



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, NOVEMBER 24, 2020**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
NOVEMBER 24, 2020 IMMEDIATELY FOLLOWING THE BOARD OF ADJUSTMENT
MEETING AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY, NORTH
CAROLINA**

CALL TO ORDER

Chairperson James Smith called the meeting to order.

Planning & Zoning Board members present were: Jamie Hester, Charles Waddell, James Smith, Carl Tuttle, Paula Hill, and alternate member Richard Miller. Absent: None.

Town Manager Tammy Michael, and Deputy Clerk Tammy Robertson were present. Absent: Town Clerk Linda Hunt.

APPROVAL OF MINUTES

On motion by Board member Carl Tuttle, seconded by Board member Charles Waddell, the Board voted unanimously to approve the October 27, 2020 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENTS PERIOD

There were none.

REGULAR BUSINESS

WELCOME NEW PLANNING BOARD MEMBERS – PAULA HILL AND RICHARD MILLER

Planning Board Chairman James Smith welcomed Paula Hill and Richard Miller, stating that he appreciated their willingness to serve the Town on the Planning Board. Mr. Smith said that the current Planning Board members are glad to have them and look forward to serving the Town together.

REVIEW – LAND USE PLAN UPDATE – JASON EPLEY, VAGN HANSEN, BRIDGET CALLEA – BENCHMARK CMR, INC.

At the September 29, 2020 Planning Board meeting, Jason Epley, Vagn Hansen, and Bridget Callea with Benchmark CMR, Inc. continued discussing the Land Use Plan update by providing the results from the Community Survey that the Town’s residents were able to take part in. The survey provided insight on residents’ perceptions of the Town’s services, the future of the Town, and what actions should be considered in the coming years to assist the Town in ensuring orderly development without sacrificing Midway’s small-town community and quality of life.

During a Vision Session, Mr. Hansen shared with the Planning Board four major topics that have emerged in updating the Land Use Plan for the next ten years that include:

- Commerce and Business – A Town that is a viable place to do business, with vibrant commercial areas and new businesses.
- Parks and Recreation – A Town that provides recreation opportunities and amenities for the Town’s residents.
- Transportation – A Town that has a safe and efficient transportation network.
- Community Character and Identity – A Town with a strong identity founded on the unique assets of the community.

Mr. Epley provided the following information regarding the current vision of the Town’s residents based on the results of the survey:

Purpose of the Plan

The plan serves as the primary policy guide for decision making regarding:

- Land Use & Development
- Transportation
- Utilities
- Parks & Recreation
- Capital Investments

The plan will include clearly stated strategies for development that prioritizes key projects for implementation by both the public and private sectors.

Proposed Planning Process

- Project Phases
 - Phase One – Update Background Research
 - Phase Two – Visioning & Development of Goals
 - Phase Three – Objective & Strategy Development
 - Phase Four – Draft Plan Development & Review
 - Phase Five – Final Plan Development & Review
 - Phase Six – Adoption Process

VISIONING SESSION

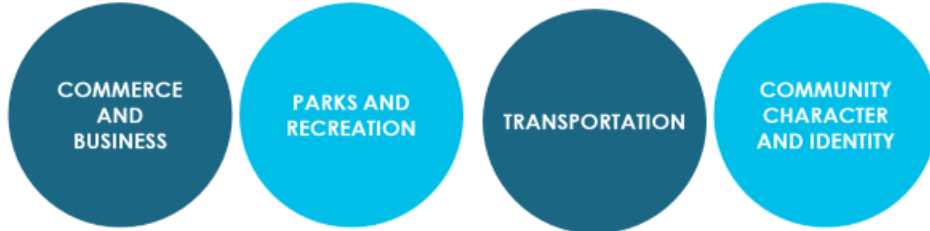
CURRENT VISION*

The Town of Midway is:

- A town that has a true “sense of place” and unique character.
- A town that has grown and developed in harmony with the environment.
- A town that is a viable place to do business, with vibrant commercial areas and new businesses.

*From 2010 Land Use Plan

MAJOR TOPICS



WHAT WE HEARD



- Residents want restaurants, grocery, and retail (like Hwy 150, Walkertown and Clemmons).
- Town is nearby commercial/retail and amenities – most people don't mind driving the short distance.
- A good anchor is needed for the shopping centers.
- One of the Town Council's main goals is to attract a grocery store.
- Can traffic/commuters (to schools) help attract new commercial/retail? What are the current traffic counts?

WHAT WE HEARD



- County Planning Department has indicated that about 1,000 new homes are planned on the western side of the Town (Hartman Road). How can this be factored in to business attraction?
- Legacy commercial centers have not changed ownership.
- Jobs, commercial/retail, and amenities are needed to keep future generations living in and around Midway.
- Opportunities for Medical and Professional Offices?
- Great opportunities for commercial off 285 and existing shopping centers where sewer is available to support growth. Approximately 20,000 gallons a day in wastewater treatment capacity.

