

**TOWN OF MIDWAY
PLANNING AND ZONING BOARD
MINUTES
SEPTEMBER 25, 2012**

CALL TO ORDER

Planning and Zoning Board Chairman Jackie Edwards called the meeting to order.

Planning and Zoning Board members present were: Jackie Edwards, Lynn Griggs, LeeAnn Thomas, and Charles Waddell. Absent: None. Planning Consultant Vagn Hansen and Town Clerk Linda A. Hunt were present. Town Manager Ryan Ross was absent.

PUBLIC COMMENT

There were none.

APPROVAL OF MINUTES

On motion by Board member LeeAnn Thomas, seconded by Board member Charles Waddell, the Board voted unanimously to approve the minutes of the July 31, 2012 meeting as presented.

ADOPT AGENDA

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

PLANNING BOARD CASES

There were none.

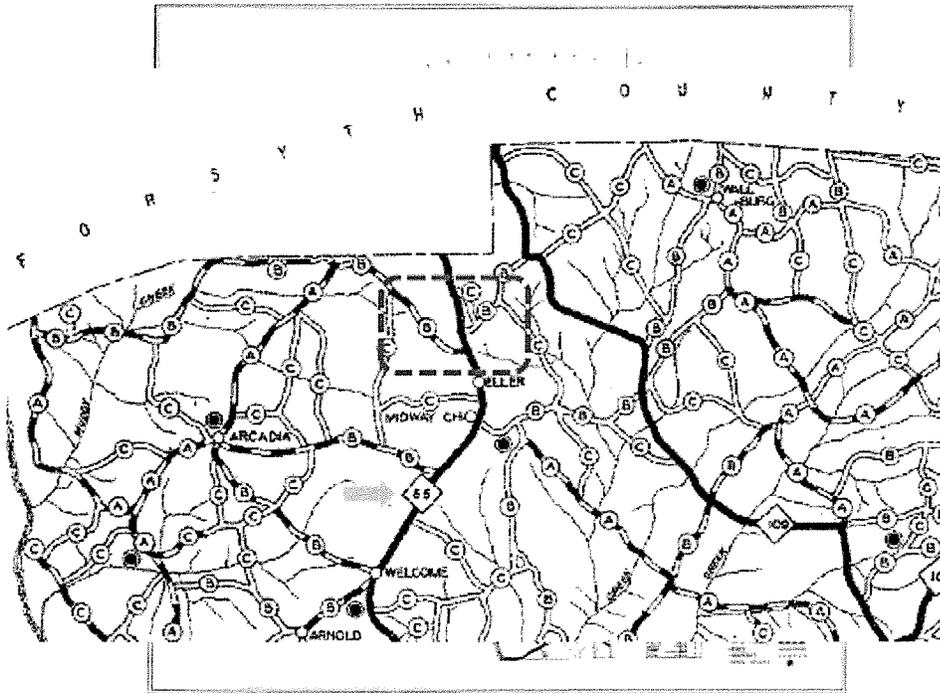
OTHER BUSINESS

