



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, MAY 27, 2014**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
TUESDAY, MAY 27, 2014 AT 5:00 P.M. AT TOWN HALL, 125 GUMTREE ROAD IN
MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Chairperson Charles Waddell called the meeting to order.

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

Town Planner Andy Goodall and Town Clerk Linda A. Hunt were present.

APPROVAL OF MINUTES

On motion by Board member Jackie Edwards, seconded by Board member Jamie Hester, the Board voted unanimously to approve the minutes as presented.

OATH OF OFFICE – TOWN COUNCIL

Town Clerk Linda A. Hunt administered the oaths of office to the following reappointed and newly-appointed members of the Midway Planning and Zoning Board/Board of Adjustment.

Reappointed members sworn in:

Charles Waddell – Term will expire March 2018

LeeAnn Thomas – Term will expire March 2018

Jamie Hester – Term will expire March 2016 (To fills unexpired term of Keith Leonard who was elected to Town Council)

Newly-appointed members sworn in:

Carl Tuttle – Term will expire March 2016 (To fill unexpired term of seat vacated by Lynn Griggs)

James W. Smith – Alternate member. Term will expire March 2018 (Filling unexpired term of o former alternate member Jamie Hester)

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

There were none.

OTHER BUSINESS

LAND DEVELOPMENT ORDINANCE REVIEW

Town Planner Andy Goodall asked the Board members if they had any questions regarding Article VI – General Use Standards, Article VII – Landscaping and Buffering Standards, Article VIII – Tree Preservation and Protection, and Article IX – Off Street Parking that were presented at the last Planning Board meeting for the Board’s review and input.

Board member Jackie Edwards asked Mr. Goodall about the possibility of the Board being provided copies of the original draft prepared by Vagn Hansen which the Board has already gone through in detail section by section. Ms. Edwards said she would like to compare the original draft to this latest draft to see what changes have been made. Mr. Goodall advised Ms. Edwards the contents of the ordinance are the same as presented before, except for changes he made in the format.

There was no further discussion on Articles VI – IX of the Land Development Ordinance.

Town Planner Andy Goodall provided the Board member copies of Articles X – Article XIII of the proposed final draft of the Town of Midway Land Development Ordinance:

Article X – Signs

The purpose of the Article is to support and complement the various land uses allowed in the Town’s jurisdiction through the regulation of signs. More specifically, the intent of this Article is to:

- A. Encourage Effective Use
- B. Maintain and Enhance Character
- C. Maintain Safe Conditions
- D. Promote Public Health, Safety and Welfare

Article XI – Subdivision Standards

Article XII – Water Supply Watershed Protection

Article XII – Flood Damage Prevention

Mr. Goodall asked the Planning Board to read and review these articles and to be prepared to discuss them at their next meeting on July 29, 2014.

For review only.

REPORTS

PLANNING AND ZONING REPORT FOR FEBRUARY – MARCH 2014

Town Planner Andy Goodall reviewed the Planning and Zoning report for January – February 2014 as follows:

A. ZONING PERMIT ACTIVITY

Zoning Permits Issued			
Permit Number	Type	Address	Date Issued
2014-13	Addition	170 Golden Acorn Court	5-7-2014
2014-14	Single-wide MH	370 Norman Shoaf Road	5-8-2014
2014-14	Addition	131 Loblolly Lane	5-8-2014

B. CODE ENFORCEMENT

Type	Address	Status
Illegal Dumping	298 Eastwood Drive	No response. Sent to Attorney for Action
Excessive Debris	300 Block Edgewood Lane	Work to be completed by May 30, 2014
General Nuisance	146 Bobby Willard Road	Sent to Attorney for Action
Illegal Residence	10155 Old US 52	Notice Mailed. To be vacated by May 30, 2014
Nuisance, Trailer	1900 Block Hickory Tree Road	Notice Mailed
Tall Grass	2248 Gumtree Road	Notice Mailed
Tall Grass	142 Midbrook Run	Notice Mailed
Tall Grass	171 Midbrook Run	Notice Mailed
Tall Grass	173 David Smith Road	Notice Mailed
Tall Grass	193 David Smith Road	Notice Mailed
Tall Grass	466 Lori Lane	Notice Mailed
Tall Grass	544 Lori Lane	Notice Mailed

Board member LeeAnn Thomas asked Mr. Goodall if he knew of any new businesses that have expressed any interest in locating in Midway. Mr. Goodall responded that other than the Town receiving an inquiry from a national chain restaurant, there has been nothing.

Board member Jackie Edwards asked Mr. Goodall if he had been able to check with other towns about requiring certain distances between used car lots. Mr. Goodall said he had not had the opportunity to do so yet.

Board member Jackie Edwards asked about the status of tractor-trailer situation on Hickory Tree Road. Mr. Goodall said a letter was sent to the property owner about the violation but there has been no reply to date.

Board member Jackie Edwards again voiced her concern about the ongoing problems with continuous yard sales which violate the Town's ordinance on yard sales. Ms. Edwards said she is aware of certain instances where yard sales along main roadways have caused traffic safety issues. Chairperson Charles Waddell and Board member Jamie Hester both agreed with Ms. Edwards. Mr. Goodall responded that if there is a hazardous situation occurring on the roads, he suggested the best thing would be to call the Sheriff's department and let them take care of the problem.

ADJOURNMENT

On motion by Board member Jamie Hester, seconded by Board member LeeAnn Thomas, the Board voted unanimously to adjourn the meeting.

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson