



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, MARCH 25, 2014**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD REGULAR MEETING HELD ON
THURSDAY, MARCH 25, 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.

ELECTIONS

NOMINATION TO ELECT CHAIRPERSON

Planning Board member Jackie Edwards nominated Charles Waddell to serve as Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

There being no further nominations, the nomination for Chairperson was closed.

On motion by Planning Board member Jackie Edwards, seconded by Board member LeeAnn Thomas, the Board voted unanimously to elect Charles Waddell as Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

NOMINATION TO ELECT VICE-CHAIRPERSON

Planning Board member Jamie Hester nominated LeeAnn Thomas to serve as Vice-Chairperson.

There being no further nominations, the nomination for Vice-Chairperson was closed.

On motion by Planning Board member Jamie Hester, seconded by Board member Jackie Edwards, the Board voted unanimously to elect LeeAnn Thomas as Vice-Chairperson of the Midway Planning and Zoning Board/Board of Adjustment.

APPROVAL OF MINUTES

On motion by Board member LeeAnn Thomas, seconded by Board member Jackie Edwards, the Board voted unanimously to approve the minutes of the February 25, 2014 meeting as presented.

ADOPT AGENDA

Chairperson Charles Waddell informed the Board that Mayor Pro Tem Mike McAlpine had requested to speak to the Board as the first item on the agenda under **OTHER BUSINESS**.

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

PUBLIC COMMENT PERIOD

There were none.

PLANNING BOARD CASES

There were none.

OTHER BUSINESS

COMMENTS BY MAYOR PRO TEM MIKE MCALPINE

This item was added to the agenda.

Mayor Pro Tem Mike McAlpine said he had asked to speak to the Board about some very important matters that were discussed at the Town Council Planning Workshop held on March 1, 2014 as they pertain to the Planning Board.

Mayor Pro Tem Mike McAlpine told the Board that at the January 6, 2014 Town Council regular meeting, Planning Consultant Vagn Hansen spoke to Council about the Transportation and Access Management Plan adopted by Council on May 6, 2013 which includes a series of action items. One of the action items included in the plan is to work with the North Carolina Department of Transportation to obtain the control of access break across from the exiting Highway 52 northbound ramps to allow for construction of a new public street. Mr. Hansen urged Council to move forward with obtaining the control of access break before US Highway 52 becomes an Interstate Highway.

At the Town Council Planning Workshop on March 1, 2014, Council identified the following items as the Council's top priorities, with obtaining the control of access break as the Number 1 priority:

Transportation and Access Management Plan (adopted May 1, 2013)

- Pressing need to move forward with obtaining the control of access break before US Highway 52 becomes an Interstate.
 - Work with the North Carolina Department of Transportation (NCDOT) to obtain a control of access break across from the exiting US Highway 52 northbound ramp to allow for construction of a new public street.
 - Town could seek some compensation from the benefactors of the new street to help offset some of the cost. Construction of the street will increase the value of the property along that street and possibly could attract future development in that area.
 - Develop the new road in the manner that would attract the desired types of businesses to the area.
- Develop a sewer plan for Fred Sink Road.
 - Capital recovery fees
- Roundabouts will be a major factor in development. (Mayor Pro Tem McAlpine said he would like to see the roundabouts have more branches to reach different properties).
- High-mast lighting at the interchange

Mayor Pro Tem Mike McAlpine said he would like to see the Planning Board become involved in the discussions on these issues, suggesting a joint meeting of the Town Council and the Planning Board – an “all hands on deck” approach.

Town Planner Andy Goodall questioned the need for a joint meeting, stating the Planning Board has already completed its role in the development of the Transportation and Access Management Plan.

Mayor Pro Tem Mike McAlpine stated he would still like to have the of the Planning Board’s input on these matters. Benchmark would participate in the joint meeting as well.

Board member Jamie Hester asked what kind of businesses the Town would like to see located on the new street. Mr. McAlpine stated he would like to see businesses that would enhance the Town. Town Manager Ryan Ross added that possibly a hotel and some fast food restaurants would locate there.

SIGN WORK WITHOUT PERMITS

Town Planner Andy Goodall informed the Board that in the last few months, the Town has encountered some problems with businesses putting up their signs without first obtaining a sign permit. Mr. Goodall said he felt this is an issue that needs to be addressed, perhaps by doubling the permit fee if a sign is put up prior to obtaining the permit.

For information only.

LAND DEVELOPMENT ORDINANCE REVIEW

Town Planner Andy Goodall distributed copies of a proposed rewrite of Articles I, II, III and IV of the Land Development Ordinance of the Town of Midway and a map illustrating the legend for Zoning Districts. He noted that Articles I – General Provisions and Article II – Administration remain basically the same as the Land Development Ordinance which was originally adopted by Town Council a few years ago. However, changes are proposed in Article III – Zoning District and in Article IV – Use Regulations that will need closer attention by the Planning Board.

Mr. Goodall said he would like for the Board to proofread and estudy the proposed Article III provided in the handout and to be prepared to discuss that article at the next Board meeting.

Board member Jackie Edwards questioned the need to change the names/titles of the zoning districts, stating she felt they need to be uniform with other zoning designations within the state.

For information 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 – February 2014)			
Permit Number	Type	Address	Date Issued
2014-06	Change of Use (Boutique)	11384 Old US 52	2-25-14
2014-07	Change of Use (E-Cigs)	189 Hickory Tree Road (#104)	3-25-14
2014-08	Wall Sign (Vape Loft)	189 Hickory Tree Road (#104)	3-25-14
2014-09	Wall Sign (Smoke Shop)	11141 Old US 52 (#9)	3-11-14
2014-10	Wall Sign (Event Center)	11141 Old US 52 (#2A/2B)	3-11-14
2014-11	Co-Location (Cell Tower)	171 Rosemary Drive	3-21-14

B. CODE ENFORCEMENT

Code Enforcement Log (2014)			
Violation#	Type	Address	Status
2014-01	Wall Sign w/o permit	11191 Old US 52	Owner Working to Abate
2014-02	Wall Sign w/o permit	11141 Old US 52 – Suite 9	Open
2014-03	Illegal Dumping*	298 Eastwood Drive	Violation Notice Mailed
2014-04	Excessive Debris	Edgewood Lane	Owner Working to Abate

*Was previously referred to as Spry Road

Board member Jackie Edwards asked about the status of tractor-trailer situation on Hickory Tree Road. She said she noticed the truck had been moved. Mr. Goodall responded he is in the process of getting the situation resolved. Letters have been mailed out to the property owners.

Chairperson Charles Waddell asked if it is legal to house poisonous snakes. Mr. Goodall responded that it is illegal.

ADJOURNMENT

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

Linda A. Hunt, Town Clerk

Charles Waddell, Chairperson