



**TOWN OF MIDWAY  
PLANNING & ZONING BOARD MINUTES  
TUESDAY, JANUARY 31, 2017**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,  
JANUARY 31, 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, LeeAnn Thomas, Carl Tuttle, James W. Smith, and Jamie Hester. Alternate: Vacant.

Town Planners Richard Smith and 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 LeeAnn Thomas, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the November 29, 2016 minutes as presented.

**ADOPT AGENDA**

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

**PUBLIC COMMENT PERIOD**

There was none.

**MIDWAY ZONING ORDINANCE AND DAVIDSON COUNTY ZONING ORDINANCE  
(RECENTLY AMENDED) FOR CONSIDERATION FOR ADOPTION**

Intent of Presentation: Staff was directed to provide a comparison of the 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.

Articles 1 thru 3 were reviewed by the Planning Board.

Key points discussed were:

- Remove Section 3.07 Airport Height Overlay District from Article III and replace with Core Commercial Overlay District
- Keep Section 3.08 Table of Permitted Uses and delete Section 1.06 Applicability of Regulations
- Table of Permitted Uses:
  - Delete Non-Conformities
  - Remove junk vehicles
  - Residential Storage Facility – limit further (not everywhere, not on vacant residential lots), but include provision if adjacent lot owned by the same owner, then permitted
  - Limit Solar Farms to larger tracts and fewer districts

- Remove kennels (commercial) from residential

Further discussion at February Planning Board meeting

- Mixed-Use/PEC Districts
- Conditional Use Permits vs. Conditional Use Zoning District
- Additional standards for hotels/motels including conditional use permit for Board of Adjustment approval
- Subdivisions (Minor defined as 10 lots or less; Major being over 10 lots)
- Lot size/widths (County 20,000 sq. ft.; Town 30,000 sq. ft.)
- Rural Family Occupation
- Bona fide farm exemption
- Landfill

Following are Tables of Permitted Use adopted by Davidson County Planning and Zoning. Items highlighted in **RED** are new to the Davidson County Zoning Ordinance (amended November 2, 2015). Items highlighted in **BLUE** are items that would not be included in the Town of Midway’s Zoning Ordinance should the Town adopt the current Davidson County Zoning Ordinance.

| 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  |      |      |     |  |
| Above Ground Three Phase Electric Power Distribution Lines <sup>1</sup>        | 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 <sup>5</sup> |                 |      |      |    |      |      | 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 Grooming (Stand Alone Business)          | D  | D  | D  |  | D | D | D  | D | D | D  |    |    | D | D  | D  |
| 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 <sup>2</sup>               |    |    |    |  |   |   | D  | D |   | D  | D  | D  |   | D  | D  |
| Auto Car Wash, Drive-thru with Vehicle Stacking |    |    |    |  |   |   | X  | X |   | X  | X  | X  | X | 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 |  |
| 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 <sup>3</sup>       | SB              | SB   | SB   | SB | SB   | SB   | X  | X  |    | X  |    |    | SB   | SB   | X   |  |
| Biodiesel Fuel Production, Accessory Use | D               | D    | D    | D  | D    | D    | D  | D  | D  | D  | D  | D  | D    | D    | D   |  |
| Botanical Gardens, Arboretum             | X               | X    | X    | X  | X    | X    |    |    |    |    |    |    | X    |      |     |  |
| Bottling Plant                           |                 |      |      |    |      |      |    |    |    |    | X  | X  |      |      | X   |  |
| Brick, Tile, & Cement Manufacturing      |                 |      |      |    |      |      |    |    |    |    |    | X  |      |      |     |  |
| Builders Supply Sales                    |                 |      |      |    |      |      |    |    |    | D  | D  |    |      | D    | D   |  |
| Bus Passenger Terminal                   |                 |      |      |    |      |      |    | X  |    | X  |    |    | X    | X    | X   |  |

