

**MINUTES OF MIDWAY TOWN COUNCIL VISION SESSION HELD ON FEBRUARY 27, 2025,
AT 6:00 P.M. IN THE CONFERENCE ROOM AT MIDWAY TOWN HALL, 426 GUMTREE
ROAD, MIDWAY, NORTH CAROLINA**

CALL TO ORDER

Mayor John Byrum called the meeting to order.

Councilors present were: John Byrum, Mike McAlpine, Robin Moon, Keith Leonard, Jackie Edwards and Berkley Alcorn (Councilor Alcorn arrived at 6:53pm). Absent: None. Town Manager Nicholas Smith, Town Clerk Linda Hunt, Deputy Town Clerk Ree Goodson and Town Consultant Hank Perkins were present.

Each Councilor had been furnished an agenda prior to the meeting.

ADOPT AGENDA

On motion by Mayor Pro Tem Mike McAlpine, seconded by Councilor Jackie Edwards, Council voted unanimously to adopt the agenda as presented.

STRATEGIC VISION DISCUSSION

Town Manager Nicholas Smith said that many of the strategic vision discussion topics would require more extensive conversation than could be accommodated in the current meeting. He suggested potentially addressing these in-depth at the next vision session in the fall, after the upcoming budget process. For the current meeting, he proposed focusing on identifying any aspects that Council members did not want to pursue for the Town.

Mayor John Byrum agreed that a full strategic vision discussion would be time-consuming but suggested selecting three to five key focus areas for the next six to twelve months. For the remaining topics, he proposed using a survey tool to have Council members rank items in order of importance. This would provide guidance to the Town Manager on priorities while allowing for flexibility to adjust rankings later if needed.

The Council reached a consensus to proceed with identifying top priority items for near-term focus, while using a survey approach to rank remaining items for future consideration.

SPECIAL EVENT DISCUSSION

The Council discussed plans for the Town's 20th anniversary celebration in June 2026, which coincides closely with the United States' 250th anniversary.

Mayor Pro Tem Mike McAlpine suggested forming a committee to plan the event and compile historical information about the Town. Mr. McAlpine recommended reaching out to long-time residents in Midway to gather historical context.

Mayor John Byrum proposed creating a master timeline and identifying committee members, with the goal of having the first committee presentation to the Council by a specified date. He envisioned potential activities like stations around the walking track showcasing Town history and commemorative items like challenge coins.

Other ideas mentioned included a picnic/cookout, tree planting, time capsule, history book, and games or competitions between Midway and neighboring towns. The Council agreed to keep the anniversary celebration as an ongoing agenda item to maintain focus on planning efforts.

TOWN PARK DISCUSSION

The Council discussed various potential enhancements and additions to the Town park. Councilor Jackie Edwards emphasized the need to complete current projects like the parking lot expansion before taking on new amenities. She noted that the park is already well-loved by residents in its current state.

Councilor Robin Moon expressed interest in adding more activities for residents beyond just walking. He suggested getting input from park users on desired amenities.

Town Manager Nicholas Smith presented some preliminary research on options like rubberized walking trail surfaces and additional water fountains. The Council discussed the pros and cons of various ideas like pickleball courts, bike trails, and additional shaded areas.

Mayor Pro Tem Mike McAlpine suggested using a survey approach to gather public input on park priorities. The Council agreed to have staff begin informally polling park users about potential improvements.

Mayor Pro Tem Mike McAlpine recommended reconvening the previous Park Committee to help guide planning efforts. He also noted the need to consider future land acquisition as the current park space becomes fully developed.

The Council reviewed worksheets ranking potential park additions and enhancements. There was general agreement to maintain the family-friendly atmosphere and avoid adding Wi-Fi or other technology that could detract from outdoor enjoyment.

PLANNING, ZONING, AND CODE ENFORCEMENT DISCUSSION

The Council discussed the need to revise the Core Commercial Overlay District (CCOD) ordinance for greater clarity. Mayor John Byrum noted the current language can be difficult for developers and staff to interpret clearly.

Mayor Byrum suggested focusing first on clarifying the existing CCOD language before considering any substantive changes. He likened it to updating the language of a Bible translation for better modern understanding without changing the core content.

The Council reached consensus on pursuing revisions to improve CCOD clarity. The Council discussed potentially engaging an outside firm like Benchmark Planning to assist with the revisions, given the complexity of the task.

Town Manager Nicholas Smith agreed to explore options for professional assistance with CCOD revisions and report back to the Council.

CCOD DEVELOPMENT DISCUSSION

The Council continued discussion of CCOD-related topics, including potential development of large parcels near Highway 52. Mayor Pro Tem Mike McAlpine provided an overview of recent development inquiries and conceptual proposals for residential developments in the area.

The Council debated the desired character and density for future development near the highway interchange.

Town Manager Nicholas Smith stated the staff will reach out to Winston Salem Transportation Planning Organization (WSTPO) and North Carolina Department of Transportation (NCDOT) regarding adjustments and enhancements to TIP U-5786, including but not limited to the following:

- Integrate Fred Sink Road into the I-285 entrance/exit ramp.
- Remove the existing Fred Sink Road connection onto Hickory Tree Road.
- Clarify how Meadow Trail Lane will connect to Hickory Tree Road.