PRESENTATION - ACCESS MANAGEMENT PLAN RECOMMENDATIONS – JONATHAN GUY, KIMLEY-HORN AND ASSOCIATES

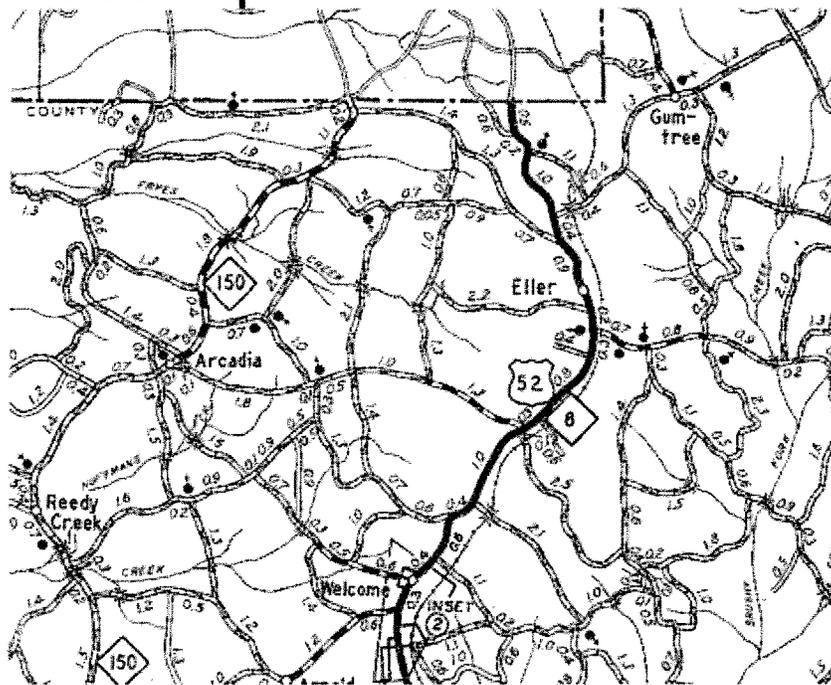
Mr. Jonathan Guy of Kimley-Horne and Associates presented the updated Midway Congestion and Access Management Plan to the Planning Board that will also be presented to the public immediately at the second public input meeting on the plan following the Planning Board meeting. Mr. Guy followed the outline as shown below:

- Recap of last public input meeting
- Existing conditions overview
- Questionnaire responses
- Alternatives
- Next steps

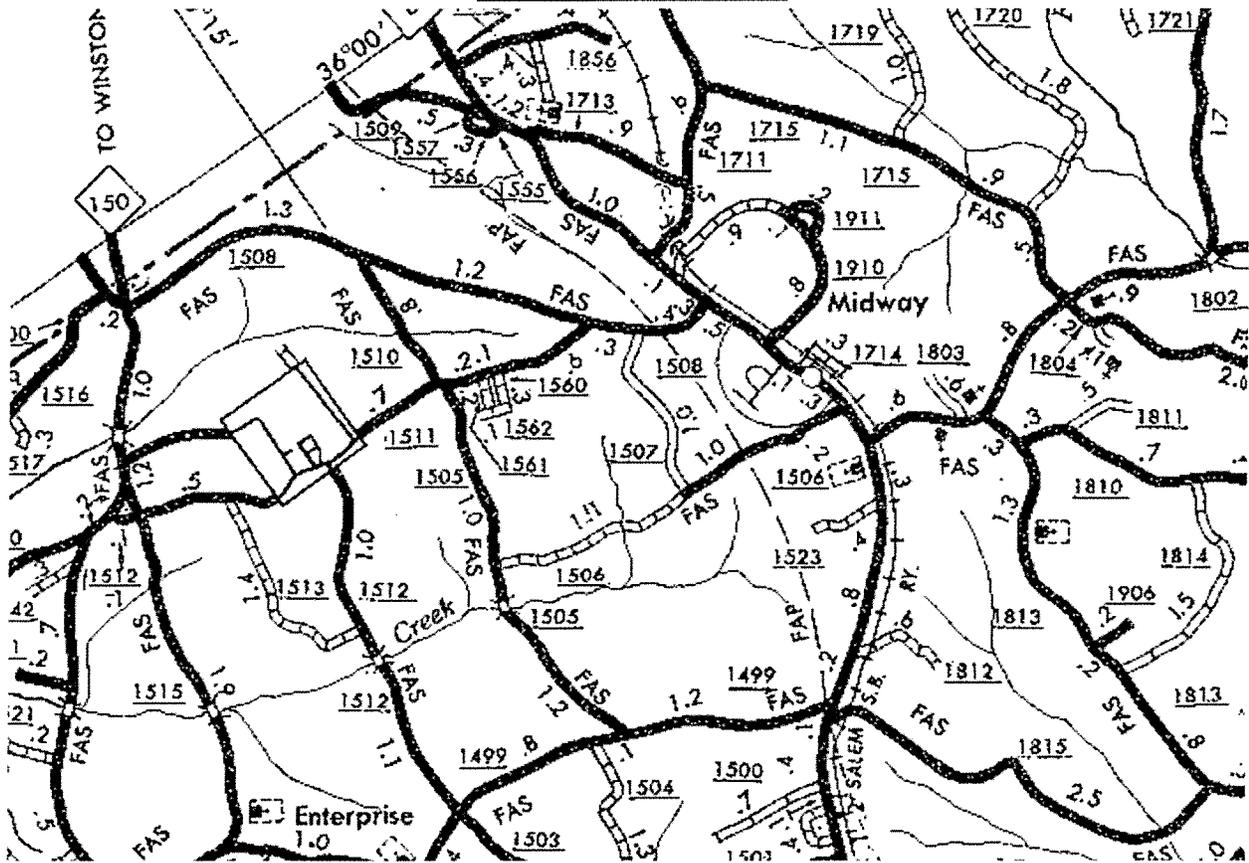
Mr. Guy used copies of some old Davidson County GIS maps to illustrate just how much the road system has changed over the years. One map showed that U. S. Highway 52 was originally N.C. Highway 66.



