



Plan Midway

Comprehensive Plan

Planning Board Meeting
August 25, 2020

Meeting Agenda

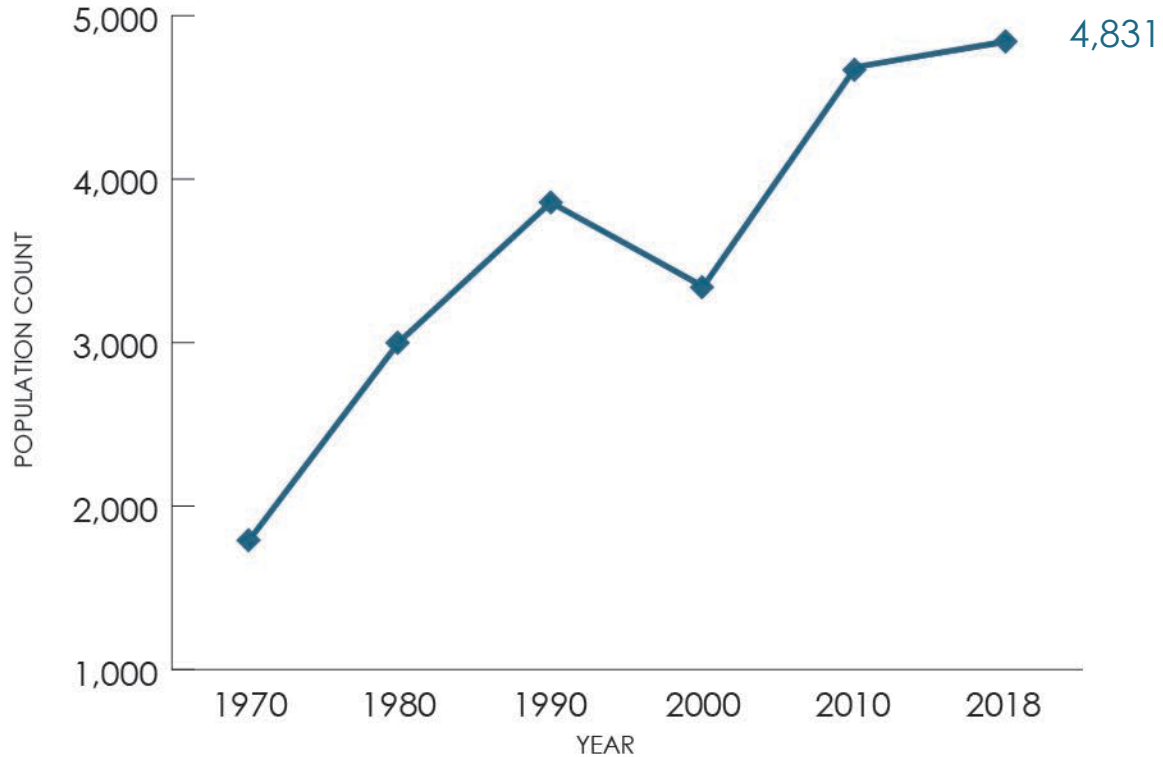
1. Welcome
2. Background Research Summary
3. Public Engagement
4. Next Meeting

BACKGROUND RESEARCH SUMMARY

population

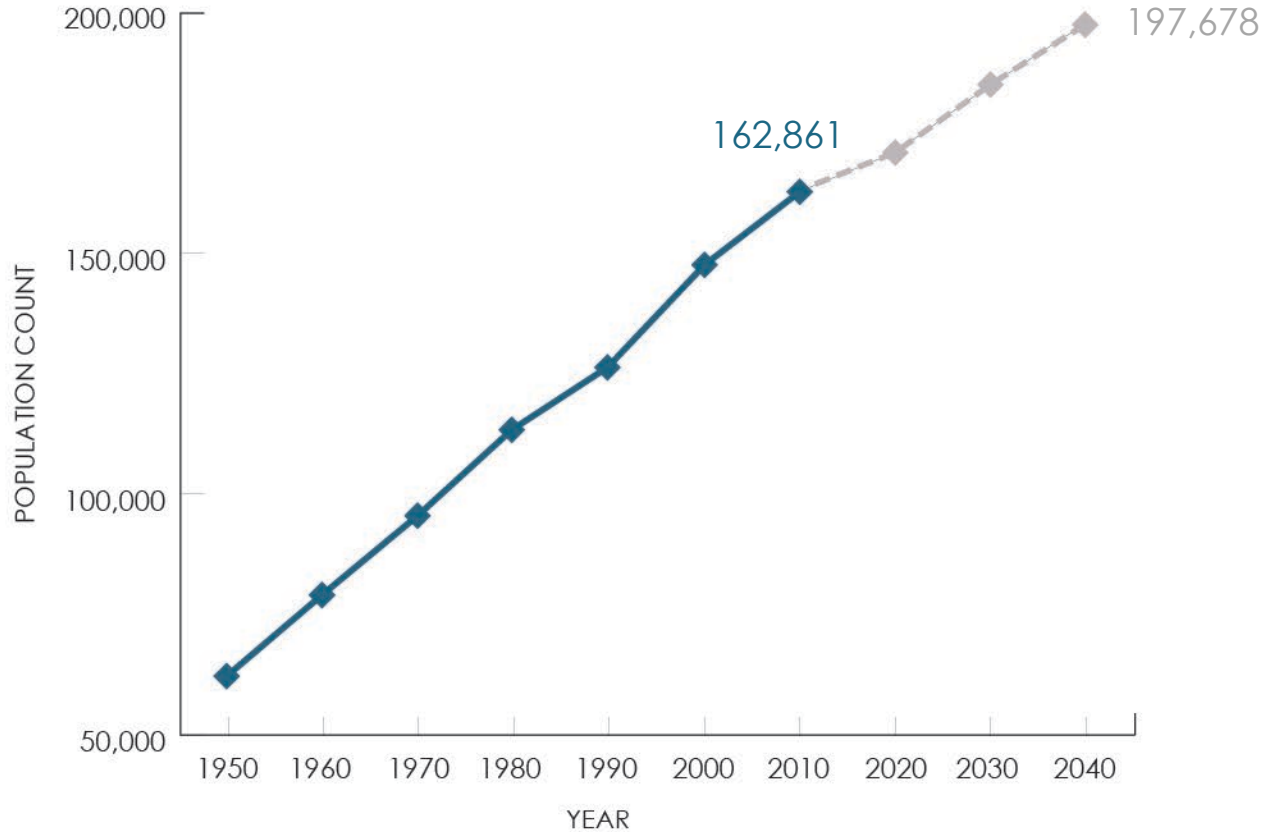
HISTORIC POPULATION GROWTH - TOWN

Source: US Census Bureau & American Community Survey, 2000 - 2018



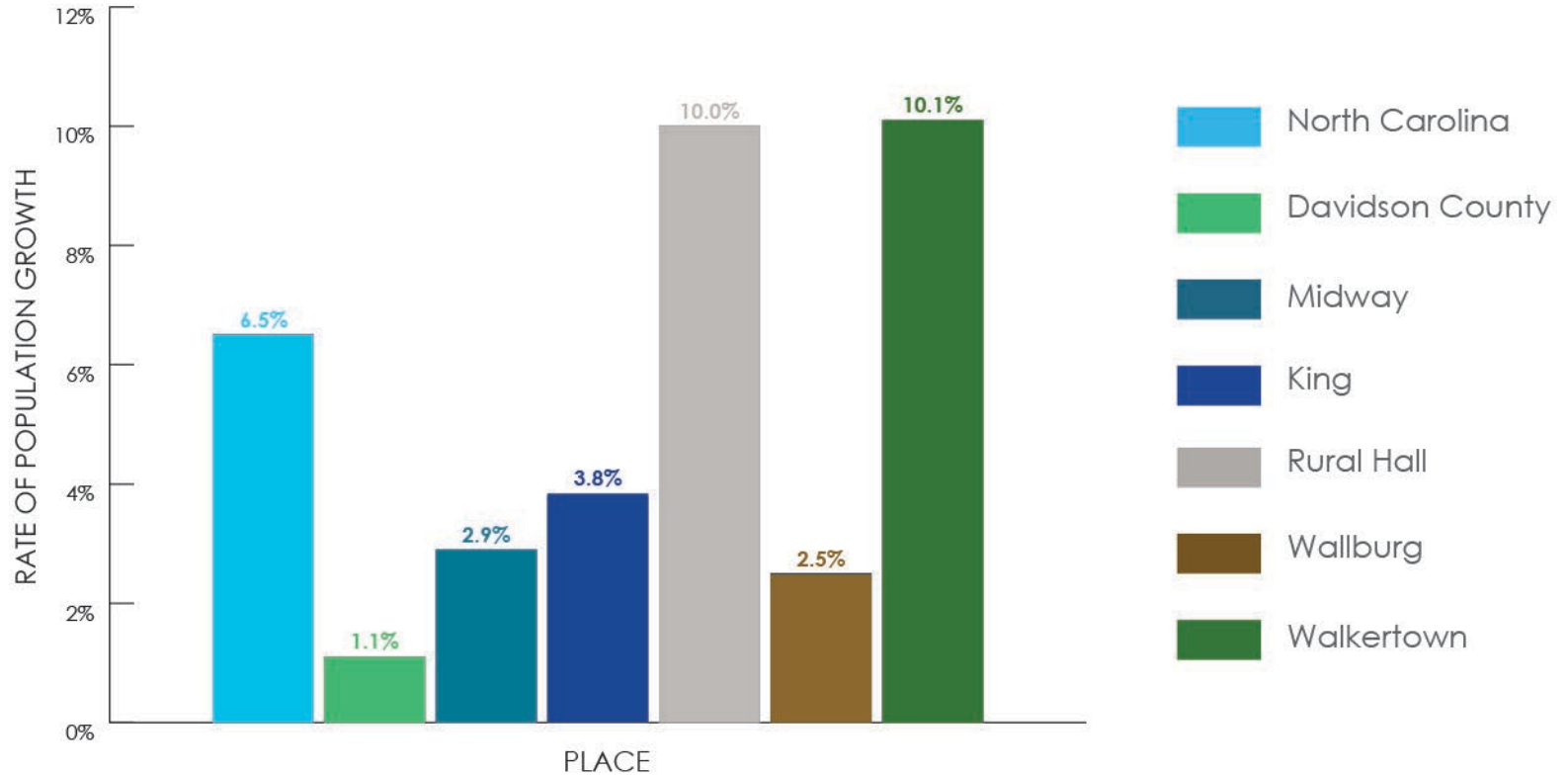
HISTORIC AND PROJECTED POPULATION - COUNTY

