



**TOWN OF MIDWAY
PLANNING & ZONING BOARD MINUTES
TUESDAY, MAY 25, 2021**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,
MAY 25, 2021 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY,
NORTH CAROLINA**

CALL TO ORDER

Chairman James Smith called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Jamie Hester, Carl Tuttle, Paula Hill, James Smith, 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 Charles Waddell, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the April 27, 2021 minutes as presented.

ADOPT AGENDA

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

PUBLIC COMMENT PERIOD

There were none.

REGULAR BUSINESS

**REVIEW COMPREHENSIVE LAND USE PLAN UPDATE – JASON EPLEY -
BENCHMARK CMR, INC.**

In 2010, the Town of Midway developed a Land Use Plan in order to establish a vision for the growth of the Town. At the time, Midway was a recently incorporated municipality and embarked upon the plan in an effort to outline future growth directives throughout their jurisdiction. By 2020, Town Council and Planning Board members had completed many of the recommendations from the 2010 Land Use Plan and the ten-year horizon of the plan had come to pass. For these reasons, and in an effort to update the data and directives of future growth throughout Midway, the Town endeavored to develop a Comprehensive Plan. This resulting document establishes the general directions for the future of the community, as developed during the planning process.

The Comprehensive Plan sets the “blueprint” for the future of Midway with clear principles, objectives, and strategies. The Plan looks at current trends, previously approved plans, demographic and economic data, citizens’ perceptions, and the community’s desires in order to prioritize actions to fulfill the Town’s desires for the future. The Comprehensive Plan also satisfies the requirements

established in the recently amended local government planning and zoning enabling statutes for North Carolina.

The Comprehensive Plan was developed over a twelve-month period, from May 2020 to May 2021. During the process, meetings were held with the Planning Board, the Town Council, and the community to develop the plan. The process included the following major phases:

- Phase One – Background Research
- Phase Two – Visioning and Development of Core Principles
- Phase Three – Objective and Strategy Development
- Phase Four – Draft Plan Development and Review
- Phase Five – Final Plan Development and Review
- Phase Six – Adoption Process

Jason Epley with Benchmark CMR, Inc. presented the Land Use Plan and was available to answer any questions regarding the Plan.

A copy of the Comprehensive Land Use Plan update is available to view at Town Hall during regular business hours and on the Town's website at www.midway-nc.gov.

On motion by Planning Board member Jamie Hester, seconded by Planning Board member Charles Waddell, the Board voted unanimously to recommend to Town Council to approve the Comprehensive Land Use Plan update as presented.

ADJOURNMENT

On motion by Board member Charles Waddell, seconded by Board member Carl Tuttle, the Board voted unanimously to adjourn the meeting at 5:20 p.m.

James W. Smith, Chairperson

Tammy H. Robertson, Deputy Clerk