



**TOWN OF MIDWAY
BOARD OF ADJUSTMENT MINUTES
TUESDAY OCTOBER 28, 2025**

MINUTES OF MIDWAY BOARD OF ADJUSTMENT MEETING HELD ON TUESDAY, OCTOBER 28, 2025, AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Chair Jamie Hester called the meeting to order.

DETERMINATION OF QUORUM

Quorum was established. Board of Adjustment members present were Chair Jamie Hester, Vice-Chair Paula Hill, James Smith, Charles Waddell, Carl Tuttle, and Alternate Sherri Thomas. Absent: None.

Town Manager Brock Hall, Town Clerk Ree Goodson, Finance Officer Linda Hunt and Town Attorney Jim Lanik. Davidson County Zoning Officer John Wheeler and Davidson County Zoning Officer Matthew Bruff were present.

APPROVAL OF MINUTES

On motion by Board member James Smith, seconded by Board member Charles Waddell, the Board voted unanimously to approve the June 24, 2025, Board of Adjustment minutes as presented.

ADOPT AGENDA

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

PUBLIC ADDRESS

There were none.

REGULAR BUSINESS

Mayor Pro Tem Mike McAlpine introduced Midway's New Town Manager Brock Hall to the Board.

VARIANCE REQUEST – SIDE YARD VARIANCE – BRITTANY STATEN

Witnesses must swear or affirm their testimony. Town Clerk Ree Goodson administered the oath for all individuals who intended to provide witness testimony.

Davidson County Planning Officer John Wheeler presented a PowerPoint to the Board to discuss the variance for the side yard setback.

Davidson County Planning Officer John Wheeler read each variance request to the Board of Adjustment members. After all five of the variance request was read Chair Jamie Hester stated that each one of the variances had to be voted on and then a final vote on the overall variance.

1. That the alleged hardships or practical difficulties are unique, and singular as regards the property of the person requesting that variance and are not those suffered in common with other property similarly located. Due to the location of the septic tank, this impacted the location of the building. The building was placed closer back to property line to avoid septic lines.

Staff Comment: Based on the site plan on the septic records the building was placed 5 feet from the septic lines which is generally the minimum setback for septic setbacks.

On motion by Board member James Smith, seconded by Vice Chair Paula Hill, the Board voted unanimously to approve the 1st Finding of Facts.

2. That the alleged hardships and practical difficulties, which will result from failure to grant the variance, extend to the inability to use the land in question for any use in conformity with provisions of this ordinance and include substantially more than mere inconvenience and inability to attain a higher financial return.

Staff Comment: There is not many places to place the building due to the septic repair area as well as the septic lines.

On motion by Board member Charles Waddell, seconded by Board member James Smith, the Board voted unanimously to approve the 2nd Finding of Facts.

3. That the variance, if allowed, will not substantially interfere with, or injure the rights of others whose property would be affected by allowance of the variance.

Staff Comment: Staff cannot speak to the maintenance of property values. We did receive a letter from Daniel Caudill that the use of the building as a home gym will enhance the resale of this property. However, it did not speak to other neighboring properties.

On motion by Board member James Smith, seconded by Vice Chair Paula Hill, the Board voted unanimously to approve the 3rd Finding of Facts.

4. That the variance is in harmony with and serves the general intent and purpose of this ordinance:

Staff comment: When there are hardships existing on a property owners can request variances to make something work when otherwise it would not work. This structure will still require building permits if the variance is approved. Additionally, other setbacks set forth by the Ordinance are being met.

On motion by Board member Charles Waddell, seconded by Vice Chair Paula Hill, the Board voted unanimously to approve the 4th Finding of Facts.