Source: North Carolina Office of State Budget and Management



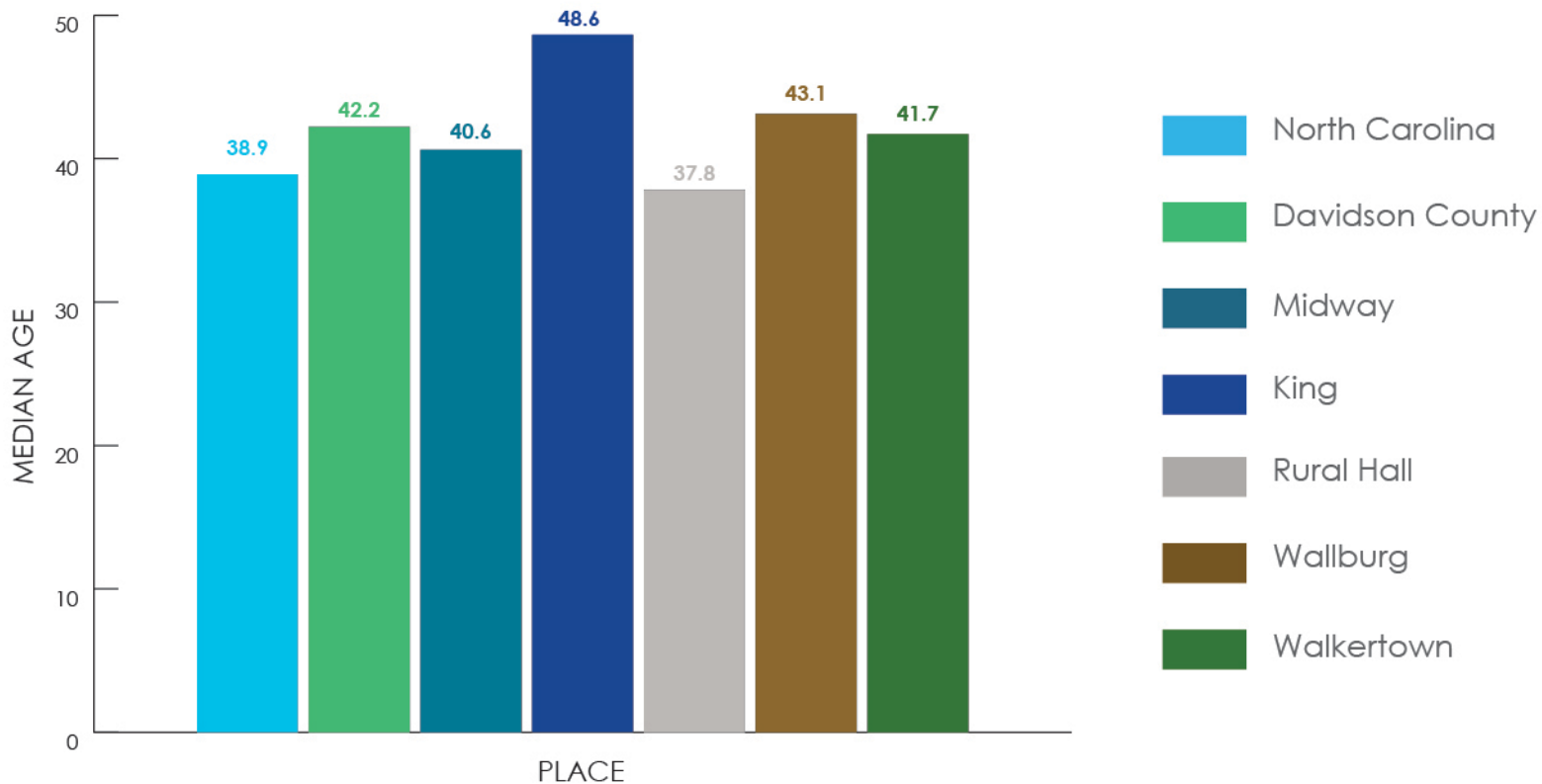
REGIONAL POPULATION GROWTH (2010 - 2018)

Source: United States Census & American Community Survey



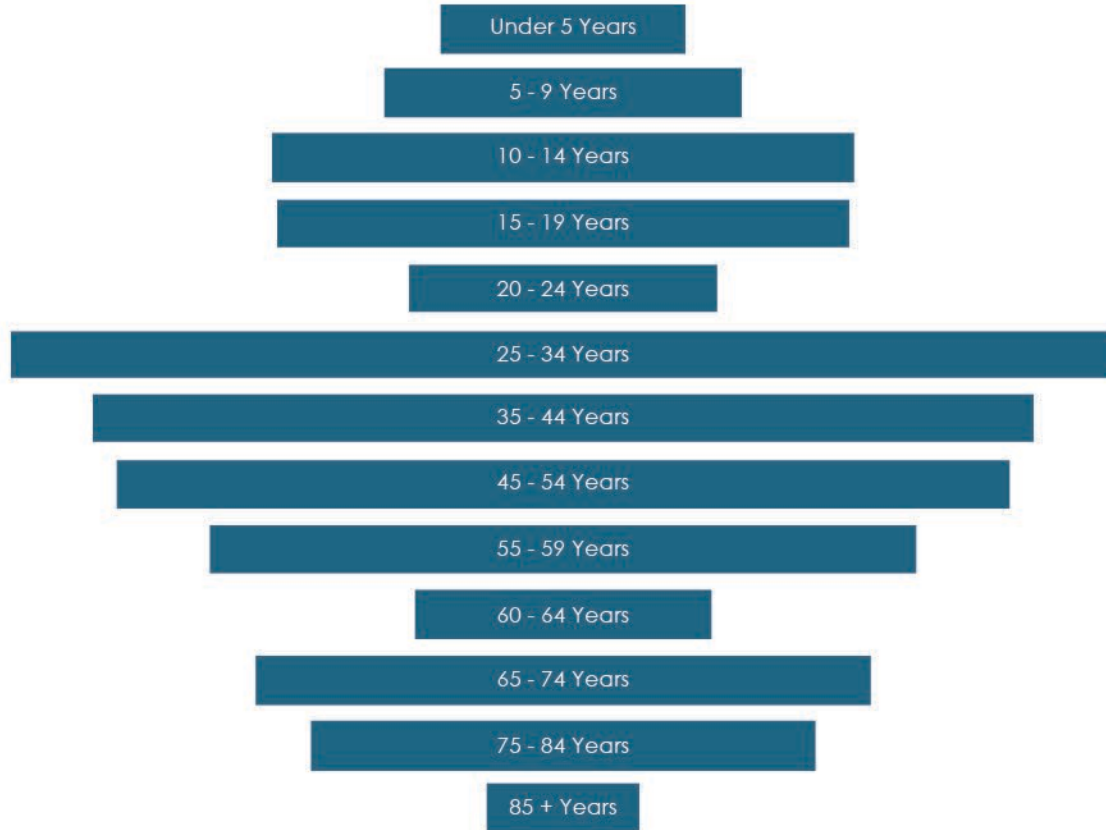
MEDIAN AGE

Source: American Community Survey, 2018



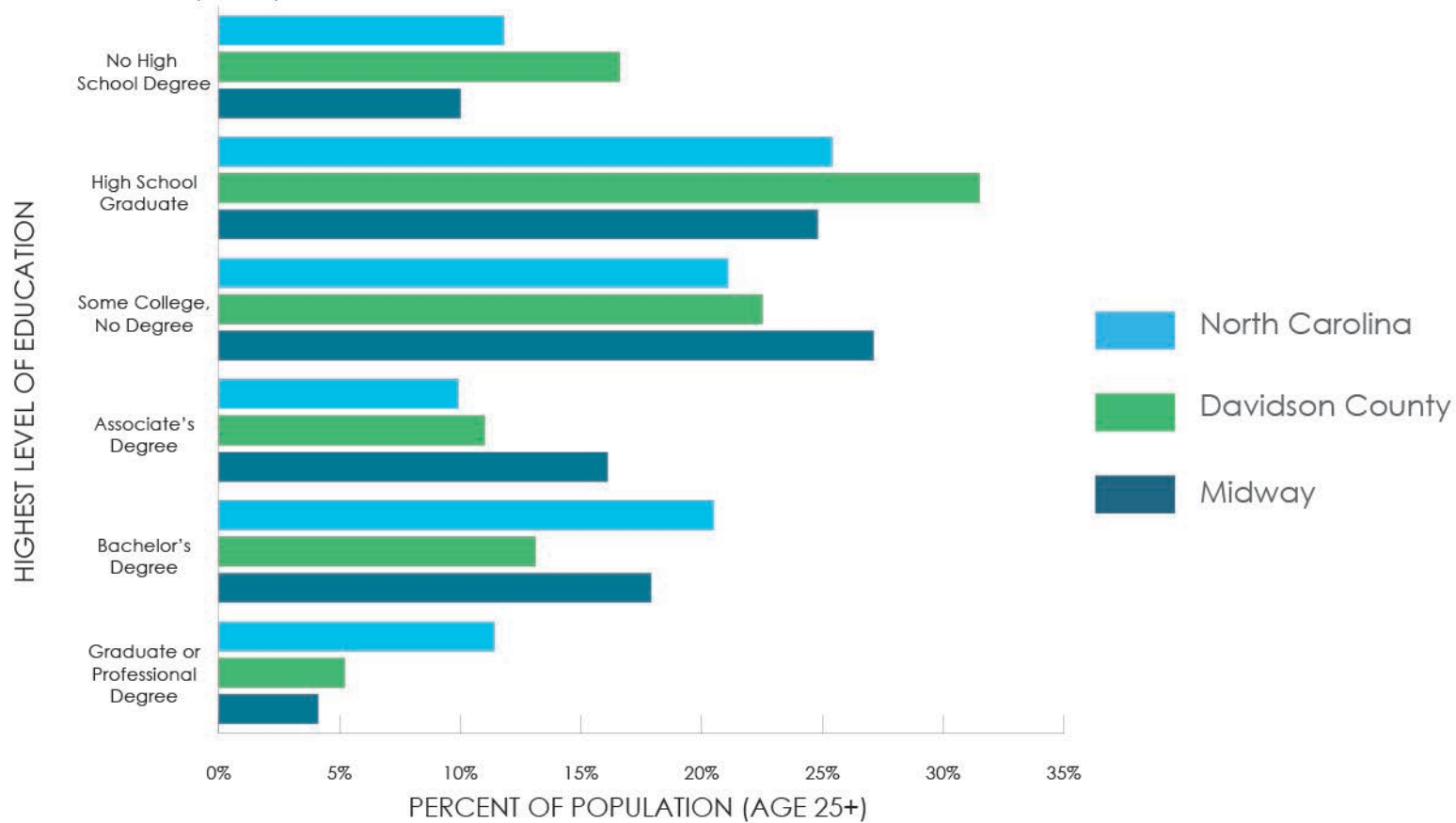
POPULATION PYRAMID

Source: U.S Census Bureau & American Community Survey, 2018



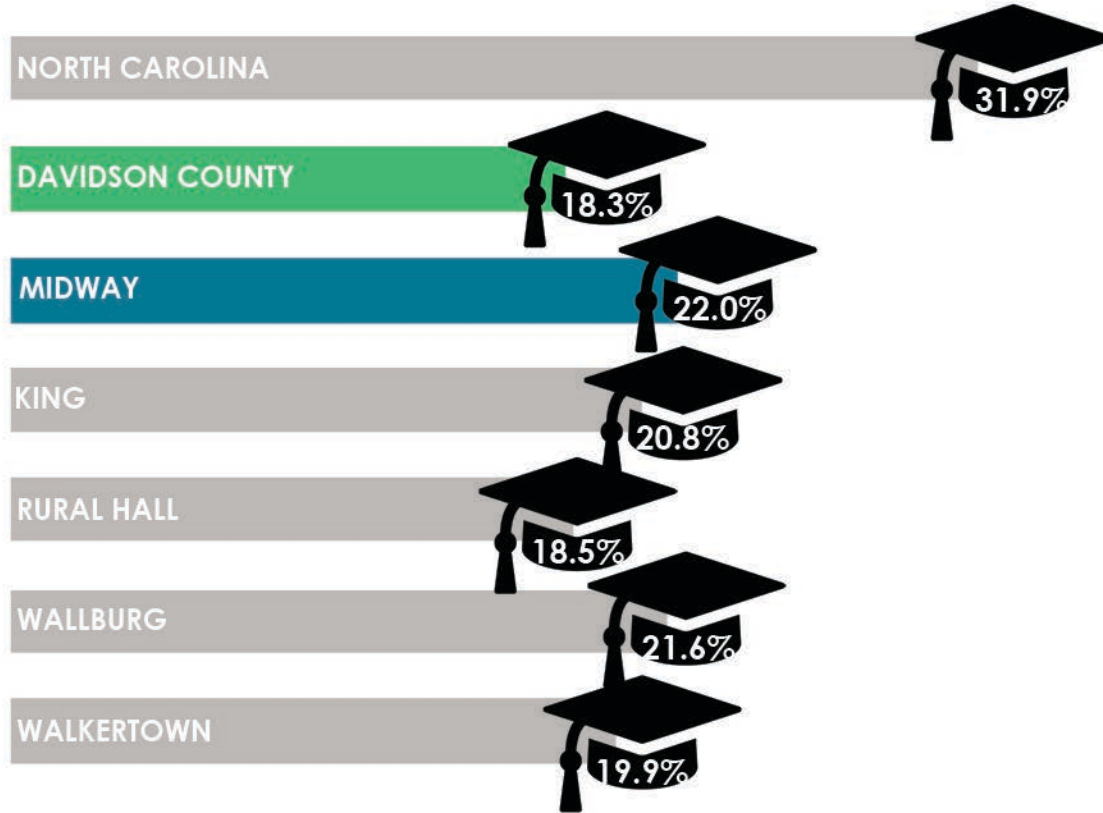
EDUCATIONAL ATTAINMENT

Source: American Community Survey, 2018



BACHELOR'S DEGREE POPULATION

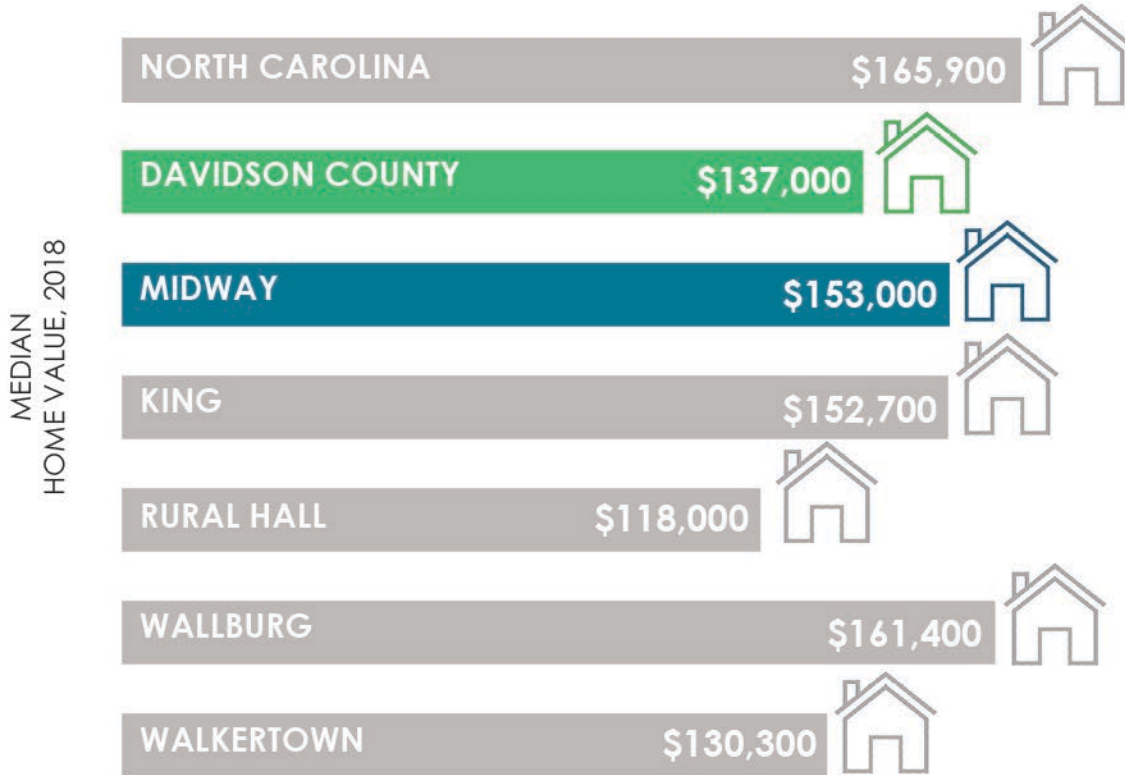
Source: American Community Survey, 2018



housing

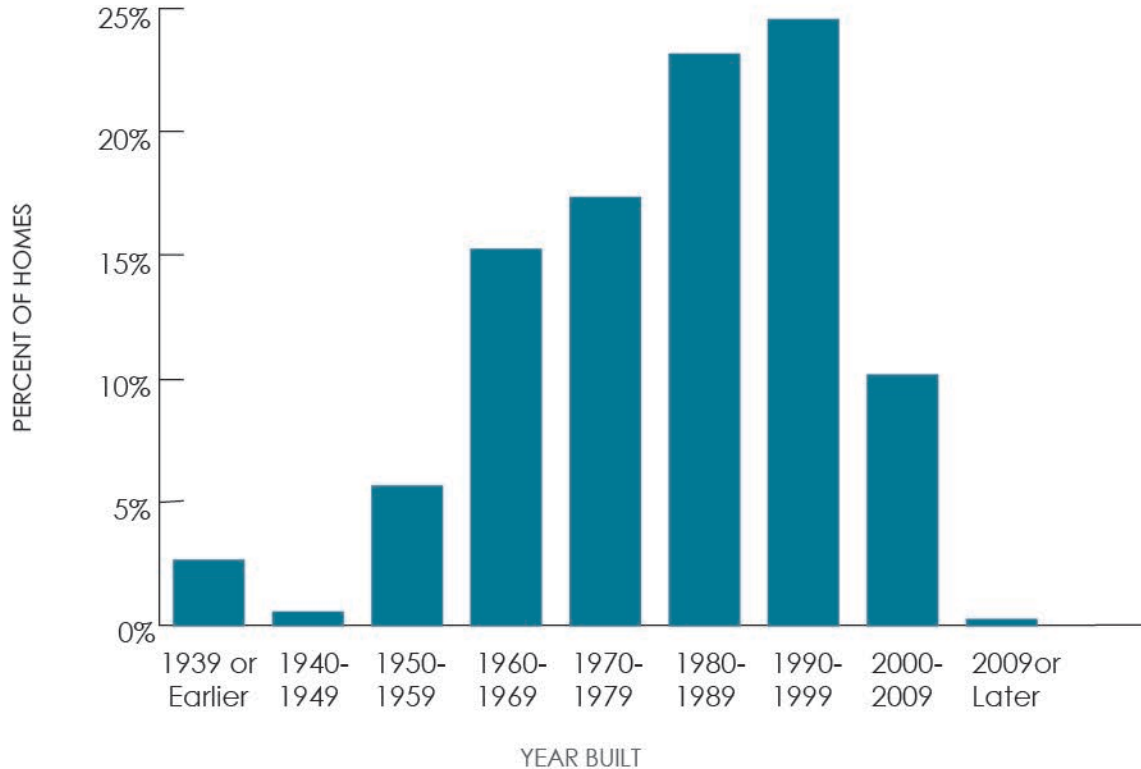
MEDIAN HOME VALUES

Source: American Community Survey, 2018



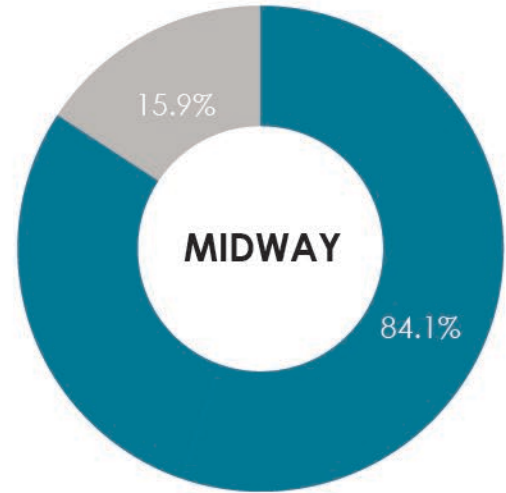
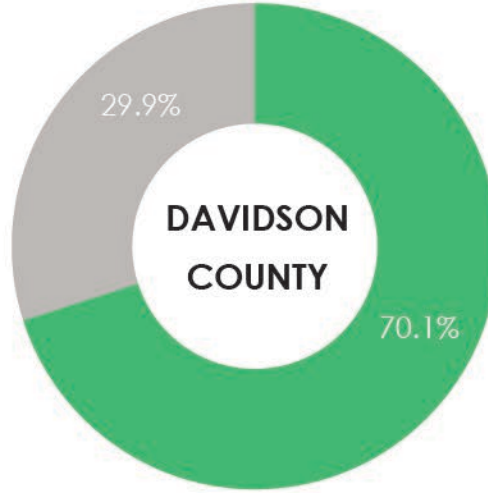
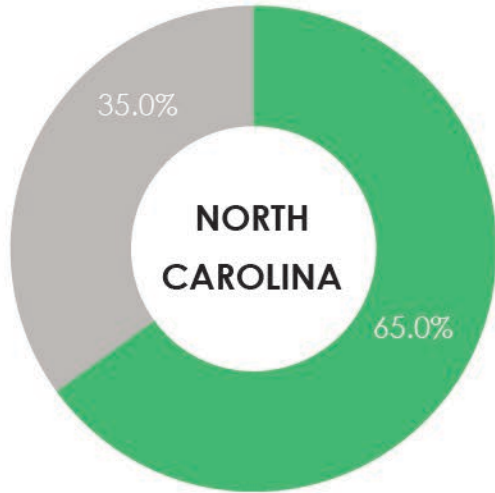
HOUSING AGE