- Investigate if the Hickory Tree/Old 52 intersection can mirror the proposal in the Midway Transportation Evaluation.
- Investigate if the Hickory Tree/Old 52 intersection can be converted to a roundabout, similar to the rest of Hickory Tree Road.
- Investigate what options exist for roundabout enhancements, streetlight enhancements, landscaping enhancements, etc.

MIDWAY Community Transportation Evaluation

Gumtree Road at Old US 52

Key Issues: The public identified the following key issues:


- Numerous driveway cuts
- Peak hour delays
- Heavy turning movements
- Perception of speeding

Description: Gumtree Road at Old US 52 is an unsignalized intersection in the heart of downtown Midway. The intersection facilitates heavy peak hour commuter traffic to and from US 52. As development continues to occur in this area, signalization of the intersection is recommended upon meeting applicable Manual of Uniform Traffic Control Device (MUTCD) warrants.

In addition to signalization, critical left-turn lanes on Gumtree Road and Old US 52 are recommended. Pedestrian improvements including high-visibility crosswalks, wheel chair ramps, and sidewalks are also recommended.

at the northern edge of Midway's core commercial area

i think we need to add a bold faced point detailing what the proposed improvement is i.e. Signalize Intersection



Concept design of the intersection concept for the Gumtree and Old US 52 intersection.

Recommendation Framework

3-2

MIDWAY Community Transportation Evaluation

Hickory Tree Road

Key Issues: The public identified the following key issues:

- Overly wide section
- Lack of amenities

Description:


Serving as the gateway into the Town of Midway from US 52, Hickory Tree Road must function in many capacities. It is one of the major workhorse streets in Town, it is a gateway for the community, it must facilitate the exchange of traffic between interregional/state traffic and local traffic and it provides local land access.

When considering all these things it is not hard to imagine the need for a multi-lane, multi-capable street. During the planning of the US 52 bypass in the 1960's/70's forethought was given to the ultimate need for Hickory Tree Road. In many places, this ultimate need or typical section is in place. In other locations the majority of the need is present.

As development has occurred since the original widening of Hickory Tree Road, the need to widen has not occurred. When planning the facility it was a wise decision to plan and acquire a 225 foot right-of-way. However, as discussed earlier, the proximity of the CSX rail line prohibits the likely need to widen this road in the future.

excess right-of-way width

Therefore, the feasibility of reducing the right-of-way to a more manageable section along Hickory Tree Road should be considered. This reduction in right-of-way would allow for the potential redevelopment and reinvestment in properties along the corridor. Sufficient width would need to be maintained to accommodate any auxiliary turn lanes or streetscape improvements such as medians, sidewalks, or bike lanes.



Recommendation Framework

3-10

MIDWAY Community Transportation Evaluation

dominant



Hickory Tree Road at Old US 52

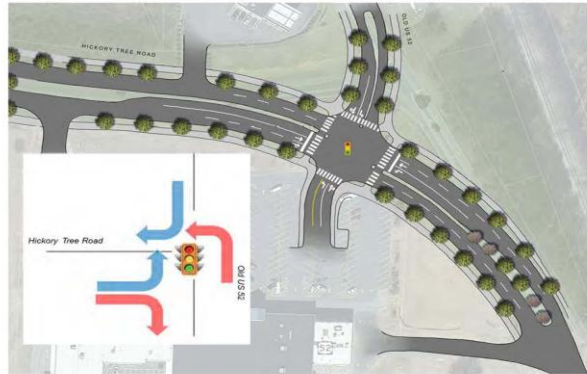
Key Issues: The public identified the following key issues:

- High crash location
- Peak hour delays
- Heavy turning movements
- Perception of speeding

Description:

