



**TOWN OF MIDWAY
PLANNING & ZONING BOARD
MINUTES
MONDAY, FEBRUARY 27, 2017**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON MONDAY,
FEBRUARY 27, 2017 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, James W. Smith, Carl Tuttle and LeeAnn Thomas. Alternate: Vacant.

Town Planners Richard Smith, Kassie Watts, 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 Carl Tuttle, the Board voted unanimously to approve the January 31, 2017 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

SITE 2015-03 MIDWAY CAR WASH (PREVIOUSLY WILLARD CAR WASH)

On June 30, 2015, the Planning Board approved the site plan for the construction of a 2,200 square foot, two-bay car wash for the property located at on Old Highway 52 (next to Dollar General). The property is further identified by Davidson County Parcel Number 6830-02-79-8984.

The owner of the car wash is requesting to revise the site plan in order to shift the vacuum cleaners toward Old Highway 52 in order to provide more movement area for vehicles exiting the car wash. Further, the owner is also requesting to shift one of the side access points to the rear of the property.

Included with this report is a copy of the previously approved site plan and the proposed site plan revision. Due to the scale of the plan, landscaping notes are provided to satisfy the requirements of the Ordinance.

Staff has reviewed the proposed revised site plan and determined the adjusted access point to be feasible due to traffic flow from the adjacent shopping center. The adjusted plan appears to balance the pervious or green area from the rear of the property to the previously approved access point area, which balances the overall impervious areas of the site.

Staff has also determined the shifting of the vacuum cleaners to be feasible if the applicant obtains a right-of-way encroachment agreement from the NCDOT for the placement of these units and the required buffer in their existing right-of-way. Other than the shifted street yard buffer area, the landscaping and buffering requirements will remain intact.

On motion by Board member LeeAnn Thomas, seconded by Board member James Smith, the Board voted unanimously to recommend approval of the Midway Car Wash revision with the condition that the applicant obtains a right-of-way encroachment agreement from the NCDOT for the placement of the vacuum cleaners and the required buffer in their existing right-of-way.

OTHER BUSINESS

DAVIDSON COUNTY ZONING ORDINANCE REVIEW

Town Planner Richard Smith gave an overview of the Town’s current Commercial Core Overlay District. The Planning Board was encouraged to keep the Commercial Core Overlay District in its current ordinance because it sets standards for additional development regulations for the area around the US 52 and Hickory Tree Road interchange.

Plats the Town has previously approved are:

- Highway 52 plan adopted in 2009
- Commercial Core Overlay District added in 2010
- Land Use plan adopted in 2011
- Community Transportation plan adopted in 2013

These plans gave existing conditions of the Town and compared them to other jurisdictions in order to establish standards for what the Town wanted to see in its commercial district. The commercial core overlay drives signage, landscaping and parking (asphalt) permitted in the commercial core overlay district.

At its Planning Board meeting January 31, 2107, the Planning Board reviewed key points between the existing Midway Zoning Ordinance and the Davidson County Zoning Ordinance (effective September 1, 2011), and amended as recently as September 14, 2015 for consideration for adoption.

Town Planner Kassie Watts provided updated copies of the table of permitted uses from the Planning Board meeting held January 31, 2017.

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Abattoir; animal processing												X			

TABLE OF PERMITTED USES

Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Above Ground Three Phase Electric Power Distribution Lines ¹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Residence to a Commercial Use within a Single Structure ⁵							D	D		D			D	D	D
Adult Use										SA				SA	
Agritourism Business, less than 10,000 sq. ft. retail area	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Agritourism Business, 10,000 sq. ft. or more retail area	SB	SB	SB	SB	SB	SB	SB	SB	SB				SB	SB	SB
Airport, General Aviation	SA	SA	SA								SA	SA			SA
Animal Husbandry	SB	SB	SB												
Apartments					X	X			X				X	X	X
Arena							SB			SB	SB	SB		SB	SB
Auditorium								X		X	X	X	X	X	X
Automobile Body Shop ² (Added "D" Standards)**							D	D		D	D	D		D	D
Automobile Car Wash, Drive-through with Vehicle Stacking							X	X		X	X	X	X	X	
Automobile Sales, New and Used **							X	X		X	X	X		X	X

Banks; Savings and Loan Association								X	X	X			X	X	X
Beauty and Barber Shop							X	X		X			X	X	X
Bed and Breakfast Inn ³	SB	SB	SB	SB	SB	SB	X	X		X			SB	SB	X
Biodiesel Fuel Production, Accessory Use	D														
Botanical Gardens, Arboretum	X	X	X	X	X	X							X		
Bottling Plant											X	X			X
Brick, Tile, & Cement Manufacturing												X			
Builders Supply Sales (Added "D" Standards)											D	D		D	D
Bus Passenger Terminal								X		X			X	X	X
Carnival, Fairgrounds										X	X			X	X
Cemetery	SB			SB			SB	SB							
Chemical Manufacturing												X			
Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc...)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Community Center, Public or Non-Profit, for Assembly and Recreation	X	X	X		X	X	X	X		X			X	X	X
Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods							X	X		X	X	X	X	X	X

Expansion of Non-Conforming Commercial or Industrial Use in a Residential District	SB	SB	SB	SB	SB	SB							SB	SB	
Extraction of Earth Products	SA														
Family Care Home (Added "D" Standards)	D	D	D	D	D	D			D				D	D	D
Farm Machinery Sales		X	X					X		X	X	X	X	X	X
Farm Supplies Sales (feed, seed, fertilizer, etc.)	X	X	X					X	X		X			X	X
Farms (exempt from zoning)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Firing Range, Indoor							SB	SB		SB	SB	SB	SB	SB	SB
Firing Range, Outdoor including Skeet, Trap, and Turkey Shoot	SB	SB	SB												
Flea Market, Indoor or Outdoor								X	X		X			X	X
Foundry, Up to 6,000 sf											X	X			X
Foundry, Greater than 6,000 sf												X			
Freight Terminal, Truck or Rail											X	X			X
Fuel Oil Dealer											X	X			X

Funeral Home								X	X	X	X			X	X	
Furniture Manufacturing												X	X			X
Golf Course	X	X	X	X										X	X	
Golf Driving Range	SB	SB	SB		SB	SB			SB	SB	SB	SB	SB	SB	SB	SB
Golf, Miniature									X		X			X	X	
Governmental Emergency Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Governmental Offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, commercial								X	X	X	X	X	X	X	X	X
Grocery Store (Supermarket)									X		X			X	X	X
Group Care Facility; Group Home (Added as SB in all districts)	SB	SB	SB	SB	SB	SB	SB	SB								
Hazardous Waste Facility													SA			
Home Furnishings and Appliance Sales									X		X			X	X	X
Home Occupation (Added "D" Standards)	D			D				D	D	D						
Hospitals, Medical Clinic									X	X	X			X	X	X
Hotel /Motel (Added "SB" Requirement)									X SB		X SB			X	X	X

Junk Motor Vehicle, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Junkyard, Automobile Graveyard											SB	SB			SB
Kennels, Commercial (Added "D" Standards)	SB	SB	SB				D	D		D			D	D	D
Kennel, Non-Commercial, Accessory Personal Use	X	X	X	X	X	X	X	X		X			X	X	X
Laboratories; Analytical, Experimental, or Testing											X	X			X
Landfill, Greater than 10-Acres		SA	SA								SA	SA			
Landfill, Less than 10 Acres		SA	SA								SA	SA			SA
Library							X	X	X	X			X	X	X
Livestock Sales	X	X	X									X			
Lodges, Fraternal and Social Organizations	SB	SB	SB		SB	SB		X	SB	X			SB	SB	SB
Machine Shop, Welding Shop											X	X			X
Manufacturing, fabrication or assembly of pre-structured materials or components (Added "D" Standards)											D	D			D
Manufacturing, heavy processing or fabrication (Added "D" Standards)												D			
Manufacturing, light processing or fabrication (Added "D" Standards)											D	D			D

Manufactured Home, Class A (on individual lot)	X	X	X		X					X							X
Manufactured Home, Class B (on individual lot)		X	X		X												
Manufactured Home, Class C (on individual lot) ⁴		SB	SB		SB												
Manufactured Home, Class B/C Accessory (family hardship)	SB	SB	SB	SB	SB	SB				SB					SB	SB	SB
Manufactured Home, Class B/C ,Park Model Temporary (disaster hardship)	SB	SB	SB	SB	SB	SB				SB					SB	SB	SB
Manufactured Home, Park-Model (on individual lot)																	
Manufactured Home Park, more than ten (10) Spaces					SA												
Manufactured Home Park, less than ten (10) Spaces	SB	SB	SB		SB												
Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales										X	X					X	X
Micro Farm (Add Definition)	D						D	D									
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA		SA	SA	SA	

