



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, OCTOBER 25, 2016**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
OCTOBER 25, 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 and James W. Smith.
Absent: Carl Tuttle and LeeAnn Tuttle. Alternate: Vacant.

Town Planning Advisor Richard Smith, Town Manager Gary Looper, Town Clerk Linda Hunt, and Administrative Assistant Tammy Robertson were present.

Chairman Charles Waddell welcomed a member of Boy Scout Troop 238 who was in attendance working toward a Merit Badge for Citizenship and Communication.

APPROVAL OF MINUTES

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to approve the August 30, 2016 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

SUB 2016-04 DAVIS PLAT-MINOR SUBDIVISION

Town Planning Advisor Richard Smith reported that Julie Davis has requested the subdivision of 1.075 acres out of larger 4.107+/- acre tract for the property located on Ralph Craver Road, identified by Davidson County Parcel Number 6840-03-23-1647.

The property is zoned RA-3 (Rural Agricultural District). The minimum lot size in the RA-3 zoning District is 30,000 sq. ft. Where a public water supply and sanitary sewage are available, the Ordinance allows for a minimum 15,000 sq. ft. 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 for recordation, staff recommends approval of SUB-2016-04 Davis Subdivision Plat.

1. Change the Zoning Destination from RA to RA-3
2. Add Minor Subdivision to Title Block (Create a more defined Title Block by adding a neatline)
3. Show setbacks in table form and on lots: Front 30' Side 10', Side Street 15', Rear 20'
4. Add the Certificate of Ownership and Dedication
5. Add the Certificate of Approval of On-site Sewage Disposal Systems
6. Revise the Certificate of Approval to match the language in the Midway Subdivision Ordinance.

On motion by Board member Jamie Hester seconded by Board member James Smith, the Board voted unanimously to recommend approval of the Davis Subdivision Plat as presented.

OTHER BUSINESS

ADOPT 2017 PLANNING AND ZONING BOARD MEETING SCHEDULE

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to adopt the 2017 Planning and Zoning Board meeting schedule.

PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT 2017 MEETING SCHEDULE

Meetings of the Midway Planning and Zoning Board/Board of Adjustment are generally held on the last Tuesday of each month, unless otherwise listed, at 5:00 p.m., at Town Hall, located at 426 Gumtree Road in Midway, North Carolina.

Tuesday, January 31
Tuesday, February 28
Tuesday, March 28
Tuesday, April 25
Tuesday, May 30
Tuesday, June 27
Tuesday, July 25
Tuesday, August 29
Tuesday, September 26
Tuesday, October 31
Tuesday, November 28
Tuesday, December 19*

*To accommodate Christmas holidays.

** Planning Board may not hold a regularly scheduled meeting if there are no agenda items to cover.

REPORTS**ZONING AND SIGN PERMIT REPORT
OCTOBER 25, 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 Road	Existing multi-tenant freestanding sign panel addition	Burton Sign Works
Z-2016-01	1/14/2016	6831-04-70-5035	11141	Old US Highway 52	Interior Upfit of Suite 6-Bakery and coffee shop in existing retail space	Zeno Marshall, Jr.
Z-2016-02	02/09/2016	6841-02-55-265	250	N. Lee St.	Installation of in-ground pool	Alvin Linville
Z-2016-03	04/19/2016	6830-04-62-0134	323	Midbrook Run	Detached Garage (3 bays)	Ashley Hilchey
Z-2016-04	05/15/2016	6831-03-42-3298	120	Steelman Lane	Construction of Single Family Residence	James Thomas
Z-2016-05	05/31/2016	6841-04-63-1726	340	Dixie Club Road	12' x 32' Pool House	Mike Phillips
Z-2016-06	05/31/2016	6842-04-81-1672	147	N. Cedar Drive	16' x 20' Rear Deck Addition	Amy Smith
Z-2016-07	06/07/2016	6841-01-29-3470	266	Hayes Road	Replacement of MH with newer MH	James Lamando Pearson
Z-2016-08	06/14/2016	6830-02-79-8984	11157	Old US Hwy 52	2,200 sq. ft. two bay car wash	Mike Phillips
Z-2016-09	06/21/2016	6841-01-29-3126	230	Hayes Road	10' x 20' Accessory Structure	Terry Boner
Z-2016-10	06/21/2016	6841-03-14-5412	1078	Gumtree Road	Faith Church Interior Upfit	Thomas General Contractors, LLC
Z-2016-11	07/05/2016	6831-01-15-5361	1847	Hickory Tree Road	Home Occupation Internet Sales of Household Items	Michael McDaniel
S-2016-02	07/13/2016	6831-04-71-7702	189	Hickory Tree Road	Replacement Signage for Yadkin Bank Conversion	Burton Signworks, Inc.
Z-2016-12	08/09/2016	6830-01-16-3739	236	Woodfield Drive	Accessory Garage	David Wrenn
Z-2016-13	08/16/2016	6830-02-57-3951	582	David Smith Road	Construction of Single Family Residence 70' x 68'	J. Marshall Construction

Z-2016-14	09/06/2016	6841-04-63-1726	165	Tower Circle Drive	Replacement of Fire Damaged Single Family Residence	Eddinger Construction, Inc.
Z-2016-15	09/27/2016	6831-01-35-0615	465	Mason Knoll Drive	In Ground Pool	Eric Newland

Note: New Permits highlighted in yellow.