Source: U.S. Census Bureau & American Community Survey, 2018



HOUSING OWNERSHIP

Source: American Community Survey, 2018



 Owner Occupied

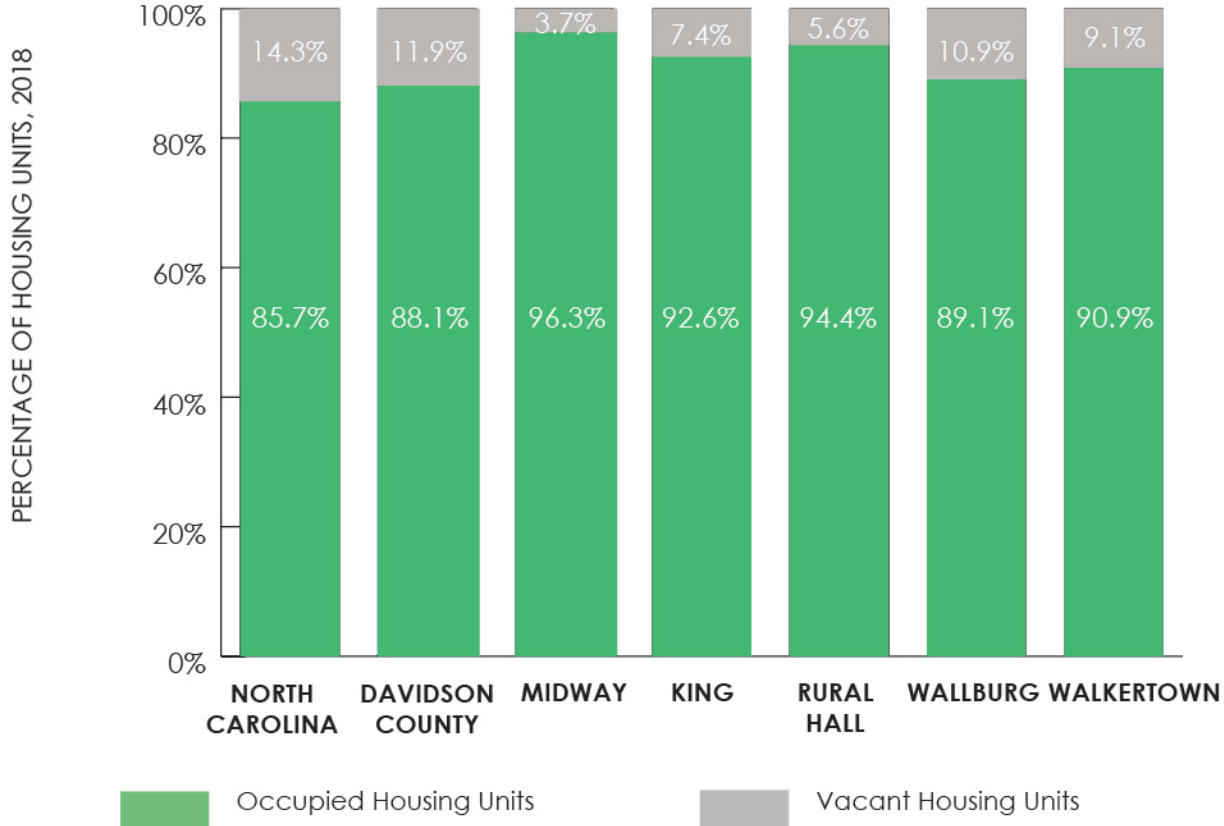
 Renter Occupied

 Owner Occupied

 Renter Occupied

HOUSING OCCUPANCY

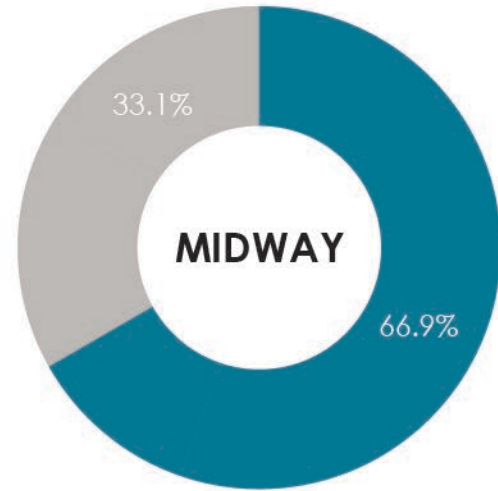
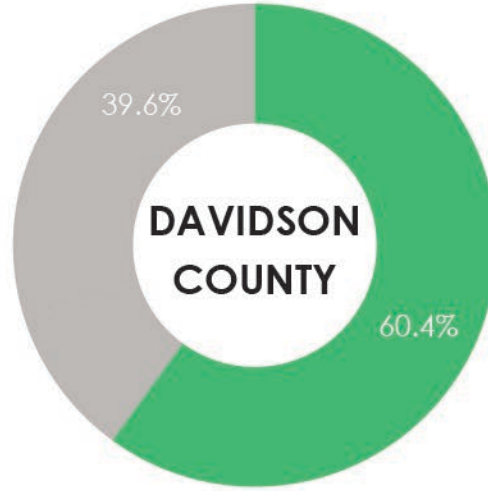
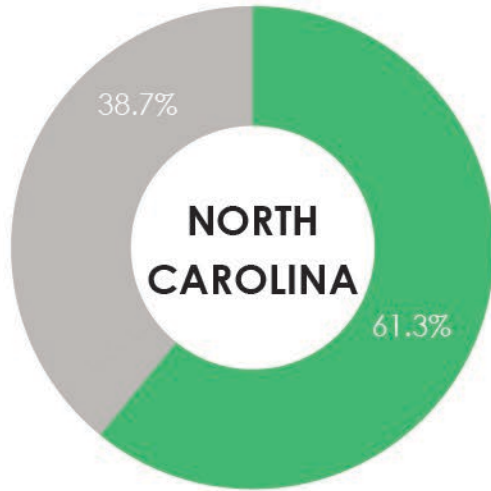
Source: U.S. Census Bureau & American Community Survey, 2018



employment

LABOR FORCE PARTICIPATION

Source: American Community Survey, 2018



 In Labor Force

 Not in Labor Force

 In Labor Force

 Not in Labor Force

KEY INDUSTRY SECTORS

Source: American Community Survey, 2018

INDUSTRY SECTOR	NUMBER OF WORKERS	PERCENTAGE
Agriculture & mining	0	0.0%
Construction	80	3.5%
Manufacturing	308	13.5%
Wholesale trade	80	3.5%
Retail trade	345	15.1%
Transportation and Warehousing	171	7.5%
Information, Finance, Insurance, Real Estate	107	4.7%
Professional, Scientific, Management, Administration	290	12.7%
Education, Health Care, Social Assistance	507	22.2%
Art, Entertainment, Recreation, Accommodations	187	8.2%
Other Services (Except Public Administration)	149	6.5%
Public Administration	57	2.5%
TOTAL (WORKERS 16+)		100%

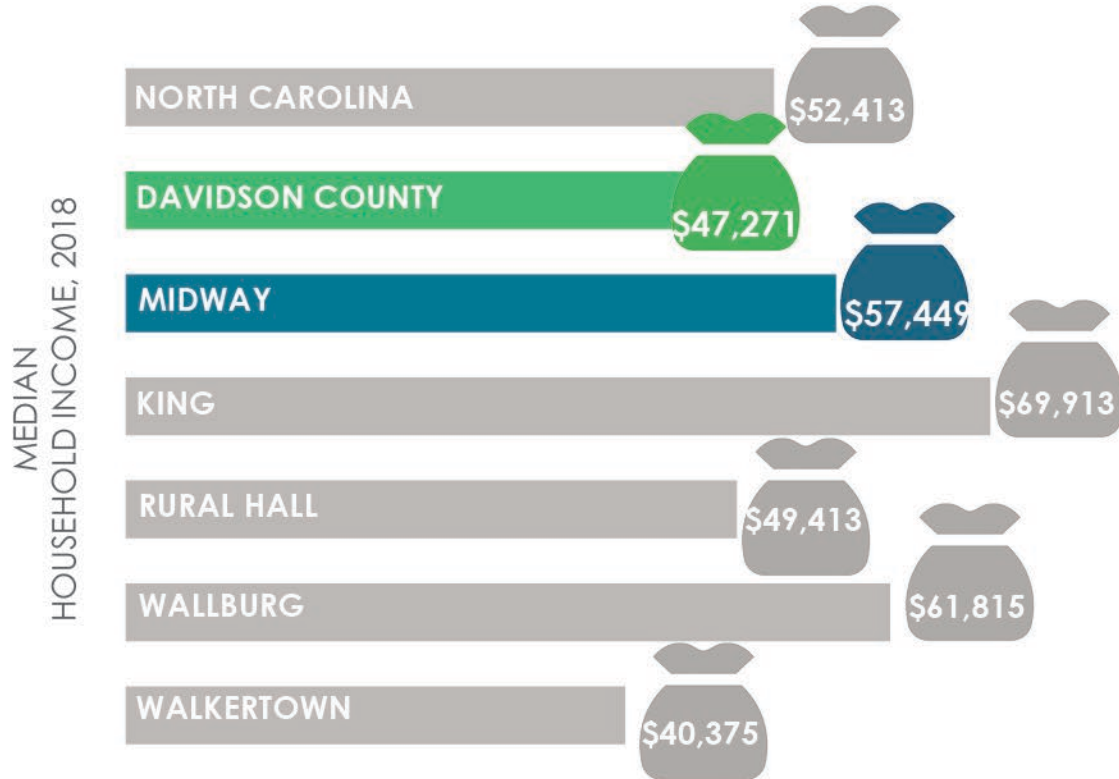
ANNUAL PRIVATE EMPLOYMENT LOCATION QUOTIENT

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2018

	2018 DAVIDSON COUNTY
NAICS 23 Construction	0.97
NAICS 31-33 Manufacturing	2.57
NAICS 42 Wholesale Trade	1.29
NAICS 44-45 Retail Trade	1.08
NAICS 51 Information	0.16
NAICS 52 Finance and Insurance	0.33
NAICS 53 Real Estate and Rental and Leasing	0.58
NAICS 54 Professional and Technical Services	0.30
NAICS 55 Management and Companies and Enterprises	1.84
NAICS 56 Administrative and Waste Services	1.09
NAICS 61 Educational Services	0.21
NAICS 62 Health Care and Social Assistance	0.79
NAICS 71 Arts, Entertainment, and Recreation	0.84
NAICS 72 Accommodation and Food Services	0.89
NAICS 81 Other Services, Except Public Administration	0.76

