

Cornelius  
Davidson  
Huntersville  
Kannapolis  
Concord



Lincoln County  
Mecklenburg County  
Cabarrus County

## Meeting Minutes April 24, 2008 Centralina COG office

**Attendees:** Jason Abernathy (Cornelius), Colleen Nelson (Cabarrus County), Ryan McDaniels (Cabarrus EDC), Kris Krider (Davidson), Lauren Blackburn (Davidson), Parvis Moosavi (Davidson), Zac Gordon (Huntersville), Jack Simoneau (Huntersville), Bill Coxe (Huntersville), Wendy Abe (Mecklenburg County), Mike MacIntyre (Mecklenburg County), Bill Duston (Centralina), Blair Israel (Centralina).

**Welcome and Introductions:** Kris Krider began the discussion at approximately 1:15 p.m., prior to a quorum. Items requiring no action were discussed.

### OLD ISSUES

**Corridor Mapping Project Update:** Lauren Blackburn provided an update on the Town of Davidson's recent hire of a GIS specialist, who will begin revising the Corridor Plan digital file. It is expected that this process will be completed in late June.

**Driveway Permits:** Bill Coxe voiced the need for a driveway permit layer to be added to the Corridor Plan digital file, to be kept updated by the COP. He suggested that the COP should move toward acting as consultant for driveway permits along NC 150 as it moves into a management role for the corridor. The COP would require copies of the driveway permits to create an active GIS layer to track them. This would be a pioneering project for the State. Mike MacIntyre reported that Mecklenburg County has a driveway permit database already. Colleen Nelson surmised that Cabarrus County could perhaps obtain the existing permits. Bill Coxe suggested that the COP solicit NCDOT Divisions 10 & 12 for the data. It was further suggested that an intern convert the paper driveway permits into a GIS database. A subgroup of the COP could review permit requests, ideally within a 7-day turnaround period. Bill Coxe volunteered to contact Lincoln County for their driveway permit data.

**Review of Development Projects:** Jack Simoneau pointed out that the COP should follow up on Louis Mitchell's statement in the February 14, 2008 minutes concerning a meeting of Divisions 10 & 12 management and staff to identify differences in respective policy, and concurrent review of development projects by both the local jurisdiction and the NCDOT division.

A quorum was reached during the discussion above, and Kris Krider officially opened the meeting.

## **ADMINISTRATIVE ITEMS**

**Approval of Agenda:** Kris Krider asked if any changes should be made to the agenda. Bill Coxe suggested adding a discussion of the intersection of NC 73 and Vance Road. The subject was added as agenda item 4d.

**Approval of Minutes of February 14, 2008 meeting:** The minutes of the previous regular meeting were approved.

## **OLD ISSUES (CONTINUED)**

**Davidson-Concord Road Corridor Plan:** Lauren Blackburn reported they are now reviewing node policy, considering ordinance language regarding building density, heights, mix of uses, and open space. Design strategies for intersections are being considered. NCDOT's "super street" intersection design is not being considered. Ordinance modifications are scheduled to be up for adoption in July, before the moratorium is lifted. The draft plan will be posted for peer review on the NC 73 website by mid-May, and will be available for comment for two weeks only.

Zac Gordon inquired about NCDOT approval of the Davidson-Concord Road/NC 73 intersection. Bill Coxe suggested making a recommendation on what a typical section of the corridor should feature and solicit peer review. Centralina COG would then forward the results of the review to all COP members, to Linda Dosse, and NCDOT Divisions 10 & 12. Zac enumerated various plans that the COP had adopted which NCDOT had reviewed but later rejected. It was determined that the COP should establish that the office of Barry Moose (NCDOT Division 10) has the correct NCDOT representatives present to insure their "buy-in" and increasing the likelihood of plan implementation.

## **NEW ISSUES**

**Bradford Park Intersection:** Kris Krider described the existing and planned development at this intersection near Rama Church Road. The active recreational element is scheduled to be open this fall. A school is scheduled to be added sometime in the future, along with a grocery store shopping complex. The site does not front on NC 73. There is no curb and gutter connection. The main issue is access. The intersection is currently full access, but will become a no left turn intersection once the park opens. It is not clear who should hear concerns about the proposed intersection development. Bill Coxe suggested drafting a letter to Jim Gorges (involved in the master planning process) saying its an imminent problem. Those cc:'d should include: Michael Jaycocks, Parks and Recreation Director, Mecklenburg County Commissioners, the County Manager, and NCDOT staff including Louis Mitchell and Scott Cole, Division 10 traffic engineer. The letter should include statements about safety concerns, information about prior meetings addressing the issue, and the proposed traffic signal at Rama Church Road with access through recently acquired property. The letter should encourage moving into the next phase of the project. Kris Krider volunteered to draft the letter, assisted by Blair Israel, and make it available to the COP to review before sending.



**NC 73 COP Funding for FY 08-09:** Bill Duston advised the COP that Centralina COG will invoice for the following fiscal year. Rates will remain the same as last year's for each member: \$3000 plus 7.5 member hours.

**The Role of Elected Officials in the COP:** Kris Krider raised the question of how elected officials could play a more significant role within and through the COP. Increasing their attendance would likely require periodic evening meetings; perhaps one or two per year in addition to the Annual Meeting. Various elected officials have inquired this year about participating in the COP and confirmed the need for such evening meetings. A COP meeting featuring a bus tour of NC 73 was recommended for elected officials.

**NC 73 & Vance Road Intersection:** Bill Coxe mentioned a concern regarding anticipated traffic congestion between Beatties Ford Road and I-77 near North Lake Mall in northwest Huntersville. He will send further information to be posted on the NC 73 website.

#### **ROUNDTABLE DISCUSSION ALONG THE CORRIDOR:**

- Ryan McDaniels reported that Crescent Resources was postponing development plans on a 250-acre development near Kannapolis.
- Mike MacIntyre shared that the Villages development passed its rezoning.

#### **NEXT MEETING:**

The next regular meeting was set for June 26 at 1:30 pm at the new Lincoln Economic Development Association office on Main Street in Lincolnton.

The meeting was adjourned at approximately 3:45 p.m.

Stay current. Visit the NC 73 COP website at <http://www.nc73.net/>

