



**TOWN OF MIDWAY  
PLANNING BOARD MINUTES  
TUESDAY MARCH 31, 2026**

**MINUTES OF MIDWAY PLANNING BOARD MEETING HELD ON TUESDAY, MARCH 31, 2026, 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, James Smith and Paula Hill. Absent: Carl Tuttle.

Town Manager Brock Hall, Town Clerk Ree Goodson, Finance Officer Linda Hunt, Town Attorney Jim Lanik and Davidson County Planning Director Lee Crook, Davidson County Zoning Officers Matthew Bruff and John Wheeler were present. Absent: None.

**APPROVAL OF MINUTES**

On motion by Vice-Chair Jamie Hester, seconded by Board member Paula Hill, the Board voted unanimously to approve the December 9, 2025, Planning Board minutes as presented.

**ADOPT AGENDA**

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

**PUBLIC ADDRESS**

*Marilyn Sheridan* - 137 Kanah Court in Palace Estates addressed the Board regarding serious concerns about an Airbnb operating at 134 Kanah Court. Ms. Sheridan detailed numerous problems over a 10-week period, including inadequate garbage collection, excessive numbers of guests (4-8 people per stay totaling 48-96 strangers), and a particularly disruptive incident on February 14th involving 8 guests and 40 cars, inappropriate behavior including dancing on cars in revealing clothing, and noise continuing until 3:00am despite police being called. Ms. Sheridan said that it took over an hour for the Sheriff's department to respond.

Ms. Sheridan referenced similar incidents at other locations and cited studies showing that Airbnb's can raise crime rates, lower property values, and strain Town resources. She mentioned that 60% of potential homebuyers would be hesitant to purchase in a neighborhood with Airbnb properties. Ms. Sheridan said the residents in her neighborhood have posted signs and are distributing flyers to discourage guests, and she requested the Planning Board work on the legal aspects of banning short-term rentals in residential areas like theirs.

*Arnold Bridge III* – 156 Kanah Court in Palace Estates expressed his discouragement with the situation and stating that he has contacted a realtor because he will not tolerate such activity, particularly given that he has grandchildren. Mr. Bridge emphasized that residents should not have to endure this type of disruption.

## **REGULAR BUSINESS**

**Request by Joseph G. Thomas to rezone property located in Midway Township, Tax Map 12, Lot 71 containing 0.46 acres more or less. Said property is located on the west side of OLD US Hwy 52 approximately 0.16 miles north of Hickory Tree Road intersection. Rezoning is requested to change from that of CS – Community Shopping District to that of OI – Office & Institutional District.**

Davidson County Planning Officer Matthew Bruff explained that this application was originally heard in December and continued due to adverse weather in January. Mr. Bruff states the request is for rezoning the property from CS (Community Shopping) to OI (Office & Institutional) zoning to allow single-family residential use in the existing building. Mr. Bruff said the applicant, who is the property owner, was expected to attend the meeting but had not yet arrived.

Vice-Chair Jamie Hester asked about current usage. Mr. Bruff confirmed the property is not currently being used for office space and that any Airbnb operation was supposed to cease until this zoning issue is resolved.

Mr. Bruff stated the owner initially used the building for his own office before moving to Kernersville, and that a property management company may be managing the property.

Mr. Bruff said that since the building was initially constructed as a dwelling unit, it cannot claim legal non-conforming use status for residential purposes because it has been operating as a compliant commercial use under CS zoning. He said residential use would require the requested rezoning to OI.

Davidson County Planning Director Lee Crook reiterated staff's recommendation for denial, explaining that the request was inconsistent with the Town's current land development plan designating the area as Town Core, and that the activity on the property had already spilled over to other properties.

Board members discussed the inconsistency with adopted core plans and the problematic nature of inserting residential use between commercial properties.

On motion by Board member James Smith, seconded by Board member Paula Hill, the Board voted unanimously to deny the rezoning requested based on its inconsistency with the Town's adopted plans.

## **CCOD Continued Discussion**

Town Manager Brock Hall presented the revised Core Commercial Overlay District (CCOD) document, explaining that after additional review by Town attorney Jim Lanik, they felt ready to move forward. Mr. Hall stated this is a living document that can be revised as needed but emphasized the need to move forward with the current version.

Mr. Hall defined "minor alterations" as alterations that do not meet the definition of alteration in Section 9.02, do not require development permits, and do not create inconsistencies with the ordinance. Decision-making authority was shifted from the Planning Board to Town Council, making the Planning Board advisory.

Mr. Hall said development approval expiration was reduced from 2 years to 1 year, which he felt was more appropriate and standard. A provision was added allowing Town Council some flexibility to make small exceptions if the outlook for the CCOD is upheld, such as minor percentage variations in facade requirements.

Screening requirements were modified to exempt lots adjacent to wooded areas, since natural screening already exists. Architectural guidelines were refined to define acceptable brick materials as hard fire kiln clay or slate, explicitly excluding faux brick coverings.

Mr. Hall said problematic graphics were removed that were unclear and reformatted pictures in appendices for better visual appeal. The document formatting may be further refined during the codification process.

Town Attorney Jim Lanik confirmed the document was ready to proceed, noting that formatting may improve when processed by the codification company.

Board members stated that the revised CCOD was better than current regulations. Mr. Hall explained that if the Board recommended approval, Town Council would call for a public hearing at their next meeting for final review and approval.

On motion by Vice-Chair Jamie Hester, seconded by Board member James Smith, the Board voted unanimously to approve the proposed text amendments to Section 3.08 of the Core Commercial Overlay District (CCOD) as presented and recommend Town Council call for a public hearing for consideration and final approval by Council.

**ADJOURNMENT**

On motion by Board member Paula Hill, seconded by Board member James Smith, the Board voted unanimously to adjourn the meeting.

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Charles Waddell, Chair

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Ree Goodson, Town Clerk