CORE PRINCIPLE

Midway as a place for commerce -
A town that is a viable place to do business,
with vibrant commercial areas and new
businesses.

EXAMPLE OBJECTIVES

- Identify locations for redevelopment of commercial uses.
 - How can the Town help influence/facilitate quality development/redevelopment?
 - Develop strategies to assist with recruiting businesses.
 - Identify and mitigate any barriers to attracting commercial development and new businesses.
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WHAT WE HEARD



- The centrally located Town Park is a huge success.
 - Greenway(s) and facilities for bikes and pedestrians would be great.
 - It is still a desire to build a YMCA; however, a lot of obstacles to overcome. Is there potential for satellite programming in vacant spaces?
 - How can the Town help promote private recreation and amenities? Ideas could include outdoor adventure recreation, agri-tourism, farmer's market, etc.
 - Can the Town host events at the park or coordinate with others outside of the park? Desire to focus on activities / events.
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CORE PRINCIPLE

Midway as a place for recreation -
A town that provides recreation opportunities and amenities for the Town's residents.

EXAMPLE OBJECTIVES

- Increase the number of activities which occur at the Town Park.
 - Identify and help promote private recreation and event venues.
 - Examine ways the Town can contribute or help facilitate the establishment of a YMCA or a YMCA satellite location.
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WHAT WE HEARD



- Safety and maintenance of existing facilities is a priority.
 - Intersection improvements will help existing traffic issues (like the new roundabouts planned for Hickory Tree Road).
 - Installation of sidewalks would help provide opportunities for people to walk to key destinations (concerns about maintenance).
 - Encourage NCDOT to conduct speed studies on key roads in town.
 - Improvements are needed along Old 52 and Midway School Road.
 - Sidewalks are needed along Old 52.
 - Roadway improvements should incorporate complete streets policies.
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CORE PRINCIPLE

Midway as a place of mobility – A town that has a safe and efficient transportation network.

EXAMPLE OBJECTIVES

- Work with NCDOT to identify roads which need to have reduced speed limits.
 - Work with the Sheriff's department on speeding enforcement.
 - Identify needed safety improvements.
 - Improve traffic flow and efficiency along major corridors.
 - Plan for complete streets as roads are improved over time.
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WHAT WE HEARD



- Desire to be known for healthy living and a sustainable natural environment (park, recycling, active lifestyles, etc.).
 - Improve signage at key gateways along major transportation routes that uniquely identify the Town.
 - Maintain the Town parade and program new community events once the new shelter is built.
 - The new Town Hall & Park were steps in the right direction to create an identity.
 - Fencing and sign has helped create identity as well.
 - Decorations for seasonal events.
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CORE PRINCIPLE

Midway as a place that values its character - A town with a strong identity founded on the unique assets of the community.

EXAMPLE OBJECTIVES

- Enhance signage and wayfinding to better establish boundaries and routes to key destinations throughout the town.
 - Better promote the Town Park and events sponsored by the Town to increase awareness.
 - Develop consistent and branded marketing / advertisement for Town events and destinations, and communications with Town residents and others.
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UPCOMING MEETINGS

Upcoming Meetings

- Mid-Point Presentation to Town Council (December 7)
- Planning Board Meeting (January)
- Planning Board Meeting (February)
- First Public Drop in Meeting (March)

OTHER BUSINESS

Davidson County Zoning Officer Lee Crook announced the retirement of Davidson County Planner Guy Cornman on January 1, 2021. Mr. Cornman's last day in the office will be December 18, 2020. Information on a retirement celebration will be shared with the Planning Board when plans are finalized.

Mr. Crook discussed the new Chapter 160D of the North Carolina General Statutes, that consolidates current city and county enabling statutes for development regulations (now in Chapters 153A and 160A), into a single unified chapter.

There is language in the new Chapter 160D regarding permit choice which will allow an applicant to choose which rule they want to follow, the current regulations in Chapters 153A for Counties, or 160A for Cities, or the new Chapter 160D.

The new Chapter 160D will be eliminating Conditional Use Zoning which requires a Quasi-Judicial Hearing and replacing it with an easier Conditional Zoning that does not require a quasi-judicial process. Special-Use Permits A and B are encouraged to be heard by Town Council and not the Planning Board. Currently, Special Use Permits B are heard by Midway's Planning Board and recommended to Town Council for approval or denial.

Davidson County Planning and Zoning has adopted the new Chapter 160D. Town Manager Tammy Michael said that Midway's draft of the new 160D is complete and waiting on approval from the Town's attorney.

ADJOURNMENT

On motion by Board member Charles Waddell, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting at 5:55 p.m.

James W. Smith, Chairperson

Tammy H. Robertson, Deputy Clerk