

**Town of Broadway  
Planning Commission  
Meeting Minutes  
Monday, May 12, 2025  
7:00 p.m.**

The Broadway Planning Commission met in the Council Chambers of the Broadway Town Hall on Monday, May 12, 2025. Planning Commission members present were Eddie Long, Tim Schmoyer, Liz Fawley, Scott Campbell, and Joan Shifflett. Staff members present were Town Manager, Tracey Shifflett and Town Clerk, Donna Lohr.

Chairman Eddie Long called the meeting to order at 7:00 p.m. and established a quorum with all members present.

**Approval of Minutes:**

**Mr. Tim Schmoyer made a motion to approve the minutes from the March 24, 2025, Special Called meeting of the Planning Commission, as presented. Ms. Liz Fawley seconded the motion which passed with the following recorded voice vote of members:**

<b>Eddie Long</b>	<b>Aye</b>	<b>Tim Schmoyer</b>	<b>Aye</b>
<b>Liz Fawley</b>	<b>Aye</b>	<b>Scott Campbell</b>	<b>Aye</b>
<b>Joan Shifflett</b>	<b>Aye</b>		

**Introduction of new Town Manager – Tracey Shifflett**

Chairman Eddie Long proceeded to the next item on the agenda which was an introduction to the Planning Commission of the new Town Manager, Tracey Shifflett. Planning Commission members introduced themselves and welcomed Mr. Shifflett. Mr. Shifflett advised that he's looking forward to working with the Planning Commission. He advised that he believes in keeping things as simple as possible. He stated that he believes the best way for government to operate is to use the "lightest hand possible" while still achieving its goals.

**New Business:**

Mr. Long proceeded to the first item under New Business which was the discussion and consideration of amending the land development regulations to prohibit the parking of certain vehicles in residential and conservation districts. Mr. Long stated that Town Council adopted a resolution at their April 15<sup>th</sup>, 2025 meeting to proceed with the process to add a new section, 707.04 to the land development regulations. The new section will read as follows:

**"Parking of Trucks and Commercial Vehicles.** In Conservation and Residential Districts, the parking of any truck or commercial vehicle in excess of 10,000 pounds gross weight, or any bus, commercial trailer, or commercial wrecker, is prohibited on private land or public roads except while loading, unloading, or working at or near the location where it is parked."

Mr. Long advised that if approved, this would go into effect immediately. Mr. Long advised that the purpose of the meeting tonight is for the Planning Commission to discuss the matter, but not to make a recommendation. A recommendation from the Planning Commission would not be made until after the public hearing, if the Planning Commission votes to recommend the change. Mr. Long remarked that he had driven around town to see how many people might be affected by the regulation. He advised that he had found five locations that might be affected. Mr. Long mentioned that he wondered how this would be enforced as there are two people who currently

park Rockingham County School buses in residential districts. Mr. Long advised that if the Planning Commission was going to vote to approve this, then consideration should be given to having a stipulation of enforcement being complaint-based only.

Ms. Fawley advised that the truck that was parking in her neighborhood was breaking the law because he is driving on a road that is posted as "no truck traffic" in order to get to the neighborhood. She advised that the truck is loud and has a lot of lights.

Mr. Schmoyer advised that he has a neighbor that brings home a truck sometimes and he never hears it.

Mr. Campbell remarked that it seemed like this issue is mainly geared towards sound and noise, and not the fact that it's a truck.

Ms. Fawley advised that the issue is due to noise and fumes from the truck.

Mr. Campbell advised that there may be a different way to approach the issue, such as the timeframe of operation of commercial vehicles.

Mr. Long advised that there is a clause in a different section of the Town Code that states that any vehicle over one ton cannot be parked on the street for more than thirty minutes unless they are actively involved in unloading. Mr. Long further stated that because this issue does involve noise, there is a noise ordinance in Broadway that could be relevant. The noise ordinance states that from 7:00 a.m. until 10:00 p.m., allowable decibels is 80, but from 10:00 p.m. until 7:00 a.m., the allowable decibel level is 50. The noise ordinance is complaint-based.