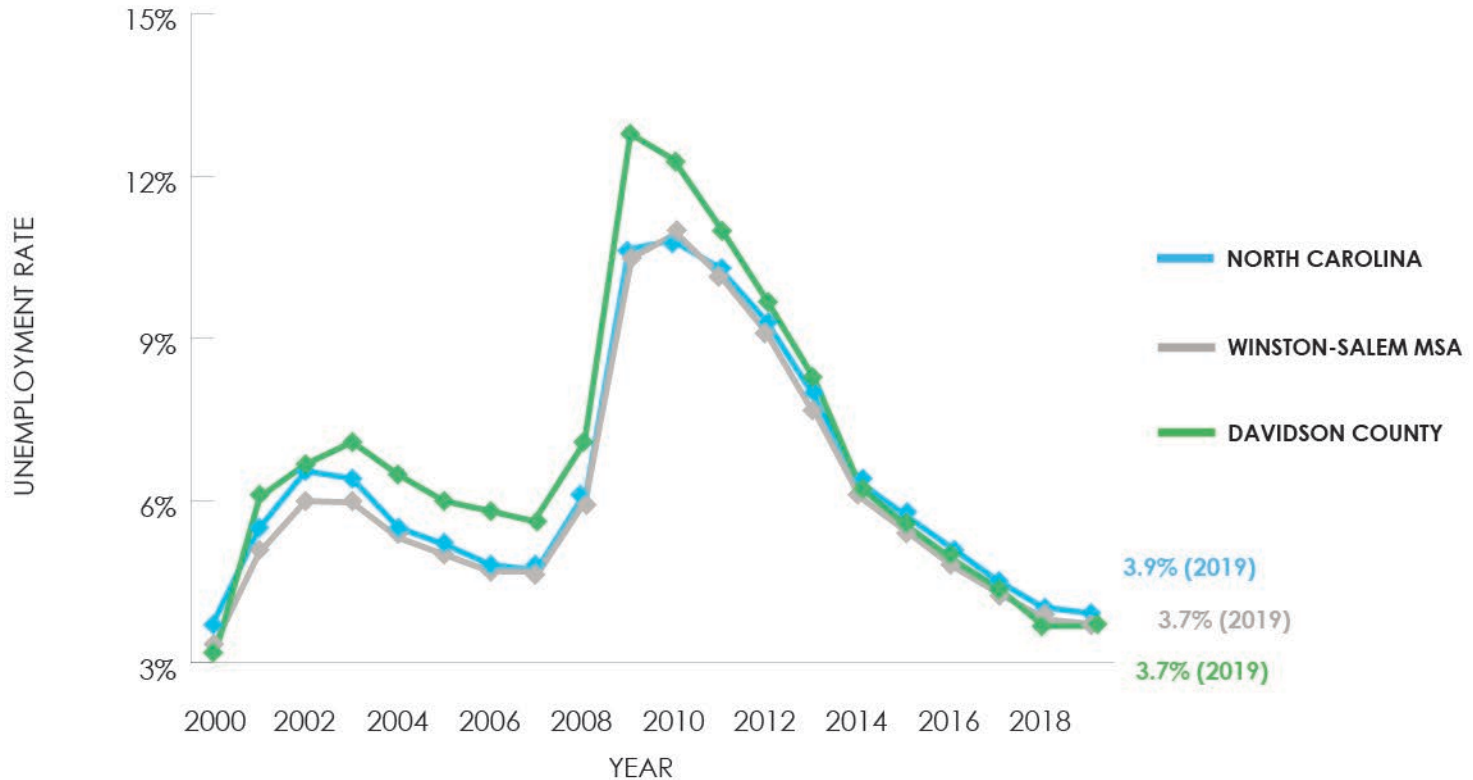
INCOME COMPARISON

Source: American Community Survey, 2018



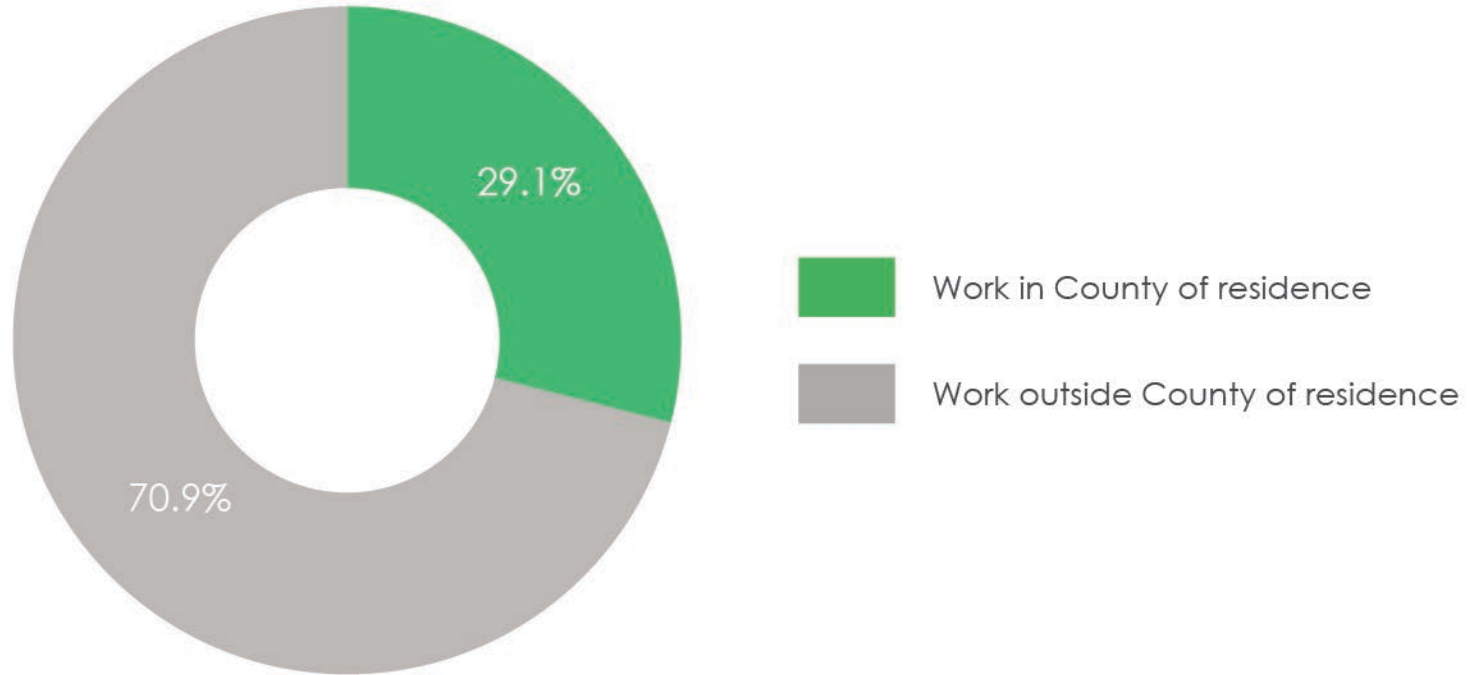
UNEMPLOYMENT RATES

Source: Federal Reserve Bank of St. Louis Economic Research Data



PLACE OF WORK

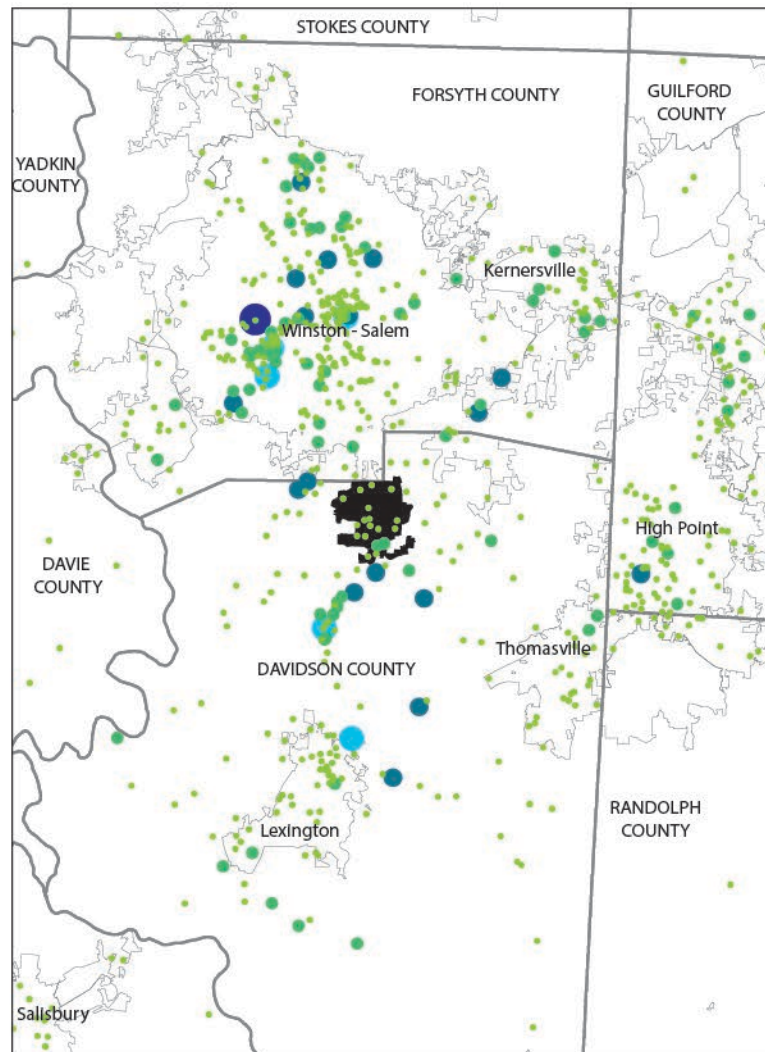
Source: American Community Survey, 2018



RESIDENTS' WORK LOCATIONS

Source: American Community Survey, 2017

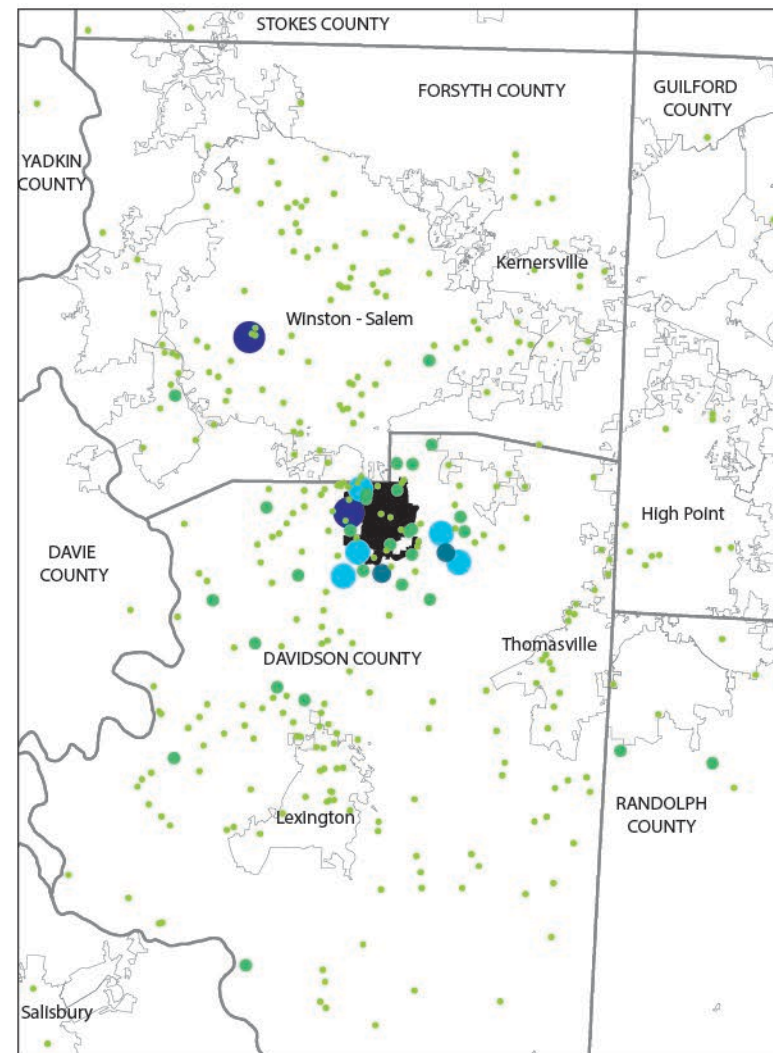
NUMBER OF JOBS



WORKERS' HOME LOCATIONS

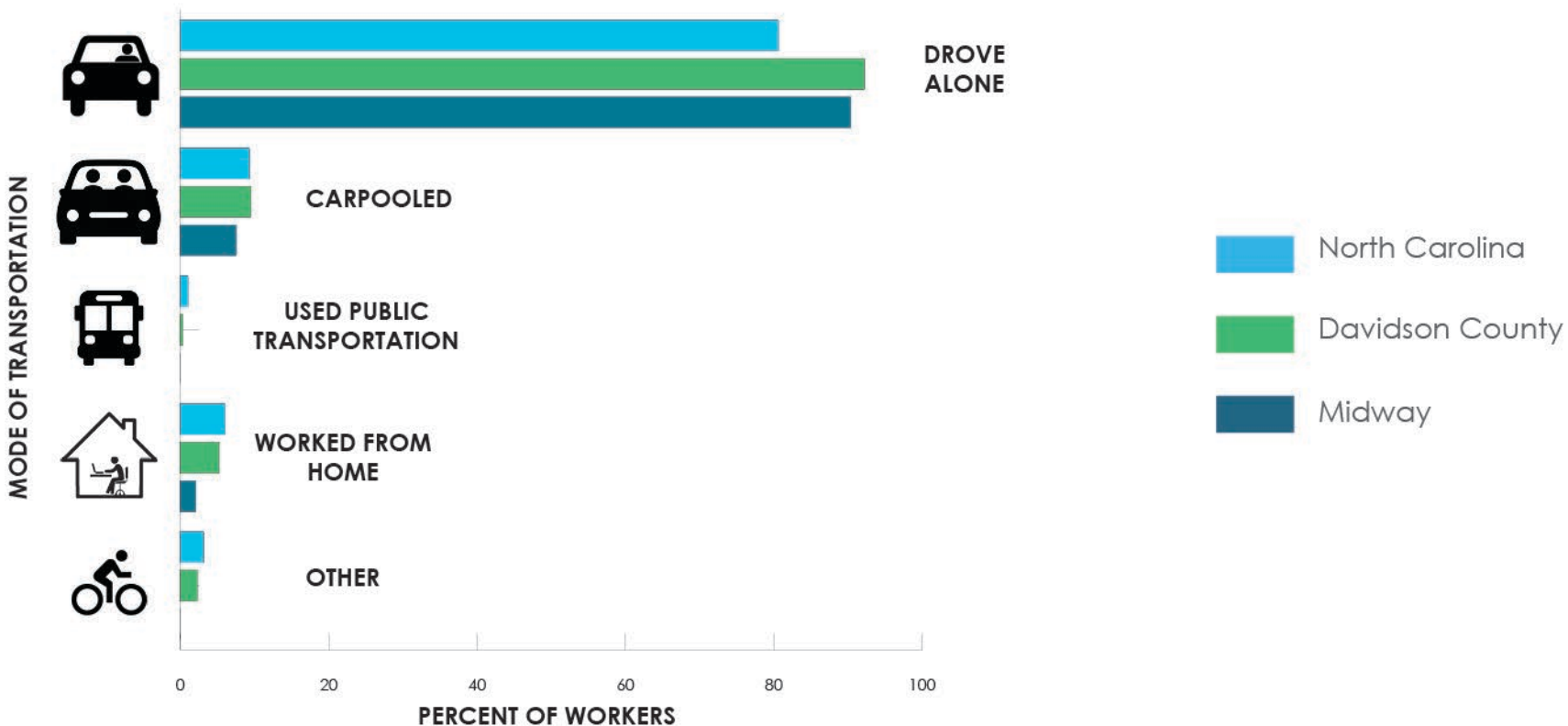
