



**TOWN OF MIDWAY
PLANNING AND ZONING BOARD MINUTES
TUESDAY OCTOBER 29, 2024**

**MINUTES OF MIDWAY PLANNING AND ZONING BOARD MEETING HELD ON TUESDAY,
OCTOBER 29, 2024 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY,
NORTH CAROLINA**

CALL TO ORDER

Chair Charles Waddell called the meeting to order.

DETERMINATION OF QUORUM

Quorum was established. Board of Adjustment members present were Chair Charles Waddell, Vice-Chair Jamie Hester, James Smith, Carl Tuttle, and Alternate Richard Miller. Absent Paula Hill.

Town Clerk Linda Hunt, Deputy Clerk Ree Smith, and Davidson County Zoning Officer Joshua Tussey were present. Absent Town Attorney Jim Lanik

APPROVAL OF MINUTES

On motion by Vice Chair Jamie Hester, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the August 27, 2024 Board of Adjustment minutes as presented. Motion passed.

On motion by Board member James Smith, seconded by Vice Chair Jamie Hester, the Board voted unanimously to approve the August 27, 2024 Planning and Zoning Board minutes as presented. Motion passed.

ADOPT AGENDA

Chair Charlie Waddell said the Agenda needs to be amended to add the following items:
Under Regular Business add Item B. Amendment to Site Plan – Midway Animal Clinic and add Item C. Adopt Planning Board/Board of Adjustment Schedule for 2025.

On motion by Vice Chair Jamie Hester, seconded by Board member Carl Tuttle, the Board voted unanimously to adopt the amended agenda as presented. Motion passed.

PUBLIC ADDRESS

There were none.

REGULAR BUSINESS

SIGN APPROVAL – MIDWAY ANIMAL CLINIC – CCOD

Davidson County Zoning Officer Joshua Tussey stated staff has completed the CCOD review for the Midway Animal Clinic. The proposed sign complies with the size, color and material requirements by the CCOD.

On motion by Vice Chair Jamie Hester, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the Midway Animal Clinic sign approval as presented. Motion passed.

AMENDMENT TO SITE PLAN - MIDWAY ANIMAL CLINIC

Davidson County Zoning Officer Joshua Tussey advised the Board that the engineers and Dr. Lakey have reached out to staff regarding the mechanical screening fence at the back of the new structure requesting the screening fence be eliminated from the site plan that was previously approved by the Board.

Mr. Tussey stated the design guidelines and standards in the CCOD reads: *Mechanical/Utility screening shall be an integral part of the building structure and architecture, including conformance with exterior building materials standards, and shall not give the appearance of being “tacked on” to the exterior surfaces. The building parapet wall shall be the primary means of screening roof top equipment.*

Mr. Tussey said the CCOD does apply to the mechanical part to be screened. He said Mr. Sink’s fence and the landscaping at the back of the building will provide adequate screening from the road to the property.

Mr. Tussey said that there is adequate screening with landscaping and adjoining property owner’s fence on the side and the unit would not be visible from the road or side.

Staff recommended the Board approve the amendment to the site plan for Midway Animal Clinic.

On motion Vice Chair Jamie Hester, seconded by Board member James Smith, the Board voted unanimously to approve the amended site plan as presented. Motion passed.

ADOPT PLANNING BOARD/BOARD OF ADJUSTMENT SCHEDULE FOR 2025

Chair Charles Waddell stated the Board needs to review and approve the meeting schedule for 2025.

On motion by Vice Chair Jamie Hester, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the meeting schedule for 2025. Motion passed.

ADJOURNMENT

On motion by Vice Chair Jamie Hester, seconded by Board member James Smith, the Board voted unanimously to adjourn the meeting. Motion passed.

Charles Waddell, Chair

Ree Goodson, Deputy Clerk