TOWN OF MIDWAY
PLANNING BOARD MINUTES
TUESDAY, SEPTEMBER 29, 2026

MINUTES OF MIDWAY PLANNING BOARD MEETING HELD ON TUESDAY, SEPTEMBER 29, 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, Paula Hill, Carl Tuttle and Alternate Wayne Beck. Absent: None.

Town Manager Brock Hall, Town Clerk Ree Goodson and Finance Officer Linda Hunt Absent: Town Attorney Jim Lanik.

APPROVAL OF MINUTES
On motion by Board member James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the April 28, 2026 Planning Board minutes as presented.

ADOPT AGENDA
Board member James Smith made a motion to amend the agenda to add under # 6 Election of Officers discussion on combining Planning Board and Board of Adjustment Chair and Vice-Chair under a single set of officers.

Town Manager Brock Hall requested the Board to amend the agenda to add under # 7 Other Business Item B Town Council Request.

Motion was seconded by Board member Jamie Hester to approve the amended agenda.

PUBLIC ADDRESS
There were none.

ELECTION OF OFFICERS
Board member James Smith discussed the potential consolidation of officer leadership between the Planning Board and the Board of Adjustment. Board members said that, given the Board's size and the nature of its work, it was practical and more efficient for a single Chair and Vice-Chair to serve both Boards simultaneously.

Board member James Smith nominated Jamie Hester for Planning Board and Board of Adjustment Chair.

There being no further nominations, nominations were closed.

On motion by Board member James Smith, seconded by Board member Paula Hill, the Board elected Jamie Hester as Planning Board and Board of Adjustment Chair.

Board member Jamie Hester nominated James Smith as Planning Board and Board of Adjustment Vice-Chair.

There being no further nominations, nominations were closed.

On motion by Board member Jamie Hester, seconded by Board member Carl Tuttle, the Board elected James Smith as Planning Board and Board of Adjustment Vice-Chair.

Town Clerk Ree Goodson administered oath of office to Chair Jamie Hester.

Town Clerk Ree Goodson administered oath of office to Vice-Chair James Smith.

OTHER BUSINESS

TOWN OF MIDWAY PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT 2027 MEETING SCHEDULE

Meetings of the Midway Planning Board and Board of Adjustment are generally held on the last Tuesday of each month, unless listed, at 5:00 p.m. in the Town Hall Council Chambers located at 426 Gumtree Road in Midway, North Carolina.

Tuesday, January 26, 2027	Tuesday, February 23, 2027	Tuesday, March 30, 2027
Tuesday, April 27, 2027	Tuesday, May 25, 2027	Tuesday, June 29, 2027
Tuesday, July 27, 2027	Tuesday, August 31, 2027	Tuesday, September 28, 2027
Tuesday, October 26, 2027	Tuesday, November 30, 2027	Tuesday, December 14, 2027*

*To accommodate Christmas Holidays

The Planning Board and Board of Adjustment may elect not to hold a regularly scheduled meeting if there are no business items to cover.

On motion by Board member Charlie Waddell, seconded by Board member Paula Hill, the Board voted unanimously to approve 2027 meeting schedule.

TOWN COUNCIL REQUEST

Town Manager Brock Hall spoke to the Board on a recent directive from the Town Council concerning the Town's development ordinances. The Council has expressed a desire to ensure that the Town's ordinances regarding subdivisions are sufficiently robust to address anticipated incoming development. The Town Council formally requested that the Planning Board undertake a review of the ordinances to identify any necessary updates or improvements.

Mr. Hall offered to meet with the Chair and Vice Chair to develop a structured plan and agenda for how the review should proceed, with the intent of bringing the information before the Board in the following month.

Chair Jamie Hester asked the relationship between any proposed ordinance changes and Davidson County's management role, noting that the Town's ordinances closely mirror the County's. Mr. Hall stated Davidson County serves as the Town's enforcement but that the Town retains the authority to amend its own ordinances. He said if significant changes were being considered, it would be appropriate to include County representatives in the conversation and, if warranted, invite them to a future meeting to provide input.

The Board also raised the related concern that development activity such as permit applications already in process at the County level sometimes advance further than it should before the Planning Board has an opportunity to weigh in. Board members discussed the value of receiving periodic reports on County permitted activity within the Town limits so the Board could maintain better situational awareness.

ADJOURNMENT

On motion by Vice-Chair James Smith, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting.

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Jamie Hester, Chair

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Ree Goodson, Town Clerk