1944 NCDOT Map



1968 NCDOT MAP



Mr. Guy used a recent map of Midway showing high car crash areas as well as the number of crashes along those roads as follows:

- 2 crashes on Hickory Tree Road
- 5 crashes on Hickory Tree Road (left turn predominate crash types)
- 9 crashes at intersection of Old Highway 52 and Gumtree Road (left and right turn predominate crash types)
- 11 crashes at intersection of Hickory Tree Road and Old Highway 52 (left and rear-end predominate crash types)
- 4 crashes at U.S. Highway 52 ramp to Hickory Tree Road

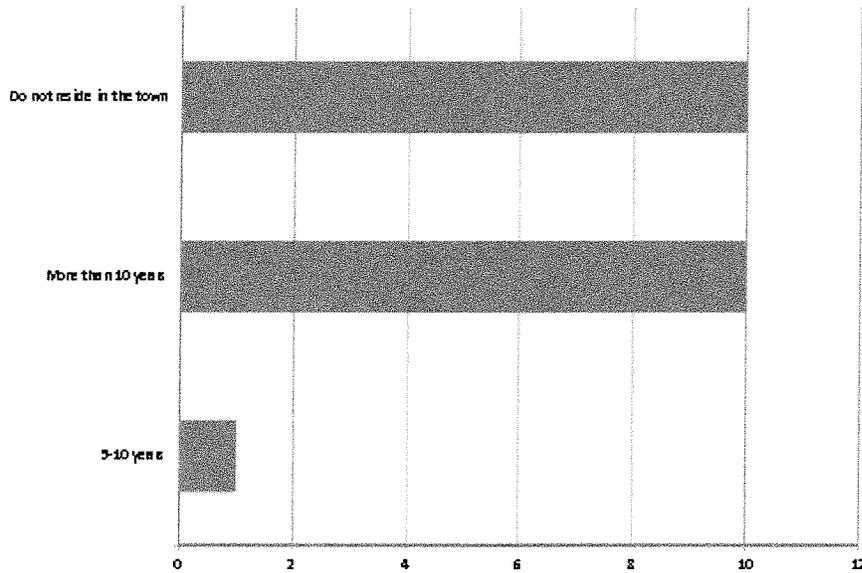
Mr. Guy said that at the first public input meeting, residents were given a questionnaire and were asked to complete the questionnaire and return it to Kimley-Horn and Associates. The following reflects the questions asked and the responses received:

1. Which one of the following best describes your relationship with the Town of Midway?
 - Resident – 32%
 - Non-resident property owner – 45%
 - Owner/operator of business – 9%

