

Cornelius  
Davidson  
Huntersville  
Kannapolis  
Concord



Lincoln County  
Mecklenburg County  
Cabarrus County

## Meeting Minutes

June 26, 2008

### Lincoln Economic Development Association office

**Attendees:** Karen Floyd (Cornelius), Jason Abernathy (Cornelius), Kris Krider (Davidson), Lauren Blackburn (Davidson), Erica Palmisano (Davidson), Parvis Moosavi (Davidson), Zac Gordon (Huntersville), Jack Simoneau (Huntersville), Bill Coxe (Huntersville), Andrew Bryant (Lincoln County), Bo Moore (Lake Norman Chamber of Commerce), Kim Phillips (Lincoln County EDA), Jackie McSwain (NCDOT Div. 12), Bjorn Hansen (Centralina), Blair Israel (Centralina).

**Welcome and Introductions:** Karen Floyd (vice-chairman) began the meeting at approximately 2:15 p.m. without a quorum present.

#### ADMINISTRATIVE ITEMS

The agenda was adjusted to allow Bo Moore to add a New Issue- a general discussion of NC 73. Due to the general discussion nature of the topic, it was added as a New Issue.

#### NEW ISSUES

Bo Moore informed the group regarding planning efforts and new construction in the Lincoln County segment of NC 73. He, along with Kim Phillips and Andrew Bryant, discussed a number of issues, including the Old Hwy 16 Visioning Committee being led by Randy Williams of Lincoln County. A new residential development of approximately 1200 units is planned, but currently on hold, primarily due to the County sewer moratorium scheduled for another year and a half. A new treatment facility plan is now being reviewed by the State. Construction should be completed in 2010, at which time the area west of the Hwy 16 bypass is expected to restart its strong growth. Karen Floyd suggested the County identify appropriate commercial acreage now during the moratorium. Kim Phillips said that Lincoln County is now seeing a great deal of economic development and expressed the concern about retail development happening piecemeal, one site at a time, without a guiding plan. She described Lincoln County as having three distinct zones: the rapidly growing eastern portion, the Lincolnton area, and the rural western zone. Andrew Bryant reported that the Unified Development Ordinance is scheduled to be in place later this year. In order to guide development appropriate to each of Lincoln's characteristic areas, it was previously proposed that the County have dual ordinances but, instead, the UDO will feature highway overlay districts.

Bill Coxe reflected that access management and connectivity guidelines would need to be key elements. Andrew responded that various connectivity strategies are being considered. Discussion then ensued about front vs. rear lot off-street parking. Front yard parking was proposed as a way to accommodate transitional setbacks, while rear yard parking was presented as more in keeping with the character desired for NC 73 overall. Andrew stated that the County Commissioners are currently very supportive of planning efforts, endorsing a six-year work program that keeps the County from being merely reactionary to growth.

## **OLD ISSUES**

**Bradford Park Intersection:** Kris Krider informed the group that the letter discussed last meeting was written and sent to the Mecklenburg County Department of Recreation regarding access to a new access to a site in Davidson. There was minor discussion about other instances where such an advisory action by the COP would be beneficial, such as the intersection of Mayes and NC 73.

**Corridor Mapping Project Update:** Lauren Blackburn presented the revised digital Corridor Plan. She introduced Erica Palmisano, the Town of Davidson's new GIS specialist, who completely revised previously digitized work in order to create a highly functioning digital file. The digital plan contains fifteen segments, each of which can be viewed in detail. GIS formatting requires that source files containing the individual layers of data referenced by the master ArcMap file be properly routed once all the files are located on an individual users' workstation. This will eliminate the red "!" symbols as it connects the source files to the referencing file. As more current data becomes available to individual jurisdictions, such layers can be substituted for those supplied on the CD. Lauren distributed copies of the file on CD to each member attending and requested the files be reviewed as early as possible. Some of the symbols will vary from those shown on the HNTB files and most of the text is not yet typed in. Erica said that comments could be emailed directly to her at [epalmisano@ci.davidson.nc.us](mailto:epalmisano@ci.davidson.nc.us)

**Davidson-Concord Road Corridor/Small Area Plan:** Lauren Blackburn reported the planning priorities from the first workshop. Aside from the strongest desire expressed for pedestrian and bicycle facilities, there was keen interest shown in economic development and increased safety on existing roads. Most properties concerned in the planning effort lie within ETJs of Huntersville and Davidson. Existing traffic is already at capacity of the major roads. Many features were addressed in the planning effort, including existing critical environmental habitat, existing schools, and proposed schools, light rail, and roads, etc. The Plan features each in various analysis maps. One map in particular was displayed depicting how a new school in the area is required to have more road connections established. Bill Coxe added that NC 73 needs to be considered in more of a "system context". Lauren showed in the Approved Developments Map a plan for roughly 2,000 homes to be built. Another map showed the degree to which areas are susceptible to



change. The consultant team produced six concept maps for the area. The result of the study indicated a preference for maintaining Davidson-Concord Road as is and avoid the need for added lanes by building more roads within developments as a network of connected streets.

Bill Coxe then presented strategies to address future traffic at the above intersection. SAP recommendations for this intersection feature two “quadrant left intersection” loops that will permit drivers to travel left off of NC 73 without turning left at the main intersection. The land contained by the loops can be accessed from the loop roads and is developable. This arrangement is also more accommodating for pedestrians. A public hearing is forthcoming with adoption due on July 8, just before the Davidson moratorium ends on July 10. Kris Krider added that the design of the other proposed roads within this node will be adjusted to more closely match existing conditions.

**NC 73 & Vance Road Intersection:** Bill Coxe displayed an aerial image of the area around the intersection, just east of McGuire Nuclear Station. The Northwest Huntersville Transportation Study looked at future traffic volumes and determined that multiple left turn lanes would be required to accommodate projected volumes. This was determined to be unacceptable. A super street design will be among the strategies considered. The design consultant is under contract for the second phase of the project with results due by September.

**Driveway Permits:** Bill Coxe explained that access management depends upon having accurate driveway permit data on hand and up to date. Kris Krider added that the COP should help educate the public on the issue of access management and when driveway permits are required, particularly with property designation changes to commercial uses. Bjorn Hansen offered ideas about developing a brochure for this purpose. Kris Krider stated that he would work with Centralina staff before the next meeting to explore appropriate activities to address the issue.

## **New Issues**

**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:**

### **NEXT MEETING:**

The next regular meeting was set for September 4 at 1:30 pm in Kannapolis.

The meeting was adjourned at approximately 4:15 p.m.

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