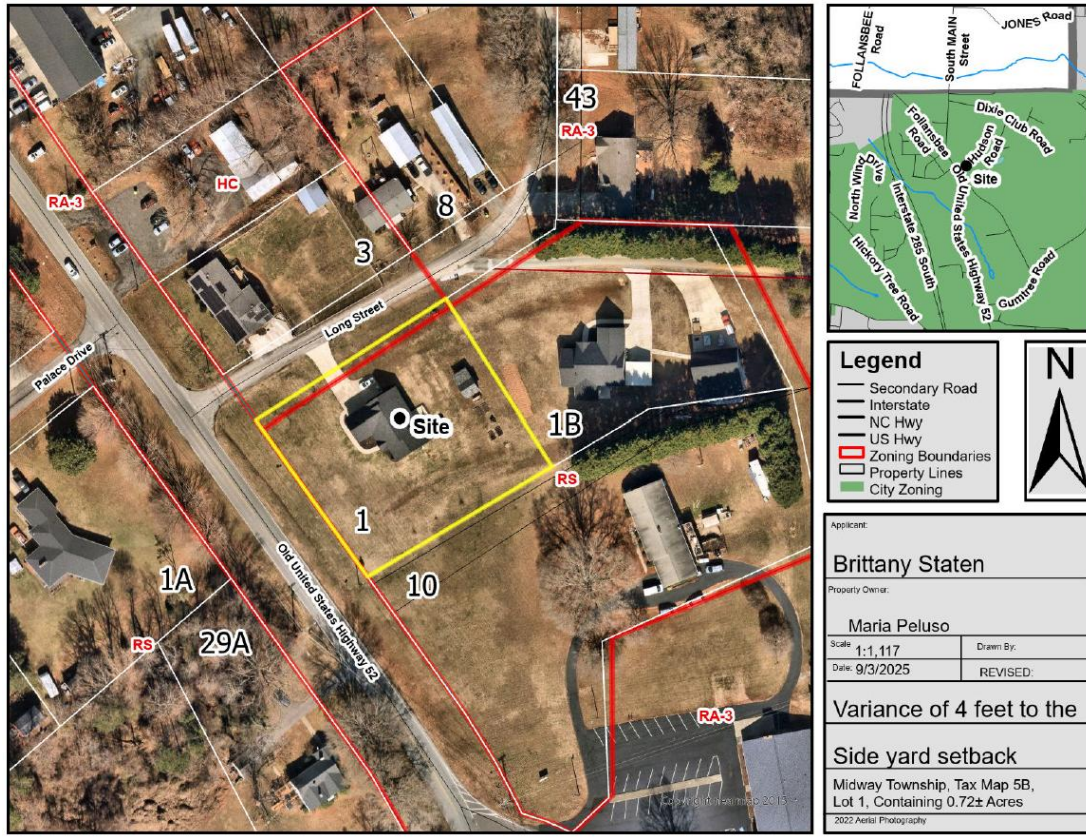
5. That allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by this ordinance and the individual hardships that will be suffered by a failure of the Board to grant a variance.

Staff comment: This lot is a unique lot based on the positioning of neighboring houses as well as the face of the house being different than the driveway for the home. If the septic system was done differently, it is possible that the building could have been brought closer to the home and further from the other property lines.

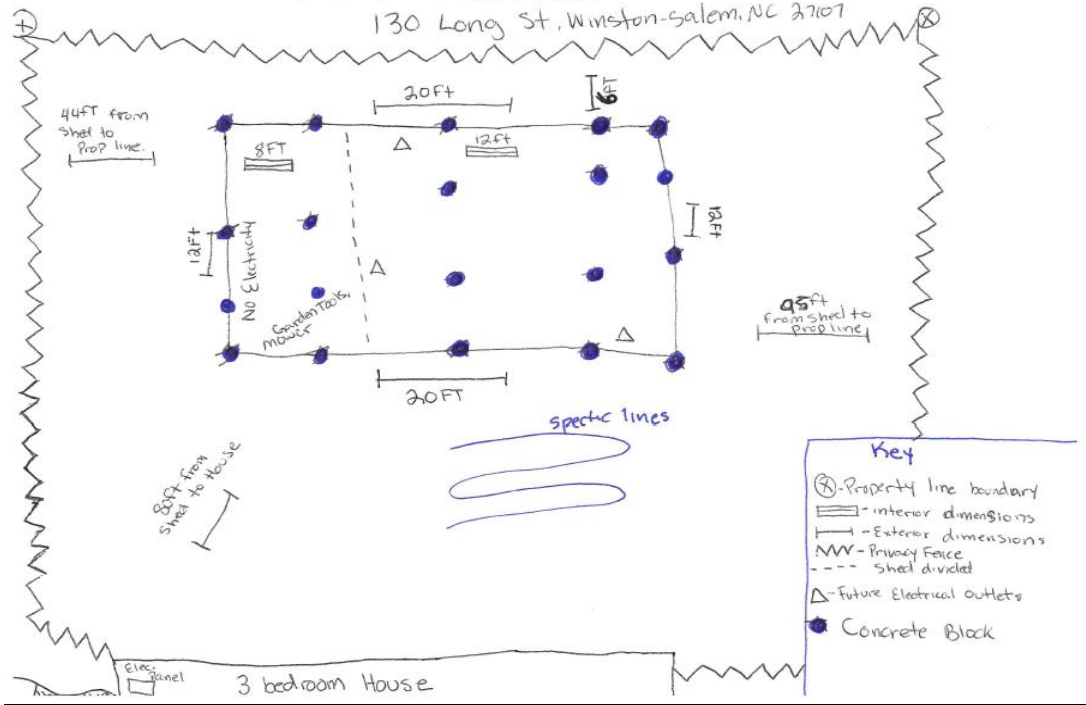
On motion by Vice-Chair Paula Hill, seconded by Charles Waddell, the Board voted unanimously to approve the 5th Finding of Facts.