- Both: non-resident property owner and owner/operator of business – 14%

2. How long have you lived in the Town of Midway?

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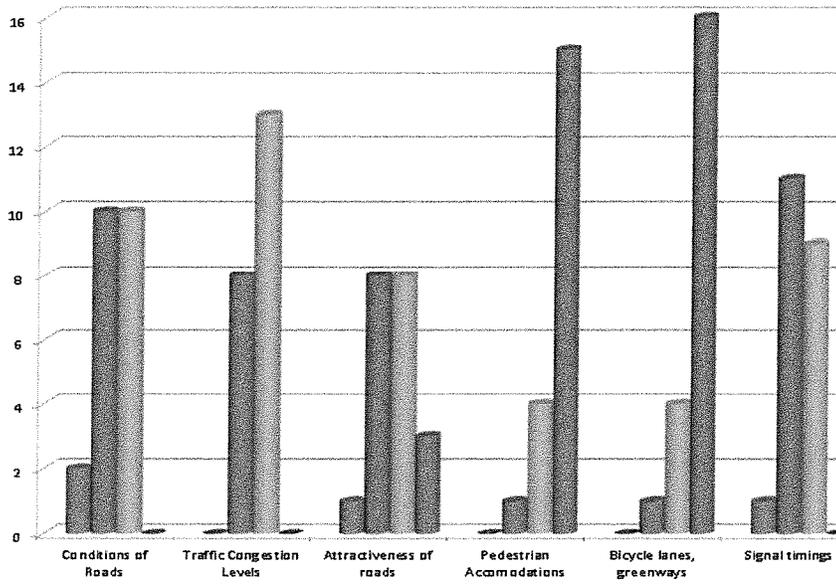
3. How far is your commute to work?

- More than 11 miles – 6
- 6 – 10 miles – 6
- 1 – 5 miles – 3

4. How would you rate the transportation system in Midway?

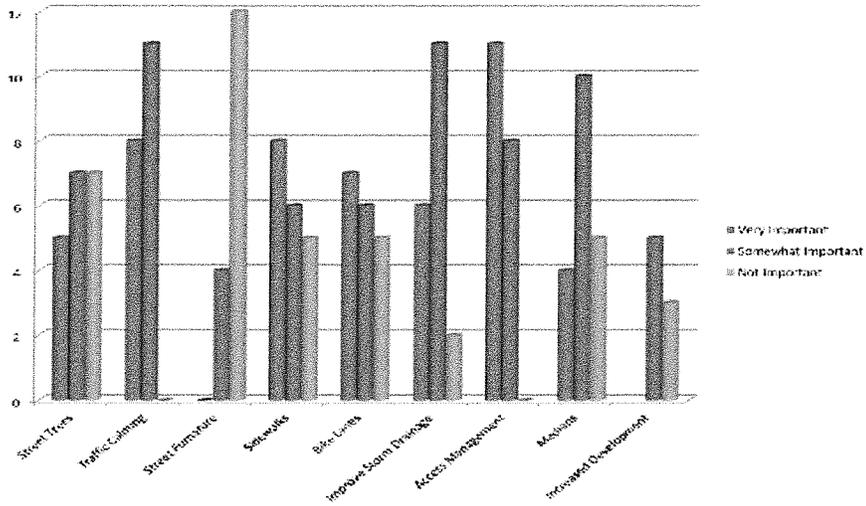
- Excellent – 4%
- Good – 41%
- Fair – 50%
- Poor – 5%

5. How would you rate the following transportation issues in Midway?



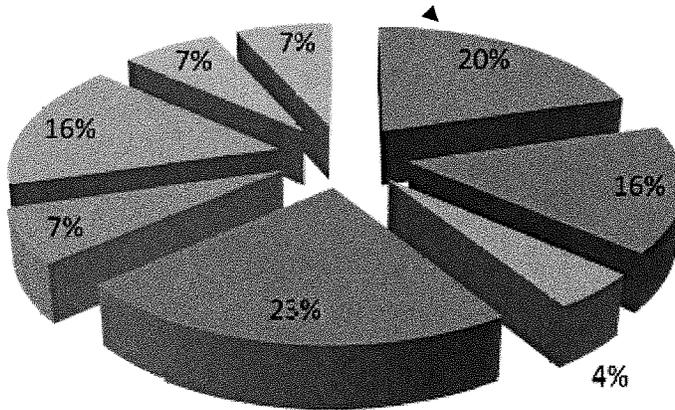
6.

How important are the following street improvements in Midway?



What are the top intersections needing improvement in Midway?

