND SIGN PERMIT REPORT
AUGUST 30, 2016**

A. ZONING & SIGN PERMIT ACTIVITY

Permit#	Date	PIN	Add#	Street Name	Permit Description	Applicant
S-2016-01	1/13/2016	6830-02-78-9887	189	Hickory Tree Rd	Existing multi-tenant freestanding sign	Burton Sign Works
Z-2016-01	1/14/2016	6831-04-70-5035	11141	Old US Hwy 52	Interior upfit of Suite 6-Bakery & coffee shop in existing retail space	Zeno Marshall, Jr.
Z-2016-02	2/9/2016	6841-02-55-265	250	N. Lee St	Installation of in-ground pool	Alvin Linville
Z-2016-03	4/19/2016	6830-04-62-0134	323	Midbrook Run	Detached garage (3 bays)	Ashley Hilchey
Z-2016-04	5/15/2016	6831-03-42-3298	120	Steelman Lane	Construction of single family residence	James Thomas
Z-2016-05	5/31/2016	6841-04-63-1726	340	Dixie Club Road	12' x 32' Pool house	Mike Phillips
Z-2016-06	5/31/2016	6842-04-81-1672	147	N. Cedar Drive	16' x20' Rear deck addition	Amy Smith

Z-2016-07	6/7/2016	6841-01-29-3470	266	Hayes Road	Replacement of MH with newer MH	James Lamando Pearson
Z-2016-08	6/14/2016	6830-02-79-8984	11157	Old US Hwy 52	2,200 sq. ft. two bay car wash	Mike Phillips
Z-2016-09	6/21/2016	6841-01-29-3126	230	Hayes Road	10' x 20' Accessory Structure	Terry Boner
Z-2016-10	6/21/2016	6841-03-14-5412	1078	Gumtree Road	Faith Church Interior Upfit	Thomas General Contractors, LLC
Z-2016-11	7/5/2016	6831-01-15-5361	1847	Hickory Tree Road	Home Occupation Internet Sales of Household Items	Michael McDaniel
Z-2016-12	7/13/2016	6831-04-71-7702	189	Hickory Tree Road	Replacement signage for Yadkin Bank Conversion	Burton Signworks, Inc.
Z-2016-12	8/9/2016	6830-01-16-3739	236	Woodfield Drive	Accessory Garage	David Wrenn
Z-2016-12	8/16/2016	6830-02-57-3951	582	David Smith Road	Construction of Single Family Residence 70' x 68'	J. Marshall Construction

**CODE ENFORCEMENT REPORT
AUGUST 30, 2016**

B. CODE ENFORCEMENT VIOLATIONS

Case Number	Date Issue/ Update	Address	Violation	Action	Status
V-2016-16	8/23/2016	194 Woodtree Lane	abandoned vehicles; grass	NOV	NOV issued 8/23/16
V-2016-14	8/23/2016	102 Woodtree Lane	Abandoned vehicles; grass; auto parts storage; old wood	NOV	Cleanup in progress
V-2016-15	8/23/2016	376 Midbrook Run	Potential: Minimum Housing issues; weeds, debris	NOV	No change
	8/23/2016	323 Midbrook Run	Burned out structure; eyesore		Site visit; construction underway?
	8/9/2016	1293 Country Lane	Potential: Minimum Housing issues; weeds, debris		Abated?

V-2016-09	8/23/2016	213 Spry Road	Overgrown grass	NOV	Grass cut, but structures are issue
V-2016-08	8/23/2016	175 Gardner Ct.	Overgrown grass, bushes, trees down	NOV	To be mowed & debris removed 8/25/16
V-2016-07	8/23/2016	1845 Gumtree Road	Overgrown grass	NOV	To be mowed & debris removed 8/25/16
V-2016-06	8/23/2016	12387 Old Hwy 52	Overgrown grass	NOV	To be mowed 8/26/16
V-2016-05	8/16/2016	196 Tro-Tod	Outdoor storage	NOV	Owner purchasing storage building; mid-Oct.
V-2016-04	8/2/2016	10693 Old Hwy 52	Operating lawnmower business; Outdoor storage	NOV	No change
V-2016-03	8/23/2016	1847 Hickory Tree Road	Operating illegal business	NOV	Sign down; nothing on display
	8/2/2016	Old 52; Hickory Tree to Gumtree Road	Tall grass in ROW		abaV-2015-18ted
	8/2/2016	271 Woods Lane	Animal boarding; cars in & out; loose dogs; noise nuisance		Abated; no new violations noted
	8/2/2016	261 Spry Road; neighbor	Neighbor overgrown property		Abated?
	5/3/2016	1111 Country Lane	Tall grass		abated
	5/3/2016	1271 Country Lane	Tall grass		abated
	8/2/2016	377 Baxter Road	Potential illegal construction business		No evidence
V-2016-02	3/16/2016	143 Sinkland Drive	Noxious growth	NOV; working w/both property owners; working through	Pending-ongoing; partially abated
V-2016-01	3/16/2016	298 Eastwood Drive	Litter, noxious growth, unpermitted junkyard	NOV; investigation - notice sent to nearby property owner	Pending-ongoing