Approval for the Side Yard Variance – Brittany Staten

On motion by Board member Charles Waddell, seconded by Board member James Smith, the Board voted unanimously to approve the request by Brittany Staten for a 4ft. side yard variance in a RS, Low Intensity Residential Zoning District. Property is located on the eastern corner of the intersection at Old US HWY 52 and Long Street. Property is known as 130 Long Street. Property is further described as Midway Township, Tax map 5B, Lot 1 containing .72 acres more or less.



Shed - Wood Frame - on Concrete block.
 130 Long St, Winston-Salem, NC 27107



Davidson County Health Department Operations Permit

Carl Cain

Applicant's Name

Long street

Subdivision/Section/Lot #

McMahans

Wastewater System Installer

Ralph M. III

Authorized State Agent

7/12/02

Date

Facility Description: 3BR Designed Daily Flow: 360 Maximum Occupancy: 6

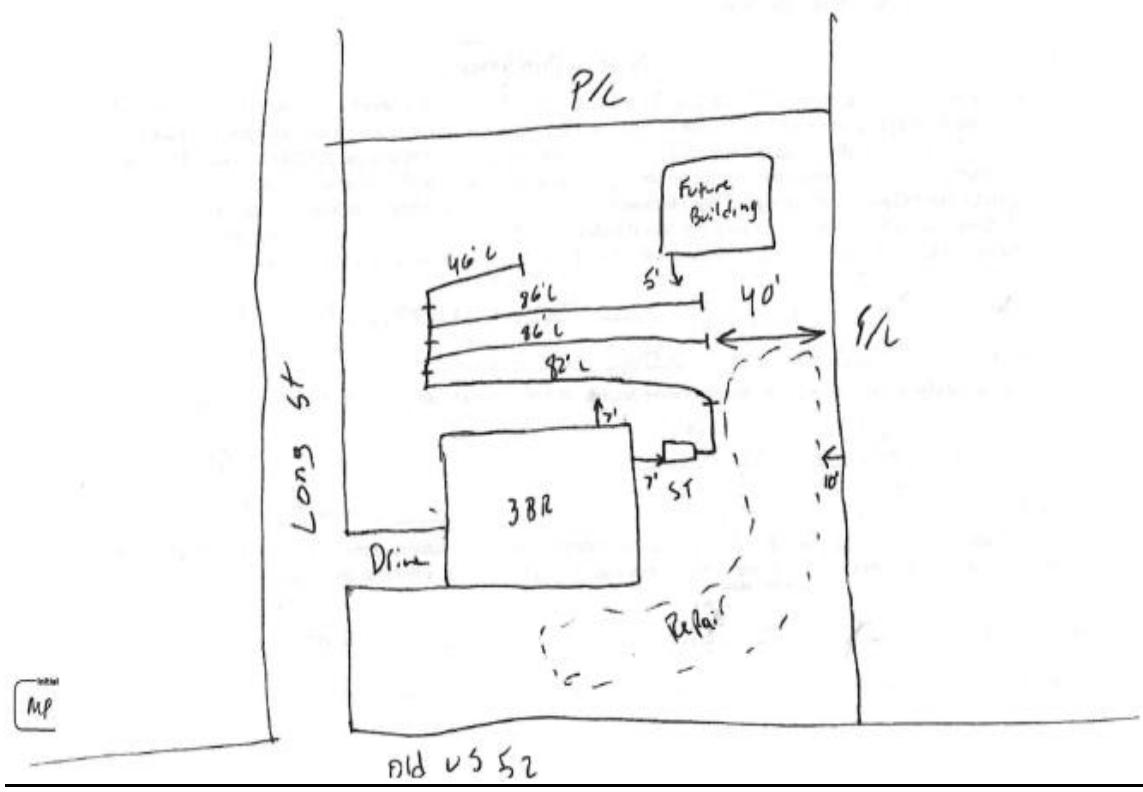
Initial System Type: TTL, 25% Red. Icy Repair System Type: IIA

