



**TOWN OF MIDWAY  
PLANNING BOARD MINUTES  
TUESDAY JULY 29, 2025**

**MINUTES OF MIDWAY PLANNING BOARD MEETING HELD ON TUESDAY, JULY 29, 2025, 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. Planning Board members present were Chair Charles Waddell, Vice Chair Jamie Hester, Paula Hill, James Smith, Carl Tuttle, and Alternate Sherri Thomas. Absent None.

Town Clerk Ree Goodson; Finance Officer Linda Hunt; Attorney Amanda P. Hodierne Partner, with Isaacson Sheridan; Davidson County Planning Director Lee Crook; Davidson County Planning Officer John Wheeler; Ervin Lekaj, owner of Cagney's Restaurant; Erinol Lala, owner of CK Auto Sales, Inc., were present. Absent: Interim Town Manager Hank Perkins

**APPROVAL OF MINUTES**

On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the May 27, 2025, Planning Board minutes.

**ADOPT AGENDA**

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

**PUBLIC ADDRESS**

There were none.

**REGULAR BUSINESS**

**APPLICATION FOR FAÇADE CHANGE IN CORE COMMERCIAL OVERLAY DISTRICT (CCOD) - CK  
AUTO SALES, INC.**

Attorney Amanda P. Hodierne clarified that the present request was distinct from a previous variance request heard by the Board of Adjustment. Ms. Hodierne stated the Planning Board will be sitting in its legislative, discretionary capacity rather than its judicial capacity.

Davidson County Planning officer John Wheeler presented the application for a facade change at 11464 Old US Highway 52, commonly known as the old Cagney's building, now CK Auto Sales. Mr. Wheeler explained that last month, the applicant had requested a variance to stucco the entire building, which was denied. The current request complies with the Core Commercial Overlay District (CCOD) requirements on paper but still requires board approval as a facade alteration.

Mr. Wheeler explained that the building currently has approximately 32-33% of its exterior covered in stucco. The request would reduce stucco coverage to 26.9% by applying brick veneer to a recessed wall on the northern part of the building. The CCOD requires that 70% of building facades are unpainted brick, with the remaining 30% allowed to be different materials such as stucco or synthetic stone.

Mr. Wheeler showed a PowerPoint of the CK Auto Sales current state and the area where brick veneer would be applied. Mr. Wheeler presented a sample of the brick veneer material that would be used.

Attorney Amanda P. Hodierne advised Chair Charles Waddell to open the public hearing.

Chair Charles Waddell opened the public hearing.

Ervin Lekaj the owner of CK Auto's Building, stated CK Auto Sales are willing to work with the Town to fix the issues and improve the building's appearance. Mr. Lekaj noted CK Auto Sales stopped the work when notified by the Town and he stated that CK Auto Sales just wanted to make the building look better than it was in its previous condition.

During the Planning Board discussion, Board members questioned whether the parapet wall should be included in the percentage calculations. Davidson County Planning Director Lee Crook explained the County had not included it in their calculations, as it is traditionally considered part of the roof structure.

Board members had concerns about the visual cohesiveness of the building if only the recessed wall received brick veneer. Mr. Waddell suggested that applying the brick veneer to the three sides of the front entryway airlock might look better visually than applying it to the recessed wall that is less visible from the road.

Davidson County Planning Officer John Wheeler confirmed that applying the veneer to the front airlock would likely meet the 70% brick requirement but he would need to verify the calculations.

Board member James Smith expressed concern about setting a precedent by allowing brick veneer as a substitute for real brick, noting this was a departure from previous interpretations of the ordinance. Board member Paula Hill recalled she had previously supported accepting quick brick (a similar product) but was overruled.

Several Board members acknowledged the difficult position of the applicant, who had already partially completed work on the building. Mr. Lekaj and Mr. Lala emphasized that both wanted to keep their businesses in Midway and were willing to comply with the Board's requirements.

Vice Chair Jamie Hester stated she felt that this would be considered a unique circumstance. Ms. Hester stated this would not set a precedent for future applications, such as the fact that this was an existing brick building.

Chair Charles Waddell closed the public hearing.

On motion by Board member Paula Hill to approve the application with the modification that the brick veneer should be applied to the three sides of the airlock on the front-facing side of the building as long as it conforms with the 30 percent stucco. In the event that it does not, the applicant agrees to come into compliance by also adding the veneer to the side panel as originally proposed. Ms. Hill stated this is a unique circumstance due to the fact that this is an existing brick building that is currently out of compliance. Vice Chair Jamie Hester seconded the motion. Voting in favor were Vice Chair Jamie Hester, Board member Paula Hill and Board member Carl Tuttle. Voting against was Board member James Smith.

Board member James Smith explained his vote was based on the existing ordinances, not personal feelings about the applicant.

**ADJOURNMENT**

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

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Charles Waddell, Chair

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Ree Goodson, Town Clerk