Planning Commission members discussed what type of vehicles might be objectionable.

Ms. Joan Shiflett advised that the change to the ordinance is restrictive and could affect someone's livelihood.

Planning Commission members discussed the idea of having the ordinance in place with a complaint-based stipulation, which still leaves the possibility of neighbor disputes where one neighbor may complain about a truck, but in another neighborhood, there are no complaints about a truck that might be parked there.

Mr. Shiflett posed the question, "Are you trying to solve a truck problem, or a noise problem?" He advised that all things needed to be treated equally, based on the ordinance. If a truck is unable to park in those districts, a school bus would also be unable to park there. Mr. Shiflett further mentioned that police officers can be called if there is a noise violation. He also advised Council Members that if it is a zoning violation, the process for a resolution to the problem is much longer than it would be if it is a noise violation which could be handled immediately by the police.

Planning Commission members discussed whether the issue in Ms. Fawley's neighborhood had been resolved. She advised that currently the truck that had been parked there was no longer parking there.

Mr. Long believed the issue could be addressed as a noise violation or something in the Town code which would be different then being addressed as part of the zoning regulations.

Mr. Long remarked that regardless of what the Planning Commission recommends on this issue, the Town Council can vote for or against what the recommendation is. He further stated that the Planning Commission could be influenced more in one direction or the other based on public comments that may be made at the joint public hearing next week.

Mr. Tim Schmoyer advised that he agreed that there is an issue that should be dealt with, but there may be a better way to address it.

Planning Commission discussed the length of the process that would be involved if treated as a zoning violation.

Ms. Shiflett asked what the Planning Commission will recommend. Mr. Long responded that the Planning Commission will need to first hear from the public before they can make a decision to recommend or not.

**Old Business:**

Under old business, Mr. Long mentioned that the Planning Commission had previously discussed manufactured homes and the question had been asked about how many lots were still available in Broadway. Mr. Long advised that he had talked to a realtor, and excluding subdivisions, there are only two available lots currently listed for sale in Broadway, however, there is potential for up to six lots to be for sale.

Mr. Long then referred to the section in the code defining manufactured homes. Mr. Long stated that any set of regulations is based on the definitions listed in the zoning ordinance. Mr. Long stated that "a manufactured home was defined as a manufactured dwelling unit designated for long term occupancy and constructed originally with wheels for movement, whether or not such wheels have later been removed, and which has plumbing and electrical connections provided for attachment to outside systems. A camping vehicle or travel trailer shall not be considered a manufactured home." Mr. Long stated that whether the home that was previously discussed was a modular home or not, it still fell within the definition of what the Town of Broadway stated was a manufactured home, so based on the definition, it could have been denied. Mr. Long remarked that he believes there is enough in the zoning ordinance currently that if someone came in and wanted to apply for a permit for one of them, it could be denied.

Ms. Fawley expressed her hope that the new zoning administrator would review the permit, the zoning ordinance, and the blueprints for the house.

A brief discussion was held regarding the state building Code and the HUD code. Mr. Campbell advised that a building inspector cannot go in and inspect a manufactured home. He can inspect connections or if there's obvious damage, but the County is very limited in what they can do.

Mr. Long advised that he believes that the intent of the definition was that if the home is brought in on wheels, it is a manufactured home and can be denied in certain zoning districts.

Also under old business, Ms. Fawley advised that she is still researching some other items that were previously discussed such as roof pitch.

**Other Business:**

None.

**Adjournment:**

**With no further business to discuss, at 7:45 p.m., Mr. Scott Campbell made a motion to adjourn the Planning Commission meeting. Ms. Liz Fawley seconded the motion which passed on a unanimous 5-0 voice vote of Planning Commission members.**

  
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Donna Lohr, Town Clerk/  
Secretary to the Planning Commission