Septic Tank: Shoof 1000 Sx 760C Filter Type: poly/br

Pump Tank: N/A Pump Model: N/A

Nitrification Field (Sq. Ft.): 900 sq ft Nitrification Line (Linear Ft.): 300'

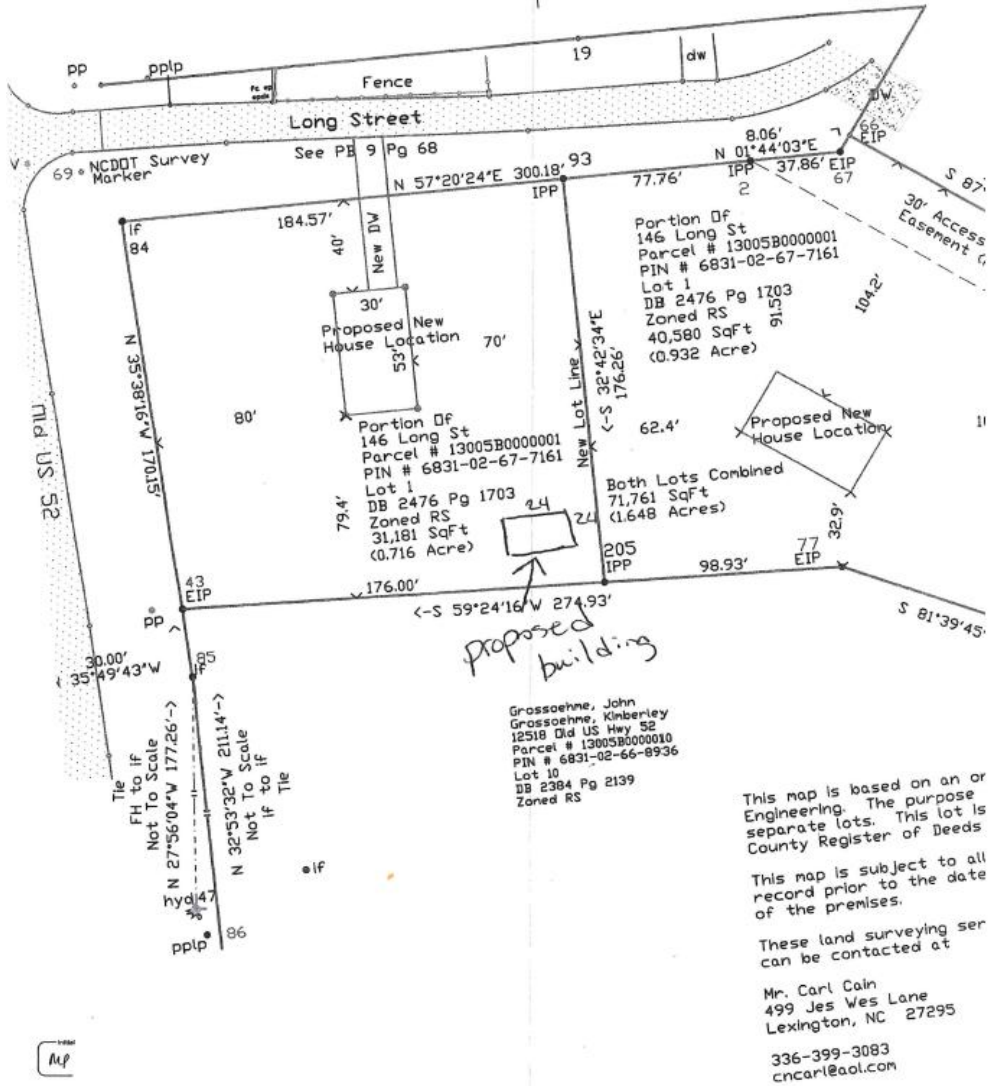
Permit Conditions: LPC Back,

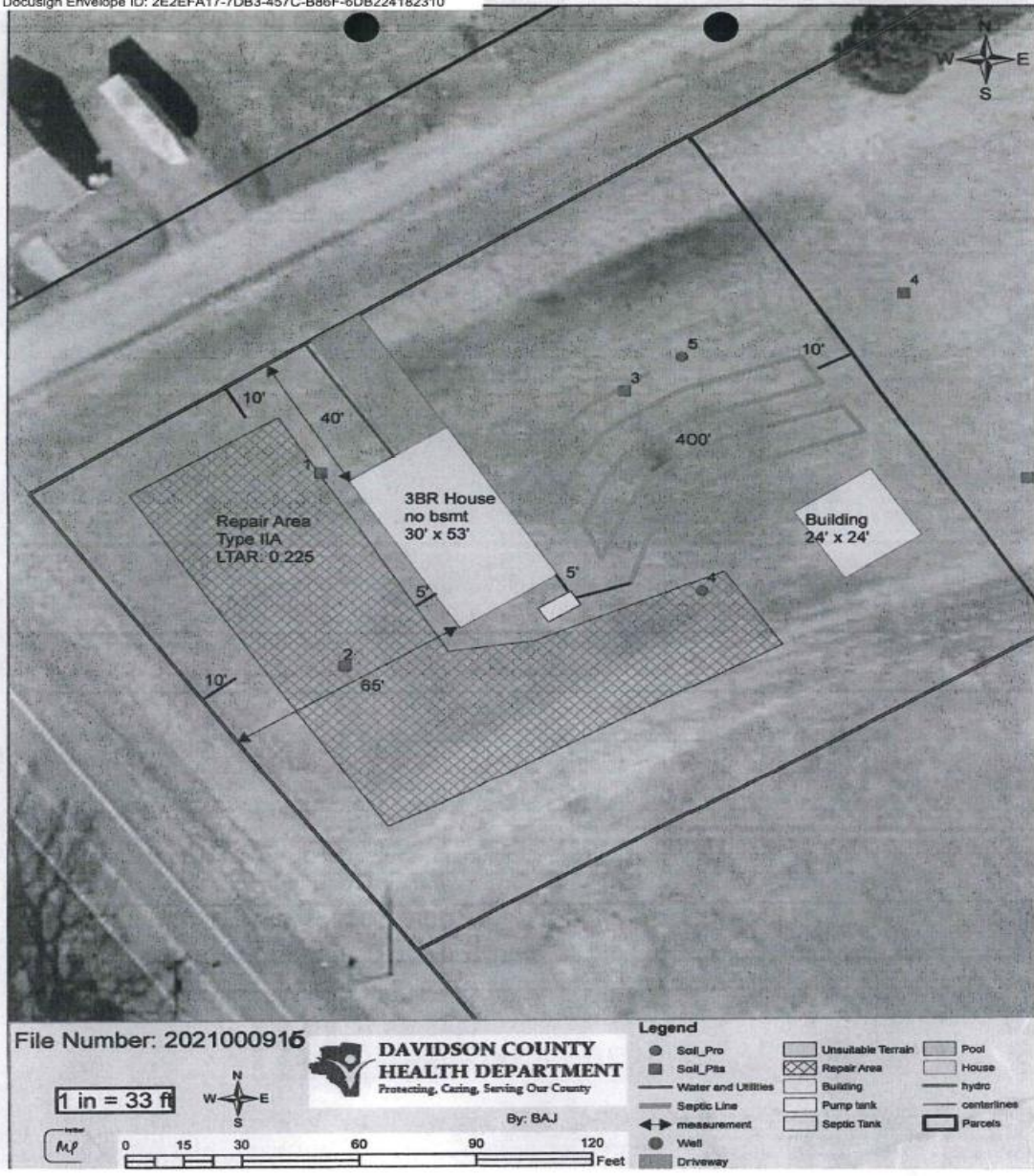


Parcel # 13005B0000003
 PIN # 6831-02-67-5233
 Lot 3
 DB 2311 Pg 2145
 Zoned HC

Parcel # 13005B0000004
 PIN # 6831-02-67-6344
 Lot 8
 DB 1329 Pg 367
 Zoned RA3

Parcel # 13005B0000001
 PIN # 6831-02-67-7161
 Lot 1
 DB 2476 Pg 1703
 Zoned RS





ADJOURNMENT

On motion by Board member Charles Waddell, seconded by Vice Chair Paula Hill, the Board voted unanimously to adjourn the meeting. Motion passed.

Jamie Hester, Chair

Ree Goodson, Town Clerk