|  |    |    |    |    |    |    |    |   |   |   |    |   |   |    |    |   |
|--|----|----|----|----|----|----|----|---|---|---|----|---|---|----|----|---|
| Carnival, Fairgrounds  |    |    |    |    |    |    |    |   |   |   | X  | X |   |    | X  | X |
| Cemetery   | SB | SB | SB | SB | SB | SB | 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  | X |
| Community Center, Public or Non-Profit, for Assembly and Recreation              | X  | X  | X  |    | X  | X  | X  | X |   |   | X  |   |   | X  | X  | 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 |  |
| Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods |                 |      |      |    |      |      | X  | X  |    |    | X  | X  | X    | X    | X   |  |
| Concrete and/or Asphalt Product Plant   |                 |      |      |    |      |      |    |    |    |    |    | X  |      |      |     |  |
| Condominium   |                 |      |      |    | X    | X    |    |    | X  |    |    |    | X    | X    | X   |  |
| Convenience Store   |                 |      |      |    |      |      | X  | X  |    | X  |    |    | X    | X    | X   |  |
| Country Club, Membership Swim and Tennis Club   | X               | X    | X    | X  | X    | X    |    |    |    |    |    |    | X    | X    |     |  |
| Day Care Facility, freestanding   |                 |      |      |    |      |      | X  | X  | X  | X  |    |    | X    | X    | X   |  |
| Day Care, Home  | X               | X    | X    | X  | X    | X    |    |    |    |    |    |    | X    | X    |     |  |
| Day Care, Home (Large)  | SB              | SB   | SB   | SB | SB   | SB   |    |    | SB |    |    |    | SB   | SB   |     |  |
| Drive-In Theater  |                 |      |      |    |      |      |    |    |    | SB | SB |    |      | SB   | SB  |  |



|   |    |    |    |  |  |  |    |    |  |    |    |    |    |    |    |
|---|----|----|----|--|--|--|----|----|--|----|----|----|----|----|----|
| 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  |

**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 |
| 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   |
| Governmental Offices  | 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      | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB | SB |
| Hazardous Waste Facility             |    |    |    |    |    |    |    |    |    |    |    | SA |    |    |    |
| Home Furnishings and Appliance Sales |    |    |    |    |    |    |    | X  |    | X  |    |    | X  | X  | X  |
| Home Occupation                      | D  | D  | D  | D  | D  | D  | D  |    | D  |    |    |    | D  | D  | D  |
| Hospitals, Medical Clinic            |    |    |    |    |    |    |    | X  | X  | X  |    |    | X  | X  | X  |
| Hotel /Motel                         |    |    |    |    |    |    |    | X  |    | X  |    |    | X  | X  | 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 |  |
| 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                                | 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  |  |





|  |   |   |   |   |   |   |   |   |    |  |    |    |    |    |    |    |
|--|---|---|---|---|---|---|---|---|----|--|----|----|----|----|----|----|
| Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales |   |   |   |   |   |   |   |   |    |  | X  | X  |    |    | X  | X  |
| Micro Farm   | D | D | D | D | D | D | D | D |    |  |    |    |    | D  | D  |    |
| Microwave, Television or Radio Antenna Tower and Facilities (any size)             |   |   |   |   |   |   |   |   | SA |  | SA | SA | SA | SA | SA | SA |
| Motor Vehicle Maintenance & Repair   |   |   |   |   |   |   |   | D | D  |  | D  | D  | D  | D  | D  |    |

| 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 |  |
| 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            |                 |      |      |    |      |      |    | D  |    | D  | D  | D  | D    | D    |     |  |
| Outdoor Storage Yard                |                 |      |      |    |      |      |    |    |    | D  | D  | D  |      | D    |     |  |
| Parking, Principal Use <sup>8</sup> | D               | D    | D    | D  | D    |      |    | X  | X  | X  | X  | X  | X    | X    |     |  |
| Parcel Delivery Service             |                 |      |      |    |      |      |    | X  |    | X  | X  |    | X    | X    | X   |  |
| Parks, Playing Fields (Non-profit)  | 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 | SB |
| Recycling Drop-Off Center   |    |    |    |    |    |    | X | X |   |    | X | X  | X  | X  | X  | X  |
| Repair Service, Electronic & Appliance  |    |    |    |    |    |    | X | X |   |    | X | X  |    | X  | X  | X  |
| Residential Storage Facility <sup>8</sup>   | SB | SB | SB | SB | SB | SB |   |   |   | SB |   |    |    |    |    |    |