**CODE ENFORCEMENT REPORT
OCTOBER 19, 2016**

B. CODE ENFORCEMENT VIOLATIONS

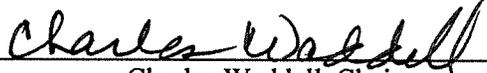
Case Number	Date Issue/ Update	Address	Violation	Action	Status
V-2016-21	10/4/16	145 Woodfield Drive	Junk vehicles	NOV	No change
V-2016-20	10/4/16	1379 Country Ln	Junk vehicles	NOV	In progress
V-2016-19	10/4/16	Corner of Gardner Ct & West Ln	Noxious growth	NOV	No change
V-2016-18	10/4/16	175 Lori Ln	Junk vehicle	NOV	No change
V-2016-17	9/20/16	1293 Country Ln	Overgrown grass	NOV	Abated 9/27/16
V-2016-16	8/23/2016	194 Woodtree Ln	abandoned vehicles; grass	NOV	abated
V-2016-14	8/23/2016	102 Woodtree Ln	abandoned vehicles; grass; auto parts storage; old wood	NOV	abated
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 (permitted)
V-2016-09	8/23/2016	213 Spry Rd.	Overgrown Grass	NOV	grass cut, but structures & rear yard are issue
V-2016-08	8/23/2016	175 Gardner Ct.	Overgrown grass, bushes, trees down	NOV	mowed & debris removed 8/25/16
V-2016-07	8/23/2016	1845	overgrown grass	NOV	mowed &

		Gumtree Rd			debris removed 8/25/16
V-2016-06	8/23/2016	12387 Old Hwy 52	overgrown grass	NOV	mowed 8/26/16
V-2016-05	8/16/2016	196 Tro-Tod	Outdoor storage	NOV	owner purchasing storage bldg; mid-Nov
V-2016-04	8/2/2016	10693 Old Hwy 52	operating lawnmower bus. Outdoor storage	NOV	no change
V-2016-03	8/23/2016	1847 Hickory Tree Rd	Operating illegal business	NOV	sign down; nothing on display
	8/2/2016	Old 52; hickory tree to gumtree	Tall grass in ROW		abated
	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 Rd; (neighbor)	Neighbor overgrown property		abated
	5/3/2016	1111 Country Ln	Tall grass		abated
	5/3/2016	1271 Country Ln	Tall grass		abated
	8/2/2016	377 Baxter Rd	potential illegal construction business		no evidence
V-2016-02'	3/16/2016	143 Sinkland Dr.	Noxious Growth	NOV; working w both property owners; working through drainage issue	Pending - Ongoing; Partially abated
V-2016-01'	3/16/2016'	298 Eastwood Dr.	Litter, Noxious Growth, Unpermitted Junkyard	NOV; investigation - notice send to nearby property owner	Pending - Ongoing
V-2015-25	8/2/2016	269 Lori Lane	Possible Addition w/o permit	NOV	coordinate with Davidson Co. inspections
V-2015-24	8/2/2016	544 Lori Lane	Possible unsafe structure	NOV	coordinate with 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 Dr.	Junk Vehicles; noxious growth	NOV	Abated
V-2015-19	7-14-15; 9-23-15	155 Lee St	Unscreened outdoor storage; high grass	Citation	No Action
V-2015-18	6-9-15; 11-17-15'	1718 Hickory Tree Rd	Use of RV for residential purposes; 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'	7970 Old Lexington Rd	Unscreened outdoor storage, junk vehicles	NOV	Abated
V-2015-16	5-19-15; 7-14-15; 9-23-15	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, Civil Citation	Abatement in progress
V-2015-13/V-2016-11	8/23/2016	146 Bobby Willard Rd	Noxious growth, debris, possible unsafe structure	NOV, Civil Citation	Abatement in progress
V-2015-12/V-2016-10	8/23/2016	156 Bobby Willard Rd	Noxious growth, debris, possible unsafe structure	NOV, Civil Citation	Abatement in progress

ADJOURNMENT

On motion by Board member James Smith, seconded by Board member Jamie Hester, the Board voted unanimously to adjourn the meeting at 5:11 p.m.



Charles Waddell, Chairperson

Linda A. Hunt, Town Clerk