Source: American Community Survey, 2017

NUMBER OF WORKERS



MEANS OF TRANSPORTATION TO WORK

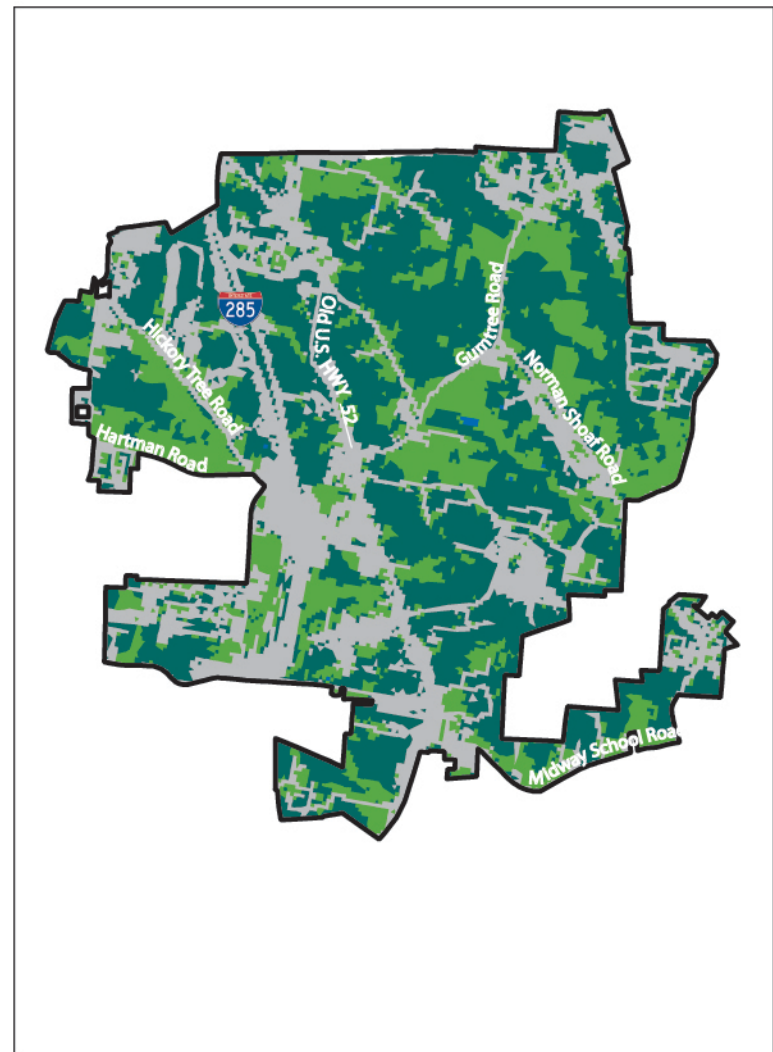
Source: U.S. Census Bureau & American Community Survey, 2018



land development

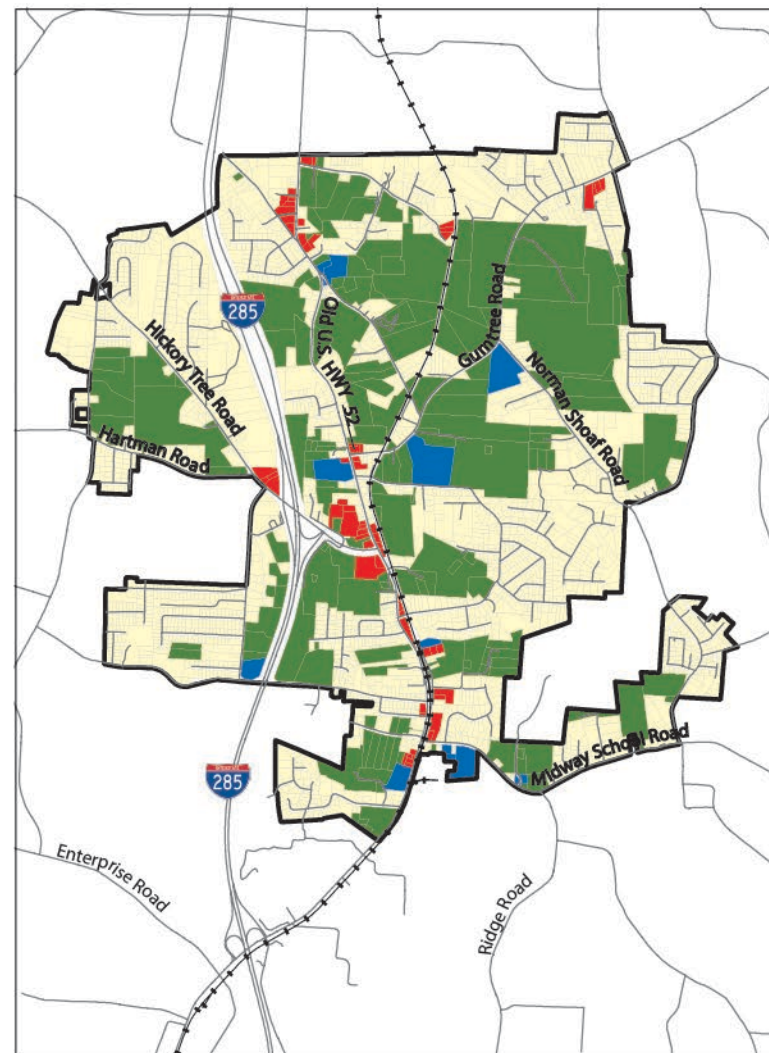
2019 LAND COVER

Source: United States Department of Agriculture














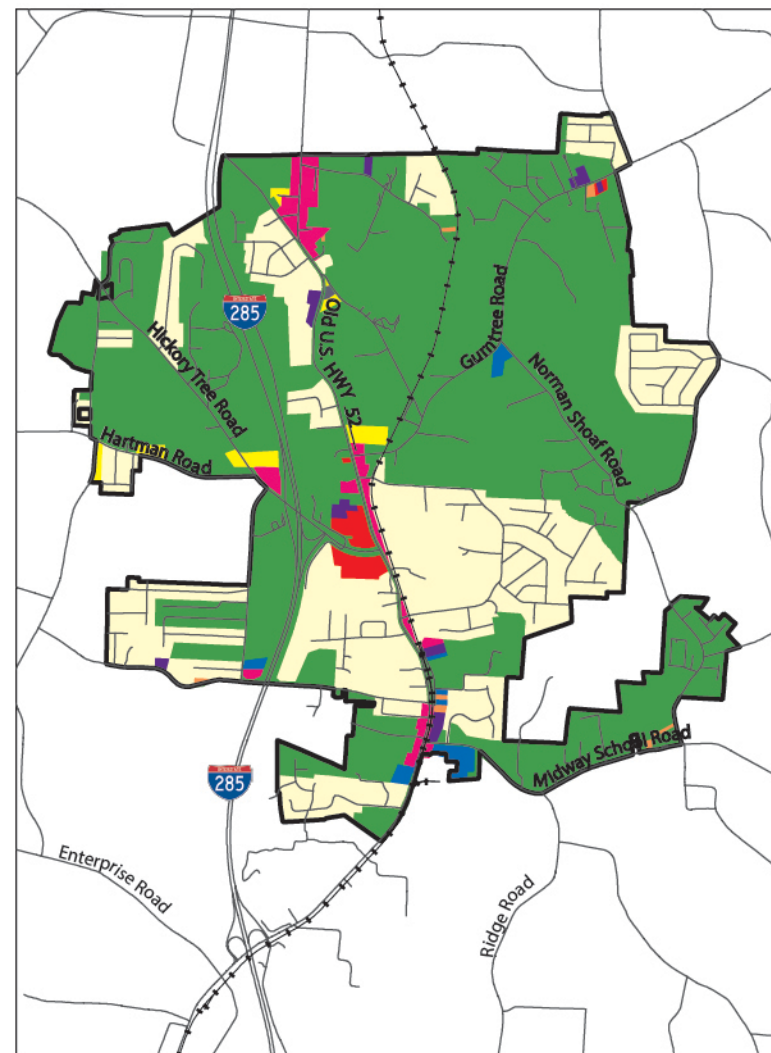
EXISTING LAND USE

-  Agricultural / Vacant
-  Civic / Institutional
-  Residential
-  Commercial
-  Midway
-  Roads
-  Railroads