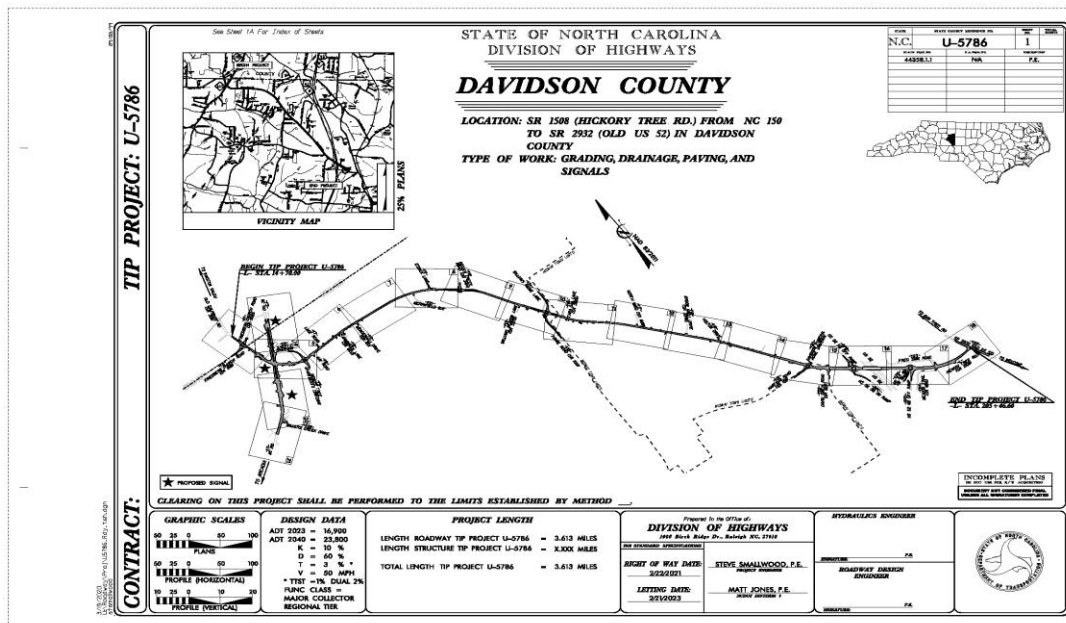
Located in the heart of the commercial district, Hickory Tree Road at Old US 52 is a critical intersection in the overall transportation network for the Town of Midway. Serving as the decision point for north/south and east/west movements, this intersection processes heavy peak hour volumes that are weighted favorably to the south. With the proximity of the CSX railroad to the intersection, Hickory Tree Road will likely not continue east in the foreseeable future. With these factors in mind and alternative intersection treatment was developed to accommodate the peak hour movements of the intersection.

The reconfiguration of the intersection to align with the dominant movements allow for better signal operations and minimizes delay. Overall intersections improvements including crosswalks, landscaping, sidewalks and monumentation complete the intersection.



Recommendation Framework

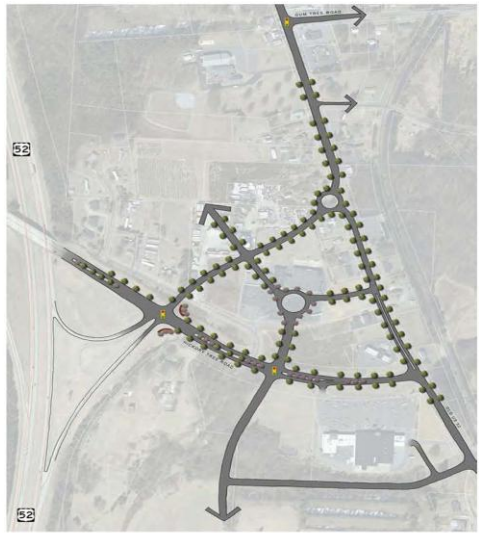
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PROJECT: U-5786



MIDWAY Community Transportation Evaluation



CONSIDERATIONS:


- Accommodates network movements
- Improves access to US 52
- Potential redevelopment of existing commercial district
- Minimizes number of movements from Gumtree Road to US 52 and Hickory Tree Road
- Creates a new gateway into historical downtown area of Midway

the core commercial area of Midway

Recommendation Framework

3-8

MIDWAY Community Transportation Evaluation



CONSIDERATIONS:

- Improves access to US 52
- Potential redevelopment of existing commercial district
- Minimizes number of movements from Gumtree Road to US 52 and Hickory Tree Road
- Creates a new gateway into historical downtown area of Midway
- More circuitous connection between and Gumtree Road

the core commercial area of Midway

Recommendation Framework

3-9

Town Manager Nicholas Smith stated the staff will stay connected regarding the intersection of Old 52 and Midway School Road, the redesign of Midway Elementary School's parking lot, and any potential bypass around Midway Elementary School.

The Council acknowledged the need to balance attracting desirable commercial amenities with maintaining the Town's character.

Mayor John Byrum emphasized the importance of clarifying the CCOD language before making any substantive changes, to ensure Council and developers have a clear shared understanding of requirements and intentions.

MISCELLANEOUS DISCUSSION

The Council addressed several miscellaneous topics:

- Appreciation Dinner: The Council agreed to revive the town appreciation dinner, potentially as two separate events - one for employees and one for boards/committees.
- Decorative for Signage: Town Manager Nicholas Smith provided an update on issues concerning the installation of the Town's decorative signs. Further discussion was deferred to the upcoming Council meeting.
- Capital Reserve Fund: Town Consultant Hank Perkins explained the potential benefits of establishing a capital reserve fund for future projects. The Council expressed interest in pursuing this approach to improving financial planning and transparency.
- Panhandling and Solicitation: Town Attorney Jim Lanik provided a legal memo outlining options for regulating panhandling while respecting First Amendment rights. The Council has agreed to have staff develop a draft ordinance based on Asheville's model for future consideration.
- Employee Health Insurance: Town Manager Nicholas Smith notified the Council that the League of Municipalities is discontinuing its health, dental, vision, life, and disability insurance offerings. Staff are working to obtain quotes from a broker for new coverage options.

ADJOURNMENT

On motion by Councilor Robin Moon, seconded by Councilor Keith Leonard, Council voted unanimously to adjourn the meeting at 9:20 p.m.

John Byrum, Mayor

Ree Goodson, Deputy Clerk