| 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 |    |
| Restaurant, Food and Beverage Establishment                        |                 |      |      |    |      |      | X  |    |    |    | X  | X  | X    | X    | X   | X  |
| Retail Trade, Durable and Non-Durable Goods                        |                 |      |      |    |      |      | X  | X  |    |    | X  | X  | X    | X    | X   | X  |
| Retreat Center, public or private                                  | SB              | SB   | SB   | SB |      |      |    |    | SB |    |    |    |      |      |     | SB |
| Riding Academies   | X               | X    | X    |    |      |      |    |    |    |    |    |    |      |      |     |    |
| Rooming Houses   |                 |      |      |    | X    | X    |    |    | X  |    |    |    |      | X    | X   | X  |
| Rural Family Occupation of a non-agricultural or commercial nature | SB              | SB   | SB   |    |      |      |    |    |    |    |    |    |      |      |     |    |
| Saw Mill, permanent  | SB              | SB   | SB   |    |      |      |    |    |    |    |    | D  | D    |      |     | D  |
| Saw Mill, temporary  | X               | X    | X    |    |      |      |    |    |    |    |    |    |      |      |     |    |
| School, Primary or Secondary                                       | 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 Tanks <sup>6</sup> | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA | SA |
| Vending Kiosk, accessory to a commercial use    |    |    |    |    |    |    | X  | X  | X  | X  |    |    | X  | X  | X  |
| Veterinary Clinic, including accessory uses     |    |    |    |    |    |    | X  | X  | D  | X  |    |    | X  | X  |    |
| Vocational or Professional School               |    |    |    |    |    |    | X  | X  | X  | X  | X  | X  | X  |    | 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 |  |
| Warehouse  |                 |      |      |    |      |      |    |    |    |    | X  | X  |      |      | X   |  |
| Water and Sewer Lines  | 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   |    |      |      | SA |    | SA |    | SA | SA |      |      | SA  |  |
| Wind Energy Facility, Accessory Use                              | D               | D    | D    | D  | D    | D    | D  | D  | D  | D  | D  | D  | D    | D    | D   |  |
| Wireless Telecommunications co-location                          | 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 |
| Wholesale Storage, Sales or Services                                    |  |  |  |  |  |  |  |  |    |  |    | X  | X  |    |    | X  |

**AMEND PLANNING BOARD FEBRUARY MEETING SCHEDULE**

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

Due to a conflict, the Planning and Zoning Board proposes the February Planning and Zoning Board meeting be rescheduled for Monday, February 27, 2017 at 5:00 p.m. at Town Hall located at 426 Gumtree Road in Midway.

On motion by Board member Jamie Hester, seconded by Board member LeeAnn Thomas, the Board voted unanimously to reschedule the February Planning and Zoning Board meeting from Tuesday, February 28, to Monday, February 27, 2017 at 5:00 p.m. at Town Hall located at 426 Gumtree Road in Midway.

**OTHER BUSINESS**

There was none.

ZONING AND SIGN PERMIT REPORT  
JANUARY 31, 2017

**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                |
| <b>Permit #</b> | <b>Date</b> | <b>PIN</b>      | <b>Add. #</b> | <b>Street Name</b> | <b>Permit Description</b>                           | <b>Applicant</b>                |
| 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                    |
| Zoning Waiver   | 11/8/2016   | 6831-01-35-0615 | 465           | Mason Knoll Drive  | Retaining wall                                      | Glenn C. Kellam                 |
| Z-2016-16       | 12/14/16    | 6830-02-85-3477 | 324           | Eller Road         | Accessory building                                  | Jamie Hester                    |

Note: New permits/activity highlighted in yellow.

CODE ENFORCEMENT REPORT

JANUARY 31, 2017

**CODE ENFORCEMENT VIOLATIONS**

| <b>Case Number</b> | <b>Date Issue/Update</b> | <b>Address</b>     | <b>Violation</b>                               | <b>Action</b>   | <b>Status</b>           |
|--------------------|--------------------------|--------------------|--|---|-------------------------|
| <b>V-2016-20</b>   | 11/15/16                 | 1379 Country Lane  | Junk Vehicles                                  | Nov.  | 2 of 3 vehicles removed |
| <b>V-2016-01'</b>  | 11/15/16'                | 298 Eastwood Drive | Litter, Noxious Growth<br>Unpermitted Junkyard | Nov. Investigation.<br>Notice sent to nearby property owner | Reissued Nov. 2016      |

Note: Updated code enforcement violations as of January 31, 2017.

**ADJOURNMENT**

On motion by Board member LeeAnn Thomas, seconded by Board member James Smith, the Board voted unanimously to adjourn the meeting at 7:30 p.m.

---

Charles Waddell, Chairperson

---

Tammy H. Robertson, Deputy Clerk

