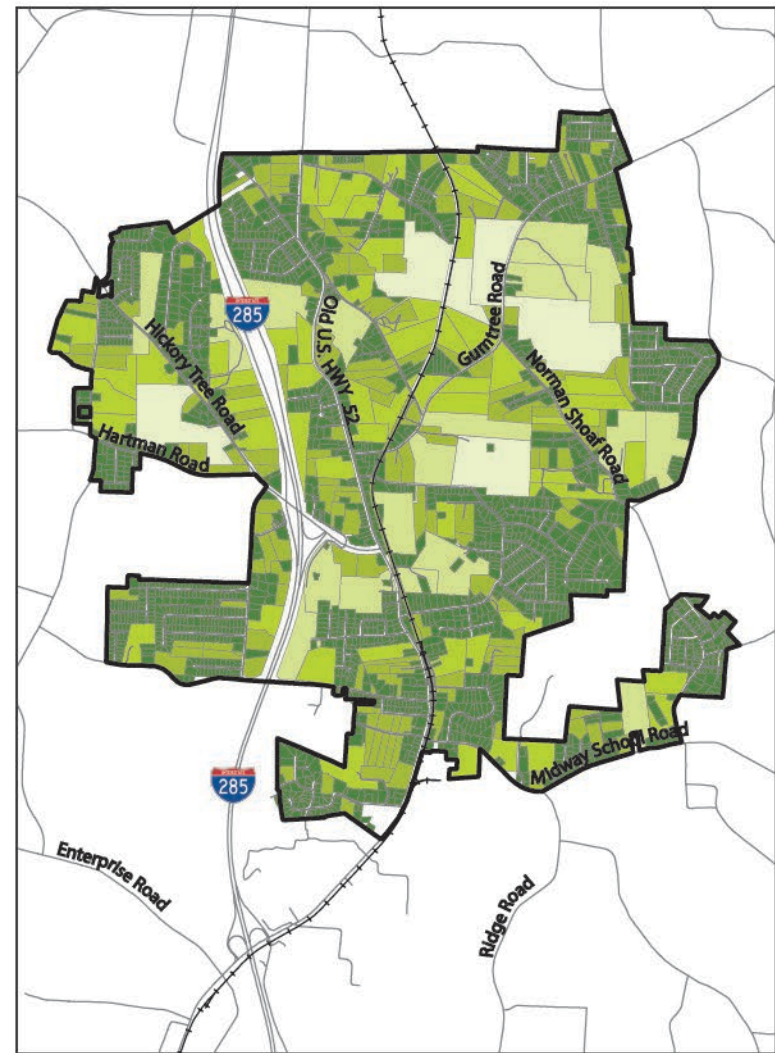


ZONING

-  Rural Agricultural Districts (RA-1, RA-2, RA-3)
-  Low Intensity Residential District (RS)
-  Medium Intensity Residential District (RM-1)
-  Rural Commercial District (RC)
-  Community Shopping District (CS)
-  Highway Commercial District (HC)
-  Office and Institutional District (O/I)
-  Limited and Heavy Industrial Districts (LI, HI)
-  Midway
-  Roads
-  Railroads

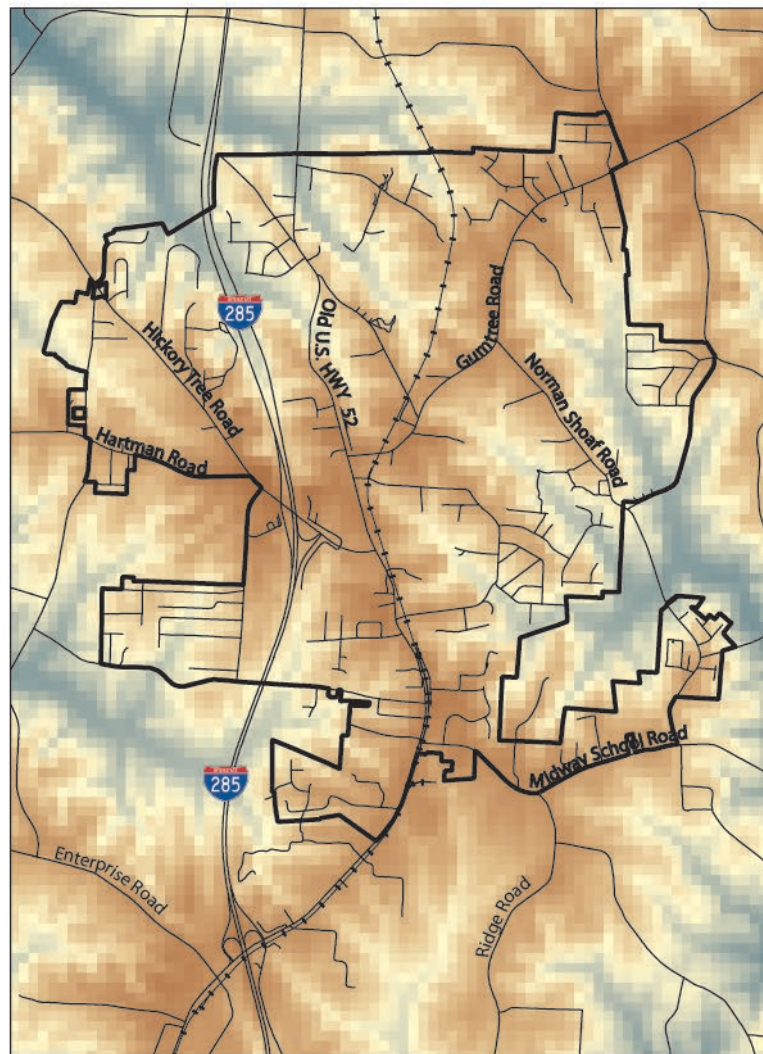
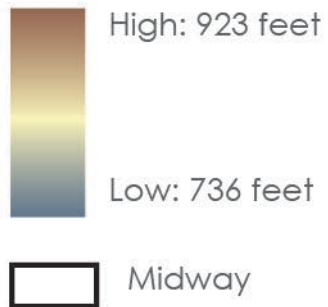


PARCEL SIZE



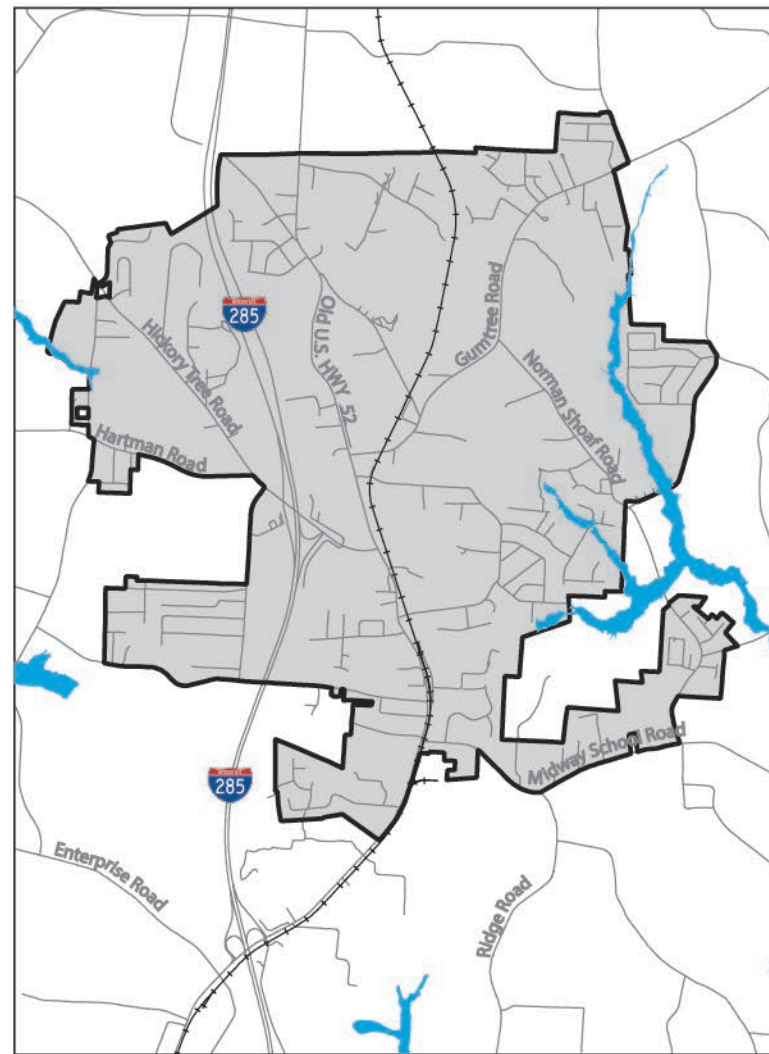
TOPOGRAPHY

ELEVATION







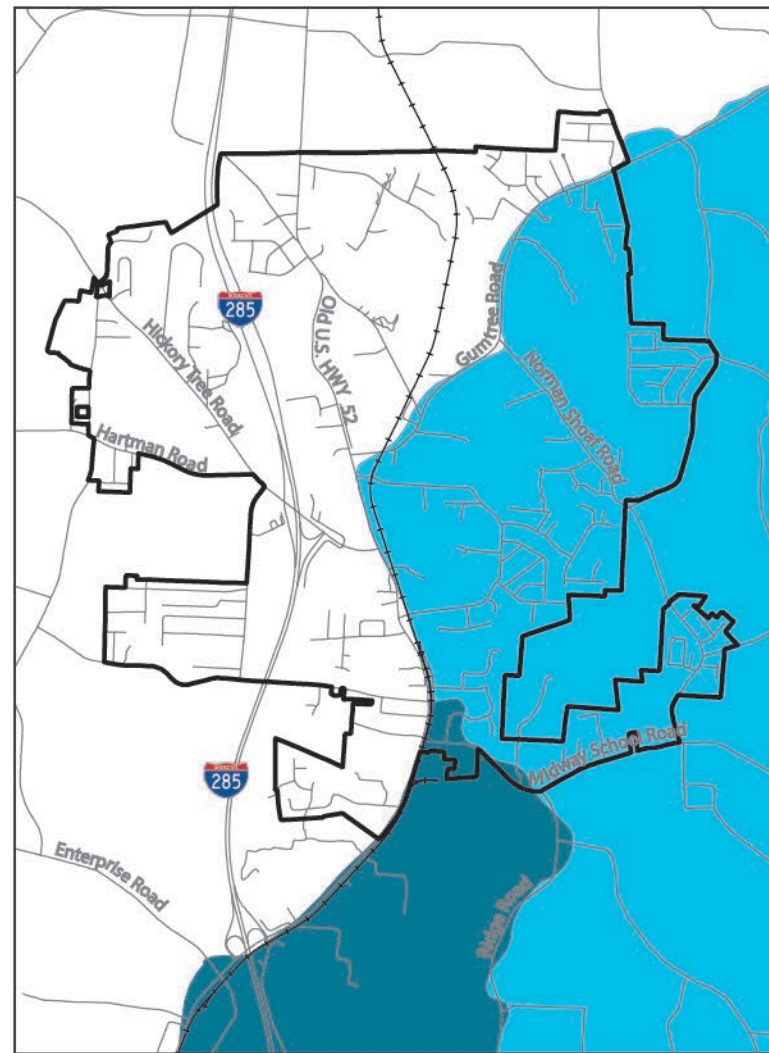
FLOODPLAIN

-  100-Year Floodplain
-  Midway
-  Roads
-  Railroads



WATERSHEDS

-  Abbotts Creek (WS III)
-  Leonard Creek (WS III)
-  Midway
-  Roads
-  Railroads

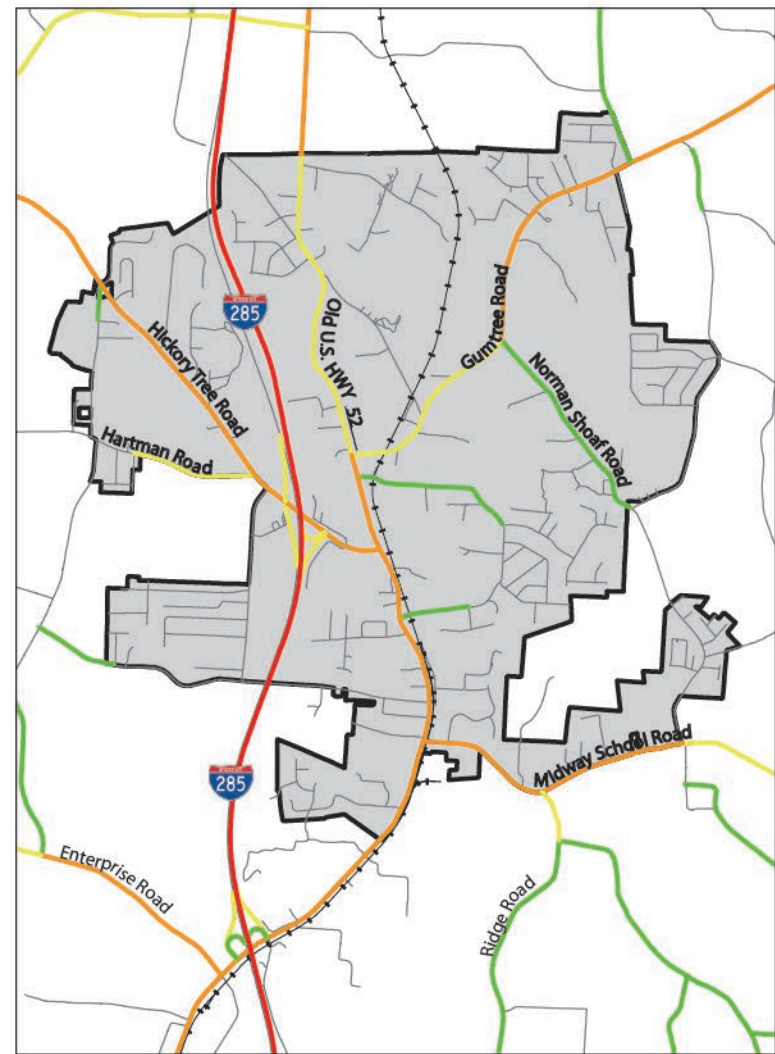


transportation






AVERAGE DAILY TRAFFIC

AVERAGE NUMBER OF TRIPS PER DAY, 2018

- 10 - 2,000 Trips Per Day
 - 2,001 - 5,000 Trips Per Day
 - 5,001 - 15,000 Trips Per Day
 - 15,001 or More Trips Per Day
- Midway
- Roads
- Railroads



STATE TRANSPORTATION IMPROVEMENT PROGRAM

-  Road Widening
-  Traffic Circles
-  Midway
-  Roads
-  Railroads

Hickory Tree Road from I-285 to NC 150

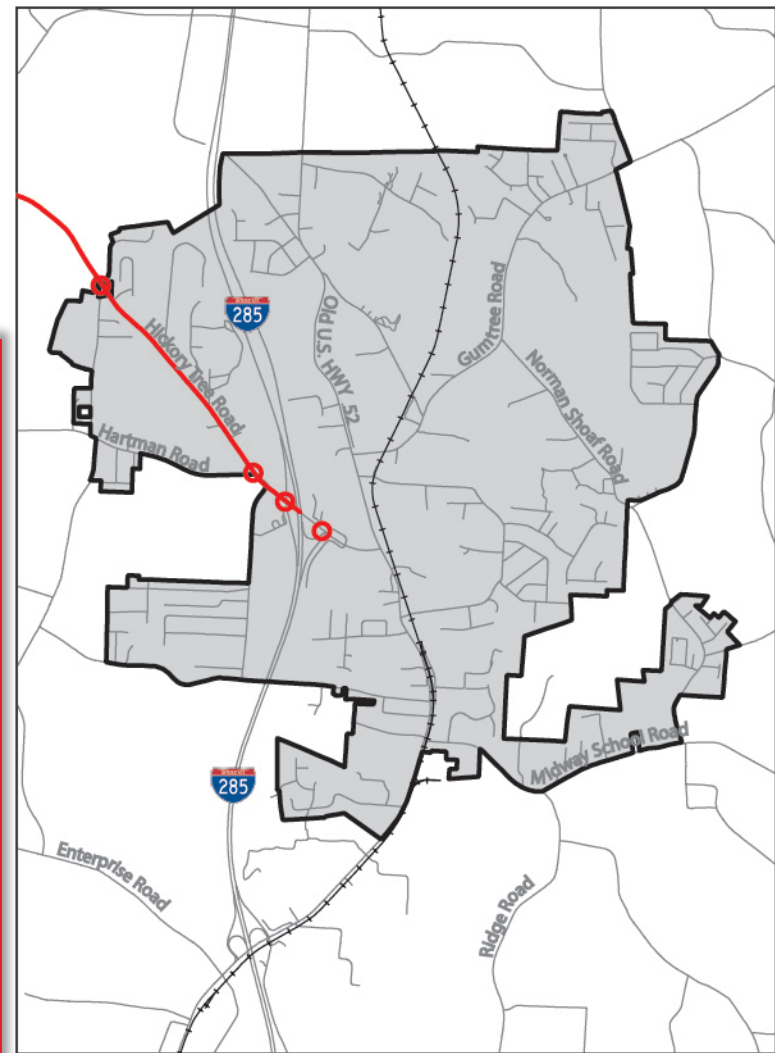
4 lanes from I-285 to Hartman,
3 lanes with center turn lane
from Hartman to NC 150

Traffic Circles at 285 ramps

Traffic Circle at Hartman Road

Traffic Circle at Willow Ridge
Lane

Right of Way: 2021
Construction: 2023



existing plans

EXISTING PLAN REVIEW

- **US Highway 52 Corridor Plan (2009)**

- 2 Immediate Actions
- 1 Near-Term Action
- 1 Mid-Term Action
- 1 Long-Term Action
 - **90% Complete**

- **Land Use Plan (2010)**

- 7 Goals
 - **64% Complete**

- **Midway Community Transportation Evaluation (2013)**

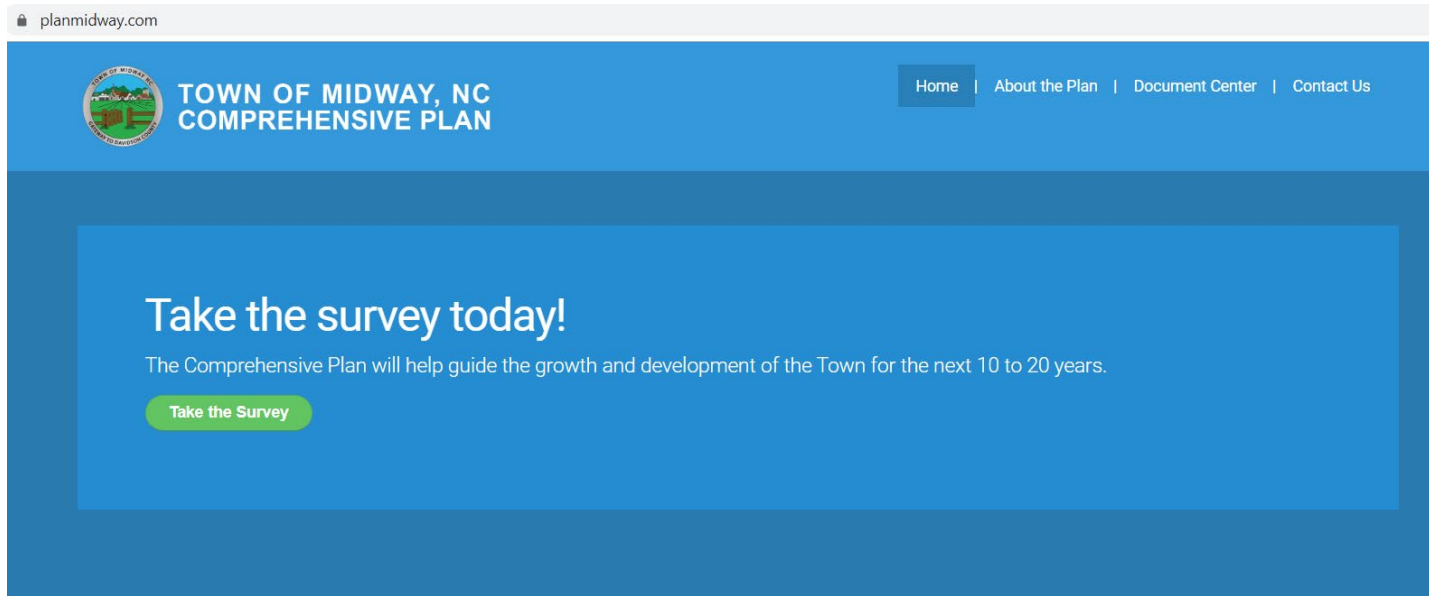
- 5 General Policy Recommendations
 - **0% Complete**

EXISTING PLAN REVIEW

PLAN TITLE	GOAL, ACTION, OR RECOMMENDATION	STATUS
US HIGHWAY 52 CORRIDOR PLAN (2009)	Adopt an Overlay District.	COMPLETE - REMOVED
	Adopt a Sewer Policy.	COMPLETE
	Develop a comprehensive land use plan.	COMPLETE
	Prepare a new zoning ordinance.	COMPLETE
	Expand professional planning assistance.	COMPLETE
LAND USE PLAN (2010)	Adopt policies that preserve agricultural land and open space.	COMPLETE
	Facilitate commercial growth in the US 52 area.	COMPLETE
	Promote infill development.	COMPLETE
	Enhance commercial development standards.	COMPLETE - REMOVED
	Protect natural resources.	NO ACTION
	Accommodate all forms of transportation.	NO ACTION
	Only develop where services can be provided.	COMPLETE
MIDWAY COMMUNITY TRANSPORTATION EVALUATION (2013)	Review proposed Plans based on collector network	NO ACTION
	Amend the collector street network.	NO ACTION
	Increase public awareness of future collector street connections.	NO ACTION
	Require new development reserve ROW for futrue collectors.	NO ACTION
	Require new developments provide stub out streets.	NO ACTION

PUBLIC ENGAGEMENT

Project Website : PlanMidway.com



The screenshot shows a web browser window with the URL planmidway.com. The page has a blue header with the Town of Midway, NC logo and the text "TOWN OF MIDWAY, NC COMPREHENSIVE PLAN". A navigation menu includes "Home", "About the Plan", "Document Center", and "Contact Us". The main content area features a large blue box with the text "Take the survey today!" and a subtext "The Comprehensive Plan will help guide the growth and development of the Town for the next 10 to 20 years." Below this is a green button labeled "Take the Survey".



About the Plan



Plan Documents



Stay Connected



Comments/Questions

Community Survey

- Active August 1 – August 31
- Post Cards sent to residents in August
- 235 responses to date



NEXT MEETING

Next Meeting (September)

- Review Community Survey Findings
- Visioning Exercise
- Plan Public Meeting



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