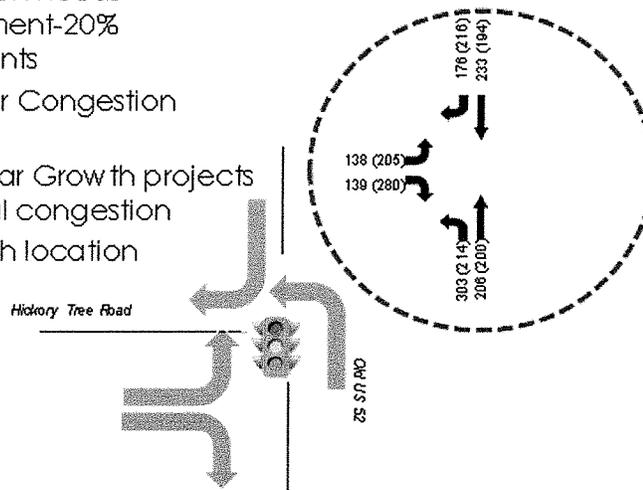
- Hartman
- Gurr tree
- Midway
- Hickory Tree/Old 52
- Hickory Tree/Fred Sink Rd
- 52/Gumtree
- David Smith
- US 52 Ramp



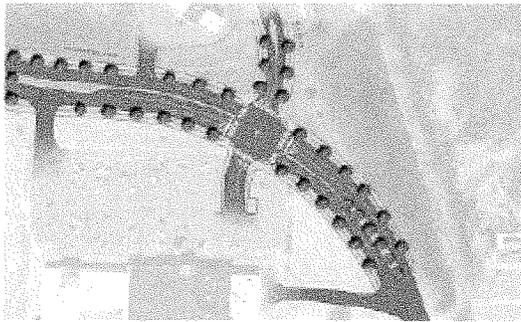
TRAFFIC ALTERNATIVES

Old 52 and Hickory Tree Road

- Intersection needs improvement-20% respondents
- Peak Hour Congestion (2012)
- Future Year Growth projects additional congestion
- High Crash location



Old 52 and Hickory Tree Road



CONFEEDOR AND ALCOHOL MANUFACTURING PLANT
HICKORY TREE

David Smith Road and Hartman Road

- Intersection needs improvement – 27% of respondents
- Peak Hour Congestion (2012)
- Future Year Growth projects additional congestion
- Closely spaces intersections
 - 450 feet



David Smith Road and Hartman Road

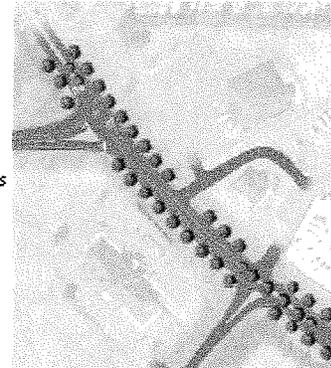
- Intersection needs improvement – 27% of respondents
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David Smith Road and Hartman Road