Motor Vehicle Maintenance & Repair (Added "D" Standards)								D	D		D	D	D	D	D	
Museums								X	X	X	X			X	X	
Nursing and Rest Homes					X	X		X	X	X	X			X	X	
Offices								X	X	X	X	X	X	X	X	X
Outdoor Advertising Sign (Added "D" Standards)											D	D	D	D	D	
Outdoor Storage Yard (Added "D" Standards)												D	D	D		D
Parking, Principal Use ⁸	D	D	D	D	D				D	D	D	D	D	D	D	
Parcel Delivery Service									X		X	X		X	X	X
Parks, Playing Fields (Non-profit) (Added LI & HI)	X	X	X	X	X	X	X				X	X	X	X	X	
Pharmacy and Drug Store								X	X		X			X	X	X
Printing Establishment									X		X	X	X	X	X	X
Race Track, Drag Strip, Speedway														SB		
Recreational Facility, Commercial Indoor (e.g., bowling alley, skating rink, game room)									X		X	X	X	X	X	X
Recreational Facility, Commercial Outdoor	SB	SB	SB										SB	SB	SB	SB
Recycling Drop-Off Center								X	X		X	X	X	X	X	X

Storage of Low Explosives ⁷		SB	SB								SB	SB			SB	
Streets; Railroad Tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Structure, Temporary; Related to Development of Land (Added "D" Standards)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Structure, Non-permanent	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Telephone Exchange, Switching Station	SB	SB	SB	SB	SB	SB	X	X	X	X	X	X	X	SB	SB	X
Townhome					X	X			X					X	X	X
Travel Trailer Park; Campground	SB	SB	SB		SB											
Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)	D	D	D	D	D	D				D						
Underground Electrical Power Distribution Lines Under 44,000 Volts; Gas or Liquid Fuel Distribution Under 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Station and Substation	SB	SB	SB	SB	SB	SB	X	X	SB	X	X	X	SB	X	SB	
Utility Tower , Water Storage Tanks⁶	SA	SA	SA	S A	SA	SA	SA	SA	SA							
Vending Kiosk, accessory to a commercial use							X	X	X	X				X	X	X
Vending, Mobile							X	X	X	X				X	X	

Veterinary Clinic, including accessory uses (added "D" standards)								X	X	D	X			X	X	
Vocational or Professional School								X	X	X	X	X	X	X		X
Warehouse												X	X			X
Water and Sewer Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant; Waste Treatment Plant (Public)	SA	SA	SA									SA	SA			SA
Welding or Other Metal-Working												X	X			X
Wind Energy Facility	SA	SA	SA					S A		S A		SA	SA			SA
Wind Energy Facility, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications co-location (Added "D" Standard)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications Tower and Facilities, up to 160 feet (SA	SA	SA						D	SA	D	D	D	D	D	D
Wireless Telecommunication Towers and Facilities, greater than 160 feet									SA		SA	SA	SA	SA	SA	SA
Self Storage, Warehousing **												X	X			X

Foot Notes to the Table of Permitted Uses.

Green: uses currently defined

Yellow: uses added

Pink: changes made after further discussion

Tan: new districts added

Anything in bold is added or being removed

** : add additional standards

REPORTS

**TOWN OF MIDWAY
ZONING AND SIGN
PERMIT REPORT
FEBRUARY 27, 2017**

ZONING & SIGN PERMIT ACTIVITY

Permit #	Date	PIN	Add. #	Street Name	Permit Description	Applicant
Z-2017-01	1/03/2017	6841-03-40-4131	537	Garden Valley Drive	Living room addition on existing single-family home	Daniel Vines
Z-2017-02	1/17/17	6831-01-47-9043	1156	Quail Drive	32' x 28' detached garage	Lloyd Southern
Z-2017-03	1/31/17	6831-04-80-0343	11211, Unit #9	Old US Highway 52	Retail t-shirt store	Dewayne & Deborah Henderson
Z-2017-04	2/21/17	6830-02-85-6406	294	Eller Road	Manufactured home replacement	Teresa Smith

Note: New permits/activity highlighted in yellow.

ADJOURNMENT

On motion by Board member LeeAnn Thomas, seconded by Board member Jamie Hester, the Board voted unanimously to adjourn the meeting at 7:00 p.m.

Charles Waddell, Chairperson

Tammy H. Robertson, Deputy Clerk