



**TOWN OF MIDWAY  
PLANNING & ZONING BOARD MINUTES  
TUESDAY, SEPTEMBER 24, 2019**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,  
SEPTEMBER 24, 2019 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD,  
MIDWAY, NORTH CAROLINA**

**CALL TO ORDER**

Chairman LeeAnn Tuttle-Thomas called the meeting to order.

Planning & Zoning Board members present were: Jamie Hester, Charles Waddell, James Smith, and LeeAnn Tuttle-Thomas. Absent: Carl Tuttle. Alternate: Vacant.

Town Manager Tammy Michael, Town Clerk Linda Hunt, Deputy Clerk Tammy Robertson, Town Attorney Jim Lanik and Davidson County Zoning Officer Lee Crook were present.

**APPROVAL OF MINUTES**

On motion by Board member Charles Waddell, seconded by Board member James Smith, the Board voted unanimously to approve the June 25, 2019 minutes as presented.

**ADOPT AGENDA**

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

**PUBLIC COMMENTS PERIOD**

There were none.

**REGULAR BUSINESS**

**DISCUSSION ON TEXT AMENDMENT – TRUCK STOPS**

At the Town Council regular meeting held on June 28, 2012, Council adopted an Ordinance to Amend the Text of the Town's Zoning Ordinance as it pertains to regulating Truck Stops in the Town of Midway. In that ordinance, Truck Stops were prohibited in the Core Commercial Overlay District (CCOD) and could only operate in the Highway Commercial (HC), Limited Industrial (LI) and Heavy Industrial (HI) districts.

Upon adoption of the Town of Midway Zoning Ordinance No. 17-03 on June 5, 2017, Truck Stops were not included in the ordinance. Davidson County Zoning Officer Lee Crook stated that the Planning Board would need to determine the level of regulations and the approval process for Truck Stops in the Town. The Zoning Ordinance adheres to a table of permitted uses and Truck Stops would need to be added to the table. Multiple levels of approval would still need to be determined such as, use by right,

use with development standards with conditions, or a special use that would require a public hearing with the Board of Adjustment for approval.

The Planning Board discussed adding the following regulations for Truck Stops in the Town:

- Truck Stops to be established in the Table of Permitted Uses in the Highway Commercial (HC), Limited Industrial (LI) and Heavy Industrial (HI) districts. The use will be prohibited in all other areas.
- Approved by Board of Adjustment.
- Minimum lot size of twenty (20) acres.
- Traffic Study.
- Submit a Commercial Driveway Plan to the North Carolina Department of Transportation (NCDOT) for driveway permit.
- Heavy double row opaque landscaping screen required on adjoining residential side of Truck Stop to prevent the use from view and to buffer noise and lighting from the tractor trailers.
- Submit a Site Plan that shows amenities and a minimum five hundred foot (500) setback from residential adjoining uses for overnight tractor trailer parking and a minimum three hundred fifty foot (350) setback for no overnight parking.
- No casting light on residential property.

The Planning Board favored a Special Use (SB) permitting process that would require all applications for Truck Stops to first go before the Planning Board for recommendation and then proceed to a quasi-judicial hearing before the Board of Adjustment.

Lee Crook will consult with Town Attorney Jim Lanik and present the discussed regulations with the Planning Board at the next regular Planning Board meeting on October 29, 2019. If the Planning Board votes in favor of the regulations, the Town Council would hear the proposal at the regular Town Council meeting on November 4, 2019 and to call for a public hearing.

#### **OTHER BUSINESS**

Town Manager Tammy Michael informed the Planning Board that it is time to renew the Town's Ten-Year Land Use Plan and staff will be reaching out to vendors to develop the new plan.

#### **ADJOURNMENT**

On motion by Board member Jamie Hester, seconded by Board member Charles Waddell, the Board voted unanimously to adjourn the meeting at 6:06 p.m.

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LeeAnn Tuttle-Thomas, Chairperson

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Tammy H. Robertson, Deputy Clerk

