



**TOWN OF MIDWAY
PLANNING BOARD MINUTES
TUESDAY APRIL 28, 2026**

MINUTES OF MIDWAY PLANNING BOARD MEETING HELD ON TUESDAY, APRIL 28, 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, James Smith, and Paula Hill. Absent: Vice-Chair Jamie Hester and Carl Tuttle.

Town Manager Brock Hall, Town Clerk Ree Goodson, Davidson County Planning Director Lee Crook, Davidson County Zoning Officer Matthew Bruff were present. Absent: Finance Officer Linda Hunt and Town Attorney Jim Lanik.

APPROVAL OF MINUTES

On motion by Board member Paula Hill, seconded by Board member James Smith, the Board voted unanimously to approve the March 31, 2026, Planning Board minutes as presented.

ADOPT AGENDA

Board member James Smith made a motion to amend the agenda to remove Item # 6 Election of Officers until the next Planning Board meeting. Motion was seconded by Board member Paula Hill. The Board voted unanimously to approve the amended agenda.

PUBLIC ADDRESS

There were none.

OTHER BUSINESS

PIZZA HUT SIGNAGE – CORE COMMERCIAL OVERLAY DISTRICT (CCOD) REVIEW

Davidson County Zoning Officer Matthew Bruff stated Davidson County Planning staff have reviewed the drawings for the proposed wall sign to be added to the existing Pizza Hut located at 189 Hickory Tree Road, Unit 106B, Winston-Salem, NC 27107. Mr. Bruff said this business does fall within the Core Commercial Overlay District (CCOD). Mr. Bruff stated the business must satisfy signage requirements found in the Town of Midway Zoning Ordinance, Section 3.08 Core Commercial Overlay District, Subsection (I) Multi-tenant Buildings, as well as the standard sign section in the zoning regulations. Mr. Bruff stated staff have reviewed these requirements as well as the sign dimensions and have determined the sign satisfies these standards and stated Davidson County Planning Staff recommend approval of the proposed Pizza Hut wall sign. The freestanding sign that is proposed for the Pizza Hut is a like-for-like exchange that will fit into an existing space. Mr. Bruff feels this will comply with the applicable regulations.

On motion by Board member Paula Hill, seconded by Board member James Smith, the Board voted unanimously to approve the signage for Pizza Hut at 189 Hickory Tree Road Unit 106B Winston Salem, NC 27107.

APPRECIATION DINNER THURSDAY, MAY 14, 2026, 6:00PM

Town Manger Brock Hall reminded the Planning Board about the Appreciation Dinner on Thursday May 14, 2026, 6:00pm at Chop House in Thomasville.

ADJOURNMENT

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

Charles Waddell, Chair

Ree Goodson, Town Clerk