Options

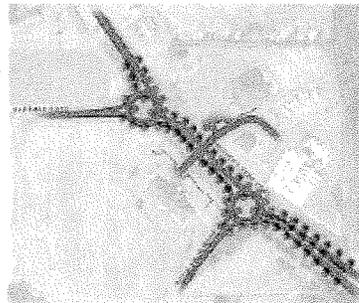
- Restrict movements at David Smith



David Smith Road and Hartman Road

Options

- Accommodate all movements

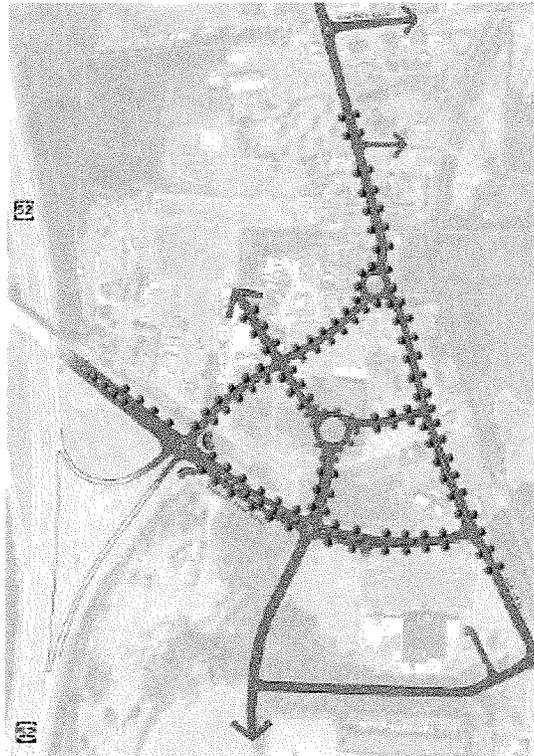


Network Improvements

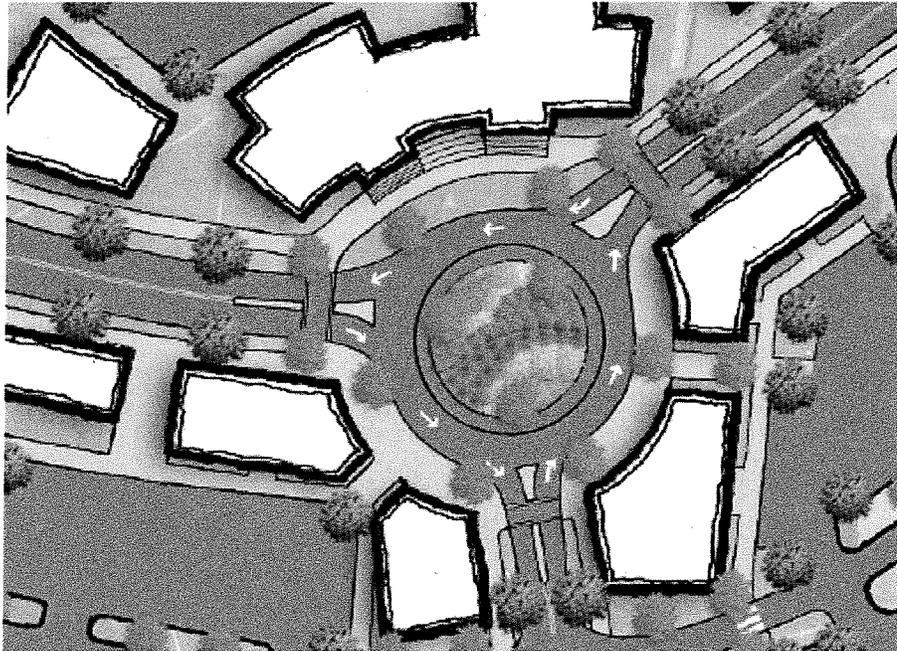


Network Improvements

- Accommodates network movements
- Improves access to US 52

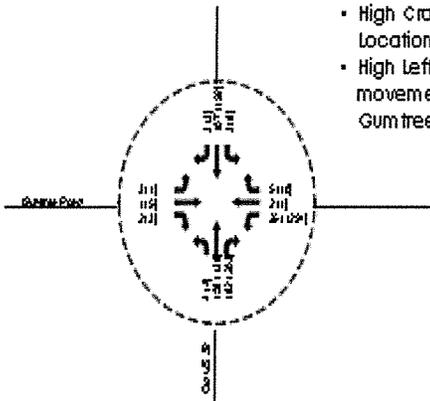


Roundabout



US 52 at Gumtree Road

- Peak Hour Congestion
- High Crash Locations
- High Left-turn movement from Gumtree Road