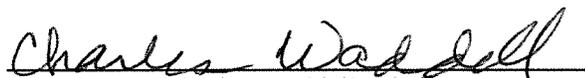
V-2015-25	8/2/2016	269 Lori Lane	Possible addition w/o permit	NOV	Coordinate w/ Davidson Co. inspections
V-2015-24	8/2/2016	544 Lori Lane	Possible unsafe structure	NOV	Coordinate w/ Davidson Co. inspections
V-2015-23	8/2/2016	450 Lori Lane	Junk vehicles	NOV	All tagged
V-2015-22	8/2/2016	175 Lori Lane	High grass, possible unsafe structure	NOV	Abated
V-2015-21	8/2/2016	Old 52 (next to K-Roo Express	High grass	NOV	Abated
V-2015-20	7/14/2015	273 Livengood Drive	Junk vehicles; noxious growth	NOV	Abated
V-2015-19	7/14/2015; 9/23/2015	155 Lee St.	Unscreened outdoor storage; high grass	Citation	No action
V-2015-18	6/9/2015; 11/17/2015	1718 Hickory Tree Road	Use of RV for residential purpose; Bldg. permits issued w/o zoning permit	RV/ No violation; permit/Davidson County notified	Zoning permit to be issued
V-2015-17	5/19/2015	7979 Old Lexington Rd	Unscreened outdoor storage, junk vehicles	NOV	Abated
V-2015-16	5/19/2015; 7/14/2015; 9/23/2015	7900 Old Lexington Rd	Unscreened outdoor storage, junk vehicles, noxious growth	Citation	No action
V-2015-15	5/12/2015	254 Bobby Willard Rd	Unscreened outdoor storage, junk vehicles	NOV	Abated
V-2015-14/V-2016-12	8/23/2016	210 Bobby Willard Rd	Noxious growth	NOV	Awaiting contractor estimates
V-2015-13/V-2016-11	8/23/2016	146 Bobby Willard Rd	Noxious growth, debris, possible unsafe structure	NOV , Civil Citation	Awaiting contractor estimates
V-2015-12/V-2016-10	8/23/2016	156 Bobby Willard Rd	Noxious growth, debris, possible unsafe structure	NOV , Civil Citation	Awaiting contractor estimates
V-2015-11	4/30/2015	261 Baxter Dr	Possible illegal business; outdoor storage; junk vehicles	NOV	Partially abated

V-2015-10	4/30/2015	254 Baxter Dr	Debris, outdoor storage	NOV	Abated
V-2015-09	4/30/2015	175 Baxter Dr	Possible illegal business; junk vehicles; outdoor storage, unpermitted accessory structure	NOV	Partially abated
V-2015-08	4/30/2015	154 Livengood Dr	Unscreened outdoor storage, debris	NOV	Partially abated
V-2015-06	4/21/2015; 5/19/2015	201 Paint Horse Trail	Unpermitted carport over property live	NOV & Civil Violation	Carport moved, needs permit
V-2015-05	3/31/2015	11241 Old US Hwy52	Dilapidated Fence	NOV	Abated
V-2015-04	3/2/2015 & 10/1/2015	145 Woodfield Dr	Junk vehicles	Citation	Partially abated
V-2015-03 & 07	2/23/2015 & 4/30/2015 & 9/23/2015	376 Midbrook Run	Unscreened outdoor storage; junk vehicle; possible unsafe structure	Citation	Partial Abatement
V-2015-02	2/19/2015 & 3/10/2015	759 Norman Shoaf Rd	Unscreened outdoor storage; more than 4 yard sales	NOV	Abated
V-2015-01	1/15/2015	10693 Old Hwy 52	Unscreened outdoor storage	NOV	Abated
Historical					
Minutes May3	5/3/2010	Joseph Weaver 275 Ralph MillerD	Swimming pool dangerous and prejudicial to public health and safety	Council Unanimous vote	Town Clerk & Attorney to Abate

ADJOURNMENT

On motion by Board member LeeAnn Thomas, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting at 5:29 p.m.


Linda A. Hunt, Town Clerk


Charles Waddell, Chairperson