



**TOWN OF MIDWAY
PLANNING & ZONING BOARD
MINUTES
TUESDAY, MARCH 28, 2023**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
MARCH 28, 2023, AT 5:00 P.M. AT 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 Smith, Carl Tuttle, and Paula Hill. Alternate member Richard Miller was present. Absent: None.

Town Manager Tammy Michael and Town Clerk Linda Hunt were present.

Others present were: Davidson County Planning and Zoning Director Scott Leonard and Dawn Vallieres, Senior Regional Planner with Piedmont Trial Regional Council (PTRC).

APPROVAL OF MINUTES

On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the February 28, 2023 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

REGULAR BUSINESS

REVIEW OF SUBDIVISION ORDINANCE UPDATES

At their regular meeting on February 28, 2023, the Planning Board delayed action on this item until their next meeting on March 28, 2023.

Ms. Dawn Vallieres, Senior Regional Planner with Piedmont Trial Regional Council (PTRC), was available to answer any questions the Board had regarding the proposed updates.

The major updates to the Subdivision Ordinance were in Article 8 General Requirements and Minimum Standards of Design as follows:

- Sections added for sidewalks, curb and gutter, water meters, and recreation/open space
- Lot size changes – Lot area
 - Increase in size for lots served by both public water and public sewer from 15,000 square feet to 30,000 square feet
 - Increase in size for lots served only by public water and not public sewer, and outside of watershed area, from 30,000 square feet to 40,000 square feet
 - Increase in size for lots in a watershed of a Class III or Class IV reservoir or on the watershed of a portion of a Class IV Stream or River extending to a downstream intake of water purification plant from 20,000 square feet to 40,000 square feet of area suitable for a septic tank system location and operation
- Lot size changes – Lot width
 - Lots served by only public water or by neither public water nor sewer shall have a lot width of at least 125 feet at the building line. Except in cul-de-sacs where the minimum linear width is 80 feet.
- Lot size changes – Lot depth
 - Lots served by only public water or by neither public water nor sewer shall have an average depth of at least 175 feet.
- Panhandle lots
 - Panhandle lots must have at least 35 feet of width extending from the road throughout the panhandle, must not extend farther than 320 feet, and shall be defined as having access along a private driveway. Side by side panhandle lots or easements shall be prohibited on property or adjacent properties under one ownership.
- Minor subdivision – Number of lots reduced from 10 to 5

Davidson County Planning and Zoning Director Scott Leonard wanted to clarify that the driveway permits were required only for streets with multiple users and not individual houses. The permits are required for access to State maintained roads and not private roads.

Town Manager Tammy Michael pointed out that the time for sketch plans to be submitted for Major Subdivisions was increased from 7 day to 14 days. She also pointed out that the Reduction of Bond or Surety section was deleted under Section 7.11.2 Performance Guarantee.

Mr. Leonard asked when the Subdivision Ordinance updates would be presented to Town Council. Ms. Michael responded that she hoped it would go to the Council at their April meeting to call for a public hearing, depending on the Town Attorney's review.

There being no further discussion, Chairman Waddell called for a motion.

On motion by Board member Jamie Hester, seconded by Board member James Smith, the Planning Board voted unanimously to recommend approval of the amendments to the Subdivision Ordinance to Town Council with a public hearing to be held to receive citizen input on the amendments.

ELECTION OF OFFICERS

ELECTION OF CHAIRPERSON

Chairperson Charles Waddell opened the floor for nomination for Chairperson of the Planning Board.

Board member Jamie Hester nominated Charles Waddell for Chairperson.

There being no further nominations, the floor was closed.

On motion by Board member Jamie Hester, seconded by Board member Paula Hill, the Board voted unanimously to elect Charles Waddell as Chairperson of the Planning Board.

ELECTION OF VICE-CHAIRPERSON

Chairperson Charles Waddell opened the floor for nominations for Vice-Chairperson of the Planning Board.

Board member Jamie Hester nominated Paula Hill for Vice-Chairperson. Ms. Hill declined the nomination.

Board member James Smith nominated Board member Jamie Hester for Vice-Chairperson.

There being no further nominations, the floor was closed.

On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to elect Board member Jamie Hester as Vice-Chairperson.

OTHER BUSINESS

There were none.

ADJOURNMENT

On motion by Board member Paula Hill, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting.

Charles Waddell, Chairperson

Linda A. Hunt, Town Clerk