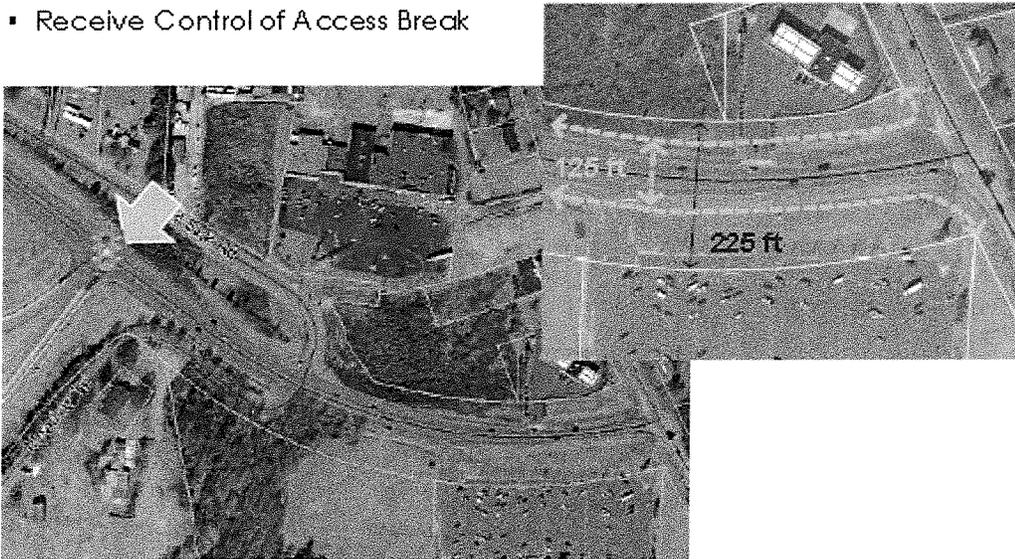
Gumtree Road

- Improves Intersection Operations
- Accommodates Pedestrian movements
- Alleviates long left-turn delay



Right of Way and Access

- Formalize access break request
- Gain concurrency of NCDOT Division 9
- Receive Control of Access Break
- Record break
- Construction



Next Steps:

- Formalize recommendations
- Coordination with NCDOT
- Finalize Recommendations

Planning Board members made the following comments about the proposed plan:

Planning Board member Lynn Griggs asked if there wasn't a study done awhile back that said a signal wasn't warranted at Old 52/Gumtree Road. Mayor Pro Tem Mike McAlpine responded that a study was not done but simply an inquiry was made regarding what it would cost the Town to have a traffic signal installed at that location.

Mr. McAlpine commented he was not in favor of roundabouts.

Mr. Griggs said he could see a problem with trees being placed in the median at the intersection.

Mr. Jonathan Guy said the Town could formalize an access break request. Mr. Griggs said he did not think that would happen due to one person owning one half of the Core Commercial District. Planning Consultant Vagn Hansen commented that Town Manager Ryan Ross has spoken to Mr. Zeno Marshall, Jr. and Mr. Marshall was enthusiastically in favor of the plan.

Mr. McAlpine said there appears to be strong opposition by the public with changes to David Smith Road and Hartman Road. He feels it needs to be emphasized that changes to the road system are not Town driven but is simply to protect the Town should the NCDOT determine changes are warranted in the area.

Mr. Guy said it is important residents understand that the plan is suggestions only, not recommendations.

Both Chairman Jackie Edwards and Board member Lynn Griggs said the 1968 NC Department of Transportation map that shows the proposed new U.S.Highway 52 project really makes a point in that the road was not completed until around 1978-1979.

Mr. Griggs asked about the possibility of some improvements/changes to Midway School Road. Mr. Hansen responded that the area for the plan does not go that far out. Basically, this plan was for economic development in commercial businesses within the Core Commercial District. Mr. Hansen suggested the Planning Board may want to pitch Midway School Road as the next priority to the Council.

ZONING ADMINISTRATOR'S REPORT

Planning Consultant Vagn Hansen reported a nail salon is opening in the Midway Commons shopping center and Mr. Elbert Myers has leased his small corner lot on Old U. S. Highway 52/Country Lane to be used as a car lot.

Planning Board members expressed their concern about the cars on the lot creating a sight-distance problem when coming out of Country Lane.

TOWN MANAGER'S REPORT

There were none.

REPORTS FROM PLANNING BOARD MEMBERS

There were none.

NEXT MEETING

Planning Consultant Vagn Hansen told the Planning Board that he and Town Manager Ryan Ross both have scheduling conflicts for the next regularly scheduled Planning Board meeting on Tuesday, October 30th, and asked if the Planning Board would be willing to change the date to Monday, October 29, 2012 at the regular meeting time.

On motion by Board member Charles Waddell, seconded by Board member LeeAnn Thomas, the Planning Board voted unanimously to move the next meeting from Tuesday, October 30, 2012 to Monday, October 29, 2012 at 5:00 p.m. at Town Hall.

ADJOURNMENT

On motion by LeeAnn Thomas, seconded by Charles Waddell, the Planning Board voted unanimously to adjourn the meeting.

Jackie Edwards, Chairman

Linda A. Hunt, Town Clerk