



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, APRIL 29, 2014**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
TUESDAY, APRIL 29, 2014 AT 5:00 P.M. AT THE MIDWAY FIRE AND RESCUE BUILDING,
228 MIDWAY SCHOOL ROAD, 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, and LeeAnn Thomas. Absent: None.

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

APPROVAL OF MINUTES

Board member Jackie Edwards pointed out a typographical error in the first line on Page 3 of the March 25, 2014.

On motion by Board member LeeAnn Thomas, seconded by Board member Jackie Edwards, the Board voted unanimously to approve the minutes as amended.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

SIGNS/BANNERS IN CORE COMMERCIAL DISTRICT

Town Planner Andy Goodall told the Board that once the election is over, he plans to get all the sign clutter cleaned up (signs and banners) in the Core Commercial District, especially at the intersection of Hickory Tree Road and Old Highway 52.

For information only.

LAND DEVELOPMENT ORDINANCE REVIEW

At the last Planning Board meeting on March 25, 2014, Town Planner Andy Goodall distributed copies of Article I – General Provisions, Article II – Administration, and Article III – Zoning Districts of the Land Development Ordinance, asking the Planning Board to review these three articles prior to the next Planning Board meeting and to be prepared to discuss the articles and changes that may need to be made.

Board member Jackie Edwards pointed out that in Section 2.3 Planning Board, Subsection B. Membership and Terms of Appointment should read, “The Planning Board shall consist of **six (6) members**” instead of “five” as written. Also, under that same section, the terms should be for four (4) years instead of three years as written. Those same changes need to be made under Section 2.4 Board of Adjustment, Subsection B Membership.

Following discussion, Mr. Goodall handed out copies Article VI – General Use Standards, Article VII – Landscaping and Buffering Standards, Article VIII – Tree Preservation and Protection, and Article IX – Off Street Parking to the Board, asking them to read over those articles and to be prepared to discuss the articles at the next Planning Board meeting on June 24, 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 (January – April 2014)			
Permit Number	Type	Address	Date Issued
2014-04	Wall Sign	11191 Old US 52	4-29-2014
2014-12	Change of Use (Permanent)	11191 Old US 52	4-29-2014

B. CODE ENFORCEMENT

Code Enforcement Log (2014)			
Violation#	Type	Address	Status
2014-01	Wall Sign w/o permit	11191 Old US 52	Abated (ZP 2014-04)
2014-02	Wall Sign w/o permit	11141 Old US 52 – Suite 9	Abated (ZP 2014-09)
2014-03	Illegal Dumping*	298 Eastwood Drive	2 nd Notice Mailed
2014-04	Excessive Debris	Edgewood Lane	Work being completed
2014-05	Runoff & Debris	11634 Old US 52	Work being completed
2014-07	Nuisance	Bobby Willard Road	Working with Town Attorney
2014-08	Illegal Residence	10155 Old US 52	Working with Town Attorney

Board member Jackie Edwards asked what was going to be done about the ongoing yard sale at the house of Hickory Tree Road. She questioned why the fines are not being imposed. Ms. Edwards suggested the Planning Board come up with a plan dealing with fines and yard sales and then take the Board’s recommendation to Town Council for consideration.

Board member Jamie Hester asked if the Town has something in place that prohibits car lots being close together. Mr. Goodall said he would research that matter, possibly checking Kannapolis which has a distance regulation.

Board member Jackie Edwards asked about the status of tractor-trailer situation on Hickory Tree Road. She said she had thought the truck had been moved but was mistaken. Town Planner Andy Goodall asked Ms. Edwards to remind him.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson