

Cornelius  
Davidson  
Huntersville  
Kannapolis  
Concord



Lincoln County  
Mecklenburg County  
Cabarrus County

March 4, 2011  
10-12 PM  
Huntersville Town Center  
101 Huntersville- Concord Road  
Rotunda Conference Room, 3rd Floor  
Huntersville, NC

## Regular Meeting Minutes

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**Attendees:** Jack Simoneau (Huntersville), Karen Floyd (Cornelius), Randy Williams (Lincoln County), Andrew Bryant (Lincoln County), Zac Gordon (Huntersville), Charles Knox (Lake Norman Chamber of Commerce), Susie Morris (Cabarrus County), Scott Cole (NCDOT- Division 10), Bill Coxe (Huntersville), Linda Dosse (NCDOT-TPB), Lauren Blackburn (Town of Davidson), Blair Israel (Centralina COG).

### 1. Welcome and Introduction

Jack Simoneau opened the meeting at 10:10 a.m. with a quorum present.

### 2. What's New Along the NC 73 Corridor

Nothing reported.

**3. Davidson:** Proposed map and text amendments re: Davidson East Master Plan  
Lauren Blackburn presented an update on a 75-acre mixed-use development proposal by Childress Klein for the Mays family to be located on the northeast corner of NC 73 and Davidson-Concord Road. The current conceptual phase layout plan indicates a grocery store in the first phase that does not fit Davidson planning staff requirements of two-story buildings with rear side parking. The plan also includes drive-thru service which is not permitted in the town ordinance. Other than these issues, the plan appears to satisfy requirements, but staff has not yet officially reviewed this conditional zoning request. The development could serve as a gateway to Davidson. The Town wants a portion of the area to be preserved for a future fire department facility. As for the transportation issues, the intersection plan has been approved by Davidson and accepted by Huntersville. It includes a "quad-left" alignment on both the Northeast and southwest sides. Roads on the north side of NC 73 are to be 2-lane with bicycle and pedestrian accommodations and an inner network of streets. June-Washam Road would be realigned.

### 4. Huntersville: Access to NC 73 near the Davidson-Concord Road intersection

Bill Coxe described an issue regarding the re-alignment of Davidson-Concord Road and Prosperity Church Road. An amendment proposed by the developer of the property on the south side and approved by MUMPO would carve into the parcel described above in Davidson. Mr. Coxe said the geometric standard for the road alignments at this intersection should fit their designated design speed. The proposed realignment may leave a small parcel sliver for which there may not be a clear use. Scott Cole shared that NCDOT Division 10 has not yet

received the data for the north side of the intersection to review, but NCDOT does have an issue with the number of access points shown.

A small sliver of land on the southwest corner of the NC 73 and Davidson-Concord Road intersection remains that may require building additional street to nowhere in order to satisfy ordinance requirements for building frontage. Discussion ensued on the problems this leftover piece of land may create, as the owners (Mays family) are unwilling to sell this stand-alone parcel at this time.

#### **5. Davidson East:**

This proposed 173-acre, mostly residential plan on NC 73 - has gone into foreclosure. Frank Jacobus retains only a small portion of the property now. This portion of land is now being looked at for industrial use. Davidson planning staff is considering keeping neighborhood retail designation around the edges and designating the center as an "employment campus", because current town code does not include an industrial use in its albeit form-based code. They are also looking at "flex-frontage" and other options. The bank that owns the majority of the land is protesting the Town's strategy because they have a buyer who wants to develop the property for residential use. A consultant has been hired to dispute the Town's decision for industrial use. The Planning Board is expected to make text changes limiting the building foot print at its April meeting. CMS owns adjacent land that it plans to use for a future elementary school, but existing code does not permit a school to purchase the property.

#### **6. Lincoln County: Eastern Lincoln Development District standards**

Randy Williams reported that while the adopted version of the 2009 UDO did not include the original corridor overlay language, an overlay for the Highway 16 (old & new) corridor is currently under discussion (printed handout distributed in the meeting). Public reception is not overly favorable. The overlay includes stricter standards for façade treatments, signage, on and off-road pedestrian facilities, LID BMP options, etc. The Planning Board has already adopted the overlay language. It is being presented before the BOC in April or May.

#### **7. Lincoln County : NC16/NC73 Small Area Plan**

See poster at: <http://www.lincolncounty.org/DocumentView.aspx?DID=2528>

#### **8. Funding and Plan of Action for FY 2011-12**

The COP expressed its desire to meet again, but no funding is being made available to cover administrative costs.

#### **9. Next Meeting Date and Location**

July 21, 2011 in the same location and time: Rotunda Conference Room, Huntersville Town Center, from 10-12 noon. An Outlook meeting planner will be sent out by CCOG.

#### **10. Wrap-Up and Adjourn**

The meeting was adjourned at noon.